

**JUNE 1, 2021
City Council &
Planning Commission Meeting**

CITY OF GARDENA HOUSING ELEMENT 2021-2029



Agenda

2021-2029 Goals, Policies and Programs

2021-2029 Sites Inventory Update



Housing Element Consultant

Veronica Tam, Veronica Tam & Associates

Housing Element Goals and Policies

GOAL 1.0: Maintain and enhance the stability of the City's housing stock and residential neighborhoods.

Policy 1.1: Encourage the upkeep, maintenance and rehabilitation of existing housing units.

Policy 1.2: Continue to explore programs and funding sources designed to maintain and improve the existing housing stock.

Policy 1.3: Preserve the affordability of assisted rental projects located in the City.

Policy 1.4: Encourage room additions in the existing housing stock to alleviate overcrowding.

Housing Element Goals and Policies

GOAL 2.0: Provide opportunity for increasing the supply of affordable housing within the City, with special emphasis on housing for special needs groups.

Policy 2.1: Pursue methods to fund construction of housing for seniors, persons with disabilities (including the developmentally disabled), ~~and~~ large families, female-headed households, and the homeless.

Policy 2.2: Provide incentives for new housing construction, to encourage the production of affordable units. Encourage provision of units with 3 or more bedrooms to provide adequately sized housing for large families.

Policy 2.3: Participate in home ownership programs to move lower income renters into home ownership.

Policy 2.4: Provide rental assistance to lower income households.

Policy 2.5: Discourage the conversion of affordable rental units to condominium ownership.

Policy 2.6: Cooperate with the neighboring cities to identify resources for sheltering homeless persons.

Housing Element Goals and Policies

GOAL 3.0: Minimize the impact of governmental constraints on housing construction and cost.

Policy 3.1: Monitor procedures and codes to ensure streamlined case processing and permit issuance procedures as well as regulations, ordinances, codes and standards to minimize governmental impacts on development costs.

Policy 3.2: Encourage the utilization of innovative construction and design techniques to reduce housing costs.

Policy 3.3: Encourage the use of special development zones and other mechanisms **such as Specific Plans** to allow more flexibility in housing developments.

Policy 3.4: Review ways to provide zoning, land division, and construction incentives to reduce the cost of new and rehabilitated housing.

Housing Element Goals and Policies

GOAL 4.0: Provide adequate ~~residential~~ sites through appropriate land use and zoning to accommodate the City's share of regional housing needs.

Policy 4.1: Implement land use policies that allow for a range of residential densities.

Policy 4.2: Maintain an inventory of city-owned sites, and assist residential developers in identifying land suitable for housing development.

Policy 4.3: Encourage residential development in the ~~mixed-use C-R zone along Gardena Boulevard, and on residentially zoned plant nurseries.~~ residential overlay.

Policy 4.4: Encourage development at maximum attainable densities, and encourage use of density bonuses for inclusion of affordable units.

Housing Element Goals and Policies

GOAL 5.0: Promote equal opportunity for all residents to reside in the housing of their choice.

Policy 5.1: ~~Enforce the fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical disability, or other such circumstances.~~ Affirmatively furthering fair housing for all regardless of their special characteristics as protected under State and Federal fair housing laws.

Policy 5.2 Support accessible residential design that facilitates use of housing units by all persons regardless of age or disability status.

Housing Programs – New State Laws

Required Programs	Comment
Rezone Program for Adequate Sites to Accommodate RHNA	AB 1397 Housing Overlay - to be completed within 3 years from October 2021. Goal is to complete this as soon as possible. City has already engaged environmental consultant.
By-Right Approval on Rezoned Sites If Project Includes 20% Affordable Housing for Lower Income	AB 1397 - To be completed along with Rezone Program Housing Accountability Act - A site designated in the Housing Element and includes 20% affordable to lower income can receive by-right approval regardless of zoning or General Plan

Housing Programs – New State Laws

Required Programs	Comment
Replacement Housing Requirement	AB 1397 <ul style="list-style-type: none">- Residential development on sites that currently contain housing units would be required to replace the units that are deed restricted or occupied by lower income households.- Requirements mirror State density bonus replacement requirements
Monitoring of No Net Loss	SB 166 <ul style="list-style-type: none">- Establish procedure for monitoring within one year of HE adoption SB 330 <ul style="list-style-type: none">- While not a Housing Element requirement, the City must adhere to this provision until January 1, 2025

