

Public Review Draft

2021-2029 Rancho Palos Verdes

Housing Element Update



October 7, 2021

TABLE OF CONTENTS

GUIDE TO ACRONYMS USED	viii
INTRODUCTION.....	1
PUBLIC INPUT	2
EFFECTIVENESS OF THE EXISTING HOUSING ELEMENT.....	3
HOUSING NEEDS ASSESSMENT.....	8
Population, Employment, and Household Characteristics	8
Population and Household Trends	8
Race and Ethnicity.....	9
Population by Age	10
Resident Employment by Industry.....	11
Unemployment Rate.....	12
Housing Tenure.....	13
Housing Tenure Trends	14
Housing Tenure by Year Moved to Current Residence.....	15
Household Income Level by Tenure	16
Housing Tenure by Housing Type	17
Household Type	18
Housing Stock Characteristics	19
Housing Type Trends	19
Vacant Units by Vacancy Status	20
Housing Units by Year Structure Built	22
Substandard Housing Issues	23
Home Values of Owner-Occupied Units.....	24
Contract Rents for Renter-Occupied Units.....	25
Permitted Housing by Income Level.....	27
Assisted Housing Developments at Risk of Conversion	28
Cost of Replacement or Preservation of At-Risk Units	29
Overcrowding and Overpayment	29
Overcrowding Severity.....	29
Overcrowding by Tenure and Severity	30
Overcrowding by Income Level	31
Cost Burden Severity	32
Cost Burden by Tenure and Income Level	33
Cost Burden by Race	35
Cost Burden by Household Size.....	36
Special Needs Populations.....	36

Farmworkers	37
Large Families and Female-Headed Households.....	39
Seniors	42
People with Disabilities, Including Developmental Disabilities	44
People Experiencing Homelessness.....	47
Extremely Low-Income Housing Needs	49
Opportunities for Energy Conservation	51
ASSESSMENT OF FAIR HOUSING	52
Fair Housing Enforcement and Outreach	52
City of Rancho Palos Verdes Fair Housing Services	54
Integration and Segregation Patterns and Trends.....	56
Race and Ethnicity.....	56
Historic Patterns of Racial Discrimination	56
Dissimilarity Index.....	57
Isolation Index.....	59
Geographic Distribution of Residents by Race and Ethnicity	59
Persons with a Disability.....	71
Familial Status.....	74
Income	79
Racially and Ethnically Concentrated Areas of Poverty	87
Racially and Ethnically Concentrated Areas of Affluence	89
Disparities in Access to Opportunity	92
Access to Education	95
Access to Employment	98
Transportation	101
Access to a Clean Environment	105
Disproportionate Housing Needs and Displacement Risk	107
Minority Homeownership Rates.....	107
Mortgage Loan Approvals by Race/Ethnicity and Income	107
Geography of Mortgage Lending	109
Prevalence of Housing Problems.....	112
Housing Cost Burden.....	113
Overcrowded Households	118
Resident Displacement.....	121
Fair Housing Issues and Contributing Factors	121
Contributing Factors	121
Disproportionate Housing Needs Among Racial/Ethnic Groups	126
Fair Housing Priorities, Goal, and Actions	126

CONSTRAINTS ANALYSIS.....	127
Introduction	127
Governmental Constraints.....	127
Land Use Controls	127
Development Standards, Local Processing, and Permit Procedures.....	129
Local Processing and Permit Procedures	136
Building Codes and Enforcement.....	139
On- and Off-Site Improvements Requirements.....	139
Fees and Exactions.....	142
Housing for Persons with Disabilities	144
Locally Adopted Ordinances that Directly Impact Housing Supply.....	145
Efforts to Remove and Reduce Governmental Constraints.....	148
Non-Governmental Constraints.....	148
Availability of Financing.....	148
Cost of Land.....	148
Cost of Construction	149
Requests for Housing Developments at Reduced Densities	149
Length of Time between Project Approval and Applications for Building Permits.....	149
Zoning for a Variety of Housing Types	150
REGIONAL HOUSING NEEDS ALLOCATION	153
HOUSING SITES INVENTORY	155
Accessory Dwelling Unit Production.....	155
Remaining RHNA After Accounting for ADU Production Potential.....	156
Housing Sites.....	156
Analysis for Non-Vacant Sites.....	163
QUANTIFIED OBJECTIVES	165
New Construction.....	165
Rehabilitation	166
Preservation	166
HOUSING ELEMENT GOALS AND PROGRAMS.....	168
GENERAL PLAN CONSISTENCY.....	173
APPENDIX A: SUMMARY OF COMMUNITY ENGAGEMENT ACTIVITIES	174
APPENDIX B: MASTER FEE SCHEDULE.....	175

LIST OF TABLES

Table 1: Progress-to-Date on 5 th Cycle RHNA	3
Table 2: Status of 5 th Cycle Programs (Page 1 of 2)	5
Table 3: Population and Households, 2010 and 2020	9
Table 4: Race and Ethnicity, 2010 and 2014-2018	10
Table 5: Population by Age, 2010 and 2014-2018	11
Table 6: Employed Residents by Industry, Rancho Palos Verdes and Los Angeles County, 2014-2018	12
Table 7: City of Rancho Palos Verdes Assisted Units at Risk of Conversion	29
Table 8: Housing Cost Burden by Income & Tenure for Rancho Palos Verdes	34
Table 9: Number of Farmworkers by Occupation	38
Table 10: Employment in the Agricultural Industry	38
Table 11: Migrant Worker Student Population	39
Table 12: City of Rancho Palos Verdes Senior Households by Income and Tenure	43
Table 13: City of Rancho Palos Verdes Housing Cost Burden by Tenure for Elderly Households with Incomes Below the Area Median	44
Table 14: Population with Developmental Disabilities by Age	47
Table 15: City of Rancho Palos Verdes Type of Residence for Persons with Developmental Disabilities	47
Table 16: Persons Experiencing Homelessness	48
Table 17: City of Rancho Palos Verdes Extremely Low-Income Households by Race and Ethnicity	50
Table 18: Poverty by Race and Ethnicity, City of Rancho Palos Verdes, 2014-2018	51
Table 19: FHEO Fair Housing Complaints by Resolution Type, 2013 to 2020	53
Table 20: DFEH Fair Housing Complaints in Rancho Palos Verdes by Class, Practice and Resolution Type, 2018-2021	54
Table 21: Housing Rights Center Inquiries, Rancho Palos Verdes, 7/1/2018- 6/30/2021	55
Table 22: Rancho Palos Verdes Race by Ethnicity, 1980 to 2014-2018	57
Table 23: Dissimilarity Index, City of Rancho Palos Verdes, 2010 and 2014-2018	58
Table 24: Isolation Index, City of Rancho Palos Verdes, 2010 and 2014-2018	59
Table 25: Household Income Distribution and Median Income, 2014-2018	79
Table 26: Distribution of Homeowners by Race/Ethnicity, City of Rancho Palos Verdes	107
Table 27: Housing Problems Rate by Race/Ethnicity, City of Rancho Palos Verdes	112
Table 28: Severe Housing Problems Rate by Race/Ethnicity, City of Rancho Palos Verdes	113
Table 29: Rancho Palos Verdes General Plan Residential Density Ranges	127
Table 30: Overlay Control Districts	129
Table 31: Density Bonuses for Affordable Housing	146
Table 32: 6th Cycle Regional Housing Needs Allocation for Rancho Palos Verdes	154
Table 33: Housing Sites Inventory List	158
Table 34: Summary of Housing Inventory Capacity	163
Table 35: 2021-2019 Quantified Objectives by Income Level	167
Table 36: 2021-2029 Housing Element Programs (page 1 of 2)	171

LIST OF FIGURES

Figure 1: Unemployment Rate Trends	13
Figure 2: Housing Tenure	14
Figure 3: City of Rancho Palos Verdes Housing Tenure, 2000-2018	15
Figure 4: City of Rancho Palos Verdes Housing Tenure by Year Moved to Current Residence	16
Figure 5: Rancho Palos Verdes Household Income Level by Tenure, 2013-2017	17
Figure 6: Rancho Palos Verdes Housing Tenure by Housing Type	18
Figure 7: Household Type	19
Figure 8: Rancho Palos Verdes Housing by Units in Structure, 2010-2020	20
Figure 9: Housing Unit Occupancy Status, 2020	21
Figure 10: Vacant Units by Type, 2014-2018	22
Figure 11: Housing Units by Year Built, Rancho Palos Verdes & SCAG Region	23
Figure 12: Substandard Housing Characteristics, Rancho Palos Verdes & SCAG Region	24
Figure 13: Median Home Sales Price for Existing Homes, Rancho Palos Verdes & SCAG Region	25
Figure 14: Median Monthly Contract Rent, 2010-2018	26
Figure 15: Monthly Contract Rents for Renter-Occupied Units	27
Figure 16: City of Rancho Palos Verdes Housing Permits by Income Level	28
Figure 17: Occupants per Room	30
Figure 18: Overcrowding by Extent and Tenure	31
Figure 19: City of Rancho Palos Verdes Overcrowding by HUD Income Category	32
Figure 20: Percent of Household Income to Housing Costs	33
Figure 21: Cost Burden by Race and Ethnicity, Rancho Palos Verdes	35
Figure 22: Cost Burden by Household Size/Type, Rancho Palos Verdes	36
Figure 23: Hired Farm Labor in Los Angeles County	37
Figure 24: City of Rancho Palos Verdes Households by Tenure by Household Size	40
Figure 25: Household Size by Household Income Level	41
Figure 26: Female-Headed Households by Poverty Status	42
Figure 27: City of Rancho Palos Verdes Resident Disability by Type	45
Figure 28: Population by Disability Status	46
Figure 29: Households by Household Income Level	49
Figure 30: Census Block Groups by Percent Non-White, Rancho Palos Verdes	61
Figure 31: Census Block Groups by Percent Non-White, Los Angeles County	62
Figure 32: Census Block Groups by Percent Non-Hispanic White, Rancho Palos Verdes	63
Figure 33: Census Block Groups by Percent Non-Hispanic White, Los Angeles County	64
Figure 34: Census Block Groups by Percent Non-Hispanic Asian, Rancho Palos Verdes	65
Figure 35: Census Block Groups by Percent Non-Hispanic Asian, Los Angeles County	66
Figure 36: Census Block Groups by Percent Hispanic or Latino, Rancho Palos Verdes	67
Figure 37: Census Block Groups by Percent Hispanic or Latino, Los Angeles County	68
Figure 38: Census Block Groups by Percent Non-Hispanic Persons of Two or More Races, Rancho Palos Verdes	69

Figure 39: Census Block Groups by Percent Non-Hispanic Persons of Two or More Races, Los Angeles County	70
Figure 40: Population with a Disability by Census Tract, Rancho Palos Verdes	72
Figure 41: Population with a Disability by Census Tract, Los Angeles County	73
Figure 42: Percent of Children in Married-Couple Households, 2015-2019, Rancho Palos Verdes	75
Figure 43: Percent of Children in Married-Couple Households, 2015-2019, Los Angeles County	76
Figure 44: Percent of Children in Single-Female Headed Households, Rancho Palos Verdes	77
Figure 45: Percent of Children in Single-Female Headed Households, Los Angeles County	78
Figure 46: Distribution of Median Income by Block Group, Rancho Palos Verdes	81
Figure 47: Distribution of Median Income by Block Group, Los Angeles County	82
Figure 48: Percent of Low to Moderate Income Households by Census Tract, Rancho Palos Verdes	83
Figure 49: Percent of Low to Moderate Income Households by Census Tract, Los Angeles County	84
Figure 50: Poverty Status, Rancho Palos Verdes	85
Figure 51: Poverty Status, Los Angeles County	86
Figure 52: Racially and Ethnically Concentrated Areas of Poverty, Los Angeles County	88
Figure 53: Racially Concentrated Areas of Affluence, Rancho Palos Verdes	90
Figure 54: Racially Concentrated Areas of Affluence, Los Angeles County	91
Figure 55: 2021 TCAC/HCD Opportunity Map by Census Tract, Rancho Palos Verdes	93
Figure 56: 2021 TCAC/HCD Opportunity Map by Census Tract, Los Angeles County	94
Figure 57: TCAC Education Domain Score, Rancho Palos Verdes	96
Figure 58: TCAC Education Domain Score, Los Angeles County	97
Figure 59: Jobs Proximity Index Score, Rancho Palos Verdes	99
Figure 60: Jobs Proximity Index Score, Los Angeles County	100
Figure 61: PV Transit Route Map	101
Figure 62: Percent of Income to Housing + Transportation for a Typical Moderate-Income Household in Rancho Palos Verdes	103
Figure 63: Percent of Income to Housing + Transportation for a Typical Moderate-Income Household in Los Angeles County	104
Figure 64: Areas of High Pollution in Los Angeles County	106
Figure 65: Disposition of Conventional Home Loans by Race/Ethnicity, 2018	108
Figure 66: Number of Loans Originated Per 1,000 Housing Units in Rancho Palos Verdes by Census Tract, 2019	110
Figure 67: Number of Loans Originated Per 1,000 Housing Units in Los Angeles County by Census Tract, 2019	111
Figure 68: Overpayment by Renters, Rancho Palos Verdes	114
Figure 69: Overpayment by Homeowners, Rancho Palos Verdes	115
Figure 70: Overpayment by Renters, Los Angeles County	116
Figure 71: Overpayment by Homeowners, Los Angeles County	117
Figure 72: Overcrowded Households, Rancho Palos Verdes	119

Figure 73: Overcrowded Households, Los Angeles County	120
Figure 74: Single-Family Residential Development Standards	130
Figure 75: Multi-family Residential Development Standards	131
Figure 76a: Housing Sites Inventory Map, West	160

GUIDE TO ACRONYMS USED

ACS	U.S. Census American Community Survey
AFFH	Affirmatively Furthering Fair Housing
CBSA	Core-Based Statistical Area
CHAS	Comprehensive Affordability Strategy
CNT	Center for Neighborhood Technology
DFEH	California Department of Fair Employment and Housing
DOF	California Department of Finance (DOF)
ECAP	Ethnically Concentrated Area of Poverty
EDD	California Employment Development Department (EDD)
FFIEC	Federal Financial Institutions Examination Council
FHA	Federal Housing Administration
FHEO	Federal Office of Fair Housing and Equal Opportunity
FSA/RHS	Federal Farm Service Agency/Rural Housing Service
HCD	California Department of Housing and Community Development
HMDA	Home Mortgage Disclosure Act
HUD	Federal Department of Housing and Urban Development
RCAA	Racially Concentrated Area of Affluence
RCAP	Racially Concentrated Area of Poverty
R/ECAP	Racially or Ethnically Concentrated Area of Poverty
SCAG	Southern California Association of Governments
TCAC	California Tax Credit Allocation Committee
VA	United States Department of Veterans Affairs

INTRODUCTION

This document constitutes the Housing Element of the City of Rancho Palos Verdes General Plan. It provides a roadmap for the City to address current and projected housing needs during the 2021-2029 Housing Element planning period. With a high quality of life, excellent schools, strong internal and external housing demand drivers, a constrained land supply, and a high-cost environment to construct new housing, Rancho Palos Verdes faces a number of challenges to satisfying local housing demand. These factors create changes to creating sufficient housing to meet needs of households across the socio-economic spectrum and ensuring equitable outcomes. Most cities and counties, including Rancho Palos Verdes, are required by State law to update their Housing Element every eight years. This Housing Element Update will cover the 2021-2029 period (6th Housing Element Update Cycle). The 5th Cycle Housing Element covered the period from 2013 to 2021.

The purpose of the Housing Element is to provide a plan to meet the existing and projected housing needs of all segments of the population, including lower-income households and households and individuals with special housing needs. To achieve this objective, the Housing Element must evaluate the progress and effectiveness of the existing housing element, analyze housing needs, evaluate factors that could potentially constrain housing production, identify sites for new residential development, establish quantified objectives for preservation of existing housing and production of new housing, and establish programs to achieve those objectives. Each city and county in the State must submit its Housing Element to the California Department of Housing and Community Development (HCD) for review to ensure that it meets the minimum requirements under State Housing Element law.

PUBLIC INPUT

The preparation of the City of Rancho Palos Verdes 2021-2029 Housing Element Update included an extensive community engagement process to educate community members and decision makers on Housing Element requirements and objectives and to solicit feedback on housing needs and strategies to address the City's housing goals. The City worked with MBI Media, who devised a community engagement plan that targeted participation from as wide a swath of the public as possible, with consideration given to ensuring that outreach included traditionally under-represented groups, such as minorities, people with limited English proficiency, disabled, and individuals experiencing homelessness. Further, the engagement process aimed to give people as many different options to participate as possible. In addition to traditional public hearings before the Planning Commission and City Council where interested parties also had the option to participate remotely via Zoom, the engagement process included in-person workshops, a virtual workshop, a community survey, and stakeholder interviews. These input opportunities were publicized through multiple channels, including traditional public noticing, e-mail blasts and social media posts, and a dedicated homepage on the City's website. Appendix A contains a summary of outreach activities, including how the outreach opportunities were publicized and summaries of input received.

[Note: additional details to be added once public input process is completed.]

EFFECTIVENESS OF THE EXISTING HOUSING ELEMENT

This chapter documents the City of Rancho Palos Verdes' achievements during the 5th Housing Element Cycle (2013-2021) and the City's progress toward implementing the programs identified in the 5th Cycle Housing Element. Based in part on the City's progress toward implementing the programs from the prior Housing Element Update, this chapter also includes an assessment of whether each program from the prior Housing Element should be removed, continued, or continued with modifications during the 6th Cycle (2021-2029) Housing Element planning period.

Summary of Accomplishments

As of the end of 2020, the City of Rancho Palos Verdes had permitted a net of 134 residential units during the 2013-2021 Housing Element cycle, after accounting for demolition and replacement of ten units in 2018, five units in 2019, four units in 2020, and two units in 2021. As summarized in Table 1, the net new units permitted through 2020 include five very low-income units, nine moderate-income units, and 120 above moderate-income units¹. This unit production exceeds the City's RHNA for the 2013-2021 period for moderate-income units by five units and exceeds the RHNA for above moderate-income units by a substantial 107 units but falls short of the City's RHNA for very low-income and low-income units during this period by three units and four units, respectively.

Table 1: Progress-to-Date on 5th Cycle RHNA

Income Level	5 th Cycle RHNA	Units Permitted to Date	Surplus/(Shortfall)
Very Low	8	5	(3)
Low	4		(4)
Moderate	4	9	5
Above Moderate	13	120	107
Total	31	134	

Note:

This represents net new construction after accounting for demolition and replacement of two single-family residential units.

Source: City of Rancho Palos Verdes, 2021.

Overall, the production achievements indicate that the 5th Cycle Housing Element was effective in facilitating moderate-income housing units and very effective in facilitating production of units affordable to above-moderate income households but has much more limited effectiveness in facilitating production of new low- or very low-income housing units. This

¹Very low-income is up to 50 percent of area median income (AMI). Low-income is up to 80 percent of AMI. Moderate-Income is up to 120 percent of AMI, and Above moderate-income is above 120 percent of AMI. AMI is adjusted for household size, and increases as household size increases. AMI is based on the Los Angeles County median household income. For example, the Los Angeles County median household income for 2021 is \$80,000 per year. For a three-person household, the low-income limit is \$53,200; the low-income limit is \$85,150, and the moderate-income limit is \$86,400.

information suggests that the 6th Cycle Housing Element must place more emphasis on encouraging and removing barriers to production of lower-income units while ensuring that there are no new impediments to production of new moderate- or above moderate-income units.

Further, evaluation of the full range of Housing Element programs summarized in Table 2 indicates that the 5th Cycle Housing Element programs for the most part remain relevant and should be continued for the 6th Cycle, with some modifications. Following are highlights of the evaluation of the City's existing Housing Element programs and accomplishments:

- The City was not able to complete Program 1, to provide zoning to accommodate eight lower-income housing units. Because the re-zoning was needed to accommodate the City's 5th Cycle RHNA for eight lower-income units, the City will incorporate these as carryover units into its 6th Cycle RHNA. Further, in compliance with Government Code Section 65584.09, the City will work to complete rezoning for at least eight lower-income units within one year of the end of the 5th Cycle.
- Construction of accessory dwelling units (ADU) is seen as an important means to incorporate affordable housing units in communities where land costs are high. Recognizing this, the City included Program 2 in the 5th Cycle Housing Element to encourage development of housing units affordable at the moderate-income level and below via the development of ADUs. The City is starting to see an uptick in interest in ADU construction and, in 2020 alone, the Planning Division approved 11 ADUs, while a total of 11 building permits were issued for ADUs during the 5th Cycle Housing Element. According to the Southern California Association of Governments' survey of the affordability of ADUs, approximately 60 percent of ADUs are affordable at the low-income level and below, six percent are affordable at the moderate-income level, and 34 percent are affordable at the above moderate-income level.
- Per Program 3, the City monitors the development of its Housing Element Sites Inventory properties. City staff reported that the City did not see development of any of its 5th Cycle Housing Element sites at densities below, or with less affordability, than assumed in the sites inventory analysis.
- Program 4 recognizes that Section 8 rental assistance provided through the Los Angeles County Development Authority (LACDA) is a key method to support extremely low-income households in being able to afford housing. The City does not have information on how many households in Rancho Palos Verdes may have received housing assistance from the Section 8 program during the 5th Cycle but will seek to obtain information about the number of local households receiving assistance during the 6th Cycle.

Table 2: Status of 5th Cycle Programs (Page 1 of 2)

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	Recommendation for 6th Cycle
Western Avenue Vision Plan/Adequate Sites Program (Program No. 1)	Minimum 8 Housing Units for Lower Income Households	Mar-17	<ul style="list-style-type: none"> Modification of land use and zoning designation at 29619 S. Western Avenue to allow residential use to a minimum of 20 dwelling units per acre was noted to be accomplished no later than March 2017. The housing program would allow multifamily uses by-right, without a CUP, planned unit development or other discretionary action. While the housing program has not been implemented, City staff met with the property owners at 29619 and 29601 S. Western Avenue to discuss development proposals related to this housing program in 2018. In 2020, City staff coordinated a meeting with 	Replace with Mixed-Use Overlay Zone Program for Commercial Corridors; accommodate 8 lower income units carried over from 5th Cycle plus additional lower-income units to accommodate 6th Cycle RHNA. City received SB-2 and LEAP Grant to establish mixed-use overlay zone along Western Ave. and other commercial corridors, which might further this program including other properties.
Moderate Income Second Unit Development Program (Program No. 2)	10 Second Dwelling Units Constructed	2013-2021	<ul style="list-style-type: none"> City continues to track and monitor the number of second dwelling units, also known as Accessory Dwelling Units (ADU) that are created in the City. City continues to distribute and promote the development of second dwelling units when accessory structures are proposed. In 2020, the Planning Division granted entitlements to develop 5 second dwelling units of which one has been issued a building permit. 	Continue program the program with modifications to try and achieve housing goals through ADU and JADU development.
No Net Loss Program (Program No. 3)	Establish the Evaluation Procedure to Monitor Housing Capacity	July_2014	<ul style="list-style-type: none"> The City will annually track and monitor the amount, type and size of vacant and underutilized parcels for housing opportunities. None of the City's 5th Cycle housing sites were developed at densities and affordability levels below those assumed in the 5th Cycle Housing Element. 	Continue the program with more direction and use of City's GIS.
Section 8 Rental Assistance for Cost Burdened Lower Income Households (Program No. 4)	4 Units for Extremely Low and Low Income Renter Households	2013-2021	<ul style="list-style-type: none"> The City continues to assist the Housing Authority staff by conducting a Landlord Outreach Program, informing the Housing Authority of the City's status on providing affordable housing through the existing housing stock and providing an Apartment Rental Survey to the Housing Authority. 	Continue program, with a greater emphasis to establish relationships with LACDA to obtain reports on the number of local households receiving Section 8 assistance and ensure outreach to minority groups that experience disproportionate housing problems.
Citywide Affordable Housing Requirement / Housing Impact Fee (Program No. 5)	7 Housing Units for Lower Income Households	2013-2021	<ul style="list-style-type: none"> To date there are 5 very-low income housing units (2 within Highridge Condo and 3 at Sol y Mar) and City staff continues to assess opportunities to work with property owners and developers in providing additional units under this Housing Program. 	Continue program; add a component to issue a Notice of Funding Availability to invite proposal from developers to leverage the funds to construct affordable housing in Rancho Palos Verdes.
First Time Home Buyer Assistance (Program No. 6)	First Time Home Buyer Assistance (Program No. 6)	2013-2021	<ul style="list-style-type: none"> The following non-City programs that provide financial assistance to homebuyers is provided on the City's website: County Homeownership Program, Mortgage Credit Certificate Program, and So Cal Home Financing Authority First Home Mortgage Program. 	Continue program; modify to ensure outreach to minority groups that experience disproportionate housing problems.
Outreach Program for Persons with Disabilities (Program No. 7)	Coordinate with Harbor Regional Center	July_2015	<ul style="list-style-type: none"> City continues to work with the Harbor Regional Center to implement an outreach program that informs families within Rancho Palos Verdes about housing and services available for persons with developmental disabilities. Program information is available on the City's website. 	Continue program as-is.
Extremely Low Income Housing Program (Program No. 8)	Assist 4 Extremely Low Income Households	2013-2021	<ul style="list-style-type: none"> Continue to implement Program Nos. 4, 5 and 11 	Continue program; modify to ensure outreach to minority groups that experience disproportionate housing problems.

Table 2: Status of 5th Cycle Programs (Page 2 of 2)

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	Recommendation for 6th Cycle
Zoning Ordinance Amendments to Remove Governmental Constraints (Program No. 9)	Adopt Amendment	July_2014	<ul style="list-style-type: none"> The City has initiated the process of undergoing a comprehensive Zoning Code update and creation of a mixed-use overlay zone to facilitate housing production by utilizing the Senate Bill No. 32 planning grant awarded in April, 2020. 	Continue program with modifications to address requirements of new state laws enacted since adoption of the 5th Cycle element and also with consideration of employee housing dedicated to teachers.
Housing Code Enforcement Program (Program No. 10)	10 New Cases Per Month	2013-2021	<ul style="list-style-type: none"> The City continued to manage the housing code enforcement on a complaint basis and continues to strive for voluntary compliance through the Code Enforcement Division. The City averaged 26 code enforcement cases per month in 2020. The City continues to manage property maintenance and illegal construction. 	Continue program as-is.
Home Improvement Program (Program No. 11)	5 Housing Units	2013-2021	<ul style="list-style-type: none"> In December 2012, the City Council decided to discontinue the Home Improvement Program. During the planning period, the City may revive the program if it is allocated a greater amount of CDBG funds and/or another funding source becomes available 	Discontinue.
Fair Housing Services Program (Program No. 12)	65 Lower Income Households	2013-2021	<ul style="list-style-type: none"> The City, in cooperation with the County and the Housing Rights Center, continues to make available fair housing services to its residents. 	Continue program; modify to ensure outreach to minority groups that experience disproportionate housing problems.
Fair Housing Information Program (Program No. 13)	Information Disseminated (Information on Website by July 2014 & Brochures Disseminated by January 2015)	July 2014 & January 2015	<ul style="list-style-type: none"> The City established and implemented the First Time Homebuyer Assistance Program, and Fair Housing Information Program by providing the following: Fair Housing brochure that describes fair housing laws and rights; links to the Housing Rights Center website, State Department of Fair Employment and Housing, and U.S. Department of Housing and Urban Development, which were completed in September 2015. Fair Housing Services and Program information continues to be made available on the City's website. 	Continue program; modify to ensure outreach to minority groups that experience disproportionate housing problems, as-is. Consider hosting or jointly hosting housing/land-lord discrimination workshop.
Energy Conservation Program (Program No. 14)	Implement Voluntary Green Building Construction Program	2013-2021	<ul style="list-style-type: none"> Continue to encourage voluntary participation in the City's Green Building Construction Program by offering permit streamlining as well as up to a 50% rebate for Planning and Building fees 	Continue program. Consider integrating this program with the City's Emissions Reduction Action Plan (ERAP), which was approved by the City Council in 2018 and outlines a number of residential conservation goals.

- Program 5 involves implementation of the City's inclusionary housing program and affordable housing impact fee program. The City's affordable housing production via Program 5 partially achieved its goal for affordable housing production, as it yielded five new very low-income units in two different projects. As of the end of fiscal year 2019-2020, the City's affordable housing fee fund had a balance of \$856,128 available to support affordable housing projects, of which approximately \$220,000 was contributed during the 5th Cycle as an affordable housing in-lieu fee for the Highridge Condo development project.

- Program 9 was included in the 5th Cycle Housing Element to remove governmental constraints to housing. The City has initiated a comprehensive Zoning Code update as well as the implementation of the Western Avenue mixed-use overlay zone. The City will complete these actions pursuant to a program to be included in the 6th Cycle Housing Element Update.
- The City anticipated responding to approximately ten code enforcement cases per month during the 5th Cycle Housing Element planning period as part of Program 10. More recently, the City averaged 26 code enforcement cases per month in 2020. During the planning period, code enforcement cases have typically involved complaints about property maintenance or about unpermitted construction activities. City staff reported that the code enforcement activity does not typically involve complaints of substandard or unsafe housing conditions, and that code enforcement activity has not resulted in displacement of any households.
- The City anticipated assisting five housing units in need of rehabilitation during the 5th Cycle through Program 11, which was the Home Improvement Program. The City discontinued the program due to a lack of funding. The City will seek to re-instate the program if additional CDBG funding becomes available in the 6th Cycle.
- The City anticipated assisting approximately 65 lower-income households through Program 12, its Fair Housing Services Program, which is implemented in partnership with the Housing Rights Center (HRC). According to the HRC, the organization assisted with 33 housing inquiries from the City of Rancho Palos Verdes between July 1, 2018, and June 30, 2021. Of these, three were for housing discrimination complaints and the rest were for other housing assistance inquiries. Of the housing discrimination complaints, they were resolved through counseling and provision of information.
- In conjunction with Program 12, the City also distributes fair housing information via Program 13. This information is available via the City's website and via brochures that are available at City Hall. In addition, to educate tenants and landlords about their fair housing rights and responsibilities, the City, through its contract with HRC, HRC also conducts tenant and landlord workshops, takes/makes referrals, participates in resource fairs or community events, and otherwise collaborates with organizations including the South Bay Literacy Council, St. Margaret's Center, the South Bay Center for Dispute Resolution, Harbor Community Health Centers, and more.
- Program 14 is the City's Energy Conservation Program, which involves implementing a voluntary Green Building Construction Program, through which the City offers permit streamlining and up to a 50 percent rebate for Planning and Building application fees. During the 5th Cycle, one residential project took advantage of this program. The City will continue this program for the 6th Cycle.

HOUSING NEEDS ASSESSMENT

California Housing Element law requires local governments to adequately plan for the existing and projected future housing needs of their residents, including the jurisdiction's fair share of the regional housing needs, also known as the Regional Housing Needs Allocation (RHNA). A complete and thorough analysis must include both a quantification and a descriptive analysis of the specific needs that currently exist and those that are reasonably anticipated within the community during the planning period, as well as the resources available to address those needs. The following section of the City of Rancho Palos Verdes 2021-2029 Housing Element summarizes information regarding existing and projected housing needs and is divided into subsections pertaining to:

- Population, Employment, and Household Characteristics
- Housing Stock Characteristics
- Assisted Housing Development at Risk of Conversion
- Overcrowding and Overpayment
- Special Needs Populations
- Assessment of Fair Housing
- Regional Housing Needs Allocation

Data sources used in this section include but are not limited to the 2010 U.S. Census; 2014-2018 and 2015-2019 U.S. Census American Community Survey (ACS); the U.S. Department of Housing and Community Development (HUD) 2012-2016 and 2013-2017 Comprehensive Affordability Strategy (CHAS) data set; the California Department of Finance (DOF); the California Employment Development Department (EDD); and Esri, a private data vendor.

Population, Employment, and Household Characteristics

Population and Household Trends

The City of Rancho Palos Verdes is the 106th largest City by population within the six-county region represented by the Southern California Association of Governments (SCAG) and the 203rd largest City in California. The California Department of Finance estimates that Rancho Palos Verdes had a 2020 population of approximately 42,000 residents and approximately 16,000 households², as reported in Table 3. Between 2010 and 2020, the City showed very little change in the number of persons or households, with population increasing by only 0.2 percent and the number of households declining by 0.2 percent. In contrast, Los Angeles County experienced a population growth of 3.6 percent and household growth of 4.1 percent over the decade, while the SCAG region had population and household growth of 5.4 percent and 5.1 percent, respectively.

² A household is a housing unit occupied by one or more persons.

The average household size in Rancho Palos Verdes, at 2.67 persons per household in 2020, is smaller than for Los Angeles County or the SCAG Region. Household size in the City, County and SCAG region is relatively unchanged for the 2010 through 2020 decade.

Table 3: Population and Households, 2010 and 2020

	2010	2020	% Change 2010-2020
Population			
City of Rancho Palos Verdes	41,643	41,731	0.2%
Los Angeles County	9,818,605	10,172,951	3.6%
6-County SCAG Region (a)	18,051,534	19,021,787	5.4%
<hr/>			
Households	2010	2020	% Change 2010-2020
City of Rancho Palos Verdes	15,561	15,533	-0.2%
Los Angeles County	3,239,280	3,370,663	4.1%
6-County SCAG Region (a)	5,843,223	6,143,538	5.1%
<hr/>			
Average Household Size	2010	2020	
City of Rancho Palos Verdes	2.65	2.67	
Los Angeles County	2.98	2.96	
6-County SCAG Region (a)	3.03	3.04	

Note:

(a) The six-county SCAG Region includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties.

Sources: California Department of Finance, E-5, 2020; BAE, 2020.

Race and Ethnicity

Table 4 shows residents of Rancho Palos Verdes and Los Angeles County by race and ethnicity. Rancho Palos Verdes shows a race and ethnicity mix quite different than the County overall. For the City, over half of the 2014-2018 population is White Non-Hispanic, nearly one-third is Asian Non-Hispanic, and nine percent is Hispanic, while countywide the largest group is the Hispanic population at nearly half (48.5 percent) of the total, with slightly over one-quarter White Non-Hispanic, 14 percent Asian Non-Hispanic, and eight percent Black Non-Hispanic. The Assessment of Fair Housing section of this Housing Needs Assessment provides additional information regarding patterns of segregation and housing needs among racial and ethnic minority populations.

Table 4: Race and Ethnicity, 2010 and 2014-2018

Rancho Palos Verdes

Not Hispanic nor Latino by Race	2010		2014-2018		% Change 2010 to 2014-18
	Number	Percent	Number	Percent	
White	23,323	56.0%	22,121	52.3%	-5.2%
Black or African American	988	2.4%	754	1.8%	-23.7%
American Indian and Alaska Native	54	0.1%	65	0.2%	20.4%
Asian	11,998	28.8%	12,979	30.7%	8.2%
Native Hawaiian and Other Pacific Islander	39	0.1%	317	0.7%	712.8%
Some other race alone	92	0.2%	39	0.1%	-57.6%
Two or more races	1,593	3.8%	2,203	5.2%	38.3%
Total, Not Hispanic nor Latino	38,087	91.5%	38,478	91.0%	1.0%
Hispanic or Latino	3,556	8.5%	3,793	9.0%	6.7%
Total, All Races	41,643	100.0%	42,271	100.0%	1.5%

Los Angeles County

Not Hispanic nor Latino by Race	2010		2014-2018		% Change 2010 to 2014-18
	Number	Percent	Number	Percent	
White	2,728,321	27.8%	2,659,052	26.3%	-2.5%
Black or African American	815,086	8.3%	795,505	7.9%	-2.4%
American Indian and Alaska Native	18,886	0.2%	20,307	0.2%	7.5%
Asian	1,325,671	13.5%	1,451,560	14.4%	9.5%
Native Hawaiian and Other Pacific Islander	22,464	0.2%	24,821	0.2%	10.5%
Some other race alone	25,367	0.3%	29,924	0.3%	18.0%
Two or more races	194,921	2.0%	223,280	2.2%	14.5%
Total, Not Hispanic nor Latino	5,130,716	52.3%	5,204,449	51.5%	1.4%
Hispanic or Latino	4,687,889	47.7%	4,893,603	48.5%	4.4%
Total, All Races	9,818,605	100.0%	10,098,052	100.0%	2.8%

Sources: U.S. Census Bureau, 2010 Decennial Census, Table P9; American Community Survey, 2014-2018 five-year sample data, B03002, BAE, 2020.

Population by Age

Table 5 shows the age distribution for Rancho Palos Verdes as reported during the 2014 to 2018 period from the ACS. For this period, slightly more than one-fifth of the City's population was children under 18. The next largest cohort was the 45 to 54 age group, followed by the 55 to 64 age group and the 65 to 74 age group. The overall age distribution shows limited change between 2010 and 2014-2018, especially given the statistical margin of error for the 2014-2018 ACS data. Overall, the median age increased from 47.8 to 49.7 between 2010 and the 2014 to 2018 period.

Table 5: Population by Age, 2010 and 2014-2018

Age Range	City of Rancho Palos Verdes				% Change 2010 to 2014-18	
	2010		2014-2018			
	Number	Percent	Number	Percent		
Under 18	9,248	22.2%	9,237	21.9%	-0.1%	
18-24	2,352	5.6%	2,202	5.2%	-6.4%	
25-34	2,182	5.2%	2,352	5.6%	7.8%	
35-44	4,863	11.7%	4,310	10.2%	-11.4%	
45-54	7,640	18.3%	7,372	17.4%	-3.5%	
55-64	5,704	13.7%	6,016	14.2%	5.5%	
65-74	4,816	11.6%	5,108	12.1%	6.1%	
75-84	3,453	8.3%	3,822	9.0%	10.7%	
85 & older	1,385	3.3%	1,852	4.4%	33.7%	
Total, All Ages	41,643	100.0%	42,271	100.0%	1.5%	
Median Age	47.8		49.7			

Sources: U.S. Census Bureau, 2010 Decennial Census, Table P12; American Community Survey, 2014-2018 five-year sample data, Table B01001; BAE, 2020.

Resident Employment by Industry

Rancho Palos Verdes has approximately 18,000 employed civilian residents age 16 or older, as shown in Table 6. Approximately 28 percent of those employed residents work in financial and professional services. Resident employment in these sectors is more common in Rancho Palos Verdes than in Los Angeles County, where these sectors comprise only 19 percent of employed residents. Only two other major sectoral groupings in the City account for over 20 percent of employed residents; health and educational services at 24 percent, and manufacturing, wholesale trade, and transportation at 23 percent. These sectors also make up a smaller proportion of resident employment in Los Angeles County overall. No other sectoral group in Rancho Palos Verdes makes up more than ten percent of the resident workforce.

Table 6: Employed Residents by Industry, Rancho Palos Verdes and Los Angeles County, 2014-2018

Industry	City of Rancho Palos Verdes		Los Angeles County	
	Number	Percent	Number	Percent
Agriculture & Natural Resources	65	0.4%	22,589	0.5%
Construction	443	2.4%	284,152	5.8%
Financial & Professional Services	5,208	28.3%	924,128	19.0%
Health & Educational Services	4,403	24.0%	1,003,878	20.6%
Information	511	2.8%	216,025	4.4%
Manufacturing, Wholesale & Transportation	4,144	22.6%	916,935	18.8%
Retail	1,432	7.8%	506,432	10.4%
Arts, Entertainmnt, Recreation, Accomm & Food Services	735	4.0%	549,162	11.3%
Other	1,435	7.8%	446,357	9.2%
Total	18,376	100.0%	4,869,658	100.0%

Note:

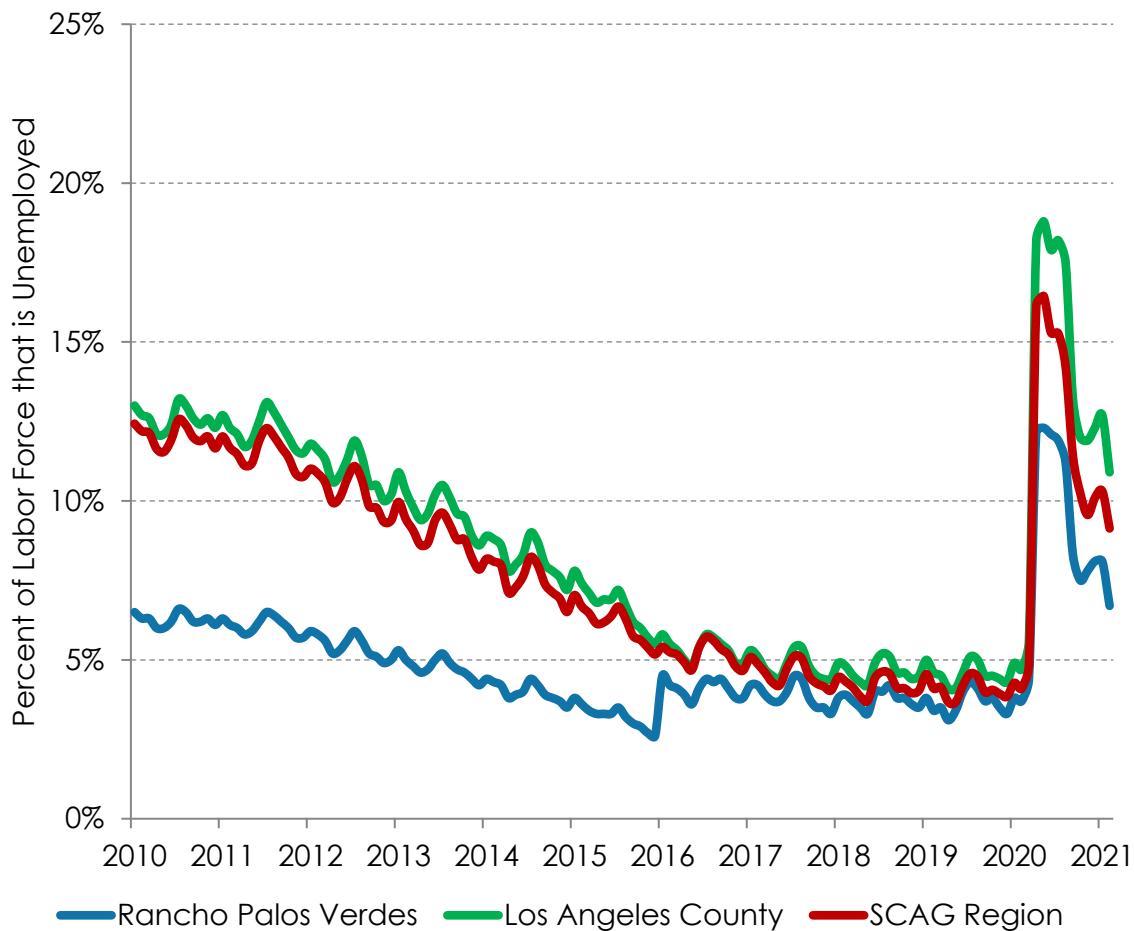
This table reflects the civilian employed population age 16 and older only.

Sources: U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data, S2403; BAE, 2020.

Unemployment Rate

The unemployment rate for workers living in Rancho Palos Verdes is consistently below the rate for Los Angeles County and the SCAG Region, while following the same trends overall, as shown in Figure 1. In January 2010, the unemployment rate for the City was 6.5 percent, even as the County and the Region saw much higher rates of 13.0 percent and 12.4 percent, respectively, reflecting the effects of the Great Recession. Up until 2016, rates for all three geographies generally declined, and then converged at around five percent until the pandemic generated a spike in May 2020 to 12.3 percent for Rancho Palos Verdes, 18.8 percent for Los Angeles County, and 16.5 percent for the SCAG Region. Since then, rates have begun to fall rapidly, but as of February 2021 are still well above the five percent level, especially for the County and the Region.

Figure 1: Unemployment Rate Trends



Notes:

Monthly estimates of employment and unemployment for cities and Census Designated Places are calculated by using the share of county-level employment and unemployment in the area at the time of the most current five-year American Community Survey (ACS) estimates, which are updated annually. The cities employment and unemployment estimates are then added to determine the total labor force and unemployment rate.

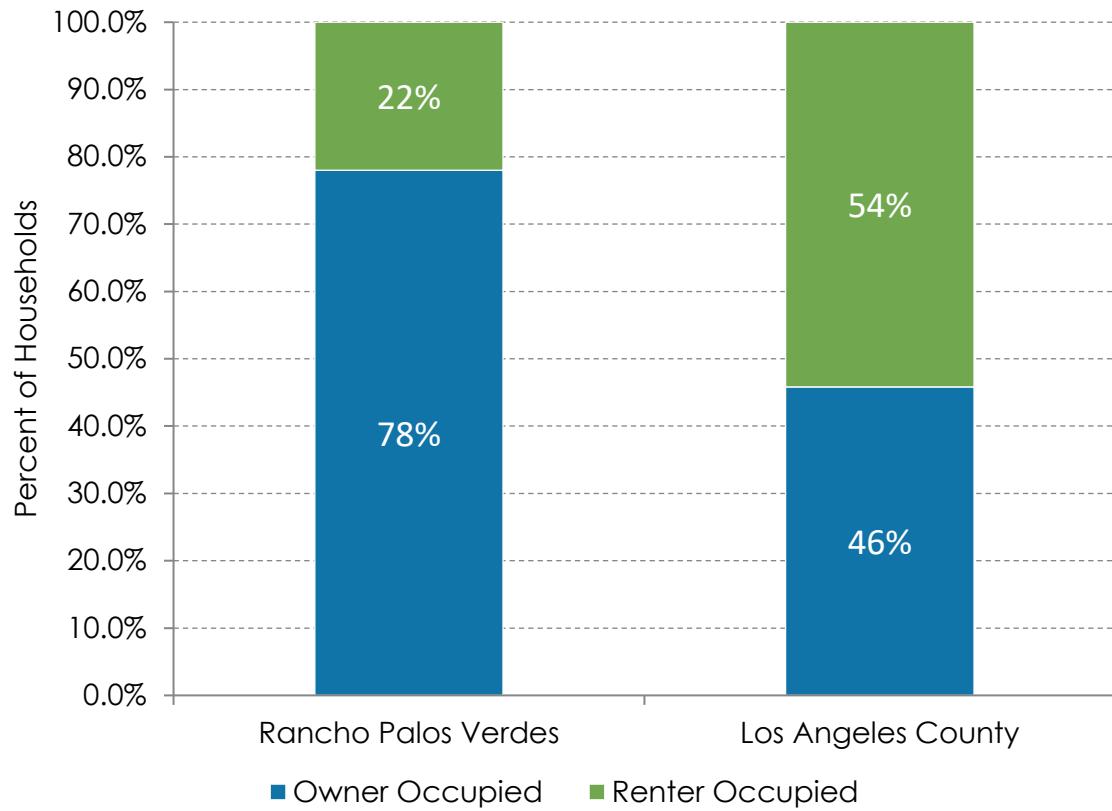
This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level (the same process is used for unemployment). If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

Housing Tenure

As shown in Figure 2 below, Rancho Palos Verdes has a much higher proportion of homeowners than Los Angeles County. In the City, over three-fourths of households own their residence, in contrast to less than 50 percent countywide.

Figure 2: Housing Tenure



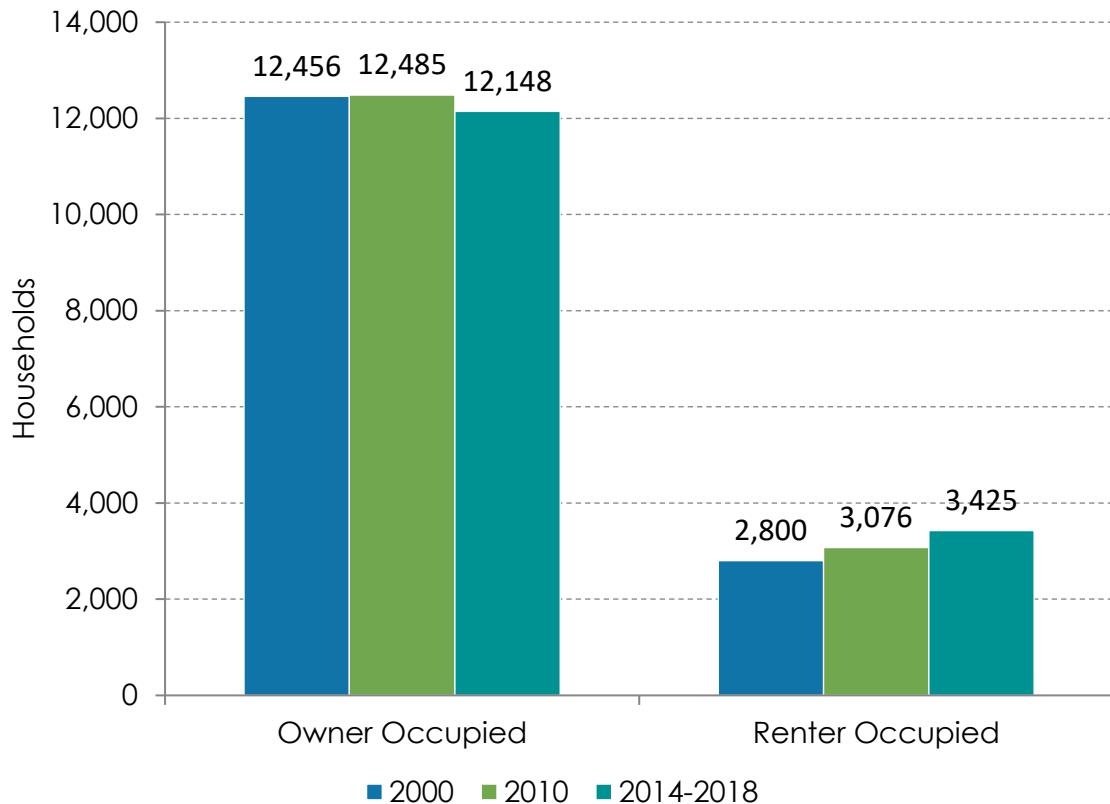
Note: Universe is all occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2014-2018), Table B25003

Housing Tenure Trends

Since 2000, there has been almost no change in the total number of owner-occupied units in Rancho Palos Verdes, which was slightly more than 12,000 units. However, there has been a gradual increase in the number of renter-occupied units, from 2,800 in 2000 to 3,425 for the 2014 to 2018 period (see Figure 3). As a result, the local homeownership rate declined from 82 percent to a still relatively high proportion of 78 percent for the 2014-2018 time period.

Figure 3: City of Rancho Palos Verdes Housing Tenure, 2000-2018



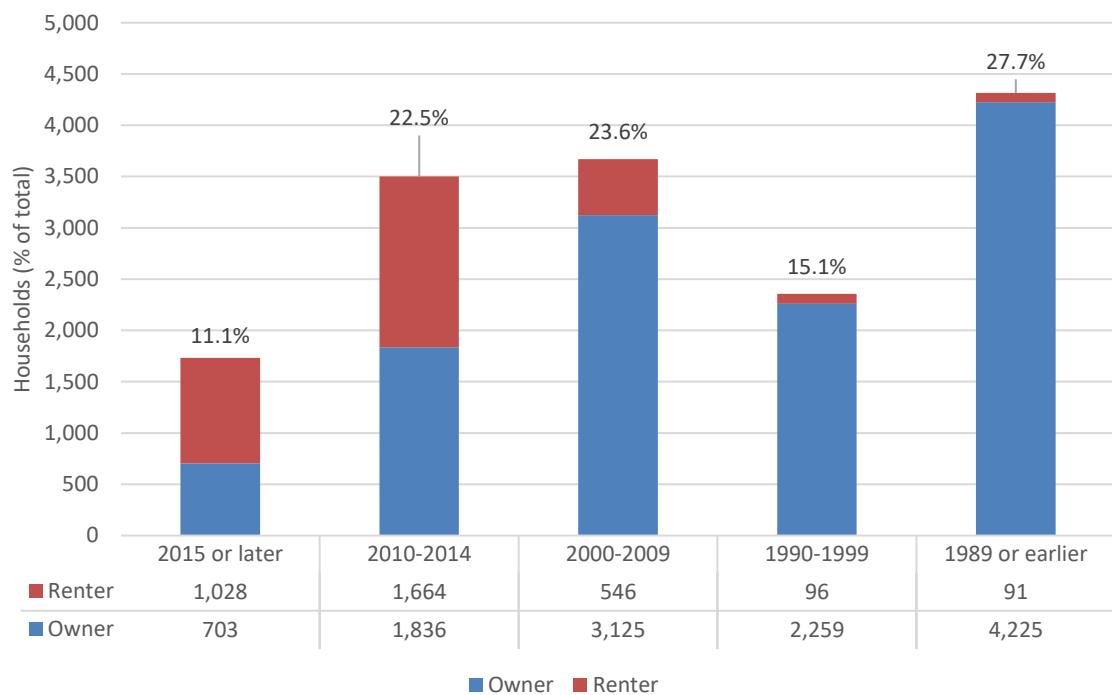
Note: Universe is all occupied housing units.

Source: U.S. Census Bureau, Census 2000 SF1, Table H004; U.S. Census Bureau, Census 2010 SF1, Table H004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

Housing Tenure by Year Moved to Current Residence

Renters tend to move more frequently than homeowners. This is reflected in Figure 4, which shows that the majority of households in Rancho Palos Verdes who have moved in the last few years were renters, while households who have been in their homes for longer periods are owners, especially for those who have lived in their current housing units for well over a decade.

Figure 4: City of Rancho Palos Verdes Housing Tenure by Year Moved to Current Residence

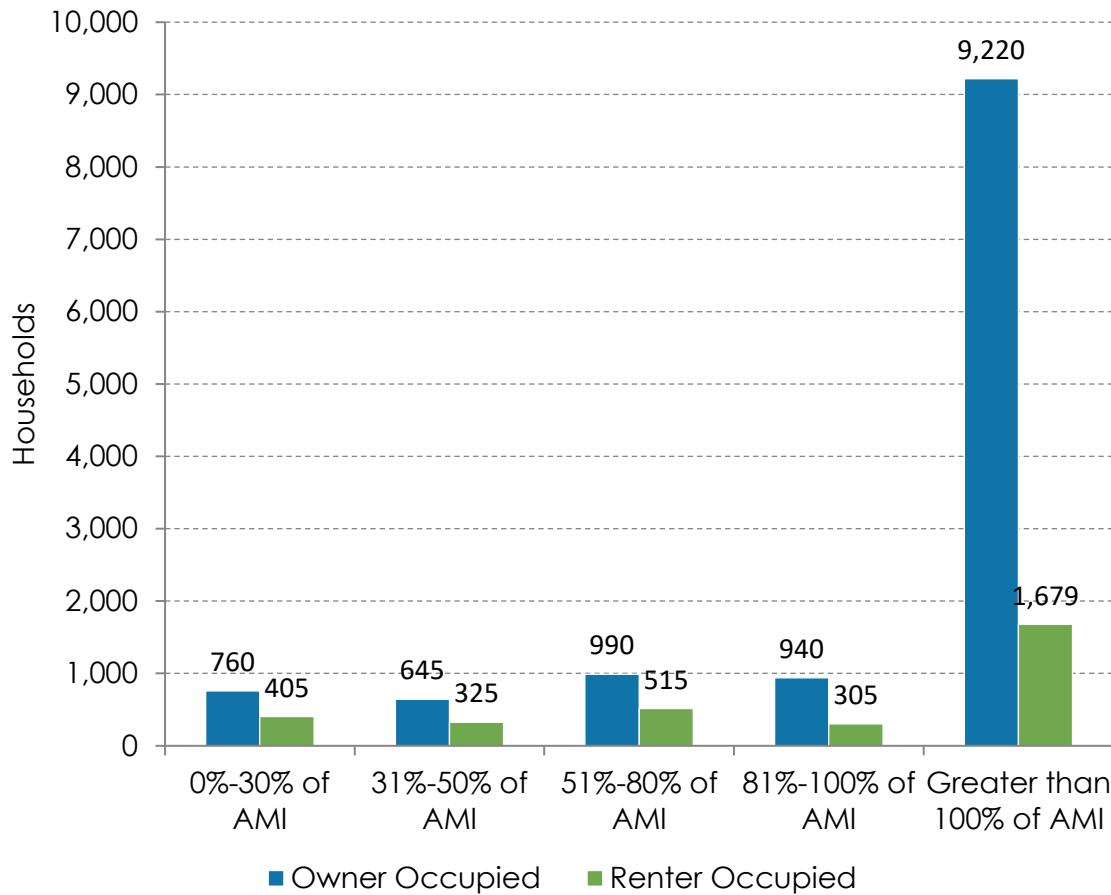


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2014-2018), Table B25038

Household Income Level by Tenure

Most owner households, and thus most households overall in Rancho Palos Verdes, have incomes above the HUD Area Median Income, which is set at the County level. While there are higher proportions of renters with incomes below the area median in the City, and some are even in the extremely low-income category, slightly more than half of the City's renters also have incomes above the HUD Median. Some of the lower income households, especially among the owners, may be seniors who are retired with assets available (and possibly no mortgage) such that housing remains affordable even with modest or lower incomes.

Figure 5: Rancho Palos Verdes Household Income Level by Tenure, 2013-2017



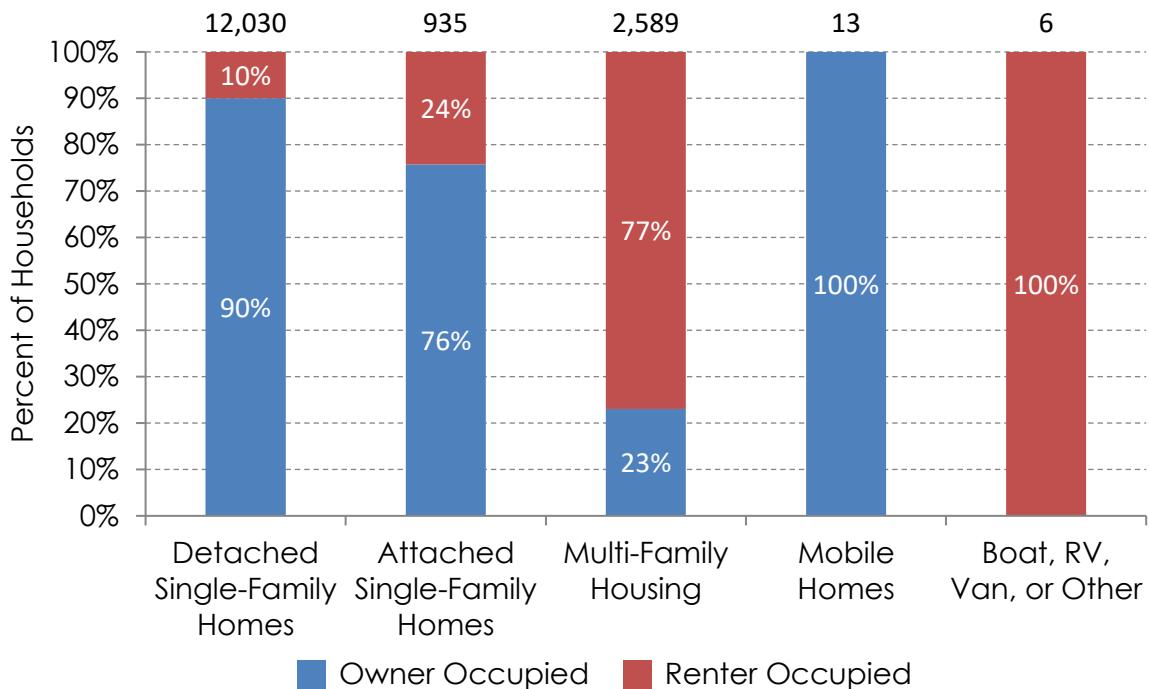
Note: Totals may not equal the sum of individual figures due to independent rounding.

Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2020.

Housing Tenure by Housing Type

Rancho Palos Verdes is predominantly owner-occupied single-family detached houses, with more than three fourths of the City's occupied housing units being detached single-family homes, and 90 percent of that unit type is occupied by owners. Attached single-family homes are also largely owner-occupied. Occupied multi-family housing is a substantial part of the City's housing inventory, accounting for 17 percent of all units, and slightly more than three-fourths of the multi-family units are renter-occupied.

Figure 6: Rancho Palos Verdes Housing Tenure by Housing Type

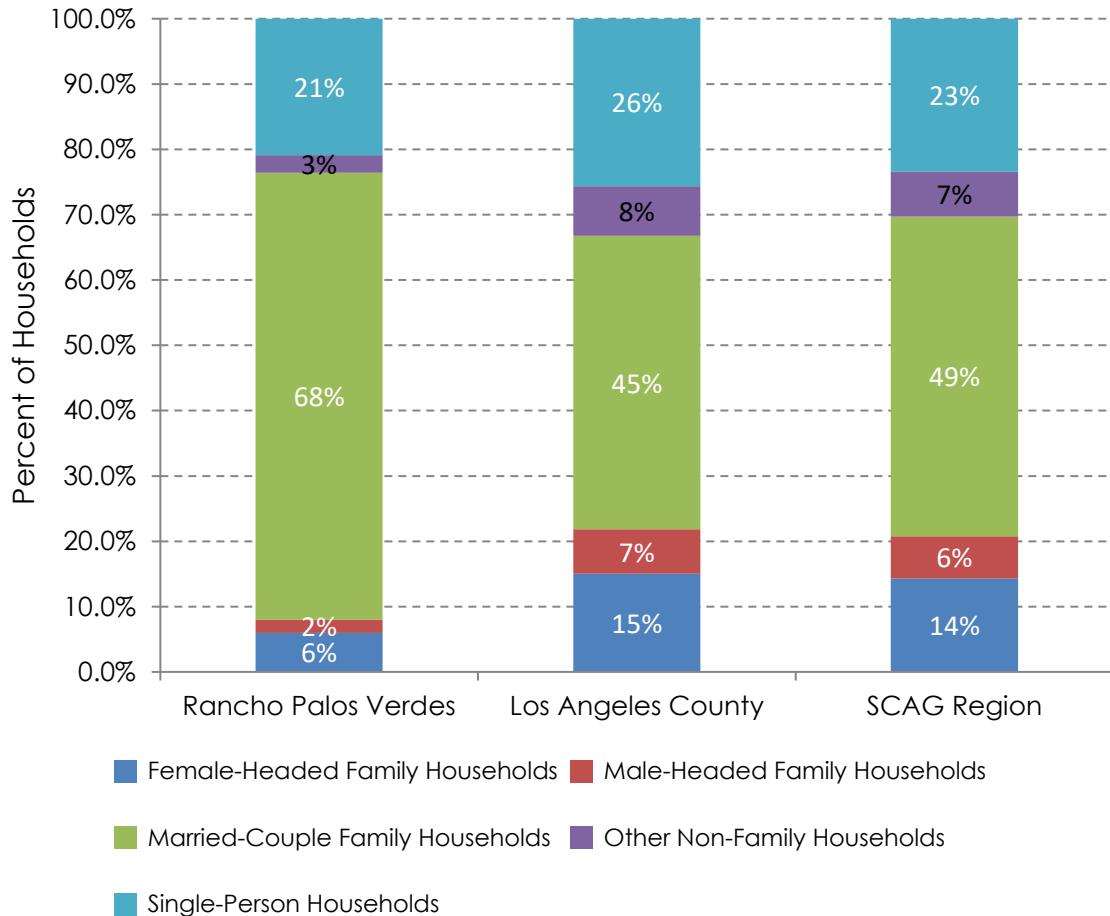


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

Household Type

Figure 7 below indicates that Rancho Palos Verdes is largely either married-couple family households (68 percent of the total) or single-person households (21 percent). This is a larger proportion of married-couple households and a smaller proportion of single-person households than in Los Angeles County or the SCAG Region. Only three percent of the City's households of more than one person are female householders with no spouse present, and only two percent are male households with no spouse present. Both the County and the Region have more than twice those proportions of these two household types.

