

Responses to 7/21/22 HCD Comments on May 2022 Draft Housing Element

HCD Comments are in boxes and are numbered. City revisions are noted in red font

HCD COMMENT:

Strategies, Actions, Metrics, and Milestones: While the element included some revisions, additional revisions will be needed to address HCD's prior review, as follows:

Metrics: The element did not address this finding. As found in HCD's prior review, the element must include quantifiable metrics or numerical objectives to target beneficial impacts for people, households, and neighborhoods (e.g., number of people or households assisted, number of housing units built, number of parks or infrastructure projects completed).

1

HCD subsequently indicated (in a Zoom meeting) that the City should develop metrics or numeric objectives for Programs 4, 5, 7, 12-15, and 20-22.

Revisions made by City in Response to this Comment:

Quantifiable metrics or numerical objectives have been added as follows:

Program 4: Since the time of the HCD comment letter, this program was completed. Thus, the objective (compliance with State law) has been achieved.

Program 5: New metric added: Include up to 12 affordable density bonus units in any future project on the Rancho Del Mar site, through the State-mandated density bonus.

Program 7: New metric added: Reach 639 households every two years through a mailing (or newsletter article) on ADUs (this is equivalent to the number of households in Rolling Hills, based on the 2020 Census). This program also references the Program 6 objective of creating 40 ADUs by 2029.

Program 12: This program cross-references numeric objectives in Programs 8, 13, and 15

Program 13: New metric added: At least 5 Rolling Hills households participate in home sharing by 2029.

Program 14: New metric added: City requests an updated "Will Serve" letter from LA County Sanitation District indicating its ability to receive effluent from 235 homes if future phase of sewer system is constructed.

Program 15: New metric added: City receives CDBG or other grant to assist 10 senior and/or lower-income homeowners with minor home repair (including age-in-place retrofit and septic tank replacement for household adding an ADU)

Program 20: New metric added: Follow up on 100% of all fair housing complaints

Program 21: New metrics added: (1) At least 50% of future occupants of any affordable housing created on Rancho Del Mar site will be from outside Rolling Hills; (2) At least 50% of occupants of ADUs to be created by 2029 will be from outside Rolling Hills (to be measured through ADU survey question)

Program 22: New metrics added: (1) At least one staff person receives fair housing training each year; (2) At least one presentation by fair housing organization is made to City Council, with at least 10 attendees

HCD COMMENT:

In addition, HCD's prior review found that the element must include significant and meaningful actions to address promoting housing mobility and increasing housing choices and affordability in higher opportunity areas. While the element was revised to reference specific programs, additional revisions will be needed, as follows:

Housing Mobility: Promoting housing mobility removes barriers to higher opportunity areas and strategically enhances access to housing choices and affordability. Given, among other things, that the City is entirely highest category of disparities in access opportunity and largely does not reflect the socio-economic characteristics of the broader region, the element must include significant actions to promote housing mobility within the City and relative to the region to promote an overall inclusive community. To address this requirement, the element relied on the City's one affordable housing site to accommodate the regional housing need allocation (RHNA) and fair housing enforcement and outreach programs. However, actions should go beyond the RHNA and be significant to facilitate meaningful change.

The element could consider improving existing programs or including new programs related to homesharing, promoting a city-wide affordable rental registry for accessory dwelling units (ADUs) paired with affirmative marketing outside of the City and coordination with regional entities.

2

Revisions made by City in Response to this Comment:

The City has made the following changes to support housing mobility, consistent with the HCD comment:

- *Program 13 has been re-titled "Home Sharing" (instead of "Shared Housing") and a quantified objective has been added (5 households)*
- *Program 6.1 has been re-titled "Develop Citywide ADU Registry" (instead of "Roster of ADUs).*
- *Program 21 has been expanded to include "Affirmative Marketing". Per HCD's direction, the program includes the steps the City will take to support affirmative marketing of any units created on the Rancho Del Mar site. It also supports marketing of ADUs to persons living outside Rolling Hills by local residents.*
- *Programs 6.9 and 7.1 describe the City's coordination with regional entities to promote housing opportunities (specifically the South Bay COG's ADU Accelerator program and ADU education and outreach program).*

HCD COMMENT:

Increasing Housing Choices and Affordability in Higher Opportunity Areas: To address this finding, the element relied on actions that are required to comply with state law including updating the City’s density bonus program and allowing for transitional, supportive, group, and employee housing. However, to increase housing choices and affordability throughout the City, the element should consider going above and beyond state law such as allowing two JADUs on a single family lot, developing and marketing a homeowner rehabilitation and/or down payment assistance program, etc.

3

Revisions made by City in Response to this Comment:

In subsequent oral communication with HCD, it was suggested that the City strengthen Program 15 to go beyond “considering participation in the CDBG program.” HCD suggested that the City could instead commit to a course of action that would result in minor home repair grants for lower income Rolling Hills households. The “down payment assistance program” referenced in this comment would not be viable in Rolling Hills due to the very high cost of housing in the city.

Program 15 now indicates the City will pursue CDBG grants and/or other funding sources in order to offer minor home repair grants to a target of 10 lower-income and/or senior households. This could include grants for septic tank replacement for homeowners seeking to add an ADU (see also Program 6.7). The program could also be administered by another entity, such as South Bay COG or a non-profit, with City support.

HCD COMMENT:

Zoning for a Variety of Housing Types (Permanent and Supportive Housing): The element was revised with a program to define supportive housing and permit it as a residential use, similar to other residential uses. However, the element still must address the requirements under Government Code section 65651. As found in the prior review, **Supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651.** The element must demonstrate compliance with this requirement or add or modify programs as appropriate.

4

Revisions made by City in Response to this Comment:

The City amended its Municipal Code in August 2022 to include the exact language cited here, consistent with the Government Code. The highlighted language was been adopted and the City is compliant with Government Code section 65651. This language has also been added to Housing Element Program 4.

HCD COMMENT:

Approval Time: The element was revised to include a discussion on the time between entitlements and construction and the current conditions of the construction market. However, this does not address HCD's prior review. Specifically, the element must be revised to include an estimate for the length of time between receiving approval for housing development and submittal of an application for building permits that potentially hinder the construction of a locality's share of the regional housing need.

Revisions made by City in Response to this Comment:

The City has edited Chapter 5 (Constraints Analysis) and Chapter 6 (Goals, Policies, Programs) to address this comment.

Page 5-24/ 5-25 have been edited to add text on the "length of time between receiving approval for housing and submittal of an application for building permits."

In Chapter 6, Program 11 has been expanded. New text recommends that City staff work with LA County Building and Safety to receive periodic reports on active building permits in Rolling Hills. This will help the City follow up on projects that have been entitled but not yet received their building permits.

OTHER EDITS

The City has edited Programs 4, 5, and 6.10 to reflect the fact that these actions were completed in August 2022.