Housing Programs – New State Laws

Required Programs	Comment
Zoning Code Amendments for Special Needs Housing	AB 139 – Parking standards for emergency shelters based on staffing level AB 2162 – Supportive housing meeting specific criteria H&S Code (17021.5) - Employee Housing
Facilitate Development of ADUs	AB 68 Typical incentives: <ul style="list-style-type: none">- Pre-approved site and floor plans- Streamlined review and processing- Reduced fees- Technical assistance from staff- Eliminate requirement for architectural match where ADU cannot be seen from street- Allow larger ADUs up to 1,200 sf by discretionary permit

Housing Programs – New State Laws

Required Programs	Comment
Affirmatively Furthering Fair Housing	AB 686 Requires meaningful actions to address: <ul style="list-style-type: none">- Housing mobility- Housing choices in high resource areas- Anti-displacement- Segregation and integration- Place-based strategies for neighborhood improvements

Housing Programs

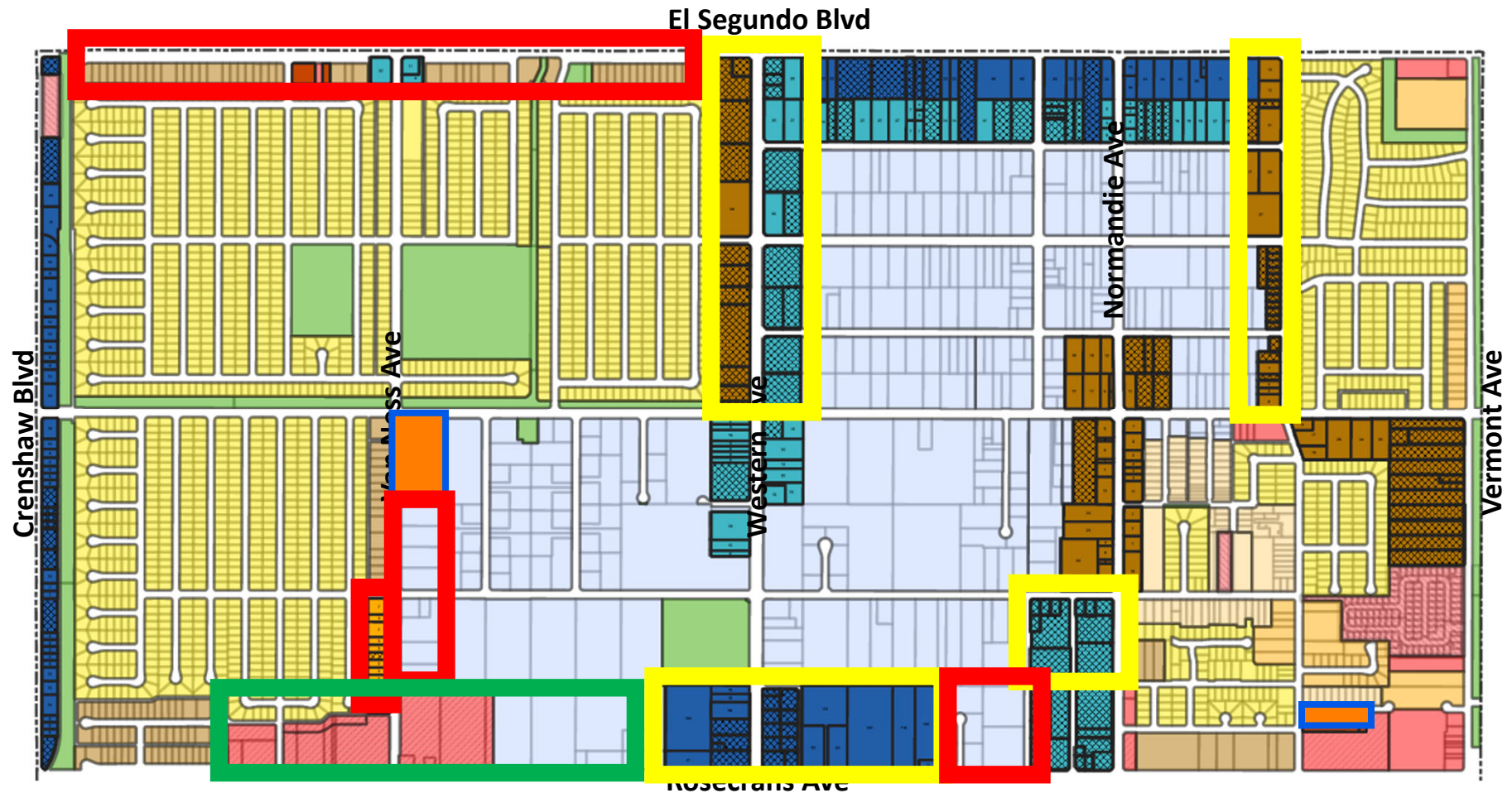
Potential Programs	Comment
Overlay to Permit Housing on Religious Facility Properties	AB 1851 Parking relief if partnering with a nonprofit developer to provide affordable housing on site
Affordable Housing Incentives	<ul style="list-style-type: none">- Gap financing (HOME, CDBG, PLHA)- Partnership with nonprofits- Reduced/waived/deferred fees- Expedited processing- Flexible development standards
Community Benefit Zoning/Land Value Capture	<ul style="list-style-type: none">- Incorporate community benefits in the Housing Overlay to mitigate neighborhood conditions