Figure 7: Household Type



Notes:

Female-Headed Family Households are family households with a female householder with no husband present. Male-Headed Family Households are family households with a male householder with no wife present. Family households are households containing two or more related persons. Other Non-Family Households are households of no related persons with more than one person in the household.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

Housing Stock Characteristics

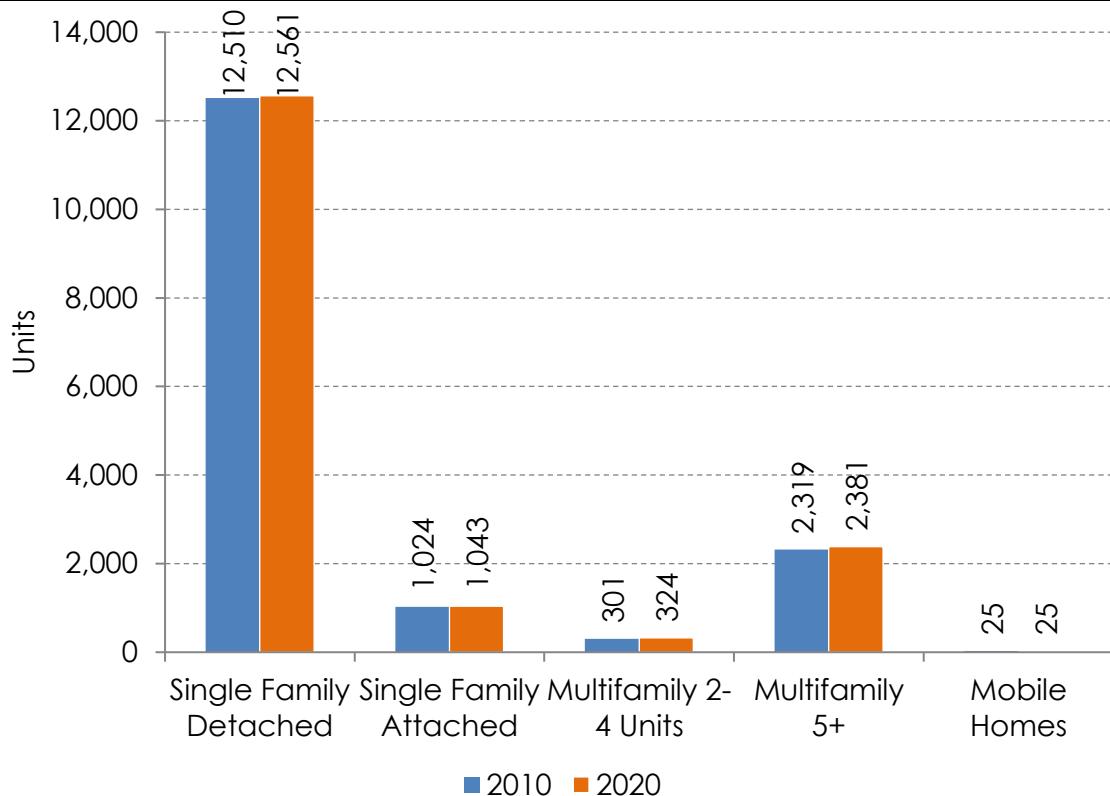
To estimate the need for more housing, it is necessary to assess the existing housing stock in a locale. The following section provides insight into the current housing inventory in Rancho Palos Verdes.

Housing Type Trends

The vast majority of housing in Rancho Palos Verdes is single-family detached homes. As of 2020, the California Department of Finance estimates that of the 16,334 housing units in the City, 12,561 (77 percent) are single-family detached houses. An additional 1,043 homes are single-family attached units; multi-family units in structures of five or more units make up 2,381 units, and the remainder are in smaller multi-family buildings (e.g., duplexes). The

housing stock of the City changed little between 2010 and 2020, with only 155 units added, so the unit mix in the City was relatively unchanged over the decade. However, of the limited units added, the most growth in units was in multi-family structures of five or more units; at 40 percent of the total housing added, this is a much higher proportion of the new housing stock than of the overall housing stock.

Figure 8: Rancho Palos Verdes Housing by Units in Structure, 2010-2020

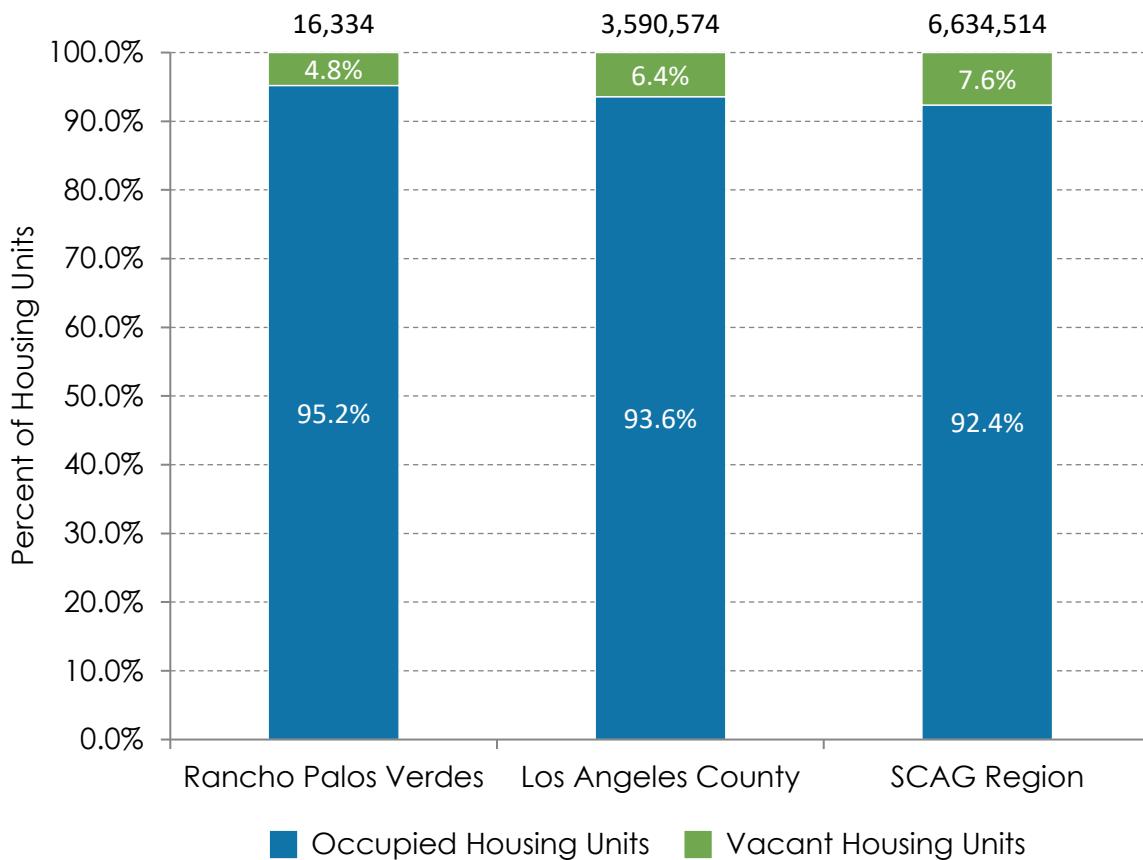


Sources: California Department of Finance, E-5, 2020; BAE, 2020.

Vacant Units by Vacancy Status

According to the State Department of Finance, the residential vacancy rate among the total 16,334 housing units in Rancho Palos Verdes in early 2020 was 4.8 percent, lower than the 6.4 percent for Los Angeles County and 7.6 percent for the SCAG region (see Figure 9).

Figure 9: Housing Unit Occupancy Status, 2020

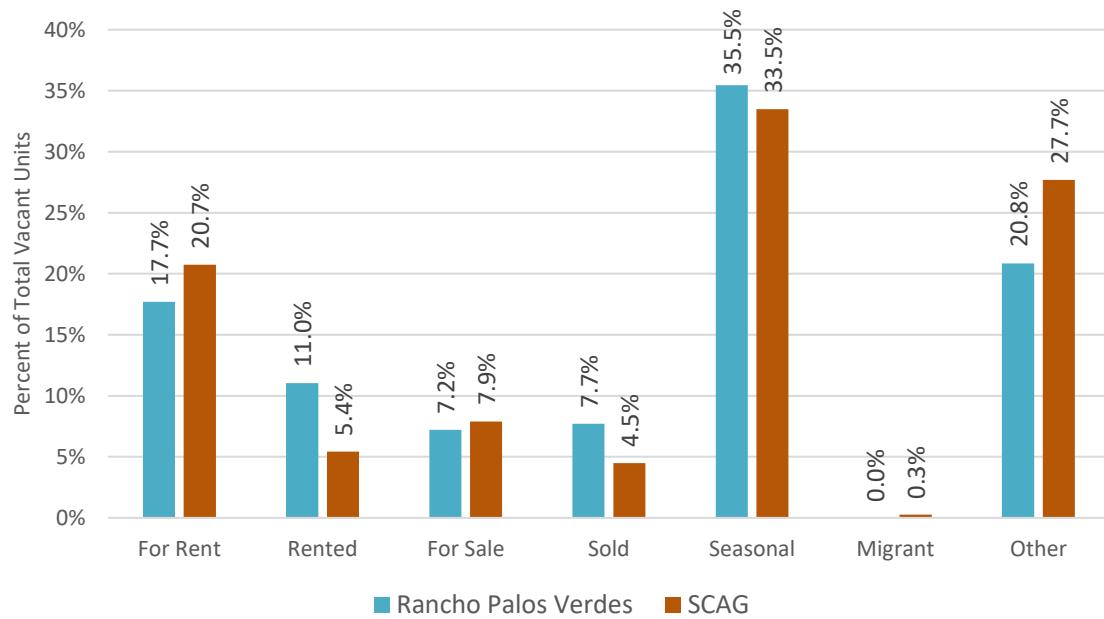


Note: Estimates are for January 1, 2020 (pre Covid-19 shutdowns).

Source: CA Department of Finance E-5 Report, 2021.

As shown in Figure 10, a review of detailed vacancy data as provided by the ACS indicates that only 18 percent of the vacant housing units were actually available for rent and that only 7.2 percent were available for sale. Slightly more than one-third of vacant units in the City were classified as seasonal units, defined as units only occupied for parts of the year by households with a different usual place of residence, and slightly more than one-fifth were classified as “other” vacant units, which includes vacancies not in any of the other categories, for example units held for occupancy of a caretaker, held for settlement of an estate, or held for personal reasons of the owner. Generally, the proportions of vacancies by type for Rancho Palos Verdes were similar to those found overall in the SCAG Region.

Figure 10: Vacant Units by Type, 2014-2018

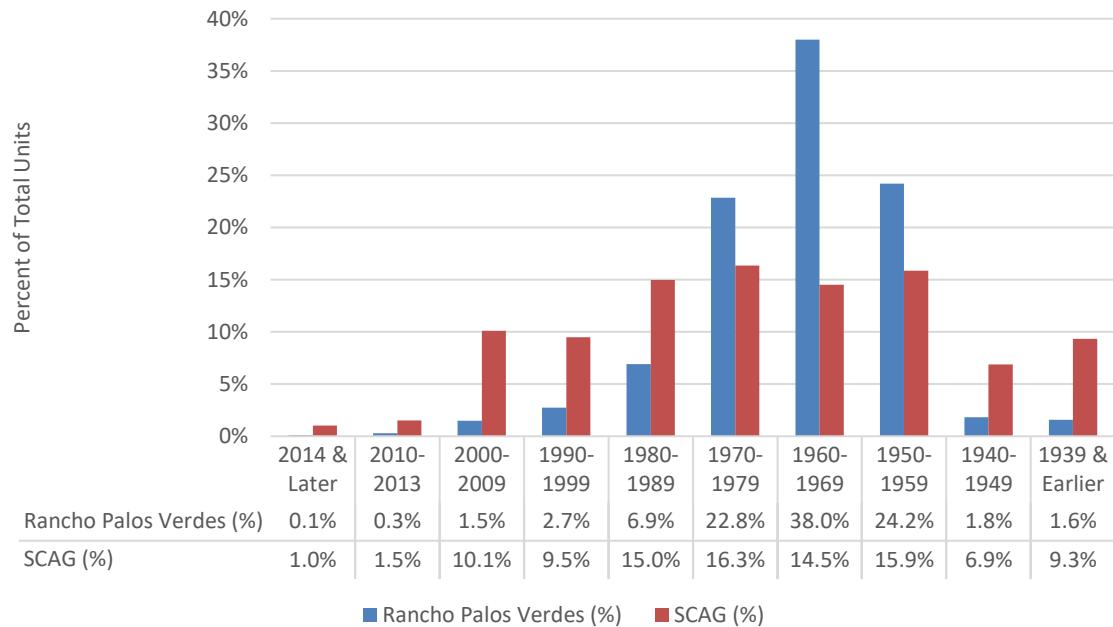


Sources: American Community Survey, 2014-2018 five-year sample data, Table B25004; BAE, 2020.

Housing Units by Year Structure Built

ACS data indicate that the peak period for development of the housing stock in Rancho Palos Verdes was between 1950 and 1980, accounting for 85 percent of housing units in the City. In comparison, housing construction in the region is spread out over a longer period with less than half of the region's housing constructed between 1950 and 1980. However, the growth in new housing units has tailed off since 1980 for both the City and the Region. It should be noted that the ACS data do not capture more recent residential construction activity or any pending residential projects in the City's development pipeline.

Figure 11: Housing Units by Year Built, Rancho Palos Verdes & SCAG Region



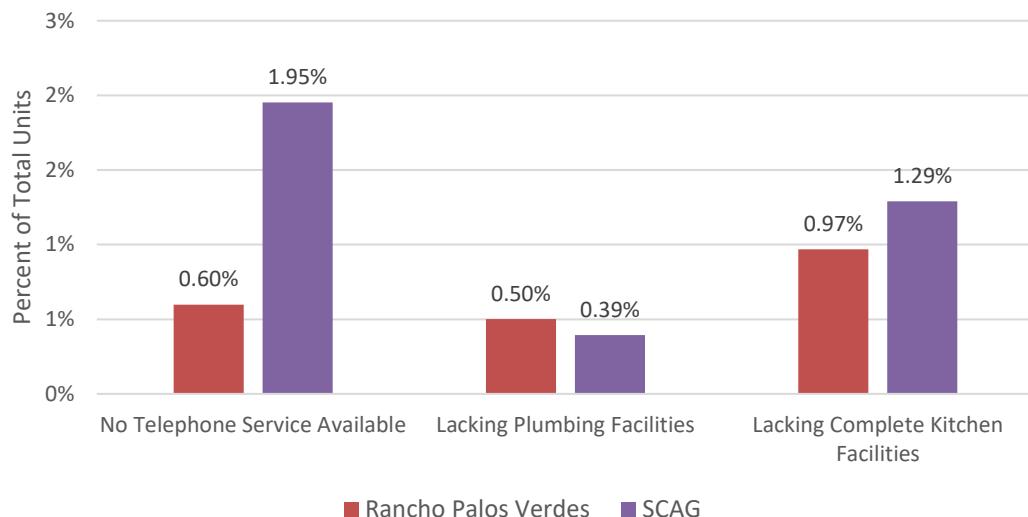
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2014-2018), Table B25034.

Substandard Housing Issues

The ACS provides estimates of substandard units with no telephone service available (including cell phones), units lacking complete plumbing (e.g., no hot water or no toilet), or units lacking complete kitchen facilities (e.g., no refrigerator). By these criteria, Rancho Palos Verdes has very few substandard units; less than one percent of the approximately 15,600 housing units in Rancho Palos Verdes meet any one of these criteria as summarized below, in Figure 12. Regionally, the proportions are higher but still limited, at less than two percent for any of the three criteria.

Additionally, the Code Enforcement Division of the City of Rancho Palos Verdes keeps records and logs of problems with the City's existing housing stock. The City does not have any areas that have concentrations of housing problems.

Figure 12: Substandard Housing Characteristics, Rancho Palos Verdes & SCAG Region



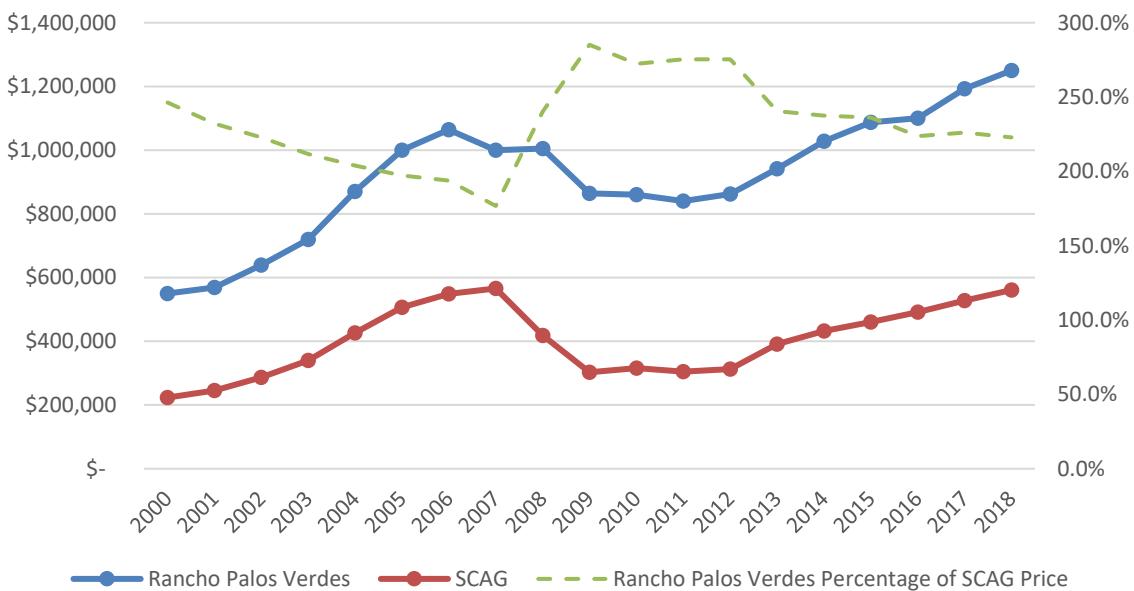
Source:

U.S. Census Bureau, American Community Survey 5-Year Data (2014-2018), Table B25053, Table B25043, Table B25049.

Home Values of Owner-Occupied Units

Typical home prices in Rancho Palos Verdes are well above those for the SCAG Region. The median home sales price in Rancho Palos Verdes increased 127 percent between 2000 and 2018 while the median price in the SCAG region increased 151 percent, but the City's median home price was still much higher than for the region overall in 2018, at \$1.25 million versus only \$560,977 for the region. These medians were the highest for any point during the 2000 to 2018 period. Prices in Rancho Palos Verdes have ranged between a low of 176.7% of the SCAG region median in 2007 and a high of 285.2% in 2009.

Figure 13: Median Home Sales Price for Existing Homes, Rancho Palos Verdes & SCAG Region



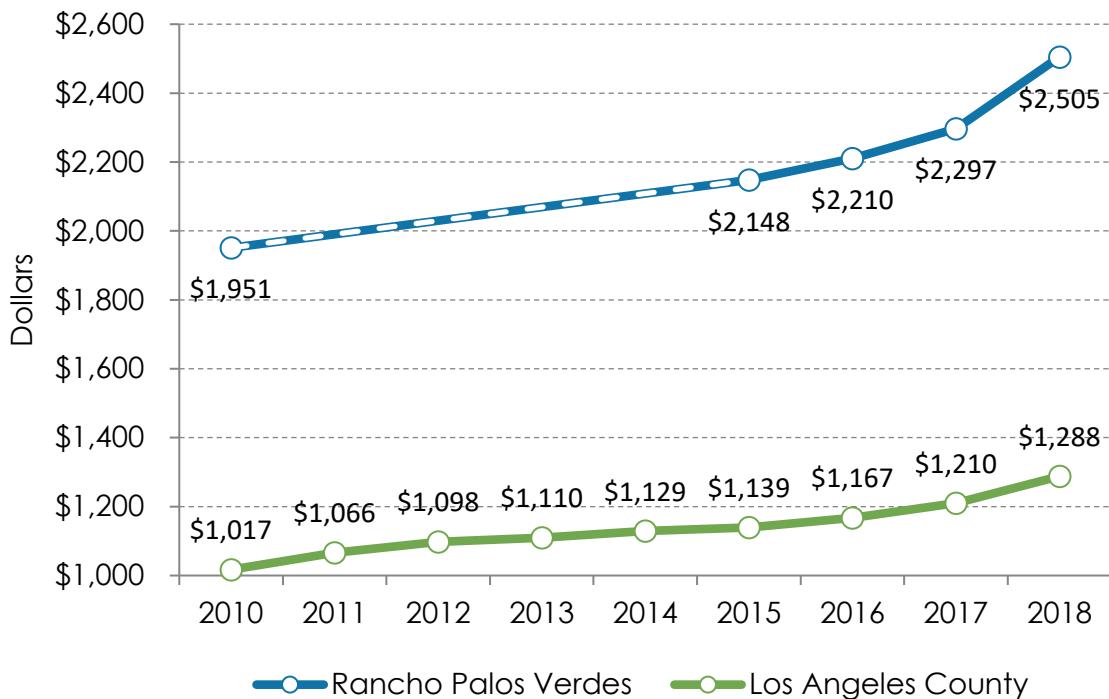
Sources: SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians

Contract Rents for Renter-Occupied Units

As shown in Figure 14, median contract rents in Rancho Palos Verdes trend well above those for the SCAG Region. According to the ACS, the median monthly contract rent for the 2014 through 2018 period³ was \$1,288 for the region, and nearly twice that in Rancho Palos Verdes at \$2,505.

³ The American Community Survey for Rancho Palos Verdes is based on data gathered over a five-year period, e.g., the data shown for 2018 was collected from 2014 through 2018. Single-year data is not available for the City due to the population threshold set by the US Census Bureau.

Figure 14: Median Monthly Contract Rent, 2010-2018



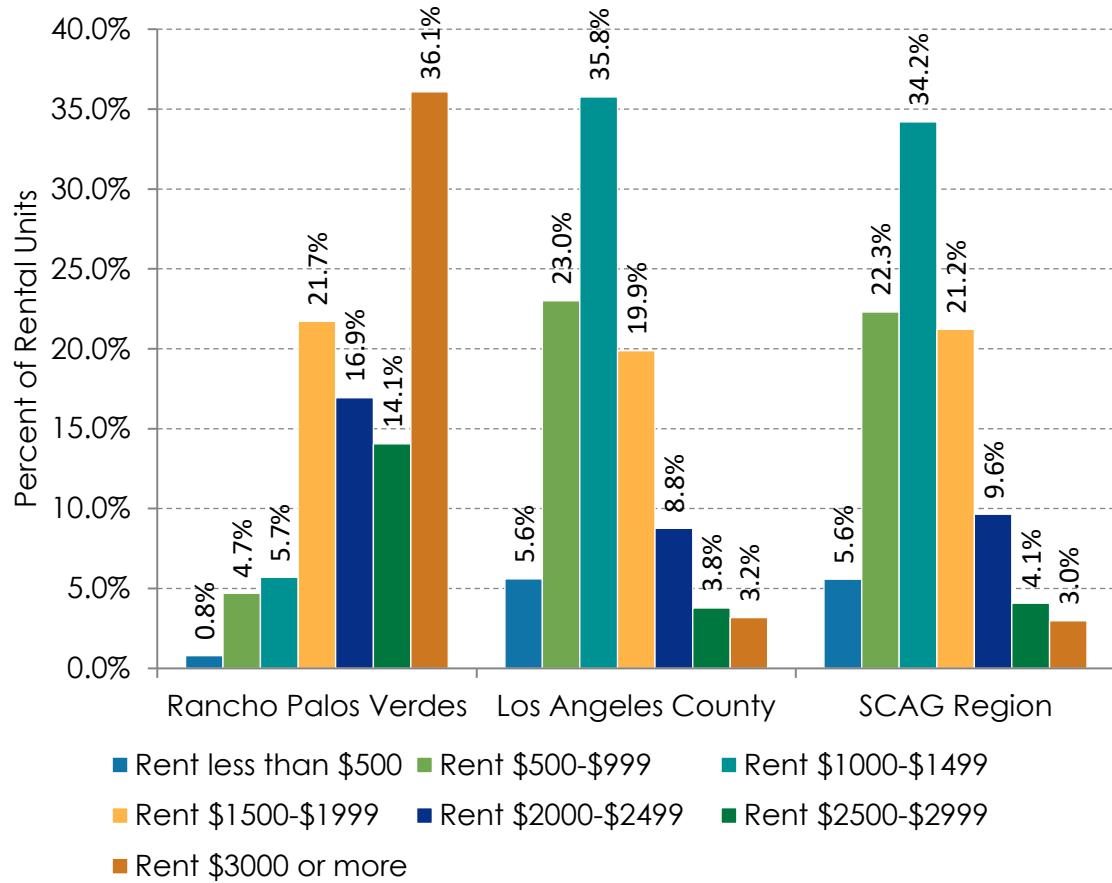
Notes:

Median not available for Rancho Palos Verdes from 2011 through 2014.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, from 2006-2010 through 2014-2018, B25058,

Confirming the high rents in the City, based on the 2018 ACS data, over one-third of the Rancho Palos Verdes occupied rental units had monthly contract rents of \$3,000 or more; in sharp contrast, only 3.2 percent of Los Angeles County and 3.0 percent of SCAG Region rents were at this level. For Los Angeles County and the SCAG Region, over one-third of occupied rental units had monthly contract rents in the \$1,000 to \$1,499 category.

Figure 15: Monthly Contract Rents for Renter-Occupied Units



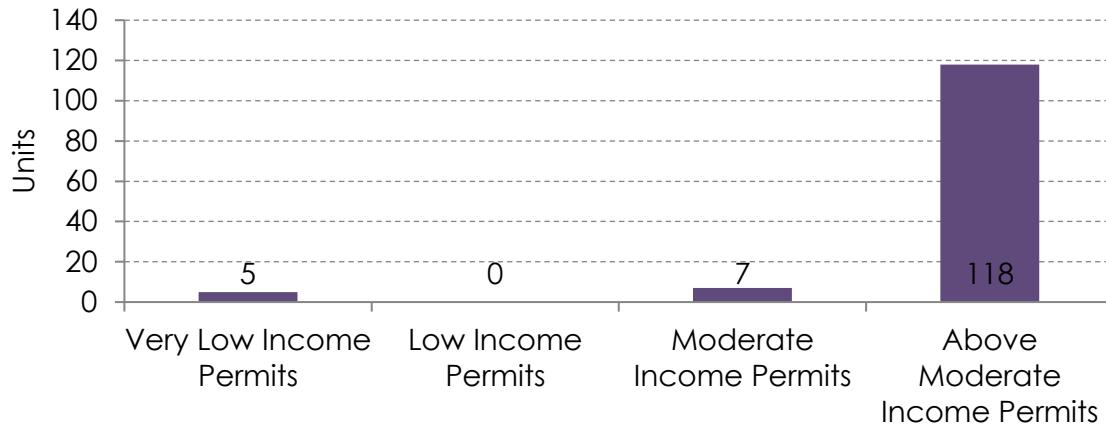
Universe: Renter-occupied housing units paying cash rent.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2014-2018), Table B25056

Permitted Housing by Income Level

As shown in Figure 16, between 2013 and 2020 (i.e., from the beginning of the last housing element cycle), the City of Rancho Palos Verdes issued residential building permits for only 130 housing units. Almost all of these (118 units) were for above moderate-income units, with five issued for very low-income units and seven for moderate-income units.

Figure 16: City of Rancho Palos Verdes Housing Permits by Income Level



Notes:

Universe: Housing permits issued between 2013 and 2020.

HCD uses the following definitions for the four income categories:

- Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located.
- Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located.
- Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located.
- Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

Assisted Housing Developments at Risk of Conversion

California Government Code Section 65583 requires that housing elements identify all assisted rental housing units (i.e., regulated below-market rate housing units) within the jurisdiction that are at risk of converting to market rate within ten years of the beginning of the Housing Element Planning period. Typically, assisted units are potentially considered to be at risk of converting to market rate if they are subject to local affordability requirements that will soon expire, or if the affordable units were financed using sources that required affordability for a set period that will soon expire. However, units that are potentially at risk for these reasons may not actually be at risk of conversion, particularly in cases where the units are owned by a non-profit or other entity that is dedicated to preserving the units as affordable housing. The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer.

Table 7 shows that Rancho Palos Verdes has a limited number of assisted units, and they are at low risk of conversion. These 33 units are all in Mirandela Senior Apartments and have a reported overall affordability end date of 2065.

Table 7: City of Rancho Palos Verdes Assisted Units at Risk of Conversion

Risk Level	Definition:	At Risk Low-income units in jurisdiction	
		Number	Percent
Very High	At-risk of converting to market rate within the next year	0	0%
High	At-risk of converting to market rate in the next 1-5 years	0	0%
Moderate	At-risk of converting to market rate in the next 5-10 years	0	0%
Low	At-risk of converting to market rate in the next 10 or more years and/or are owned by a large/stable non-profit, mission-driven developer.	33	100%
TOTAL		33	100%

Source: California Housing Partnership, July 2020. Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

Cost of Replacement or Preservation of At-Risk Units

California Government Code Section 65583 also requires that the Housing Element estimate the cost to replace any affordable units that are at risk of conversion within ten years as well as the cost to preserve these units. No costs are provided here since no units in Rancho Palos Verdes are at-risk of conversion within the specified time period.

Overcrowding and Overpayment

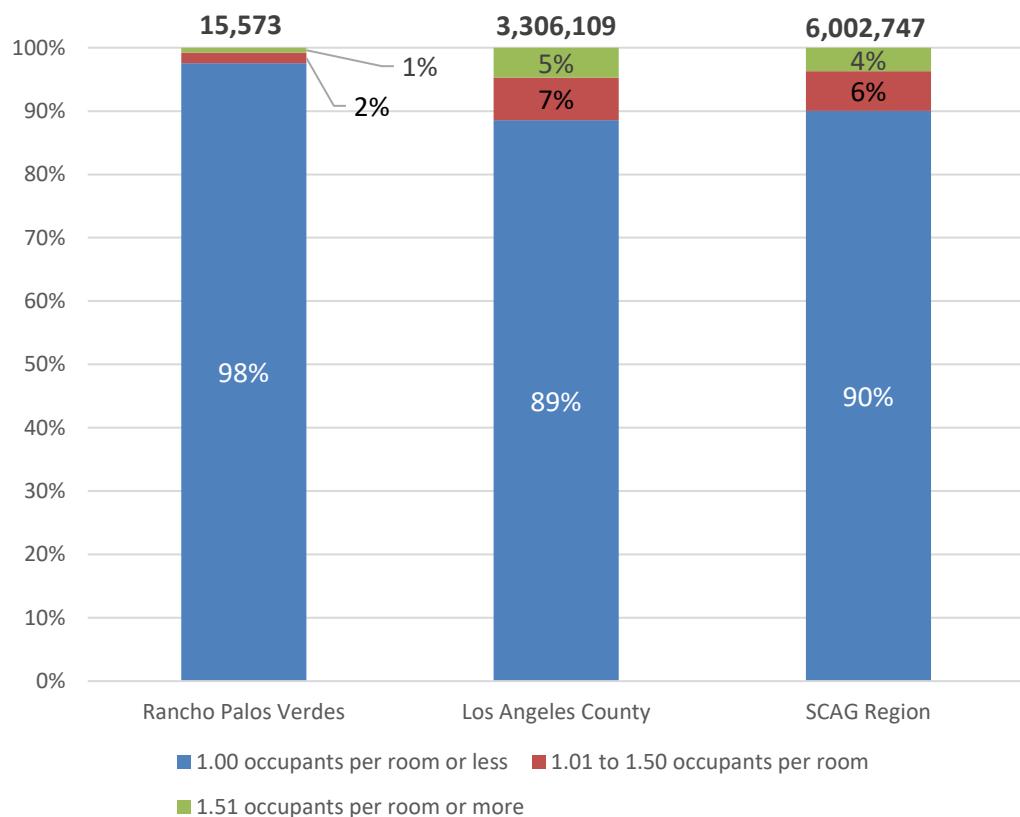
Overcrowding Severity

Housing analysts consider overcrowding in residential units to be a key indicator that households are experiencing economic hardship and are struggling to afford suitable housing, making household size relative to the size of occupied housing units an important metric for assessing economic stress and housing insecurity. One of the common tradeoffs that households make when experiencing economic hardship is to live in housing units that are smaller than would otherwise be ideal, or to band together with extended family or other individuals or households in order to better offset housing costs. The ACS provides data on overcrowding, reporting estimates of households by the number of persons per room, which includes bedrooms, as well as other rooms, like living rooms, but excludes kitchens and bathrooms. The ACS definition of overcrowding is one person or more per room, and severe overcrowding is defined as greater than 1.5 persons per room.

Rancho Palos Verdes has extremely low rates of overcrowding (see Figure 17). For the 2014 through 2018 period, the ACS reports that only two percent of households in Rancho Palos Verdes were overcrowded with 1.01 to 1.50 persons per room, and only one percent were

severely overcrowded, with 1.51 persons or more per room. In comparison, seven percent of Los Angeles County households were overcrowded with 1.0 to 1.50 persons per room, and five percent were severely overcrowded with 1.51 persons or more per room. Six percent of the SCAG Region's households were classified as overcrowded and four percent as severely overcrowded.

Figure 17: Occupants per Room



Notes:

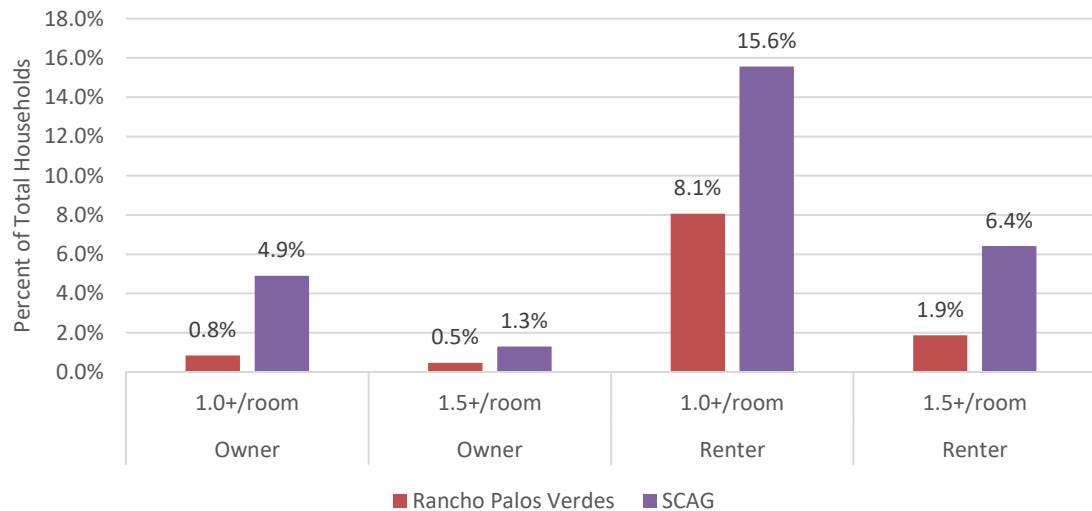
The Census Bureau defines an overcrowded unit as one occupied by more than 1.0 persons per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, 2014-2018, B25014.

Overcrowding by Tenure and Severity

Overcrowding tends to be higher in renter-occupied housing than in owner-occupied housing. In Rancho Palos Verdes, 102 owner-occupied and 276 renter-occupied households had more than 1.0 occupants per room (0.8 percent and 8.1 percent, respectively, of the occupied housing stock by tenure), meeting the Census definition for overcrowding, while 57 owner households and 64 renter households had more than 1.5 occupants per room, (0.5 percent and 1.9 percent, respectively, of the occupied housing stock by tenure) meeting the ACS definition for severe overcrowding.

Figure 18: Overcrowding by Extent and Tenure

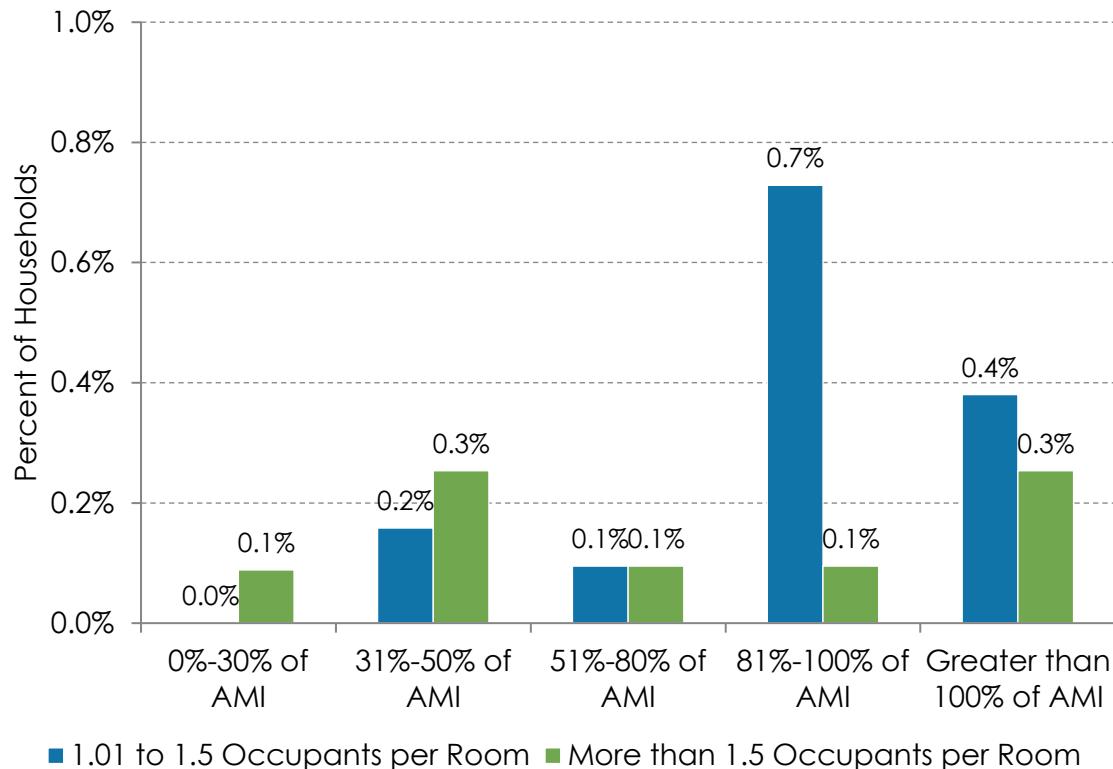


Source: American Community Survey 2014-2018 5-year estimates.

Overcrowding by Income Level

In Rancho Palos Verdes, very few households at any income level suffer from overcrowded conditions, as shown in Figure 19. Interestingly, there is no strong correlation between household income level and overcrowding. Some of the lowest levels of overcrowding were among extremely low-income households. The highest proportions of overcrowding and severe overcrowding are found among moderate-income households (between 80 percent and 100 percent AMI), yet even in this category, only 0.7 percent of households were overcrowded and only 0.1 percent were severely overcrowded.

Figure 19: City of Rancho Palos Verdes Overcrowding by HUD Income Category



Notes:

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Cost Burden Severity

Housing cost burden is most commonly measured as the percentage of gross income spent on housing. A household is considered to have a moderate housing cost burden if housing expenses are between 30 percent and 50 percent of income, and to have a severe cost burden when housing expenses exceed 50 percent of income.

Reflecting the City's higher income levels and high ownership rates, Rancho Palos Verdes has a smaller proportion of cost-burdened households than Los Angeles County or the SCAG Region. Sixty-two percent of City households reported paying less than 30 percent of income on housing, compared to only 52 percent for the county and 54 percent for the region (see Figure 20). As a result, the proportions of households with either moderate and severe cost burdens is lower for the City than for the county and the region. Nevertheless, a substantial number of Rancho Palos Verdes households show possible problems with housing

affordability, with the proportion of moderate and severe housing cost burdens among the City's households at 19 percent and 17 percent, respectively.

Figure 20: Percent of Household Income to Housing Costs



Notes:

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

Cost Burden by Tenure and Income Level

The following table shows that renters in Rancho Palos Verdes tend to have higher housing cost burdens than owners and, not surprisingly, lower income households also tend to have higher housing cost burdens. Overall, 27 percent of renters have severe cost burdens and 22 percent have moderate cost burdens, while only 15 percent of owners have severe cost burdens and 17 percent have moderate cost burdens. Nearly 75 percent of extremely low-income households have severe cost burdens, decreasing to 50 percent for very low-income

households, and then to only 25 percent for low-income households, illustrating the link between higher housing cost burdens and lower incomes.

Table 8: Housing Cost Burden by Income & Tenure for Rancho Palos Verdes

Housing Cost Burden by Income Level	Renter Households		Owner Households		All Households	
	#	%	#	%	#	%
Household Income ≤30% HAMFI (a) (b)	405	100.0%	760	100.0%	1,165	100.0%
Minimal Cost Burden (c)	55	13.4%	40	5.2%	95	8.1%
Moderate Cost Burden (d)	0	0.0%	30	3.9%	30	2.6%
Severe Cost Burden (e)	265	64.6%	615	80.4%	880	74.9%
Zero/Negative Income	90	22.0%	80	10.5%	170	14.5%
Household Income >30% to ≤50% HAMFI (b)	325	100.0%	645	100.0%	970	100.0%
Minimal Cost Burden (c)	75	23.1%	190	29.5%	265	27.3%
Moderate Cost Burden (d)	0	0.0%	220	34.1%	220	22.7%
Severe Cost Burden (e)	250	76.9%	235	36.4%	485	50.0%
Household Income >50% to ≤80% HAMFI (b)	515	100.0%	990	100.0%	1,505	100.0%
Minimal Cost Burden (c)	140	27.5%	550	55.6%	690	46.0%
Moderate Cost Burden (d)	215	42.2%	215	21.7%	430	28.7%
Severe Cost Burden (e)	155	30.4%	225	22.7%	380	25.3%
Household Income >80% to ≤100% HAMFI (b)	305	100.0%	940	100.0%	1,245	100.0%
Minimal Cost Burden (c)	85	27.9%	595	63.6%	680	54.8%
Moderate Cost Burden (d)	140	45.9%	180	19.3%	320	25.8%
Severe Cost Burden (e)	80	26.2%	160	17.1%	240	19.4%
Household Income >100% to ≤120% HAMFI (b)	395	100.0%	770	100.0%	1,165	100.0%
Minimal Cost Burden (c)	115	29.9%	360	46.5%	475	40.9%
Moderate Cost Burden (d)	165	42.9%	195	25.2%	360	31.0%
Severe Cost Burden (e)	105	27.3%	220	28.4%	325	28.0%
Household Income >120% HAMFI (b)	1,284	100.0%	8,450	100.0%	9,734	100.0%
Minimal Cost Burden (c)	1,095	85.3%	6,740	79.7%	7,835	80.4%
Moderate Cost Burden (d)	189	14.7%	1,315	15.6%	1,504	15.4%
Severe Cost Burden (e)	0	0.0%	400	4.7%	400	4.1%
Total Households (b)	3,225	100.0%	12,555	100.0%	15,780	100.0%
Minimal Cost Burden (c)	1,565	48.6%	8,475	67.4%	10,040	63.6%
Moderate Cost Burden (d)	709	22.0%	2,155	17.2%	2,864	18.1%
Severe Cost Burden (e)	855	26.6%	1,855	14.8%	2,710	17.2%
Zero/Negative Income	90	2.8%	80	0.6%	170	1.1%

Notes:

- (a) "HAMFI" is the HUD Area Median Family Income for Los Angeles County.
- (b) Totals do not equal the sum of individual figures due to independent rounding.
- (c) Households with minimal housing cost burden spend up to 30 percent of their gross household income on housing expenses.
- (d) Households with moderate housing cost burden spend more than 30 percent but less than or equal to 50 percent of their gross household income on housing expenses.
- (e) Households with severe housing cost burden spend more than 50 percent of their gross household income on housing expenses.

Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2020.

Cost Burden by Race

By race/ethnicity, the lowest proportions of moderate and severe housing cost burdens in Rancho Palos Verdes are among White Non-Hispanic households, with the highest burdens among Black Non-Hispanic households, as shown in Figure 21. Black Non-Hispanic households are the only category where over half of the households show either a moderate or severe housing cost burden. For the other major categories in the City, between 55 percent and 60 percent of households have housing cost burdens below 30 percent of household income.

Figure 21: Cost Burden by Race and Ethnicity, Rancho Palos Verdes



Notes:

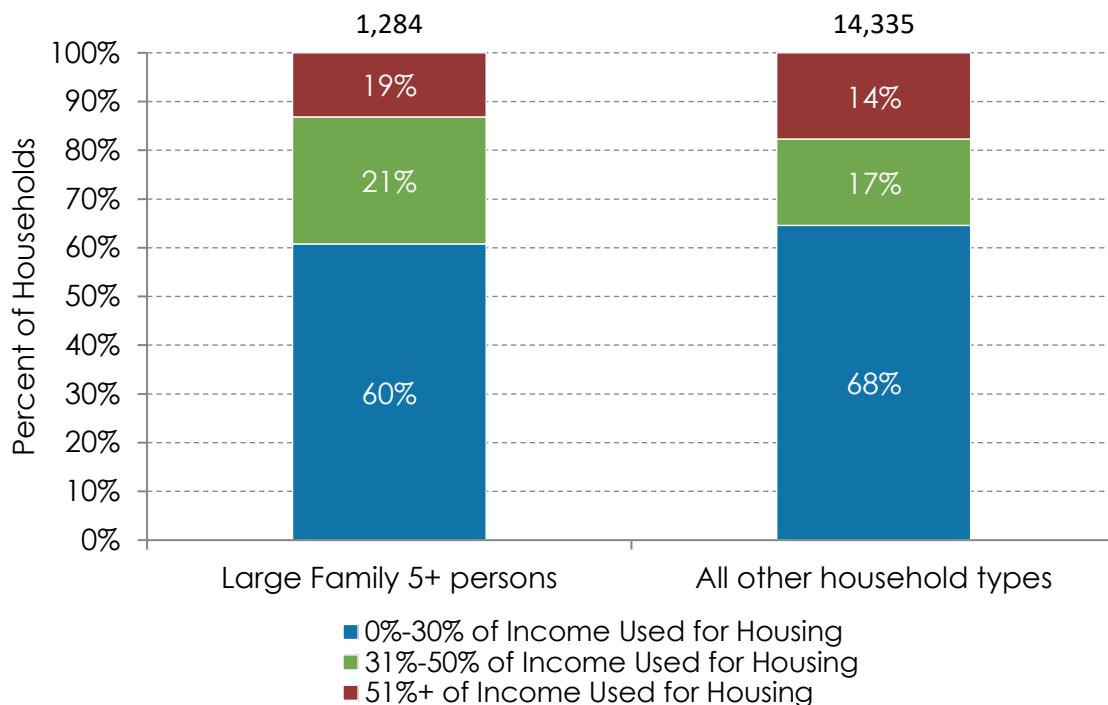
Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Cost Burden by Household Size

Larger families may spend a larger proportion of their income on housing, in order to adequately house all family members. This appears to be true to some degree in Rancho Palos Verdes, where slightly less than 40 percent of large family households (as defined in Figure 22) face moderate or severe housing cost burdens. However, across all other household types, 35 percent had a moderate or severe housing cost burden, indicating that high housing costs are also impacting other household types.

Figure 22: Cost Burden by Household Size/Type, Rancho Palos Verdes



Notes:

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Does not include households for which cost burden is not computed.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Special Needs Populations

California Government Code Section 65583 specifically requires an analysis of "any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of

emergency shelter." The following section provides an assessment of their general housing needs.

Farmworkers

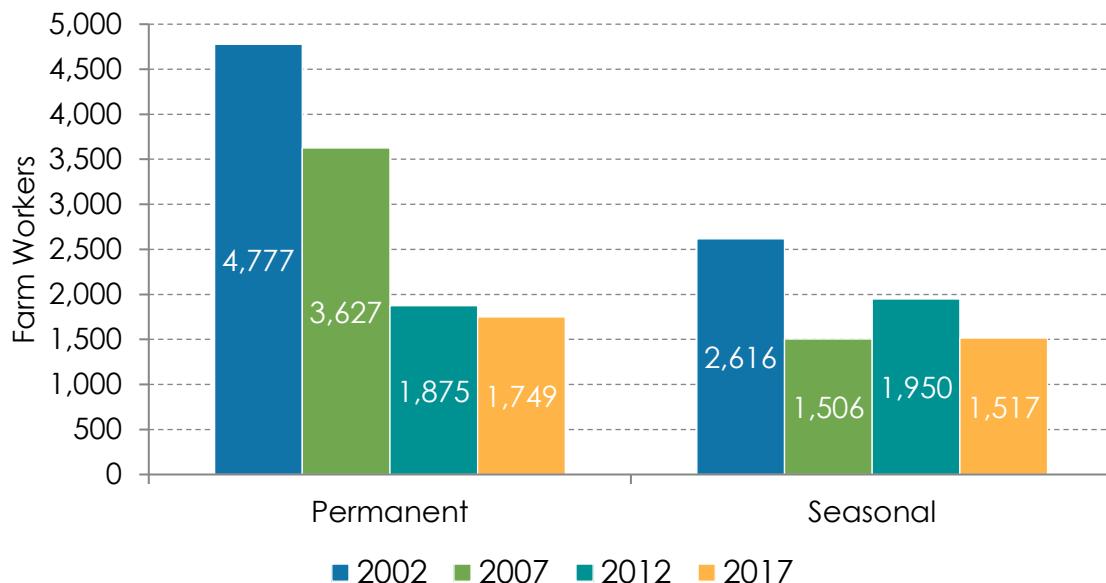
Farmworkers tend to earn relatively low wages and therefore often need affordable housing. Farmworker housing has traditionally included temporary accommodations that provide beds in group living quarters, but farmworkers may also require affordable permanent housing. This is consistent with trends in many communities with large agricultural industries, in which farmworkers are increasingly establishing permanent homes that are suitable for themselves and their families in these communities, with a decrease in migrant workers that tend to live alone while traveling for work. As a result, farmworkers often seek out the same type of affordable housing as other lower-income households in these communities, including a preference for housing that is close to schools and other amenities in more urban areas.

Farm Operations and Farm Labor

Statewide, farmworker housing is of unique concern and importance. While only a small share of SCAG region jurisdictions has farmworkers living in them, they are essential to the region's economy and food supply.

Los Angeles County has relatively small and declining farmworker employment; in 2017, the County reported a total of 3,266 hired farmworkers, down from 7,393 in 2002. In contrast, Ventura County reported 22,694 hired farmworkers in 2017.

Figure 23: Hired Farm Labor in Los Angeles County



Notes:

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

-Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source:

U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Rancho Palos Verdes reports no residents employed in farming, fishing, and forestry occupations, reflecting the urbanized nature of land use in the City and surrounding communities. There are a very small number of residents working in agriculture, forestry, fishing, and hunting industries, but these workers are in non-agricultural occupations (e.g., managers).

Table 9: Number of Farmworkers by Occupation

Farming, fishing, and forestry occupations	Rancho Palos Verdes	% of Rancho Palos Verdes Workers in All Occupations	SCAG Region
Total Workers (a)	-	0%	57,741
Full-time, Year-Round Workers (b)	-	0%	31,521

Notes: Table is by worker place of residence, not by place of employment.

(a) Universe: Civilian employed population 16 years and over.

(b) Universe: Full-time, year-Round civilian employed population 16 years and over.

Sources: American Community Survey 2014-2018 5-year estimates, Tables S2401 and S2402; SCAG; BAE.

Table 10: Employment in the Agricultural Industry

Workers in Agriculture, Forestry, Fishing, and Hunting	Rancho Palos Verdes	% of Rancho Palos Verdes Workers in All Industries	SCAG Region
Total Workers (a)	7	0.04%	73,778
Full-time, Year-Round Workers (b)	7	0.53%	43,442

Notes: Table is by worker place of residence, not by place of employment.

(a) Universe: Civilian employed population 16 years and over.

(b) Universe: Full-time, year-round civilian employed population 16 years and over.

Sources: American Community Survey 2014-2018 5-year estimates, Tables S2403 and S2404; SCAG; BAE.

Farmworker families also may bring students to a City who enroll, at least for a time, in local schools, and the California Department of Education tracks their numbers. However, the Palos Verdes Peninsula Unified School District, which covers Rancho Palos Verdes and nearby cities, reports no migrant worker students in Rancho Palos Verdes or elsewhere in its district.

Table 11: Migrant Worker Student Population

Geography	2016-17	2017-18	2018-19	2019-20
Rancho Palos Verdes	0	0	0	0
Los Angeles	3,792	3,641	3,658	3,903
SCAG Region	13,081	12,010	11,723	11,575

Notes:

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Rancho Palos Verdes is served by the Palos Verdes Peninsula Unified School District which serves all or part of three other cities.

The data used for this table was obtained at the district level for Rancho Palos Verdes, and the county level for Los Angeles County and the other counties making up the SCAG Region. The Palos Verdes Peninsula Unified School District reported no children of migrant workers enrolled anywhere in the district. For the counties, data may exclude some areas due to confidentiality restrictions applied to districts with 10 or less children in the category.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

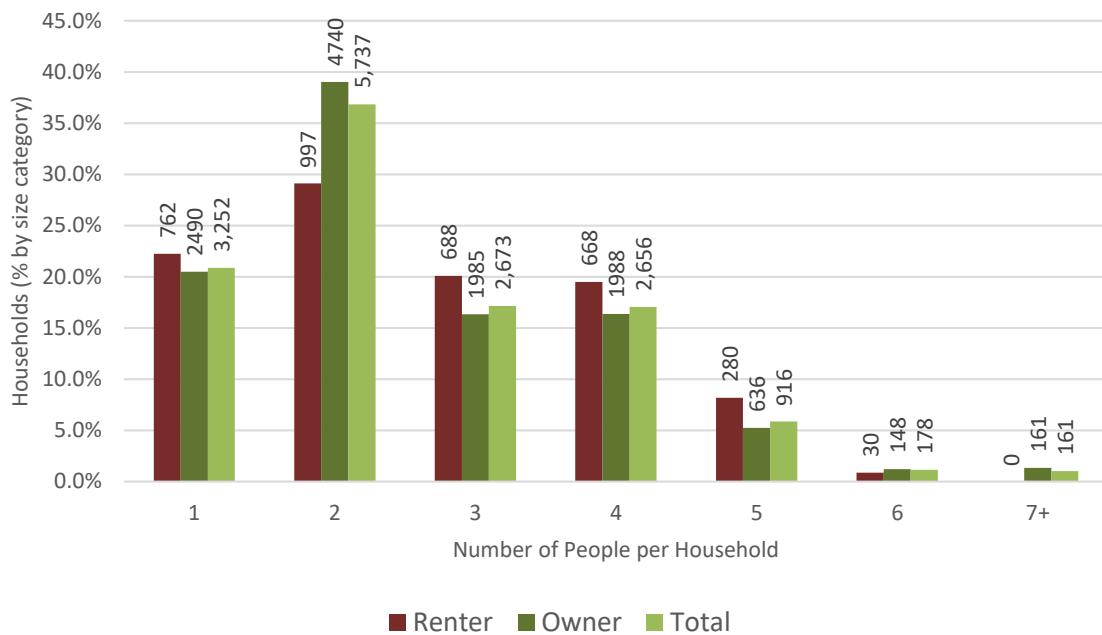
These findings show that affordable housing for farmworkers or farmworker families is not a significant issue for Rancho Palos Verdes. The lack of resident farmworkers is linked to the lack of agriculture rather than resulting from a lack of suitable affordable housing.

Large Families and Female-Headed Households

Household Size by Tenure

Housing preferences are dictated in part by household size; single-person households will have different housing preferences than large family households. Figure 24 illustrates the range of household sizes in Rancho Palos Verdes for owners, renters, and overall. The most commonly occurring household size is two people (36.8 percent) and the second-most commonly occurring household is one person living alone (20.9 percent). Rancho Palos Verdes has a lower share of single-person households than the SCAG region overall (20.9 percent vs. 23.4 percent) and a lower share of 7+ person households than the SCAG region overall (one percent vs. 3.1 percent).

Figure 24: City of Rancho Palos Verdes Households by Tenure by Household Size



Sources: American Community Survey 2014-2018 5-year estimates, Table B25009; SCAG; BAE.

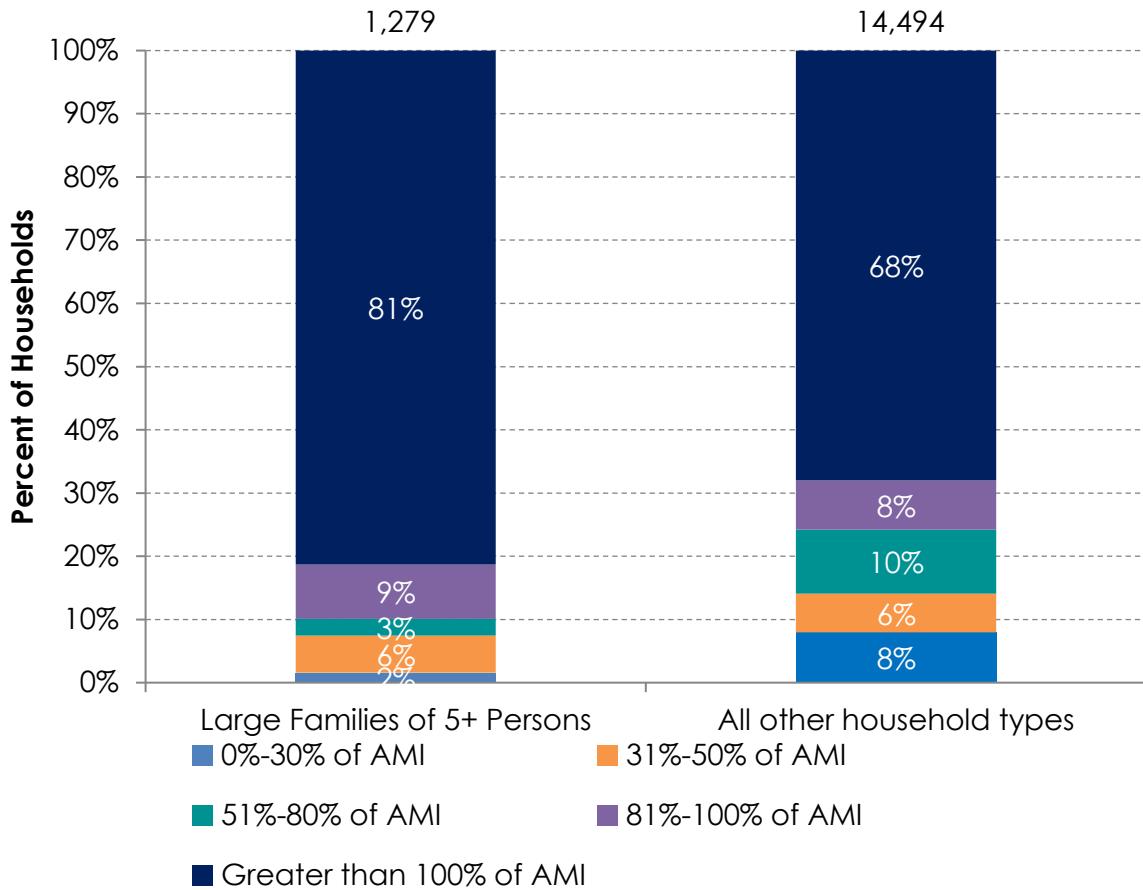
Household Size by Household Income Level

Large family households often require larger units to accommodate a larger number of family members without experiencing overcrowding. Families with sufficient incomes are generally able to find housing that meets their particular needs in the Rancho Palos Verdes market, recognizing that most for-sale properties in the City are larger units with multiple bedrooms.

Approximately one-fifth of the City's large family households have income below 100 percent of AMI (see Figure 25). Given home values in Rancho Palos Verdes, these households with more limited financial means can be expected to struggle to locate and secure adequate rental housing due to the small number of larger rental units, or are in a position to overpay for housing due to the need to secure a for-sale home that is large enough to suit their needs, often at a significant expense.

Other types of households, which are generally smaller than the large-family households, generally prefer or require smaller housing units. Approximately one-third of the households that are non-large family households have incomes below 100 percent of AMI (note that AMI levels are adjusted for household size). These households, often supported by a single worker, may face limited financial resources for housing costs, and as a result, could face higher housing cost burdens. Similarly, the for-sale housing stock is largely dominated by larger multi-bedroom housing units, which often results in smaller households overconsuming housing (i.e., occupying housing units which are larger than needed) at a comparatively higher cost.

Figure 25: Household Size by Household Income Level



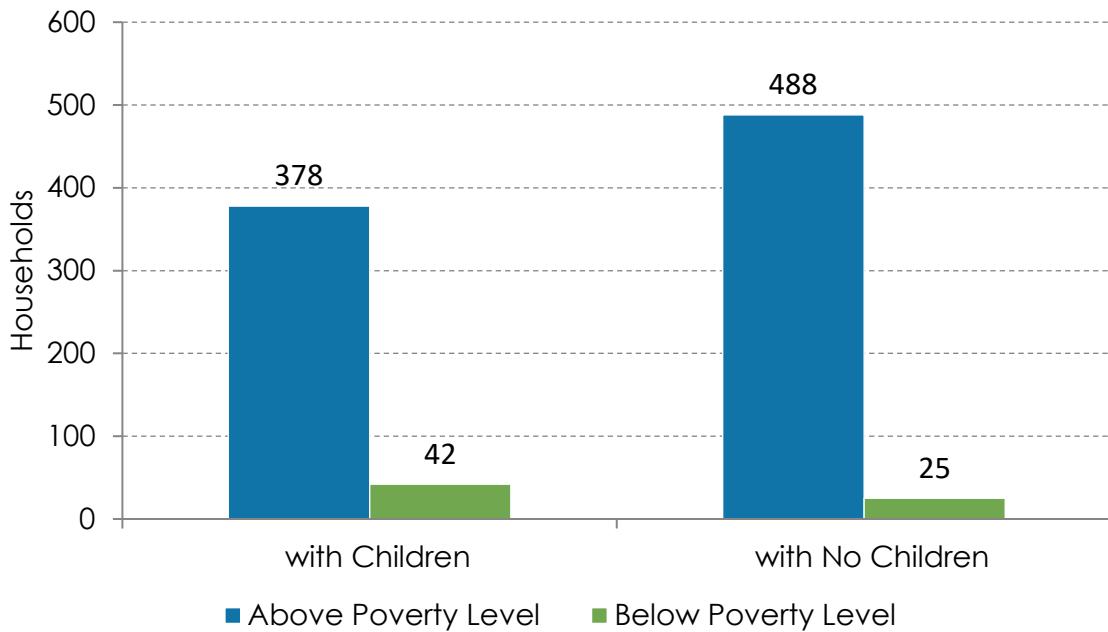
Female-Headed Households by Poverty Status

As reflected in Figure 26, only 2.2 percent of Rancho Palos Verdes households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds, as defined by the ACS, vary by household type and size. In 2018, a single individual under 65 was considered in poverty with a money income below \$13,064 per year while the threshold for a family consisting of 2 adults and 2 children was \$25,465 per year.

Female-headed households are family households with a female householder without a husband present. While the numbers are small, Rancho Palos Verdes does have female-headed households living in poverty, and thus likely to be struggling with housing costs. Figure 26 shows estimates of the number of female-headed households by poverty status in 2014-2018 for Rancho Palos Verdes. According to these data, there were approximately 900 female-headed households living in Rancho Palos Verdes, and about 375 had a child present.

While most of these households were above the poverty level, slightly more than 40 were below the poverty level. For those without a child present in the household, 25 were estimated to be below the poverty level.

Figure 26: Female-Headed Households by Poverty Status



Notes:

The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2014-2018), Table B17012

Seniors

Senior Households by Income and Tenure

According to Comprehensive Housing Affordability Strategy (CHAS) data from 2013 to 2017 shown in Table 12, there were approximately 6,400 households in Rancho Palos Verdes with a householder who is 62 years of age or older (“senior households”). The vast majority (88 percent) were owners, well above the already high overall ownership rate in the City. Senior renters were more likely than owners to have below-median incomes; 56 percent of elderly renter households had incomes below the area median, compared to only 41 percent of renters. Senior households for both renters and owners had a higher proportion with lower incomes than for all households in Rancho Palos Verdes (see Figure 5 above). Additionally, seniors account for a disproportionate share of lower income households in the City; 41 percent of the City’s households have a householder 62 or older, but 57 percent of households with incomes below 100 percent of AMI have a householder 62 or older.

These findings show that elderly households make up a large percentage of Rancho Palos Verdes households and an even larger percentage of lower income households, but it should be noted that senior households, especially those that are owners, sometimes have accumulated assets such that they do not rely solely on income to support all of their housing costs. They may also have reduced housing costs if they no longer have a mortgage may have a higher proportion of income available for rent due to lower expenditures for other needs (e.g., lower medical expenditures due to Medicare coverage, no commute costs for work, no childcare costs). In the *Market Study Guidelines* from the California Tax Credit Allocation Committee and the California Debt Limit Allocation Committee,⁴ demand estimates for senior affordable housing rental projects may assume demand based on the expenditure of up to 50 percent of income on gross rent.

