

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING September 16, 2021

J.3. A PUBLIC HEARING FOR CONSIDERATION OF THE CITY OF REDONDO BEACH 6TH CYCLE 2021-2029 DRAFT HOUSING ELEMENT OF THE GENERAL PLAN AND CERTIFICATION OF THE ASSOCIATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENT INITIAL STUDY/NEGATIVE DECLARATION

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- Revised Draft Housing Element pages

Many cities charge development impact fees to cover the cost of added services required by new residential development. City of Redondo Beach impact fees include: a park and recreation fee (\$400/unit), a school fee (\$3.48 per square-foot of living area), a wastewater capital fee (\$2,020 for single-family and \$1,415 for multiple-family for new construction only) and a storm drain fee (which varies depending on zone and lot size, ranging from \$200 per unit in RH to \$640 per unit in R1 zone).

Quimby fees apply to projects requiring the approval of a tentative or parcel subdivision map. In August 2017, the City increased the Quimby fee cap from \$7,500 to \$25,000 per new residential unit. The cap is the maximum fee that can be charged, not necessarily the actual fee. The fee to be paid by developers is the lesser of the fee cap or a fee determined by formula incorporating the average fair market value of the amount of land that would otherwise be required for dedication. The latter formula is informed by applying the City's parkland standard of three acres of parkland per 1,000 population in calculating its Quimby fee. As Quimby is applied only to projects that require subdivision, it does not impact the development of multi-family rental housing. Furthermore, the fee is waived for below market (affordable) housing development.

Overall, development fees in the City have not increased significantly in the last few years. For a typical single-family project, a developer can expect to pay about \$18,902 per unit in total fees (including Plan Check, Permit, Planning, and all impact fees). A multiple-family project will cost a developer approximately \$29,612 per unit in total fees. The level of fees represents a very small portion of overall development costs in Redondo Beach, especially given the high land cost. Furthermore, the City has little remaining opportunity for single-family residential development. Current and future housing activities are primarily focused on recycling of single-family units into higher intensity residential uses. Nevertheless, in order to mitigate the impact of fees on the feasibility of affordable housing development, the City will consider waiving or reducing development impact fees for projects with lower and moderate income units.

density of 60 du/ac. The IC-1 allows a Floor Area Ratio (FAR) of 0.7 and C-4 allows a FAR of 1.0. However, current uses on these parcels average an existing FAR of only 0.29, substantially below the allowable intensity. Most of the building structures are at least 30 years old and some are over 40 years old. Existing conditions are ripe for redevelopment. While some of the uses include national brands, these are primarily independently owned franchises and not chain stores.

Excluding the two corner parcels currently used as gas station and fast food (In-and-Out), the remaining parcels (each larger than 0.5 acre but smaller than 10 acres), total 14.27 acres and are feasible for accommodating lower income housing. An estimated 685 units (at 80 percent of maximum density) can be accommodated. Zoning implementation of this Overlay is intended to facilitate a combination of different scenarios:

- Tear down and redevelopment;
- Develop the surface parking space while leaving the existing uses intact; and/or
- Reconfigure the existing structures and expand with residential uses.

The Zoning implementation will be designed to allow the achievement of the anticipated number of units in the Overlay under these scenarios.

190th Street (45 du/ac)

The City has also identified two blocks of older industrial uses currently zoned I-2 along 190th street. The uses are a mix of light industrial uses with the structures mostly built during the 1950s and 1960s. These industrial areas are blighted and surrounded by multi-family residential uses, including a mobilehome park. In general, typical commercial/industrial lease terms are about three to five years. These existing uses are not likely to have lease terms longer than industry standards. Furthermore, existing tenants are small private independent uses. Redevelopment of these areas would not involve any strategic decisions of major corporations.

The first block is comprised of four contiguous parcels with the oldest structure built more than 67 years ago and the newest structure 30 years ago. The four contiguous parcels can be consolidated into one or two projects. Only one parcel is less than 0.5 acre. Given the existing uses being incompatible with surrounding medium density residential uses, it would be appropriate to pursue projects that recycle the block into residential uses. The average FAR in this block is 0.50 when the General Plan allows the FAR at 1.0. The average Improvement-to-Land Value ratio is 0.60, indicating mostly these properties have not undergone significant improvements. If consolidated, this four-parcel block would total 3.39 acres and can potentially accommodate 122 units.