Housing Programs

Potential Programs	Comment
Inclusionary Housing	<ul style="list-style-type: none">- Up to 15% to be considered a legitimate local policy; no need to establish nexus- Must provide in-lieu options- Must go hand-in-hand with State density bonus
City-Owned Properties	<ul style="list-style-type: none">- Affordable or mixed income housing

Sites Inventory Maps

El Segundo Blvd to Rosecrans Ave



- O3 (0 - 17 du/acre)
- O4 (20 - 30 du/acre)
- O5 (31 - 50 du/acre)
- O6 (51 - 70 du/acre)

PC

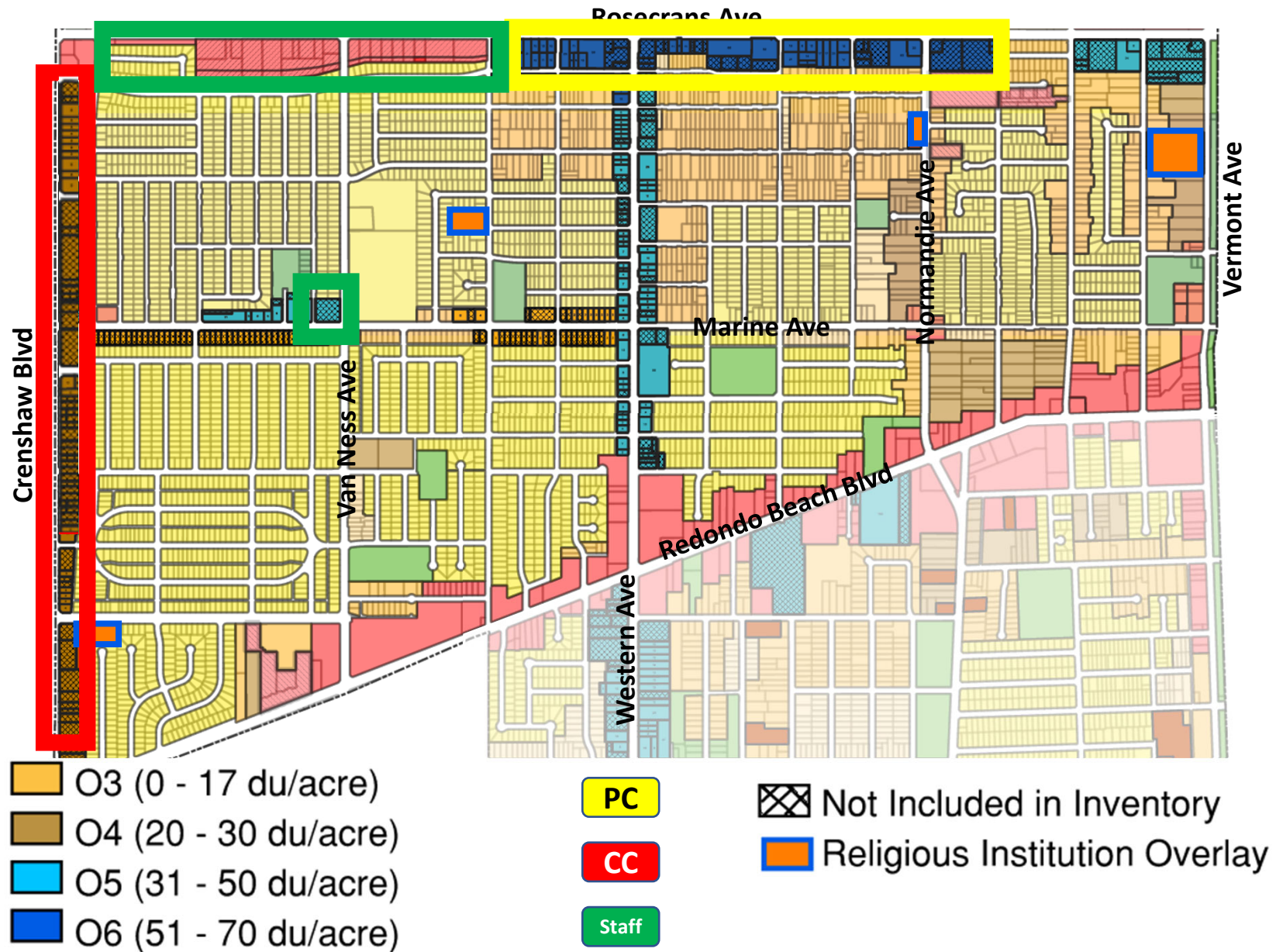
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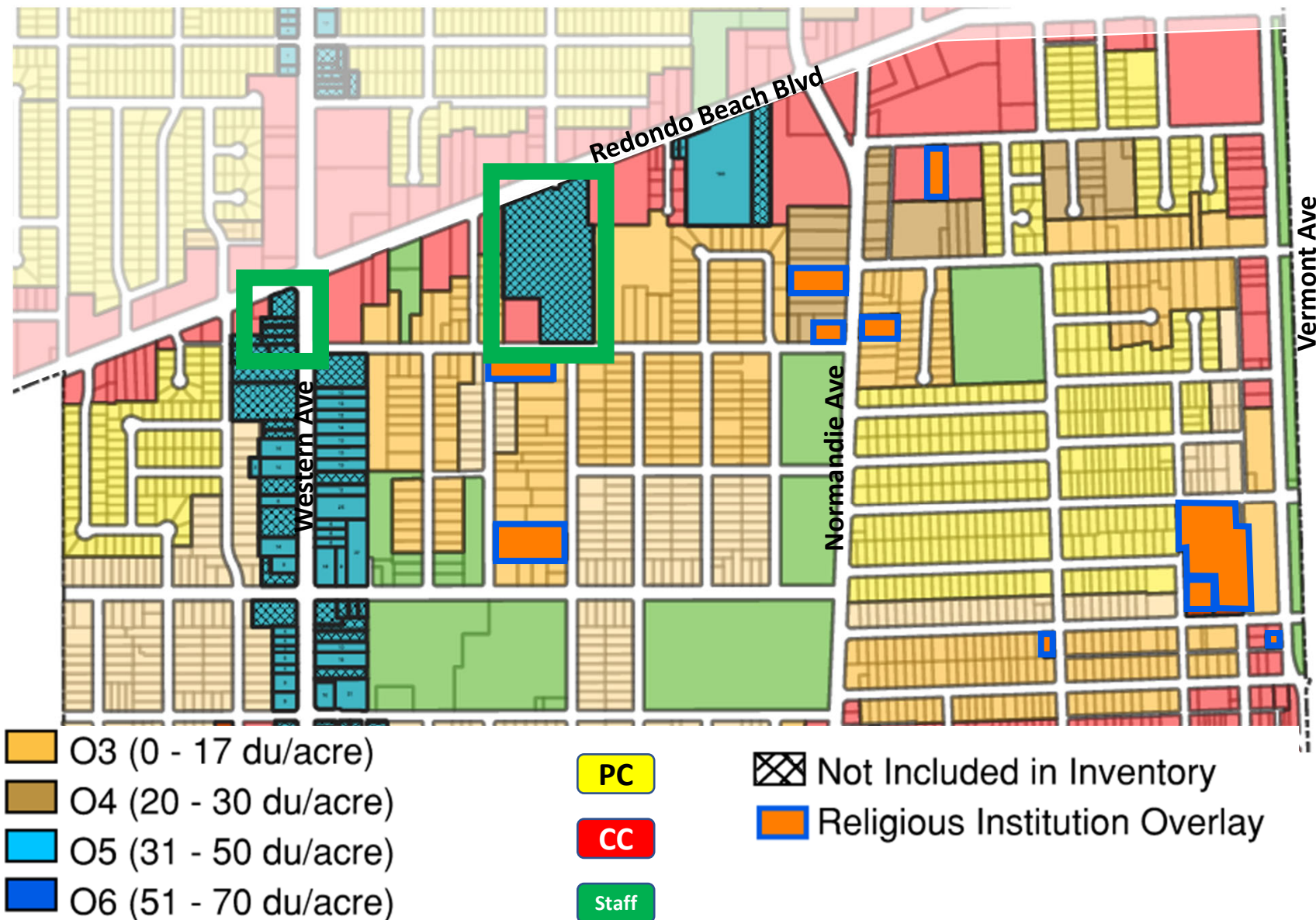
Not Included in Inventory

