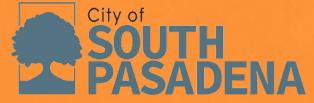


2021-2029 GENERAL PLAN HOUSING ELEMENT



The 2021-2029 General Plan Housing Element requirements for the Southern California region have been significantly changed from past housing element cycles, with additional State requirements to boost housing production and provide more affordable housing units. The City of South Pasadena has released two public review drafts and is now developing a final draft to address review comments from the State Department of Housing & Community Development (HCD).

The Housing Element’s proposed Housing Plan includes some important new policies and programs to address the City’s Regional Housing Needs Allocation (RHNA). One of the most important programs commits to rezoning in some key locations to encourage multi-family housing within mixed-use environments with good transit access and amenities. The General Plan Land Use Element will need to be amended to implement this program. The City’s voters will also be asked to reconsider the 45-foot height cap within specific areas to facilitate more housing with better design potential.

The draft also includes an analysis of fair housing issues and proposes actions to affirmatively further fair housing by implementing a comprehensive, inclusive housing strategy to serve the entire community.

The eight-year term of this Housing Element cycle is the beginning of a longer period over which its policies will set a course for expanding housing opportunities for households of all incomes for many years to come.

South Pasadena RHNA	
Very Low	757
Low	398
Moderate	334
Above Moderate	578
Total	2,067

RHNA: The number of units the City must demonstrate capacity to accommodate through its Sites Inventory based on Land Use Element policies, the Zoning Ordinance and supportive programs.

Housing Element Goals and Associated Number of Programs

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

Find more information on-line by scanning the QR code
Email us at: housingelement@southpasadenaca.gov



GENERAL PLAN HOUSING ELEMENT FAQs

Q. What is a Housing Element?

The Housing Element is one of several State-required 'elements' or chapters that comprise the City's General Plan which includes goals, policies, and programs to meet the existing and projected housing needs for the community during the eight-year planning period from 2021 through 2029. The Housing Element provides an analysis of the City's existing population, economic, and housing stock characteristics, in addition to a historical review of the policies that led to the current demographics of the City.

Q. What is the Regional Housing Needs Assessment?

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law to quantify the need for housing throughout the State and is addressed in the local housing element update process. The State Department of Housing and Community Development (HCD) identifies a statewide projected housing need and allots housing allocations to each metropolitan area in the State.

The City of South Pasadena is located in the Southern California Association of Governments (SCAG) region. SCAG adopted the final RHNA draft in the fall of 2020 and distributed a RHNA allocation to each jurisdiction in its region, including the City of South Pasadena. For the 2021 – 2029 planning period, the City of South Pasadena is allocated 2,067 new homes to accommodate the City's projected housing needs for the eight-year planning period.

As part of the Housing Element process, the City must identify "adequate sites" and establish policies and programs that will accommodate this estimated growth. Though the City is required to develop the policies, programs, and zoning to incentivize and allow for this anticipated growth, as well as report progress to the State annually, the City is not obligated to produce, construct or develop these allocated units.

Q. Why is it important to have a certified Housing Element?

The City is required by State Housing Law to adopt a Housing Element that has been found in compliance with State Housing Law by HCD that shows how the City can accommodate its RHNA allocation. Cities that do not have a compliant Housing Element certified by HCD are subject to fines of up to \$100,000 per month and a loss of local land use control. In other words, the City may be precluded from enforcing zoning requirements for proposed projects that include affordable housing.

Q. How has the community been kept informed of the housing element's progress and how can I be included in that?

In 2020, the City launched the Housing Element Update web page (access by scanning the QR code on the first page), which has been updated regularly over the last two years to share information about the City's housing initiatives (actions to support housing development prior to the adoption of the next housing element) and the development of the document. The page has grown and is now an archive of the community outreach effort, with links to past presentations and a summary of the City's accomplishments in 2020-2021. A dedicated mailbox (housingelement@southpasadenaca.gov) was established at the same time to receive comments.

At the top of the web page is a link for any member of the community to request to receive emails, which City staff sends out prior to meetings & events related to housing policy and milestones, such as releases of draft housing documents for public review. In 2021, over 100 people had signed up, and as of August 2022, this list includes 110 names, reflecting a diversity of interests, including residents, housing advocates, architects, developers and others. If you would like to be kept informed, we recommend that you request that your email be added to the project mailing list.