Table 12: City of Rancho Palos Verdes Senior Households by Income and Tenure

Income Category	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
< 30% HAMFI	535	9.5%	140	17.7%	675	10.5%
30-50% HAMFI	420	7.4%	175	22.2%	595	9.2%
50-80% HAMFI	690	12.2%	75	9.5%	765	11.9%
80-100% HAMFI	685	12.1%	55	7.0%	740	11.5%
> 100% HAMFI	3,315	58.7%	345	43.7%	3,660	56.9%
Total	5,645	100.0%	790	100.0%	6,435	100.0%

Notes:

For the purposes of this table, senior households are those with a householder who is aged 62 or older.

-Income groups are based on HUD calculations for Area Median Income (AMI). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2012-2016 release

Cost-Burdened Senior Households by Income Level

Table 13 indicates that overall, elderly households with income at or below area median in Rancho Palos Verdes experience moderate and severe housing cost burdens similar to households overall in the City. However, elderly renters at or below the 100 percent of AMI level, while a small proportion of the income-limited senior households, appear to be much more likely to experience severe housing cost burdens, with approximately 70 percent paying more than 50 percent of their income for gross rent. This indicates that even allowing for a higher proportion of income spent on rent, elderly renters on limited incomes in Rancho Palos Verdes may face difficulty with housing affordability. In addition, over one-third of elderly homeowner households in the City with incomes at or below 100 percent of AMI have severe housing cost burdens.

⁴ 2019 & 2020 *Joint Market Study Guidelines*, California Tax Credit Allocation Committee & California Debt Limit Allocation Committee, <https://www.treasurer.ca.gov/ctcac/2021/market-study-guidelines.pdf>, accessed May 11, 2021.

Table 13: City of Rancho Palos Verdes Housing Cost Burden by Tenure for Elderly Households with Incomes Below the Area Median

Housing Cost Burden	Elderly Households with Incomes ≤ 100% HAMFI (a)					
	Renter Households		Owner Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
Minimal Cost Burden (b)	79	17.1%	1,115	49.7%	1,194	44.1%
Moderate Cost Burden (c)	55	11.9%	330	14.7%	385	14.2%
Severe Cost Burden (d)	324	70.1%	800	35.6%	1,124	41.5%
Zero/Negative Income	4	0.9%	0	0.0%	4	0.1%
Total Households (e)	470	100.0%	2,270	100.0%	2,740	100.0%

Notes:

- (a) "HAMFI" is the HUD Area Median Family Income for Los Angeles County.
- (b) Households with minimal housing cost burden spend up to 30 percent of their gross household income on housing expenses.
- (c) Households with moderate housing cost burden spend more than 30 percent but less than or equal to 50 percent of their gross household income on housing expenses.
- (d) Households with severe housing cost burden spend more than 50 percent of their gross household income on housing expenses.
- (e) Totals do not equal the sum of individual figures due to independent rounding.

Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2020.

People with Disabilities, Including Developmental Disabilities

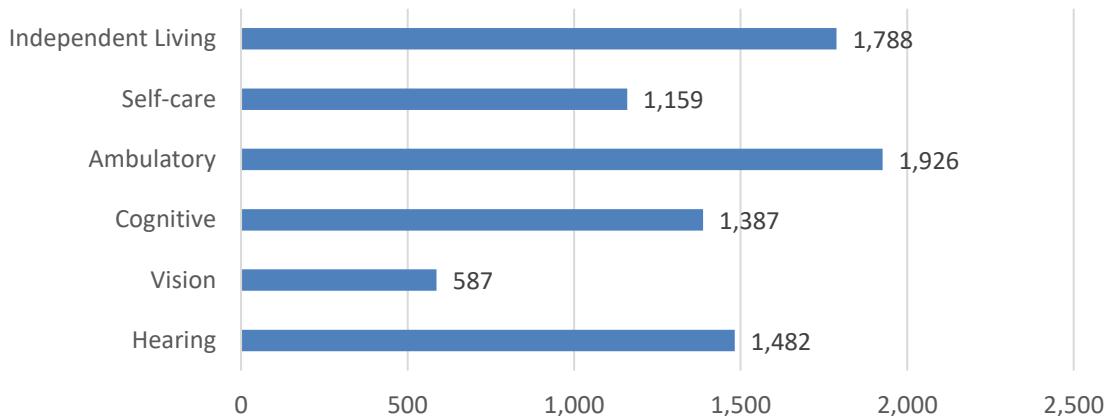
Disability data provide valuable context for assessing current and future need for accessible housing units. People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and need specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but also may need accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need may outweigh what is available, particularly in a housing market with high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers.

Disability by Type

Figure 27 shows the estimated number of persons in Rancho Palos Verdes with various disabilities that may impact their housing needs. Note that these disabilities are counted separately and are not mutually exclusive (i.e., a resident may be counted in more than one category, and some disability types are not recorded for children below a certain age), so calculating disability as a percentage of total population may not be accurate. Except for difficulties with vision, each of the other categories includes between 1,000 and 2,000 residents of the City.

Figure 27: City of Rancho Palos Verdes Resident Disability by Type



Notes:

These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

The Census Bureau provides the following definitions for these disability types:

--Hearing difficulty: deaf or has serious difficulty hearing. Universe: Civilian noninstitutionalized population.

--Vision difficulty: blind or has serious difficulty seeing even with glasses. Universe: Civilian noninstitutionalized population.

--Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Universe: Civilian noninstitutionalized population 5 and older.

--Ambulatory difficulty: has serious difficulty walking or climbing stairs. Universe: Civilian noninstitutionalized population 5 and older.

--Self-care difficulty: has difficulty dressing or bathing. Universe: Civilian noninstitutionalized population 5 and older.

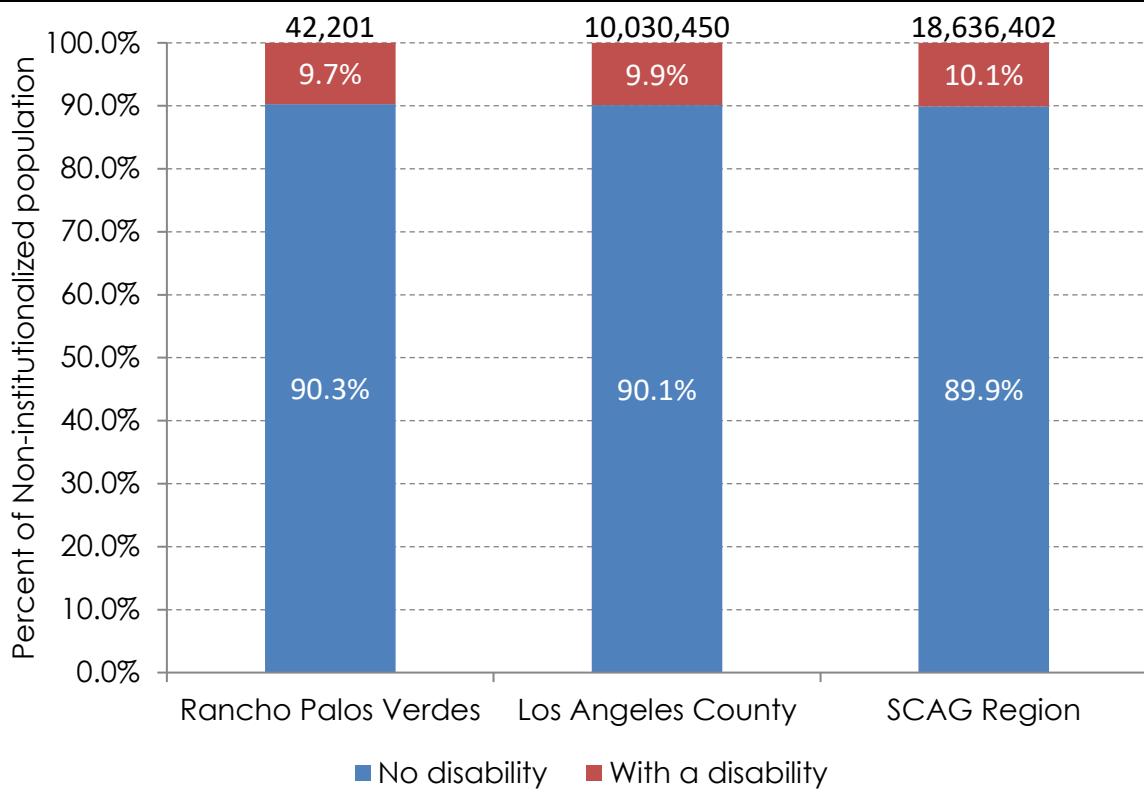
--Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping. Universe: Civilian noninstitutionalized population 18 and older.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2014-2018), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

Population by Disability Status

For Rancho Palos Verdes, approximately 4,100 of the City's civilian noninstitutionalized population (9.7 percent) are estimated to have one or more of the six disability types specified above. As shown in Figure 28, this proportion is similar to the proportions for Los Angeles County and the SCAG Region.

Figure 28: Population by Disability Status



Notes:

Universe: Civilian noninstitutionalized population

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2014-2018), Table B18101.

Developmental Disabilities by Age

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe intellectual disabilities. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In Rancho Palos Verdes, children under the age of 18 make up 48 percent and adults make up 52 percent of the population with a developmental disability, as shown in Table 14.

Table 14: Population with Developmental Disabilities by Age

Age	Number	Percent
0 - 17 Years	196	48%
18+ Years	212	52%
Total	408	100%

Notes:

The California Department of Developmental Services provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation.

Source: CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019.

Population with Developmental Disabilities by Residence

In addition to their specific housing needs, persons with developmental disabilities are at increased risk of housing insecurity if an aging parent or other family member is no longer able to care for them. As shown in Table 15, the vast majority of persons in Rancho Palos Verdes with developmental disabilities live in the homes of parents, other relatives, or legal guardians, indicating this as an area of concern with respect to housing needs in the City.

Table 15: City of Rancho Palos Verdes Type of Residence for Persons with Developmental Disabilities

Age	Number	Percent
Home of Parent/Family/Guardian	391	93%
Independent/Supported Living	5	1%
Community Care Facility	10	2%
Intermediate Care Facility	-	0%
Foster/Family Home	10	2%
Other	5	1%
Total	421	100%

Notes:

The California Department of Developmental Services provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation.

Source: CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019.

People Experiencing Homelessness

One of the biggest challenges facing the SCAG region is homelessness. SCAG evaluated data from various city and county departments responsible for conducting 2019 homeless population point-in-time counts.

According to HUD, a person is considered homeless only when he/she resides in one of the places described below at the point-in-time of the count:

- An unsheltered homeless person resides in a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.

- A sheltered homeless person resides in an emergency shelter or transitional housing for homeless persons who originally came from the streets or emergency shelters.

Homelessness by Shelter Status

According to the Housing Needs Assessment for the 5th Cycle Housing Element,

City staff and the County Sheriff's Department occasionally see homeless persons as they drive through the City. An average of twelve homeless persons are seen every year. There are neither encampments nor homeless sleeping in the City parks or cars. Consequently, there are no recurring long-term homeless persons in the City.

Emergency shelters are a permitted use in the Commercial General (CG) district. When combined, the CG district totals 36.53 acres in size, all of which are currently developed with no vacant properties. Emergency shelters are defined as follows: Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

According to more current data provided by SCAG and summarized in Table 16, only one unsheltered homeless person was located by the point-in-time count for Rancho Palos Verdes in 2019, with no sheltered persons in the City.

Regionally, SCAG's homeless compilation for 2019 showed more than 53,000 unsheltered homeless persons and approximately 14,000 sheltered homeless persons in the SCAG region. Based on the demographic profile of Rancho Palos Verdes, it is likely that few persons currently living in the City are at risk of homelessness.

Table 16: Persons Experiencing Homelessness

	<u>Sheltered</u>	<u>Unsheltered</u>
Rancho Palos Verdes	0	1
SCAG Region	13,587	53,231

Source: 2019 City and county homelessness point-in-time counts processed by SCAG. Jurisdiction-level counts were not available in Imperial County and sheltered population (and thus total) counts were not available in Riverside County. As a result, SCAG region totals from this compilation of data sources likely undercount true totals.

Housing Preferences

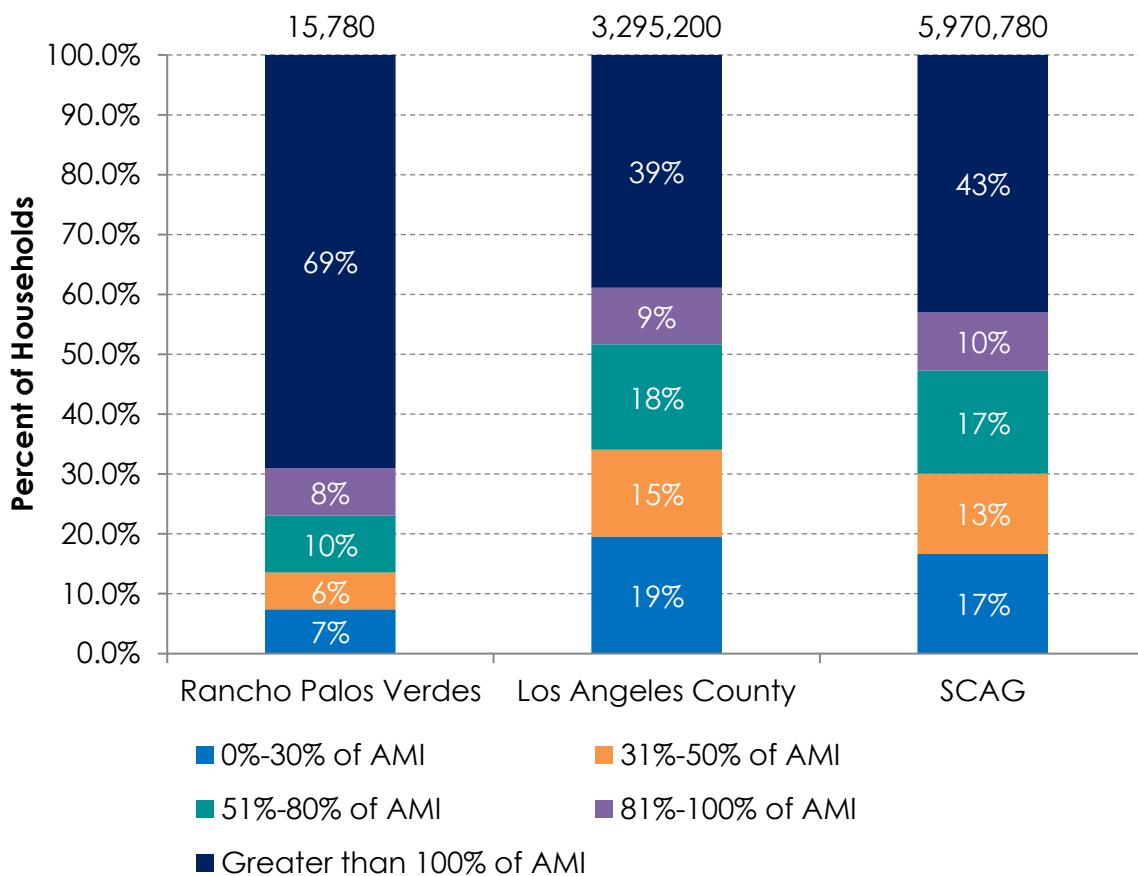
The circumstances surrounding homelessness vary widely by household, but often include economic hardship, alcohol or substance abuse, mental illness, and domestic violence, among other potential contributing factors. Housing solutions naturally differ depending on cause and the unique needs of the persons involved. Individuals with substance abuse problems may be averse to rules and regulations that often accompany some transitional housing options. Persons and families escaping domestic violence may seek more confidential transitional housing.

Extremely Low-Income Housing Needs

Households by Household Income Level

Rancho Palos Verdes has high household incomes relative to the County and the SCAG Region. As shown in Figure 29, nearly 70 percent of the households have incomes greater than 100 percent of AMI levels, in contrast to only 39 percent in Los Angeles County and 43 percent for the SCAG Region. However, there are still between 4,000 and 5,000 households below 100 percent AMI levels based on this analysis. While some of these may be asset-rich elderly households, those without assets may have difficulty affording their current housing given relatively high rents and house prices in Rancho Palos Verdes.

Figure 29: Households by Household Income Level



Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2020.

Household Income Distribution by Race

Housing the extremely low-income population (below 30% of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such

households in Rancho Palos Verdes. Table 17 below provides a breakdown of extremely low-income households by race and ethnicity. The race/ethnicity with the highest share of extremely low-income households in Rancho Palos Verdes is Hispanic (12.1 percent compared to 7.1 percent of total population). In the SCAG region, the highest share of extremely low-income households is Black, non-Hispanic (27.1 percent compared to 17.7 percent of total households).

Table 17: City of Rancho Palos Verdes Extremely Low-Income Households by Race and Ethnicity

Race/Ethnicity	Total Households	Households below 30% HAMFI		Share below 30% HAMFI
		Households below 30% HAMFI	Share below 30% HAMFI	
White, non-Hispanic	9,950	670	6.7%	
Black, non-Hispanic	350	30	8.6%	
Asian and other, non-Hispanic	4,406	289	6.6%	
Hispanic	1,075	130	12.1%	
Total	15,781	1,119	7.1%	

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

Poverty Status by Race

Table 18 reports the prevalence of poverty by race and ethnicity in the City of Rancho Palos Verdes between 2014 and 2018. Overall, poverty in Rancho Palos Verdes is low, at an overall rate of 4.2 percent of the population; it is also low for most race/ethnicity categories in the City, with most rates below five percent. The exception is for the Black population, who make up 6.7 percent of the overall population in poverty, with a poverty rate of 15.9 percent. This is still not above the overall level of 16.0 percent for Los Angeles County.

Table 18: Poverty by Race and Ethnicity, City of Rancho Palos Verdes, 2014-2018

Race (b)	Below Poverty Line (a)			Total Population (a)	
	Number	Poverty Rate	% of All Races in Poverty	Number	Percent
White	1,011	4.2%	57.2%	24,310	57.8%
White Non-Hispanic	921	4.2%	52.2%	22,030	52.4%
Black or African American	118	15.9%	6.7%	740	1.8%
American Indian and Alaska Native	0	0.0%	0.0%	96	0.2%
Asian	493	3.8%	27.9%	13,017	31.0%
Native Hawaiian & Other Pacific Islander	0	0.0%	0.0%	317	0.8%
Some other race alone	35	3.4%	2.0%	1,016	2.4%
Two or more races	109	4.3%	6.2%	2,543	6.0%
Total, All Races	1,766	4.2%	100.0%	42,039	100.0%
Hispanic or Latino	125	3.3%	7.1%	3,759	8.9%
Not Hispanic or Latino	1,641	4.3%	92.9%	38,280	91.1%
Total, Hispanic & Non-Hispanic	1,766	4.2%	100.0%	42,039	100.0%

Notes:

(a) Includes only those residents for whom poverty status was determined.

(b) Non-Hispanic population by race not separated out except for Whites.

Sources: U.S. Census Bureau, ACS 2018 five-year sample period, Table S1701; BAE, 2020.

Opportunities for Energy Conservation

State law requires that the Housing Element evaluate opportunities for energy conservation. At the community level, by planning to accommodate the City's RHNA for new housing development, identifying and removing governmental and non-governmental constraints to housing production, the City of Rancho Palos Verdes can contribute to State goals for energy conservation while also maintaining community quality of life. These actions, which will help to provide an adequate supply of housing, will help to reduce long commutes in search of affordable housing, while reducing traffic, energy use, and emissions. At the individual housing unit level, the City can encourage energy conservation through administration of the building code to ensure that new construction and renovation projects comply with State energy efficiency requirements. With continuation of the 2013-2021 Housing Element's Green Building incentive program, the City can encourage residential development projects to exceed standard energy efficiency requirements. Lower-income households can be affected by residential energy costs, because they often live in older, less efficient housing units and the increased energy usage translates to a need to spend a disproportionate amount of their limited incomes on energy bills. The City can help to mitigate these effects if it is able to identify new funding for a program to assist in retrofitting housing units occupied by lower-income people to improve energy conservation.

ASSESSMENT OF FAIR HOUSING

With the adoption of AB 686, all Housing Elements completed January 1, 2019 or later must include a program that promotes and affirmatively furthers fair housing throughout the community for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, or any other characteristics that are protected by the California Fair Employment and Housing Act (FEHA), Government code Section 65008, and all other applicable State and federal fair housing and planning laws. Under State law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”⁵

The law also requires that all Housing Elements completed as of January 1, 2021 or later include an Assessment of Fair Housing (AFH) that is consistent with the core elements of the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule from July 2015. The following subsection summarizes key findings from the Assessment of Fair Housing, which was completed in accordance with current HCD guidance regarding the application of the new AB686 requirements, as well as a detailed reading of the California Government Code.⁶

The main sources of information for the following analysis are the U.S. Census Decennial Census and ACS, the HCD AFFH Data and Mapping Resources Tool, the California Department of Fair Employment and Housing (DFEH), HUD Office of Fair Housing and Equal Opportunity (FHEO), the State Tax Credit Allocation Committee (TCAC), and the City of Rancho Palos Verdes.

Fair Housing Enforcement and Outreach

Fair housing complaints can be used as an indicator of the overall magnitude of housing complaints, and to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual’s “race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code.” Federal Law also prohibits many kinds of housing discrimination.

⁵ California Government Code § 8899.5 (a)(1)

⁶ Olmstead, Z. (April 23, 2020). AB 686 Summary of Requirements in Housing Element Law Government Code Section 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a).

Housing discrimination complaints can be directed to either HUD's Office of Fair Housing and Equal Opportunity (FHEO) or the California Department of Fair Employment and Housing (DFEH).

Fair housing issues that may arise in any jurisdiction include but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristic when renting or selling a housing unit;
- and, disproportionate housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

Very few complaints have been filed with FHEO over housing discrimination in Rancho Palos Verdes in recent years. From 2013 through 2020, only three complaints were recorded, as shown below; one of these complaints was dismissed for lack of cause. For all of Los Angeles County, approximately 2,000 complaints were filed; 1,177 were dismissed for lack of cause.

Table 19: FHEO Fair Housing Complaints by Resolution Type, 2013 to 2020

City of Rancho Palos Verdes		
Resolution	Total, 2013-2020	Percent of Total
Conciliated/Settled	2	66.7%
No Cause	1	33.3%
Withdrawal Without Resolution	0	0.0%
FHAP Judicial Consent Order	0	0.0%
Failed to Cooperate	0	0.0%
Dismissed for Lack of Jurisdiction	0	0.0%
Subtotal, All Complaints	3	100.0%

Los Angeles County		
Resolution	Total, 2013-2020	Percent of Total
Conciliated/Settled	647	31.8%
No Cause	1,177	57.8%
Withdrawal Without Resolution	150	7.4%
FHAP Judicial Consent Order	2	0.1%
Failed to Cooperate	60	2.9%
Dismissed for Lack of Jurisdiction	0	0.0%
Subtotal, All Complaints	2,036	100.0%

Sources: HUD, Office of Fair Housing and Equal Opportunity, 2020; BAE, 2020.

In addition to data from the FHEO, this analysis also reviewed data from the California Department of Fair Employment and Housing (DFEH). As reported in Table 20, there were only four fair housing complaints filed with the DFEH between 2018 and 2021 to date (as of

August 2021) in Rancho Palos Verdes. Of those, three were related to disabilities and one regarding family status. One complaint was withdrawn by the complainant without resolution, one resulted in conciliation and a successful settlement, and two were determined to be without cause and dismissed.

Table 20: DFEH Fair Housing Complaints in Rancho Palos Verdes by Class, Practice and Resolution Type, 2018-2021

	Total, All Years	Percent of Total
Basis Type (a)		
Disability	3	75.0%
Familial Status	1	25.0%
Total, All Complaints	4	100.0%
Discriminatory Practice (a)		
Denied rental/lease/sale	1	25.0%
Denied reasonable accommodation	1	25.0%
Denied equal terms and conditions	2	50.0%
Total, All Practices	4	100.0%
Resolution		
Complaint Withdrawn by Complainant Without Resolution	1	25.0%
Conciliation/Settlement Successful	1	25.0%
No Cause Determination	2	50.0%
Total, All Resolutions	4	100%

Note:

(a) Each complaint may involve more than one basis type or discriminatory practices, but there is only one resolution per complaint.

Sources: California Department of Fair Employment and Housing, 2021; BAE, 2021.

City of Rancho Palos Verdes Fair Housing Services

The City of Rancho Palos Verdes contracts with the Housing Rights Center (HRC) for fair housing services. The HRC provides assistance with monitoring and enforcing fair housing rights for residents of all of Los Angeles County including Rancho Palos Verdes, as well as all of Ventura County. Services provided include landlord tenant counseling, outreach and education, and discrimination investigation. The City of Rancho Palos Verdes publicizes fair housing services on its website (<http://www.rpvca.gov/899/Housing-Programs-Services>) and also provides hard copy brochures regarding available fair housing services in the Community Development Department lobby.

HRC does direct outreach and works with partners to ensure an active presence in Rancho Palos Verdes and surrounding communities. The agency distributes educational literature, conducts tenant and landlord workshops, takes/makes referrals, participates in resource fairs or community events, and otherwise collaborates with organizations including the South Bay Literacy Council, St. Margaret's Center, the South Bay Center for Dispute Resolution, Harbor Community Health Centers, and more. HRC staff attend SPA 8 meetings to maintain and

develop these relationships, and they run regionally targeted multilingual advertisements in news media such as *El Clasificado*. Since March 2020, HRC has had to shift to remote services. HRC currently offers four free online workshops per week on fair housing, COVID-19 tenant protections and resources, and other important topics in English and Spanish. These workshops cover local Los Angeles County information and are watched on social media by anywhere from 30 to several hundred people.

If the City receives a fair housing complaint from an existing or prospective resident, the City will direct the involved party to HRC for further consideration and analysis. According to HRC, the organization received 33 inquiries about housing issues in the City of Rancho Palos Verdes over the 7-1-2018 to 6-30-2021 time period. Table 21 is a summary of the number of complaints during this time, and the nature of the complaints.

Table 21: Housing Rights Center Inquiries, Rancho Palos Verdes, 7/1/2018-6/30/2021

Complaint/Inquiry Type	Number
Eviction	2
Harassment	1
Illegal Entry	1
L/T General Information	5
Lease Terms	2
Mental Disability	1
Notices	5
Other Issue	1
Physical Disability	2
Rent Increase	1
Repairs	2
Seeking Housing	4
Substandard Conditions	6
Total	33

Source: Housing Rights Center, 2021

These data indicate that fair housing issues are not a widespread problem in Rancho Palos Verdes. According to staff from HRC, most of the inquiries are from people seeking information and general assistance, and only three of these inquiries resulted in discrimination investigations. The agency was able to resolve the three discrimination investigations by providing counseling and information.

According to the agency, complaints from Rancho Palos Verdes to HRC increased in the first half of the last decade but have remained fairly steady for the second half. All discrimination cases during this time were on the basis of mental or physical disability, particularly the refusal to grant reasonable accommodations, which is consistently a top issue regionally and nationally as well. While the inquiries originate from a fairly distributed area, there was a slight cluster in the area bounded by Golden Meadow Dr. to the west and Highridge Blvd. to the east.

This is an area that includes a significant number of single-family homes and is also a location where a portion of Rancho Palos Verdes' multifamily-housing is located.

Integration and Segregation Patterns and Trends

Race and Ethnicity

As noted above, Rancho Palos Verdes shows a race and ethnicity mix quite different than the County overall. Slightly more than half of the 2014-2018 population was White Non-Hispanic, nearly one-third was Asian Non-Hispanic, and nine percent was Hispanic, while countywide the largest group was the Hispanic population at nearly half (48.5 percent) of the total, with slightly over one-quarter White Non-Hispanic, 14 percent Asian Non-Hispanic, and eight percent Black Non-Hispanic. Non-Hispanic Whites, Non-Hispanic Asians, persons of two or more races, and of Hispanic persons of all races, are the only groups that make up more than two percent of the population of Rancho Palos Verdes.

Historic Patterns of Racial Discrimination

As shown above in Figure 11, virtually all of the housing in Rancho Palos Verdes was built after 1950. This was after racially restrictive housing covenants were struck down by the US Supreme Court in 1948. The City was not incorporated until 1973.

In 1980 following incorporation, the City was nearly three-fourths White non-Hispanic (see Table 22), with non-Hispanic Asian and Pacific Islanders making up the largest minority population with 20 percent of the City's population. Since 1980, the White non-Hispanic population has been in decline, with the non-Hispanic Asian Pacific Islander population and the Hispanic population showing strong growth. The non-Hispanic Black population has not changed substantially, at between 1.8 and 2.4 percent over the 1980 to 2018 period. The non-Hispanic American Indian/Alaska Native population has declined but has been a very small portion of the City's overall population since 1980 (less than 0.5 percent). In summary, while the population of the City was still majority non-Hispanic White as of the 2014-2018 ACS period, the City has grown more diverse over time.

One ethnic group present on the Palos Verdes Peninsula well before the City was incorporated was a community of Japanese farmers, who established numerous farms in the area beginning in the early 1900s, with the farms concentrated in the Portuguese Bend area. In what has come to be seen as a racist act, these families were removed from their community to internment camps at the beginning of World War II, and only a few returned after the war. Over time, housing and other uses replaced the farms, with the last small farm plots reportedly shut down in 2012 after the last remaining farmer died.⁷

⁷ For more on the Japanese farm community, see <https://maureenmegowan.com/last-palos-verdes-peninsula-japanese-farmer/>, <https://patch.com/california/palosverdes/palos-verdes-and-south-bay-japanese-farmers>, and <https://www.latimes.com/archives/la-xpm-2010-jan-01-la-me-photo-story1-2010jan01-story.html>.

Table 22: Rancho Palos Verdes Race by Ethnicity, 1980 to 2014-2018

Number						
Not Hispanic nor Latino by Race	1980 Number	1990 Number	2000 Number	2010 Number	2014-2018 Number	Change 1980 to 2014-18
White	30,910	30,063	25,979	23,323	22,121	-8,789
Black or African American	705	771	803	988	754	49
American Indian and Alaska Native	102	92	40	54	65	-37
Asian/Pacific Islander	3,678	8,478	10,682	12,037	13,296	9,618
Other (a)	87	40	1,302	1,685	2,242	2,155
Total, Not Hispanic nor Latino	35,482	39,444	38,806	38,087	38,478	2,996
Hispanic or Latino	1,095	2,215	2,339	3,556	3,793	2,698
Total, All Races	36,577	41,659	41,145	41,643	42,271	5,694

Percent						
Not Hispanic nor Latino by Race	1980 Percent	1990 Percent	2000 Percent	2010 Percent	2014-2018 Percent	Change 1980 to 2014-18
White	84.5%	72.2%	63.1%	56.0%	52.3%	-28.4%
Black or African American	1.9%	1.9%	2.0%	2.4%	1.8%	7.0%
American Indian and Alaska Native	0.3%	0.2%	0.1%	0.1%	0.2%	-36.3%
Asian/Pacific Islander	10.1%	20.4%	26.0%	28.9%	31.5%	261.5%
Other (a)	0.2%	0.1%	3.2%	4.0%	5.3%	2477.0%
Total, Not Hispanic nor Latino	97.0%	94.7%	94.3%	91.5%	91.0%	8.4%
Hispanic or Latino	3.0%	5.3%	5.7%	8.5%	9.0%	246.4%
Total, All Races	100.0%	100.0%	100.0%	100.0%	100.0%	15.6%

Note: The Census Bureau has changed how it gathers race and Hispanic origin data over time, so findings about trends should be noted with caution. Especially significant was the addition in 2000 of the respondents' ability to specify more than one race; this change is evidenced by the sharp increase in the "other" category, between 1990 and 2000, as it includes persons of two or more races starting in 2000.

(a) For 1980 and 1990, this category consists of persons of some other race alone. Beginning in 2000, it also includes persons of two or more races.

Sources: U.S. Census Bureau, 1980, 1990, and 2000 Decennial Census; American Community Survey, 2014-2018 five-year sample data, B03002, BAE, 2020.

Dissimilarity Index

One of two key metrics recommended for use in fair housing analysis as part of the federal AFFH rule is the dissimilarity index. This index measures the evenness with which two groups are distributed across the geographic units that make up a larger area, such as Census block groups within a City. The index can range from zero to 100, with zero meaning no segregation, or spatial disparity, and 100 indicating complete segregation between the two groups. The index score can be interpreted as the percentage of one of the two groups that would have to

move to produce an even distribution. An index score above 55 is considered high, while 40 to 55 is considered moderate, and below 40 is considered low.⁸

The sub-city analysis, including the calculation of both the dissimilarity and isolation indexes, relies on the use of block group and Census tract level data from the U.S. Census Bureau. While the block groups and Census tracts selected cover all of Rancho Palos Verdes, the block groups and tracts selected also include small areas of Rolling Hills Estates and Lomita. The calculations summarized below necessarily reflect the characteristics of entire block groups and tracts, including the portions of those block groups and tracts that extend beyond the City limits. Note that the City maps only highlight the portions of the block groups and tracts within Ranch Palos Verdes.

Rancho Palos Verdes shows high variability between index scores by race/ethnicity (see Table 23). For the 2014 through 2018 period, the scores range from 28.0 for non-Hispanic persons of two or more races to 96.9 for non-Hispanic persons of some other race alone. It should be noted that, as discussed above, several minority groups make up a very small proportion of the City's population; their higher dissimilarity index scores in part may reflect segregation resulting from their limited numbers. Most of the groups show an increase in the dissimilarity index between 2010 and the 2014 through 2018 period, due in part to a decline in the non-Hispanic White population, but the index is particularly sensitive to the changes for the minorities with very small populations in the City.

Table 23: Dissimilarity Index, City of Rancho Palos Verdes, 2010 and 2014-2018

Not Hispanic nor Latino by Race	Dissimilarity Index Score	
	2010	2014-2018
Black or African American alone	23.9	41.9
American Indian and Alaska Native alone	35.7	88.2
Asian alone	25.6	28.9
Native Hawaiian and Other Pacific Islander alone	47.7	74.4
Some other race alone	26.7	96.9
Two or more races	11.0	28.0
Hispanic or Latino	19.3	30.6

Sources: U.S. Census Bureau, 2010 Decennial Census, Table P9, ACS 2014-2018 five-year sample data, Table B03002; BAE, 2020.

⁸ Cloud Nine Technologies and Brent Mast, (2017). *Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) Data Documentation*. HUD Office of Policy Development and Research, and Massey, D.S. and N.A. Denton. (1993). *American Apartheid: Segregation and the Making of the Underclass*. Cambridge, MA: Harvard University Press.

Isolation Index

The other key metric recommended under the federal AFFH rule is the Isolation Index, which compares a group's share of the overall population to the average share within a given block group. Ranging from 0 to 1, the isolation index represents the percentage of residents of a given race or ethnicity in a block group where the average resident of that group lives, correcting for the fact that this number increases mechanically with that group's share of the overall Citywide population. Using Hispanic or Latino residents as an example, an aggregate isolation index of 0.16 indicates that the average Hispanic or Latino resident lives in a block group where the Hispanic or Latino share of the population exceeds the overall Citywide average by roughly 16 percent. Isolation index values that equal close to zero indicate that members of that minority group live in relatively integrated neighborhoods.⁹ ¹⁰

Table 24 summarizes isolation index scores by racial and ethnic minority affiliation. The data indicate that most racial and ethnic subpopulations live in areas with relatively high degrees of racial and ethnic integration, with the exception of non-Hispanic White and Asian residents. Non-Hispanic Whites, the majority single race/ethnic group in Rancho Palos Verdes, also have the highest isolation index score. Asian non-Hispanics make up the second largest race/ethnic group in the City, and also show the second highest isolation index score. The isolation indexes showed very limited change over the 2010 to 2014-2018 period; thus, the metric does not indicate increasing isolation over time by race/ethnicity in Rancho Palos Verdes.

Table 24: Isolation Index, City of Rancho Palos Verdes, 2010 and 2014-2018

Racial and/or Ethnic Group	Isolation Index	
	2010	2014-2018
Non-Hispanic White	0.58	0.55
Black or African American alone	0.04	0.04
American Indian and Alaska Native alone	0.00	0.01
Asian alone	0.34	0.38
Native Hawaiian and Other Pacific Islander alone	0.00	0.03
Some other race alone	0.00	0.03
Two or more races	0.04	0.07
Hispanic or Latino	0.11	0.16

Sources: U.S. Census Bureau, 2010 Decennial Census, Table P9, ACS 2014-2018 five-year sample data, Table B03002; BAE, 2021.

Geographic Distribution of Residents by Race and Ethnicity

Figure 30 through Figure 38 below illustrate the geographic concentrations of the overall non-White population and the populations of non-Hispanic White, Asian, non-Hispanic persons of

⁹ HUD. (2013). *AFFH Data Documentation*. Available at: http://www.huduser.org/portal/publications/pdf/FR-5173-P-01_AFFH_data_documentation.pdf

¹⁰ Glaeser, E. and Vigdor, J. (2001). *Racial Segregation in the 2000 Census: Promising News*. Washington, DC: The Brookings Institution, Center on Urban and Metropolitan Policy. Available at: <http://www.brookings.edu/es/urban/census/glaeser.pdf>

two or more races, and Hispanic or Latino residents by Census block group, for both Rancho Palos Verdes and the entirety of Los Angeles County. As shown above in Table 4, no other race category makes up more than five percent of the City's population. Countywide, the distribution is somewhat different, with the Hispanic/Latino population making up nearly half the total, with the non-Hispanic White population at about only one-fourth of the total population. The Asian population is a smaller proportion than in the City, and Black persons constitutes slightly less than eight percent of the County total.

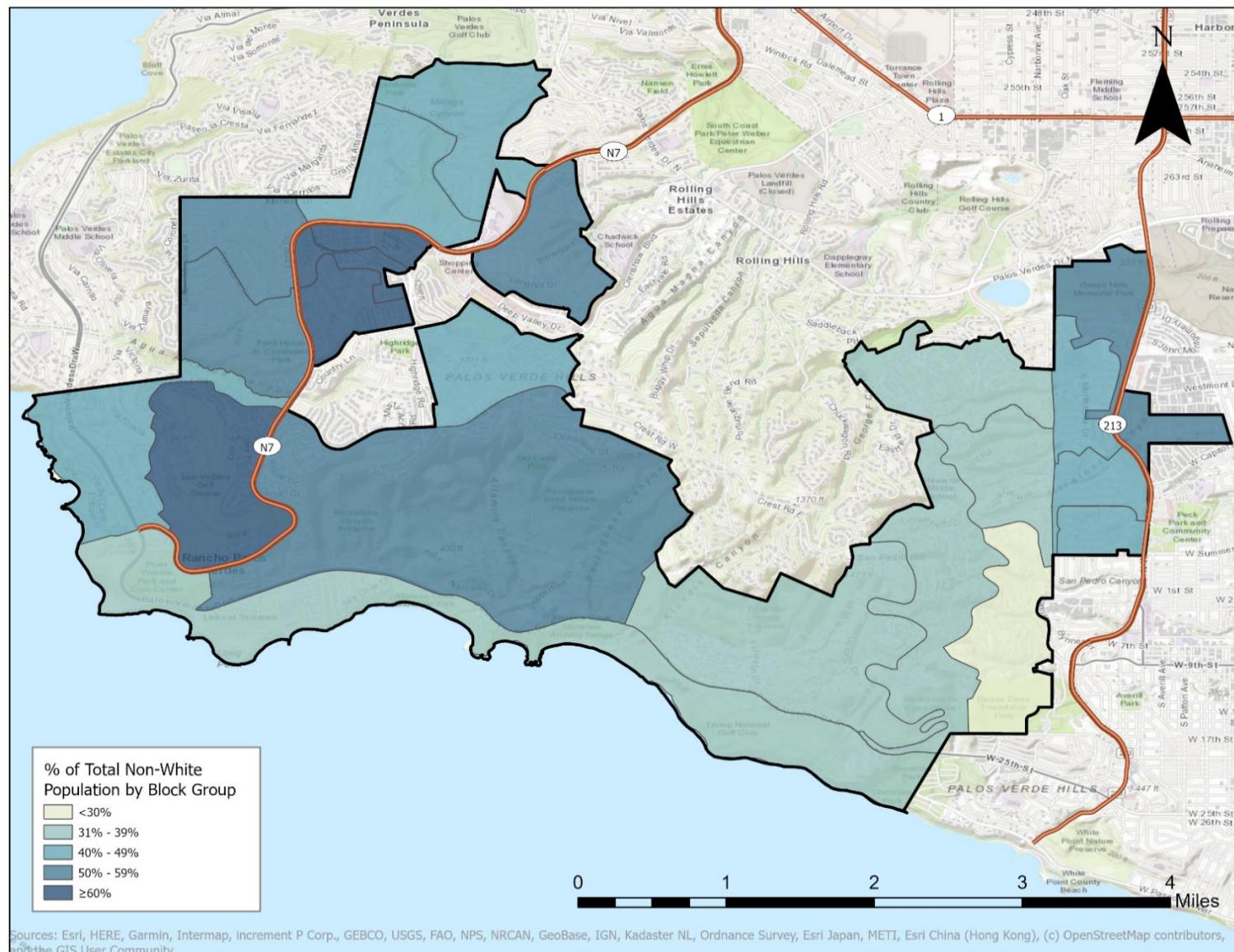
While approximately half of the City population overall is White Non-Hispanic, the proportion of the total population of other race/ethnic groups varies considerably by Census block group, as shown in Figure 30, ranging from 28 percent to 68 percent. Correspondingly, the percentage of White non-Hispanic persons ranges from 32 percent to 72 percent (see Figure 32). Countywide, the proportion of White non-Hispanic persons by block group varies from zero to 100 percent, and as a result, the percentage of other race/ethnic groups also varies from zero to 100 percent (see Figure 31 and Figure 33). The lowest concentrations of the White non-Hispanic population tend to be in the City of Los Angeles and other urbanized areas of the County.

Non-Hispanic Asians make up the second-largest race/ethnic group in Rancho Palos Verdes and the third-largest group in Los Angeles County, at approximately 30 percent of the total population in the City and 14 percent in the County. By block group in Rancho Palos Verdes, the concentration of this group ranges from 11 percent to slightly more than 50 percent (see Figure 34). In the County, the concentration ranges from zero percent to slightly above 90 percent (see Figure 35). The highest concentrations are in the San Gabriel Valley.

The next largest minority population in the City is the Hispanic or Latino population, at slightly below ten percent of the City total, as shown in Figure 36. This group is most concentrated in the northeast corner of the City, where four block groups have populations that are 15 percent or more of Hispanic origin. Countywide, there are areas with a much higher concentration of the Hispanic or Latino population, with the proportions at 90 percent or greater in over eight percent of the county's block groups. The highest concentrations are generally in eastern Los Angeles County and to the east in the upper San Gabriel Valley (see Figure 37).

The final maps presented in this section (Figure 38 and Figure 39) are for the non-Hispanic population of two or more races; this is the only other race category with a substantial population in Rancho Palos Verdes. This group is scattered throughout the City, with the proportion by block group only ranging from 3.2 percent to 6.6 percent. For Los Angeles County, the concentrations by block group are 10 percent or less except for a few block groups with almost no population. The highest concentrations tend to be in the less urban portions of the County.

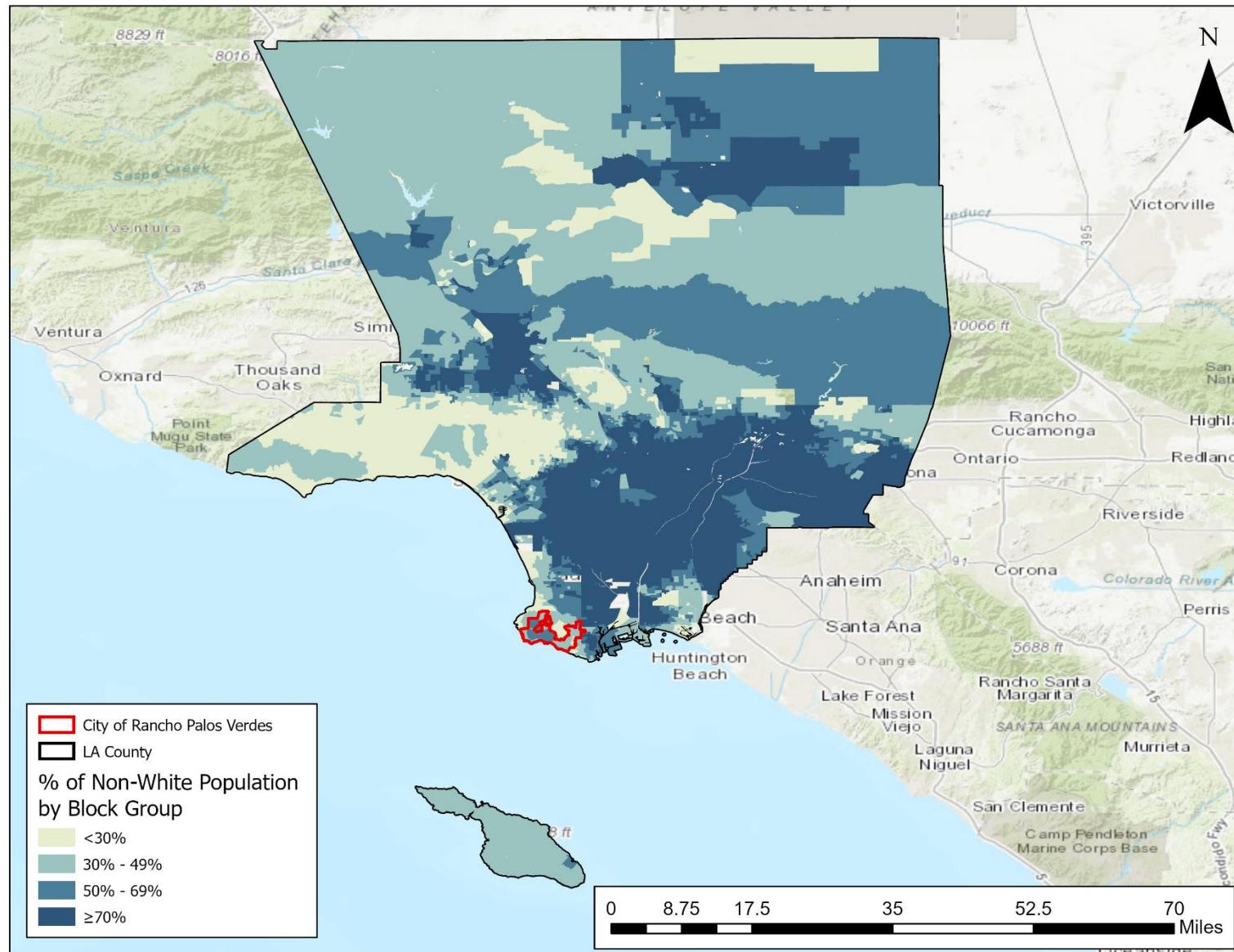
Figure 30: Census Block Groups by Percent Non-White, Rancho Palos Verdes



Note: Includes all categories except non-White non-Hispanic persons.

Source: Esri 2018.

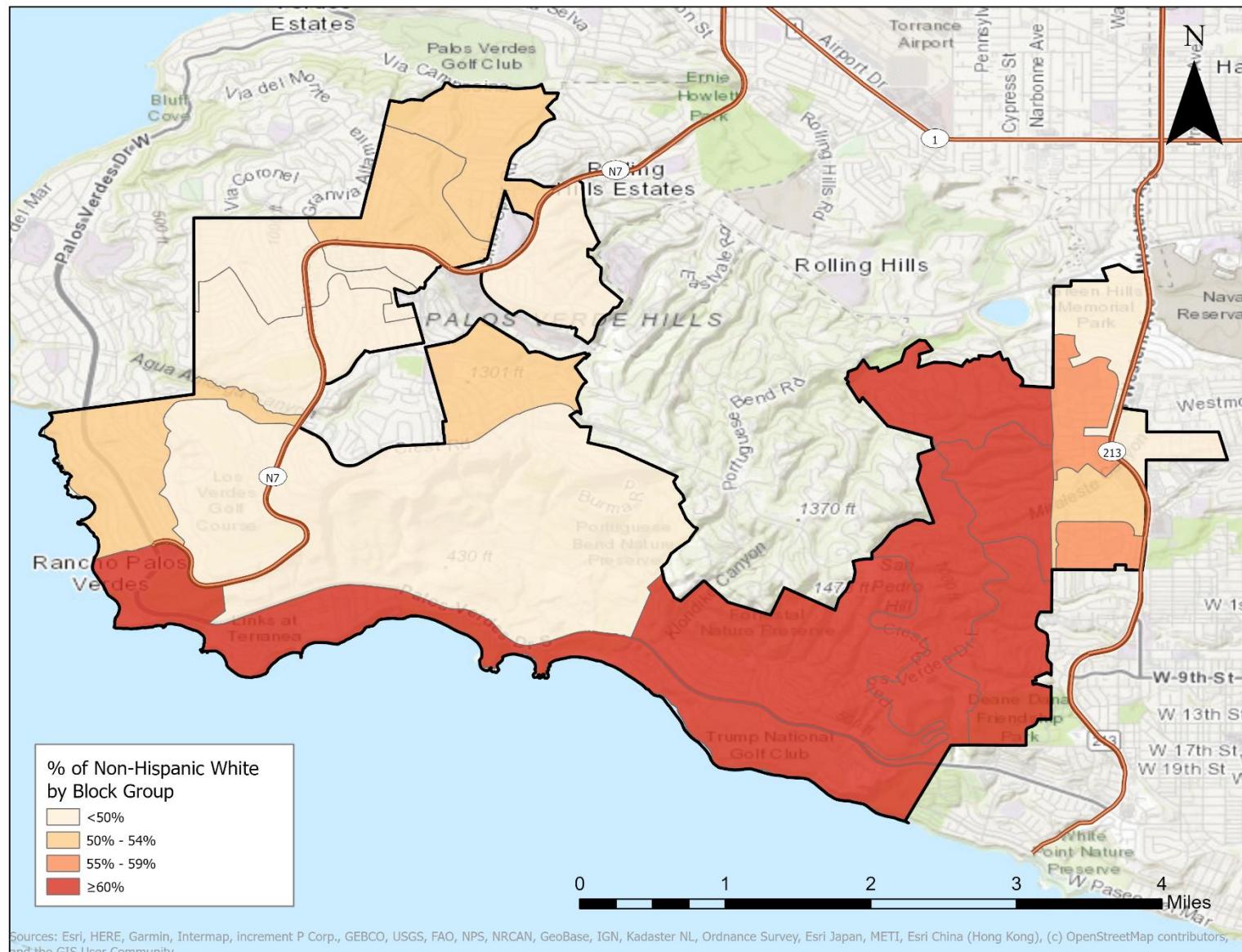
Figure 31: Census Block Groups by Percent Non-White, Los Angeles County



Note: Includes all categories except non-White non-Hispanic persons.

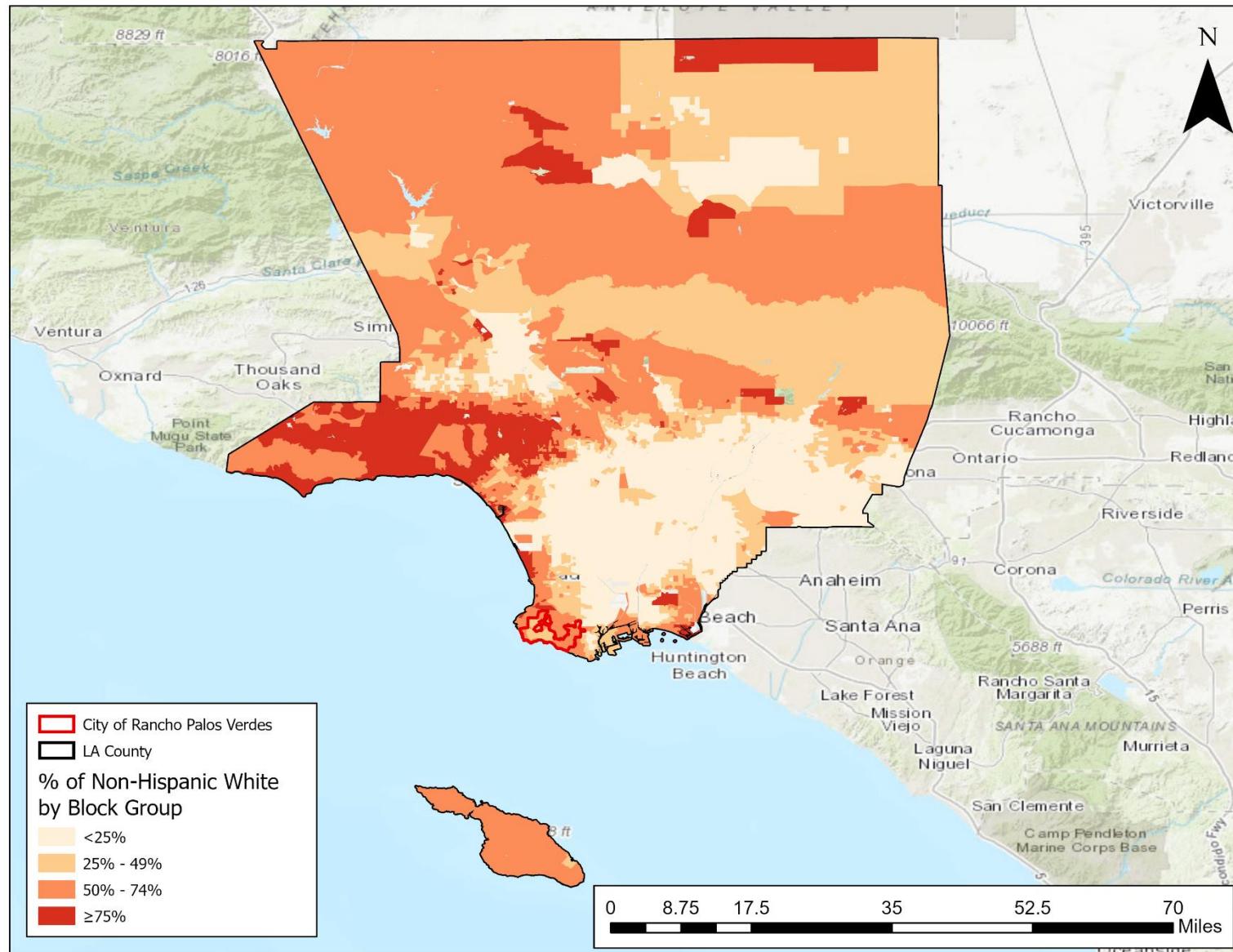
Source: Esri 2018.

Figure 32: Census Block Groups by Percent Non-Hispanic White, Rancho Palos Verdes



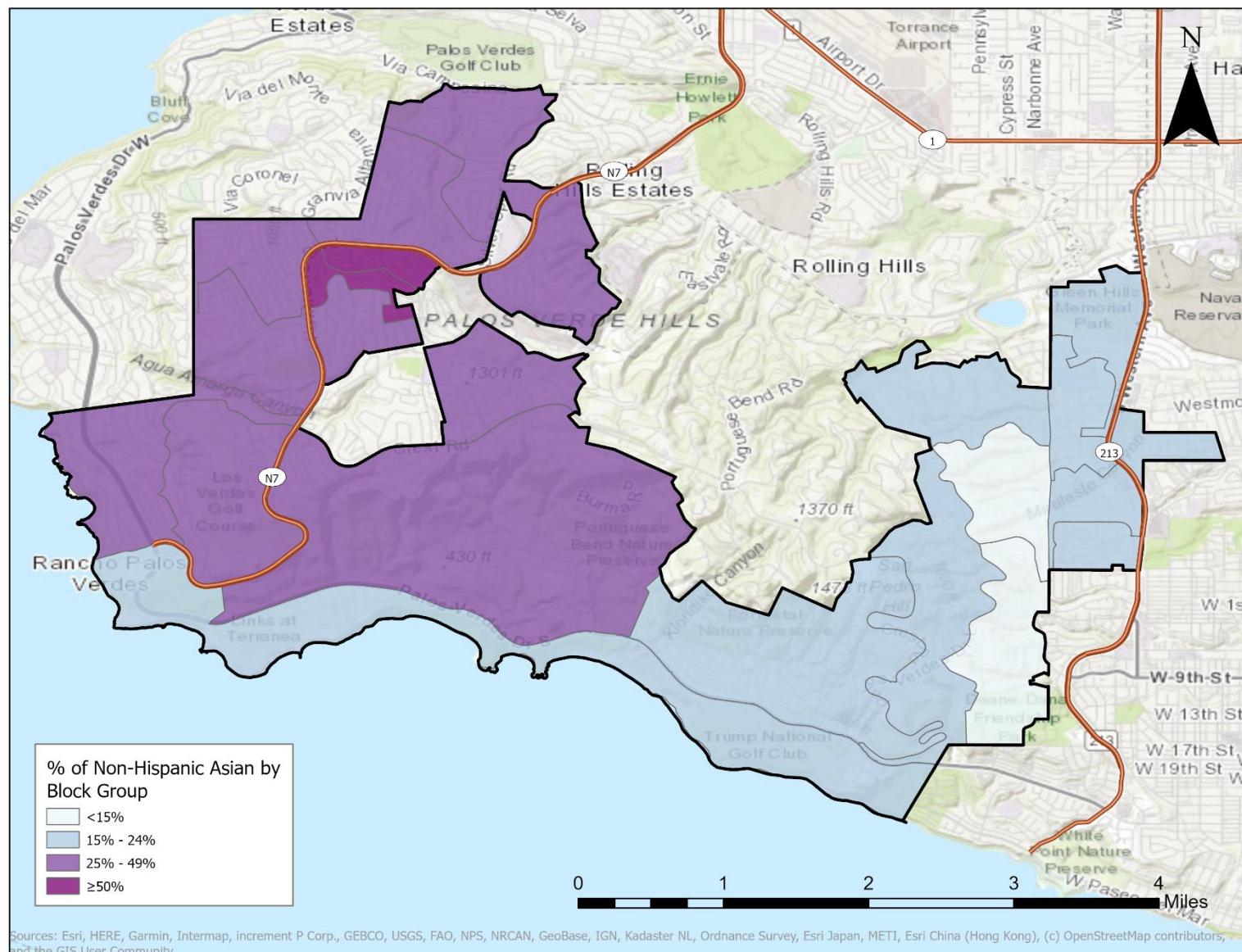
Source: Esri 2018.

Figure 33: Census Block Groups by Percent Non-Hispanic White, Los Angeles County



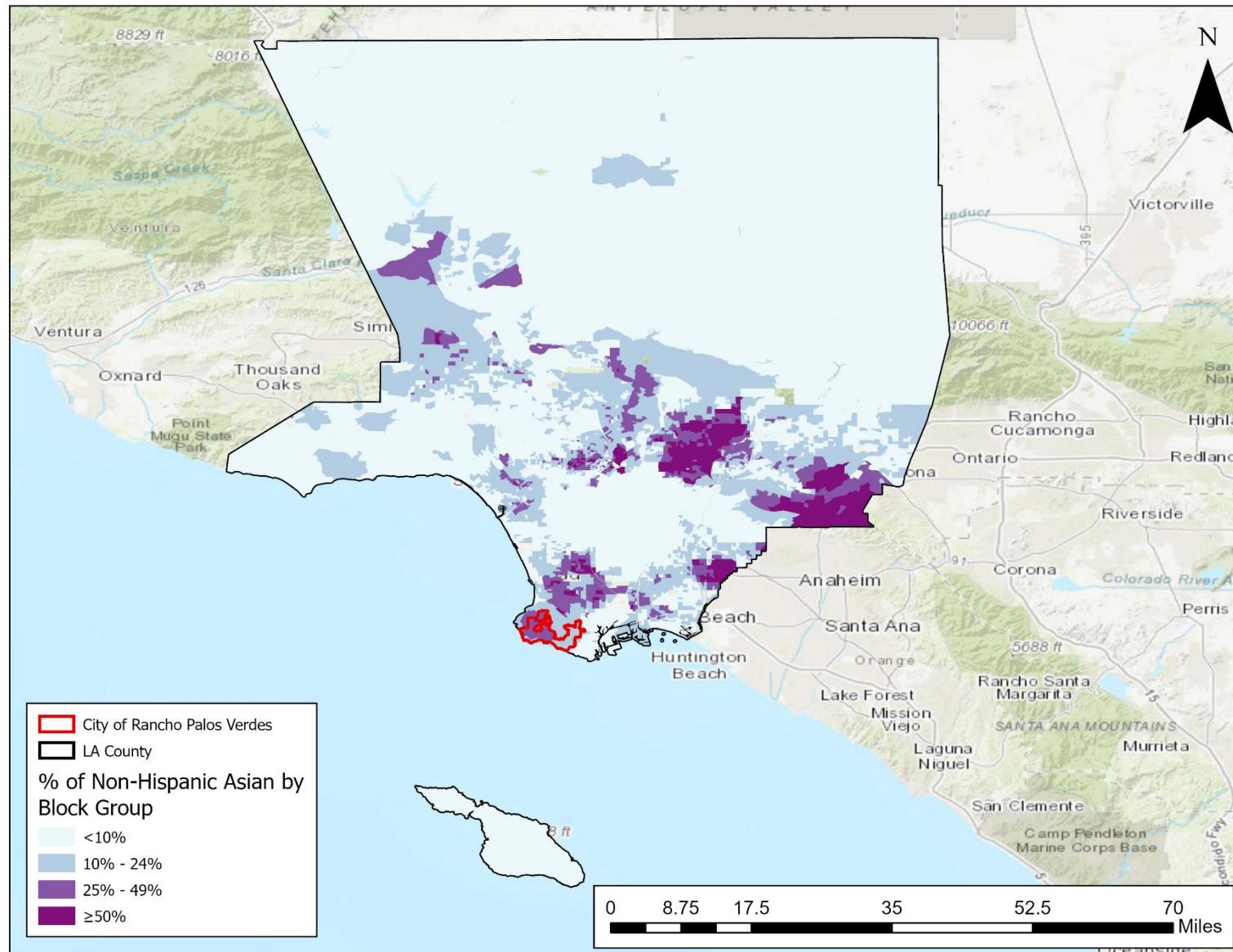
Source: Esri 2018.