Religious Institution Overlay

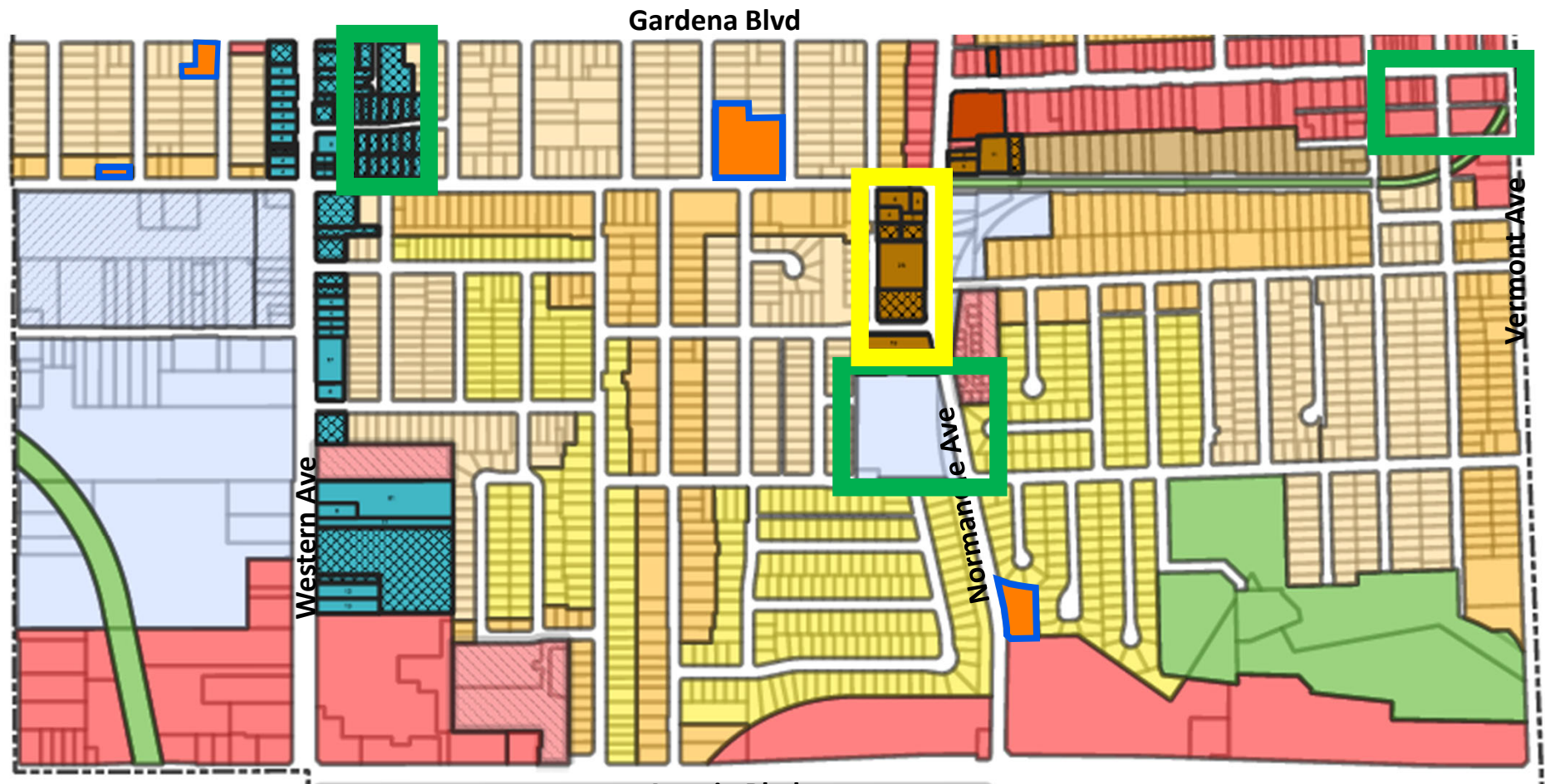
Rosecrans Ave to Redondo Beach Blvd



Redondo Beach Blvd to Gardena Blvd



Gardena Blvd to Artesia Blvd



- O3 (0 - 17 du/acre)
- O4 (20 - 30 du/acre)
- O5 (31 - 50 du/acre)
- O6 (51 - 70 du/acre)