Another block of ten contiguous parcels zoned I-2 and developed primarily between 1950s and 1970s and occupied by small industrial and commercial uses has also been proposed in the General Plan to include a Residential Overlay. These ten contiguous parcels can be consolidated for development. While a few parcels are smaller than 0.5 acre, these parcels are of sizes that only require the consolidation of two parcels into adequately sized properties. Furthermore, three parcels are already under common ownership. Given the

existing uses being incompatible with the surrounding medium density residential uses, it would be appropriate to pursue projects that would ultimately recycle the entire block into residential uses.

These properties are also surrounded by medium density residential uses and separated from the four parcels described above by a mobilehome park. With an allowable FAR of 1.0, this block is substantially underutilized with an existing FAR of only 0.36 and a current Improvement-to Land Value ratio of 0.27, indicating the lack of significant improvements to the properties. As these aging industrial buildings are recycled, residential use becomes an appropriate use for the location. Combined, these parcels total 3.58 acres and can accommodate 130 units.

Farther along 190th Street toward the eastern end of the City, a 0.88-acre site currently zoned C-2 within a primarily medium density residential area. This property is identified by the City to have potential for redevelopment due to its low existing FAR (large parking space), older commercial structure (40 years old), and occupied by an independent retail use. This property can potentially accommodate 32 units.

Industrial Flex – South of Transit Center (55 du/ac)

Located south of the Transit Center and the South Bay Galleria Mall (where a new 300-unit project has been approved) is a largely vacant industrial property zoned I-2. This area is mostly blighted and the parking on site does not support other off site uses. The proposed General Plan designates this area as Industrial Flex (IF) with a Residential Overlay for 55 du/ac due to its location next to the Transit Center and new housing entitled in the nearby mall. This 6.21-acre site can potentially accommodate 273 units at 80 percent of the maximum density.

Summary of Sites Strategy

Through the General Plan update process, the City worked diligently to develop a strategy for the RHNA to provide a range of housing types and locational choices. Table H-43 presents a summary of the strategy. The detailed sites inventory is presented in the appendix.

Program 6: Affordable Housing Development

The City utilizes a variety of incentives to facilitate affordable housing development, including:

- Density bonuses;
- Deferral of development fees until the issuance of Certificates of Occupancy;
- Waiver of Quimby fees for affordable housing development;
- **Additional fee subsidies, as funding permits;** and
- Senior Housing Ordinance.

2021-2029 Objectives and Timeframe:

- Continue to promote the availability of incentives for affordable housing development on the City website.
- At least every other year, conduct an affordable housing meeting with affordable housing developers and invite proposals from interested developers. Coordinate discussions between affordable housing developers and church properties to promote affordable housing onsite. Support funding applications for projects that include a portion of the units as housing affordable to extremely low income households, especially those with special housing needs (such as seniors and persons with disabilities, including those with developmental disabilities), provided that the proposed projects are consistent with the City's General Plan and applicable specific plans.
- Pursue additional State (e.g. State funds for transit-oriented development and infrastructure improvements) and federal funding for affordable development. Annually check the websites of HUD, State HCD, and Los Angeles County Development Authority (LACDA) for potential funding sources and apply for eligible programs.
- Facilitate the development of 300 housing units affordable to lower income households through incentives, project conditions, development agreements, and/or other mechanisms.

Responsible Agency: Community Development Department

Funding Sources: State and federal funds as available

Program 7: Green Task Force

The Green Task Force's Sustainable City Plan includes the following housing and building related recommendations:

- Green Building Incentives: Develop a set of incentives in the form of rebates, space offset programs, and recognition programs for green/sustainable building practices.
- Fee Structure: Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.
- LEED Standards: Adopt LEED standards for all city buildings.

2021-2029 Objectives and Timeframe:

- Adopt the Recommended Land Use Plan () that provides increased residential development capacity by November 2022. Specifically, ensure that the updated General Plan offer adequate capacity for at least 1,508 units, with 1,403 lower income units to be accommodated through the Residential Overlays that establish a minimum density of 20 units per acre and a maximum density of 45 to 60 units per acre, depending on location. Specifically, the RHNA sites will meet the following criteria:
 - Permit owner-occupied and rental multi-family use by right for developments in which 20 percent or more of the units are affordable to lower income households (see Program 9).
 - Accommodate a minimum of 16 units per site (see Program 11 for facilitating lot consolidation of smaller parcels into sites of at least 0.5 acre).
 - Require a minimum density of 20 units per acre.
 - At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low income housing need, if those sites allow 100 percent residential use, and require residential use occupy 50 percent of the total floor area of a mixed-use project.
- Update the Zoning Ordinance by November 2023 to implement the updated General Plan. Specifically for the North Tech Residential Overlay, establish development standards and regulations that would facilitate a combination of different scenarios to allow achievement of the anticipated number of units:
 - Tear down and redevelopment;
 - Develop the surface parking space while leaving the existing uses intact; and/or
 - Reconfigure the existing structures and expand with residential uses.
- Amend, if necessary, the Harbor/Civic Center Specific Plan by November 2023 to ensure consistency in allowable density in the RH properties (increasing from 28 du/ac to 30 du/ac).
- Develop a procedure in 2022 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure adequate sites are available to meet the remaining RHNA by income category. This will include monitoring development in multi-family zones. If multi-family properties are developed with single-family use (as currently permitted by the Zoning Ordinance) to the extent that would jeopardize the City's ability in meeting its RHNA, the City will implement mitigation measures.
- Provide information on available sites and development incentives to interested developers and property owners on City website.
- Because rezoning even for No Net Loss requirement is subject to voter approval, the City will monitor and anticipate any No Net Loss with a trend projection at least two years in advance to anticipate shortfall in sites and ensure adherence to the 180-day requirement.

Responsible Agency: Community Development Department
Funding Sources: Departmental budget

Program 9: By-Right Approval for Projects with 20 Percent Affordable Units

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that meet the following:

- Reusing of nonvacant sites previously identified in the 5th cycle Housing Element (see Appendix B).
- Rezoning of sites where the rezoning occurs pass the October 15, 2021 statutory deadline.

By-right means that the City review must not require conditional use permit, planned unit development permit, or other discretionary review or approval.

2021-2029 Objectives and Timeframe:

- Amend Zoning Ordinance to provide by-right approval pursuant to AB 1397 within one year of Housing Element adoption.

Responsible Agency: Community Development Department
Funding Sources: Departmental budget

Program 10: Replacement Housing

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

2021-2029 Objectives and Timeframe:

- Amend Zoning Ordinance to address replacement requirement pursuant to AB 1397 within one year of Housing Element adoption.

Responsible Agency: Community Development Department
Funding Sources: Departmental budget

Program 11: Small Lot Development/Lot Consolidation

This residential sites inventory for the 6th cycle RHNA focuses primarily on sites that are larger than 0.5 acres (see Appendix B). However, some parcels are small and owned by individual owners. Given the City's highly urbanized character, small infill projects would be an appropriate and feasible development pattern to accommodate these housing units in the community, as demonstrated by the City's current trend. The City will develop appropriate incentives and development standards to facilitate lot consolidation for affordable housing development.

2021-2029 Objectives and Timeframe:

- Facilitate the development of 240 ADUs over eight years.
- Update the Residential Design Guidelines (with ADU pre-approved plans) and develop handout materials and application form for ADU by December 2022.
- In 2023, develop mechanisms to facilitate ADUs, especially ADUs that may be deed restricted as affordable housing. These may include reduced fees, rehabilitation assistance, or relaxed development standards as feasible and appropriate in exchange for affordability.
- In 2025, monitor the ADU development trend to ensure the City is meeting its projection goal. If necessary, the City will make adjustment to its incentives for ADU construction.

Responsible Agency: Community Development Department

Funding Sources: SB-2

D. Remove Governmental Constraints

Pursuant to State law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction, and lowering development costs.

GOAL 4.0 Mitigate any potential governmental constraints to housing production and affordability.

Policy 4.1 Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing, particularly housing for lower and moderate income households and for persons with special needs.

Policy 4.2 Ensure that water and sewer service providers prioritize service allocations to affordable housing projects, pursuant to State law.

Program 13: Amendments to the Zoning Ordinance

The City will be updating its Zoning Ordinance to implement the new General Plan. As part of that Zoning Ordinance update, the following topics will be addressed:

Density Bonus: The State density bonus law has been amended numerous times in recent years, including the following:

2021-2029 Objectives and Timeframe:

- Complete Zoning Ordinance amendments outlined above to expand the variety of housing types and remove governmental constraints [according to the following priority](#):
 - By the end of 2022:
 - Density Bonus
 - Transitional and Supportive Housing
 - Emergency Shelter
 - Low Barrier Navigation Center
 - Employee Housing
 - Reasonable Accommodation
 - Definition of Family
 - By November 2023 as part of the Zoning Ordinance update to implement the updated General Plan.
 - Affordable Housing Streamlined Approval
 - Single Room Occupancy Housing
 - Parking Requirements
 - Unlicensed Group Homes
 - Conditional Use Permit
- Annually review the Zoning Ordinance for compliance with State law and to identify potential constraints and amend the Zoning Ordinance as necessary.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 14: Objective Design Standards

The City is in the process of updating the existing Residential Design Guidelines with objective design standards and to inform the public about development opportunities within the residential zones, including both single and multi-family structures.