Figure 34: Census Block Groups by Percent Non-Hispanic Asian, Rancho Palos Verdes



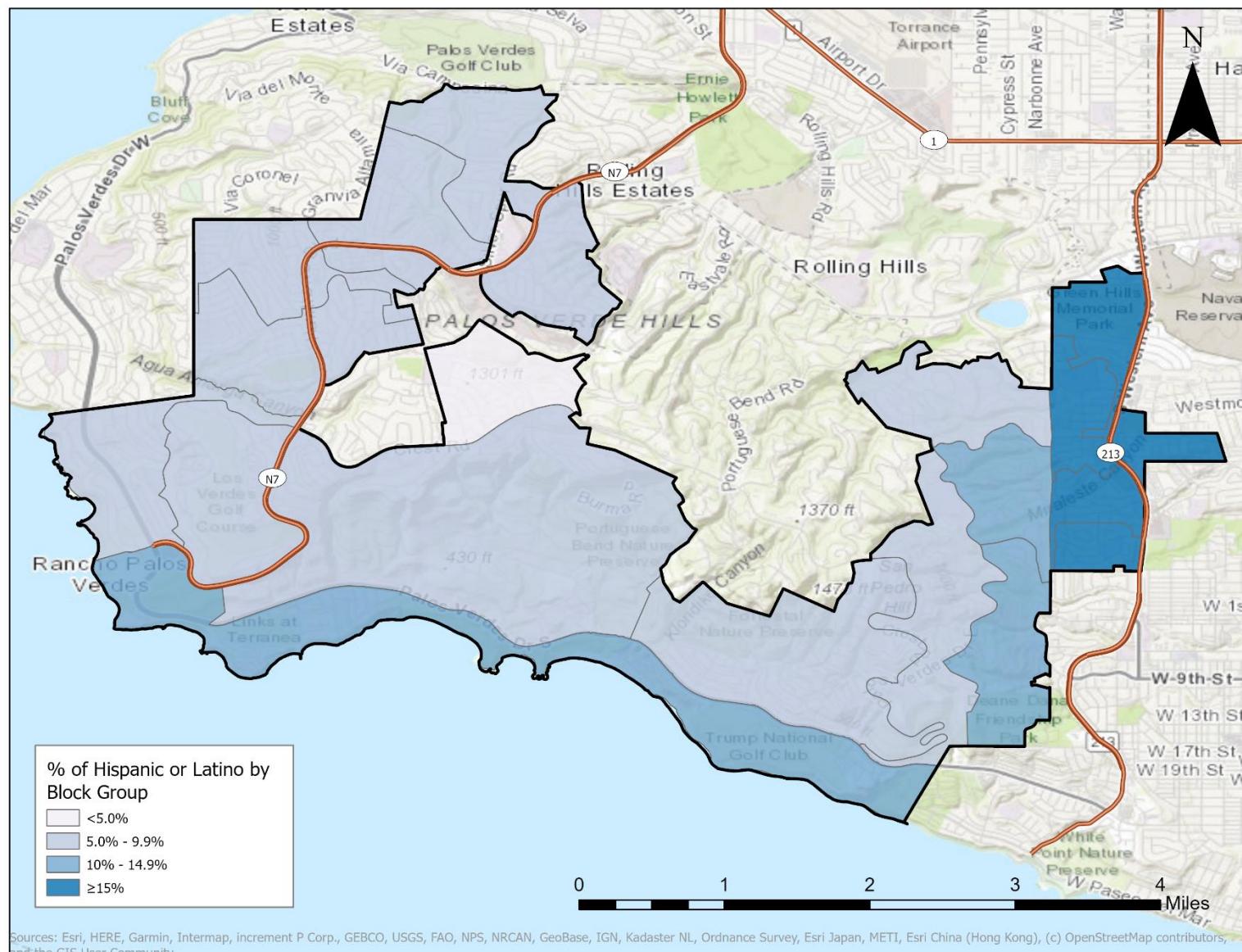
Source: Esri 2018.

Figure 35: Census Block Groups by Percent Non-Hispanic Asian, Los Angeles County



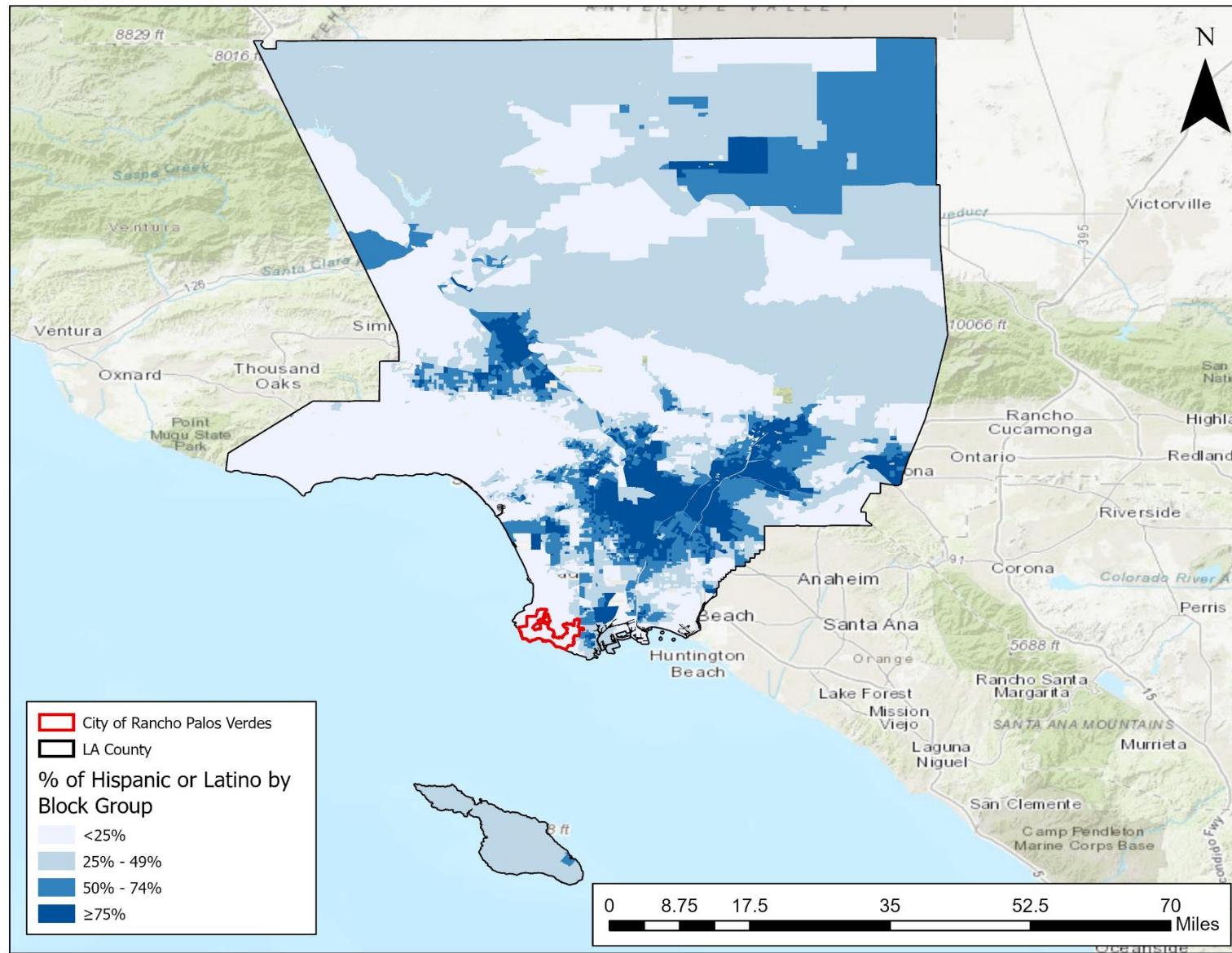
Source: Esri 2018.

Figure 36: Census Block Groups by Percent Hispanic or Latino, Rancho Palos Verdes



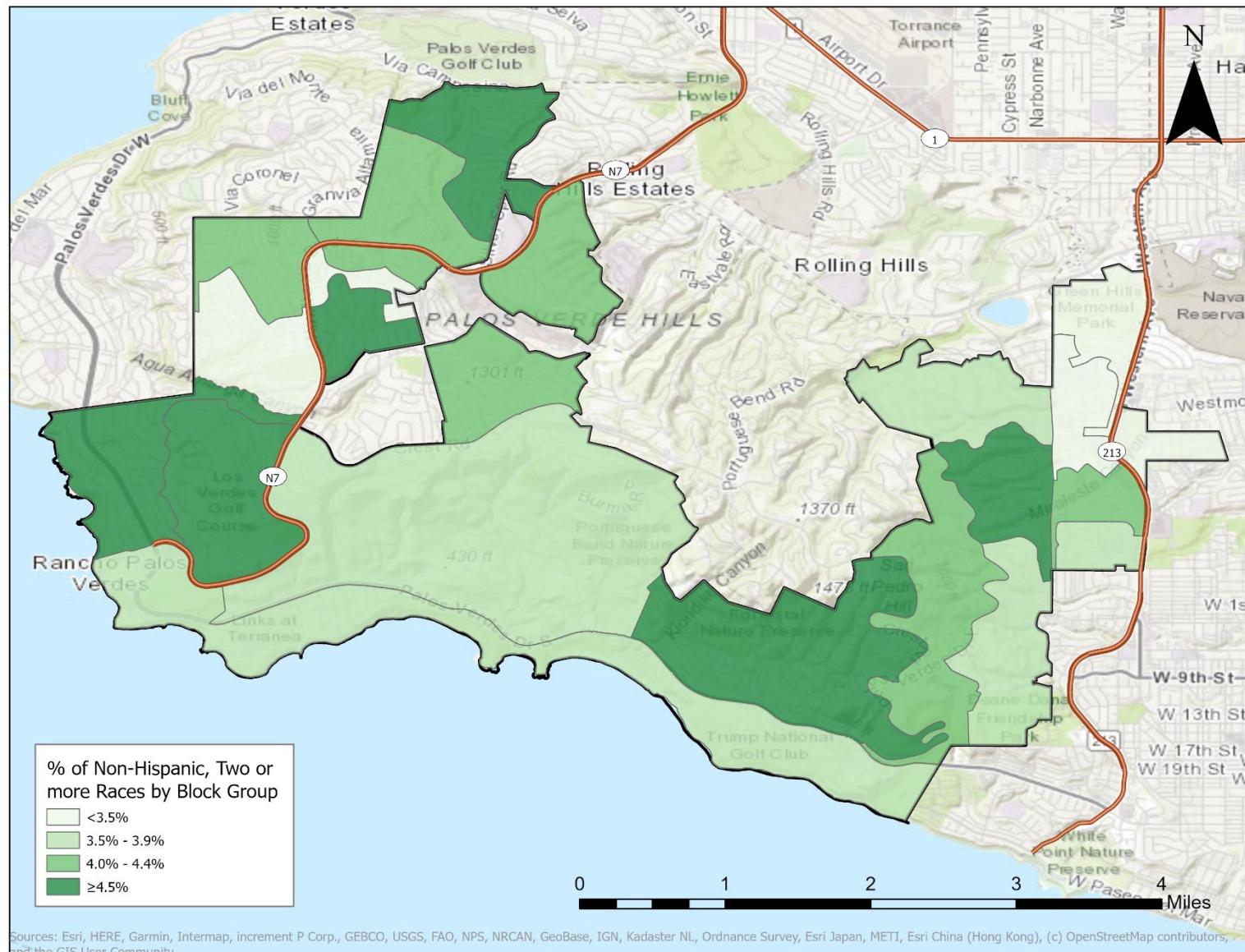
Source: Esri 2018.

Figure 37: Census Block Groups by Percent Hispanic or Latino, Los Angeles County



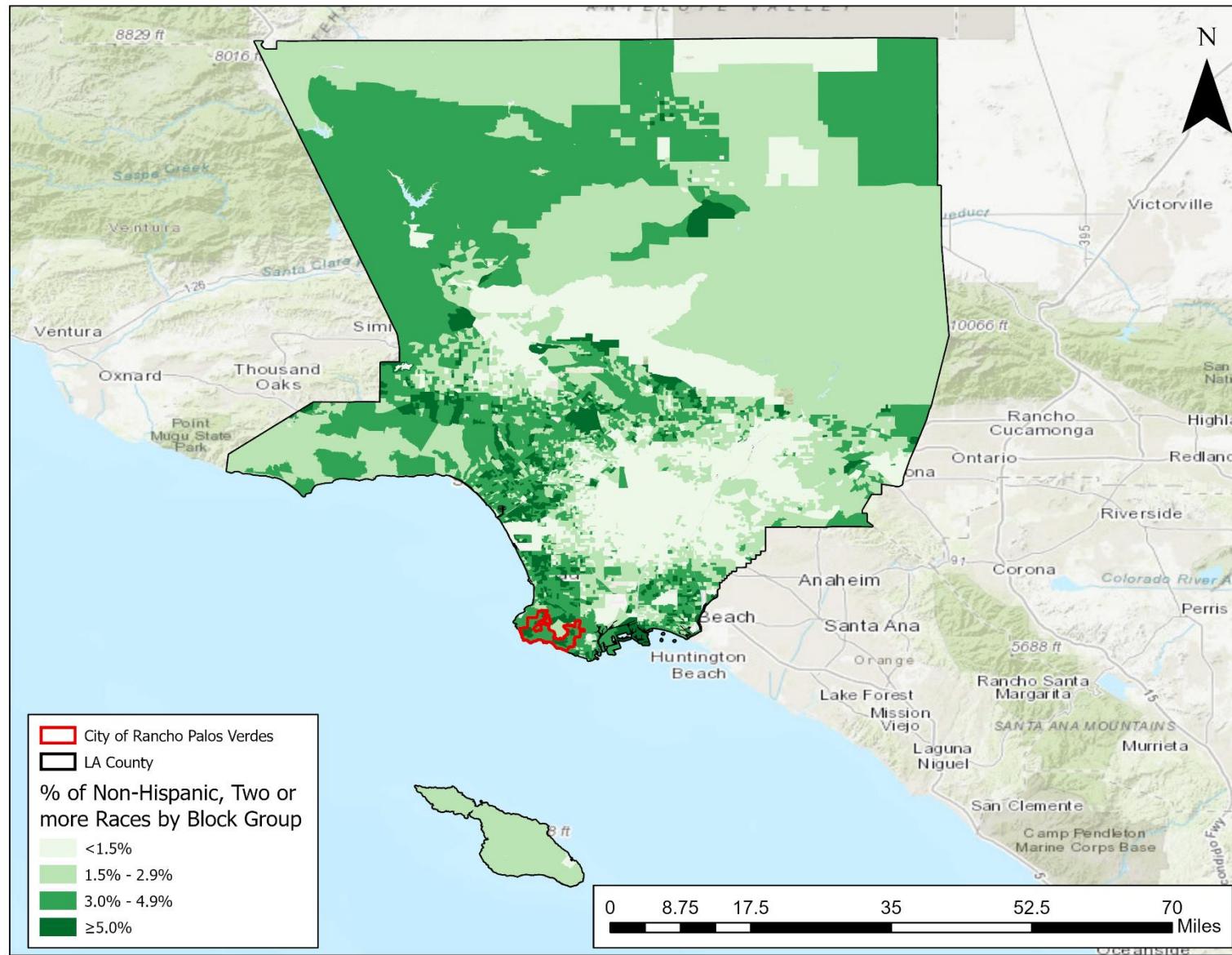
Source: Esri 2018.

Figure 38: Census Block Groups by Percent Non-Hispanic Persons of Two or More Races, Rancho Palos Verdes



Source: Esri 2018.

Figure 39: Census Block Groups by Percent Non-Hispanic Persons of Two or More Races, Los Angeles County



Source: Esri 2018.

Persons with a Disability

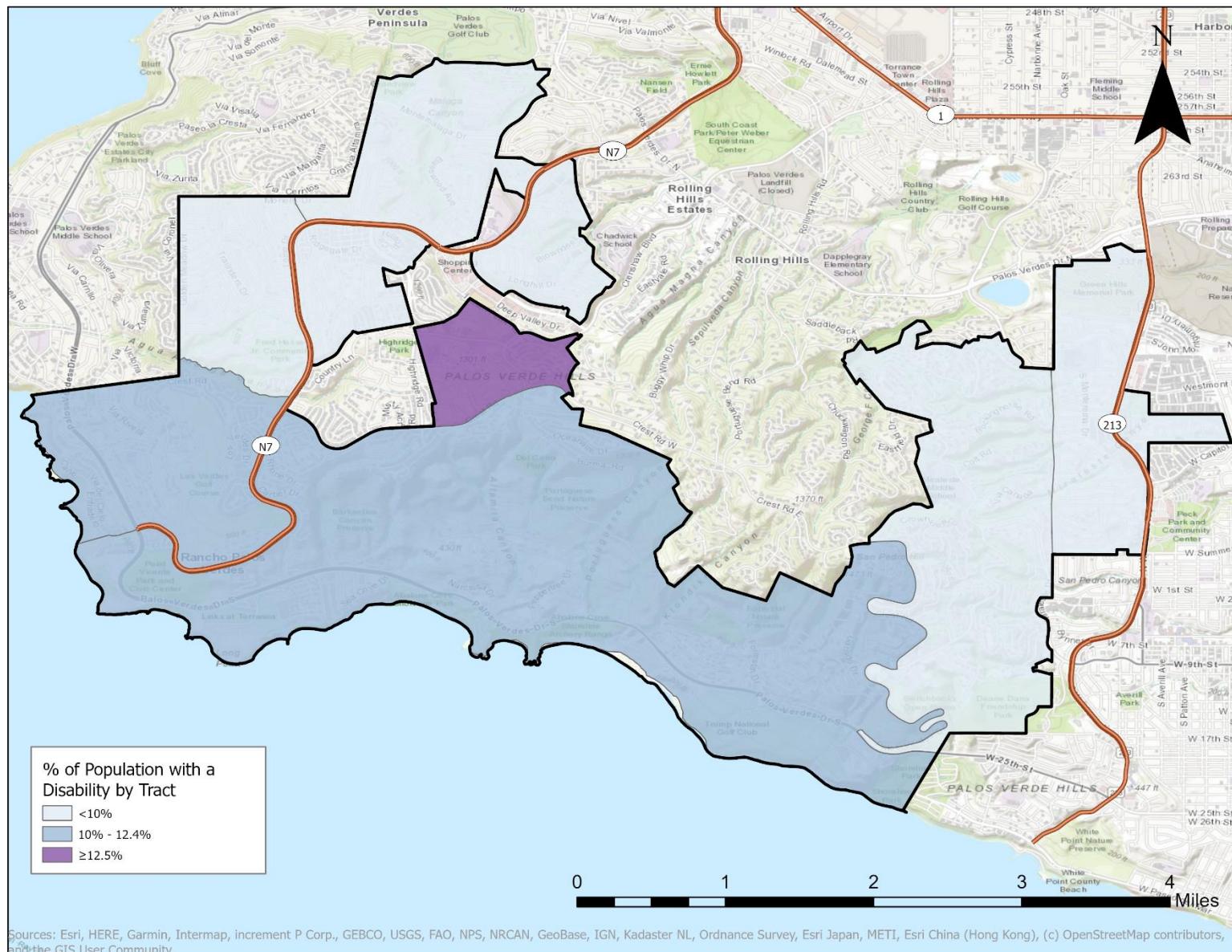
As shown in Figure 28 and discussed previously, approximately 4,100 persons in the civilian noninstitutionalized population (9.7 percent) in Rancho Palos Verdes are estimated to have one or more of the six disability types specified in Figure 27. This proportion is similar to the proportions for Los Angeles County and the SCAG Region.

Figure 40 shows the percent of persons with a disability by Census tract in the City using ACS data from 2015-2019. The one tract with the highest proportion of persons with a disability contains two senior living developments that likely account for this higher proportion of persons with a disability.

As shown in Figure 41, Census tracts with high proportions of disabled persons are scattered throughout Los Angeles County. Less than 1.4 percent of tracts show 20 percent or more of the population with one or more disability.

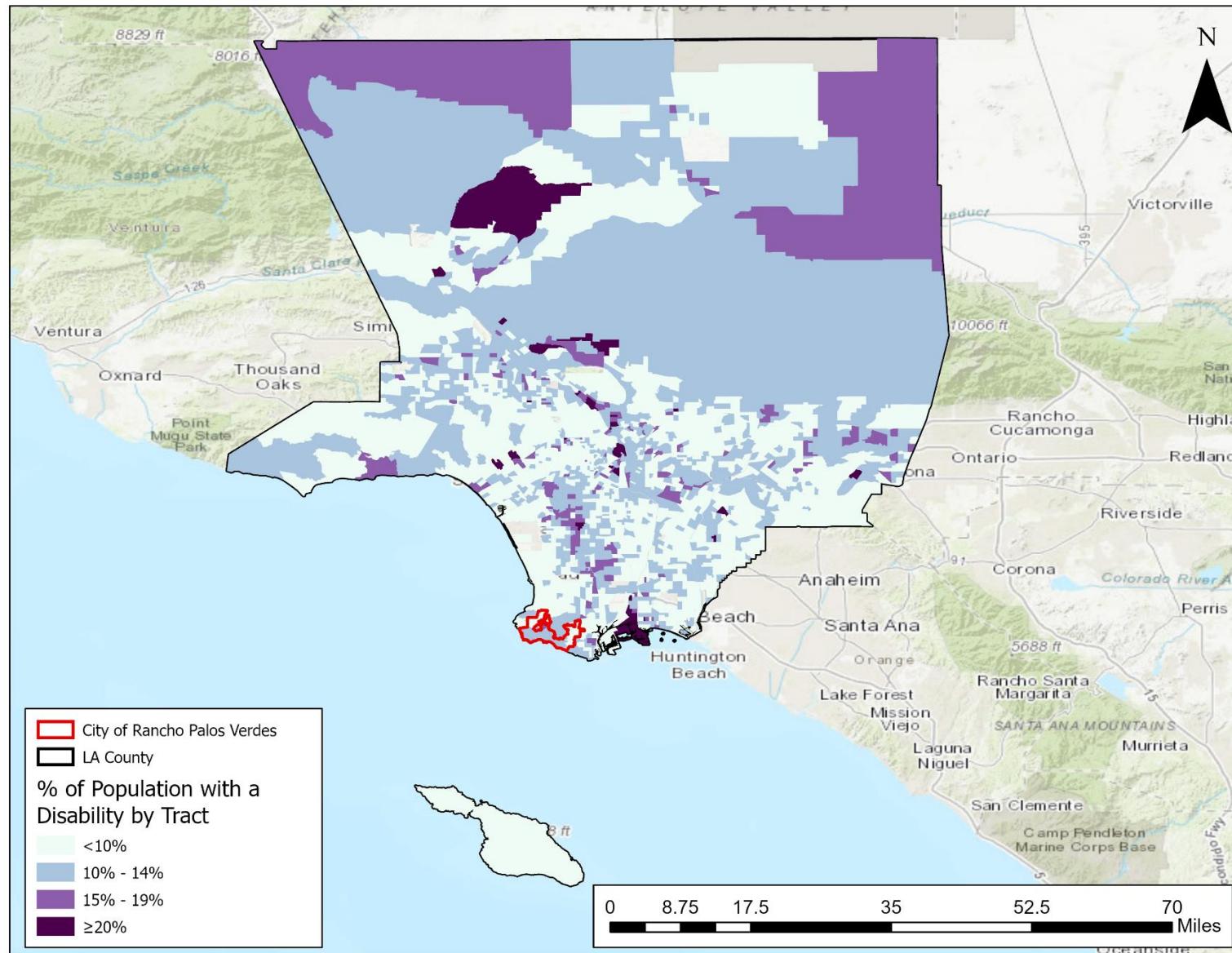
While disabled persons may face difficulty finding suitable housing in the City and elsewhere, these findings do not indicate any geographic pattern of housing discrimination for disabled persons in Rancho Palos Verdes.

Figure 40: Population with a Disability by Census Tract, Rancho Palos Verdes



Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 41: Population with a Disability by Census Tract, Los Angeles County



Source: U.S. Census American Community Survey, 2015-2019 data.

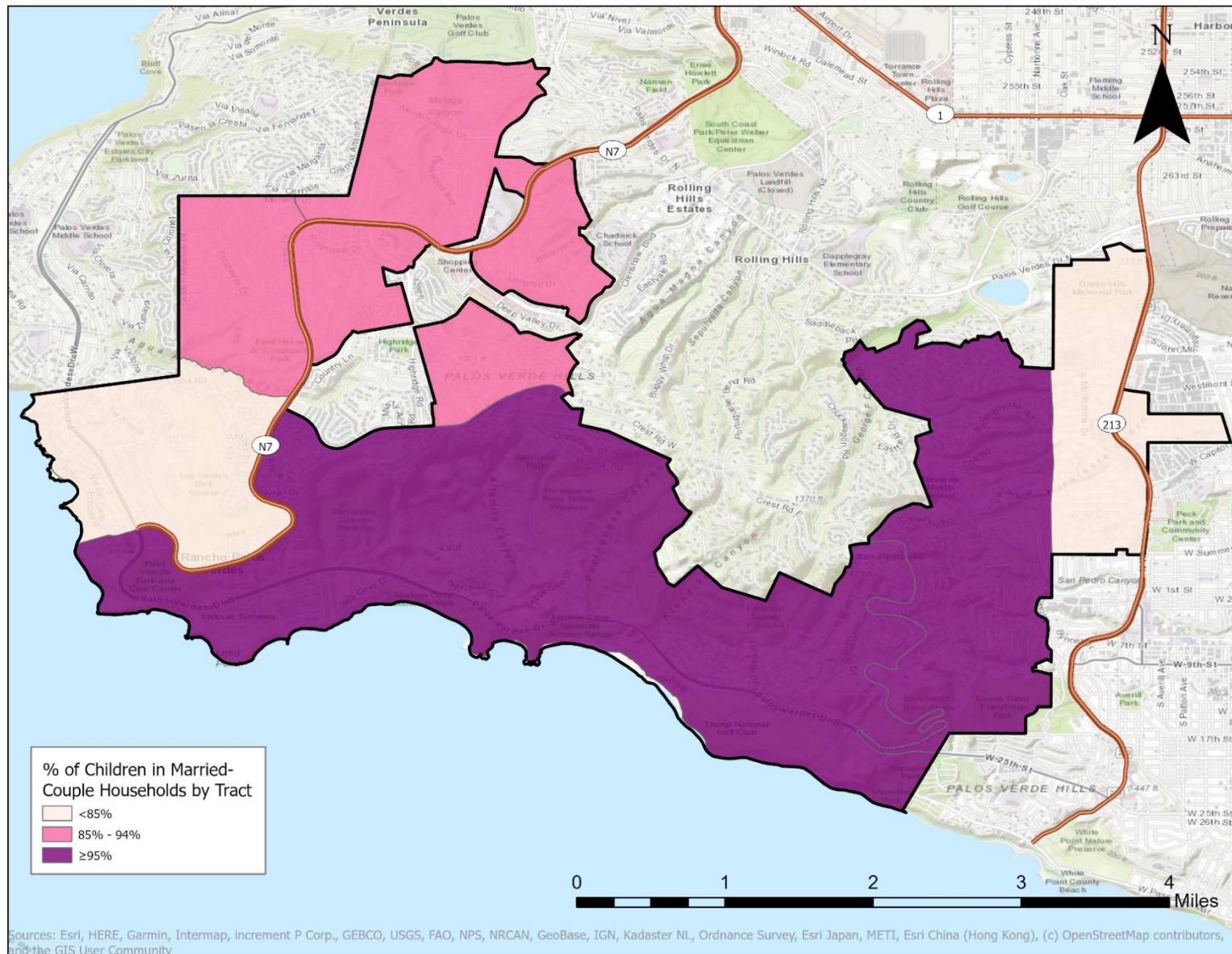
Familial Status

Rancho Palos Verdes has a high proportion of married-couple households compared to Los Angeles County and the SCAG Region, with over two-thirds of households reporting as married-couple families compared to less than half for the County and the Region (see Figure 7 above). Most children in Rancho Palos Verdes live in married-couple households. By Census tract, between 80 percent and 100 percent of children reside in married-couple households (as shown in Figure 42), indicating no areas within the City with a concentration of children in single-parent or other non-married couple households. For Los Angeles County overall, there are numerous tracts with less than 50 percent of children living in a married-couple household; these tracts are most prevalent in the City of Los Angeles (see Figure 43).

Figure 44 shows the local distribution by tract of the percent of children in female-headed households with no spouse or partner present, with the proportion of children in this type of households ranging from none to 17 percent. The highest concentration is found in a single tract and three other tracts show concentrations between 10 and 14 percent. Some of the Los Angeles County tracts with an extremely high proportion of children in single-parent households with a female householder are in areas just to the east of Rancho Palos Verdes (as shown in Figure 45).

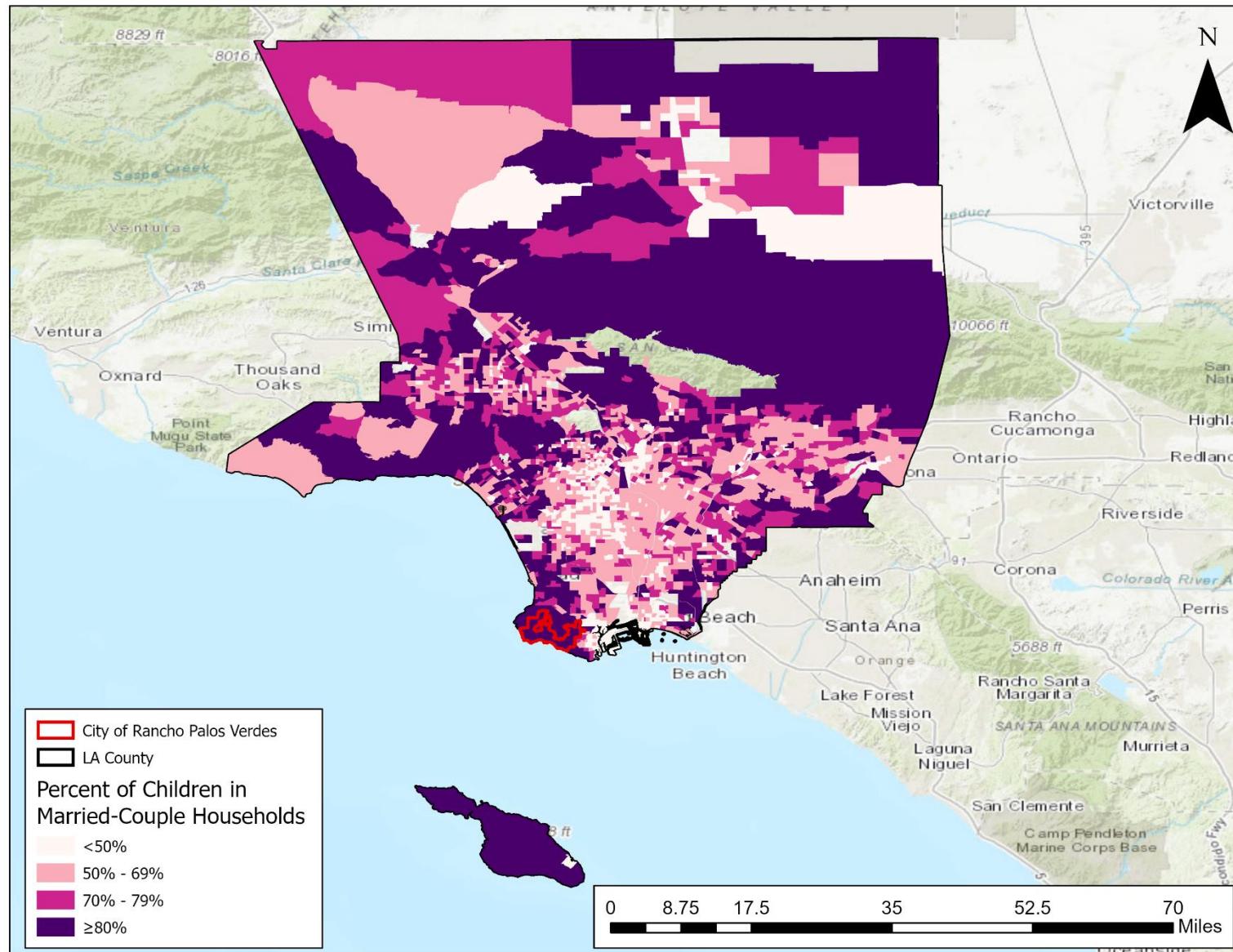
The high proportions of married-couple households with children in Rancho Palos Verdes in large part reflects the predominance of single-family detached houses in the City. Although the low proportion of single-parent households does not indicate a distinct fair housing issue, the small number of female-headed households is likely the result of the limited supply of housing in Rancho Palos Verdes that is affordable for single-headed, single-income households with children.

Figure 42: Percent of Children in Married-Couple Households, 2015-2019, Rancho Palos Verdes



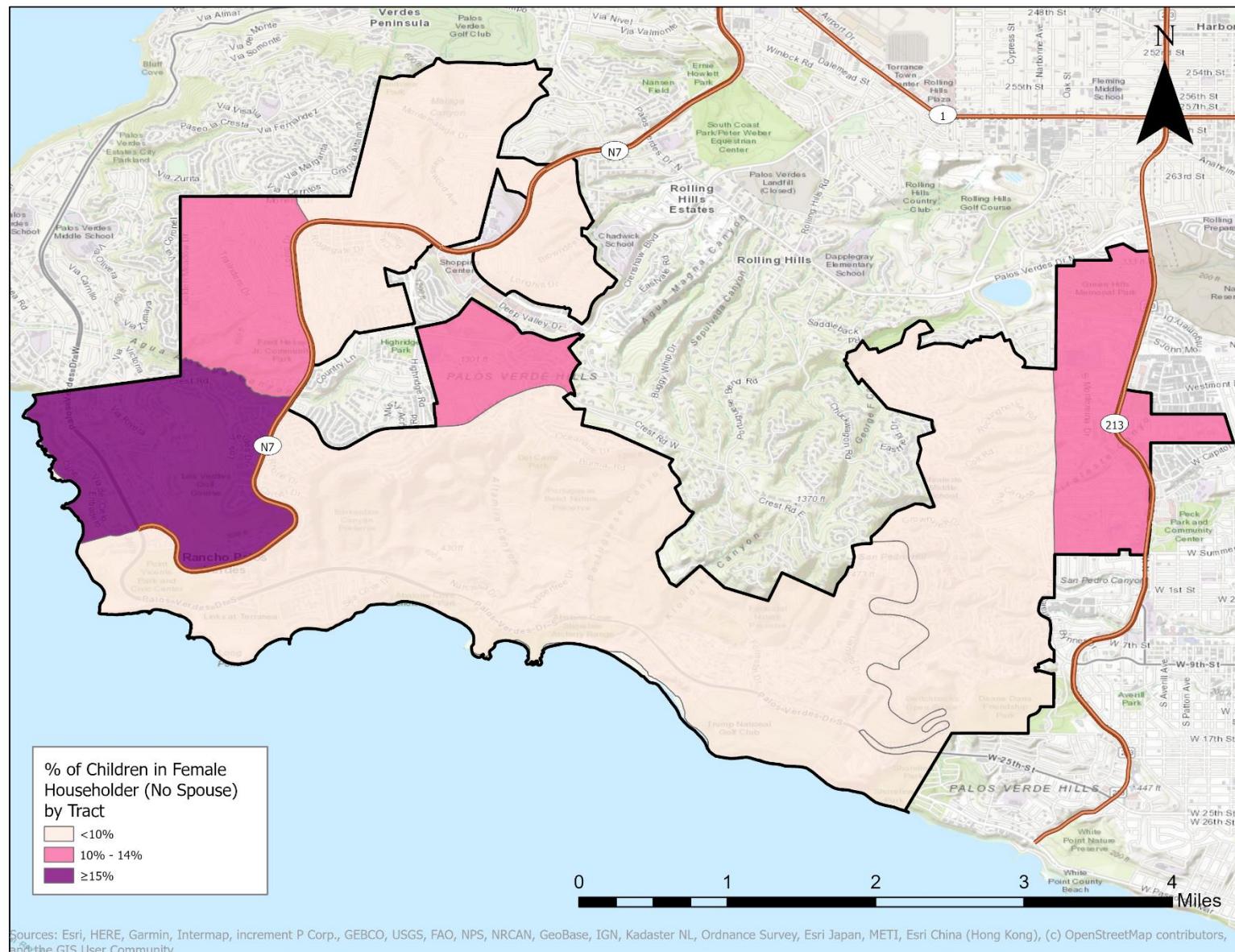
Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 43: Percent of Children in Married-Couple Households, 2015-2019, Los Angeles County



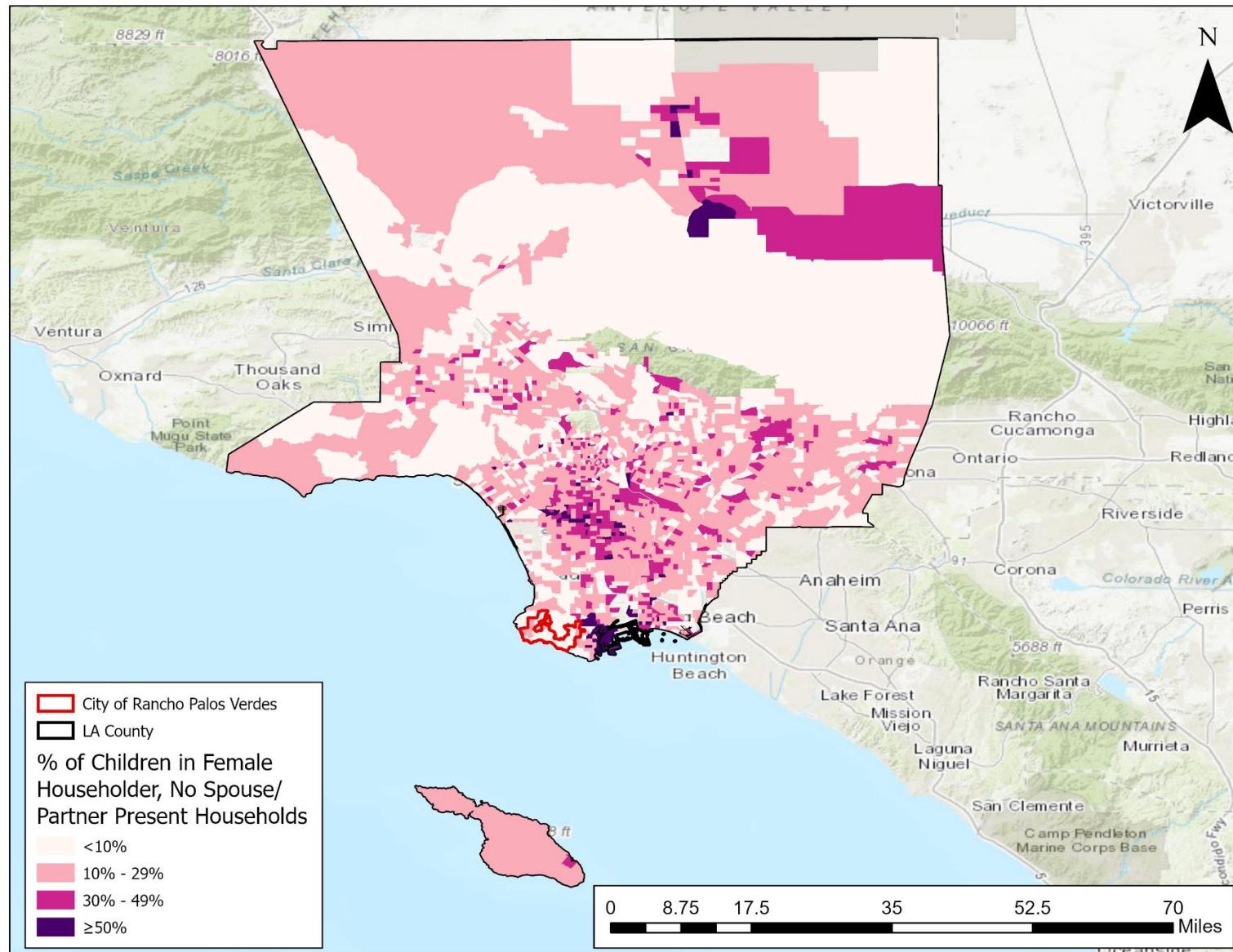
Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 44: Percent of Children in Single-Female Headed Households, Rancho Palos Verdes



Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 45: Percent of Children in Single-Female Headed Households, Los Angeles County



Source: U.S. Census American Community Survey, 2015-2019 data.

Income

The City of Rancho Palos Verdes shows high household incomes relative to Los Angeles County overall. As shown in Table 25, for the 2014-2018 ACS survey period the median annual household income in Rancho Palos Verdes, at \$133,286 was over twice that of the County. Only 8.6 percent of the City's households reported incomes below \$25,000, in contrast to 19.9 percent for the County. For the upper end of the income scale, 44.5 percent of the City's households had incomes of \$150,000 or more, while only 16.6 percent of Los Angeles County's households had income in that range.

Table 25: Household Income Distribution and Median Income, 2014-2018

Rancho Palos Verdes		
	2014-2018	
Household Income	Number	Percent
Less than \$14,999	667	4.3%
\$15,000 to \$24,999	673	4.3%
\$25,000 to \$34,999	711	4.6%
\$35,000 to \$49,999	686	4.4%
\$50,000 to \$74,999	1,661	10.7%
\$75,000 to \$99,999	1,471	9.4%
\$100,000 to \$149,999	2,777	17.8%
\$150,000 and above	6,927	44.5%
Total Households	15,573	100.0%
Median Household Income	\$133,286	
Los Angeles County		
	2014-2018	
Household Income	Number	Percent
Less than \$14,999	361,072	10.9%
\$15,000 to \$24,999	296,864	9.0%
\$25,000 to \$34,999	282,438	8.5%
\$35,000 to \$49,999	386,040	11.7%
\$50,000 to \$74,999	534,611	16.2%
\$75,000 to \$99,999	396,793	12.0%
\$100,000 to \$149,999	500,603	15.1%
\$150,000 and above	547,688	16.6%
Total Households	3,306,109	100.0%
Median Household Income	\$64,251	

Notes:

Incomes are in 2018 dollars.

Sources: U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample period, B19001 and S1903; BAE, 2021.

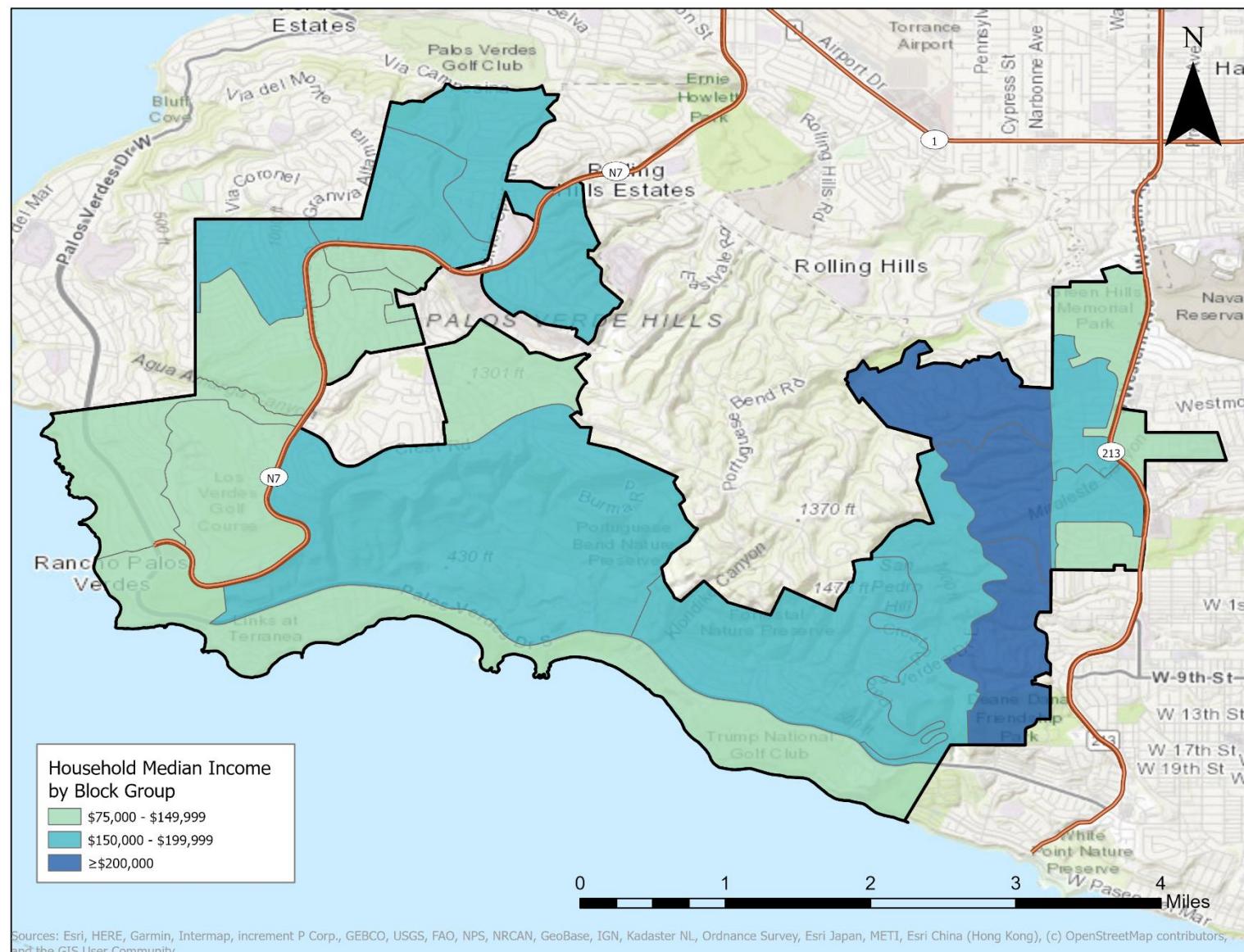
Figure 46 below shows the geographic distribution of households by median annual household income by block group in Rancho Palos Verdes. The lowest median income by block group is slightly more than \$75,000, and the highest is over \$250,000. The highest medians are clustered in three block groups in the eastern part of the City, but the whole City has relatively high median incomes. Countywide, median annual household incomes fall across a much

broader range, from less than \$10,000 to more than \$200,000. As shown in Figure 47, the lower incomes were concentrated in City of Los Angeles, with the higher incomes along the coast and in peripheral areas of the County.

Figure 48 displays additional information regarding income levels in Rancho Palos Verdes by showing the percentage of low- to moderate-income households by Census tract. The percentage by tract ranges from 13 percent to 28 percent, with the higher percentages in the Census tracts associated with the lower median income areas of the City shown in Figure 46. Los Angeles County shows a broader range, with the percentage of low- to moderate-income households by tract ranging from zero to 100 percent. As shown in Figure 49, the largest cluster of tracts where 75 percent or more of the households fall in this category are found in City of Los Angeles and nearby urbanized areas.

As shown in Figure 50, which displays poverty status by Census tract in the City, the percentage of population in poverty ranges from 1.8 percent to 7.6 percent, indicating that while the population in poverty is limited, there are persons living in poverty in Rancho Palos Verdes. The highest concentrations are in the tracts bordering the Pacific Ocean. It should be noted that some of these persons may be elderly who are income-poor but asset rich. As might be expected, the County contains substantial areas with a higher proportion of the population in poverty, ranging up to almost 80 percent for those tracts with a population of 500 or more persons. The higher-poverty tracts tended to be found in City of Los Angeles and nearby urbanized areas, mirroring the distribution of low- and moderate-income tracts.

Figure 46: Distribution of Median Income by Block Group, Rancho Palos Verdes



Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 47: Distribution of Median Income by Block Group, Los Angeles County

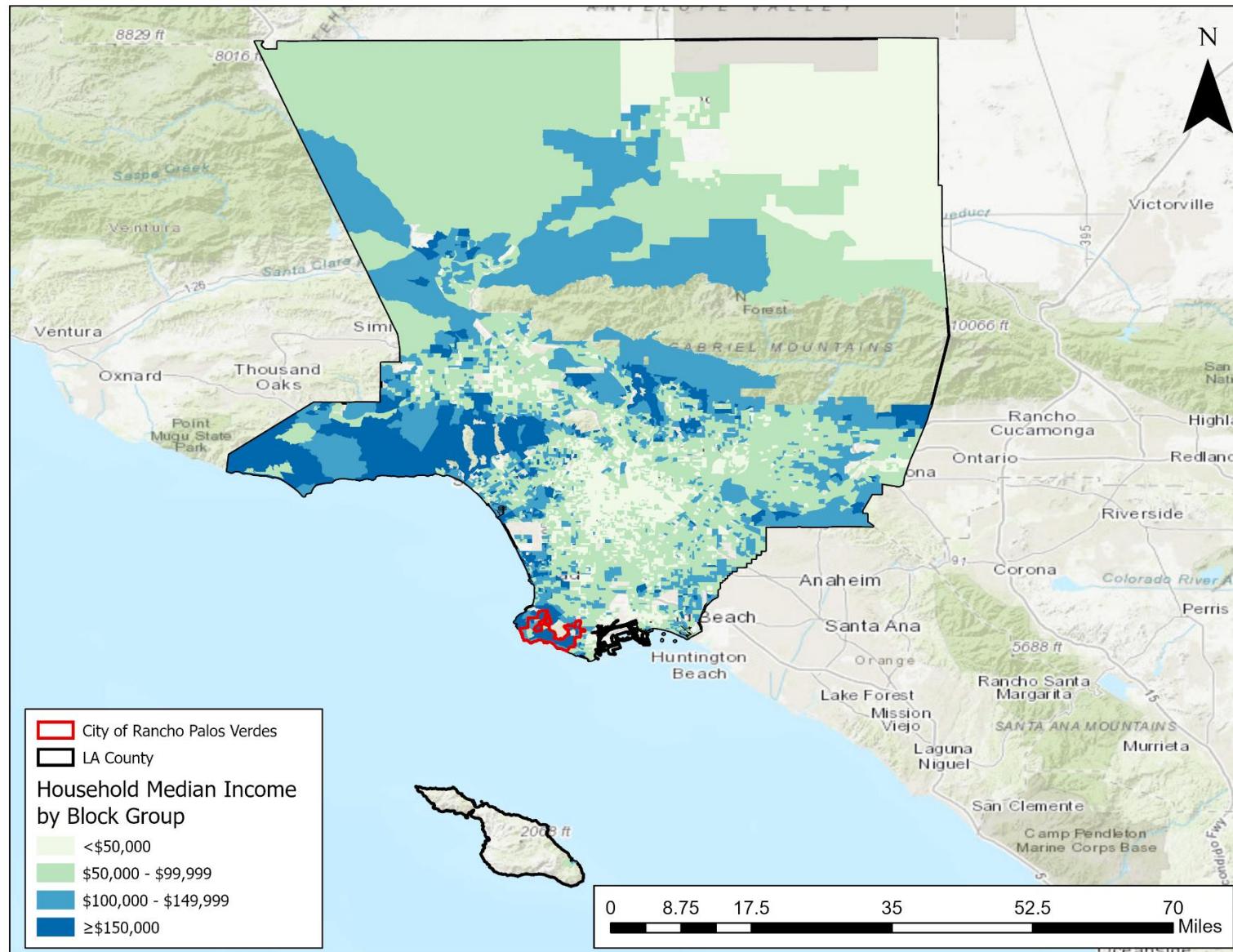
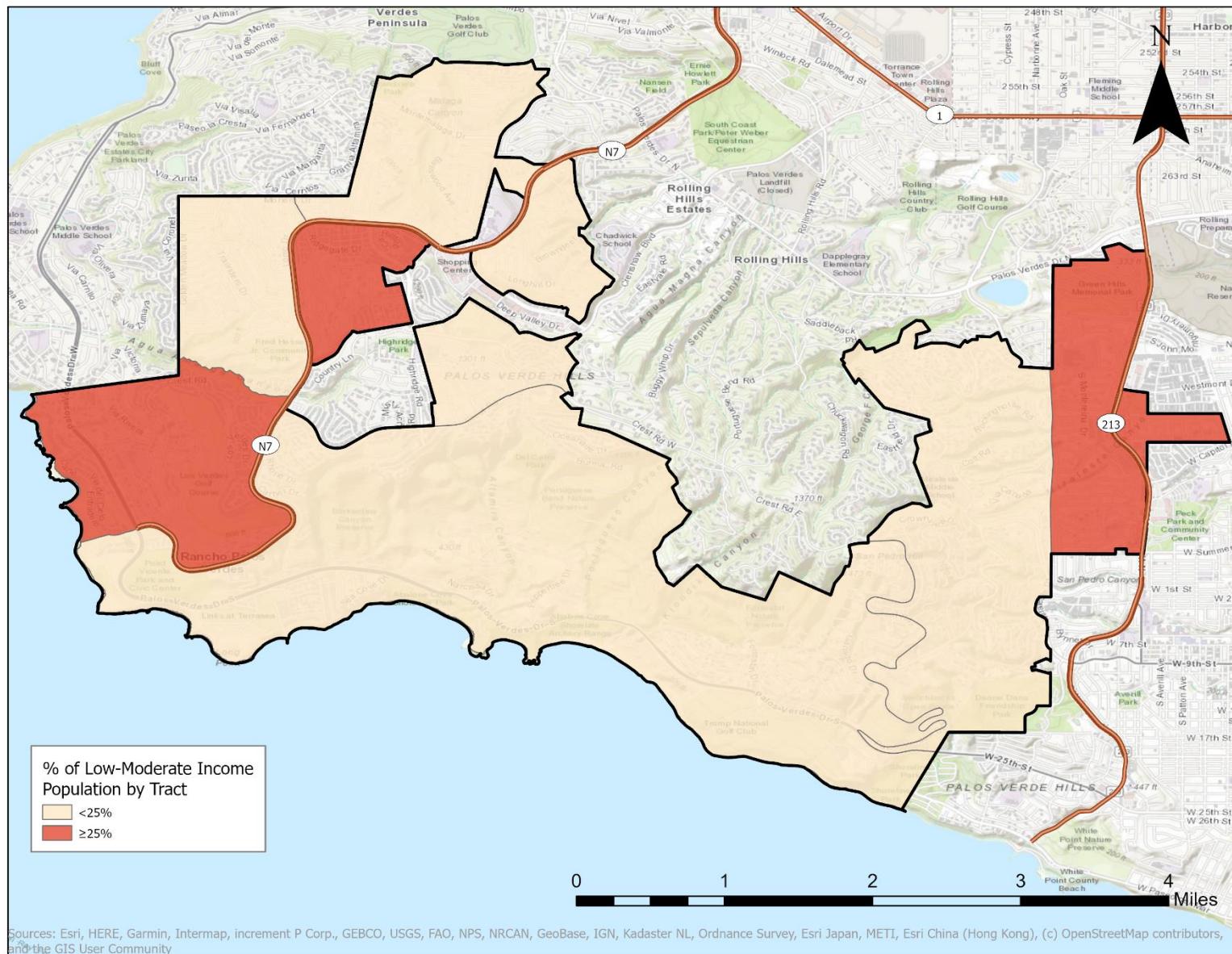
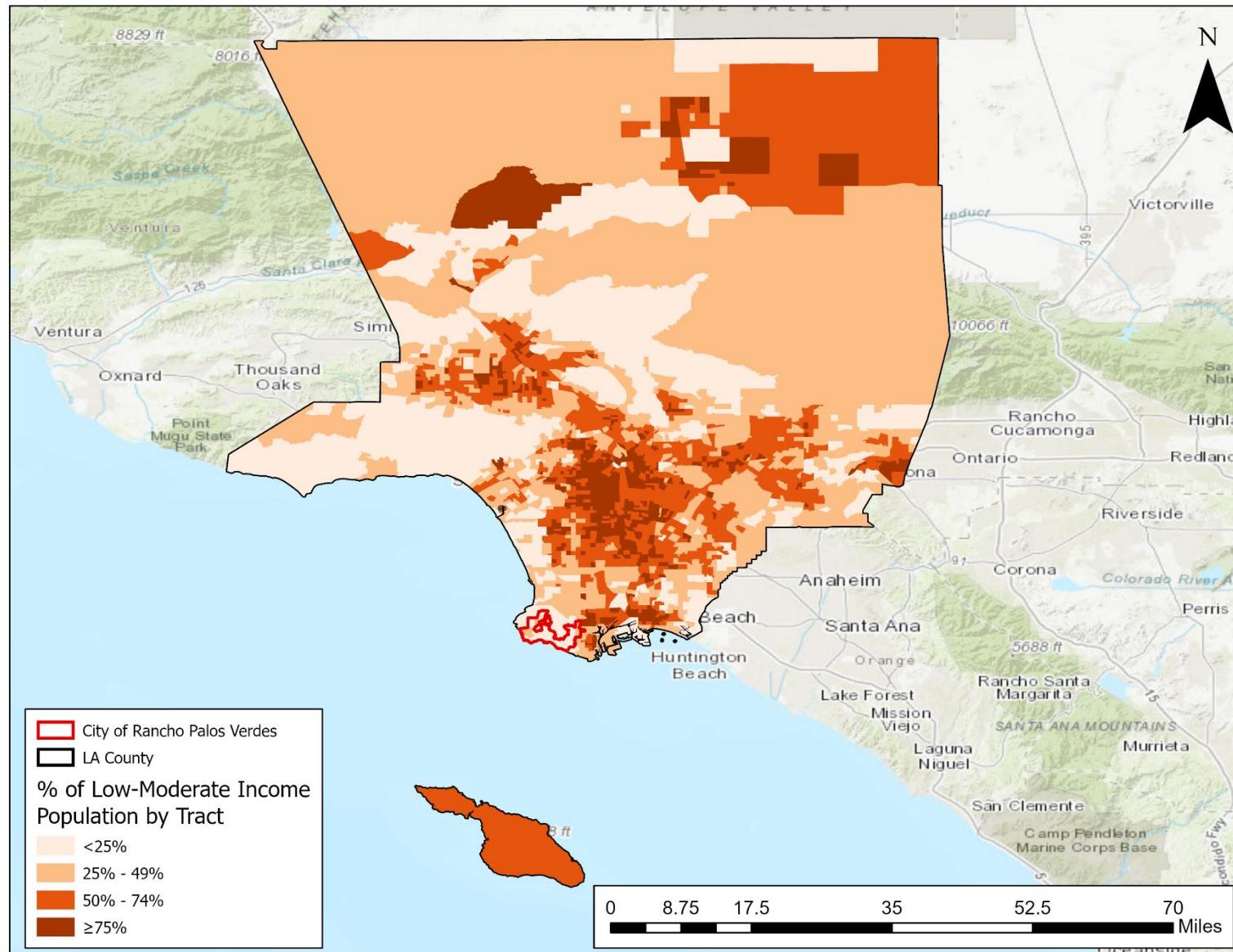


Figure 48: Percent of Low to Moderate Income Households by Census Tract, Rancho Palos Verdes



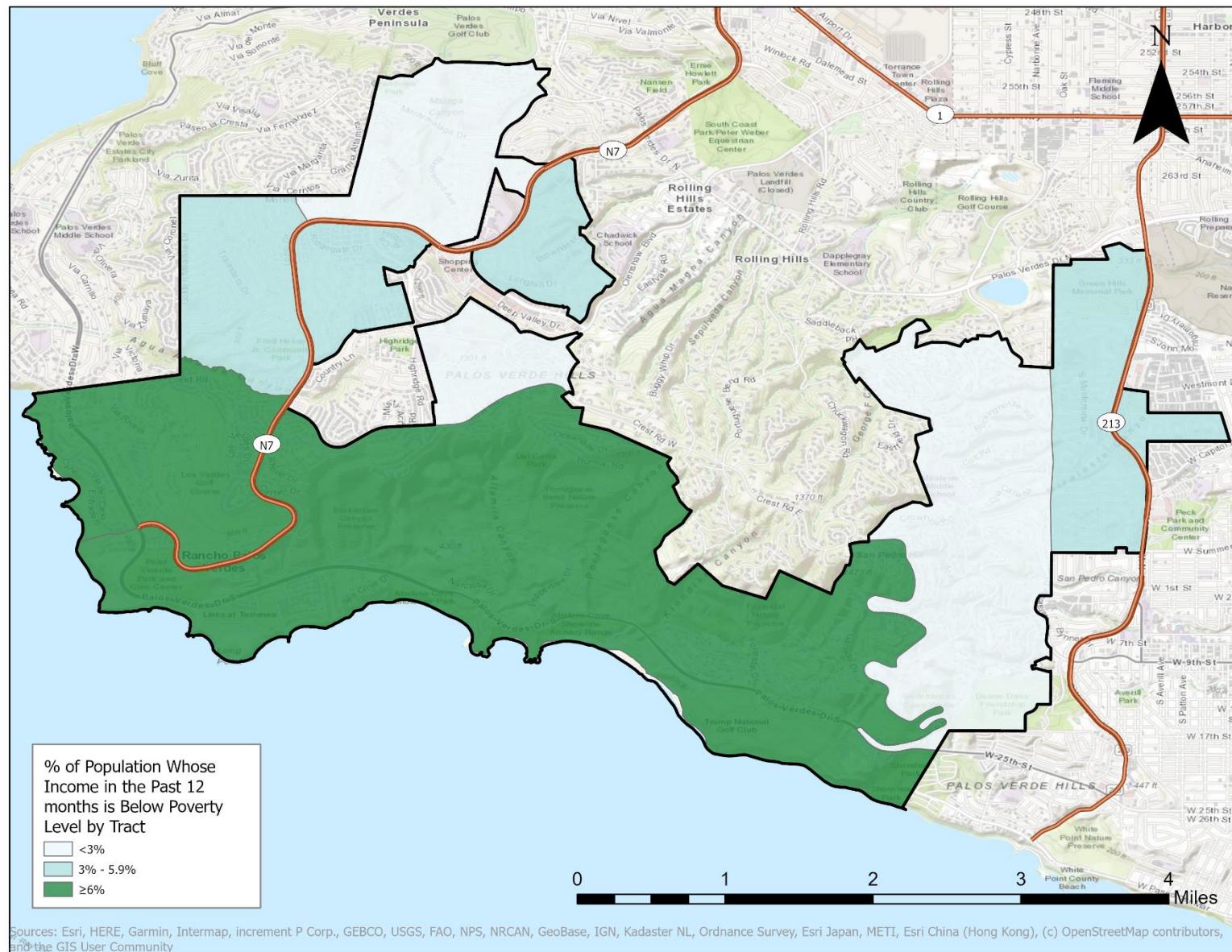
Sources: HUD; U.S. Census American Community Survey, 2011-2015 data.

Figure 49: Percent of Low to Moderate Income Households by Census Tract, Los Angeles County



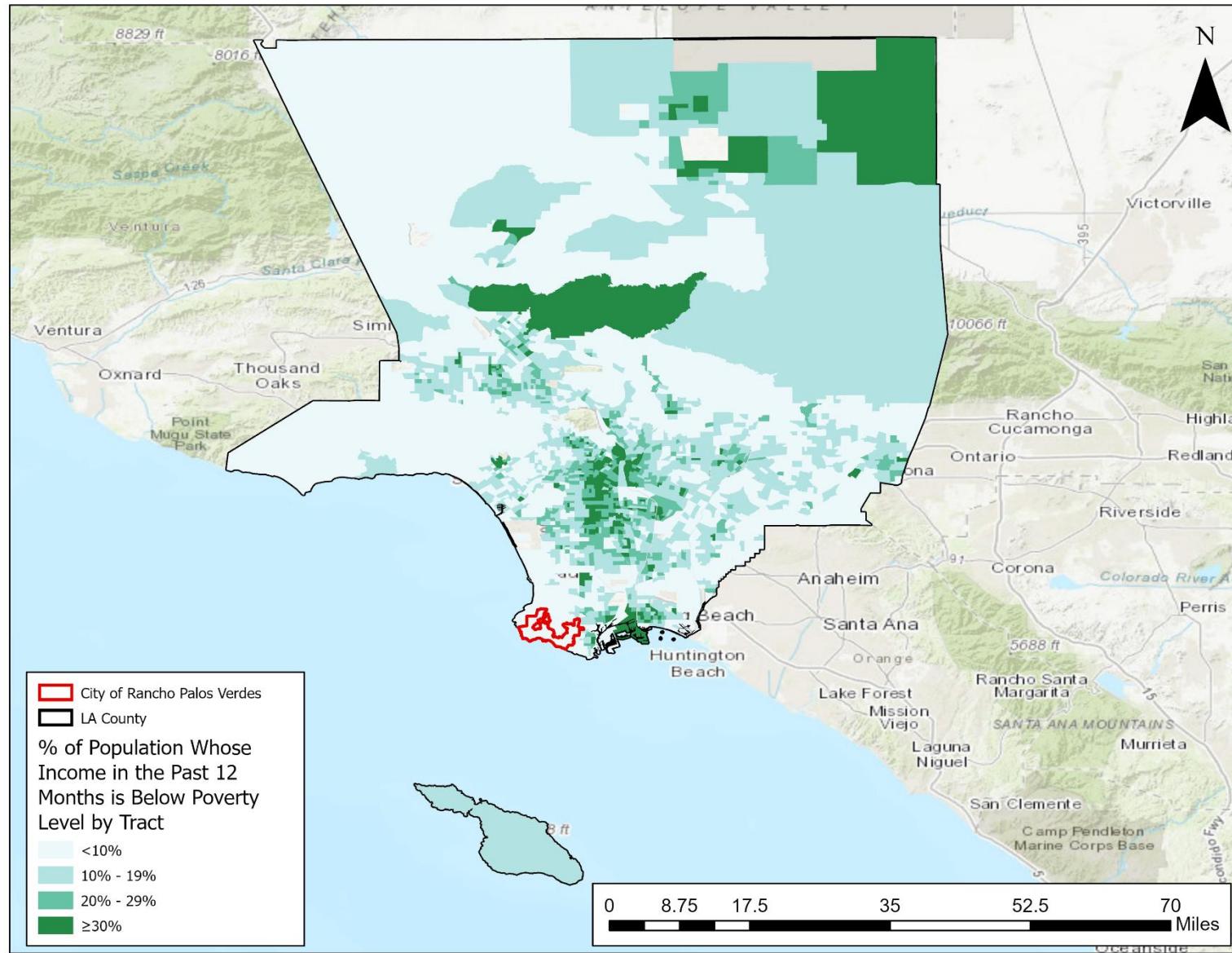
Sources: HUD; U.S. Census American Community Survey, 2011-2015 data.

