

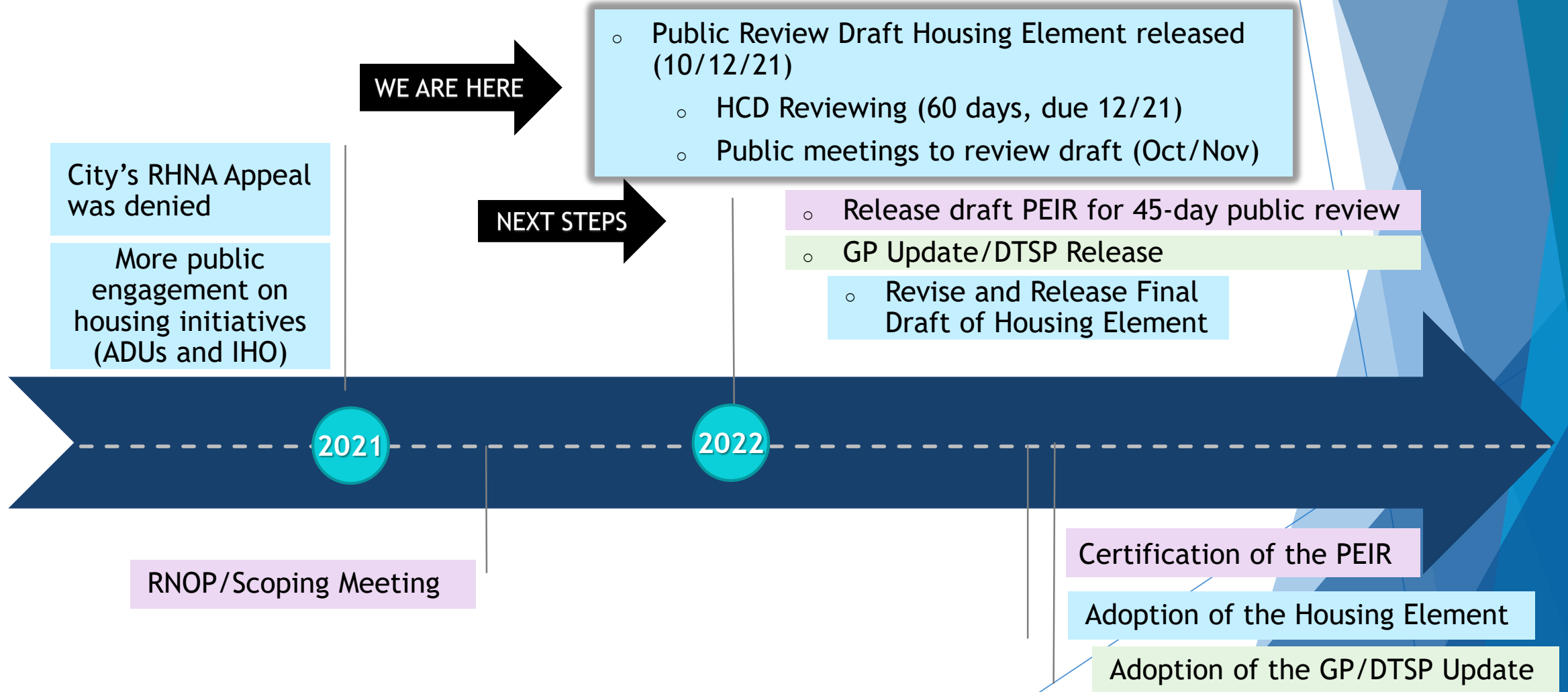
# **Comments on the 2021-2029 Housing Element Public Review Draft**

Planning Commission Meeting

November 9, 2021

Community Development Department

# 2021-2029 Housing Element and General Plan/DTSP Schedule



# Housing Element Adoption Process

	ANTICIPATED DATE
HCD Comments Due on Draft Housing Element	December 21, 2021
Release Revised Draft General Plan Update & DTSP along with PEIR	Winter 2021
Revise, release Final Draft and send to HCD	January 2022
Receive HCD Comments on Final Draft (60 days)	Mid-Late March 2022
Planning Commission/City Council Hearings to Adopt Housing Element	April/May 2022
Planning Commission/City Council Hearings to Adopt the GP Update/DTSP AND rezoning for consistency with GP/DTSP	April-June 2022
HCD Certification (90-days)	July/August 2022
Rezoning Deadline (pursuant to AB1398)	By October 15, 2022

# South Pasadena's RHNA

- ▶ Adopted by SCAG on March 3, 2021; Final RHNA certified by HCD
- ▶ Represents more than 32X the previous RHNA for current housing element (63 units)
- ▶ 72% for households from extremely/very low to moderate income.