2021-2029 Objectives and Timeframe:

- Develop objective design standards through the Residential Design Guidelines update by the end of 2022.
- Develop objective design standards for the four Residential Overlay districts (North Kingsdale, North Tech, 190th Street, and Industrial Flex-South of Transit Center) by October 15, 2024. The standards must accommodate development at the maximum densities allowed in each district without assuming the use of concessions, incentives, or waivers allowed pursuant to State Density Bonus Law.

Responsible Agency: Community Development Department

Funding Sources: Departmental funds

Program 15: Monitoring the Effect of Article 27 of the City Charter (Measure DD)

The voter-initiated Measure DD requires voters' approval for any major change in land use. The Recommended Land Use Plan of the General Plan Update proposes new land use designations that represent significant changes in land use, and therefore requires voters' approval. The General Plan Update will be placed on the ballot by November 2022. Article 27 of the City Charter (Measure DD) is considered by the State Department of Housing and Community Development (HCD) as a potential constraint to the supply of land for residential development. **In the event that the electorate rejects the ballot measure for the Preferred Land use Plan, the City must take additional action to achieve Housing Element compliance.**

2021-2029 Objectives and Timeframe:

- Given the statutory requirement to encourage a variety of housing type, the City will continue its outreach and education to help the community understand the importance of the General Plan update in compliance with State law and the consequence of noncompliance.
- Monitor court cases concerning zoning requiring a public vote and consider adjusting provisions of the City's Charter (Measure DD) as necessary per court decisions.
- Continue to implement the housing programs in this 2021-2029 Housing Element that are not contingent upon voter approval to provide affordable housing opportunities and to affirmatively further fair housing.

Responsible Agency: Community Development Department

Funding Sources: Departmental funds

E. Provide Equal Housing Opportunities

To meet the housing needs of all segments of the community, the Housing Plan includes a program to promote housing opportunities for all persons regardless of their special characteristics as protected under State and federal fair housing laws.

GOAL 5.0 Continue to promote equal housing opportunity in the City's housing market.

- Policy 5.1 Provide fair housing services to Redondo Beach residents, landlords, and housing providers, and ensure that they are aware of their rights and responsibilities regarding fair housing.
- Policy 5.2 Provide equal access to housing for special needs residents such as the homeless, elderly, and disabled.
- Policy 5.3 Promote the provisions of disabled-accessible units and housing for mentally and physically disabled.

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<p><u>Beginning FY 2022, require City staff who provide housing related services to attend fair housing training at least every other year.</u></p> <p><u>Utilize multimedia outreach and make the following updates by the end of 2022:</u></p> <ul style="list-style-type: none"> <u>Make information available to all on the City's website regarding community meetings and information on fair housing services</u> <u>Provide all outreach and fair housing information in the two languages most spoken by City residents.</u> <u>Survey residents for feedback on effective communication procedures and what is most beneficial for residents when it comes to outreach activities and accessing information.</u>
Segregation and Integration	<ul style="list-style-type: none"> Displacement of resident due to economic pressures Location and type of affordable housing Lack of supportive housing in community-based settings 	<p>Prioritize use of City grant funds to incentivize/partner with developers <u>to pursue affordable housing in the Mixed Use and Housing Overlays, with the goal of achieving 100 lower income and 100 moderate income units over eight years.</u></p> <p><u>By the end of 2022 analyze current permit streamlining, fees, and incentives available and then make improvements that will increase affordable housing in the City's high opportunity areas (Housing Overlays and Mixed Use areas).</u></p> <p>Work with the City's Code Enforcement to develop a proactive enforcement program in 2023 that will:</p> <ul style="list-style-type: none"> Target areas of concentrated rehabilitation needs Assist in the repairs and mitigate potential costs associated with rehabilitation <u>Reduce the displacement of residents through rehabilitation</u> <u>Pursue funding at the State level to expand housing rehabilitation assistance.</u>
Disproportionate Housing Needs, Including Displacement Risks	<ul style="list-style-type: none"> The availability of affordable units in a range of sizes Displacement of residents due to economic pressures 	<p><u>Require a replacement requirement in transit corridors or on sites identified to accommodate the housing needs of lower income households starting in 2022.</u></p>