Artesia Blvd

PC

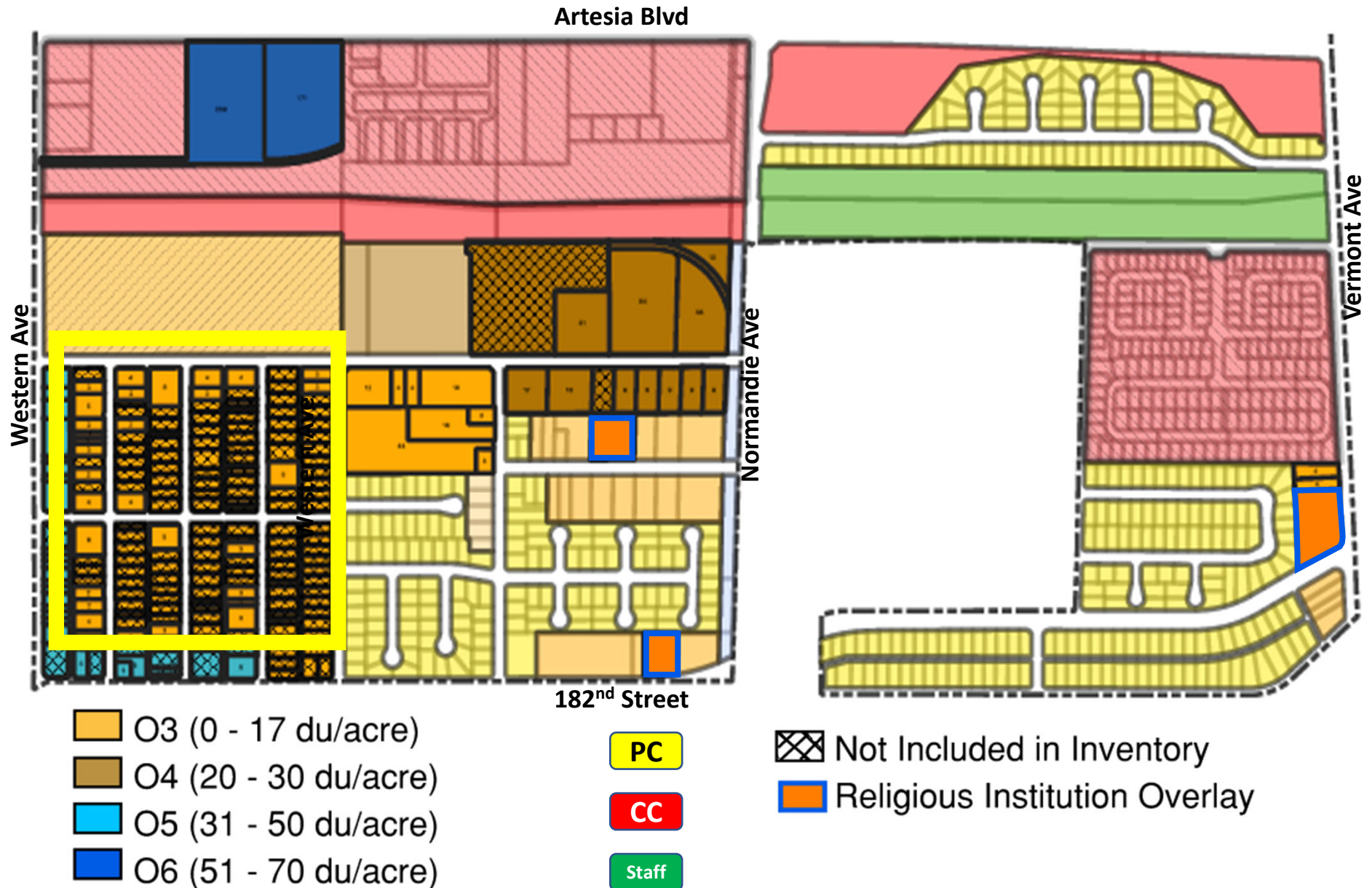
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Not Included in Inventory

Religious Institution Overlay

South of Artesia



Questions?

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