DATE: February 28, 2023

TO: Mayor and Council Members

FROM: Economic and Community Development Department

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

RECOMMENDATION:
It is recommended that the Mayor and Council Members take the following actions:

1. Receive public comments;
2. Affirm Categorical Exemption (EA-CE-2023-002); and
3. Adopt a Resolution approving the 2021-2029 Housing Element (General Plan Amendment 2023-001).

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.

On January 31, 2023, the City Council set a Public Hearing for February 14, 2023, to consider the General Plan Amendment.

On February 14, 2023, the City Council continued the Public Hearing to February 28, 2023, to allow more time for HCD to complete their review of the Housing Element.
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.

Public Outreach:
In order to facilitate a comprehensive update to the Housing Element, reflective of the Inglewood community, a variety of outreach methods were used throughout 2021:

Community Meetings: On December 8, 2021, two virtual community meetings were held in the morning and evening hours.

Stakeholder Interviews: City staff and the consultant met with 15 housing and community stakeholders from throughout the City.

Educational Video: Educational housing videos were produced and added to the City’s webpage/YouTube channel and advertised on the City’s social media pages. Three videos were produced, entitled as follows:
- What is the Housing Element?
- Zoning: Your Questions Answered.
- How Does Affordable Housing Become a Reality?
City’s Website: The Planning Division has a webpage designated for the 2021-2019 Housing Element update that includes community meeting presentation slides, recording of the virtual meeting presentation, educational videos, FAQs, and the Draft Housing Element.

Targeted Stakeholder and Service Provider Outreach: Targeted email notices were sent to key stakeholder organizations and service providers within the Inglewood community.

30-Day Comment Period: The Public Comment period took place from November 24, 2021-December 24, 2021 and no comments were received.

RHNA Number:
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):

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low Income (&lt;30% MFI)</td>
<td>906 (12% of total)</td>
</tr>
<tr>
<td>Very Low Income (&lt;50% MFI)</td>
<td>907 (12% of total)</td>
</tr>
<tr>
<td>Low Income (&lt;80% MFI)</td>
<td>955 (12% of total)</td>
</tr>
<tr>
<td>Moderate Income (&lt;120% MFI)</td>
<td>1,112 (14% of total)</td>
</tr>
<tr>
<td>Above Moderate Income (&gt;120% MFI)</td>
<td>3,559 (47% of total)</td>
</tr>
<tr>
<td>Total RHNA Allocation</td>
<td>7,439 units</td>
</tr>
</tbody>
</table>

Although the City is not mandated by the State 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. It is estimated that the inventory of available sites in the City, under existing zoning designations, can potentially accommodate 11,453 new housing units, which is 4,104 over the City’s RHNA.

Goals and Policies:
In addition to addressing the RHNA, the Housing Element identifies four (4) goals for the 2021-2029 period. Each goal is coupled with focused policies that are associated with programs that ensure that the goals are met. Below are the Goals and Policies established in the 6th Cycle Housing Element:

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

Policy 1.1 Promote new context-sensitive housing throughout the City where appropriate.

Policy 1.2. Continue to streamline the permit approval and entitlement process for housing projects.
Policy 1.3. Cooperate with and assist developers of extremely low-, very low-, low, and moderate-income housing and workforce housing.

Policy 1.4. Encourage the distribution of affordable housing throughout the City.

Policy 1.5. Encourage the construction of mixed-income housing developments that provide housing for a variety of income levels such as extremely low-income up through and including market rate.

Policy 1.6. Provide development incentives for the construction of affordable housing.

Policy 1.7. Vigorously promote new housing development opportunities in identified transit-oriented development areas.

Policy 1.8. Promote housing development on lands owned by local institutions.

Policy 1.9 Optimize the strategic use of City-owned property to create affordable housing.

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

Policy 2.1. Promote the use of public and private funding sources to facilitate rehabilitation and maintenance loans and grants for multi-family housing and senior owner-occupied single-family homes.

Policy 2.2. Facilitate an FAA and LAWA-funded sound insulation program for homes that are significantly impacted by noise from LAX.

Policy 2.3. Monitor the ongoing upkeep and safety of housing units and neighborhoods.

Policy 2.4. Preserve the existing supply of affordable, income-restricted, and rent-stabilized housing.

Policy 2.5 Ensure the sharing economy for short-term rentals does not adversely affect the City’s housing stock.

Policy 2.6. Explore options to raise local funds for the development or preservation of housing affordable to extremely low-, very low-, low-, and moderate-income households and the City’s workforce, and support related federal and State legislation.

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

Policy 3.1. Promote opportunities for affordable home ownership for city residents and workers in the city who are first-time home buyers.
GOAL 4: Strong supportive services for low-income households and households with special needs.

Policy 4.1. Support rental and mortgage assistance programs for lower-income households.

Policy 4.2. Permanently transition Inglewood, homeless individuals and families, to permanent housing by matching housing and supportive services to the needs of priority homeless populations: Inglewood’s chronically homeless; those whose last permanent address was in Inglewood; and members of Inglewood’s workforce at risk of becoming homeless.