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
	<ul style="list-style-type: none"> Lack of private rental relief programs for people at risk of homelessness 	<ul style="list-style-type: none"> If this proves to be unfeasible in the timeframe, on an annual basis thereafter, continue to assess a replacement requirement and give justification as to why it is or is not required. <p>Continue to enforce the City's condominium conversion restrictions.</p> <p>By the end of 2023, create policies to support the creation of new affordable housing opportunities through the conversion of existing poor performing motel properties to Single Room Occupancy (SRO) Lodging as appropriate.</p> <p>Continue to utilize the Artesia & Aviation Corridor Area Plan (AACAP) to assist small businesses.</p> <p>Encourage residents in neighborhoods with disproportionate housing needs to actively be involved in the City's decision-making process by advertising available opportunities on the City's website. Provide information on the City's website about these opportunities by the end of 2022, including participation in boards and commissions involved in neighborhood improvements:</p> <ul style="list-style-type: none"> Housing Authority Planning Commission Preservation Commission Public Safety Commission Public Works Commission Recreation & Parks Commission Youth Commission
Mobility and Access to Opportunity	<ul style="list-style-type: none"> Location and type of affordable housing Lack of regional cooperation Land use and zoning laws 	<p>Work with local jurisdictions and the City's Fair Housing provider to provide a regional affordable rental registry accessible on multiple platforms by the end of 2022.</p> <ul style="list-style-type: none"> If this proves to be unfeasible in the timeframe, work solely with the City's Fair Housing provider to update annually and provide an affordable rental registry for Redondo Beach residents.

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<p>Continue to engage with market-rate developers to include affordable units.</p> <p>By 2022, adopt an inclusionary housing program that will extend requirements to both ownership and rental housing.</p>

F. Summary of Quantified Objectives

Table H-45: Summary of Quantified Objectives (2021-2029)						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	20	30	50	100	500	700
ADU Construction	<u>5</u>	<u>36</u>	<u>103</u>	14	82	240
Rehabilitation	0	40	40	0	0	80
Section 8	316	317	0	0	0	633
Preservation of At-Risk Units	10	30	30	0	0	70

October 1, 2014 to September 30, 2019, 968 fair housing complaints in Los Angeles County were filed with HUD. Around 1 percent (9 cases) were filed by Redondo Beach residents. In the County and the City of Redondo Beach, disability-related discrimination was the most commonly reported, six comprising of Redondo Beach complaints. The specific reports used in the Regional AI are not available.

Table D-1: Residents in Redondo Beach Served by the HRC	
Total Residents	283
Hispanic	24
Non-Hispanic	259
Source: The Housing Rights Center, FY 2018-2021.	

Reports for Redondo Beach were obtained from the Housing Rights Center:

- FY 2018:
 - Discrimination inquiries - 10 on physical disabilities, 1 on familial status, 1 on gender, and 2 on mental disabilities
 - Disposition⁵ – 9 cases were counseled, 3 were pending, 1 was referred to HUD FHEO or State DFEH, and 1 case was opened
- FY 2019:
 - Discrimination inquiries - 5 on physical disabilities and 2 on mental disabilities
 - Disposition – 6 cases were counseled and 1 was pending
- FY 2020:
 - Discrimination inquiries – 10 on physical disabilities, 3 on mental disabilities, 2 on general information, and 1 on source of income
 - Disposition – 13 cases were counseled, 1 was pending, 1 was referred to HUD FHEO or State DFEH, and 1 case was opened

As shown, disabilities are the leading bases for discrimination. This is fairly consistent with regional trends.

The City of Redondo Beach advertises fair housing services through placement of fair housing service brochures at public counters and provides a link to the HRC and all of the available brochures on the City's website. Based on staff input outreach information could be better distributed or provided in more forms of media to reach more of the City's growing and aging population.

Furthermore, City staff would also benefit from fair housing training from HRC. An action is included in the Housing Element to require housing staff attend a fair housing education workshop at least every other year.

⁵ Housing Rights Center reports do not provide a tracking of the disposition on a case-by-case basis, only a status update in the year end report. Cases opened in one year and resolved in another year are not included in its reports to the cities. Also pending cases are not reported with updated status.

B. Integration and Segregation

1. Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2015-2019 ACS, approximately 60 percent of Redondo Beach's population were non-Hispanic Whites, compared to 65 percent in 2010. The City's population is becoming slightly more racially/ethnically diverse with the proportion of Asian (up 4 percent) and Black (up 2 percent) residents increasing. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. Currently, there are no R/ECAPs located in the City. [Figure D-3](#) shows racial/ethnic concentrated block groups from in 2010 and [Figure D-4](#) shows them in 2018. Consistent with the increase Citywide, most block groups in Redondo Beach have seen an increase in racial/ethnic minority populations since 2010. Areas directly surrounding the City have grown substantially in racial/ethnic minorities. The City of Lawndale has seen some of the highest growths of minorities populations in the surrounding region since 2010.

