



PUBLIC HEARING REGARDING PROPOSED PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM YEAR 5 FUNDING

(Post from January 17, 2025 through February 18, 2025)

All Interested Parties:

The City of Rancho Palos Verdes expects to receive approximately \$65,636.00 in State Permanent Local Housing Allocation (PLHA) funds as a participant in the PLHA Program. These funds will be available to the City on or about April 15, 2025 or sometime thereafter.

The City Council will conduct a public hearing to consider the proposed use of the funds. City Staff will present details for the new proposed projects (see below) and all interested persons will be invited to speak.

DATE OF HEARING: Tuesday, February 18, 2025
TIME OF HEARING: 7:00 p.m. (or as soon thereafter that the matter can be heard)
LOCATION OF HEARING: Hess Park, McTaggart Hall, 29301 Hawthorne Boulevard

The hearing on February 18, 2025, will take place in accordance with the requirements of the Ralph M. Brown Act, Section 54950 et seq. of the Government Code. Remote participation by any Councilmember shall be in accordance with Subdivisions (b)(3) or (f) of Government Code Section 54953. The meetings are held at Hesse Park, McTaggart Hall, 29301 Hawthorne Boulevard and/or via teleconference for staff/consultants/participants using the Zoom platform and broadcast live on the City's website at rpvca.gov/agendas and on PVPtv channels Cox 35 and Frontier FiberOptic 39. **Public participation will be in person at Hesse Park and using the virtual platform (see below).**

1. **Virtual Platform (Zoom):** If you wish to **speak** during the hearing, please fill out the online request form at rpvca.gov/participate by **5:00 P.M. on Tuesday, February 18, 2025**. Upon successful submission, you will receive an email with further instructions on how to connect to the meeting.
2. **Submitting Comments:** If you simply wish to make a comment, please submit them via email to cityclerk@rpvca.gov or by mail to 30940 Hawthorne Blvd., Rancho Palos Verdes, CA 90275. Comments received by **4:00 P.M. on Tuesday, February 18, 2025**, will be forwarded to the City Council prior to the hearing for consideration. Otherwise, they will be included as late correspondence the following day.

If you have additional questions regarding participating in this hearing please contact that City Clerk's Office at 310-544-5217 or send an email to cityclerk@rpvca.gov.

The PLHA is an SB 2 funded program that provides an ongoing permanent source of funding through State Property Transfer Fees to increase affordable housing stock in California. Cities that are partners of the Los Angeles County Development Authority (LACDA) through the Urban County Cooperation Agreement will be able to access the allocations for the PLHA Program.



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PLHA funds may be used for a variety of activities for housing-related projects and programs that assist in addressing the unmet housing needs of the local communities in California.

PROPOSED PLHA YEAR 5 PROGRAMS

• ACCESSORY DWELLING UNIT ("ADU") ASSISTANCE - \$40,000.00

(Housing Element Program 5) Provide information on the various incentives the City offers to facilitate production of affordable ADUs, as follows:

Tier 1: Workforce. Provide grants of \$10,000 in exchange for affordability covenants.

Tier 2: Home Share. Administer a two-year trial for the creation of ADU or Junior ADU units through the provision of \$15,000 ""low-mod income housing"" and ""affordable housing in-lieu"" grants with a ten-year affordability covenant.

Creation of additional ADU and JADU housing through this program would create property sharing opportunities by two or more persons and render housing affordable to persons who could not otherwise afford housing individually due to the ability to share housing costs, yet maintain individual privacy. This could be of particular benefit to individuals with disabilities who need occasional assistance or female-headed households seeking additional security. The City will work with SBCCOG's Home Share South Bay Silvernest program to help place tenants in ADUs and Junior ADUs.

• HOUSING CONSERVATION & REHABILITATION ASSISTANCE - \$25,636.00

(Housing Element Program 22) The City will develop and implement a Residential Rehabilitation Program. The first component will aim to bring substandard housing units into compliance with City codes. The City's program would combine a pro-active canvassing of the City to identify substandard housing and a re-active complaint driven inspection process. The City's goal is code compliance and vacation of substandard housing is not anticipated. Property owners in violation of City codes are provided information on rehabilitation loans or grants they may be eligible for in correcting code violations. The program will assist lower income homeowners, including senior and disabled households, with funding for necessary materials and supplies for home repairs and improvements. The program would provide grants for the following activities: accessibility improvements, exterior or interior home repair, repair of fencing and/or landscaping, plumbing, exterior painting, roof repair, and similar activities. The maximum grant amount is \$5,000 per household, unless for exceptional circumstances as approved by the Community Development Director.

QUESTIONS OR COMMENTS

If you have questions prior to the hearing, or would like to submit comments in writing, please contact Brandy Forbes, Community Development Director, by calling (310) 544-5227 or sending an email to BForbes@rpvca.gov.