**Table VI-15**  
**SOUTH PASADENA REGIONAL HOUSING NEEDS ASSESSMENT 2021-2029**

<b>INCOME GROUP</b>	<b>NUMBER OF NEW UNITS</b>	<b>PERCENTAGE</b>
Very Low Income	757	37%
Low Income	398	19%
Moderate Income	334	16%
Above-Moderate Income	578	28%
<b>Total</b>	<b>2,067</b>	<b>100%</b>

Source: SCAG RHNA, Adopted March 3, 2021

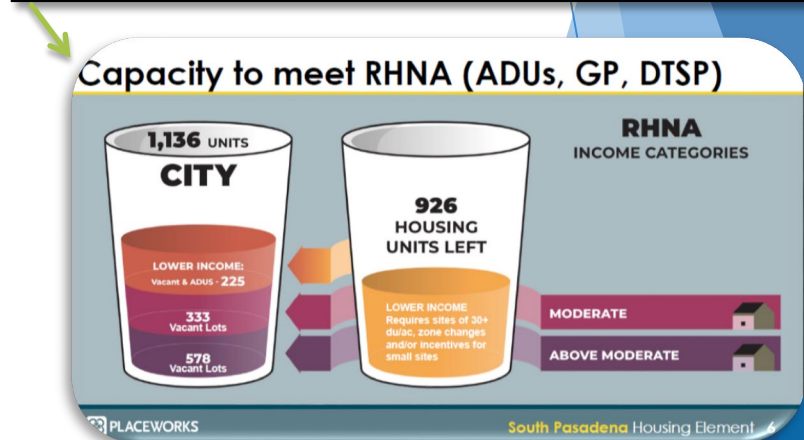
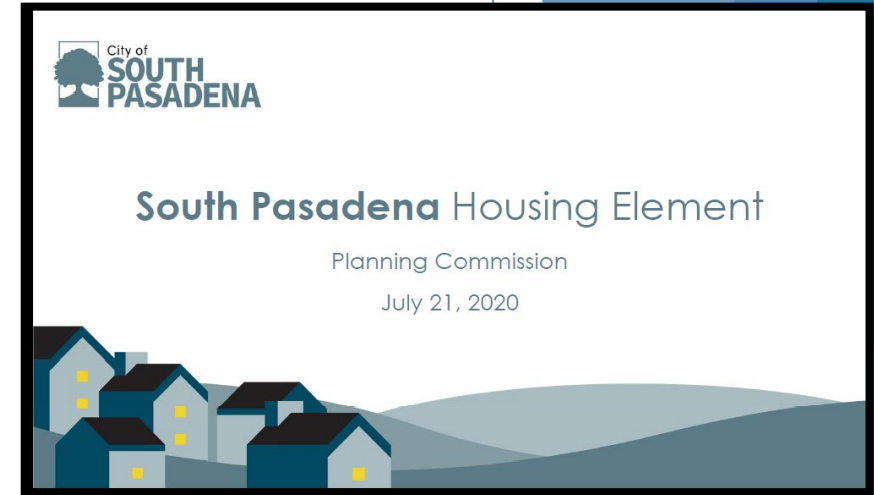
*Presented 10/21/21*

# South Pasadena RHNA Appeal

- ▶ **September 2020: SCAG's So Pas Draft RHNA: 2,062 units**
- ▶ City Council directed staff to submit an appeal to SCAG.
  - ▶ Prepared by RHNA Appeal Ad-Hoc Committee (staff + residents)
  - ▶ Filed in October 2020 - one of 41 jurisdictions to file appeal.
- ▶ City had strong arguments that RHNA was too high, based on unique contextual characteristics of the city that were not considered.
- ▶ SCAG denied appeal, along with most others filed.
- ▶ Based on one appeal granted, South Pasadena was assigned *an additional five units*.
  - ▶ **March 2021: Final South Pasadena RHNA - 2,067 units**