Redondo Beach's proximity to the coast/beach and more recent/new developments with much higher land values result in different conditions than in Lawndale and Torrance. Additionally, with respect to zoning, the up zoning from R-1 of the north Redondo neighborhoods to R-2 and R-3 has resulted in turnover/redevelopment of properties in recent past and therefore contributes to higher land values. These higher land values and the attached higher cost of living has resulted in lower proportions of low and moderate income minority households than surrounding cities.

In Redondo Beach changes to land use and zoning laws that could help to facilitate housing affordable to low and moderate income households could require a public vote. On November 4, 2008, Redondo Beach residents passed Ballot Measure DD that applies to major changes in allowable land use. "Major change in allowable land use" is defined as any proposed amendment, change, or replacement of the General Plan (including its local coastal element of the City's zoning ordinance or of the zoning ordinance for the coastal zone), meeting any one or more of the following conditions requires a public vote:

- The conversion of public land to private use;
- The re-zoning of nonresidential land for housing or mixed-use projects with more than 8.8 units per acre; and
- Changes that significantly increase traffic, density or intensity (i.e. zoning changes that add more than 25 homes, 40,000 square feet of commercial space and/or yielding more than 150 peak hour car trips).

For the 2021-2029 Housing Element, the City relies on the capacity created by new land use designations as part of the General Plan Update to accommodate the City's RHNA and

affirmatively further fair housing by providing new housing opportunities. The new General Plan will trigger Measure DD and is scheduled to be placed on the ballot in November 2022.

HUD tracks racial or ethnic dissimilarity⁶ trends for jurisdictions and regions. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for Redondo Beach and the Los Angeles County region from 1990 to 2020 are shown in [Table D-2](#). Dissimilarity between non-White and White communities in Redondo Beach and throughout the Los Angeles County region has worsened since 1990. In Redondo Beach, dissimilarity between Black/White, Hispanic/White and Asian or Pacific Islander/White communities has worsened. In the County the dissimilarity between Black/White communities has improved. Based on HUD's index, segregation in Redondo Beach is very low compared to Los Angeles County as a whole.

Table D-2: Racial/Ethnic Dissimilarity Trends				
	1990 Trend	2000 Trend	2010 Trend	Current
Redondo Beach, CA				
Non-White/White	10.40	12.93	10.62	13.58
Black/White	14.67	13.62	14.56	22.48
Hispanic/White	11.05	15.44	13.24	15.74
Asian or Pacific Islander/White	11.22	10.98	9.09	13.05
Los Angeles-Long Beach-Anaheim, CA Region (County)				
Non-White/White	55.32	55.50	54.64	56.94
Black/White	72.75	68.12	65.22	68.85
Hispanic/White	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	43.46	46.02	45.77	49.78
Source: Decennial Census, 1990-2010. HUD AFFH Data, 2020.				