Figure 50: Poverty Status, Rancho Palos Verdes



Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 51: Poverty Status, Los Angeles County



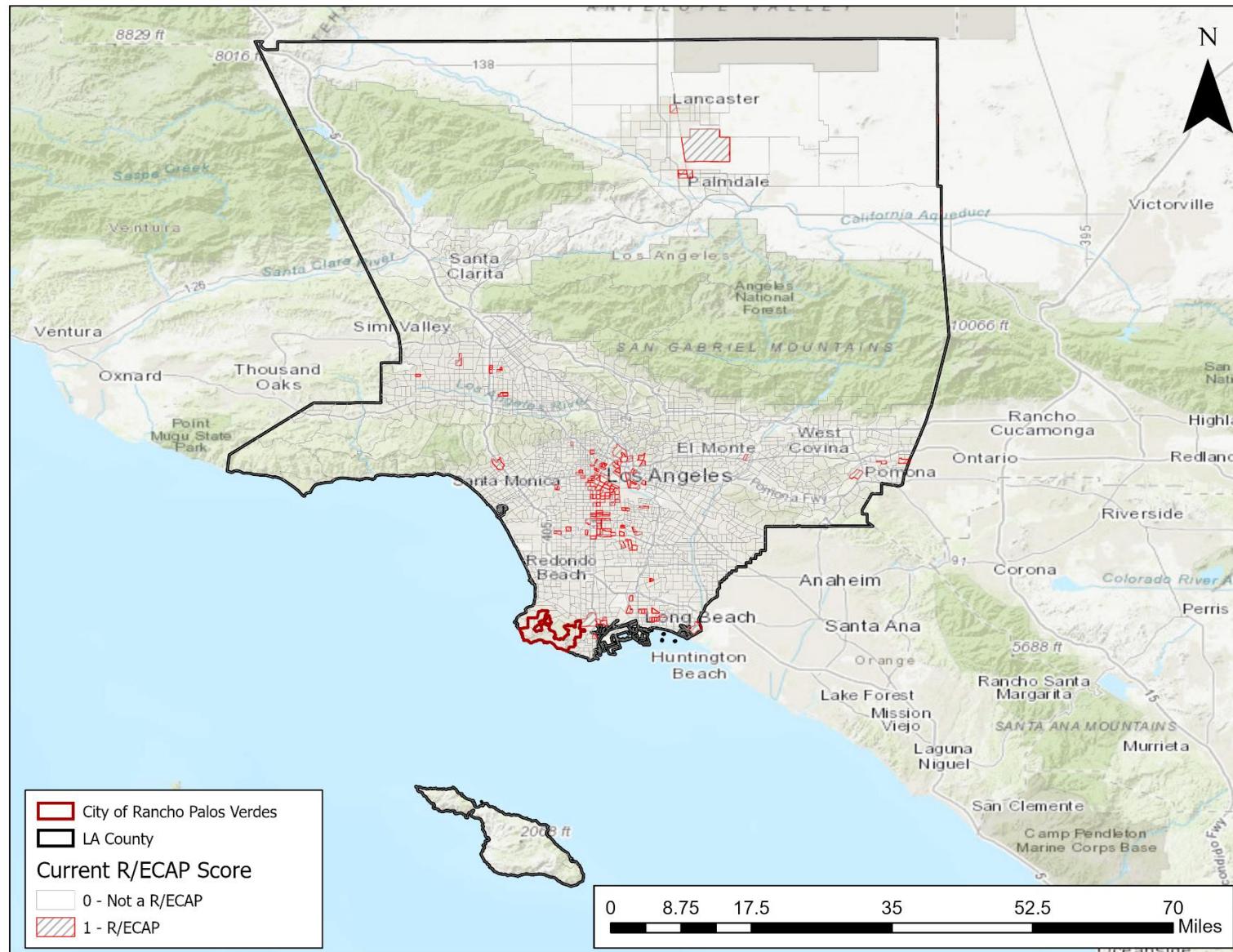
Source: U.S. Census American Community Survey, 2015-2019 data.

Racially and Ethnically Concentrated Areas of Poverty

The overall poverty rates by race for Rancho Palos Verdes are discussed above and are shown in Table 18. To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as RCAPs and ECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. The racial and ethnic concentration threshold requires that an RCAP or ECAP have a non-White population of 50 percent or more. The poverty test defines areas of “extreme poverty” as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. Based on these criteria, there are no R/ECAP areas in Rancho Palos Verdes.

Echoing the distributions by poverty status and low- and moderate-income households, the R/ECAP Census tracts countywide are for the most part concentrated in the City of Los Angeles, with a few other nodes scattered throughout the County (see Figure 52).

Figure 52: Racially and Ethnically Concentrated Areas of Poverty, Los Angeles County



Sources: U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; HUD; BAE, 2020

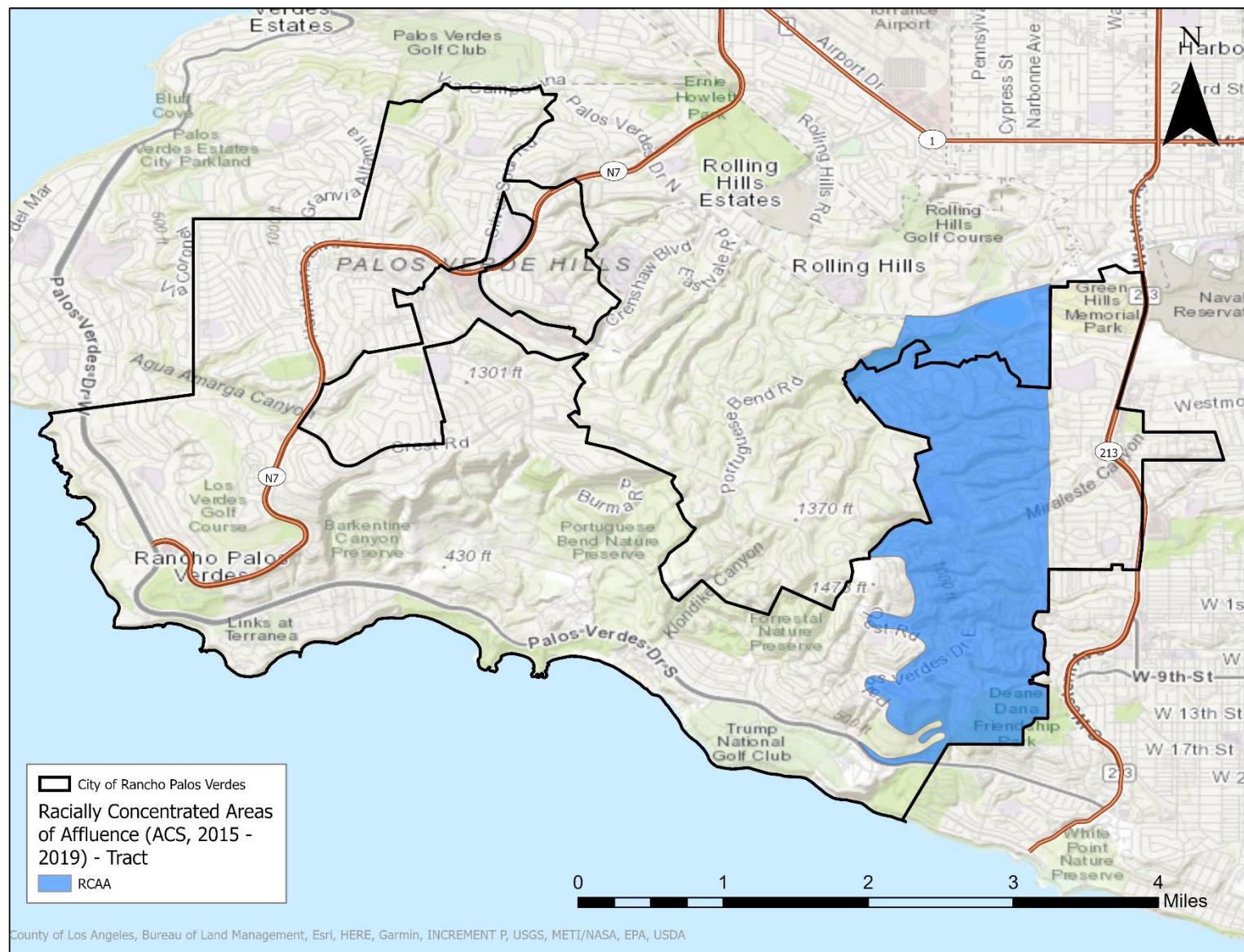
Racially and Ethnically Concentrated Areas of Affluence

R/ECAPs show one side of concentrations by race and wealth. On the other side are “areas of affluence” where non-minority affluent populations are concentrated. HCD devised a measure which calls out Census tracts with relatively high concentrations of both White population and higher household incomes, as detailed in the HCD AFFH Data and Mapping Tool. These areas are designated as “Racially Concentrated Areas of Affluence,” or RCAAs.

As shown in Figure 53, there is one Census tract that is partially in Rancho Palos Verdes and several others nearby that are categorized as RCAAs, due to high household incomes and relatively high concentrations of White persons. Not surprisingly, this tract includes much of the area of the City with high concentrations of non-Hispanic Whites as shown in Figure 30, and the highest median incomes as shown in Figure 46.

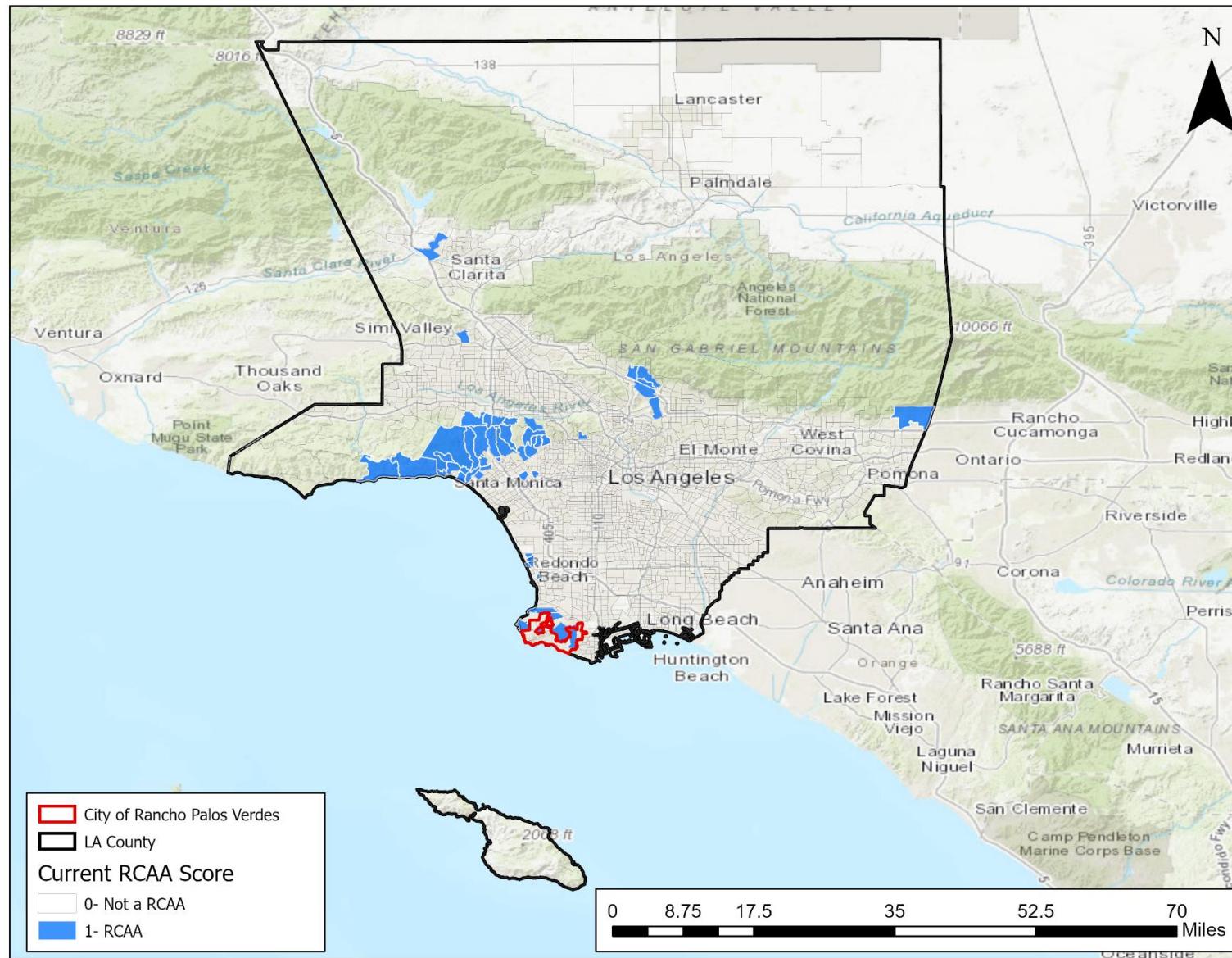
Elsewhere in the County, the largest concentration of RCAAs is in populated areas in the west and near the coast, including parts of Malibu, Santa Monica, City of Los Angeles, and some nearby unincorporated areas, as shown in Figure 54.

Figure 53: Racially Concentrated Areas of Affluence, Rancho Palos Verdes



Sources: U.S. Census American Community Survey, 2015-2019 data; HCD; HUD.

Figure 54: Racially Concentrated Areas of Affluence, Los Angeles County



Sources: U.S. Census American Community Survey, 2015-2019 data; HCD; HUD.

Disparities in Access to Opportunity

AB 686 requires the needs assessment to include an analysis of access to opportunities. To facilitate this assessment, HCD and the State Tax Credit Allocation Committee (TCAC) convened an independent group of organizations and research institutions under the umbrella of the California Fair Housing Task Force, which produces an annual set of Opportunity Maps. The maps identify areas within every region of the state “whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term [positive] outcomes for children.”¹¹

TCAC and HCD created these “Opportunity Maps,” using reliable and publicly available data sources to derive 21 indicators to calculate opportunity index scores for Census tracts in each region in California. The TCAC/HCD Opportunity Map categorizes Census tracts into five groups based on the opportunity index scores:

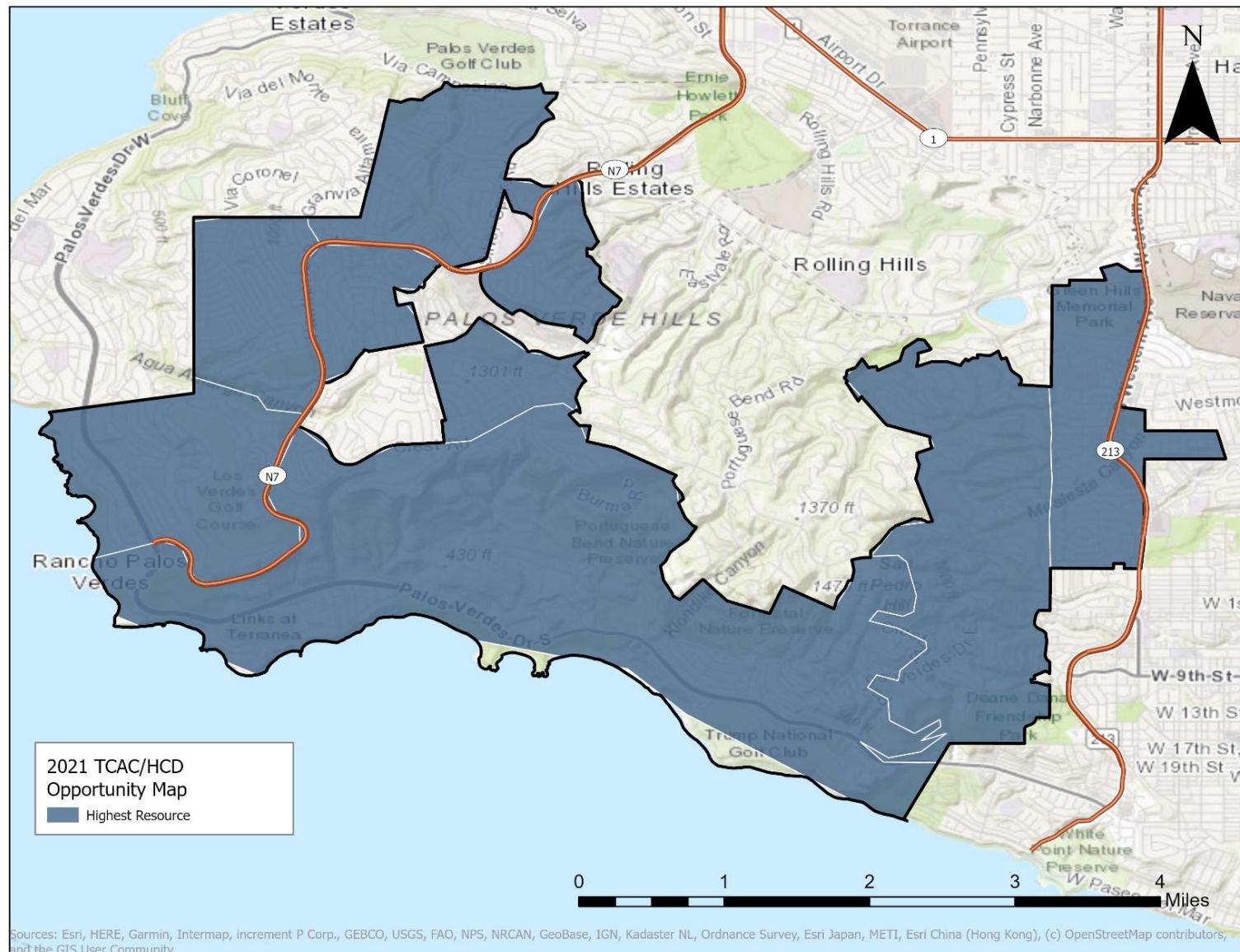
- Highest Resource
- High Resource
- Moderate Resource/Moderate Resource (Rapidly Changing)
- Low Resource
- High Segregation & Poverty

Before an area receives an opportunity index score, Census tracts are filtered into the High Segregation & Poverty category. The filter identifies Census tracts where at least 30 percent of population is below the federal poverty line and there is a disproportionate share of households of color. After filtering out High Segregation and Poverty areas, the TCAC/HCD Opportunity Map allocates the 20 percent of tracts in each region with the highest relative opportunity index scores to the Highest Resource designation and the next 20 percent to the High Resource designation. The remaining non-filtered tracts are then evenly divided into Low Resource and Moderate Resource categories.

As illustrated in Figure 55, all tracts within the City of Rancho Palos Verdes are identified as being at the Highest Resource level. This indicates that these Census tracts are among the top 20 percent in the Los Angeles Region for access to resources and indicates no disparities in opportunity within the City. Relative to Los Angeles County overall, Rancho Palos Verdes has higher opportunity and greater access to resources for its residents. The County’s highest resource tracts tend to be in communities extending north and west from Rancho Palos Verdes, with the low resource areas concentrated in City of Los Angeles and urbanized areas near that city (see Figure 56).

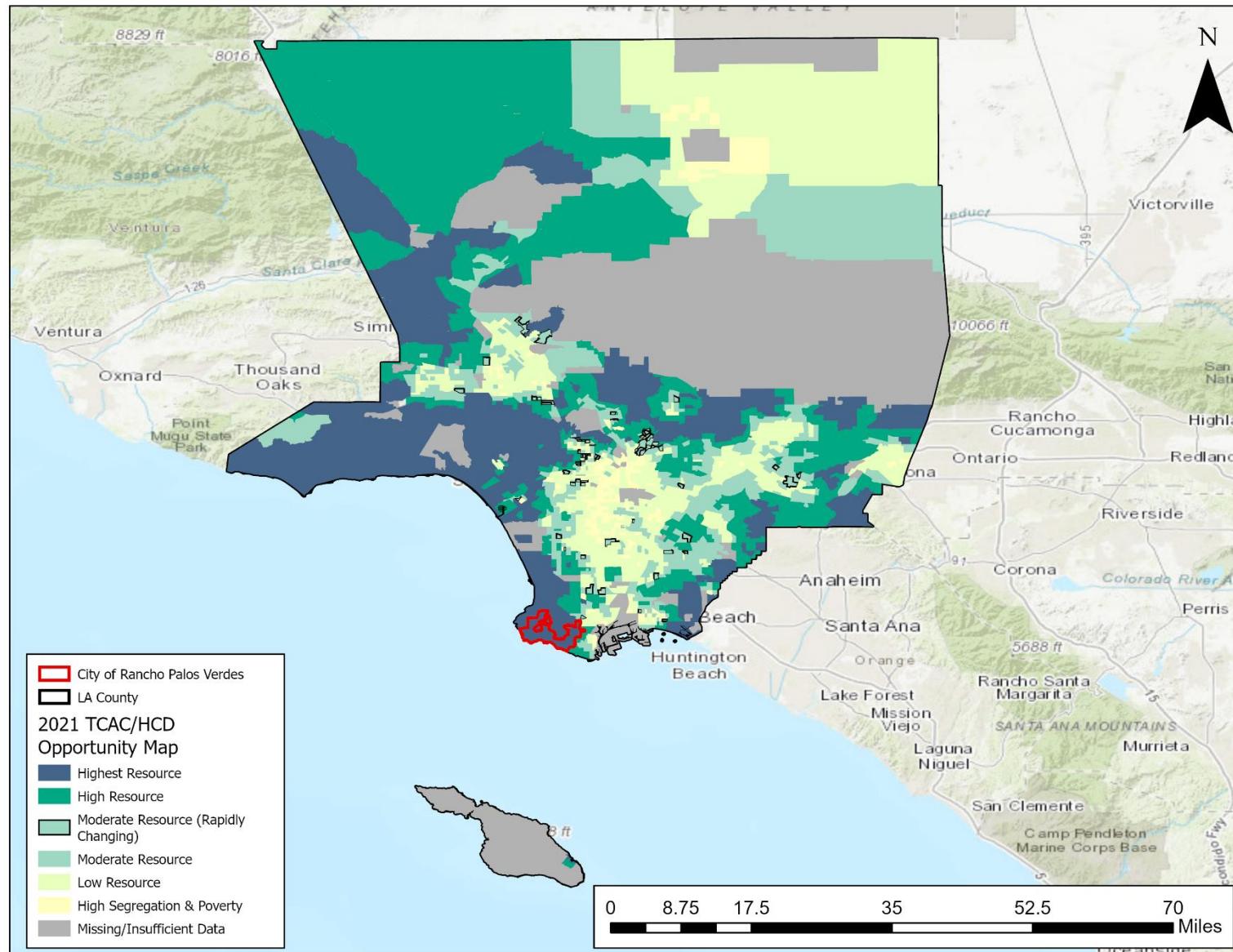
¹¹ California Fair Housing Task Force. December 2020. *Methodology for the 2021 TCAC/HCD Opportunity Map*. Available at: <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

Figure 55: 2021 TCAC/HCD Opportunity Map by Census Tract, Rancho Palos Verdes



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2021.

Figure 56: 2021 TCAC/HCD Opportunity Map by Census Tract, Los Angeles County



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2021.

Access to Education

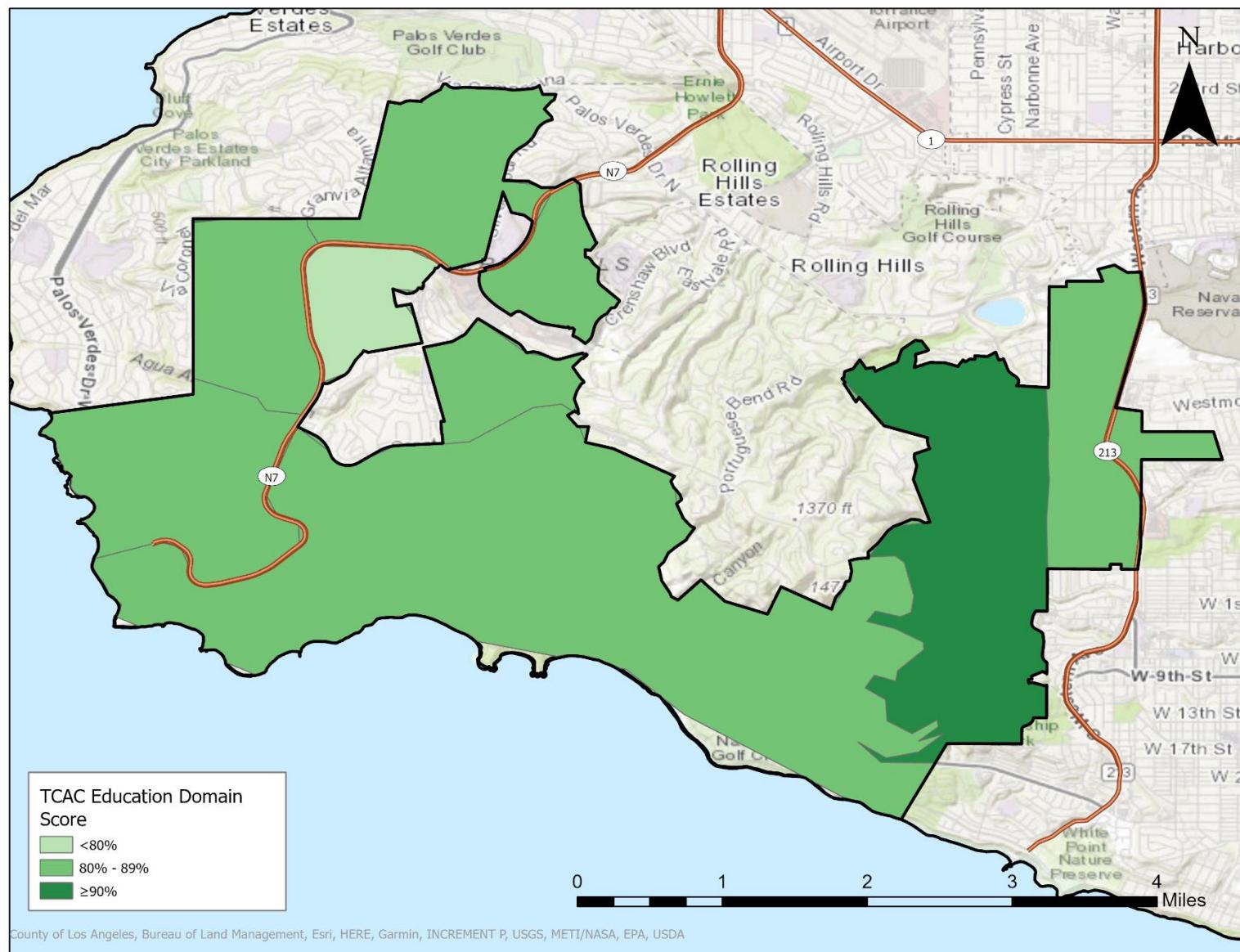
One of the factors used as part of the Opportunity Index discussed previously is education. The Opportunity Index considers three education criteria in equal measure: math proficiency for 4th graders, reading proficiency for 4th graders, high school graduation rates, and the student poverty rate, to create an “Education Domain” score ranging from 0 to 1 for each Census tract (or in some cases, rural block group), with a higher score representing better educational opportunities.¹²

Figure 57 shows the Education Domain scores for subareas of Rancho Palos Verdes. Most of Rancho Palos Verdes shows high scores, with a score above 80 percent for most of the City. This is another measure likely associated with the City’s higher incomes, higher education levels, and other key socioeconomic factors.

As illustrated in Figure 58, the level of the scores across the County tend to mirror the scores of the overall Opportunity Index, with high scores along the coast and in areas to the north and west of Rancho Palos Verdes, and low scores in the more urban core of City of Los Angeles and associated urbanized areas.

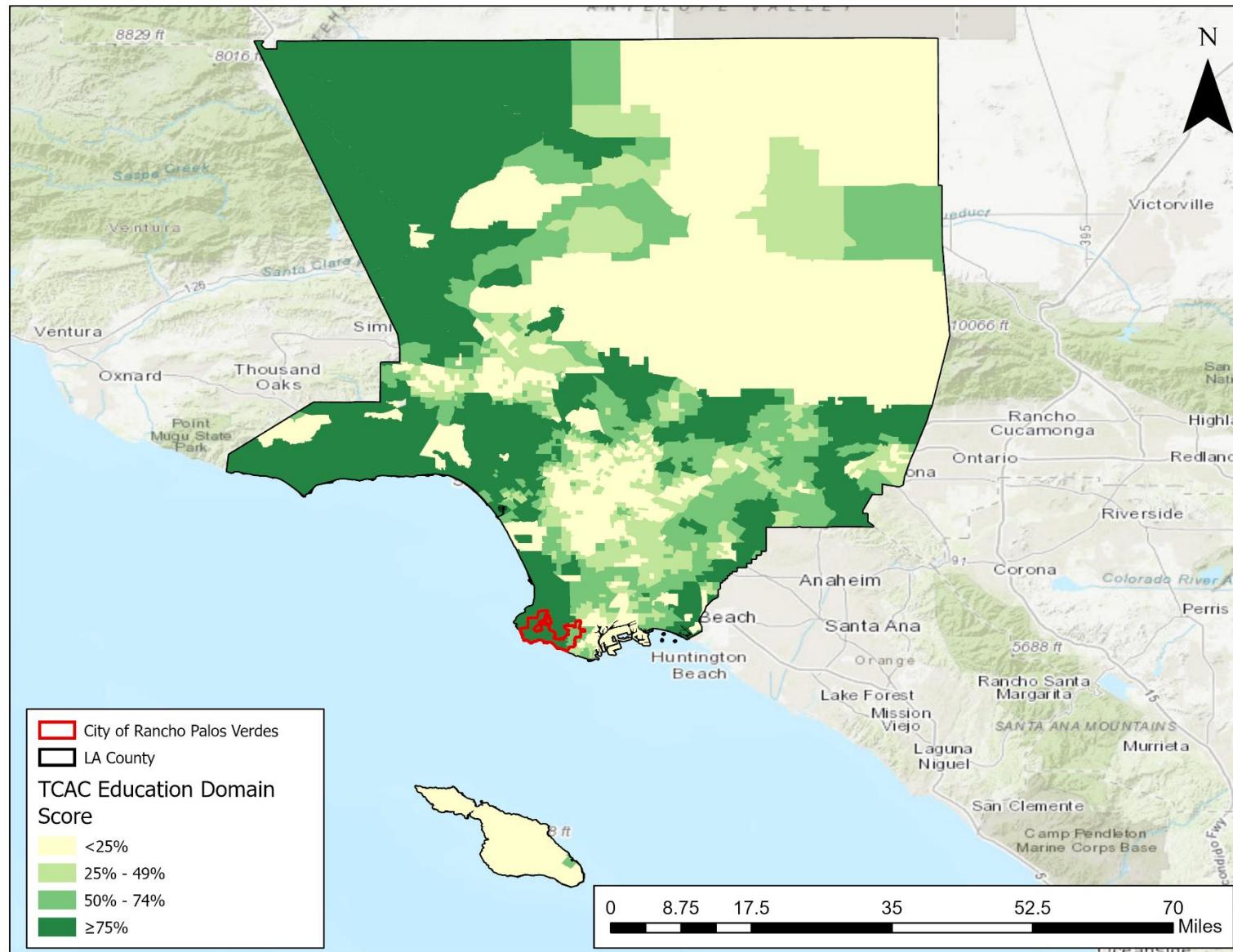
¹² The methodology for this can be found in <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>.

Figure 57: TCAC Education Domain Score, Rancho Palos Verdes



Sources: California Tax Credit Allocation Committee; HCD, 2021; BAE, 2021.

Figure 58: TCAC Education Domain Score, Los Angeles County



Sources: California Tax Credit Allocation Committee; HCD, 2021; BAE, 2021.

Access to Employment

For AFFH reports, HUD has developed the Jobs Proximity Index as a way to measure access to employment. As stated by HUD:

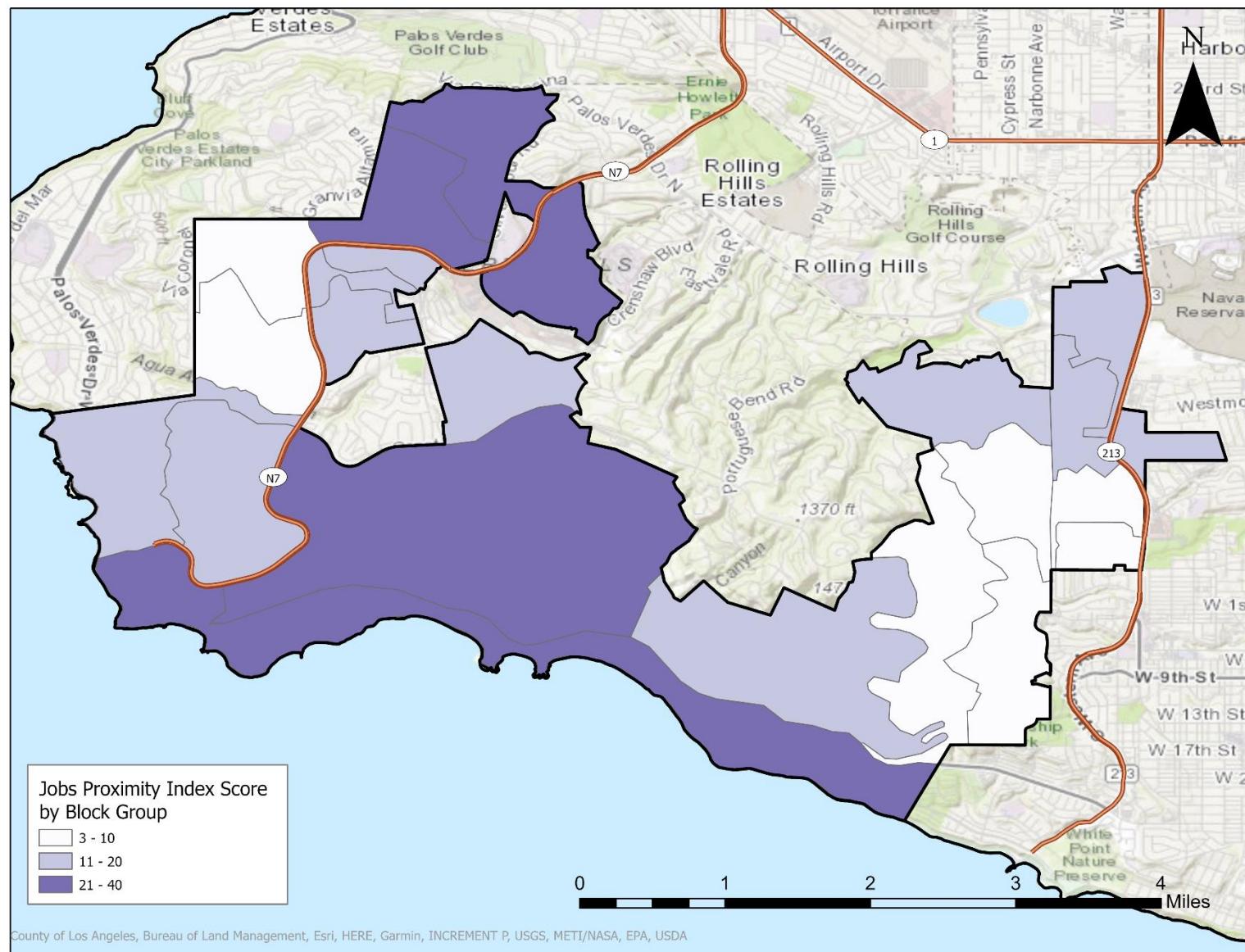
The Jobs Proximity Index quantifies the accessibility of a given residential neighborhood (Census Block Group) as a function of its distance to all job locations within a CBSA, with larger employment centers weighted more heavily.

The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a CBSA, with larger employment centers weighted more heavily. Specifically, a gravity model is used, where the accessibility (A_i) of a given residential block group is a summary description of the distance to all job locations, with the distance from any single job location positively weighted by the size of employment (job opportunities) at that location and inversely weighted by the labor supply (competition) to that location. More formally, the model has the following specification: Where i indexes a given residential block-group, and j indexes all n block groups within a CBSA. Distance, d , is measured as “as the crow flies” between block-groups i and j , with distances less than 1 mile set equal to 1. E represents the number of jobs in block-group j , and L is the number of workers in block-group j Interpretation Values are percentile ranked with values ranging from 0 to 100. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.¹³

Block groups covering Rancho Palos Verdes, as shown in Figure 59, have low to moderate job proximity indexes, due to the largely residential character of the City and limited local employment. There are numerous clusters of very high index scores (75 or higher) in the County, indicating areas with better access to jobs for the workers living in the area (see Figure 60). The lower scores for Rancho Palos Verdes indicate that low- and moderate-income households in the City could be faced with limited job opportunities or long commutes.

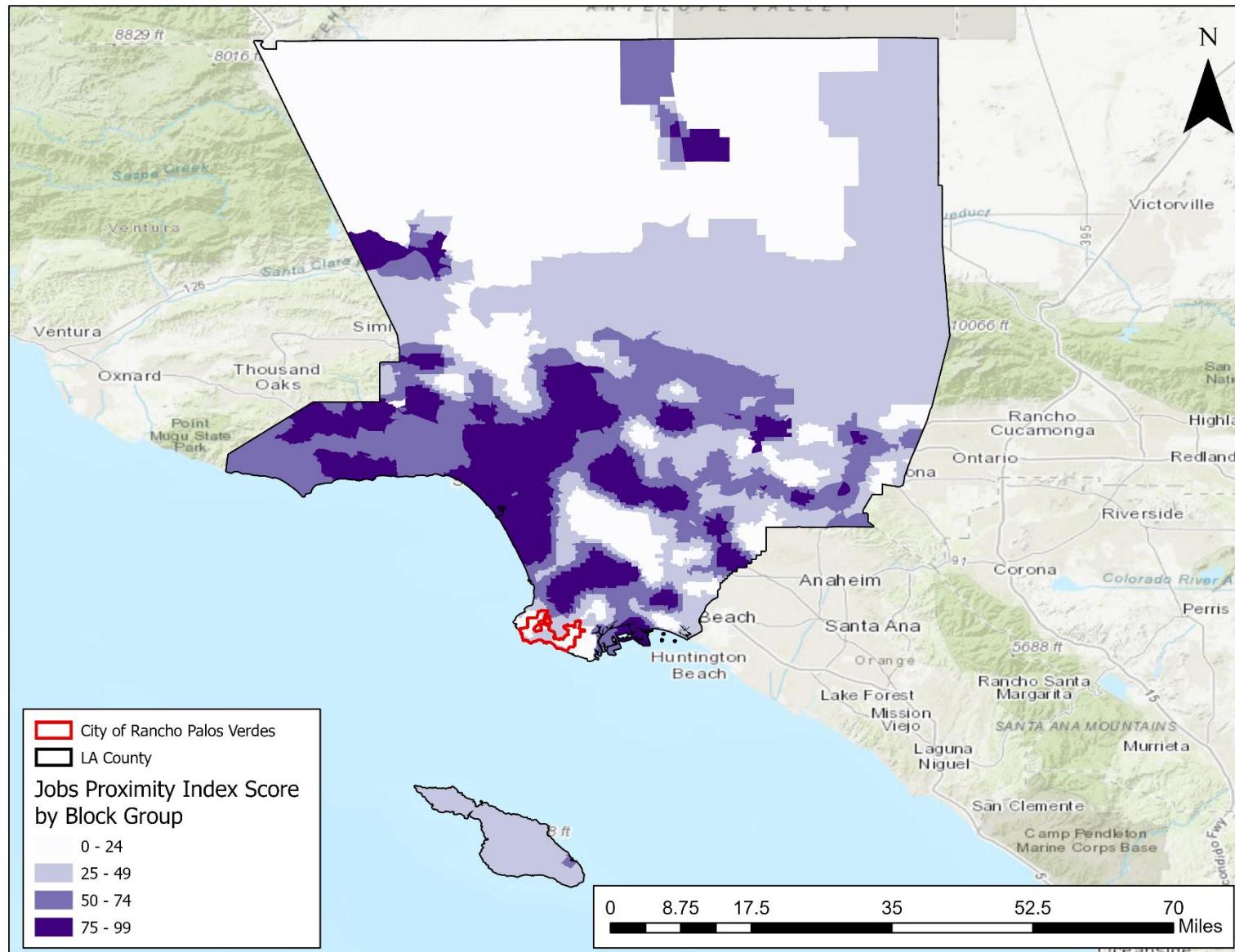
¹³ <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::jobs-proximity-index/about>. The index is currently based on U.S. Census Longitudinal Employer-Household Dynamics data from 2014.

Figure 59: Jobs Proximity Index Score, Rancho Palos Verdes



Source: HUD, based on U.S. Census Longitudinal Employer-Household Dynamics, 2014 Data.

Figure 60: Jobs Proximity Index Score, Los Angeles County



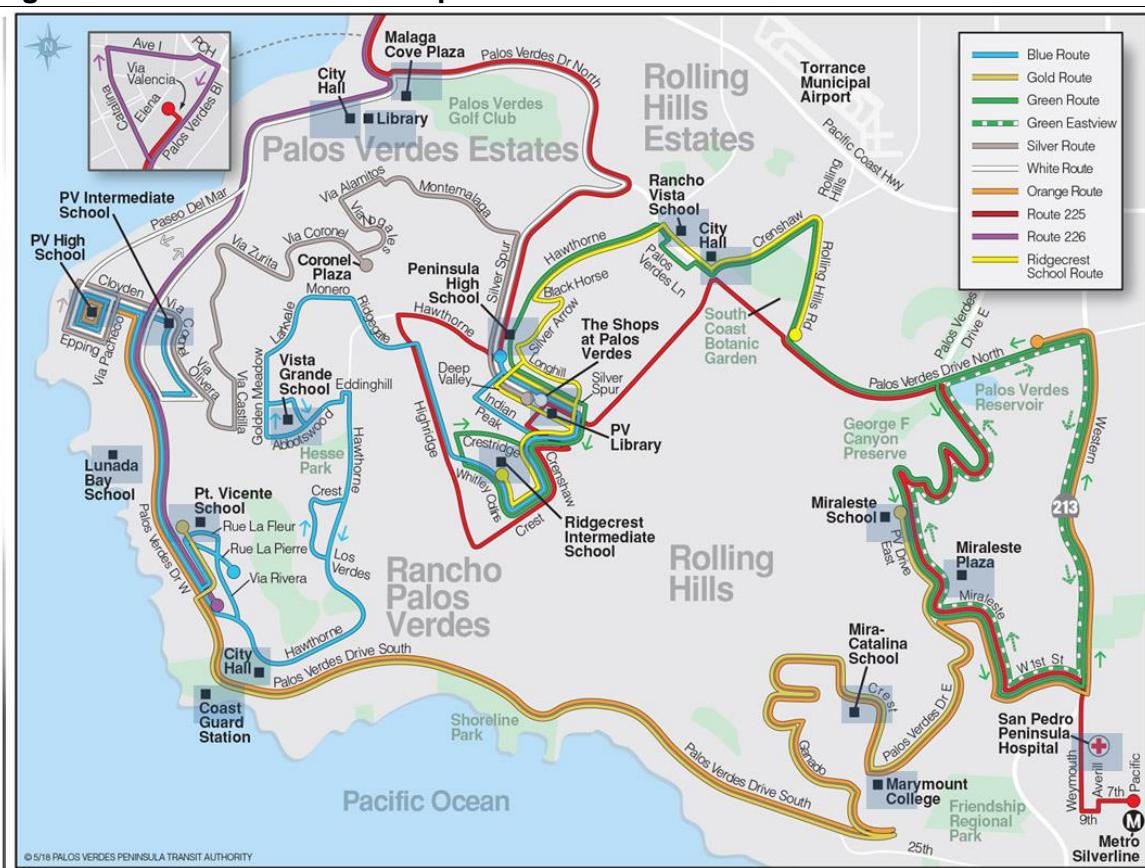
Source: HUD, based on U.S. Census Longitudinal Employer-Household Dynamics, 2014 Data.

Transportation

Public Transit

Public transit in Rancho Palos Verdes and nearby surrounding areas is provided by the Palos Verdes Peninsula Transit Authority ("PV Transit"), which runs several bus routes, as shown below in Figure 61. Service is provided on weekdays only, and some routes only operate on school days. Route 225 provides a connection to the Metro Silverline to access the larger region, and also provides dial-a-ride service for seniors and persons with disabilities on the Peninsula and to nearby medical facilities.

Figure 61: PV Transit Route Map



Source: <http://www.palosverdes.com/pvtransit/pv-route-map2.cfm>

Los Angeles Metro also runs several bus routes that serve Rancho Palos Verdes. Route 205 serves Western Avenue with connections to San Pedro and Harbor City on weekdays and weekends. Route 344 has stops on Hawthorne Boulevard with connections to Palos Verdes Estates and Rolling Hills estates, Torrance, and Gardena on weekdays and weekends.

Transportation Costs

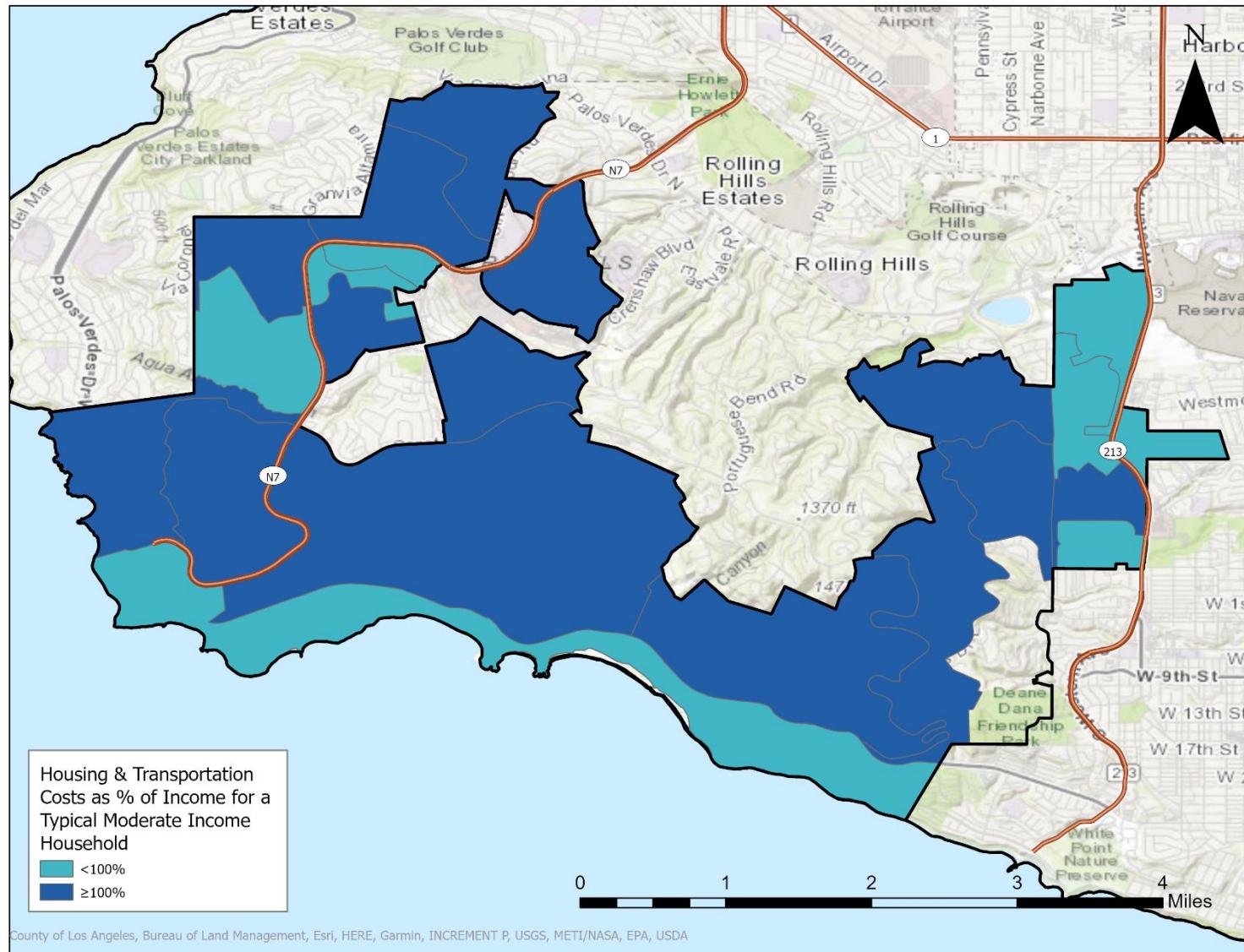
The Center for Neighborhood Technology (CNT)¹⁴ has developed a metric, the H+T (Housing and Transportation) Index that takes into account housing and transportation costs for a typical household. By their metric, in order to remain affordable housing costs plus transportation costs should equal 45 percent or less of total household income. They estimate this burden at the Census block group level, so disparities in this total estimated cost can be seen at a local or a regional level.

Based on their estimates, for the Census block groups that include Rancho Palos Verdes, for much of the City, the costs of housing plus transportation would be greater than 100 percent of the income of what CNT calls a typical moderate-income household, as shown in Figure 62. This means that a household with an income in this range would, on average, be severely cost-burdened when considering combined housing and transportation costs. However, as income data as discussed previously indicate, Rancho Palos Verdes has predominantly higher income households rather than moderate income households, and those households likely have high housing costs and rely largely on automobiles for transportation rather than public transit; these households may be able to sustain these higher housing and transportation costs. However, the combined costs act to restrain the ability of households at moderate and low incomes to live in Rancho Palos Verdes.

Regionally, much of the County has combined housing and transportation costs that would be a burden on a typical moderate-income household; the highest costs for housing plus transportation are concentrated on the Palos Verdes Peninsula and farther north along the coast and in nearby areas. For the most part, costs below 50 percent of income for typical moderate-income households are found in the inland areas of the City of Los Angeles and nearby urbanized areas, as shown in Figure 63; the ability of such a household to avoid high cost burdens is constrained in much of Los Angeles County. These findings are an indicator of the need for additional affordable housing in Rancho Palos Verdes and much of the County.

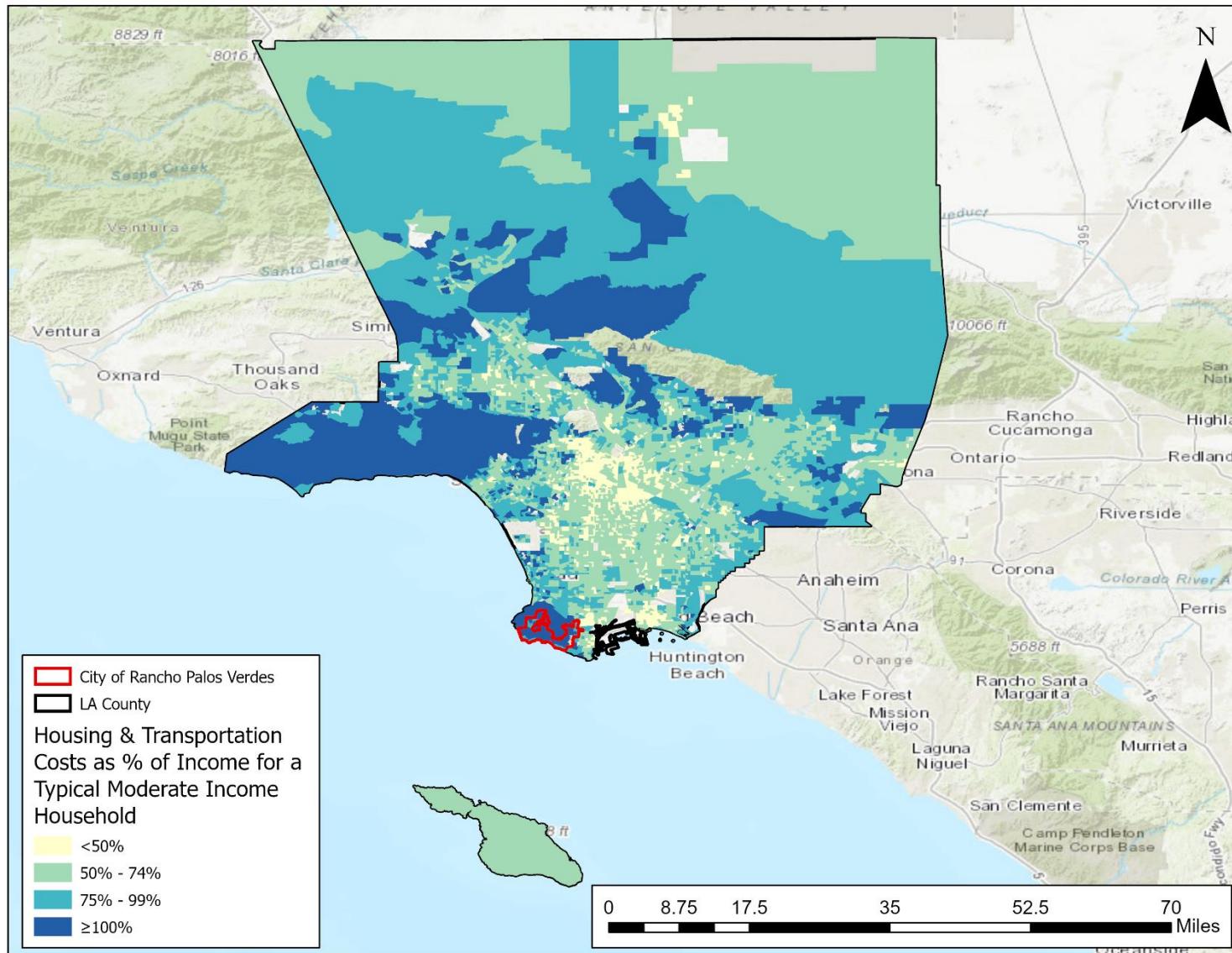
¹⁴ <https://htaindex.cnt.org/>. For more on the methodology, see https://htaindex.cnt.org/about/HTMethods_2016.pdf.

Figure 62: Percent of Income to Housing + Transportation for a Typical Moderate-Income Household in Rancho Palos Verdes



Source: Housing + Transportation Index, Center for Neighborhood Technology.

Figure 63: Percent of Income to Housing + Transportation for a Typical Moderate-Income Household in Los Angeles County



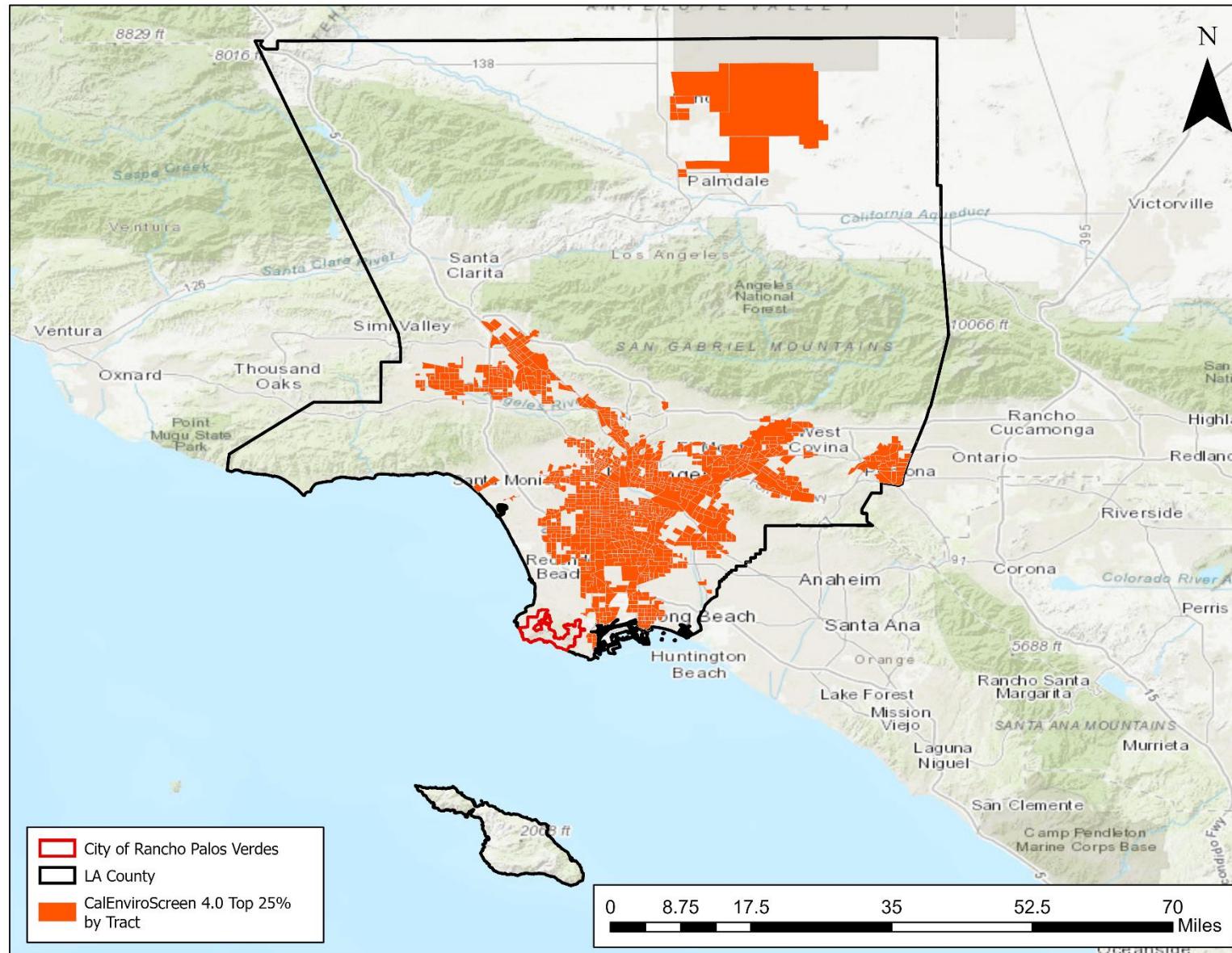
Access to a Clean Environment

CalEnviroScreen provides a methodology to assist in identifying whether a local community is disproportionately burdened by pollution. For every Census tract in the state, CalEnviroScreen produces a score using environmental, health, and socioeconomic information derived from government sources, with higher scores associated with a higher pollution burden. The original layer was developed by California's Office of Environmental Health Hazard Assessment on behalf of the California Environmental Protection Agency and released January 30, 2017.¹⁵

The analysis here uses the draft CalEnviroScreen version 4.0, released in the first half of 2021; Figure 64 below highlights Census tracts scoring in the highest 25 percent (i.e., worst scores for pollution) for Los Angeles County. Rancho Palos Verdes has no Census tracts above this threshold, perhaps due in part to its location on the ocean away from major sources of pollution. Countywide, the tracts scoring in the highest 25 percent tend to be found in the urbanized areas inland, with the exception of some tracts to the east of Rancho Palos Verdes near the Ports of Long Beach and Los Angeles. The high-pollution tracts tend to also be those with lower incomes and larger non-White populations, indicating regional disparities in access to a clean environment.

¹⁵ For more information, go to <https://oehha.ca.gov/calenviroscreen>.

Figure 64: Areas of High Pollution in Los Angeles County



Sources: CalEnviroScreen Version 4.0 DRAFT

Disproportionate Housing Needs and Displacement Risk

The following section assesses the extent to which protected classes, particularly members of racial and ethnic minority groups, experience disproportionate housing needs and are at risk for displacement.

Minority Homeownership Rates

Rates of home ownership often vary widely by race and ethnicity, both within local jurisdictions and throughout larger regions. In Rancho Palos Verdes, 78 percent of all households are homeowners, considerably higher than the 46 percent rate for Los Angeles County overall. With the exception of Black householders, the rates for major race and ethnic categories as shown in Table 26 in Rancho Palos Verdes are also higher than that of the regional average. Black householders are homeowners at the regional average rate of 46 percent, and the Some Other Race category is at 61 percent; other categories are all at 70 percent or above.

Table 26: Distribution of Homeowners by Race/Ethnicity, City of Rancho Palos Verdes

Householder by Race	Household Tenure		Total Household	Ownership Rate
	Owner	Renter		
White Alone	8,209	2,046	10,255	80%
Non-Hispanic White Alone	7,718	1,901	9,619	80%
Black or African American Alone	129	152	281	46%
Asian Alone	3,153	957	4,110	77%
Some other race alone (a)	233	146	379	61%
Two or more races	424	124	548	77%
Total, All Races	12,148	3,425	15,573	78%
Hispanic or Latino	722	270	992	73%

Note:

(a) Includes American Indian and Alaska Native Alone, Native Hawaiian and Other Pacific Islander Alone, and Some Other Race Alone.

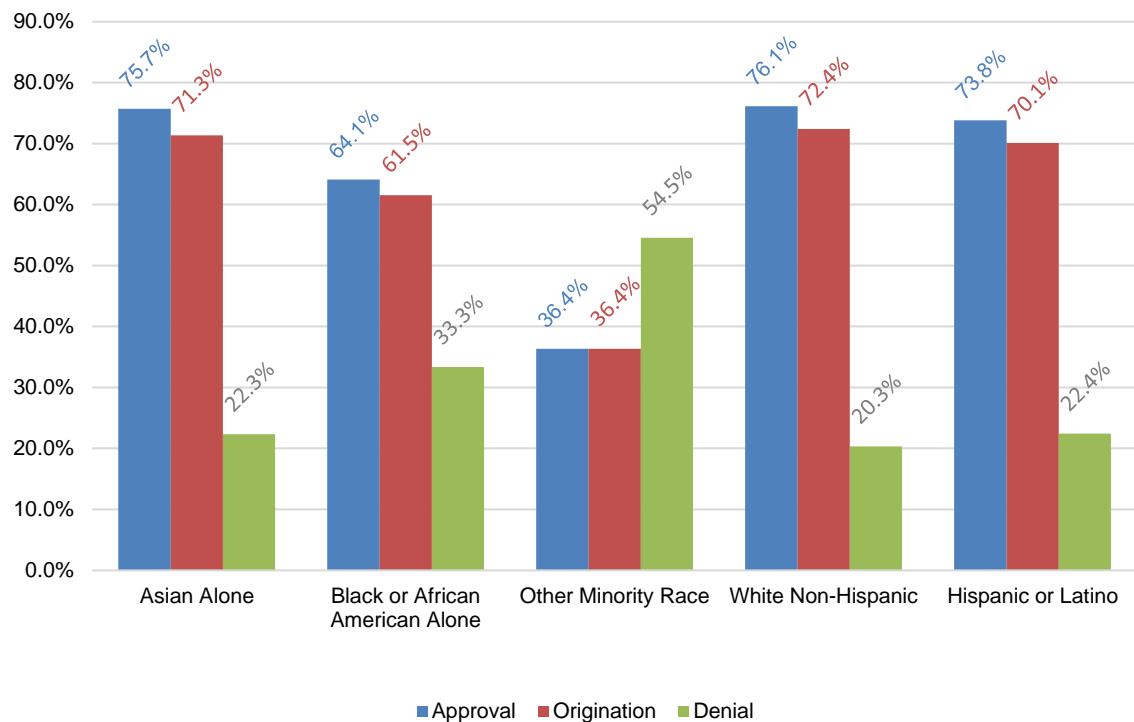
Sources: U.S. Census Bureau, American Community Survey, 2014-2018 5-year sample data, B25003A-I, BAE, 2021.

Mortgage Loan Approvals by Race/Ethnicity and Income

The inability to obtain a mortgage can be a barrier to home ownership, and historically, minorities have tended to have more difficulty obtaining loans, creating a significant barrier to homeownership. An analysis of HMDA data for conventional loans in Rancho Palos Verdes in 2018 indicates that some minority groups have a notably higher rate of loan denials than for all applicants (see Figure 65). The overall rate of conventional loan denials overall was 21.4 percent; the rate for Asian, White Non-Hispanic, and Hispanic applicants was about the same as this overall rate. However, the denial rate for Black applicants was 33.3 percent and the

rate for Other Minority Race¹⁶ applicants was 54.5 percent, indicating that there may be discrimination against some minorities in loan approvals. It should be noted, though, that these rates were based on only 53 Black applicants and 15 applicants in the Other Minority Race category, meaning that these statistics alone may not be a reliable indicator of discrimination.