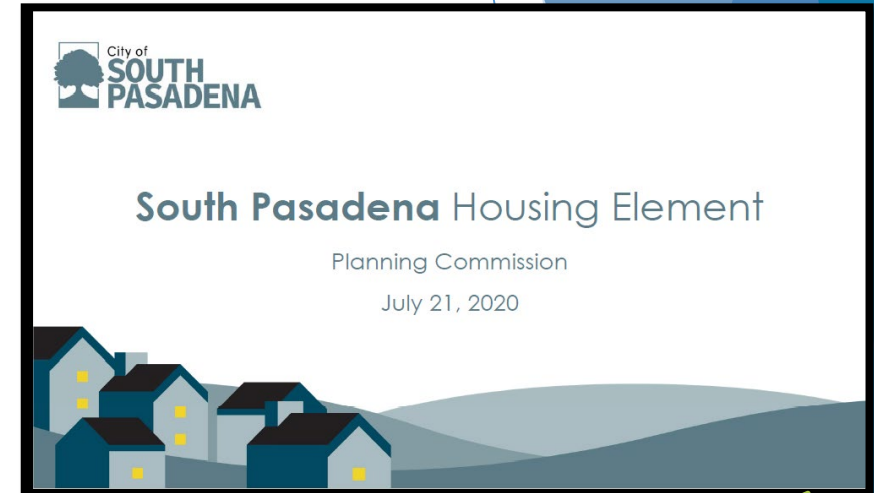
# Sites Inventory

- ▶ **Presentation to Planning Commission on July 21, 2020**
  - ▶ Suitably zoned vacant parcels and ADUs were identified, but shortfall of 926 lower income units remained.
  - ▶ Discussed challenge to identify sites for lower income housing units based on State law.
  - ▶ Non-vacant candidate sites explored resulting in identifying additional sites
    - ▶ Sites on non-residential land outside of Downtown, such as the Ostrich Farm, Monterey Road site
    - ▶ Property owners contacted with some expressing interest. Sites eliminated if owners stated they were not interested in developing.
    - ▶ Density: variable as needed to reach target capacity



# Sites Inventory

- ▶ **Explored and Rejected for Meeting Lower Income RHNA**
  - ▶ Sites smaller than .5 acres without potential for parcel assemblage in Downtown and Neighborhood Centers
  - ▶ Internal conversion of existing homes
  - ▶ Ballot measure to increase allowed height above 45' in some or all of City
  - ▶ Additional sites where affordable housing overlay is proposed to apply
  - ▶ Other vacant sites larger than .5 acres
  - ▶ Upzoning of non-vacant residential parcels outside Downtown and Neighborhood Centers
  - ▶ Substantial Rehabilitation, Conversion, and Preservation



## Remaining RHNA to Address: 926 units

### » Ways to Address Remaining RHNA (Updated 7/18/20)

- Redevelop Underutilized Lots in Downtown and Neighborhood Centers (~370 units)
- Rezone Non-Residential for Multi-Family buildings (~100 units)
  - (Fremont, Monterey Road)
- Rezone Open Space for Multi-Family buildings (~475 units)
  - (Arroyo Seco, Altos de Monterey)
- Rezone and incentivize Single-Family Neighborhoods to allow Multi-Family buildings (tbd)
  - (Allow 16-unit Multi-Family housing and subdivision of lots for small lot development)
- Aggressive ADU policy to incentivize affordability for ADUs
  - (Baseline already includes this assumption. Without aggressive ADU policy, shortfall is larger)
- Increase heights and densities on strategic sites in DTSP and Neighborhood Centers to maximize units (~476 units)
  - (mix of 3-5 stories on five (5) sites in Downtown, Huntington Dr and Ostrich Farm)

# Sites Inventory - Final Composition to Comply with RHNA

Table VI-47  
COMPARISON OF SITE CAPACITY AND RHNA

INCOME GROUP	TOTAL RHNA	UNITS APPROVED SINCE 6/30/21	ADUS WITH APPROVED BUILDING PERMITS SINCE 6/30/21	PROJECTED ACCESSORY DWELLING UNITS	UNITS ON VACANT AND NON-VACANT SITES WITH SUITABLE ZONING	UNITS ON VACANT SITES NEEDING ZONING CHANGES	UNITS ON NON-VACANT SITES NEEDING ZONING CHANGES	SURPLUS RHNA
Extremely Low	757	0	2	45	0	70	886	13
Very Low		0	1	27				
Low	398	0	6	131				
Moderate	334	0	0	6	40	0	384	96
Above Moderate	578	2	4	88	238	0	426	180
<b>TOTAL</b>	<b>2,067</b>	<b>2</b>	<b>13</b>	<b>297</b>	<b>278</b>	<b>70</b>	<b>1,696</b>	

Note: The income levels assigned to the ADUs approved since June 30, 2021 are based on the SCAG ADU affordability analysis.



# 6.8 Housing Plan

## ▶ Goals, Policies and Programs to Guide Housing Development

1. Conserve the Existing Housing Stock and Maintain Standards of Livability
  - **5 Programs**
2. Encourage and Assist in the Provision of Affordable Housing
  - **12 Programs**
3. Provide Opportunities to Increase Housing Production
  - **13 Programs**
4. Compliance with State Housing Laws
  - **6 Programs**
5. Promote Fair Housing while Acknowledging the Consequences of Past Discriminatory Housing Practices
  - **2 Programs**