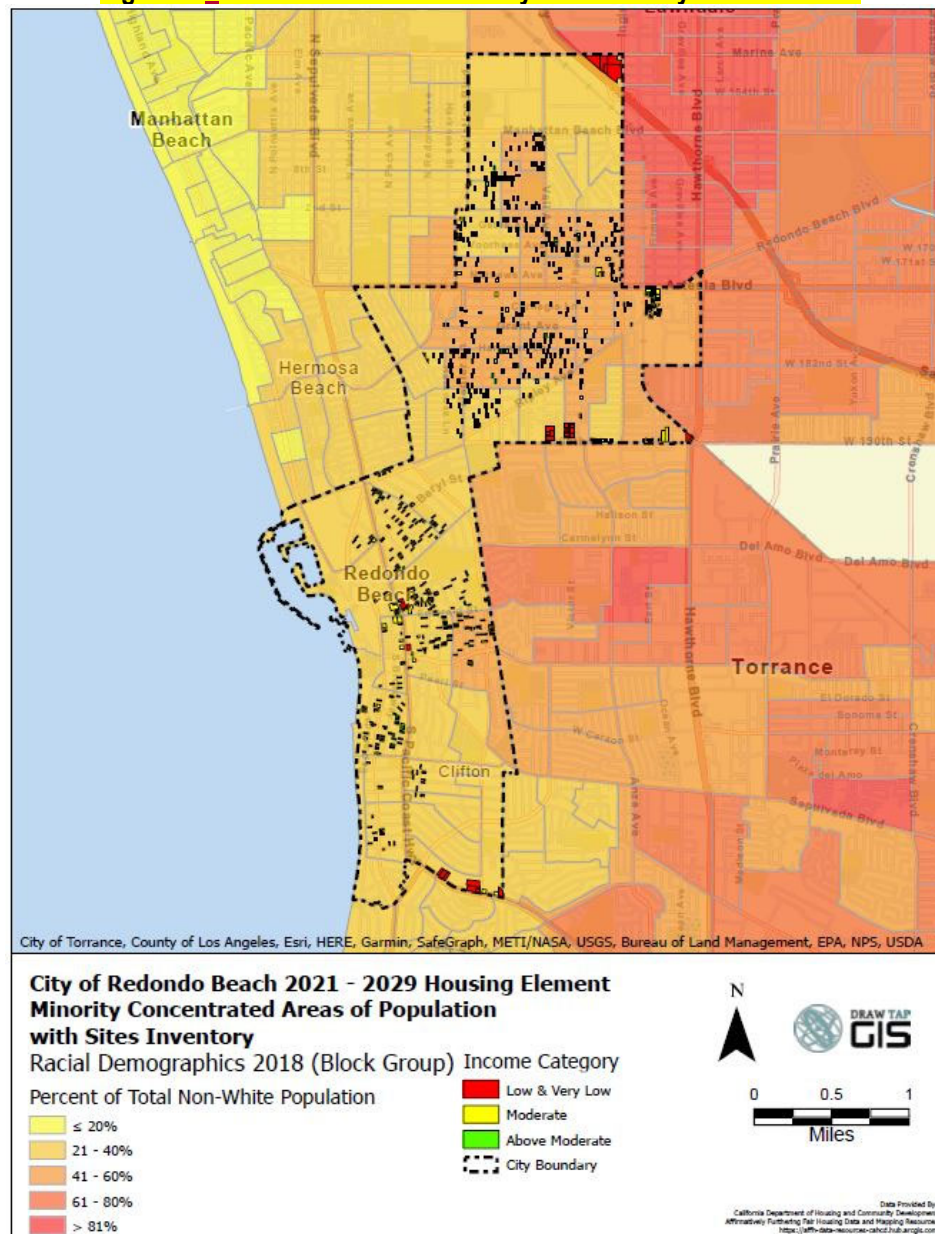
Most of the City's block groups have a minority population between 21 and 40 percent ([Figure D-4](#)). The City identified about **74 percent** of its RHNA units in block groups with a 21-40 percent minority concentration. [Table D-3](#) shows that a smaller proportion of the RHNA units are distributed in block groups with a slightly higher minority concentration (41-60 percent). These block groups account for **26 percent** of the RHNA. **The distribution of the sites for the inventory does not exacerbate segregation conditions and provides sites for all income levels in block groups with varying levels of minority concentrations. This distribution can** be seen in relation to minority concentration by block group in

[Figure D-5](#).

⁶ Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

Table D-3: RHNA Unit Distribution by % Minority Concentration				
% Minority Concentration	Low	Moderate	AM	Total Units
<= 20%	0.0%	0.0%	0.0%	0.0%
21 - 40%	87.6%	58.2%	55.9%	74.3%
41 - 60%	12.4%	41.8%	44.1%	25.7%
61 - 80%	0.0%	0.0%	0.0%	0.0%
> 81%	0.0%	0.0%	0.0%	0.0%
Total	1,415	756	358	2,529

Figure D-5: RHNA Unit Distribution by % of Minority Concentration



concerns. Single parent households are also protected by fair housing law. As shown in [Table D-4](#), 29 percent of Redondo Beach households are families with children. The City's share of families with children is slightly higher than the County overall. According to the HCD AFFH map in [Figure D-10](#), children in married households are very spread out through the City. The percent of households with children in most tracts is above 80 percent, probably due to the housing types available. The majority of the City's RHNA units are located in census tracts with more than 80 percent of the population being children in married-couple households ([Table D-5](#)).

Table D-4: Household Characteristics			
Jurisdiction	% Families	% Families with Children	% Female-Headed Households with Children
Redondo Beach	60.9%	29.0%	7.6%
Los Angeles County	66.6%	28.2%	6.4%

Source: 2015-2019 ACS.