Figure 65: Disposition of Conventional Home Loans by Race/Ethnicity, 2018



Notes:

Asian, Black, and Other Minority Race includes applicants that identify as non-Hispanic and Hispanic. Hispanic applicants include all persons claiming Hispanic origin regardless of race. Analysis excludes refinance loans and those originated by lenders not subject to HMDA. Excludes applications that were withdrawn and files that were closed due to incompleteness. Includes FHA, FSA/RHS, and VA home loans on 1-4 family and manufactured dwellings by income, race, and ethnicity of applicant.

Sources: FFIEC, Home Mortgage Disclosure Act data, 2018; BAE, 2021.

For 2018 there were very limited numbers of applications for government-insured loans, and less than five for any minority group, so no patterns of potential discrimination could be discerned from analysis of these loan applications.

¹⁶ This group includes American Indian or Alaska Natives, Native Hawaiian or Other Pacific Islander, and persons of two or more races. These groups were combined because of the extremely limited number of applicants in each group (10 or less).

Geography of Mortgage Lending

Figure 66 on the following page illustrates the geographic distribution of originated home loans by Census tract in 2019 in Rancho Palos Verdes. The easternmost and northernmost portions of the City had the highest overall loan origination rates at 100 or more loans per 1,000 housing units. Comparison with the Census block groups with higher non-White concentrations identified in Figure 32 indicates no clear relationship between loan origination rates and non-White household concentrations.

Countywide, the higher loan activity was typically in the tracts covering more suburban areas, i.e., in the areas with more affluent households (see Figure 67). This pattern may indicate that lower income households in the County may face greater barriers to home ownership due to greater difficulty obtaining mortgages.

Figure 66: Number of Loans Originated Per 1,000 Housing Units in Rancho Palos Verdes by Census Tract, 2019

Sources: HMDA; BAE, 2021

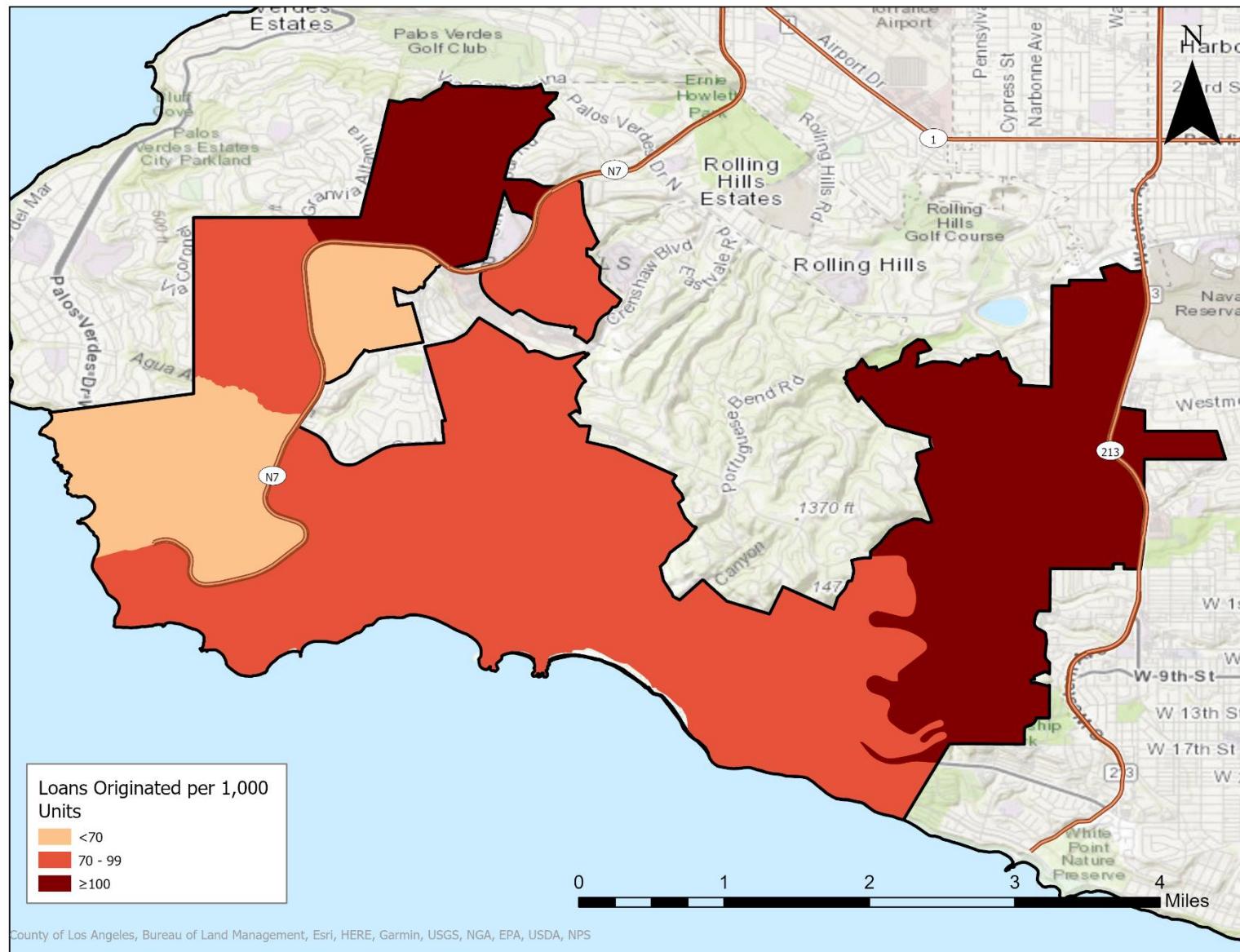
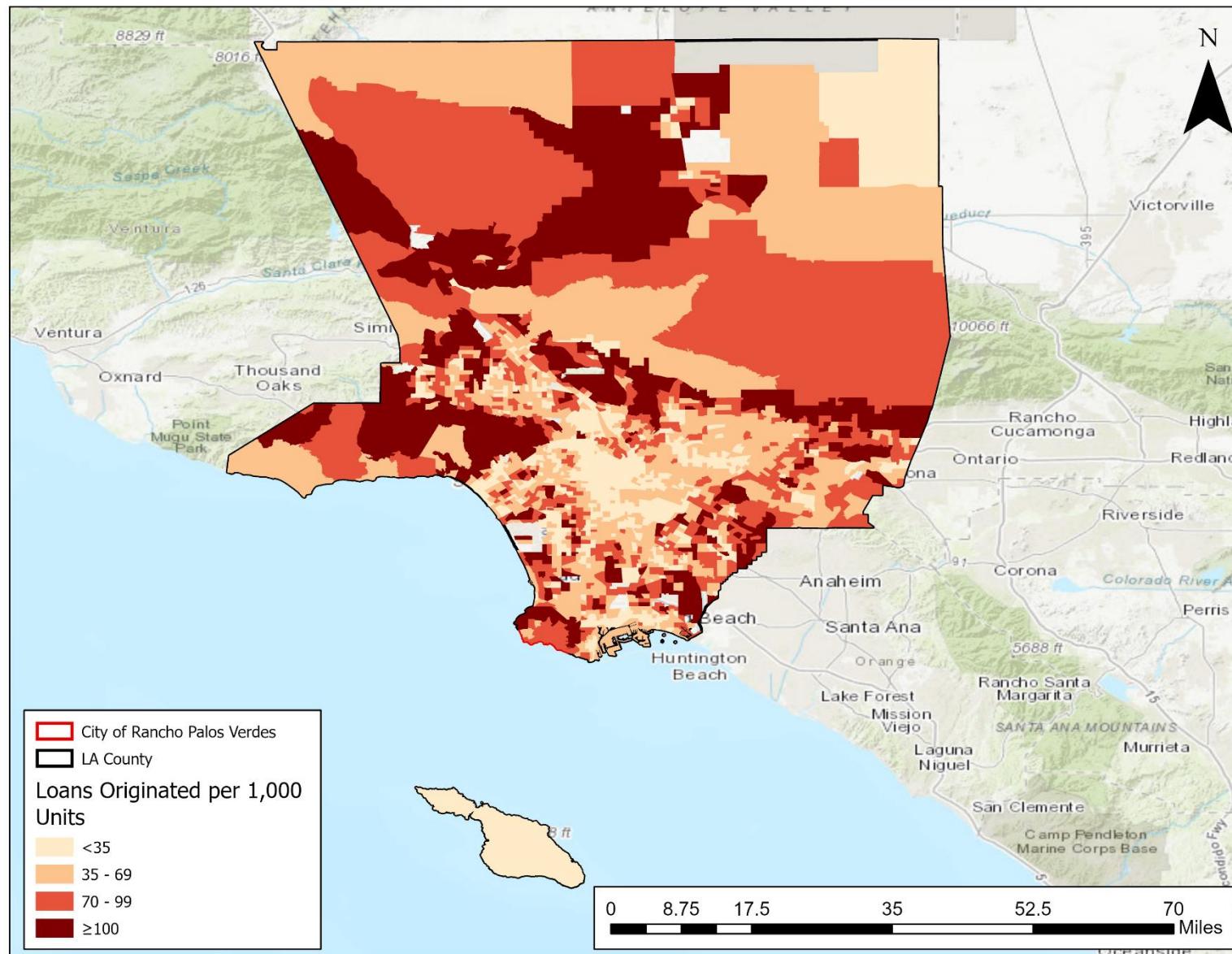


Figure 67: Number of Loans Originated Per 1,000 Housing Units in Los Angeles County by Census Tract, 2019



Sources: HMDA; BAE, 2021

Prevalence of Housing Problems

Table 27 and Table 28 report the relative prevalence of housing problems among households with incomes equal to, or less than, the area median by race and ethnicity. Households of a given racial or ethnic heritage are considered to have a disproportionately greater need for housing assistance if they experience housing problems at a significantly greater rate (ten percentage points or more) than do households within the same income level as a whole, regardless of race or ethnicity. For example, 72.7 percent of all very low-income households (i.e., incomes between 30 and 50 percent of AMI) in Rancho Palos Verdes experienced at least one of the four housing problems between 2013 and 2017, as did 100 percent of very low-income African American households. In this case, very low-income African American households exhibit a disproportionately greater need for housing assistance that could help to eliminate their current housing problems. According to these data, African American, Asian, Hispanic, and Other Race households experienced housing problems at rates that, at one or more income levels, exceeded the Citywide average by at least ten percentage points. The results are similar for severe housing problems, with African American, Asian, Hispanic, and Other Race households being disproportionately impacted. Note that the sample size is very small in most instances where the housing problems rate for a given subgroup is greater than the Citywide average, so these results should be considered with caution. For example, the CHAS data report only 30 extremely low-income Black households in Rancho Palos Verdes, all of whom experienced housing problems.

Table 27: Housing Problems Rate by Race/Ethnicity, City of Rancho Palos Verdes

Race/Ethnicity	Percent of AMI				Total up to 100% AMI
	0-30%	30-50%	50-80%	80-100%	
White	78.0%	60.2%	47.6%	40.4%	54.6%
Black/African American	100.0%	100.0%	100.0%	n.a.	100.0%
Asian	74.4%	86.1%	61.8%	69.1%	71.4%
American Indian	n.a.	n.a.	n.a.	n.a.	n.a.
Pacific Islander	n.a.	n.a.	16.7%	n.a.	48.7%
Hispanic	92.0%	87.5%	82.1%	68.2%	82.4%
Other (Including Multiple Races)	100.0%	82.4%	66.7%	0.0%	79.5%
Subtotal, Housing Problems	80.4%	72.7%	54.8%	49.4%	63.1%
Average Rate +10%	90.4%	82.7%	64.8%	59.4%	73.1%

Notes:

Housing problems include lack of complete kitchen; lack of complete plumbing facility; more than one person per room; cost burden greater than 30% of income. Includes all households within incomes at or below 100% of area median income. Figures may not sum to total due to rounding. Cells highlighted in red indicate sub-groups for which the rate of housing problems exceed the average rate of a given income group by ten percentage points or more.

Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2021.

Table 28: Severe Housing Problems Rate by Race/Ethnicity, City of Rancho Palos Verdes

Race/Ethnicity	Percent of AMI				Total up to 100% AMI
	0-30%	30-50%	50-80%	80-100%	
White	78.0%	44.7%	22.0%	25.3%	39.4%
Black/African American	100.0%	100.0%	0.0%	n.a.	87.5%
Asian	70.9%	50.2%	44.1%	50.9%	53.9%
American Indian	n.a.	n.a.	n.a.	n.a.	n.a.
Pacific Islander	n.a.	n.a.	0.0%	n.a.	38.5%
Hispanic	80.0%	62.5%	42.9%	36.4%	54.9%
Other (Including Multiple Races)	100.0%	35.3%	0.0%	0.0%	48.7%
Subtotal, Severe Housing Problems	78.3%	50.0%	28.2%	32.5%	45.7%
Average Rate +10%	88.3%	60.0%	38.2%	42.5%	55.7%

Notes:

Housing problems include lack of complete kitchen; lack of complete plumbing facility; more than 1.5 persons per room; cost burden greater than 50% of income. Includes all households within incomes at or below 100% of area median income. Figures may not sum to total due to rounding. Cells highlighted in red indicate sub-groups for which the rate of housing problems exceed the average rate of a given income group by ten percentage points or more.

Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2021.

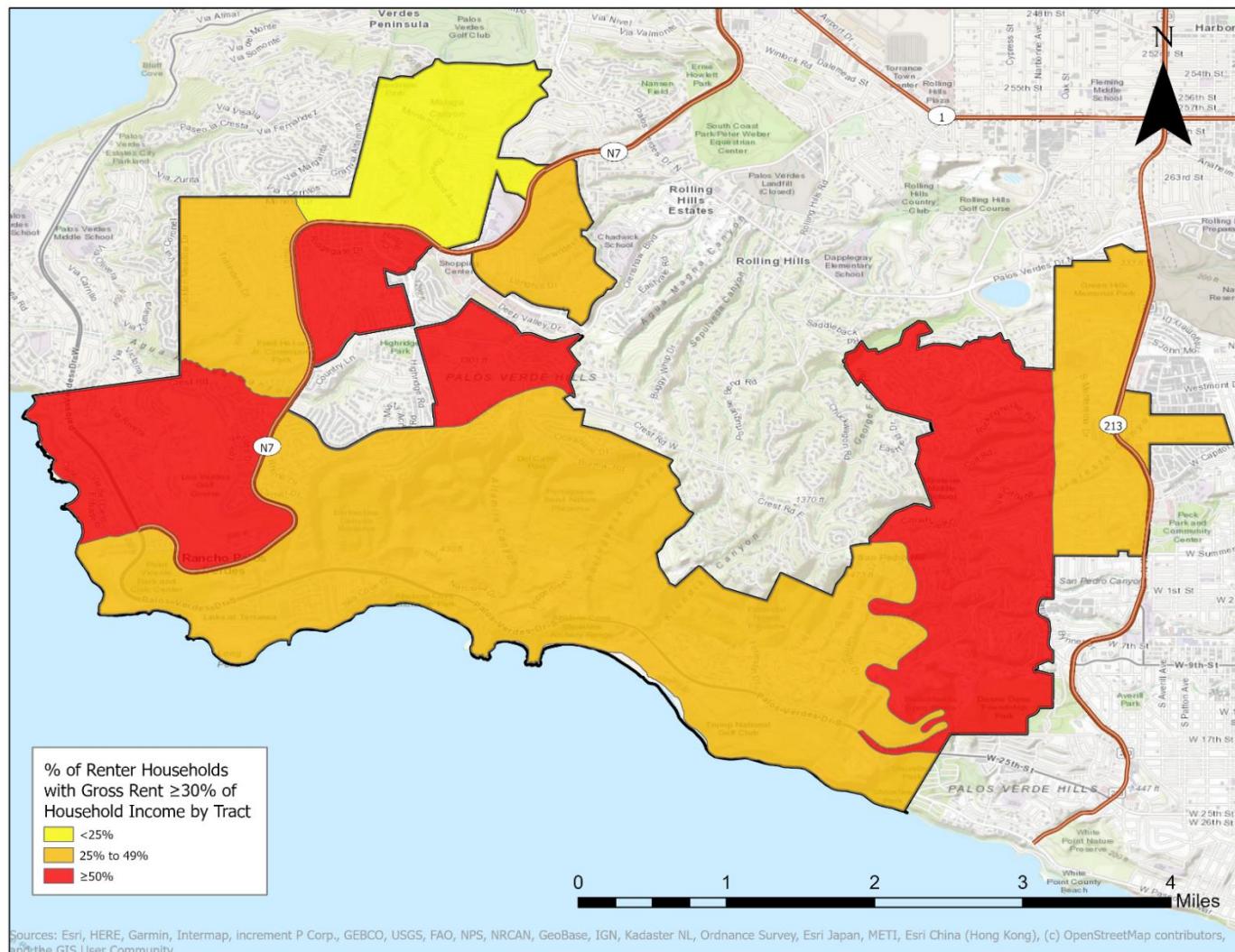
Housing Cost Burden

As previously described, overpayment for housing is defined as a household paying more than 30 percent of its gross income on housing related expenses, such as rent, utilities, or mortgage payments. As shown in Figure 20, by this measure 37 percent of all households in Rancho Palos Verdes were cost-burdened during the 2013-2017 ACS survey period. This proportion is lower than for Los Angeles County and the SCAG Region, with the proportion of cost burdened households at 45 percent and 43 percent, respectively, for these two areas. As shown above in Table 8, about two-thirds of households earning less than 80 percent of the HAMFI were cost-burdened in Rancho Palos Verdes, compared to only approximately one-fourth of households with incomes at 80 percent of HAMFI and above.

Figure 68 shows the trends of overpayment for renters in the City and Figure 69 shows the trends of overpayment for homeowners. The majority of renters throughout the City, and anywhere between 40 and 80 percent of renters per Census tract, were overpaying for housing in 2019 (see Figure 68). As shown in Figure 69, fewer homeowners are overpaying for housing throughout the City. In areas where homeownership opportunities exist, about ten to 30 percent of homeowners were overpaying, except in the City's northernmost neighborhoods where 30 to 40 percent of homeowners were overpaying.

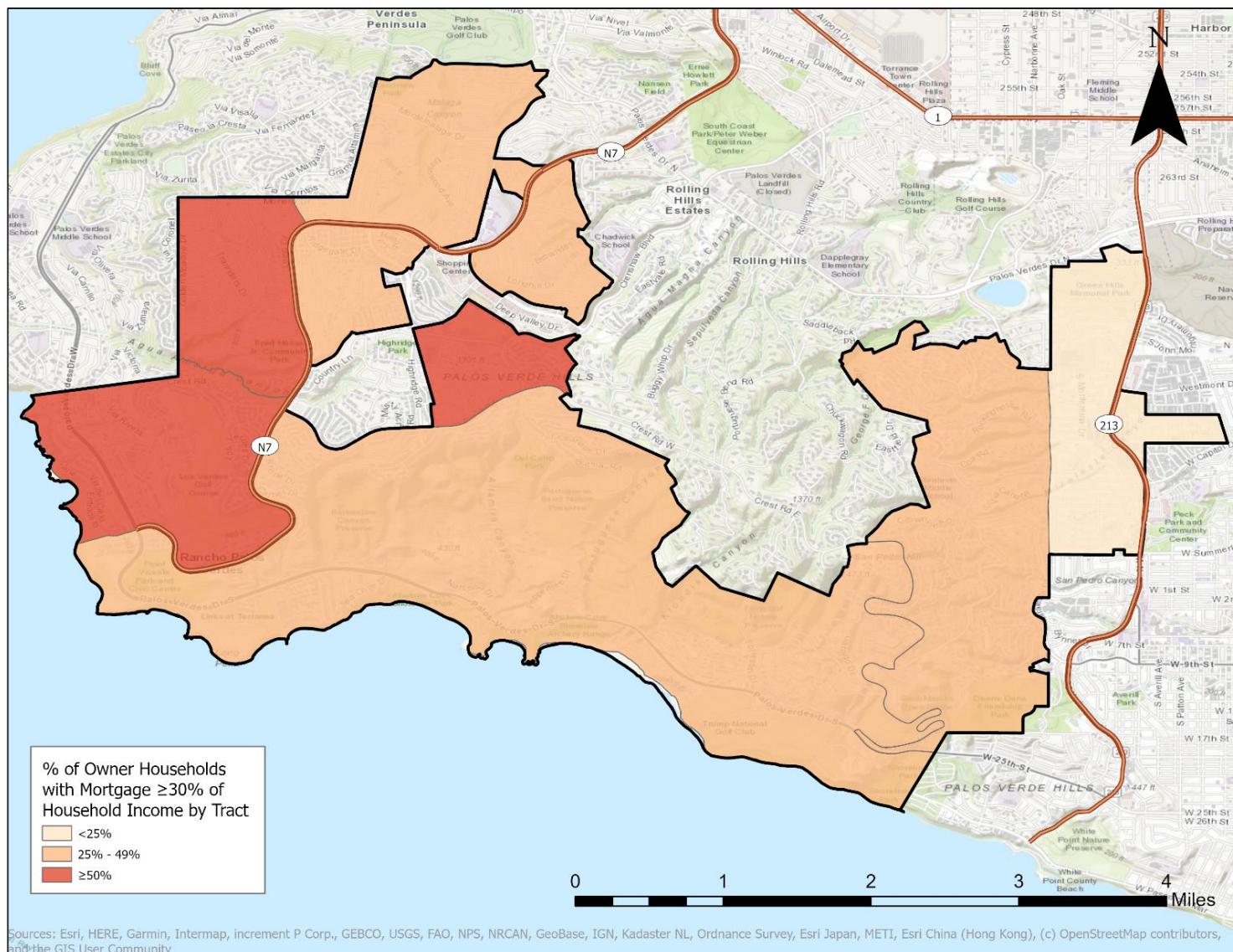
Across most Census tracts in Los Angeles County, at least 25 percent of renter and owner households were overpaying for housing (see Figure 70 and Figure 71); scattered throughout the county were tracts where over half of households were overpaying for housing. These findings reflect the high cost of housing in the region.

Figure 68: Overpayment by Renters, Rancho Palos Verdes



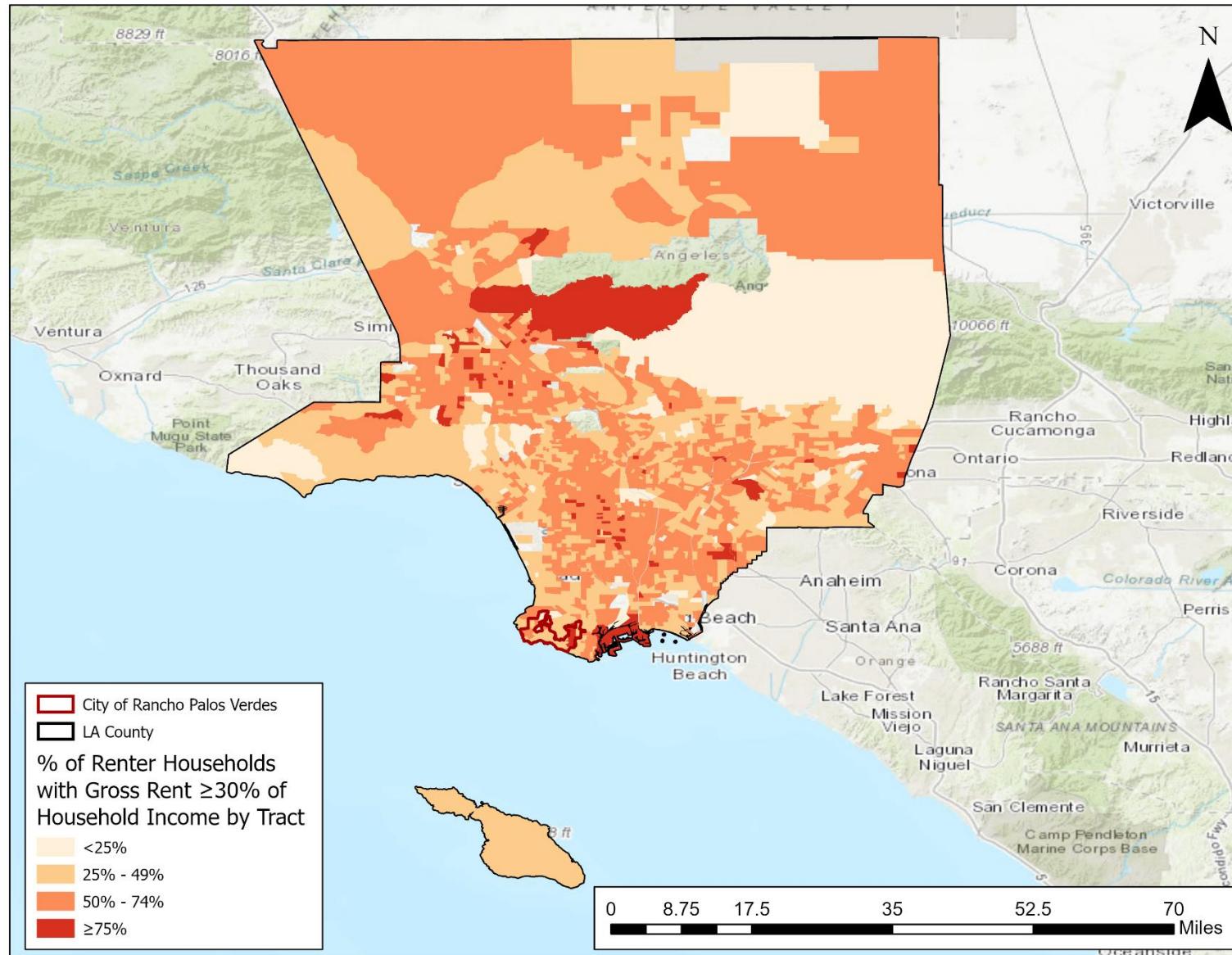
Sources: U.S. Census American Community Survey, 2015-2019 data.

Figure 69: Overpayment by Homeowners, Rancho Palos Verdes



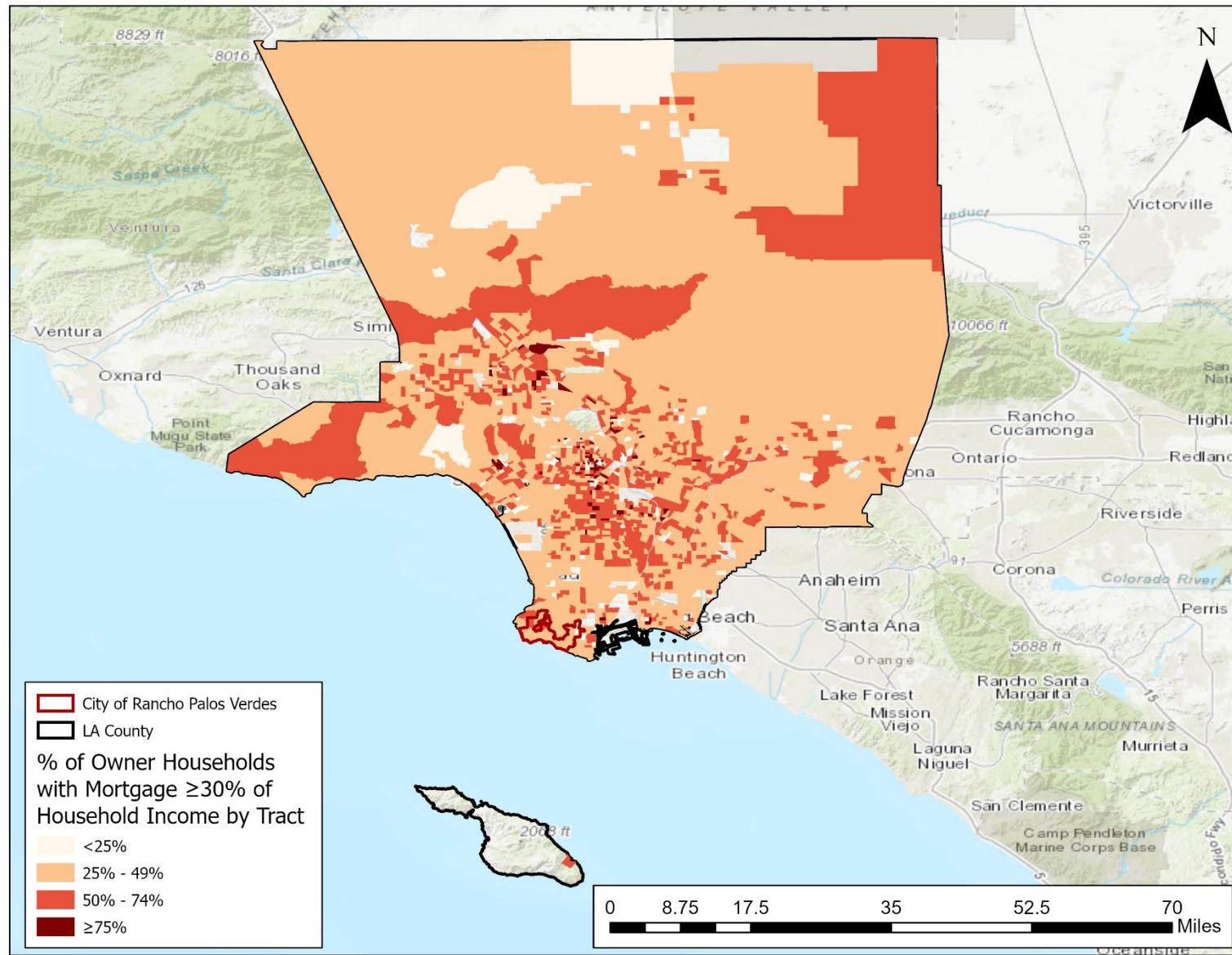
Sources: U.S. Census American Community Survey, 2015-2019 data.

Figure 70: Overpayment by Renters, Los Angeles County



Sources: U.S. Census American Community Survey, 2015-2019 data.

Figure 71: Overpayment by Homeowners, Los Angeles County



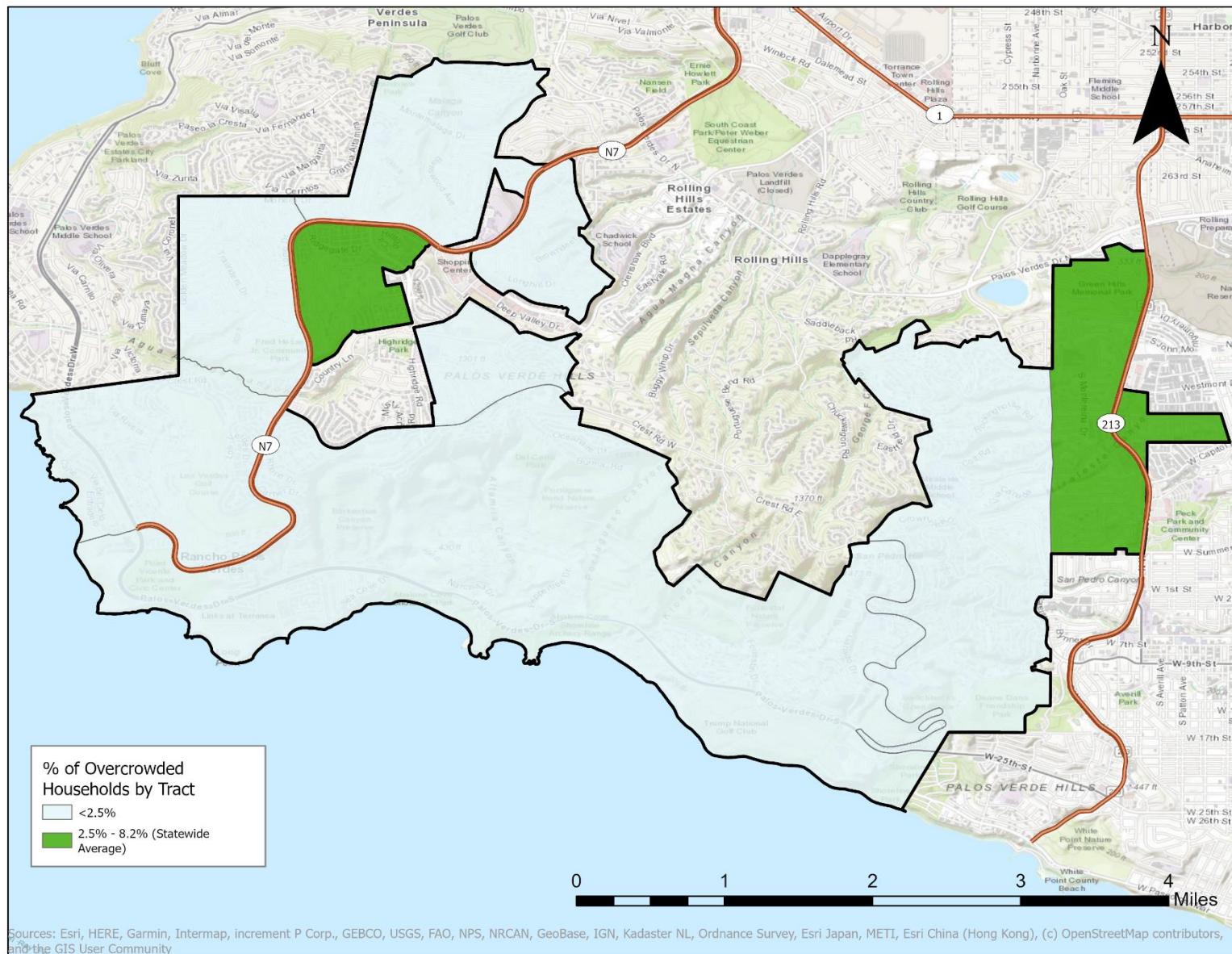
Sources: U.S. Census American Community Survey, 2015-2019 data.

Overcrowded Households

Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. Figure 72 shows that all tracts in the City are less than or equal to the statewide average of 8.2 percent overcrowded.

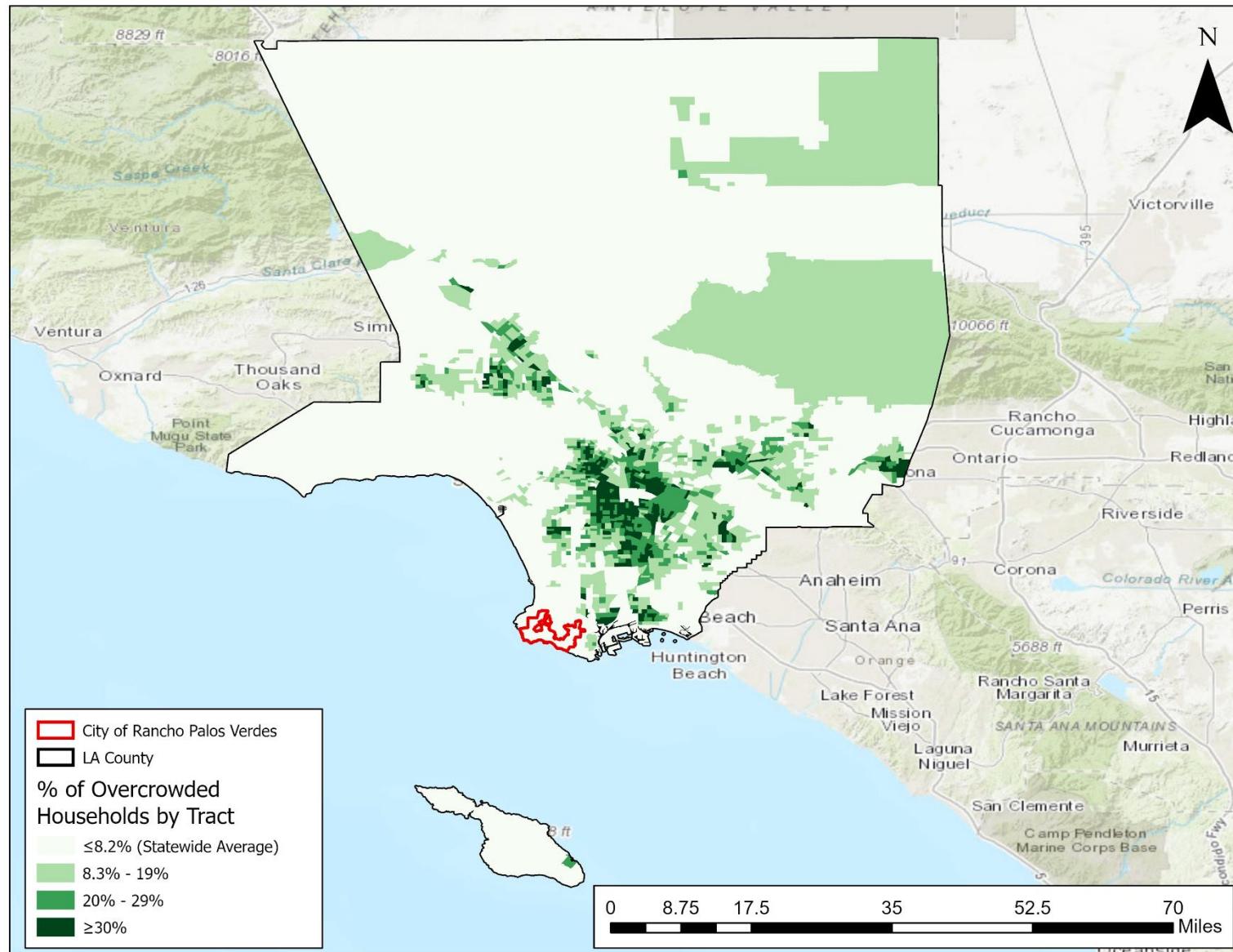
As shown in Figure 73, the County has a number of Census tracts where the percentage of overcrowded households exceeds the statewide average of 8.2 percent. These tracts appear to be largely in the City of Los Angeles, and extending out towards the east as far as Pomona. Included are a number of tracts where 30 percent or more of households are overcrowded; this is evidence that many households in the County are unable to afford suitable housing.

Figure 72: Overcrowded Households, Rancho Palos Verdes



Sources: U.S. Census American Community Survey, 2015-2019 data.

Figure 73: Overcrowded Households, Los Angeles County



Sources: U.S. Census American Community Survey, 2015-2019 data.

Resident Displacement

From a fair housing standpoint, the City of Rancho Palos Verdes is not aware of resident displacement issues; however, with regard to sea level rise impacts, the City is working collaboratively with the South Bay Council of Governments on a Climate Change Vulnerability Assessment to assess risks associated with flooding and seal level rise impacts.

Fair Housing Issues and Contributing Factors

The City of Rancho Palos Verdes is not aware of any specific existing fair housing issues affecting the City and its residents and prospective residents. Existing patterns of tenure in the City's residential areas are primarily influenced by socioeconomic factors, such as the high cost of real estate in the Southern California region in general and the coastal communities such as Rancho Palos Verdes in particular. It is acknowledged that there is a relatively limited supply of multi-family rental housing within the City's housing stock, which tends to be more affordable than single-family homes and other for-sale housing types. This likely limits the ability of lower-income households to secure housing within the City, and this may have a disproportionate effect on households with disabled and/or minority group members, as these households often have lower incomes compared to the population as a whole. Having said that, as indicated in Table 4 above, while the City of Rancho Palos Verdes' overall population grew by 1.5 percent between 2010 and the 2014-2018 ACS period, the population of numerous racial and ethnic minority groups increased much more substantially, including American Indian and Alaska Native (20.4 percent growth), Asian (8.2 percent), Native Hawaiian and Other Pacific Islander (712.8 percent), two or more races (38.3 percent), and Hispanic or Latino (6.7%); however, Blacks declined by 23.7 percent while Whites declined by 5.2 percent.

Contributing Factors

Following is an assessment of common factors that could potentially contribute to fair housing issues.

Land Use and Zoning Laws

Although analysis contained in the Governmental Constraints section of this Housing Element identified certain issues that could represent undue constraints on the development of housing, the analysis did not identify any issues in the City's land use and zoning laws that would create problems from a fair housing standpoint (i.e., illegal discrimination or disproportionate impacts on protected groups). Nevertheless, the 2021-2029 Housing Element includes programs to address the noted issues with governmental constraints.

Occupancy Restrictions

Occupancy standards sometimes can impede housing choice for fair housing protected classes such as families with children or disabled persons. For example, some jurisdictions' zoning regulations have attempted to limit occupancy to five related persons occupying a

single-family home, or to strictly establish an occupancy standard of no more than two persons per bedroom. Such regulations can limit housing availability for some families with children or prevent the development of group housing.

The City's Zoning Ordinance complies with fair housing laws. For example, a "family" is defined as an individual or two or more persons living together as a single housekeeping unit in a dwelling unit. Additionally, group housing for disabled persons is a permitted use in residential zones that allow single-family dwellings. In such zones, the Zoning Ordinance permits "any other use required by State or federal law."

The City has adopted the Uniform Housing Code, which establishes minimum occupancy limits for all housing on the basis of square footage. According to an analysis of occupancy standards:

The Legislature, by adopting this Uniform Housing Code standard, intends to pre-empt local occupancy standards generally. Municipalities may deviate from the uniform occupancy standard only if, pursuant to specific state provisions, they make express findings that a deviation is reasonably necessary due to "climatic, geological or topographical conditions." Local governments should adopt the foregoing Uniform Housing Code standard for compliance with fair housing laws and to address health and safety concerns in the community.

Residential Real Estate Steering

Steering is infrequently an alleged act in a housing discrimination complaint. According to the County of Los Angeles' 2018 Analysis of Impediments to Fair Housing Choice, which covers the City of Rancho Palos Verdes among other Los Angeles County jurisdictions, only ten steering complaints were made throughout the entire County between 2008 and 2016, none of which were in the City of Rancho Palos Verdes.

Patterns of Community Opposition

City Planning staff indicate that Rancho Palos Verdes does not experience patterns of community opposition to housing that focus on any particular type of housing or housing in specific locations. Rather, when there is opposition to a housing project it is on more of a case-by-case basis where nearby residents express concerns about issues such as impacts on views, aesthetics, and other factors that are specific to the lot that is proposed for development. Projects that request discretionary approvals, such as variances from development standards, tend to experience the most opposition. City staff notes that as a mostly built-out city, most of the remaining lots in Rancho Palos Verdes are those that are difficult to develop within standard development guidelines; thus, projects tend to face more issues and controversy.

Economic Pressures

Factors such as increased rents or increased land and development costs for new housing could create economic pressures that could contribute to fair housing issues, to the extent that members of protected classes often have lower incomes, which means they are disproportionately affected by high housing costs. As discussed in the Governmental Constraints section, the City of Rancho Palos Verdes has limited direct impact on development costs, with City-imposed fees representing a relatively small proportion of overall costs for developing housing within the City. As a desirable community within Southern California's coastal region, the City has limited ability to control other economic pressures, such as increasing land costs, or increasing rents that are largely driven by regional housing supply and demand dynamics that are beyond the City's control. However, ensuring that the City adequately plans to accommodate its RHNA, including providing sites that can accommodate housing for lower-income households is a key responsibility to ensure that the City does not contribute to economic pressures by unnecessarily constraining the local supply of land available for housing development.

Major Private Investments

Major private investments have the potential to stimulate changes in the local housing market. For example, major investments that stimulate local employment growth can increase local demand for housing and if the supply of housing does not increase commensurately, this can lead to increased competition for housing and, potentially, increased costs and consequent displacement of lower-income households who may not be able to afford the higher housing costs. Additionally, private investments in the form of redevelopment of existing residential buildings could lead to displacement of existing residents. In these situations, lower-income residents are at greatest risk, as their limited incomes mean that they will have fewer viable choices to secure replacement housing.

The City adopted the Western Avenue Corridor Street Enhancement Strategy along Western Avenue in the City. Western Avenue is a primary commercial corridor in the South Bay area, Palos Verdes Peninsula and San Pedro community. The Strategy outlines the framework for implementing complete street improvements within the public right-of-way, as well as outlines concepts to assist the City in determining what, if any, changes to the City's private development standards. In total, the Strategy aims to lay out the foundation and direction for the corridor's development over the next 3 to 30 years. The adopted plan contains numerous provisions that aim to preserve and enhance the quality of life for existing and future residential uses along the corridor and does not include any provisions that preclude or discourage residential development along the corridor.

Municipal or State Services and Amenities

The City of Rancho Palos Verdes maintains a small staff of full-time employees and part-time employees. Most services are provided by contracting with outside agencies and vendors. Police and fire services are provided by Los Angeles County. Vendor contracts are awarded for

public facility and right-of-way maintenance. The City Council contracts with an outside law firm for City Attorney services. Solid waste, electric, water, and gas services are provided by Public Utility Commission (PUC)-regulated private companies under City franchise agreements. However, Community Development Department services such as Planning, Building & Safety, Code Enforcement and View Restoration are provided by in-house staff, but supplemented by private vendors as needed. Services are provided to residents and businesses located throughout the City, and there are not disparities in service levels amongst the City's various residential areas.

The City has a land area of 13.6 square miles, and about 42,000 residents. With 7.5 miles of Pacific coastline, an approximately 1,400-acre nature preserve, and hundreds more acres of open space, the City has maintained a semi-rural environment. Residents and visitors enjoy expansive views of the Pacific Ocean and ample opportunities for recreation including golfing, hiking, beach access, and whale watching. Notable landmarks and points of interest include the Wayfarer's Chapel designed by Lloyd Wright, the Point Vicente Lighthouse, Point Vicente Interpretive Center, Terranea Resort, Palos Verdes Nature Preserve, and Trump National Golf Club. As a compact community, these amenities are relatively accessible to residents who live throughout Rancho Palos Verdes' residential areas.

Foreclosure Patterns

For a number of factors, lower-income and minority households are more likely to face foreclosure than others. According to a 2009 presentation by the Federal Reserve Bank of San Francisco¹⁷, during the housing boom leading up to the 2008 housing crisis, just over one-fourth of California households received a "high cost" (i.e., subprime) loan, and these loans were more prevalent among minority borrowers than for borrowers as a whole. The presentation indicated that Rancho Palos Verdes was among the communities with the lowest foreclosure rates (less than one percent of total loans in foreclosure or REO as of February 2009). As of June 2021, RealtyTrac reported only four properties within the City of Rancho Palos Verdes that were in pre-foreclosure, and none that were bank-owned or subject to auction. These data indicate that foreclosure patterns are not a significant fair housing issue within the City of Rancho Palos Verdes.

Unresolved Violations of Fair Housing or Civil Rights Laws

The City has no unresolved violations of fair housing or civil rights law.

Support or Opposition from Public Officials

The City Council supports fair housing, as evidenced in the City's participation in the County Urban Program for HUD programs participation and maintenance of the contract with the Housing Rights Center for fair housing services.

¹⁷ https://www.frbsf.org/community-development/files/california_0409.pdf

Discrimination in the Housing Market

Complaints of housing discrimination in Rancho Palos Verdes are rare. As summarized previously in Table 19, from 2013 through 2020, only three complaints were recorded by the HUD office of Fair Housing and Equal Opportunity (FHEO), and one of those complaints was dismissed for lack of cause. From 2014 through 2021 to date only four complaints were filed with DFEH, with three compliant related to disabilities and one regarding family status. One complaint was withdrawn, two were dismissed, and one was settled successfully.

Lack of Fair Housing Education

Fair housing issues can arise when property owners and/or residents are not fully aware of their rights and responsibilities as they pertain to fair housing. As previously mentioned, the City of Rancho Palos Verdes contracts with the HRC for fair housing services. In terms of education, as mentioned previously, the HRC provides a range of fair housing outreach and educational resources for both tenants and landlords in Rancho Palos Verdes. In addition to pro-active education, the HRC also responds to inquiries and complaints and, as indicated previously, was able to successfully resolve the limited number of discrimination investigations involving Rancho Palos Verdes locations that it undertook between July 2018 and June 2021 by providing counseling and information.

In addition, the County of Los Angeles Analysis of Impediments to Fair Housing Choice (AI), in which Rancho Palos Verdes is a participant, included a fair housing goal to “Promote understanding and knowledge of fair housing and ADA laws.” In order to achieve this goal, the AI describes a number of activities to be undertaken during the five-year period from 2018 to 2023, including:

- Conduct 80 outreach and educational presentations and workshops to inform special populations of their rights;
- Staff 100 fair housing information booths at community festivals and events; and
- Distribute 80,000 pieces of fair housing literature.

The Fair Housing Education and Outreach activities will be accomplished by the HRC. HRC has established an effective and comprehensive outreach and public education program designed to raise awareness of the fair housing laws that protect individuals, often in traditionally underserved communities, against housing discrimination. The Outreach Department of the HRC develops and distributes educational literature and resources that describe ways to prevent housing injustices and the applicable laws that protect against discrimination. The materials are made available free to the public in various languages including English, Spanish, Korean, Mandarin, Armenian, Cantonese, and Russian. The Outreach Department also presents free fair housing law workshops for landlords, tenants, nonprofit organizations, and government employees. The workshops include an overview of the state and federal fair housing laws, as well as basic landlord-tenant rights and responsibilities. Depending on the

audience, the presentations can be translated by staff into Armenian, Mandarin, Spanish, or Russian.

Lack of Resources for Fair Housing Agencies and Organizations

The City is a participating city in the County of Los Angeles Urban County Program. The HRCHRC is the fair housing agency/organization serving the needs of the City of Rancho Palos Verdes and all other Urban County participating cities.

Disproportionate Housing Needs Among Racial/Ethnic Groups

These needs were discussed previously under the header *Disproportionate Housing Needs and Displacement Risk. Potential issues identified included:*

- Minority homeownership rates in Rancho Palos Verdes are at or above the overall homeownership rate in Los Angeles County, but mortgage loan approval denial rates may be higher for Black applicants and Other Minority Race Applicants. However, the data are not reliable due to relatively small numbers of applicants.
- Black, Asian, Hispanic, and Other Race households experienced housing problems disproportionate rates in one or more income ranges compared to other households in the same income ranges. Again, the data are based on relatively small numbers of households, so the results should be interpreted with caution.

Fair Housing Priorities, Goal, and Actions

Overall, the City of Rancho Palos Verdes fares quite well with respect to fair housing issues. In most cases, where the data hint that there may be some potential for a disadvantaged group, such as a racial or ethnic minority to be experiencing fair housing issues, the data are based on a small enough sample of relatively small populations that the statistics may not be highly reliable. Nevertheless, the key takeaway from the Assessment of Fair Housing is that where the data do hint at some possibility of a fair housing issue, those who would be disproportionately impacted are typically lower-income and/or minority populations. For this reason, the City's fair housing priority is to emphasize fair housing outreach, education, and resources to minority and lower-income populations, with the goal of ensuring that these vulnerable groups can access available resources to address housing needs and services.

The actions required to address the City's fair housing goal is included within the City's overall Housing Element programs section as Goal 2: Fair Housing and Equal Opportunity and is supported by Housing Element Programs 5 through 11, which includes carryover programs from the 2013- 2021 Housing Element that have been refined to reflect this emphasis, as well as new programs developed for the 2021-2029 Housing Element.

CONSTRAINTS ANALYSIS

Introduction

This chapter of the Housing Element describes and analyzes governmental and non-governmental constraints on the development and maintenance of housing in the City of Rancho Palos Verdes.

Governmental Constraints

City policies and regulations that affect residential development and housing affordability include land use controls, permit processing procedures and fees, development impact fees, on- and off-site infrastructure improvement requirements, and building codes and enforcement. This section describes these standards and assesses whether they constrain housing development in Rancho Palos Verdes.

Land Use Controls

The City's General Plan, Specific Plans, and Zoning Code guide development and set land use controls related to housing development.

General Plan Land Use Element

The General Plan is the comprehensive planning document that guides physical development throughout a local jurisdiction. The City of Rancho Palos Verdes General Plan was adopted in June 26, 1975 and updated on September 18, 2018. State law requires that all cities and counties in California have a General Plan that includes a Land Use Element. The Land Use Element designates the proposed general distribution and location of the extent of the land uses for public and private uses, including identification of land and natural resources suitable for designation in the General Plan's Conservation and Open Space Element. Specific to the Housing Element, the Land Use Element establishes residential land use designations that allow for a mix of housing types, including single-family residences, multi-family residences, and mobile homes. Table 29 outlines the residential land use designations and applicable density in the General Plan

Table 29: Rancho Palos Verdes General Plan Residential Density Ranges

- Less than or equal to 1 dwelling unit per 5 acres
- Less than or equal to 1 dwelling unit per acre
- 1-2 dwelling units per acre
- 2-4 dwelling units per acre
- 4-6 dwelling units per acre
- 6-12 dwelling units per acre
- 12-22 dwelling units per acre

Source: City of Rancho Palos Verdes, 2021.

One issue with the General Plan land use categories is that they do not include a land use category that allows for residential densities of more than 22 dwelling units per acre. This may pose a constraint to residential development that can serve the needs of lower-income households. According to state law, the default minimum density for land targeted to address the RHNA for lower-income households, in Rancho Palos Verdes, is 30 dwelling units per acre. The Housing Element includes a program to amend the General Plan to provide a residential land use category that allows at least 30 dwelling units per acre, or higher if needed to ensure General Plan consistency for sites to be zoned to accommodate the City's RHNA for lower-income households.

Specific Plans

A specific plan is used to coordinate, balance, and regulate development within a geographic area such that the development plan is consistent with goals of the General Plan. As described in the Land Use Element, the City has five Specific Plan Districts, one within the coastal region (Coastal Specific Plan District), and four others located inland (Western Avenue Specific Plan Districts 1, 2, and 3, and the Eastview Park Specific Plan District). The three Specific Plan Districts along Western Avenue are consolidated into a single document (2001), although they remain separate districts. These plans establish standards for development within the plan areas. The plans allow residential densities consistent with the General Plan.

Zoning Code

Zoning regulations control local development by establishing requirements related to height, density, lot area, yard setbacks, and minimum parking spaces. Site development standards are comparable to requirements in other communities and are necessary to ensure a quality living environment for all households and to protect the City's historic and natural resources. The City has six single-family residential designations, five multi-family residential designations, and five commercial districts, which are described in the Development Standards section below as they pertain to residential uses. Additional zoning designations that do not allow for residential include Cemetery (cem), Institutional (i), Open Space – Hazard (oh), Open Space – Recreational (or).

Overlay Control Districts

Overlay Control Districts provide criteria which further reduce potential impacts which could be directly created or indirectly induced by proposed and existing developments in sensitive areas of the City of Rancho Palos Verdes. These areas are defined by the General Plan and other studies to be sensitive areas due to unique characteristics contributing significantly to the City's form, appearance, natural setting, and historical and cultural heritage. There are six Overlay Control Districts in the City of Rancho Palos Verdes, as provided in Table 30 below: Natural Design (OC-1), Socio-Cultural (OC-2), Urban Design (OC-3), Automotive (OC-4), Mira Vista (OC-5), and Equestrian (Q). The City is also (as of 2021) pursuing a Mixed-Use Overlay Zoning District in certain institutional and commercial zoning districts in the City to facilitate additional residential development for all income levels.

Table 30: Overlay Control Districts

Overlay Control District	Symbol
Natural Design	OC-1
Socio-Cultural	OC-2
Urban Design	OC-3
Automotive Service Station	OC-4
Mira Vista Park	OC-5
Equestrian	Q

Sources: City of Rancho Palos Verdes Municipal Code, 2021; BAE, 2021

Coastal Vision Plan

The Coastal Vision Plan (2008) covers coastal areas in the City that roughly coincide with the Resource Management Districts within the General Plan. While drawing on the General Plan and Coastal Specific Plan, the Coastal Vision Plan is not incorporated into these regulatory documents and does not attempt to evaluate or regulate private development. The Coastal Vision Plan establishes a vision, goals, concept designs and design guidance that seek to cohesively link key open space properties and public lands along the coast, including the Palos Verdes Nature Preserve (NCCP). The Vision Plan is an environmental resources access, management, and protection plan. It provides the City guidance and a rationale for implementing future improvements to these key areas, which might include enhanced public spaces, public access (including wayfinding, traffic, and parking), recreational amenities, and other facilities to improve the public's experience of the City's coastline.

Development Standards, Local Processing, and Permit Procedures

Development standards are site or construction conditions and requirements established in the Zoning Code. Development standards are pursuant to local ordinances, the General Plan and its elements, Specific Plans, Charter Amendments, and other local policies. They include, but are not limited to, height limits, setback requirements, floor area ratios, open space requirements, lot coverage requirements, and parking requirements. Figure 76 summarizes the relevant development standards for single-family residential zoning districts. Figure 77 summarizes the relevant development standards for multi-family residential zoning districts.

Figure 74: Single-Family Residential Development Standards

DISTRICT	LOT DIMENSIONS ¹			MINIMUM SETBACKS ^{3, 6} FOR CITY CREATED LOTS				MINIMUM SETBACKS ^{2, 3, 6} FOR LOTS CREATED PRIOR TO INCORPORATION/ANNEXATION				MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT ^{3, 6}	PARKING REQUIREMENT	
	AREA	WIDTH	DEPTH	FRONT	INTERIOR SIDE	STREET SIDE	REAR	FRONT	INTERIOR SIDE	STREET SIDE	REAR				
					TTL BOTH SIDES	ONE SIDE								less than 5,000 s.f. of habitable space = 2 enclosed garage spaces	
RS-A-5	5 acres	200	300	20	30	10	20	20	20	5	10	15	6%	16	5,000 s.f. or more of habitable space = 3 enclosed garage spaces
RS-1	1 acre	100	150	20	25	10	20	20	20	5	10	15	25%	16	
RS-2	20,000 s.f.	90	120	20	20	10	20	20	20	5	10	15	40%	16	
RS-3	13,000 s.f.	80	110	20	20	10	20	15	20	5	10	15	45%	16	
RS-4	10,000 s.f.	75	100	20	20	10	20	15	20	5	10	15	50%	16	
RS-5	8,000 s.f.	65	100	20	20	10	20	15	20	5	10	15	52%	16	

Notes:

1. For an existing lot which does not meet these standards, see Chapter 17.84 (Nonconformities).
2. Lots of record, existing as of November 25, 1975 (adoption of this code), or within Eastview and existing as of January 5, 1983 (annexation), shall use these development standards for minimum setbacks.
3. For description, clarification and exceptions, see Chapter 17.48 (Lots, Setbacks, Open Space Area and Building Height).
4. For a description of height measurement methods and the height variation process, see Section 17.02.040 (View Preservation and Restoration) of this chapter. A height variation application shall be referred directly to the planning commission for consideration, if any of the following is proposed:
 - A. Any portion of a structure which exceeds 16 feet in height extends closer than 25 feet from the front or street-side property line.
 - B. The area of the structure which exceeds 16 feet in height (second story footprint) exceeds 75 percent of the existing first story footprint area (residence and garage).
 - C. 60 percent or more of an existing garage footprint is covered by a structure which exceeds 16 feet in height (a second story).
 - D. The portion of a structure that exceeds 16 feet in height is being developed as part of a new single-family residence; or
 - E. Based on an initial site visit, the director determines that any portion of a structure which is proposed to exceed 16 feet in height may significantly impair a view as defined in this chapter.
5. For parking development standards, see Section 17.02.030(B) of this chapter.
6. A garage with direct access driveway from the street of access shall not be less than 20 feet from the front or street-side property line, whichever is the street of access.
7. Exterior stairs to an upper story are prohibited, unless leading to and/or connected to a common hallway, deck or entry rather than a specific room.
8. For purposes of calculating lot coverage, a private street easement shall not be considered a part of the lot area and the improved area of a private street easement shall not be counted as lot coverage.

Source: City of Rancho Palos Verdes, 2021.

Figure 75: Multi-family Residential Development Standards

	MINIMUM LOT SIZE AND DIMENSION:				MINIMUM SETBACKS ¹				OPEN SPACE AREA	MAX. HEIGHT	PARKING SPACES REQUIRED/DU ²		
	MINIMUM LOT AREA/ DU (s.f.)	SIZE (s.f.)	WIDTH	DEPTH	FRONT	INT. SIDE	STREET SIDE	REAR	%		0-1 BDRM. UNITS	2+ BDRM. UNITS	
RM-6	7300	13,000	65'	110'	25'	10'	25'	20'	45	30'	1 garage space	2 garage spaces	
RM-8	5400	10,000	65'	110'	25'	10'	25'	20'	45	30'			
RM-10	4400	12,000	75'	110'	25'	10'	25'	20'	43	30'			
RM-12	3600	15,000	75'	110'	25'	10'	25'	20'	40	30'	(+25% of total parking required)		
RM-22	2000	24,000	100'	110'	25'	10'	25'	20'	35	36'			

Notes:

1. For description, clarification and exceptions, see Chapter 17.48 (Lots, Setbacks, Open Space Area and Building Height).
2. For parking area development standards, see Chapter 17.50 (Nonresidential Parking and Loading Standards). Any under-building parking structures must be completely enclosed or have openings screened from the public right-of-way and other affected views. In all RM Districts, 25 percent of the required parking shall be provided as guest parking in addition to the standard parking requirements.

Source: City of Rancho Palos Verdes, 2021.

State Government Code Section 65940.1 subdivision (a)(1) (A) through (E) require that certain development standards be posted on the City website. The City's Community Development Department provides some, but not all of this information on the City's website. The City's website includes a current schedule of fees (the City Council approved a fee update on 4/20/21 and new fees went into effect 7/1/21) as well as zoning information. The Housing Element will include a program to publish all required information regarding development standards on the City's website.

As the City does not have "objective development standards" for approval of low-/moderate-income housing projects, the Housing Element will include a program to adopt objective development standards for low- and moderate-income housing.

Parking Standards

City Parking/Driveway Standards for single-family homes are as follows:

1. A minimum of two enclosed parking spaces shall be provided and maintained in a garage, and a minimum of two unenclosed parking spaces shall be provided and

maintained as a driveway, on the property of each single-family dwelling unit containing less than 5,000 square feet of habitable space, as determined by the director.

2. A minimum of three enclosed parking spaces shall be provided and maintained in a garage, and a minimum of three unenclosed parking spaces shall be provided and maintained as a driveway, on the property of each single-family dwelling unit containing 5,000 square feet or more of habitable space, as determined by the director.
3. A garage with a direct access driveway from the street of access shall not be located less than 20 feet from the front or street-side property line, whichever is the street of access.
4. In addition to the parking requirements for the primary single-family residence on a property, parking for city-approved accessory dwelling units shall be provided in accordance with Chapter 17.10 (Accessory Dwelling Unit and Junior Accessory Dwelling Unit Development Standards).
5. An enclosed parking space shall have an unobstructed ground space of no less than nine feet in width by 20 feet in depth, with a minimum of seven feet of vertical clearance over the space. An unenclosed parking space shall have an unobstructed ground space of no less than nine feet in width by 20 feet in depth.
6. The following minimum driveway widths and turning radii shall be provided for all driveways leading from the street of access to a garage or other parking area on a residential parcel:
 - a. A driveway shall be a minimum width of ten feet; and
 - b. A paved 25-foot turning radius shall be provided between the garage or other parking area and the street of access for driveways which have an average slope of ten percent or more, and which are 50 feet or more in length.
7. Driveways shall take into account the driveway standards required by the department of public works for driveway entrances located in the public right-of-way.
8. A driveway that is located adjacent to a side property line shall provide a minimum 18-inch-wide landscaped area between the side property line and the adjacent driveway, unless such buffer would reduce the minimum width of the driveway to less than ten feet, in which case the width of the landscape buffer may be narrowed or eliminated at the discretion of the director.
9. All driveways shall be built and maintained in accordance with the specifications of the Los Angeles County Fire Department. If there is any inconsistency between the standards imposed by this chapter and the standards imposed by the Los Angeles County Fire Department, the stricter shall apply.
10. Unless otherwise expressly permitted elsewhere in this title, enclosed tandem parking spaces may only be used for parking spaces in excess of the minimum requirements of subsections (1) and (2) of this section, provided that each space meets the minimum dimensions specified in subsection (5) of this section.

The City's multi-family residential parking standards are as follows:

1. A minimum of two garage spaces shall be provided for each dwelling unit;
2. A minimum of one uncovered parking space shall be provided for each dwelling unit with no or one bedroom and a minimum of two spaces for each unit with two or more bedrooms;
3. The uncovered spaces shall be in off-street parking areas, except that parallel, on-street parking may be permitted to meet up to one-half of the uncovered parking space requirement, if the planning commission finds this to be the only feasible method to provide required parking;
4. Parking spaces shall be individually accessible without the need for moving any vehicle to gain access to a space, except that the uncovered spaces may be in the driveway of the unit served. Required spaces shall be located within 300 feet of the dwelling unit served;
5. The number of uncovered spaces required may be reduced to one per dwelling unit, with approval of the planning commission, where the dwelling units are served with common off-street parking lots in close proximity to the residence; and
6. Consideration shall be given to the necessity of storage areas for boats, trailers and campers.

