DATE: January 31, 2023

TO: Mayor and Council Members

FROM: Economic and Community Development Department

SUBJECT: Set Public Hearing to Consider Adoption of the 2021-2029 Housing Element General Plan Amendment 2023-001

RECOMMENDATION:
It is requested that the Mayor and Council Members set a public hearing for February 14, 2023, at 2:00 p.m., to consider General Plan Amendment 2023-001 for adoption of the 2021-2029 Inglewood Housing Element.

BACKGROUND:
In February 2014, the City Council adopted the 5th Cycle Housing Element covering the period of October 2013 to October 2021.

In March 2020, the Southern California Association of Governments (SCAG) adopted the 2021-2029 Regional Housing Needs Assessment (RHNA) Allocation Plan, which distributed the region’s housing needs for the 2021-2029 period among SCAG jurisdictions.

In 2021, the City retained a consultant to prepare the update to the Housing Element using State grant funds. Throughout 2021, housing-related outreach was conducted and the update was drafted.

In January 2022, staff released the Draft Housing Element for public review and comment. In addition, the draft was submitted to the State Department of Housing and Community Development (HCD) for review. Subsequent drafts were submitted to HCD to comply with the requested revisions.

On January 23, 2023, the Planning Commission reviewed the Draft 2021-2029 6th Cycle Housing Element (Draft Element) and adopted Resolution No. 1947 recommending approval to the City Council.

DISCUSSION:
Housing is a critical need in California, as it can have a significant impact on the quality of life and cost of living in a particular community. Not only must housing be decent and provide a suitable living environment, the availability of adequate types and amounts of housing also plays a role in maintaining a healthy statewide economy. The State legislature has declared that ‘the availability of housing is of vital statewide importance’. Housing is a statewide interest and State
housing law demonstrates the importance of local jurisdictions in facilitating the development and maintenance of housing.

The Housing Element must be updated every eight (8) years and is subject to review and certification by the California Department of Housing and Community Development (HCD). In the Southern California Association of Governments (SCAG) planning region, which includes Inglewood, the Draft Housing Element establishes housing policies for the planning period of October 2021 through October 2029.

The Housing Element, a mandatory element of the General Plan, is the means by which the City demonstrates its commitment to addressing housing needs within the community in a manner that recognizes its proportional share of regional housing needs. The Housing Element represents the City’s long-term commitment to the development and improvement of housing in the City of Inglewood. State law requires that Housing Elements address the following issues:

- Local governments must recognize their responsibility in contributing to the attainment of the State’s housing goals.
- Local governments must prepare and implement housing elements that are coordinated with State and federal efforts to provide opportunities for new housing.
- Local governments must cooperate with other agencies and governments to address regional housing needs.

The California Department of Housing and Community Development (HCD) is the State Agency responsible for ensuring that State housing law is being implemented at the local level. This includes review and approval of Housing Elements.

The previous Housing Element covers the period from October 15, 2013, through October 15, 2021, and is part of the State’s 5th Cycle of Housing Element updates.

Prior to every housing element cycle, SCAG develops a Regional Housing Needs Assessment (RHNA), which determines the housing need for the region and allocates the number of housing units that must be accommodated by each local jurisdiction in the region. For the 2021-2029 planning period, Inglewood was allocated 7,439 housing units within the following income categories, which are based on the Los Angeles County Median Family Income (MFI):

- Extremely Low Income (<30% MFI*): 906 (12% of total)
- Very Low Income (<50% MFI): 907 (12% of total)
- Low Income (<80% MFI): 955 (12% of total)
- Moderate Income (<120% MFI): 1,112 (14% of total)
- Above Moderate Income (>120% MFI): 3,559 (47% of total)
- Total RHNA Allocation: 7,439 units
Although the City is not obligated to develop the number of units in its RHNA allocation, it is required to ensure that there are sufficient sites available in the community to accommodate the projected housing need during this planning period. The Draft Housing Element identifies vacant land and underutilized sites that have the potential to provide new housing to meet this allocation. This inventory of available sites under existing zoning designations can potentially accommodate 11,453 new housing units.

In addition to addressing the RHNA, the Housing Element identifies the following goals for the 2021-2029 period:

Goal 1: Diverse housing solutions with affordable options for all income groups minimizing displacement of low-income households.

Goal 2: Stable and safe neighborhoods where housing is protected, rehabilitated and modernized.

Goal 3: A path to homeownership for local renters that strengthens the City’s neighborhoods and provides long-term stability to its population.

Goal 4: Strong supportive services for low-income households and households with special needs.

The Draft Housing Element includes a number of new programs and actions to further achieve these goals, as well as comply with current Housing Element requirements. Current and proposed programs are outlined in the Draft 2021-2029 Housing Element Implementation Programs.

A more detailed staff report will be provided for the public hearing.

COMMISSION COMMENTS AND RECOMMENDATIONS:
The Planning Commission recommended approval of General Plan Amendment 2023-001 on January 23, 2023, pursuant to Resolution No. 1947.

FINANCIAL/FUNDING ISSUES AND SOURCES:
There is no fiscal impact.

DESCRIPTION OF ANY ATTACHMENTS:
None.

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APPROVAL VERIFICATION SHEET

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