Table D-5: RHNA Unit Distribution by % Children in Married-Couple Households				
% Children in Married-Couple HH	Lower	Moderate	AM	Total Units
< 20%	0.0%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	11.4%	38.5%	19.6%	20.6%
> 80%	88.6%	61.5%	80.4%	79.4%
Total Units	1,415	756	358	2,529

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In Redondo Beach, female headed households with children are not concentrated in any census tracts ([Figure D-11](#)). An estimated 12 percent of Redondo Beach households were headed by single parents, with or without children, in 2019. The large majority of the single parent households were headed by females (64 percent). According to the 2015-2019 ACS, five percent of the female-headed households with children had incomes below the poverty level. The City's RHNA sites are all located in the census tracts with less than 20 percent of children in female-headed households ([Table D-6](#)).

Table D-6: RHNA Unit Distribution by % Children in Female-Headed Households				
% Children in Female-Headed HH	Lower	Moderate	AM	Total Units
< 20%	100.0%	100.0%	100.0%	100.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	1,415	756	358	2,529

4. Income Level

Household incomes in Redondo Beach tend to be substantially higher than many cities in the region as a whole. Median household income in the City was \$113,499 in 2019, compared to the Los Angeles County median household income of \$72,797.

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. [Figure D-12](#) shows the Lower and Moderate Income (LMI) areas in the surrounding region by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). LMI areas are concentrated in areas outside of Redondo Beach as it goes inland towards Downtown Los Angeles and towards the City of Long Beach. There are some areas of Redondo Beach considered LMI with the highest concentration of LMI population being 50 to 75 percent in two block groups ([Figure D-13](#)). The City's RHNA is spread out through block groups with different percentages of low to moderate income households but are mainly located in the block groups with a smaller percentage of LMI households ([Table D-7](#)).

Table D-7: RHNA Unit Distribution by % LMI Households in Census Tract				
% LMI HH	Lower	Moderate	AM	Total Units
< 25%	61.8%	49.5%	53.9%	57.0%
25% - 50%	32.9%	48.0%	45.8%	39.3%
50% - 75%	5.3%	2.5%	0.3%	3.8%
75% - 100%	0.0%	0.0%	0.0%	0.0%
Total Units	1,415	756	358	2,529

in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Higher composite scores mean higher resources. [Table D-10](#) shows the full list of indicators that go into the calculation of the index scores.

Table D-10: Domains and List of Indicators for Opportunity Maps	
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020.	

The following opportunity map scores are for the census tracts that make up Redondo Beach ([Table D-11](#)). Consistent with the HUD’s R/ECAP database, there are no areas of high segregation and poverty in the City. All of the City’s census tracts are of highest resource so all of the City’s RHNA units are also in the highest resource areas. Opportunity map scores by Census tract and RHNA unit distribution are presented in [Figure D-17](#). [The distribution of the sites inventory has allowed the City to provide feasible sites that can facilitate lower income housing that will have great access to opportunities as the whole city is considered to be highest resource.](#) Economic, environmental, and education scores for the City are further detailed below.

4. Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. [Figure D-21](#) shows that there are good environmental scores within the City limits compared to those in the surrounding area. The majority of the City's RHNA is located in the 11 to 20 and 21 to 30 percent score range ([Table D-12](#)). The majority of the City's lower income RHNA units are in the tracts with a low score of [11 to 20 \(47.5 percent\)](#). The main reason for Redondo Beach to have better environmental scores than its neighbors is the City's active trend of recycling existing old uses with new development, and therefore has the opportunity to improve environmental conditions in the community. Whereas neighbors such as Lawndale have relatively stagnant development activities.

According to the American Lung Association's State of the Air report, Los Angeles County received an Ozone score of "F", which means that the County experienced numerous days of unhealthy air pollution as compared to other counties and regions in the study. Over a three-year period, there were 114 days of unhealthy air that contributed to the Ozone score.

Table D-12: RHNA Unit Distribution by CalEnviroScreen 4.0 Scores				
% LMI HH	Lower	Moderate	AM	Total Units
1 - 10% (Lowest Score)	11.4%	10.6%	2.0%	9.8%
11 - 20%	40.2%	56.9%	56.4%	47.5%
21 - 30%	48.4%	8.6%	33.2%	34.4%
31 - 40%	0.0%	23.9%	8.4%	8.3%
41 - 50%	0.0%	0.0%	0.0%	0.0%
51 - 60%	0.0%	0.0%	0.0%	0.0%
61 - 70%	0.0%	0.0%	0.0%	0.0%
71 - 80%	0.0%	0.0%	0.0%	0.0%
81 - 90%	0.0%	0.0%	0.0%	0.0%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%	0.0%
Total Units	1,415	756	358	2,529