Lot Coverage

Figure 74 summarizes the lot coverage limitations for the City's single-family residential districts. As indicated in **Error! Reference source not found.**, the City does not have lot coverage limits for multi-family residential developments.

Floor Area Ratio

The City does not impose floor-area-ratio restrictions in residential districts. Rather, building intensity is limited by allowable lot coverage, setback requirements, height limitations, and other development standards that determine the maximum building envelope.

Heights

Figure 74 and **Error! Reference source not found.**, respectively, provide the height limits for the City's single-family and multi-family residential districts, respectively. Section 17.02.040 of the Municipal Code addresses view preservation and restoration and imposes additional limitations on building heights to ensure that residential buildings do not impair protected views.

Unit Size Requirements

The City's Municipal Code does not impose minimum unit size requirements within its residential zones with the exception of limitations for ADUs.

Open Space Requirements

The City's development standards for Residential Planned Developments (Section 17.42.040 of the Municipal Code) require that common open space and recreational open space comprise a minimum of 30 percent of the property. Furthermore, common open space must be landscaped and irrigated according to a plan approved by the City. Undevelopable areas or areas of extreme slope (35 percent or more) can be counted toward this requirement. Properties located in the Coastal Specific Plan have specific requirements regarding the siting of and public access to common open space.

Accessory Dwelling Unit Requirements

To encourage establishment of accessory dwelling units (ADUs) on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law allowing ADUs in residentially-zoned areas, or where no ordinance has been adopted, to allow ADUs on lots zoned for single family or multi-family use that contain an existing single family unit subject to ministerial (i.e., staff level) approval ("by-right") if they meet standards set out by law. Local governments are precluded from totally prohibiting ADUs in residentially-zoned areas unless they make specific findings (Government Code, Section 65852.2).

Several bills have added further requirements for local governments related to ADU ordinances (AB 2299, SB 1069, AB 494, SB 229, AB 68, AB 881, AB 587, SB 13, AB 671, and AB 670). The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by-right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size requirements and replacement parking space requirements. AB 68 allows an ADU and a junior ADU (JADU) to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs and created a tiered fee structure that charges ADUs based on their size and location and prohibits fees on units less than 750 square feet. AB 671 requires local governments to include in Housing Elements plans to incentivize and encourage affordable ADU rentals and requires the State to develop a list of state grants and financial incentives for affordable ADUs. In addition, AB 670 makes any governing document, such as a homeowners' association Covenants, Conditions, and Restrictions, void and unenforceable to the extent that it prohibits, or effectively prohibits, the construction or use of ADUs or junior ADUs.

The City approved an ADU/JADU Ordinance in January 2021. Chapter 17.96. of the Municipal Code defines ADU and JADUs, and Chapter 17.10 provides standards for the development and maintenance in accordance with California State Government Code Sections 65852.2 and 65852.22. For a lot with an existing or proposed single-family residence, the City allows for no more than one ADU and one JADU, and defines each as follows:

- *ADU*– Defined as an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. A minimum of one enclosed parking space is required, unless the ADU is located in a Very High Fire Hazard Severity Zone (tandem parking is allowed under this circumstance).
- *JADU* – Defined as a secondary a residential dwelling unit no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure. A JADU is required to provide separate entrance from the main entrance to the proposed or existing single-family residence. No additional parking is required.

ADUs and JADUs are allowed on or within existing multi-family structures for up to a number equal to 25 percent of the existing dwelling units (rounded down). The non-livable space, such as attics, garages, passageways, and boiler rooms, may be converted to livable space and granted a certificate of occupancy. No more than two detached ADUs are allowed on a lot with existing multi-family structures.

Section 17.10.220, of the Municipal Code describes development standards for new ADUs and JADUs. Development standards for new ADUs and JADUs are as follows per Section 17.10.220 of the Municipal Code:

- ADUs and JADUs, attached or detached, are allowed in all RS and RM districts, and on lots with single-family dwelling units if they adhere to the development standards outlined in Section 17.10.020 of the Municipal Code with ministerial approval of a Site Plan Review by the Director. Ministerial approval will be processed within 60 days of receiving a completed application. ADUs and JADUs that do not meet the applicable standards may be permitted with the granting of the applicable permits.
- Development of ADUs and junior ADUs may be restricted due to the Very High Fire Hazard Severity Zone. Detached ADUs in this zone must maintain a ten-foot separation from the primary dwelling unit and five-foot setbacks from the side and back yards. A Conditional Use Permit (CUP) is required for construction of ADUs on property located in the City's Very High Fire Hazard Severity Zone if that property does not have two distinct means of access. CUPs are considered by the Planning Commission.

On May 21, 2021, the State Department of Housing and Community Development sent a letter to the City of Rancho Palos Verdes regarding its review of the City's ADU Ordinance. The letter stated that the City must revise certain aspects of the ADU ordinance to bring it into alignment with State law. The City has provided HCD responses in response to the agency's comments and is awaiting further feedback from HCD before making modifications to the City's existing

ADU regulations. The 2021-2029 Housing Element Update includes a program to better align the City's ADU Ordinance with State law in the event that these issues are not resolved by the time of adoption of the Final Housing Element Update.

Inclusionary Requirements

All new residential developments of five or more dwelling units in the City are required to provide up to five percent of all units affordable to very low-income households or to provide up to ten percent of all units affordable to low-income households. Payment of in-lieu fees must be approved by City Council. The inclusionary program is described in more detail below.

Consistency with State Density Bonus Law and Housing Accountability Act

The City's Density Bonus code provisions were last updated in 2008. The Density Bonus regulations have not been updated to comply with AB 2345, which went into effect in 2021, which requires that local jurisdictions allow for density bonuses of up to 50 percent for affordable housing projects and relaxes standards for granting additional concessions and incentives to facilitate affordable housing projects. The 2021-2029 Housing Element Update includes a program to review and align the City's Density Bonus provisions with State law.

Local Processing and Permit Procedures

The Housing Element is required to provide information regarding local processing and permit procedures, including timeframes, permit types and requirements by housing type and zone, decision making criteria/findings, design/site/architectural review process and findings, description of standards, and the residential planned development process. Additionally, each jurisdiction must provide information regarding its process to accommodate SB35 streamline applications and by-right applications for permanent supportive housing and navigation centers.

Typical Processing Timeframes

The typical timeframe between application for a housing development and granting of planning approvals in Rancho Palos Verdes depends on the type of project being proposed and the requested applications. Some residential development projects can be processed by the Planning Division over-the-counter with a ministerial review in a matter of a couple of days (e.g., single story additions, interior/exterior remodels) while a project for a new residence or demo/rebuild of a residence can take six months to a year or so in the Planning Division review process. This depends on the type of project being proposed and the requested applications.

Generally speaking, new residential construction requires preliminary geo-technical approval, through the City's geotechnical consultant (Cotton Shires & Associates). A new residence would also require a Neighborhood Compatibility (NC) Analysis, which requires notification of neighbors within a 500-foot radius of the project site. If the new residence will be over the maximum building height of 16 feet, the project also requires a Height Variation Permit, which

requires an applicant to complete an early neighborhood consultant process prior to submitting the application. These types of applications can be reviewed by the City's Planning Commission or Community Development Director.

A project may also require a Grading Permit that may be discretionary depending on the amount or location of grading quantity, depth, and slope steepness and activity proposed. If the new residence is located within the City's Landslide Moratorium Area, the project will require an additional Landslide Moratorium Exception (LME) Permit, prior to the submittal of formal Planning applications. Development in the City's Coastal Zone also presents a number of application considerations and review/appeal authority by the California Coastal Commission. Most residential projects that the Planning Division processes are categorically exempt, so no extended environmental review process is required.

After Planning Division approvals are provided and/or appeal periods end, an applicant can then submit to the City's Building & Safety Division for plan-check and permitting. The Planning Division's Conditions of Approval require an applicant to submit development plans to the City's Building & Safety Division for plan-check within 180 days or one-year, depending on the decision-making body of the project approval. Otherwise the approvals expire but can be re-issued if, a) no changes have been made or will be made to the originally approved plans; b) the development permit application has not been null and void for more than one year; and c) a fee of one-half the original application fee is paid by the applicant. However, according to City staff, most projects do submit plans for plan-check within the specified timelines.

Plan-check timelines vary but are generally completed within a couple of weeks. As part of the plan-check process, the Building & Safety Division requires an applicant to provide Fire Department approvals (the City contracts with the Los Angeles County Fire Department) as well as more specialized reviews including geo-technical, drainage, sewer, and Low Impact Development.

Permit Types and Requirements by Housing Type and Zone

Generally, new residential development requires preliminary geo-technical approval, Neighborhood Compatibility Analysis, and/or may require a Grading Permit. Most residential projects that the City's Planning Division process are categorically exempt, so no extended environmental review process is typically required. Applications ultimately result in issuance of a building permit.

On a more limited basis, residential development projects may require:

- A Landslide Moratorium Exception Permit, if located in the Landslide Moratorium Area
- A Height Variation Permit, if proposed height exceeds 16 feet (which is reviewed under the Neighborhood Compatibility analysis)

- A number of applications, reviews, approvals, and appeals associated with the City's Coastal Zone and California Coastal Commission requirements, if located within the Coastal Zone
- A finding of conformance with the Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) if a proposed residential development is proposed in or abuts areas known to contain sensitive wildlife habitat or vegetation.

Objective Development Standards

The State Legislature has enacted several bills that require jurisdictions to adopt objective design standards. First, under the Housing Accountability Act, a housing development may only be denied or reduced in density if it is inconsistent with objective standards. Senate Bill (SB) 330, Housing Crisis Act of 2019, prohibits cities and counties from adopting standards that reduce residential development capacity and imposing or enforcing new design standards established on or after January 1, 2020, that are not objective design standards. Finally, SB 35, passed in 2017, requires jurisdictions that have failed to approve housing projects sufficient to meet their State-mandated RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Per SB 35, review and approval of proposed projects with at least 50 percent affordability must be based on objective standards and cannot be based on subjective design guidelines.

The City of Rancho Palos Verdes has not revised its design standards since SB 330 and SB 35 were enacted. The 2021-2029 Housing Element Update includes a program to review and revise the City's design standards to ensure compliance with the requirements of SB 330 and SB 35.

Senate Bill 35 Mandated Streamlining for Affordable Housing

SB 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. If a project meets certain requirements, including complying with objective standards, paying prevailing wages, and exempting the project from CEQA. The local jurisdiction must approve the project within 90 days of submittal of an application for 150 or fewer housing units, or within 180 days of submittal of an application for than 150 units. As of August 2021, the City had not received any applications for SB 35 approval. The 2021-2029 Housing Element includes an implementation program to establish a process for SB 35 streamlining consistent with SB 35.

Senate Bill 330 Processing Procedures

SB 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. The bill allows a housing developer to submit a "preliminary application" to a local agency for a housing development project. Submittal of a preliminary application allows a developer to provide a specific subset of information on the proposed housing development before providing the full amount of information required by the

local government for a housing development application. Submittal of the preliminary application secures the applicable development standards and fees adopted at that time. The project is considered vested and all fees and standards are frozen, unless the project changes substantially (by 20 percent or more of the residential unit count or square footage) or the applicant fails to timely submit a complete application as required by the Permit Streamlining Act.

Each jurisdiction may develop their own preliminary application form or may use the application form developed by HCD. In addition, the bill limits the application review process to 30 days, for projects less than 150 units, and 60 days, for projects greater than 150 units, and no more than five total public hearings, including planning commission, design review, and city council.

SB 330 also prohibits cities and counties from enacting a development policy, standard, or condition that would have the effect of: (A) changing the land use designation or zoning to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed on January 1, 2018; (B) imposing or enforcing a moratorium on housing development; (C) imposing or enforcing new design standards established on or after January 1, 2020, that are not objective design standards; or (D) establishing or implementing certain limits on the number of permits issued or the population of the city or county.

In addition, the 2021-2029 Housing Element Update includes a program to accept the use of the preliminary application form provided by HCD in compliance with SB 330.

Building Codes and Enforcement

The City of Rancho Palos Verdes generally adopts the State's Building Code as required. The City has also adopted Chapter 15.20 of the Building Code section of the Municipal Code that establishes a moratorium on the issuance of Land Use Permits in the City's Landslide Moratorium Area within the Portuguese Bend Landslide complex. However, for the purpose of determining whether a land parcel is excluded from the moratorium, the City does allow for the filing and preparation of assessments, studies, negative declarations, and environmental impact reports.

On- and Off-Site Improvements Requirements

On-Site Improvements Requirements

The following are the City's onsite improvement requirements for residential projects:

- All utility lines installed for new construction are to be placed underground from an existing power pole or other off-site point of connection. This requirement can be waived if the nature of the development makes such installations unreasonable or if there are existing overhead lines and the underground location is not consistent with a

likely future utility “undergrounding” project. Single-family additions are exempt from this requirement.

- Underground cable television is to be installed in all new residential development.
- All mechanical equipment and all outside storage areas are to be screened from view of public areas and neighboring properties.
- At least 50 percent of the required 20-foot front and the 10-foot street-side setback areas are to be landscaped.
- Two garage spaces (18 feet width by 20 feet depth), completely enclosed, are required for each single-family dwelling unit, with one additional space (9' width by 20' depth) required for homes exceeding 5,000 square feet. Multiple family units are required to have one completely enclosed garage space per unit (9 feet width by 20 feet depth), with an additional one-third parking space for each unit with less than two bedrooms and one additional parking space for each unit with two or more bedrooms. Another one-quarter parking space per unit is to be provided for visitors.
- Residential planned developments are required to have at least two completely enclosed garage spaces (18 feet width by 20 feet depth) for each unit of less than two bedrooms, and two additional uncovered spaces for each unit with two or more bedrooms.
- Two-bedroom apartment units are required to have 2.25 parking spaces with one space completely enclosed in a garage. The requirement for a space to be enclosed adds incrementally to the total production costs of rental housing.
- A driveway shall be a minimum width of 10 feet and a paved 25 foot turning radius shall be provided between the garage or other parking area and the street of access for driveways which have an average slope of 10% or more, and which are 50' or more in length.

Off-Site Improvements Requirements

The following right-of-way improvements and off-site improvements are required by the City, pursuant to Section 17.52.040 of the Municipal Code, unless existing in an acceptable condition as determined by the director of public works. Construction projects subject to these requirements include new construction or any addition to an existing building which adds 25 percent or more to the building's gross floor area. Single-family homes are exempt.

Regardless of whether a building permit is required, these requirements may be a condition of imposed as part of a Planning entitlement.

A. Street or Alley Paving. Street or alley paving or repaving, not to exceed the area from the centerline to the curb for the length of the lot frontage. The city finds that this requirement is reasonably related both in type and extent to the impact of the proposed development based upon any one or more of the following: 1. The impacts of construction vehicles coming to and from the site; 2. The anticipated traffic generated by the project once completed; and 3. The project's proportional traffic impact on area roadways.

B. Sidewalks. Sidewalks, where required by the director of public works, based on the city's street standards study report, not to exceed the length of the lot frontage, or the total length of the front and street-side property lines for corner lots. The city finds that this requirement is reasonably related both in type and extent to the impact of the proposed development based upon any one or more of the following: 1. The need to provide safe pedestrian access to and from the adjacent properties and the site; 2. The need, from the perspective of safety, to separate pedestrian traffic from vehicular traffic coming to and from the site; and 3. The increase in pedestrian traffic generated by the proposed development.

C. Curbs and Gutters. Curbs and gutters, where required by the director of public works, based on the city's street standards study report, not to exceed the length of the lot frontage, or the total length of the front and street-side property lines for corner lots. The city finds that this requirement is reasonably related both in type and extent to the impact of the proposed development based upon any one or more of the following: 1. The increase in impervious coverage on the property created by the development; 2. The need to protect down-stream properties from uncontrolled runoff from the site; and 3. The need to protect vehicles and pedestrians coming to and from the site from uncontrolled and unchanneled storm water runoff from the site.

D. Street Trees. Street trees, 15-gallon can minimum size (unless a smaller size is specified by the city) at the spacing standards established by the director of public works. The city finds that this requirement is reasonably related both in type and extent to the impact of the proposed development based upon any one or more of the following: 1. The reduction in existing landscaping and/or open space and natural vegetation on the site; 2. The need to reduce the aesthetic impacts of the proposed development on the existing streetscape design; and 3. The need to screen the proposed development from the street.

E. Ornamental Streetlights. Ornamental streetlights, in accordance with the type and spacing requirements designated for the particular street by the director of public works. The city finds that this requirement is reasonably related both in type and extent to the impact of the proposed development based upon any one or more of the following: 1. The need created by the development to provide safe pedestrian and vehicular access to and from the site at night; 2. The need to reduce the risk of increased crime to and from persons coming onto the site at night or in early morning hours; and 3. The need to mitigate the aesthetic impacts of the project by providing for consistency and compatibility with surrounding developments and streetscape design.

F. Sewer and Drainage Facilities. Sewer and drainage facilities, as required by the director of public works. The city finds that this requirement is reasonably related both in type and extent to the impact of the proposed development based upon any one or more of the following: 1. The increase in sewage and/or storm water runoff generated by the development; and 2. The

need created by the development to provide safe and proper disposal of sewage and storm water runoff from the site to protect the subject property and surrounding properties.

Fees and Exactions

This section describes and quantifies permit, development, impact and other fees imposed on housing development in Rancho Palos Verdes. Exactions also are discussed.

Fees

Appendix B contains the City's Master fee schedule, which includes fees for several Planning applications. Not every residential development project requires all of these applications.

Individually, the applications are not highly expensive. For example:

• Site Plan Review	\$357
• Site Plan Review (with Neighborhood Compatibility)	\$1,846
• Height Variation (Director Level Review)	\$4,651
• Parcel Map Tentative	\$11,731 + \$1,000 trust deposit
• Parcel Map Final	\$4,688
• Tentative Tract Map	\$15,000 trust deposit
• Final Tract Map	\$9,606
• Environmental Assessment	\$856
• Initial Study/Negative Declaration	\$15,000 trust deposit + staff time
• Conditional Use Permit (New)	\$6,406
• Grading Permit (Major- Director Level Review)	\$2,884
• Environmental Excise Tax (varies by bedrooms)	\$1,951-\$3,902

Dedications and fees associated with on-site and off-site improvements are generally required of new subdivision tracts or parcel maps, not for improvements on existing lots. Such improvements and fees are based on the actual cost of providing needed infrastructure and public services. It is difficult, if not impossible, to estimate these costs on a "typical" development basis. For instance, parkland dedication fees amount to the equivalent of funding needed to provide .014 acre of parkland per dwelling unit (approximately 4 acres of parkland per 1,000 population). The dollar amount of the fee, however, is dependent on both the value of the land involved and the number of units proposed for development. Other improvements, such as roadways or landscaping, are particularly site specific, differing widely from project to project.

In addition to City fees, the Palos Verdes Peninsula Unified School District Board of Education has adopted the levying of these fees in accordance with Assembly Bill 2926, Statutes of 1986, State of California. For residential development projects, the fee is \$3.48 per square foot. Most of the City (pre-annexation) pays this amount. The eastside of the City that was annexed in the 1980s pays an amount set by the Los Angeles Unified School District. The fees paid by residential construction are \$4.08 per square foot of assessable space.

Although the fees for “typical” single-family and multi-family developments cannot be computed, the aggregate total fees would represent a small percentage of the cost of new housing in Rancho Palos Verdes, considering the high costs of land and construction, which are discussed in the Non-Governmental Constraints section of this Housing Element.

As stated above, typical fees cannot be computed; however, the actual fees for built projects is known. Following are the fee amounts for representative single-family and multi-family housing projects:

Single-Family Unit (3,000 square feet)

	<u>Per Sq. Ft.</u>
<u>City Permit Fees</u> -	PLAN CHECK FEES NSFR \$0.6423
	PERMIT FEE NSFR \$1.6613
	MEP PERMIT FEE \$1.8756

EET Fee for New Development (Ground Up)- 2 bedroom more- \$3,902.00

PVUSD School Fees- Residential - \$3.48 Per Sq. ft.

Based on a 3,000 square foot single-family home, the fees above would amount to \$26,880.50 per unit, or \$8.96 per square foot.

Multi-family Unit (1,000 square feet):

	<u>Per Sq. Ft.</u>
<u>City Permit Fees</u> -	PLAN CHECK FEES APT/CONDO/HOTEL 1 ST 10K SF \$0.4587
	PLAN CHECK FEES APT/CONDO/HOTEL OVER 10K SF \$0.1859
	PERMIT FEE 1 ST 10K SF \$1.0539
	PERMIT FEE OVER 10K SF \$0.7145

EET Fee for New Development (Ground Up)- 2 bedroom more- \$3,902.00

PV School Fees – Commercial/Industrial- \$0.56 Per Sq. Ft.

Based on the 1,000 square foot example unit, the City fees would amount to \$6,875 per unit, or \$6.88 per square foot.

Exactions

By definition, an exaction is a large capital improvement included in a project’s approval for development (e.g., a park dedication, building a school, etc.). The City does not generally require large-scale capital improvements to be constructed by project applicants. Instead, the City’s fees are intended to finance construction of such facilities.

In summary, the City concludes that the fees established by the City do not pose a constraint to development. Since the City does not carry out exactions, they are not a constraint to local development.

Housing for Persons with Disabilities

Definition of Family

Rancho Palos Verdes Municipal Code section 17.96.680 defines “family” as, “an individual or two or more persons, living together as a single housekeeping unit in a dwelling unit.” The City’s definition of family complies with fair housing laws, as it does not limit the number of persons that occupy a housing unit, does not make a distinction regarding related or unrelated persons living together, does not define family in terms of blood, marriage, or adoption, and emphasizes that a family means a single “housekeeping” unit in a dwelling unit.

Concentrating/Siting Requirements for Group Homes

The City’s Municipal Code does not establish siting or separation requirements for group homes.

Reasonable Accommodation Procedures

Rancho Palos Verdes Municipal Code chapter 17.67 contains provisions for reasonable accommodations for persons with disabilities in the application of zoning laws and other land use regulations, policies and procedures when necessary to eliminate barriers to housing opportunities. The chapter includes:

- Procedure for requests for a reasonable accommodation
- Reference to applicable fair housing laws
- Definition of disability
- Timeline for a decision within 60 days
- Findings for granting a reasonable accommodation request
- Community Development Director determines whether to grant a request

Applications are made to the Community Development Director and a written determination must be issued within 60 days of a complete application.

Application of Building Codes and ADA Requirements

The City has adopted the 2010 California Building Code (CBC). Due to its unique climatic, topographical and geological characteristics, the City has adopted amendments to the CBC. These amendments include storm damage precautions, fire retardant roofing, specialized foundation requirements, seismic safety requirements, and geological and geotechnical reports for the evaluation and elimination of hazards. None of these amendments uniquely affect housing for the disabled. Per federal law, housing constructed after March 13, 1991, needs to comply with the accessibility standards of the Americans with Disabilities Act (ADA).

As mentioned previously, the City has adopted a reasonable accommodation procedure. A request for a reasonable accommodation may include a modification or exception to the rules, standards and practices for the “development” of housing. The term “development” includes modifications or exceptions to the Building Code.

In summary, the City’s rules, policies, and standards are consistent with fair housing laws. The City’s Municipal Code does not impose constraints on the development of housing for disabled persons.

Zoning for Group Homes and Community Care Facilities

City allows - by-right - all licensed residential care facilities housing six or fewer persons to be located in single-and multi-family residential zones. The City does not impose any requirements on these facilities other than those required for single-family homes. Apart from requiring a conditional use permit, the City has no other conditions or use restrictions on group homes serving seven or more persons.

Locally Adopted Ordinances that Directly Impact Housing Supply

City policies and code regulations that positively and directly impact housing supply are the Inclusionary Housing program, the Density Bonus for Affordable Housing, and the prohibition on Short-Term Rentals. Policies and code regulations that may constrain development, and that existed prior to the current Housing Element adoption, include the Landslide Moratorium Ordinance, the Neighborhood Compatibility Analysis, and the Coastal Development Permit process (required by the State Coastal Act).

Inclusionary Housing

To encourage and facilitate the development of affordable housing, the City has adopted the following land use controls:

Citywide Affordable Housing Requirement: All new residential developments of five or more dwelling units are required to provide up to five percent of all units affordable to very low-income households or to provide up to ten percent of all units affordable to low-income households. The affordable units shall be provided on-site or off-site. Upon City Council approval, in-lieu fees can be paid instead of providing the required affordable housing units. In 2005, the City Council established an in-lieu fee of \$201,653 plus a ten percent administrative fee per affordable unit required, in which the in-lieu fee is adjusted annually based on the annual Consumer Price Index (CPI).

Housing Impact Fee: In order to mitigate the impact of local employment generation on the local housing market, new nonresidential development or conversion of existing development to a more intense use must make provision for housing affordable to low and very low households. This requirement applies to applications for the construction, expansion or

intensification of nonresidential land uses, including but not limited to commercial projects, golf courses, private clubs, and institutional developments.

Developers of nonresidential projects must pay a residential impact fee as established by the City Council if the project cannot provide low- or very low-income affordable housing units for each 10 employees to be generated by the nonresidential development, or every 5,000 square feet of nonresidential space to be created. The same in-lieu fee established by the City Council is applied and must be adequate to provide one low- or very low-income affordable housing unit for each 10 employees to be generated by the nonresidential development

Density Bonus for Affordable Housing

A Density Bonus is a density increase over the maximum allowable residential density in a particular zone and as allowed by the Land Use Element of the General Plan. The City's density bonus incentives were updated in 2008 to be consistent with SB 1818. SB 1818, which took effect on January 1, 2005, requires all cities to adopt an ordinance that specifies how compliance with Government Section 65915-65918 will be implemented.

The City provides the opportunity for a Density Bonus when a developer constructing a housing development of five or more dwelling units agrees to the following:

- 10 percent of the total units covenanted for lower income households
- 5 percent of the total units covenanted for very low-income households
- A senior citizen housing development or mobile home park
- 10 percent of the total dwelling units are a common interest development for persons and families of moderate income.

The amount of the Density Bonus is based on the percentage of affordable units and is provided in Table 31 below.

Table 31: Density Bonuses for Affordable Housing

Affordable Units	Density Bonus	Additional Density Bonus
10% of Units at Low Income	20%	One percent increase in the number of affordable units above initial ten percent, density bonus is increased by one and one half percent up to a maximum of 35 percent.
5% of Units at Very Low Income	20%	One percent increase in the number of affordable units above initial ten percent, density bonus is increased by two and one half percent up to a maximum of 35 percent.
Senior Citizen Development	20%	None.
10% of Units in Common Interest Development at Moderate Income	20%	One percent increase in the number of affordable units above initial ten percent, density bonus is increased by one half percent up to a maximum of 35 percent.

Sources: City of Rancho Palos Verdes Municipal Code, Chapter 17.11 - Affordable Housing, 2021; BAE, 2021

AB 2345 went into effect in 2021 and increased the maximum possible Density Bonus for projects incorporating affordable housing to 50 percent and also lowered thresholds for projects to request additional concessions and incentives from standard zoning regulations in conjunction with the density bonus. The City has not yet adopted revised density bonus provisions, but State law requires the City to follow the provisions of AB 2345 even if it hasn't updated its local ordinance. The 2021-2029 Housing Element Update includes a program to review and revise the City's Density Bonus provisions to align with the new State law.

Short Term Rentals

The City of Rancho Palos Verdes prohibits the operation or advertisement of short-term rentals in single-family and multi-family zoning districts. The single-family restriction is outlined in Section 17.02.026 of the City's Municipal Code and the multi-family restriction is outlined in Section 17.04.050 of the Municipal Code. Additionally, definitions of advertisement, responsible party, and short-term rental are provided in Section 17.96 of the Municipal Code.

On September 20, 2016, the City Council affirmed that short-term rentals, which are typically considered rentals of a residential property for a period of time less than 30 consecutive days, are prohibited within the City's residential zoning districts. Violations of the short-term rental prohibition in the City's residential zoning districts maybe subject to fines of \$2,500 for first citation, \$5,000 for the second citation and \$7,500 for the third citation.

Natural Community Conservation Plan/Habitat Conservation Plan

The City updated its General Plan and approved a final draft of the Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) in 2018. The City's NCCP/HCP includes provisions for the protection of wildlife and vegetation communities. The General Plan Update did not introduce any major policies, programs or procedures that would constrain development. As part of the protection efforts, the NCCP/HCP outlined a number of code amendments required to protect sensitive communities/resources including Coastal Sage Scrub. More specifically, Section 6.3.3 of the NCCP/HCP requires the adoption of an interim Resource Protection Ordinance that would ensure that no proposed impacts, including but not limited to grading, grubbing and development within the Preserve, on a vacant lot abutting the preserve, or on a vacant lot outside the preserve that supports Coastal Sage Scrub will be approved by the City without a determination of conformance with the established NCCP/HCP.

Article 34

Article 34 of the State Constitution requires local jurisdictions to obtain voter approval for specified "low rent" housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons and includes State or federal funding; however, projects using tax credits are not subject to Article 34. If a project is subject to Article 34, it will require an approval from

the local electorate. This can constrain the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time consuming, with no guarantee of success. Local jurisdictions typically place a measure or referendum on the local ballot that seeks authority to develop a certain number of units during a given period of time. To date, Article 34 has not posed a barrier to affordable housing development in Rancho Palos Verdes.

Efforts to Remove and Reduce Governmental Constraints

As a part of the 2018 General Plan update, the City revised the Open-Space Hazard land use boundaries that bisected residential properties, so as to provide for more flexibility in accommodating development activities in these restricted use areas.

Non-Governmental Constraints

A variety of nongovernmental constraints impact the maintenance, improvement, and development of housing in a community. The Housing Element is required to discuss the availability of financing and development costs such as the price of land and cost of construction.

Availability of Financing

The availability of financing is a critical factor that can influence the cost and supply of housing. There are generally two types of financing used in the housing market: (1) capital used for initial site preparation and construction; and (2) capital used to finance the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A small fluctuation in rates can make a dramatic difference in the annual income needed to qualify for a loan. While interest rates for development and construction are generally higher than interest rates for home purchase (i.e., mortgages), financing is generally available in the City for new construction, rehabilitation, and refinancing.

While financing is generally available for market-rate development, limited availability of funding to subsidize for affordable projects is a key impediment to the construction of affordable housing, not only in Rancho Palos Verdes, but throughout California and the U.S.

Cost of Land

Typically, land costs account for the largest single component of housing development costs. The variable cost of land is influenced by many factors including location, lot size, zoning, accessibility, availability of services, and existing infrastructure.

[Note: Land cost information will be included for the next draft after completion of pending stakeholder interviews.]

Cost of Construction

Construction costs for residential development are based on the cost of labor and materials, which vary depending on the type of development. Once a vacant parcel is purchased, the contractor is also required to make site improvements before constructing a building on the property. Site improvements can include connections to existing utility systems, rough grading, and installation of water and sewer lines. The cost variation for site improvements depends on the lot size, unit size, and type of residential dwelling. Other factors that can influence costs are the primary infrastructure needed for the site and roadway improvements.

[Note: Construction cost information will be included for the next draft after completion of pending stakeholder interviews.]

Factors contributing to these costs include geology and expansive soils conditions that often require that new construction have deepened footings, grade beams, caissons, removal and compaction of soils, and other conditions that drive up costs.

In recent years, several factors have caused the increased cost of materials, including global trade patterns and federal policy decisions, such as tariffs, as well as state and local regulations, such as building codes. Most recently, the COVID-19 pandemic has also influenced the cost and availability of construction materials. Supply chain disruptions have resulted in project delays and increased costs due to a shortage of construction materials and equipment as well. In addition, labor costs have also increased in recent years, as the labor pool has not kept pace with the increase in demand. Since the recession, California has seen a severe tightening in the construction labor market, especially for workers trained in specific construction trades. The lack of an available labor force drives up the cost of labor and leads to project delays as workers are either unavailable or lost to more profitable projects.

[Note: total housing development cost information will be added to the next draft of the Housing Element Update once information is collected from pending stakeholder interviews.]

Requests for Housing Developments at Reduced Densities

State law requires the Housing Element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. City staff indicated that no requests were received to develop housing on sites identified in the Housing Element at densities below the permitted levels.

Length of Time between Project Approval and Applications for Building Permits

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for building permit. As mentioned previously, an applicant can be submitted to the City's Building & Safety Division for plan-check and permitting after receiving Planning Division approval including any applicable appeal periods. The Planning Division's Conditions of Approval require an applicant to submit development plans to the City's Building & Safety Division for plan-check within 180 days or one year from

the project approval depending on the decision-making body. Otherwise, the Planning Division approvals expire. According to City staff, most projects are submitted for plan check by the Building & Safety Division within the aforementioned timeframe with a few exceptions that request extensions prior to expiration or re-issuance after expiration. The length of time passed is dependent on a number of factors, including funding constraints, time needed to finalize project design, and time needed to construct infrastructure improvements.

Zoning for a Variety of Housing Types

The City of Rancho Palos Verdes Zoning Code, consistent with the General Plan, includes provisions for a variety of residential use types by zoning districts. The following analysis explains how the City facilitates these housing types consistent with State law requirements. Specifically, State Housing Element law (Government Code Section 65583(c)(1) and 65583.2(c)) require that local governments analyze the availability of provisions that will “facilitate and encourage the development of a variety of types of housing for all income levels, including multi-family rental housing, factory-built housing, mobile-homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.”

Multi-family Rental Housing

As summarized previously in **Error! Reference source not found.**, the Zoning Code includes five zoning districts for development of multi-family housing.

Single Room Occupancy (SRO) Units

Development standards were established for SRO housing. SROs are permitted through a Conditional Use Permit in the Commercial General (CG) zoning district. Municipal Code section 17.76.190 provides criteria for the development, operation and regulation of SRO facilities. The criteria ensures that SRO facilities are developed and operated on adequate sites, at proper and desirable locations with respect to development patterns, adjacent land uses, and the goals and objectives of the general plan and any applicable specific plans.

Emergency Shelters

Section 17.96.625 of the Municipal Code defines emergency shelter as follows:

Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Section 17.20.020 of the Municipal Code permits emergency shelters in the Commercial General (CG) District by-right.

Low Barrier Navigation Centers

The City of Rancho Palos Verdes Municipal Code does not include a definition of Low Barrier Navigation Centers or regulations regarding the permitting of such facilities. AB 101, passed in 2019, requires that a low barrier navigation center be a use allowed by-right in mixed-use zones and nonresidential zones permitting multi-family uses if it meets specified requirements. The 2021-2029 Housing Element Update includes a program to review the Municipal Code to define low barrier navigation centers and identify zones where they will be allowed by-right, consistent with AB 101.

Transitional Housing

Section 17.96.2115 of the Municipal Code defines transitional housing as follows:

Rental housing that in which residents stay longer than overnight, but not more than six months, and is exclusively designated and targeted for individuals and households at immediate risk of becoming homeless or transitioning from homelessness to permanent housing. Transitional housing is a permitted use in the single-family and multi-family residential zones.

Supportive Housing

Section 17.96.2095 of the Municipal Code defines supportive housing as follows:

A facility that provides housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. For purposes of this definition, "target population" means persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the California Welfare and Institutions Code) and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Supportive housing is a permitted use in the single-family and multi-family residential zones.

Group Homes

State law requires that State-licensed group homes of six or fewer residents be regulated in the same manner as single-family residences for zoning purposes. In the City of Rancho Palos Verdes, licensed group homes serving six or fewer persons are a permitted use in single-family and multi-family zones. Section 17.02.020 of the Municipal Code states that such zones must permit "Any other use which specifically is required to be permitted in a single-family residential district by state or federal law."

Housing for Farmworkers

The City of Rancho Palos Verdes is not proximate to agricultural land uses and does not have any residents who are employed in farmworker occupations; therefore, housing for farmworkers is not needed in the community.

Manufactured Homes

Manufactured homes are permitted by-right in single-family zones and are not subject to restrictions that are not applicable to conventionally built housing. Mobile home parks are permitted in multi-family zones with approval of a Conditional Use Permit.

Accessory Dwelling Units

ADUs and JADUs are permitted in single-family and multi-family residential zones pursuant to Municipal Code Chapter 17.10, and for the residential use of one family per dwelling unit.

REGIONAL HOUSING NEEDS ALLOCATION

A key component of any Housing Element Update is identifying adequate sites to address the jurisdiction's Regional Housing Needs Allocation (RHNA). The California Department of Housing and Community Development (HCD) determines state-wide projected housing needs and allocates new housing unit target numbers to regional Councils of Government (COGs). State law (California Government Code Section 65584) provides for COGs to then prepare and adopt plans that assign a "fair share" of the region's housing construction need to each city and county. The Southern California Association of Governments (SCAG) is the COG that determines fair-share portions of state allocations for the City of Rancho Palos Verdes. These allocations are contained in SCAG's Regional Housing Needs Assessment.¹⁸

This process provides for minimum fair share allocation targets, or basic housing construction needs, called the Regional Housing Needs Allocation (RHNA). The RHNA is divided into four income categories of housing affordability (i.e., very low, low, moderate, and above moderate). Cities and counties must prepare housing elements showing how they plan to accommodate their RHNA on available land that is appropriately zoned for residential development affordable to all income categories. While the City of Rancho Palos Verdes is obligated to ensure adequate land is zoned for housing, the City is not obligated to build any of the units or finance their construction.

The City of Rancho Palos Verdes was given a total RHNA of 639 dwelling units for the 6th Cycle RHNA projection period, which starts on October 15, 2021, and ends on October 15, 2029. Table 32 shows the City's 6th Cycle RHNA; however, in addition to the figures shown for the 6th Cycle allocation, the updated Housing Element must accommodate eight additional lower-income units that are carried over from the 5th Cycle.

¹⁸ See <https://scag.ca.gov/rhna>

Table 32: 6th Cycle Regional Housing Needs Allocation for Rancho Palos Verdes

Income Level	Units
Very-Low Income (<50% of AMI)	253
Low Income (50-80% of AMI)	139
Moderate Income (80-120% of AMI)	125
Above Moderate Income (>120% of AMI)	122
Total	639

Note:

For the housing element update, local jurisdictions will have to consider extremely low income (ELI) households as well. ELI housing needs may be calculated either by using Census data or simply assuming that 50 percent of the very low-income households qualify as extremely low-income households.

Source: SCAG 6th Cycle Final RHNA Allocation Plan (pending HCD approval), 3/4/21.

The City has limited ability to control economic pressures that are largely driven by regional housing supply and demand dynamics that are beyond the City's control. However, ensuring that the City adequately plans to accommodate its RHNA, including providing sites that can accommodate housing for lower-income households is a key responsibility to ensure that the City provides opportunity for development of housing that is suitable for households at all income levels and does not contribute to economic pressures by unnecessarily constraining the local supply of land available to meet demand for an expanded supply of housing.

HOUSING SITES INVENTORY

State law requires the City to document its capacity to accommodate its RHNA for the 2021-2029 Housing Element planning period. Most of this capacity must be demonstrated in the form of land appropriately zoned for production of new multi-family and single-family housing. A portion of the RHNA may be accommodated via the projected production of ADUs. This section details how Rancho Palos Verdes will accommodate its RHNA for 2021-2029. As previously discussed, the City's 2021-2029 RHNA is for a total of 639 housing units, spread across various income categories. In addition, the City must accommodate an additional eight lower-income units that are carried over from the 2013-2021 Housing Element, for a total of 647.

Accessory Dwelling Unit Production

State policy is to allow local jurisdictions to project a certain amount of housing development to satisfy RHNA requirements via the development of ADUs, without identifying specific sites where these ADUs may be developed. The ADU projection is based on the local community's track record of permitting ADUs.

Since a major overhaul of the ADU ordinance has been adopted and amended in 2020, the City of Rancho Palos Verdes has processed increasing numbers of ADU applications. Between the January 2020 and September 2021 time period, ten ADUs were permitted. This translates to an average of five ADUs per year. Projecting this forward for the eight-year 2021-2029 Housing Element planning period, the City could expect to produce 40 ADUs.

Further, in collaboration with HCD, the SCAG has conducted a regional ADU affordability survey, the results of which HCD has approved for local jurisdictions to use in projecting the household income levels that future ADUs will serve. For Rancho Palos Verdes, the applicable affordability assumptions are:

Extremely Low	15.0%
Very Low	2.0%
Low	43.0%
Moderate	6.0%
Above Moderate	34.0%

Based on the eight-year projection of 40 ADU units, and the above affordability assumptions, ADU production could account for the following portions of the City's RHNA for the lower- (very low- and low-), moderate-, and above moderate-income levels:

Lower	24 units
Moderate	2 units
Above Moderate	14 units

Remaining RHNA After Accounting for ADU Production Potential

After accounting for the projected ADU production, the remaining RHNA to be accommodated on identified housing sites is as follows:

Lower	371 units
Moderate	123 units
Above Moderate	108 units

Housing Sites

Given the large increase in the City's RHNA in comparison to the 2013-2021 Housing Element, it was a challenging process to identify housing sites sufficient to fully accommodate the 2021-2029 RHNA. City staff and consultants began the process of identifying potential housing sites using a Geographic Information System (GIS) tool provided by SCAG to assist with the process. The SCAG HELPR tool contains an assessor's parcel database for the entire SCAG region which had been populated with data regarding the property characteristics for each parcel. The HELPR tool is searchable by jurisdiction and for vacant sites and commercial sites that may be suitable for redevelopment with housing. City staff and consultants reviewed the relevant parcel data for the City and conducted an initial scan. Then City staff, based on local knowledge identified additional parcels within the City for consideration. This included some sites that were the subject of a study of potential redevelopment along the Western Avenue's commercial corridor by Piasky Solutions that the City commissioned ("Piasky study"), which were not included in the SCAG database. City staff also added some additional sites that were anticipated to be included in a second phase of the Piasky study. These sites, along with the HELPR tool and City staff input, formed the basis for a preliminary housing sites inventory which was shared with the public for review and comment at an in-person public open house hosted by the City on September 25, 2021, as well as a virtual public workshop that the City hosted online from September 27, 2021 to October 3, 2021. This feedback was then shared with the Planning Commission at their October 12, 2021 meeting and with the City Council at their October 19, 2021 meeting. The feedback from the public provided at the Planning Commission and City Council meetings, as well as those from the appointed and elected members of these bodies served as the basis for City staff and consultants to refine the sites inventory. All feedback is to be included in a public review draft of the 2021-2029 Housing Element Update, for further public input and refinement. At this stage, additional information will be added to the sites inventory and accompanying analysis to document the viability of non-vacant sites for future housing development (see discussion below). The housing sites inventory will be reviewed again by the Planning Commission when it reviews the Draft Housing Element Update prior to submittal to HCD for its statutory review, and before the City Council considers adoption of a final Housing Element Update. It is anticipated that the housing sites inventory will undergo continuous refinement throughout the process leading up to adoption of the Final 2021-2029 Housing Element Update. Table 33 lists the sites and their

characteristics. In Figure 76, the site locations are identified with the numbers corresponding to the Site # column in the table.

Table 33: Housing Sites Inventory List (page 1 of 2)

Site #	APN	Parcel Size Ac.	Comment	Infrastructure Available ?	% of Site Developable	Potential Rezone to What Zone	Maximum Res. Density (du/ac)	Max Units	Potential RHNA Suitability			
									Low Income	Moderate Income	Above Moderate Income	
1	7550-020-013	0.29	Existing Parking Lot for Commercial Uses	Yes	100%	Mixed Use	25	7	0	0	7	29023 S. Western Ave.
2	7557-030-031	0.33	Existing Parking Lot for Commercial Uses	Yes	100%	Mixed Use	12	3	0	0	3	29229 S. Western Ave.
3	7557-039-017	0.37	Adjacent to Existing Commercial Building	Yes	67%	Mixed Use	45	11	11	0	0	29601 S. Western Ave.
4	7564-024-001	3.71	Vacant Institutional Zoned Lot Adjacent to Marymount University	Yes	100%	RM-12	12	44	0	0	44	No Assigned Address
5	7573-006-024	1.56	Vacant Institutional Lot	Yes	69%	RM-12	12	12	0	0	12	No Assigned Address
6	7578-002-011	6.89	Vacant Residential and Open Space Lot	Yes	93%	RS-5	4	25	0	0	25	No Assigned Address
7	7586-028-007	0.41	Adjacent to Existing Professional / Office Building & Parking	Yes	20%	Mixed Use	45	3	3	0	0	No Assigned Address
8	7586-028-009	0.65	Adjacent to Existing Bank Building & Parking	Yes	100%	Mixed Use	45	29	29	0	0	No Assigned Address
9	7586-028-015	1.44	Adjacent to Existing Professional / Office Building & Parking	Yes	15%	Mixed Use	45	9	9	0	0	550 Silver Spur Rd.
10	7586-028-020	1.52	Adjacent to Existing Professional/Office Building & Parking	Yes	32%	Mixed Use	45	21	21	0	0	500 Silver Spur Rd.
11	7557-031-012	0.68	Existing Commercial Building	Yes	82%	Mixed Use	12	6	0	0	6	29317 S. Western
12	7557-039-005	0.55	Existing Commercial Building	Yes	92%	Mixed Use	45	22	22	0	0	29505 S. Western
13	7557-039-006	0.23	Existing Professional / Office Building & Parking	Yes	80%	Mixed Use	45	8	8	0	0	29519 S. Western
14	7557-039-018	0.77	Existing Professional / Office Building & Parking	Yes	67%	Mixed Use	45	23	23	0	0	29529 S. Western
15	7586-028-002	0.83	Existing Professional / Office Building & Parking	Yes	68%	Mixed Use	45	25	25	0	0	580 Silver Spur Rd.
16	7586-028-008	0.53	Existing Professional/Office Building & Parking	Yes	73%	Mixed Use	45	17	17	0	0	430 Silver Spur Rd.
17	7586-028-016	0.87	Existing Professional/Office Building & Parking	Yes	49%	Mixed Use	45	19	19	0	0	550 Silver Spur Rd.
18	7444-001-003	4.09	Existing Commercial Buildings	Yes	100%	Mixed Use	25	102	0	0	102	28500 S. Western Ave.
19	7444-001-004	0.92	Existing Commercial Building	Yes	100%	Mixed Use	25	23	0	0	23	28300 S. Western Ave.
20	7444-001-005	0.93	Existing Commercial Buildings	Yes	100%	Mixed Use	25	23	0	0	23	28326 S. Western Ave.
21	7445-005-002	0.56	Existing Commercial Buildings	Yes	100%	Mixed Use	45	25	25	0	0	28900 S. Western Ave.
22	7550-009-024	2.35	Existing Commercial Buildings	Yes	100%	Mixed Use	25	58	0	0	58	28619 S. Western Ave.
23	7550-020-015	0.41	Existing Commercial Building	Yes	100%	Mixed Use	12	4	0	0	4	29051 S. Western
24	7557-030-013	0.65	Existing Commercial Building	Yes	100%	Mixed Use	12	7	0	0	7	29105 S. Western
25	7557-030-032	0.45	Existing Commercial Building	Yes	91%	Mixed Use	12	4	0	0	4	29125 S. Western
26	7557-030-034	0.26	Existing Commercial Building	Yes	100%	Mixed Use	12	3	0	0	3	29215 S. Western
27	7557-030-035	0.44	Existing Commercial Building	Yes	100%	Mixed Use	12	5	0	0	5	29229 S. Western

Table 33: Housing Sites Inventory List (page 2 of 2)

Site #	APN	Parcel Size Ac.	Comment	Infrastructure Available ?	% of Site Developable	Potential Rezone to What Zone	Maximum Res. Density (du/ac)	Max Units	Potential RHNA Suitability			Physical Address
									Low Income	Moderate Income	Above Moderate	
28	7557-031-010	0.18	Existing Commercial Building	Yes	91%	Mixed Use	12	1	0	0	1	29413 S. Western
29	7557-031-013	0.36	Existing Commercial Building	Yes	100%	Mixed Use	12	4	0	0	4	29403 S. Western
30	7557-031-014	0.53	Existing Commercial Building	Yes	88%	Mixed Use	12	5	0	0	5	29409 S. Western
31	7557-039-011	0.43	Existing Commercial Building	Yes	77%	Mixed Use	45	15	15	0	0	29619 S. Western
32	7557-039-014	0.77	Existing Commercial Building	Yes	72%	Mixed Use	45	24	24	0	0	29601 S. Western
33	7557-039-020	0.60	Existing Commercial Building	Yes	100%	Mixed Use	45	27	27	0	0	29701 S. Western
34	7561-001-002	0.13	Existing Commercial Building	Yes	100%	Mixed Use	20	2	0	0	2	40 Miraleste Plaza
35	7561-001-003	0.11	Existing Commercial Building	Yes	100%	Mixed Use	20	2	0	0	2	29 Miraleste Plaza
36	7561-001-013	0.26	Existing Commercial Building	Yes	100%	Mixed Use	20	5	0	0	5	4007 Miraleste Dr.
37	7561-001-014	0.20	Existing Commercial Building	Yes	100%	Mixed Use	20	4	0	0	4	16 Miraleste Plaza
38	7561-001-900	0.11	Existing Commercial Building	Yes	100%	Mixed Use	20	2	0	0	2	No Assigned Address
39	7573-001-014	3.85	Existing Commercial Building	Yes	100%	Mixed Use	12	46	0	0	46	31098 Haw thorne Blvd.
40	7573-001-015	2.52	Existing Commercial Building	Yes	100%	Mixed Use	12	30	0	0	30	31100 Haw thorne Blvd.
41	7573-002-014	39.75	Existing Institutional Lot (Salvation Army)	Yes	32%	Mixed Use	12	152	0	0	152	30840 Haw thorne Blvd.
42	7586-028-010	0.43	Existing Professional / Office Building & Parking	Yes	100%	Mixed Use	45	19	19	0	0	450 Silver Spur Rd.
43	7588-015-008	4.52	Existing Retail / Market	Yes	17%	Mixed Use	22	16	0	0	16	30019 Haw thorne Blvd.
44	7550-020-012	0.46	Existing Commercial Building	Yes	67%	Mixed Use	25	7	0	0	7	29019 S. Western
45	7550-020-014	0.30	Existing Commercial Building	Yes	69%	Mixed Use	25	5	0	0	5	29035 S. Western
46	7557-030-033	0.30	Existing Commercial Building	Yes	87%	Mixed Use	12	3	0	0	3	29211 S. Western
47	7550-019-018	11.15	Existing Multi-Level Commercial Building	Yes	100%	Mixed Use	30	334	334	0	0	28821 S. Western
48	7572-012-024	16.84	Residential Lot with Agriculture, Golf-course and Event Center (Point View Property)	Yes	100%	RS-5	4	67	0	0	67	6001 Palos Verdes Drive South
49	7572-012-028	36.18	Vacant Residential Lot (Point View Property)	Yes	100%	RM-6	6	217	0	0	217	6001 Palos Verdes Drive South
50	7581-023-037	27.48	Vacant Residential Lot (Plumtree Property)	None	100%	RS-5	4	109	0	0	109	No Assigned Address

Figure 76a: Housing Sites Inventory Map, West

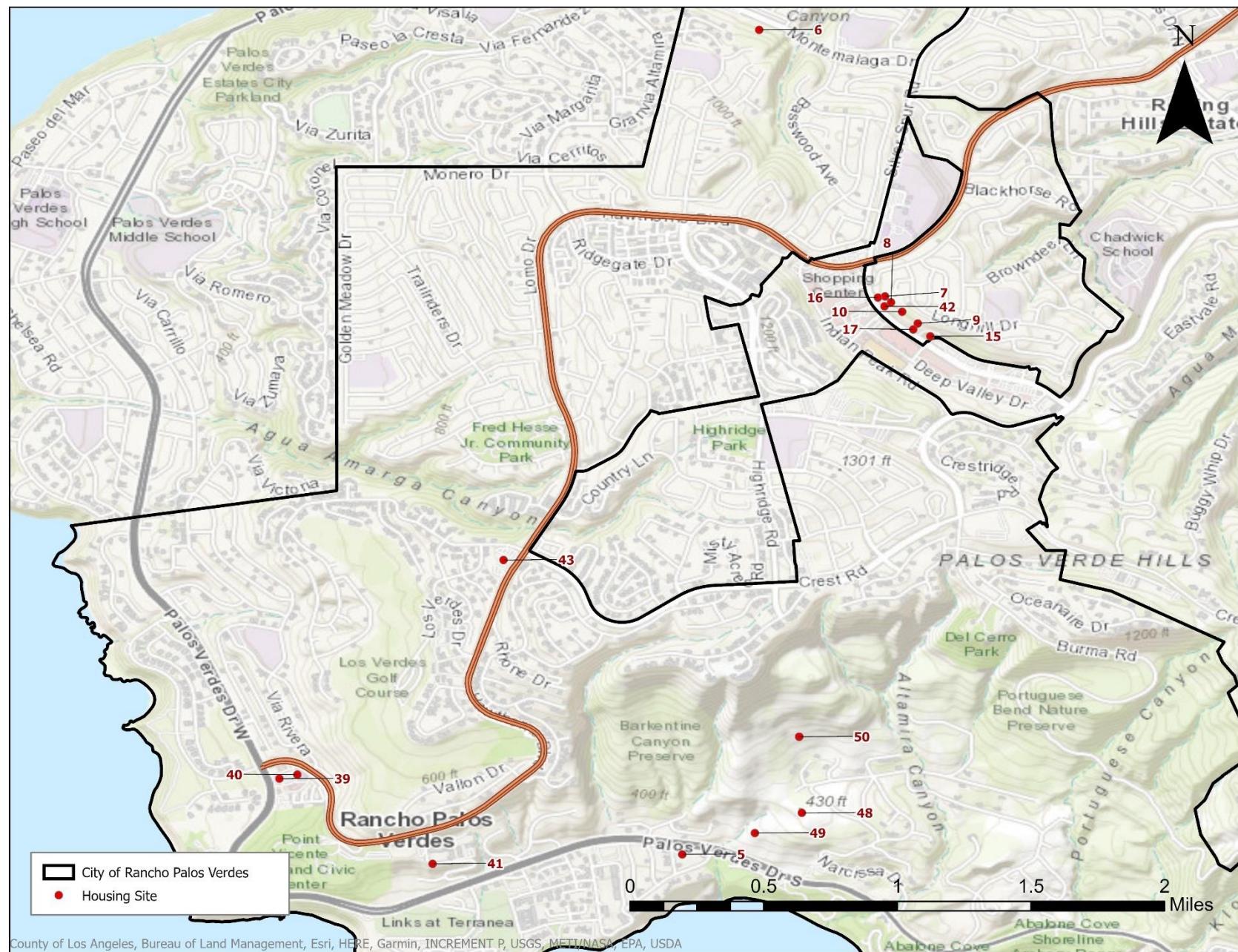


Figure 76b: Housing Sites Inventory Map, East

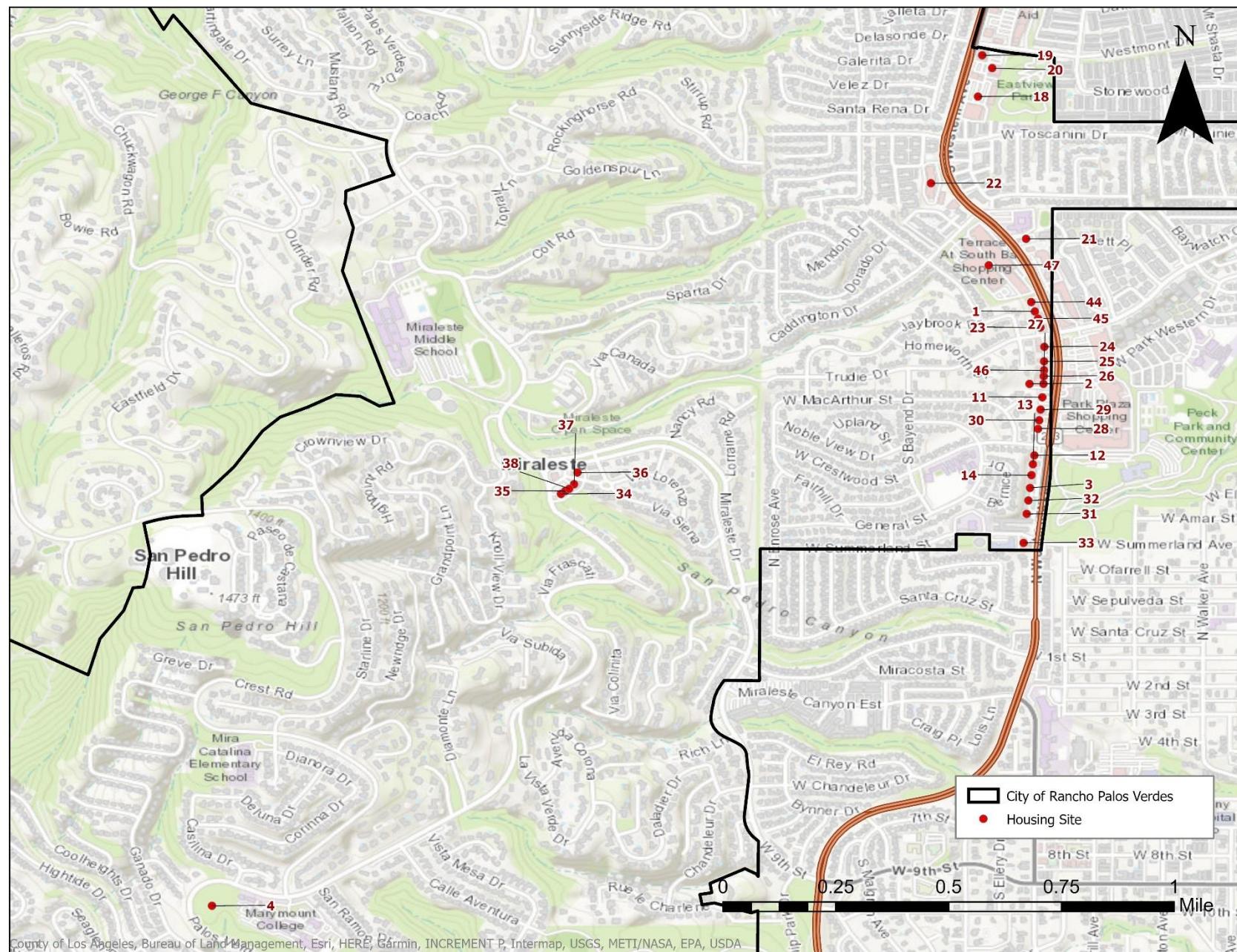


Table 34 contains a summary of the housing capacity of the identified housing sites, including a summary of the 2021-2029 6th Cycle RHNA, followed by a categorization of the potential for sites to accommodate the portions of the RHNA at different income levels. The table assumes that housing units that could be developed on sites and rezoned for densities of 30 dwelling units per acre could potentially accommodate housing to address lower-income (i.e., very low-, and low-income) housing needs. As shown in the table, sites in the inventory list could potentially accommodate up to 631 new lower-income housing units. With a total lower-income RHNA of 400 units, this leaves excess capacity of 231 units.

The 231 excess lower-income units can also help to address the RHNA for moderate-income housing, which is 125 units for the 2021-2029 6th Cycle RHNA. As shown in the table, this leaves an excess capacity of 106 units after accounting for the lower-income and moderate-income RHNA needs. This represents an approximately 20 percent buffer above the City's lower- and moderate-income RHNA obligation.

The lower part of Table 34 shows that sites in the housing inventory list could potentially accommodate an additional 1,003 above moderate-income housing units on sites. These sites could be zoned for housing at densities below 30 dwelling units per acre this representing a substantial 881-unit surplus above the RHNA obligation for above moderate-income households.

Overall, the housing sites inventory provides a limited buffer above the need for lower- and moderate-income housing sites and a substantial buffer for above moderate-income housing sites. However, the inventory is dependent upon potential infill and redevelopment to accommodate more than half of its RHNA for lower-income households. As discussed below, this triggers additional requirements for analysis of the viability of the non-vacant sites to successfully accommodate the RHNA. Ideally, the City would identify additional vacant sites that could accommodate development for lower-income housing at densities of 30 dwelling units per acre or more; however, as a mostly built-out City, this may not be feasible.

Table 34: Summary of Housing Inventory Capacity

	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
6th Cycle RHNA (New Housing Units) (a)	257	143	125	122
Default Minimum Density for Lower-Income RHNA Sites (b)	30 d.u./ac.	30 d.u./ac.	n.a.	n.a.
Preliminary RHNA Housing Sites Inventory Capacity				
Accommodation of Lower-Income RHNA		Potential Zoning at 30 d.u./ac.+		
Potential New Units on Preliminary Sites (c)		631		
Total Lower-Income RHNA		400		
Surplus Lower-Income Site Capacity		231		
Accommodation of Moderate-Income RHNA				
Potential New Units on Excess Lower-Income Sites (d)		231		
Moderate-Income RHNA		125		
Surplus Moderate-Income Site Capacity		106		
Accommodation of Above Moderate-Income RHNA		Potential Zoning at <30 d.u./ac.		
Potential New Units on Preliminary Sites (c)		1,003		
Above Moderate-Income RHNA		122		
Surplus Above Moderate Income Site Capacity		881		

Notes:

- (a) The Very Low-Income and Low-Income categories each include four carryover units from the 5th Housing Element Update Cycle.
- (b) 30 dwelling units per acre is the default minimum density provided in State law for zoning to accommodate very low-income and low-income housing in Rancho Palos Verdes.
- (c) A limited number of additional housing units at the very low-, low-, moderate-, and above moderate-income levels can be accommodated with construction of Secondary Dwelling Units on lots with existing housing units.
- (d) Moderate-income housing will require below-market rents or sales prices. Moderate-income units can be accommodated on excess sites suitable for lower-income housing development. A limited number of additional moderate-income units could be accommodated as Secondary Dwelling Units on lots with existing homes.

Sources: City of Rancho Palos Verdes, BAE, 2021.

Analysis for Non-Vacant Sites

AB 1397 requires additional analysis to demonstrate the likelihood that non-vacant sites will be redeveloped as housing. The methodology must include:

- The jurisdiction’s “past experience with converting existing uses to higher density residential development;”
- The “current market demand for the existing use;” and

- “An analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development.” (Section 65583.2(g)(1).)

Furthermore, when a community relies on non-vacant sites to accommodate 50 percent or more of its lower-income RHNA, HCD presumes that the existing use will “impede additional residential development.” (Section 65583.2(g)(2).) To overcome this presumption, the housing element must include site-specific “findings based on substantial evidence that the use is likely to be discontinued during the planning period.” (Section 65583.2(g)(2).)

[Note: The non-vacant sites analysis will be added to the Draft 2021-2029 Housing Element Update when the housing sites list is further refined.]

QUANTIFIED OBJECTIVES

While the RHNA represents the City's legal obligation to plan for the capacity to accommodate new housing development, the Housing Element also establishes quantified objectives that represent the City's anticipated new housing construction, rehabilitation, and preservation accomplishments during the 2021-2029 Housing Element period.

Table 35 summarizes the City's quantified objectives for the construction, rehabilitation, and conservation for the 2021-2029 Housing Element period. The quantified objectives do not represent a ceiling on development, but rather set a goal for the City to achieve based on needs, resources, and constraints.

New Construction

The objectives for new construction are based on the City's historic production patterns and anticipated resources available to support the development of below-market housing for lower-income households. Although the RHNA does not include allocations for extremely low-income households, Housing Element Law requires that jurisdictions estimate the need for housing units affordable to extremely low-income households. The quantified objectives assume that half of the very low-income housing production addresses needs for housing to serve extremely low-income households.

To date in the 2013-2021 Housing Element planning period, the City has permitted 120 net new above-moderate income housing units. The City's above moderate-income RHNA for the 2021-2029 Housing Element planning period is approximately equal to this number – 122. Based on the results of the 2013-2021 time period, the City's quantified objective for above moderate-income housing units for the 2021-2029 planning period is equal to the new RHNA.

Due to limited resources and the need for substantial subsidy for all unit types other than above moderate-income units, the City has seen much more limited production of housing units for very low-, low-, and moderate-income households. Although the City intends to fully accommodate the 2021-2029 6th Cycle RHNA for these groups by providing land, appropriately zoned for development that could serve these income groups, the City's quantified objectives for these income categories are more modest, and are based on the following:

1. Assuming the City achieves its objective of 122 above moderate-income units (market rate units), the City's inclusionary housing policies could potentially generate up to seven very low-income units or up to 13 low-income units. For the purposes of quantified objectives, the Housing Element assumes that the market-rate units will generate inclusionary units or in-lieu fees that be leveraged to indirectly develop affordable units equal to three very low-income units and seven low-income units.