# Frequently Asked Questions

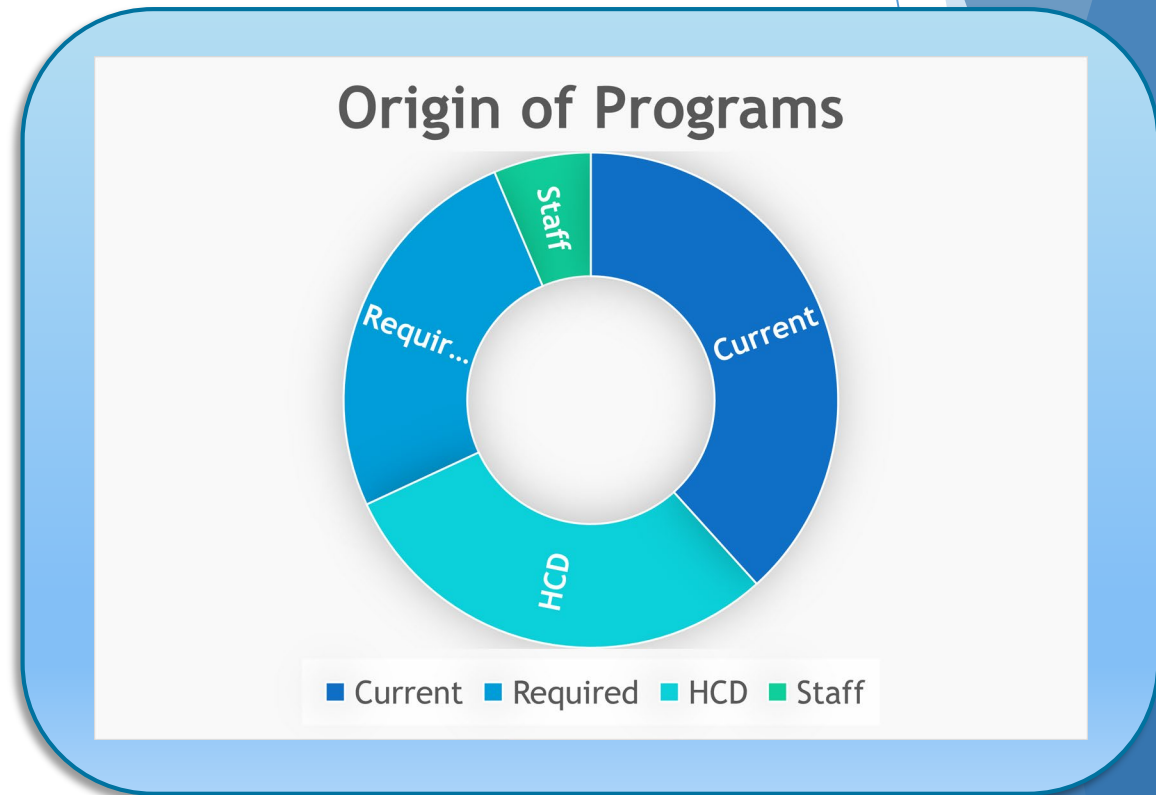
About Key Housing Element Programs

# Where did the Housing Programs Come from?

Five Goals: From 2014-21 Housing Element;  
Updated for relevance in current context

## 38 Programs

- Appropriate to continue from **current housing element**
- **Required** by State housing law to be included
- Based on **HCD** Review, programs deemed necessary to achieve the RHNA
- Local input/**Staff-initiated** to address City needs to improve housing permit processes



# Questions about Program 3.a - Rezone and Redesignate Sites to Meet RHNA

Question: How much rezoning is necessary to facilitate capacity for units for lower-income RHNA categories?

- ▶ It is proposed to rezone about 29.5 acres with sites that can accommodate 886 LI units and 384 Moderate units

Question: Will this program need to be changed because of the new AB1398 Requirements?

- ▶ Yes. Timeframe will need to be adjusted to October 15, 2022

Question: Does SB9 change the housing element's options and reduce the need for rezoning?

- ▶ Not likely. The rezoning is needed to accommodate affordable housing units and it is expected that duplexes under SB9 will not meet HCD's criteria to count as opportunities for affordable housing.

# Does the Housing Element require a change to the City's ballot measure that limits maximum building height to 45 feet?

- ▶ No.
- ▶ Scenarios studied showed proposed zoning densities can be accommodated within maximum 45' height
- ▶ Projects with inclusionary units may request to exceed zoning district height by 10' (State density bonus law)

## How does the Housing Element support the proposed number of ADU units factored into the RHNA (297 units over 8 years)?

The Housing Plan includes 5 ADU Programs:

- ▶ Goal 3, Programs 3.g - 3.k: ADU Support Initiatives
  - ▶ Programs include back-up steps as needed, by HCD request
- ▶ Clearly-stated methodology
- ▶ Data-driven, per HCD's direction in courtesy review of strategy.
- ▶ 2021 applications justify continuing trend
  - ▶ 50+ to date being processed by Planning Division

# Commissioner Discussion

REMINDER: Written Comments may be submitted until December 6, 2021 to:

[housingelement@southpasadenaca.gov](mailto:housingelement@southpasadenaca.gov)