2. As discussed previously, the City anticipates eight-year projection of 40 ADU units and, based on SCAG's ADU affordability analysis, these would break into income categories as follows:

Lower	24 units
Moderate	2 units
Above Moderate	14 units

The City assumes that the lower-income ADU units will be distributed as follows: 6 extremely low-, 6 very low-, and 12 low-income units. The above-moderate ADU units are assumed to be included in the 122-unit moderate-income production objective discussed above.

Finally, the City's housing in-lieu fee fund has a balance of approximately \$856,000. During the 2021-2029 Housing Element planning period, the City will issue a notice of funds availability (NOFA) for affordable housing developers interested in using the City's in-lieu fees to help develop one or more affordable housing projects in the City. Assuming approximately \$35,000 in local assistance per affordable unit can be leveraged with State, federal, and other affordable housing funding sources, the City's existing in-lieu fee fund balance could leverage production of approximately 24 new affordable housing units. For the purpose of quantified objectives, the City assumes that these units could be distributed as follows: 6 extremely low-, 6 very low-, 12 low-income.

These quantified objectives total to 182 new housing units over the 2021-2029 time period, as summarized in Table 35.

Rehabilitation

The rehabilitation goal of zero reflects the facts that the City does not have significant housing rehabilitation needs and that the City lost its funding source for housing rehabilitation projects with the State's dissolution of local redevelopment agencies; however, the Housing Element contains a program for the City to assist lower-income households that may be in need of housing rehabilitation assistance by providing referrals to other agencies or organizations that may be able to help.

Preservation

The preservation goal of zero reflects the fact that the City does not have any assisted housing units at risk of conversion to market rates during the next ten years.

Table 35: 2021-2019 Quantified Objectives by Income Level

Income Category	New Construction	Rehabilitation	Conservation
Extremely Low		0	0
Inclusionary Units	0		
ADU Units	6		
Existing Housing Impact Fees	6		
Very Low		0	0
Inclusionary Units	3		
ADU Units	6		
Existing Housing Impact Fees	6		
Low		0	0
Inclusionary Units	7		
ADU Units	12		
Existing Housing Impact Fees	12		
Moderate		0	0
ADU units	2		
Above Moderate	122	0	0
All Income Categories	182	0	0

Source: City of Rancho Palos Verdes, 2021.

HOUSING ELEMENT GOALS AND PROGRAMS

This chapter presents Rancho Palos Verdes' goals for the 2021-2029 Housing Element planning period as well as an implementation program to support these goals and policies. The goals and programs outlined below are based on findings from the needs analysis, assessment of fair housing, constraints analysis, and sites inventory presented in prior chapters, as well as input received from the community and stakeholders during the Housing Element Update process.

The programs below outline a strategy for addressing State Housing Element requirements and advancing the City's housing objectives, while remaining tailored to be achievable within the Housing Element planning period, given the City's financial and staffing resources. The goals and programs described in this chapter address five overarching goals. Each goal is supported by one or more programs that will be implemented during the 2021-2029 Housing Element planning period. Table 36 summarizes the programs and also identifies the anticipated timing and responsible parties for implementation.

Goal 1: Housing Supply

Provide an adequate supply of housing for people of all ages, incomes, lifestyles, and housing preferences, and types of households, including for households with special housing needs.

- 1. Zoning Amendments to Increase Housing Development Potential (modification of existing Program #1)**
 - Include component for Mixed-Use Overlay Zoning District (modify existing program and expand beyond Western Avenue)
 - Include component for other re-zonings to fully accommodate RHNA with appropriate zoning amendments for sites targeted in the sites inventory.
 - Rezone for at least eight lower-income carryover units within 12 months, and remainder sites necessary to fully accommodate the RHNA within 36 months of adoption of the Housing Element Update.
- 2. General Plan Amendment to Include a High-Density Residential Land Use Category (new)**
 - Establish General Plan land use category that allows for residential density of at least 30 dwelling units per acre, or higher, as appropriate to provide General Plan consistency for sites to be zoned to accommodate the City's RHNA for lower-income households in Program #1.
- 3. Accessory Dwelling Unit Production (modify existing)**
 - Bring local ADU Ordinance in minimal compliance with State ADU laws.
 - Include component to incentivize and encourage affordable ADU units including the development of an ADU handout and development spec sheet.

- Include component to publicize and provide links to State's list of grants and financial incentives for affordable ADUs pursuant to AB 671.

4. No Net Loss (continue existing)

Goal 2: Fair Housing and Equal Opportunity

Affirmatively further fair housing and protect existing residents from displacement.

5. **Section 8 Rental Assistance (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)**
6. **Citywide Affordable Housing Requirement/Housing Impact Fee (continue existing)**
 - Include a component to issue a Notice of Funding Availability (NOFA) for affordable housing developers to utilize the City's affordable housing in-lieu fees to develop an affordable housing project in the City.
7. **First-time Homebuyer Assistance (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)**
8. **Outreach for Persons with Disabilities (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)**
9. **Extremely Low-income Housing (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)**
10. **Fair Housing Services (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)**
11. **Fair Housing Information (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)**

Goal 3: Address Governmental Constraints

Address City policies and practices that constrain the City's ability to provide housing for households at all income levels and for households with special housing needs and bring City policies in line with recent changes in State law.

12. **Zoning Ordinance Amendments to Remove Governmental Constraints (modify existing)**
 - Component to bring City's Density Bonus Ordinance (2008) in line with State Density bonus law (AB 2345, 2020).
 - Component to establish objective design standards in line with SB 330/SB 35
 - Component to establish permit streamlining for qualifying housing projects under SB 35.

- Component to establish use of HCD's SB 330 Preliminary Project Application form.
- Component to include Low Barrier Navigation Centers as a by-right use in mixed-use overlay zones and nonresidential zones permitting multi-family housing, subject to meeting requirements as allowed by AB 101.

13. Transparency in Housing Standards and Fees (new)

- Program to publish all development standards information and housing fee information on the City's website in compliance with California Government Code Section 65940.1.

Goal 4: Maintenance of the Housing Stock

Maintain and improve the condition of Rancho Palos Verdes' housing stock.

14. Housing Code Enforcement (continue existing)

Goal 5: Energy Conservation

Promote energy conservation in residential buildings.

15. Energy Conservation (continue existing)

Table 36: 2021-2029 Housing Element Programs (page 1 of 2)

Program Name	Description/Objectives	Timing	Responsibility
1. Zoning Amendments to Increase Housing Development Potential (modification of existing Program #1)	Establish Mixed-Use Overlay Zoning District (modification of existing program to expand beyond Western Avenue); Include other rezonings to fully accommodate the 2021-2029 RHNA with appropriate zoning. Rezone for at least eight lower-income carryover units from 5th Cycle.	Rezone for at least eight lower-income units within 12 months and rezone to accommodate remainder of RHNA within 36 months.	Community Development Department, Planning Commission, City Council
2. General Plan Amendment to Include a High-Density Residential Land Use Category (new)	Establish General Plan land use category that allows for residential density of at least 30 dwelling units per acre, or higher, as appropriate to provide General Plan consistency for sites to be zoned to accommodate the City's RHNA for lower-income households in Program #1.	Concurrent with rezonings under Program 1.	Community Development Department, Planning Commission, City Council
3. Accessory Dwelling Unit Production (modification of existing)	Bring ADU Ordinance in minimal compliance with State ADU laws. Include component to incentivize and encourage affordable ADU units, including development of an ADU handout and development specifications sheet. Include component to publicize and provide links to State's list of grants and financial incentives for affordable ADUs pursuant to AB 671.	Within 12 months of HEU adoption.	Community Development Department, Planning Commission, City Council
4. No Net Loss (continue existing)	Monitor housing sites inventory to ensure sites are adequate to accommodate RHNA and take action to identify and zone additional sites if necessary.	On-going	Community Development Department, Planning Commission, City Council
5. Section 8 Rental Assistance (modification of existing program to ensure outreach to minority groups that experience disproportionate housing problems)	Continue to assist the Housing Authority (LACDA) by conducting a Landlord Outreach Program, informing the Housing Authority of the City's status on providing affordable housing through the existing housing stock and providing an Apartment Rental Survey to the Housing Authority.	On-going	Community Development Department
6. Citywide Affordable Housing Requirement/Housing Impact Fee (continue existing program)	Continue to implement inclusionary requirements and housing impact fee requirements. During the 2021-2029 period issue a NOFA to utilize in-lieu fee funds.	On-going; issue NOFA by 2024.	Community Development Department
7. First-time Homebuyer Assistance (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Connect qualifying households with first-time homebuyer assistance programs offered by other agencies: County Homeownership Program, Mortgage Credit Certificate Program, and So Cal Home Financing Authority First Home Mortgage Program.	On-going	Community Development Department

Table 36: 2021-2029 Housing Element Programs (page 2 of 2)

Program Name	Description/Objectives	Timing	Responsibility
8. Outreach for Persons with Disabilities (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Continue to work with the Harbor Regional Center to implement an outreach program that informs families within Rancho Palos Verdes about housing and services available for persons with developmental disabilities.	On-going	Community Development Department
9. Extremely Low-income Housing (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Assist 15 extremely low-income households through a combination of inclusionary units, ADUs, new affordable housing supported with in-lieu fees, and assistance with securing Section 8 vouchers through LACDA	On-going	Community Development Department
10. Fair Housing Services (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Continue to contract with Housing Right Center for fair housing services.	On-going	Community Development Department in collaboration with Housing Rights Center
11. Fair Housing Information (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Continue to provide Fair Housing brochure that describes fair housing laws and rights; links to the Housing Rights Center website; State Department of Fair Employment and Housing; and U.S. Department of Housing and Urban Development. • Fair Housing Services and Program information continues to be made available on the City's website.	On-going	Community Development Department
12. Zoning Ordinance Amendments to Remove Governmental Constraints (modify existing)	Bring City's Density Bonus Ordinance in line with State Density Bonus law; establish objective design standards in line with SB 330/SB 35; adopt use of HCD's SB 330 Preliminary Project Application form; amend Zoning Ordinance to include Low Barrier Navigation Centers as a by-right use in mixed-use overlay zones and non-residential zones permitting multi-family housing, subject to meeting requirements as allowed by AB 101.	Update Density Bonus Ordinance within 24 months of HEU adoption. Establish objective design standards within 36 months of HEU adoption. Adopt SB 330 Preliminary Application form within 24 months of HEU adoption. Create by-right zoning for Low Barrier Navigation Centers within 18 months of HEU adoption.	Community Development Department, Planning Commission, City Council
13. Transparency in Housing Standards and Fees (new)	Publish all development standards information and housing fee information on the City's website in compliance with California Government Code Section 65940.1.	Within 6 months of HEU adoption.	Community Development Department
14. Housing Code Enforcement (continue existing)	Continue to manage the housing code enforcement on a complaint basis and strive for voluntary compliance through the Code Enforcement Division.	On-going	Community Development Department
15. Energy Conservation (continue existing)	Continue to encourage voluntary participation in the City's Green Building Construction Program by offering permit streamlining as well as up to a 50% rebate for Planning and Building fees	On-going	Community Development Department

GENERAL PLAN CONSISTENCY

State law requires that General Plans are internally consistent. This means that the contents of one element, such as the Housing Element, must not be in conflict with any other part of the General Plan. The 2021-2029 Housing Element Update represents a substantial modification of the 2013-2021 Housing Element. In particular, the 2021-2029 Housing Element programs call for post-adoption actions to update various parts of the Municipal Code to align with State law and modify the zoning for certain parcels in order for the City to be able to accommodate its RHNA for the 2021-2029 Housing Element planning period.

Because these actions will be undertaken after adoption of the 2021-2029 Housing Element Update, amendments to other parts of the General Plan are necessary to ensure consistency. The General Plan amendments related to the Housing Element Update will not be made concurrent with the adoption of the Housing Element Update. Rather, it will be handled concurrently as various Housing Element programs are completed over the next eight years.

APPENDIX A: SUMMARY OF COMMUNITY ENGAGEMENT ACTIVITIES

- Joint Planning Commission/City Council Study Session - August 25, 2021
- 6th Housing Element Survey - August 25, 2021 to October 3, 2021
- Stakeholder Interviews - August/September/October 2021
- In-Person Housing Element Open House - September 25, 2021
- Virtual Housing Element Open House - September 25, 2021 to October 3, 2021
- Draft Housing Element Planning Commission Meeting - October 12, 2021
- Draft Housing Element City Council Meeting - October 19, 2021

[Note: to be added when community engagement process is completed.]

APPENDIX B: MASTER FEE SCHEDULE

Master Fee Schedule

Fees Effective 7/1/2021

CITY CLERK

Fee Description	Fee
Document Copies	
Photocopy	
Document Copy 8.5 x 11	\$0.23
Document Copy 11 x 17	\$0.24
Document Copy 8.5 x 14	\$0.24
Document Copy FPPC related documents per Govt Code Section 81008	\$0.10
THIS IS THE COST PER PAGE IF CITY STAFF COPIES THE RECORDS. IF THE CITY ELECTS TO USE AN OUTSIDE VENDOR, REQUESTER SHALL PAY THE AMOUNT CHARGED BY THE OUTSIDE VENDOR.	
PHOTOCOPY OF MAPS AND OTHER OVERSIZED ITEMS	
SEE FEE EXPLANATION	
THE CITY USES AN OUTSIDE VENDOR FOR OVERSIZED ITEMS. THE REQUESTER SHALL PAY THE AMOUNT CHARGED TO THE CITY BY THE OUTSIDE VENDOR.	
AUDIO AND VIDEO MEDIA	
SEE FEE EXPLANATION	
THE CITY USES AN OUTSIDE VENDOR FOR COPYING RECORDS THAT ARE IN AUDIO OR VIDEO MEDIA FORMAT. THE REQUESTER SHALL PAY THE AMOUNT CHARGED TO THE CITY BY THE OUTSIDE VENDOR.	
Electronic Records	
COPY OF EXISTING ELECTRONIC RECORD BURNED TO CD - Per CD	\$5
COPY OF EXISTING ELECTRONIC RECORD EMAILED TO REQUESTER	
SEE FEE EXPLANATION	
THE COST OF THE AMOUNT OF TIME IT TAKES A CITY EMPLOYEE TO COPY THE FILES TO AN EMAIL (1), BASED UPON THE FULLY BURDENED HOURLY RATE OF THE CITY EMPLOYEE PERFORMING THE TASK.	
PRODUCTION OF AN ELECTRONIC RECORD AT OTHER THAN A REGULARLY SCHEDULED INTERVAL OR WHERE THE REQUEST REQUIRES DATA COMPIRATION, EXTRACTION, OR PROGRAMMING TO PRODUCE THE RECORD (2).	
SEE FEE EXPLANATION	
IF CITY STAFF PERFORMS THE TASK, THE COST OF THE AMOUNT OF TIME IT TAKES A CITY EMPLOYEE TO PRODUCE A COPY OF THE RECORD (INCLUDING THE AMOUNT OF TIME TO CONSTRUCT THE RECORD, AND THE AMOUNT OF TIME TO PERFORM PROGRAMMING AND COMPUTER SERVICES NECESSARY TO PRODUCE A COPY), BASED UPON THE FULLY BURDENED HOURLY RATE OF THE CITY EMPLOYEE PERFORMING THE TASK, PLUS COSTS FOR COPYING TO CD OR EMAIL AS PROVIDED ABOVE. IF THE CITY ELECTS TO USE A CONTRACTOR TO PERFORM THE WORK, REQUESTER SHALL PAY THE AMOUNT CHARGED TO THE CITY BY THE CONTRACTOR PLUS COSTS FOR COPYING TO CD OR EMAIL AS PROVIDED ABOVE.	
FPPC FILINGS PURSUANT TO SECTION 81008 OF THE GOVERNMENT CODE:	
Document Copy	
Copies	\$0
PER PAGE FEE ESTABLISHED BY GOVERNMENT CODE SECTION 81008.	
RETRIEVAL OF FPPC FILINGS 5 OR MORE YEARS OLD	
\$5	
PER REQUEST FEE ESTABLISHED BY GOVERNMENT CODE SECTION 81008. A REQUEST FOR MORE THAN ONE REPORT, OR STATEMENT, OR REPORT AND STATEMENT, AT THE SAME TIME SHALL BE CONSIDERED A SINGLE REQUEST.	
BUILDING PLANS COPY FEE:	
STAFF TIME TO RESEARCH ADDRESSES, PREPARE LETTERS TO BUILDING OWNER AND BUILDING PROFESSIONAL (E.G. ARCHITECT) AND PROCESS SAME	SEE FEE EXPLANATION

Master Fee Schedule

Fees Effective 7/1/2021

CITY CLERK

Fee Description	Fee
<p>THE COST OF THE AMOUNT OF TIME IT TAKES A CITY EMPLOYEE TO PERFORM THE TASK, BASED ON THE FULLY BURDENED HOURLY RATE OF THE CITY EMPLOYEE PERFORMING THE TASK</p>	
POSTAGE (REGISTERED MAIL OR RETURN RECEIPT)	SEE FEE EXPLANATION
ACTUAL COST CHARGED BY THE U.S. POSTAL SERVICE.	
<p>COPIES</p>	
SAME AS PHOTOCOPIES AND ELECTRONIC RECORDS LISTED ABOVE, DEPENDENT UPON SIZE.	SEE FEE EXPLANATION
<p>MISCELLANEOUS COSTS:</p>	
MAILING COSTS	SEE FEE EXPLANATION
<p>UNDER THE PUBLIC RECORDS ACT, THE CITY IS NOT REQUIRED TO MAIL DISCLOSABLE RESPONSIVE RECORDS TO A REQUESTER. IF A REQUESTER ASKS TO HAVE DISCLOSABLE RESPONSIVE RECORDS SENT TO THEM EITHER THROUGH U.S. MAIL OR VIA ANOTHER DELIVERY SERVICE, THE REQUESTER SHALL PAY THE ACTUAL POSTAGE COSTS AND A HANDLING FEE EQUAL TO THE COST OF THE AMOUNT OF TIME IT TAKES A CITY EMPLOYEE TO PACKAGE, ADDRESS AND MAIL THE REQUESTED DOCUMENTS, BASED UPON THE FULLY BURDENED HOURLY RATE OF THE CITY EMPLOYEE PERFORMING THE TASK.</p>	
DEPOSIT	SEE FEE EXPLANATION
<p>THE CITY CLERK, OR HIS OR HER DESIGNEE, MAY COLLECT THE COST OF DUPLICATION BEFORE DUPLICATING THE RECORDS. IN THE EVENT THE EXACT COST IS NOT KNOWN IN ADVANCE DUE TO THE VOLUME OF THE RECORDS REQUESTED, THE CITY CLERK MAY MAKE A GOOD FAITH ESTIMATE OF THE COST AND REQUIRE THE REQUESTER TO PAY A DEPOSIT EQUAL TO THE ESTIMATED COST PRIOR TO DUPLICATING THE RECORDS REQUESTED. ANY FUNDS IN EXCESS OF THE DIRECT COST OF DUPLICATION SHALL BE PROMPTLY REFUNDED TO THE REQUESTER.</p>	
WAIVER OF COSTS	SEE FEE EXPLANATION
<p>THE CITY CLERK, OR HIS OR HER DESIGNEE, MAY WAIVE OR REDUCE THE COPYING FEE IF THE REQUEST FOR REPRODUCTION IS A MINIMAL ONE, IF THE RECORDS ARE BEING SUPPLIED TO ANOTHER PUBLIC ENTITY WITH WHICH THE CITY EXCHANGES RECORDS AT NO COST TO THE CITY, OR IF IT IS IN THE CITY'S BEST INTEREST TO DO SO.</p>	
<p>(1) THIS TIME DOES NOT INCLUDE THE TIME IT TAKES TO RESEARCH, LOCATE OR REVIEW A RESPONSIVE ELECTRONIC RECORD.</p>	
<p>(2) GOVERNMENT CODE 6253.9 (b).</p>	
<p>(3) CALIFORNIA HEALTH & SAFETY CODE SECTION 19851 AUTHORIZES THE CITY TO CHARGE A FEE IN AN AMOUNT IT DETERMINES IS REASONABLY NECESSARY TO COVER</p>	
<p>THE COSTS OF THE BUILDING DEPARTMENT IN PRODUCING COPIES OF BUILDING PLANS AND IN COMPLYING WITH THE PROVISIONS OF SECTION 19851 WHICH REQUIRE THE BUILDING DEPARTMENT TO OBTAIN CERTAIN RELEASES BEFORE DUPLICATING THOSE PLANS.</p>	
<p>Election</p>	
CANDIDATE FILING	\$25
INITIATIVE FEE	\$200

Master Fee Schedule

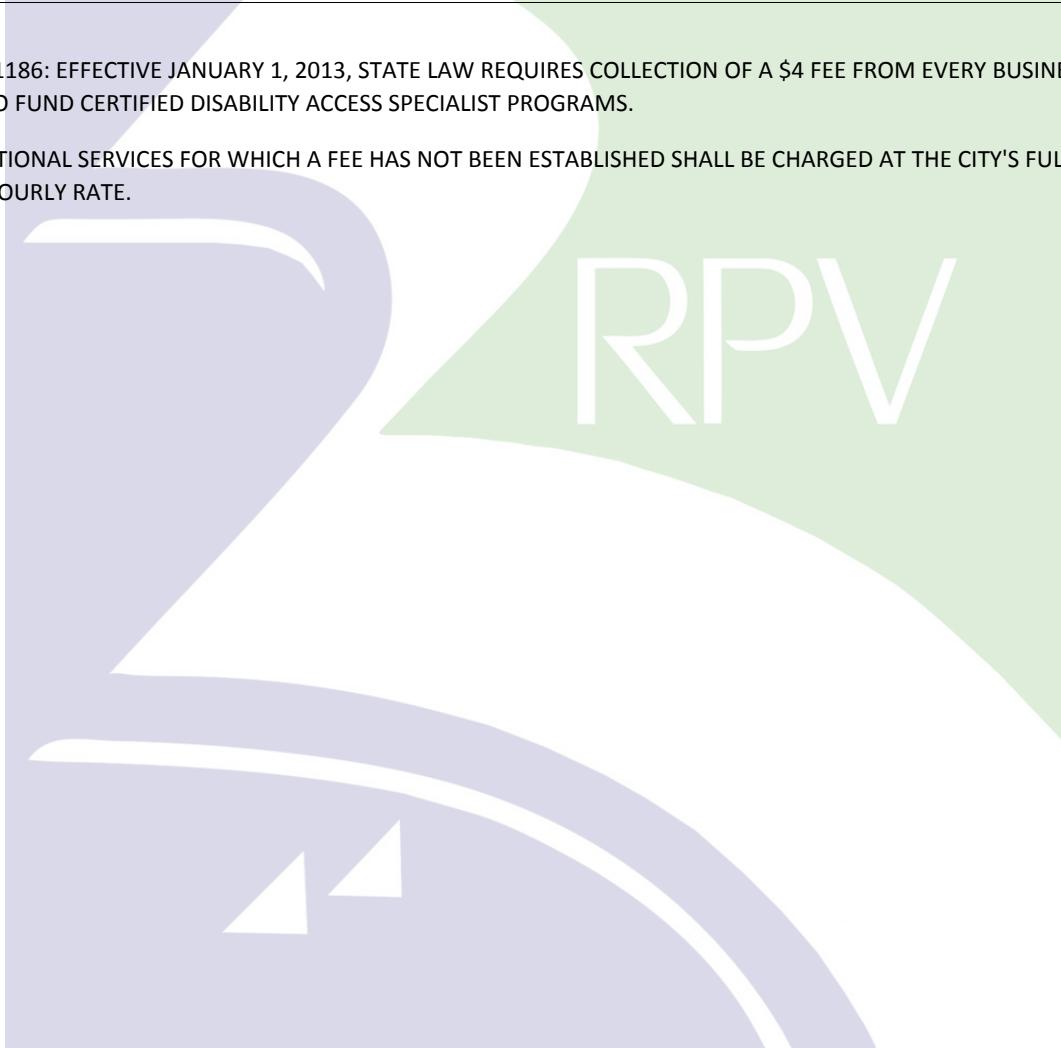
Fees Effective 7/1/2021

FINANCE

Fee Description	Fee
Business License	
Processing Fee	
NEW LICENSE	\$0
RENEWAL	\$0
PEDDLING PERMITS (PLUS BUSINESS LICENSE FEE)	\$165

SENATE BILL 1186: EFFECTIVE JANUARY 1, 2013, STATE LAW REQUIRES COLLECTION OF A \$4 FEE FROM EVERY BUSINESS LICENSE APPLICANT TO FUND CERTIFIED DISABILITY ACCESS SPECIALIST PROGRAMS.

OTHER: ADDITIONAL SERVICES FOR WHICH A FEE HAS NOT BEEN ESTABLISHED SHALL BE CHARGED AT THE CITY'S FULLY BURDENED HOURLY RATE.



Master Fee Schedule

Fees Effective 7/1/2021

PUBLIC WORKS

Fee Description	Fee	Notes
Encroachment Permits		
AGREEMENT	\$301	
MAILBOX	\$92	
WALL	\$513	

ITEMS ABOVE INCLUDE A TRUST DEPOSIT FOR PUBLIC WORKS INSPECTION

DUMPSTER	\$66	
PARKWAY TREE INSTALLATION, REMOVAL OR REPLACEMENT - INSTALLED BY CITY	\$231	PLUS ACTUAL COST OF TREE REPLACEMENT
PARKWAY TREE INSTALLATION, REMOVAL OR REPLACEMENT - INSTALLED BY RESIDENT	\$44	PLUS ACTUAL COST OF TREE REPLACEMENT
ITEMS ABOVE INCLUDE A TRUST DEPOSIT FOR PUBLIC WORKS INSPECTION. IF TRAFFIC CONTROL PLAN (TCP) IS REQUIRED, THERE WILL BE A TRUST DEPOSIT REQUIRED FOR REVIEW AND TCP INSPECTION COSTS.		
STREET TREE INSTALLATION	\$344	Installation of street trees in the public right-of-way at the request of adjacent property owner.
OUT-OF-GRID TREE TRIMMING	Actual cost of trimming and Arborist, plus City staff time at the fully allocated hourly rate for all personnel involved	Trimming of a public tree that is outside of the regular tree trimming schedule at the request of the adjacent property owner

TRAFFIC CONTROL INSPECTION

Non-Utility Project	\$260	FOR FIRST DAY PLUS \$130 PER EACH ADDITIONAL DAY
Utility Project	\$520	FOR FIRST DAY PLUS \$260 PER EACH ADDITIONAL DAY
Street Closure	\$1,040	FOR FIRST DAY PLUS \$520 PER EACH ADDITIONAL DAY

PLUS TRUST DEPOSIT FOR PUBLIC WORKS INSPECTOR. IF TRAFFIC CONTROL PLAN (TCP) IS REQUIRED, THERE WILL BE A TRUST DEPOSIT REQUIRED FOR REVIEW AND TCP INSPECTION COSTS.

NOTE: MINIMUM INITIAL DEPOSIT TO BE DETERMINED BY STAFF FOR ALL TRUST DEPOSITS. ALL CITY FEES MAY REQUIRE A TRUST DEPOSIT IN ADDITION TO LISTED FEES. TRUST DEPOSITS MAY BE USED TO PAY FOR SERVICES FROM THE CITY ATTORNEY, TRAFFIC COMMITTEE, NPDES CONSULTANT, CITY ENGINEER, CITY GEOLOGIST AND BIOLOGICAL CONSULTANT, AS SET FORTH IN RESOLUTION 2009-19.

ALTERNATE MATERIALS AGREEMENT PROC	\$1,415	
RETAINING WALL PERMIT (>32")	\$706	
RIGHT-OF-WAY/EASEMENT VACATION	\$5,000	

Wireless Permits

WIRELESS PERMIT - MINOR	\$3,800	PLUS \$5,000 TRUST DEPOSIT
WIRELESS PERMIT - MAJOR	\$14,000	PLUS \$5,000 TRUST DEPOSIT
EXISTING CELL SITE ADDITION	\$3,800	PLUS \$5,000 TRUST DEPOSIT
WIRELESS PERMIT - MASTER DEPLOYMENT	\$38,700	PLUS \$5,000 TRUST DEPOSIT

ADDITIONAL SERVICES FOR WHICH A FEE HAS NOT BEEN ESTABLISHED SHALL BE CHARGED AT THE CITY'S FULLY BURDENED HOURLY RATE.

Master Fee Schedule

Fees Effective 7/1/2021

PUBLIC WORKS

Fee Description	Fee	Notes
PUBLIC IMPROVEMENT PLAN CHECK		
<i>Construction Cost</i>		
\$0 - \$1,000	\$88	
\$1,001 - \$5,000	\$203	
\$5,001 - \$20,000	\$273	
\$20,001 - \$100,000	\$273	PLUS 1% OF THE CONSTRUCTION VALUATION
\$100,001+	\$882	PLUS 1.75% OF THE CONSTRUCTION VALUATION
IMPORTED DIRT INSPECTION		
HAUL ROUTE PERMIT	\$44	
BLOCK PARTY PERMIT	\$469	Ordinance No. 581 - 50% waiver for local non-profit, 100% waiver for RPV HOA and free speech events
WIDE LOAD PERMIT	\$88	
Oversize Vehicle Permits		
OVERSIZED VEHICLE INITIAL PERMIT	\$44	
OVERSIZE VEHICLE RENEWAL PERMIT	\$44	
OVERSIZE VEHICLE GUEST PERMIT	\$44	
EXTRA ENGINEERING REVIEW/INSPECTION	\$141	
MISC ENGINEERING REVIEW/INSPECTION	\$141	
BLUEPRINT COPY	\$10 plus actual reproduction costs	
ENGINEERING RECORDS MANAGEMENT	10% of Engineering Plan Check and Permit fees	

Master Fee Schedule

Fees Effective 7/1/2021

PLANNING

Fee Description	Fee	Notes
CONDITIONAL USE PERMIT		
NEW	\$6,406	
REVISION TO EXISTING	\$4,294	
COMPLIANCE	\$4,294	
LARGE ANIMAL (DIRECTOR)	\$2,850	
MINOR MODIFICATION REQUEST	\$2,527	
MINOR MODIFICATION APPLICATION APPEAL PROCESSING	\$1,500	
COASTAL PERMIT		
APPEALABLE - PLANNING COMMISSION REVIEW	\$4,367	
NONAPPEALABLE - PLANNING COMMISSION REVIEW	\$1,613	
APPEALABLE - STAFF REVIEW	\$1,429	
NONAPPEALABLE - STAFF REVIEW	\$3,834	
APPLICATION APPEAL PROCESSING	\$3,100	
VARIANCE REVIEW	\$4,630	
MISCELLANEOUS		
GENERAL PLAN/LOCAL COASTAL PLAN/SPECIFIC PLAN AMENDMENT & ZONE (CODE) CHANGE - INITIATION	\$163	Plus initial \$10,000 Trust Deposit for cost of staff and outside consultant. Does not include CEQA fee/deposit
GENERAL PLAN/LOCAL COASTAL PLAN/SPECIFIC PLAN AMENDMENT & ZONE (CODE) CHANGE - APP. PROCESSING	\$163	Plus initial \$10,000 Trust Deposit for cost of staff and outside consultant. Does not include CEQA fee/deposit
ENVIRONMENTAL ASSESSMENT		
ENVIRONMENTAL ASSESSMENT	\$856	
INITIAL STUDY/NEGATIVE DECLARATION	\$15,000 Trust Deposit	Trust Deposit is for cost of staff time
PLUS THE ACTUAL COST OF THE PROJECT PLANNER, CITY ENGINEER, TRAFFIC ENGINEER, ENVIRONMENTAL CONSULTANT, AND OTHER CONSULTANTS CHARGED AGAINST A TRUST DEPOSIT		
ENVIRONMENTAL IMPACT REPORT	\$15,000 Trust Deposit	Trust Deposit is for cost of staff time
PLUS THE ACTUAL COST OF THE PROJECT PLANNER, CITY ENGINEER, TRAFFIC ENGINEER, ENVIRONMENTAL CONSULTANT, AND OTHER CONSULTANTS CHARGED AGAINST A TRUST DEPOSIT		
COVENANT PROCESSING/TERMINATION	\$484	Plus any outside costs such as title search, legal costs to draft covenant, and/or County filing fees
DENSITY BONUS REQUEST	\$1,846	
ENCROACHMENT PERMIT		
DIRECTOR REVIEW	\$2,411	
PLANNING COMMISSION REVIEW	\$3,733	PLUS \$1,000 TRUST DEPOSIT
TRUST DEPOSIT	\$1,000 Trust Deposit	
MINIMUM TRUST DEPOSIT OF \$1,000 FOR TRACT ENTRY OBSERVATION BOOTHS (GUARD SHACKS).		
SITE PLAN		
ANTENNA	\$3,128	
MAJOR	\$357	
MINOR	\$143	
SPECIAL CONSTRUCTION PERMIT	\$107	
USE/INTERPRETATION PROCEDURE	\$3,024	

Master Fee Schedule

Fees Effective 7/1/2021

PLANNING

Fee Description	Fee	Notes
SIGN PERMIT		
SIGN PERMIT - TEMPORARY (ONE OR MORE)	\$107	
SIGN PERMIT - PERMANENT	\$250	
SIGN PERMIT - MASTER SIGN PROGRAM-PLANNING COMMISSION REVIEW	\$3,407	
SPECIAL USE PERMIT	\$2,610	
TEMPORARY VENDOR PERMIT	\$107	
PARKING LOT PERMIT	\$2,259	
EXOTIC ANIMAL PERMIT	\$2,182	
MARIJUANA CULTIVATION PERMIT	\$641	
ANTENNAS		
NON COMMERCIAL AMATEUR ANTENNA PERMIT	\$2,610	
REQUIRED ONLY IF ANTENNA DOES NOT QUALIFY FOR THE SITE PLAN REVIEW PROCESS		
LARGE FAMILY DAY CARE PERMIT	\$2,182	
BUSINESS LICENSE/HOME OCCUPATION (ZONING REVIEW)	\$71	
FENCES, WALLS AND HEDGES PERMIT		
FENCES, WALLS AND HEDGES PERMIT	\$3,390	
FENCES AND WALL SITE INSPECTION	\$428	
EXTREME SLOPE PERMIT	\$2,182	
PLUS ACTUAL COST OF THE CITY ENGINEER CHARGED AGAINST A TRUST DEPOSIT		
MINOR EXCEPTION PERMIT	\$2,182	
HEIGHT VARIATION		
DIRECTOR REVIEW	\$4,651	
PLANNING COMMISSION REVIEW	\$6,117	
A NEIGHBORHOOD COMPATIBILITY FEE OR TRUST DEPOSIT MAY BE REQUIRED FOR HEIGHT VARIATION PERMITS.		
NEIGHBORHOOD COMPATIBILITY ANALYSIS	\$1,846	
FOLIAGE ANALYSIS	\$571	
VIEW RESTORATION		
PERMIT PROCESSING FEE	\$5,106	
PERMIT FOLLOW-UP FEE	\$653	
SITE VISIT FEE (VIEW OWNERS)	\$338	
EXTRA MEDIATION MEETING	\$262	
PLANNING CERTIFICATION LETTER	\$532	
PUBLIC WORKS REVIEW OF DEVELOPMENT APPLICATION	\$575	
GEOLOGIC REVIEWS		
GEOLOGIC INVESTIGATION PERMIT	\$327	
GEOLOGIC INVESTIGATION PERMIT TRUST DEPOSIT	TRUST DEP.	
REQUIRED BY DEVELOPMENT CODE TO ENSURE THAT TRENCHES, BORINGS, ETC. ARE PROPERLY BACKFILLED.		

Master Fee Schedule

Fees Effective 7/1/2021

PLANNING

Fee Description	Fee	Notes
GRADING PLAN REVIEW		
MINOR	\$143	
MAJOR - PLANNING COMMISSION	\$4,264	
MAJOR - STAFF	\$2,884	
WATER EFFICIENT LANDSCAPER PERMIT	\$285	PLUS \$1,000 TRUST DEPOSIT
LANDSCAPE PLAN CHECK AND INSPECTION	\$1,028	
PLUS TRUST DEPOSIT FOR CONTRACT LANDSCAPE ARCHITECT		
LANDSLIDE MORATORIUM		
LANDSLIDE MORATORIUM EXCLUSION	TRUST DEP	INITIAL \$15,000 TRUST DEPOSIT
LANDSLIDE MORATORIUM EXCEPTION PERMIT - STAFF REVIEW	\$2,182	
MISCELLANEOUS HEARING	\$3,076	
TIME EXTENSIONS - ADMINISTRATIVE	\$1,215	
TIME EXTENSIONS - P.C./C.C.	\$1,989	
AFTER-THE-FACT PENALTY FEE	APP. FEE X 2	PLUS ADMINISTRATIVE CITATION FEES IF ANY
DATA ENTRY - HISTORICAL FEE (PER PROPERTY)	\$0	SERVICE NO LONGER PROVIDED
DATA ENTRY - DATA PROCESSING (PER APP. & BUILDING PERMIT)	\$0	SERVICE NOW INCLUDED IN APPLICABLE PLANNING FEES
DOCUMENT PRINTING SERVICES (PER PAGE COPIED)		SEE FEES AND COSTS FOR COPIES ON CITY CLERK'S MASTER FEE SCHEDULE
AFFORDABLE HOUSING FEASIBILITY ANALYSIS	TRUST DEP.	
RESIDENTIAL PLANNED DEV PERMIT		Initial \$10,000 Trust Deposit for cost of staff and outside consultant
GENERAL PLAN MAINTENANCE		1.4% surcharge of all Building Permit Fees
DEVELOPMENT TECH SURCHARGE		2.4% of all Building Permit and Plan Check fees
CERTIFICATE OF COMPLIANCE REVIEW	\$727	PLUS \$1,000 TRUST DEPOSIT
PLUS ACTUAL COST OF CONTRACT ENGINEER BILLED AGAINST TRUST DEPOSIT		
SUBDIVISIONS/LOT SPLITS		
TENTATIVE MAP - PARCEL	\$11,731	PLUS \$1,000 TRUST DEPOSIT
TENTATIVE MAP - TRACT		Initial \$15,000 Trust Deposit for cost of staff and outside CONSULTANT
MAP AMENDMENT - PARCEL		\$5,945 per map plus \$5,000 Trust Deposit for outside costs
MAP AMENDMENT - TRACT		1/2 or original fee (including any Trust Deposits paid) plus \$5,000 Trust Deposit
LOT LINE ADJUSTMENT	\$4,744	PLUS A TRUST DEPOSIT FOR SERVICES RENDERED BY CITY ENGINEER
PLUS A TRUST DEPOSIT FOR SERVICES RENDERED BY THE CITY ENGINEER		
LOT MERGER	\$4,744	PLUS A TRUST DEPOSIT FOR SERVICES RENDERED BY CITY ENGINEER

Master Fee Schedule

Fees Effective 7/1/2021

PLANNING

Fee Description	Fee	Notes
REVERSION TO ACREAGE	\$4,744	PLUS A TRUST DEPOSIT FOR SERVICES RENDERED BY CITY ENGINEER
REVISION/AMENDMENT FEE	1/2 APP. FEE	
PARCEL MAP - FINAL	\$4,688	PLUS A TRUST DEPOSIT FOR SERVICES RENDERED BY CITY ENGINEER
TRACT MAP - FINAL	\$9,606	PLUS A TRUST DEPOSIT FOR SERVICES RENDERED BY CITY ENGINEER

LOW IMPACT DEVELOPMENT (LID) - NEW DEVELOPMENT PROJECTS:

PERMIT PROCESS: A CONCEPTUAL APPROVAL IS REQUIRED PRIOR TO PLANNING DIVISION APPROVAL. A FINAL APPROVAL IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE. THE FOLLOWING TABLE ILLUSTRATES VARIOUS PROJECT CATEGORIES THAT REQUIRE LID REVIEW AND THEIR ASSOCIATED FEES.

ALL DEVELOPMENT PROJECTS, INCLUDING ALL SINGLE FAMILY HOMES AND HILLSIDE HOMES (25% OR GREATER), EQUAL TO 1 ACRE OR GREATER OF DISTURBED AREA THAT ADDS MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE AREA.

INDUSTRIAL PARKS 10,000 SQUARE FEET OR MORE OF SURFACE AREA.

COMMERCIAL MALLS 10,000 SQUARE FEET OR MORE OF SURFACE AREA.

RETAIL GASOLINE OUTLETS WITH 5,000 SQUARE FEET OR MORE OF SURFACE AREA.

RESTAURANTS WITH 5,000 SQUARE FEET OR MORE OF SURFACE AREA.

\$1,350

PARKING LOTS WITH 5,000 SQUARE FEET OR MORE OF SURFACE AREA.

AUTOMOBILE SERVICE FACILITIES 5,000 SQUARE FEET OR MORE OF SURFACE AREA.

PROJECTS LOCATED IN OR DIRECTLY ADJACENT TO, OR DISCHARGING DIRECTLY TO A SIGNIFICANT ECOLOGICAL AREA, WHERE THE DEVELOPMENT WILL: DISCHARGE STORMWATER RUNOFF THAT IS LIKELY TO IMPACT A SENSITIVE BIOLOGICAL SPECIES OR HABITAT; AND 1) CREATE 2,500 SQUARE FEET OR MORE OF IMPERVIOUS SURFACE AREA.

LOW IMPACT DEVELOPMENT (LID) - REDEVELOPMENT PROJECTS:

PERMIT PROCESS: A CONCEPTUAL APPROVAL IS REQUIRED PRIOR TO PLANNING DIVISION APPROVAL. A FINAL APPROVAL IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE. THE FOLLOWING TABLE ILLUSTRATES VARIOUS PROJECT CATEGORIES THAT REQUIRE LID REVIEW AND THEIR ASSOCIATED FEES.

LAND DISTURBING ACTIVITY THAT RESULTS IN THE CREATION OR ADDITION OR REPLACEMENT OF 5,000 SQUARE FEET OR MORE OF IMPERVIOUS SURFACE AREA ON AN ALREADY DEVELOPED SITE FOR CATEGORIES IDENTIFIED IN 'NEW DEVELOPMENT PROJECTS'.

ALTERATION TO MORE THAN 50% OF IMPERVIOUS SURFACES OF A PREVIOUSLY EXISTING DEVELOPMENT, AND THE EXISTING DEVELOPMENT WAS NOT SUBJECT TO POST-CONSTRUCTION STORMWATER QUALITY CONTROL REQUIREMENTS, THE ENTIRE PROJECT MUST BE MITIGATED.

ALTERATION OF LESS THAN 50% OF IMPERVIOUS SURFACES OF A PREVIOUSLY EXISTING DEVELOPMENT, AND THE EXISTING DEVELOPMENT WAS NOT SUBJECT TO POST-CONSTRUCTION STORMWATER QUALITY CONTROL REQUIREMENTS, ONLY THE ALTERATION MUST BE MITIGATED, AND NOT THE ENTIRE DEVELOPMENT.

\$1,350

REDEVELOPMENT DOES NOT INCLUDE ROUTINE MAINTENANCE ACTIVITIES THAT ARE CONDUCTED TO MAINTAIN ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, ORIGINAL PURPOSE OF FACILITY OR EMERGENCY REDEVELOPMENT ACTIVITY REQUIRED TO PROTECT PUBLIC HEALTH AND SAFETY. IMPERVIOUS SURFACE REPLACEMENT, SUCH AS THE RECONSTRUCTION OF PARKING LOTS AND ROADWAYS WHICH DOES NOT DISTURB ADDITIONAL AREA AND MAINTAINS THE ORIGINAL GRADE AND ALIGNMENT, IS CONSIDERED A ROUTINE MAINTENANCE ACTIVITY. REDEVELOPMENT DOES NOT INCLUDE THE REPAVING OF EXISTING ROADS TO MAINTAIN ORIGINAL LINE AND GRADE.

EXISTING SINGLE-FAMILY DWELLING AND ACCESSORY STRUCTURES ARE EXEMPT UNLESS SUCH PROJECTS CREATE, ADD, OR REPLACE 10,000 SQUARE FEET OF IMPERVIOUS SURFACE AREA.

EXEMPT PROJECTS

STREET AND ROAD CONSTRUCTION OF 10,000 SQUARE FEET OR MORE OF IMPERVIOUS SURFACE.

DEVELOPMENT INVOLVING ONLY EMERGENCY CONSTRUCTION ACTIVITY REQUIRED TO IMMEDIATELY PROTECT PUBLIC HEALTH AND SAFETY.

Master Fee Schedule

Fees Effective 7/1/2021

PLANNING

Fee Description	Fee	Notes
INFRASTRUCTURE PROJECTS WITHIN THE PUBLIC RIGHT-OF-WAY, EXCLUDING STREET AND ROAD CONSTRUCTION OF 10,000 SQUARE FEET OR MORE OF IMPERVIOUS SURFACE.		
DEVELOPMENT OR REDEVELOPMENT INVOLVING ONLY ACTIVITY RELATED TO UTILITY SERVICES (STORM WATER, DRAIN, SEWER, GAS, WATER, CABLE, OR ELECTRICITY SERVICES) ON PRIVATE PROPERTY.		
DEVELOPMENT OR REDEVELOPMENT INVOLVING ONLY RESURFACING AND/OR RE-STRIPING OF PERMITTED PARKING LOTS, WHERE THE ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, AND ORIGINAL PURPOSE OF THE FACILITY IS MAINTAINED.		
PROJECT NOT REQUIRING A CITY BUILDING, GRADING, DEMOLITION OR OTHER PERMIT FOR CONSTRUCTION ACTIVITY.		



Master Fee Schedule

Fees Effective 7/1/2021

BUILDING & SAFETY

Fee Description	Fee
FORMAL PLAN CHECK	
1 & 2 FAMILY DWELLING	\$64.23 PER 100 SQ FT
RESIDENTIAL REMODEL	\$153.50 PER 100 SQ FT
RESIDENTIAL ADDITION	\$255.70 PER 100 SQ FT
NEW COMMERCIAL (1ST 10,000 SQ FT)	\$45.87 PER 100 SQ FT
NEW COMMERCIAL (OVER 10,000 SQ FT)	\$31.87 PER 100 SQ FT
NEW COMM. SHELL (1ST 10,000 SQ FT)	\$27.83 PER 100 SQ FT
NEW COMM. SHELL (OVER 10,000 SQ FT)	\$18.59 PER 100 SQ FT
TENANT IMPROVEMENT	\$94.87 PER 100 SQ FT
APT/CONDO/HOTEL (1ST 10,000 SQ FT)	\$45.87 PER 100 SQ FT
APT/CONDO/HOTEL (OVER 10,000 SQ FT)	\$31.05 PER 100 SQ FT
APT/ETC:REMODEL/ADD'N	\$108.87 PER 100 SQ FT
MECH/ELEC/PLUMBING	\$125.00 SURCHARGE
GRADING (1ST 3 PLAN CHECKS)	\$807.00 10,000+ CY - T&M
GRADING (EACH ADDITIONAL PLAN CHECK)	\$222.00
OVER THE COUNTER PLAN - MINOR	\$124.00
OVER THE COUNTER PLAN - MAJOR	\$187.00
GEOLOGIC REVIEW	
CATEGORY 1 - GEOLOGIC SITE INSPECTION FEE	\$365.00 \$266
CATEGORY 2 - GEOLOGIC REPORT REVIEW FEE	\$1,825.00 \$1,332
CATEGORY 3 - GEOLOGIC PLANNING REVIEW FEE	\$2,025.00 \$1,478
CATEGORY 4 - GEOLOGIC (RESUBMITTED) REPORT REVIEW FEE	\$465.00 \$340
CATEGORY 5 - ADDITIONAL SERVICE FEE	TRUST DEP. TRUST DEP.
TIME EXTENSION	
ADMINISTRATIVE	\$82.00
EXTENUATING CIRCUMSTANCE	\$332.00
BUILDING MISCELLANEOUS REVIEW	
MODIFICATION OF TECH. CODE	\$664.00 NO HEARING
OTHER (PERMIT REVISION)	\$134.00
PLAN REVISION - HOURLY	\$179.00 PER HOUR
BUILDING INSPECTION	
1 OR 2 FAMILY DWELLING	\$166.13 PER 100 SQ FT
RESIDENTIAL REMODEL	\$223.29 PER 100 SQ FT
RESIDENTIAL ADDITION	\$267.95 PER 100 SQ FT
NEW COMMERCIAL (1ST 10,000 SQ FT)	\$71.45 PER 100 SQ FT
NEW COMMERCIAL (OVER 10,000 SQ FT)	\$48.23 PER 100 SQ FT
NEW COMM. SHELL (1ST 10,000 SQ FT)	\$78.60 PER 100 SQ FT
NEW COMM. SHELL (OVER 10,000 SQ FT)	\$51.80 PER 100 SQ FT
TENANT IMPROVEMENT	\$137.55 PER 100 SQ FT
APT/CONDO/HOTEL (1ST 10,000 SQ FT)	\$105.39 PER 100 SQ FT
APT/CONDO/HOTEL (OVER 10,000 SQ FT)	\$71.45 PER 100 SQ FT

Master Fee Schedule

Fees Effective 7/1/2021

BUILDING & SAFETY

Fee Description	Fee
APT/ETC:REMODEL/ADD'N	\$228.65 PER 100 SQ FT
MECH/ELEC/PLUMBING	\$187.56 PER 100 SQ FT
DEMOLITION	\$440.00
GRADING INSPECTION	
0 - 1,000 CUBIC YARDS	\$179.00
1,000 - 5,000 CUBIC YARDS	\$357.00
5,000 - 10,000 CUBIC YARDS	\$1,072.00
10,000+ CUBIC YARDS - HOURLY	\$179.00 PER HOUR
PERMIT ISSUANCE - BLDG	\$110.00
CHANGE OF ADDRESS	\$747.00 CONTRACT @ \$125/HR
MISCELLANEOUS	
NOT OTHERWISE CLASSIFIED	\$179.00
REINSPECTION	\$179.00
TEMP. C OF O	\$593.00
AFTER HOURS - HOURLY	\$179.00
WORK WITHOUT A PERMIT INVESTIGATION	\$766.00
LOW IMPACT DEVELOPMENT PLAN REVIEW	\$1,350.00
STORMWATER POLLUTION PREVENTION PLAN REVIEW	\$675.00
BUSINESS STORMWATER REVIEW - NEW	\$150.00 PER HOUR
BUSINESS STORMWATER REVIEW - ANNUAL	\$150.00 PER HOUR
ATTACHED GARAGE - PLAN CHECK	\$0.47 PER SQUARE FOOT
ATTACHED GARAGE - INSPECTION	\$1.21 PER SQUARE FOOT
DETACHED GARAGE - PLAN CHECK	\$0.70 PER SQUARE FOOT
DETACHED GARAGE - INSPECTION	\$1.21 PER SQUARE FOOT
UNCONDITIONED SPACE - PLAN CHECK	\$0.70 PER SQUARE FOOT
UNCONDITIONED SPACE - INSPECTION	\$1.21 PER SQUARE FOOT
BALCONY/COVERED DECK/PORCH - PLAN CHECK	\$2.10 PER SQUARE FOOT
BALCONY/COVERED DECK/PORCH - INSPECTION	\$3.11 PER SQUARE FOOT
ROOFED PATIO - PLAN CHECK	\$0.53 PER SQUARE FOOT
ROOFED PATIO - INSPECTION	\$0.78 PER SQUARE FOOT
LATTICE BEAM/TRELLIS - PLAN CHECK	\$0.53 PER SQUARE FOOT
LATTICE BEAM/TRELLIS - INSPECTION	\$0.78 PER SQUARE FOOT
PRE-FAB PATIO - PLAN CHECK	\$0.70 PER SQUARE FOOT
PRE-FAB PATIO - INSPECTION	\$1.38 PER SQUARE FOOT
DECK - PLAN CHECK	\$0.42 PER SQUARE FOOT
DECK - INSPECTION	\$0.62 PER SQUARE FOOT
RETAINING WALL (CONV FOOTING) - PLAN CHECK	\$0.47 PER SQUARE FOOT
RETAINING WALL (CONV FOOTING) - INSPECTION	\$0.67 PER SQUARE FOOT
RETAINING WALL (CAISSENS/GRADE BEAM) - PC	\$0.58 PER SQUARE FOOT
RETAINING WALL (CAISSENS/GRADE BEAM) - INSP	\$0.89 PER SQUARE FOOT
BLOCK WALL OVER 7 FT (REQ PERMIT)	\$1.54 PER SQUARE FOOT

Master Fee Schedule

Fees Effective 7/1/2021

BUILDING & SAFETY

Fee Description	Fee	
RE-ROOF	\$0.08	PER SQUARE FOOT
SKYLIGHT/WINDOW/DOOR - FIRST ONE	\$89.00	CHANGEOUT
SKYLIGHT/WINDOW/DOOR - EACH ADD'L 5	\$30.00	CHANGEOUT
SKYLIGHT/WINDOW/DOOR - FIRST ONE	\$179.00	NEW
SKYLIGHT/WINDOW/DOOR - EACH ADD'L 5	\$59.00	NEW
POOL - GUNITE - PLAN CHECK	\$715.00	NOT INCLUDING MEP
POOL - GUNITE - INSPECTION	\$670.00	NOT INCLUDING MEP
POOL - MANUFACTURED - PLAN CHECK	\$536.00	NOT INCLUDING MEP
POOL - MANUFACTURED - INSPECTION	\$536.00	NOT INCLUDING MEP
POOL - DEMO	\$179.00	
EV CHARGING STATION	\$89.00	
SOLAR - NEW SFR	\$239.00	
SOLAR - NEW SFR + ELEC PANEL UPGRADE	\$507.00	
SOLAR - NEW MFR/COMM	\$43.59	PER 100 SQ FT
SOLAR - GROUND MOUNTED	\$581.00	
CAISSON PLAN CHECK	\$210.00	
CAISSON INSPECTION - FIRST	\$357.00	
CAISSON INSPECTION - EACH ADDITIONAL	\$89.00	

Master Fee Schedule

Fees Effective 7/1/2021

RECREATION & PARKS

Fee Description	Fee
Facility Rentals	
HESSE PARK	
MULTIPURPOSE ROOM (HOURLY CHARGE)	
GROUP I	NO CHARGE
GROUP II	\$35
GROUP III	\$59
GROUP IV	\$137
ACTIVITY ROOM (HOURLY CHARGE)	
GROUP I	NO CHARGE
GROUP II	\$28
GROUP III	\$42
GROUP IV	\$88
KITCHEN (FLAT FEE)	
GROUP I	NO CHARGE
GROUP II, III, IV	\$85
DANCE FLOOR (FLAT FEE)	
GROUP I	NO LONGER AVAILABLE
GROUP II, III, IV	NO LONGER AVAILABLE
LADERA LINDA	
MULTIPURPOSE ROOM (HOURLY CHARGE)	
GROUP I	NO CHARGE
GROUP II	\$19
GROUP III	\$25
GROUP IV	\$59
CLASS/CRAFT/GAME ROOMS (HOURLY CHARGE)	
GROUP I	NO CHARGE
GROUP II	\$17
GROUP III	\$22
GROUP IV	\$47
KITCHEN (FLAT FEE)	
GROUP I	NO CHARGE
GROUP II, III, IV	\$52
RYAN PARK	
ACTIVITY ROOM (HOURLY CHARGE)	
GROUP I	NO CHARGE
GROUP II	\$17
GROUP III	\$22
GROUP IV	\$47

Master Fee Schedule

Fees Effective 7/1/2021

RECREATION & PARKS

Fee Description	Fee
FOUNDERS PARK	
GROUP I-IV	\$475
TRUMP NATIONAL 16-50 PEOPLE	\$475
TRUMP NATIONAL 51 OR MORE	\$750
NOTES:	
Founders Park Wedding Ceremonies for up to 15 people	
POINT VICENTE INTERPRETIVE CENTER	
MULTIPURPOSE ROOM (HOURLY CHARGE, INCLUDES USE OF KITCHEN & DISHWASHING ROOM)	
GROUP I	NO CHARGE
GROUP II	\$161
GROUP III	\$265
GROUP IV	\$422
KITCHEN (FLAT FEE)	
GROUP I	REMOVE FROM SCHEDULE
GROUP II, III, IV	REMOVE FROM SCHEDULE
DISHWASHING ROOM (FLAT FEE)	
GROUP I	REMOVE FROM SCHEDULE
GROUP II, III, IV	REMOVE FROM SCHEDULE
ARCH (FLAT FEE)	
GROUP I	REMOVE FROM SCHEDULE
GROUP II, III, IV	REMOVE FROM SCHEDULE
AMPHITHEATER (HOURLY CHARGE)	
GROUP I	REMOVED LAWN NO CHARGE
GROUP II	\$190
GROUP III	\$294
GROUP IV	\$526
STAFFING FEE	
GROUP I, II, III, IV	\$18

NOTES:

Staffing Fee: A per hour staffing fee may be assessed for requested usage outside of regularly scheduled hours of operation. Operating hours are subject to change.

Security Deposit: A deposit of \$175 to \$800 may be required for facility rentals.

Minimum Hours: As determined by staff, depending on facility demand, a minimum block of time may be required for facility rentals.

Insurance: A minimum \$1,000,000 single limit liability policy will be required for each facility use. Higher limits may apply.

Master Fee Schedule

Fees Effective 7/1/2021

RECREATION & PARKS

Fee Description	Fee
FIELDS	
SPORTS LEAGUE	
GROUP I	NO CHARGE
GROUP II	\$3.75
GROUP III	\$13
GROUP IV	\$24
PRIVATE PARTY	
GROUP I	NO CHARGE
GROUP II	\$37
GROUP III	\$55
GROUP IV	\$102
ROAD EVENTS	
GROUP I	TRUST DEPOSIT
GROUP II	TRUST DEPOSIT
GROUP III	TRUST DEPOSIT
GROUP IV	TRUST DEPOSIT
NOTES:	
Road events require a minimum \$3,000,000 single limit liability policy for each use. Higher limits may apply.	
OVERNIGHT CAMPING	
GROUP I	NO CHARGE
GROUP II, III, IV	\$52
NOTES:	
An additional \$3 per camper shall apply for Groups II, III, and IV	
Security Deposit: None for Group I, \$150 for Group II, and \$250 for Groups III and IV.	
ABOLONE COVE PARKING	
CAR	First 30 minutes free \$6 30 min to 2 hours \$12 > 2 hours
BUS	\$55
SENIORS	NO CHARGE
DISABLED RATE	NO CHARGE

Master Fee Schedule

Fees Effective 7/1/2021

RECREATION & PARKS

Fee Description	Fee
REACH	
REACH - WEEKDAY EVENING ACTIVITY **	\$8
REACH - WEEKDAY EVENING ACTIVITY WITH MEAL **	\$10
REACH- Quarterly Membership (Resident)	\$120
REACH- Quarterly Membership (Non-Resident)	\$180
REACH - WEEKEND TRIPS	***

** non-resident fees are 150% of resident fees

*** REACH weekend trips vary in cost depending upon venue admission costs, transportation costs and the number of city staff members required to facilitate the event. the fee for each event shall be calculated by using the following formula: sum of the minimum hours for the event multiplied by the hourly rate of pay of each city staff member assigned to the event, plus mileage (calculated by multiplying the irs mileage rate times the number of round-trip miles) to obtain subtotal. the subtotal shall be divided by the maximum number of participants for the event to obtain subtotal per participant. subtotal per participant will then be added to the cost of admission ticket (if applicable) to obtain the fee that will be charged for each such event.

MISCELLANEOUS - HOURLY CHARGE

PRIVATIZED INSTRUCTION - REGULAR HOURS	\$15
PRIVATIZED INSTRUCTION - OTHER HOURS	\$24
OUTDOOR CLASSES/TENNIS INSTRUCTION	\$10

MISCELLANEOUS - FLAT CHARGE

RANGER-LED PUBLIC NIGHT HIKE	\$7/PERSON
RANGER-LED PRIVATE NIGHT HIKE	\$200/GROUP
SELF-LED NIGHT HIKE (ANNUAL CHARGE)	\$75
SILENT FLYER PERMIT (ANNUAL CHARGE)	\$10
SCORCH REMOTE HELICOPTER PERMIT (ANNUAL CHARGE)	\$10

DOCENT-LED HIKES

CHILD HIKER	REMOVE FROM SCHEDULE
ADULT HIKER	REMOVE FROM SCHEDULE

GROUP DESIGNATION DEFINITIONS

GROUP I: Department Of Recreation & Parks Sponsored Or Co-Sponsored Events; Official City Functions; Governmental Agencies Serving Peninsula Residents, Any Organization When Sponsoring A Public Forum Or Candidates' Night, Rpv Homeowners' Associations, Peninsula Seniors Groups, And Peninsula Non-Profit, Civic, Social, And Youth Organizations With Non-Paid Management.

GROUP II: Non-Resident Homeowners' Associations, And Non-Resident Non-Profit, Civic, Social, And Youth Organizations With Paid Management.

GROUP III: Rancho Palos Verdes Resident/Private Party Activities, Resident Commercial And Religious Organizations

GROUP IV: Non-Resident Private Party Activities, Non-Resident Commercial And Religious Organizations.

Master Fee Schedule

Fees Effective 7/1/2021

RECREATION & PARKS

Fee Description	Fee
Film Permits	
Application Fee	
PRIVATE PROPERTY - MOVIE & TV	\$275
PUBLIC PROPERTY - MOVIE & TV	\$645
PRIVATE PROPERTY - VIDEO	\$275
PRIVATE PROPERTY - STILL PHOTOGRAPHY	\$275
PUBLIC PROPERTY - VIDEO	\$645
PUBLIC PROPERTY - STILL PHOTOGRAPHY	\$645
FILM PERMIT CANCELLATION	\$90 if requested 1 business day prior to filming. Full Film Permit Processing Fee is non-refundable if cancellation is within 1 business day of filming
City Property Fee	
COASTAL AREA	
MOVIE	\$2,500
TV	\$2,500
VIDEO	\$2,500
STILL PHOTOGRAPHY	\$1,000
NON-COASTAL AREA	
MOVIE	\$1,500
TV	\$1,500
VIDEO	\$1,500
STILL PHOTOGRAPHY	\$500
PALOS VERDES DRIVE EAST, SOUTH, & WEST	
MOVIE	\$2,500
TV	\$2,500
VIDEO	\$2,500
STILL PHOTOGRAPHY	\$1,000
OTHER PUBLIC RIGHTS-OF-WAY	
MOVIE	\$1,000
TV	\$1,000
VIDEO	\$2,500
STILL PHOTOGRAPHY	\$500

ANY PRE-APPROVED ACTIVITY OCCURRING OUTSIDE THE REGULAR FILMING HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH SATURDAY OR ANY DRIVING SCENES ON MAJOR ARTERIAL ROADS WITHIN THE RESTRICTED HOURS OF 7:00 AM TO 9:30 AM AND 2:00 PM TO 6:00 PM.

BUSINESS LICENSE: A BUSINESS LICENSE IS REQUIRED FOR ALL BUSINESSES OPERATING IN THE CITY.

STAFFING: A PER HOUR STAFFING FEE MAY APPLY FOR UNANTICIPATED ONSITE CITY PERSONNEL (MINIMUM 3 HOUR CHARGE).

SECURITY DEPOSIT: A REFUNDABLE SECURITY DEPOSIT MAY BE REQUIRED FOR USE OF PUBLIC PROPERTY. DEPOSIT MAY COVER ANY UNANTICIPATED STAFFING AND CLEAN UP COSTS.

Master Fee Schedule

Fees Effective 7/1/2021

RECREATION & PARKS

MISCELLANEOUS: ADDITIONAL FEES MAY APPLY FOR PUBLIC PROPERTY USE BY A PRIVATE ENTITY. PUBLIC PROPERTY INCLUDES FACILITIES, PARKS, PRESERVES, RESERVES, PARKING LOTS, ETC.

APPLICATION CHANGES: ANY APPLICANT INITIATED APPLICATION CHANGE MAY RESULT IN A FEE OF ONE-HALF THE ORIGINAL APPLICATION FEE.

OTHER:

ADDITIONAL SERVICES FOR WHICH A FEE HAS NOT BEEN ESTABLISHED SHALL BE CHARGED AT THE CITY'S FULLY BURDENED HOURLY RATE.