Policy 4.3. Relieve overcrowded housing conditions.

Policy 4.4. Apply for grant funding to financially support the development of housing for special need groups.

To implement the City’s housing policies, 36 programs have been defined that will advance all the City’s housing goals. These programs were developed to ensure the goals and policies that are the backbone of the City’s housing strategy are met. Current and proposed programs are outlined in the Draft 2021-2029 Housing Element Implementation Programs and are listed below:

<table>
<thead>
<tr>
<th>Program Title</th>
<th>Goals Supported</th>
<th>Implementation Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program 1: Design Standards to Streamline Housing Development</td>
<td>1, 3, 4</td>
<td>2023</td>
</tr>
<tr>
<td>Program 2: New Affordable Multi-Family Housing</td>
<td>1</td>
<td>2025</td>
</tr>
<tr>
<td>Program 3: Intuit Dome Implementation Community Benefits</td>
<td>1, 2, 3</td>
<td>2024</td>
</tr>
<tr>
<td>Program 4: Inclusionary Housing</td>
<td>1, 4</td>
<td>2024</td>
</tr>
<tr>
<td>Program 5: Commercial Corridors Evaluation</td>
<td>1</td>
<td>2026</td>
</tr>
<tr>
<td>Program 6: Public Land (Affordable Housing)</td>
<td>1, 2, 4</td>
<td>2026</td>
</tr>
<tr>
<td>Program 7: Congregational Land Affordable Housing</td>
<td>1, 4</td>
<td>2025</td>
</tr>
<tr>
<td>Program 8: Accessory Dwelling Units</td>
<td>1, 4</td>
<td>2024</td>
</tr>
<tr>
<td>Program 9: New Revenue Sources</td>
<td>2, 4</td>
<td>2024</td>
</tr>
<tr>
<td>Program 10: Housing Grant Application Working Group</td>
<td>1, 2, 4</td>
<td>2024</td>
</tr>
<tr>
<td>Program 11: Monitor and Preserve Existing Supply of Affordable Housing</td>
<td>2</td>
<td>2029</td>
</tr>
<tr>
<td>Program 12: Long-Term Stewardship of Housing Subsidies – Community Land Trusts</td>
<td>2, 4</td>
<td>2025</td>
</tr>
<tr>
<td>Program 13: City Purchases and Covenants to Preserve Affordable Housing</td>
<td>2</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 14: Short-Term Rental Regulation</td>
<td>2</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 15: Review and Removal of Governmental Constraints</td>
<td>1</td>
<td>2026</td>
</tr>
<tr>
<td>Program 16: Rehabilitate Affordable Rental Housing</td>
<td>2</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 17: Rehabilitate Ownership Housing for Seniors and Adults with Ambulatory Disabilities</td>
<td>2</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 18: Rehabilitate Homes for Individuals with Developmental Disabilities</td>
<td>2</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 19: Code Enforcement/Property Maintenance</td>
<td>2</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 20: Neighborhood Watch</td>
<td>2</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 21: Graffiti Abatement</td>
<td>2</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 22: Residential Sound Insulation</td>
<td>2</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 23: Energy Conservation</td>
<td>2</td>
<td>2029</td>
</tr>
<tr>
<td>Program 24: First-Time Homebuyers Initiative</td>
<td>1, 3</td>
<td>2024</td>
</tr>
<tr>
<td>Program 25: Section 8 Homeownership</td>
<td>3</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 26: Local Preference Ordinance</td>
<td>4</td>
<td>2026</td>
</tr>
<tr>
<td>Program 27: Housing Protection Ordinance Administration</td>
<td>4</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 28: Fair Housing and Tenants’ Rights</td>
<td>4</td>
<td>2029</td>
</tr>
<tr>
<td>Program 29: Tenant-Based Rental Assistance</td>
<td>4</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 30: Family Self-Sufficiency</td>
<td>4</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 31: Transitional and Supportive Housing Zoning</td>
<td>4</td>
<td>2029</td>
</tr>
<tr>
<td>Program 32: Homelessness Solutions</td>
<td>4</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 33: Veterans Affairs Supportive Housing</td>
<td>4</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 34: Developmentally Disabled Housing Outreach</td>
<td>4</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Program 35: Replace Housing Program</td>
<td>2, 4</td>
<td>2024</td>
</tr>
<tr>
<td>Program 36: Priority Water and Sewer Services</td>
<td>2</td>
<td>2024</td>
</tr>
</tbody>
</table>

**General Plan Consistency**

The Inglewood General Plan serves as a blueprint for the physical development of the City. It sets long-term physical, economic, social, and environmental goals for the City and identifies the types of development needed to achieve those goals. The eight required ‘Elements’ of the General Plan (Land Use, Housing, Circulation, Conservation, Open Space, Noise, Safety, and Environmental Justice) complement each other and provide a comprehensive plan for the future of the jurisdiction. When a General Plan is developed as a comprehensive document, the elements comply with and do not contradict one another. Over time, as individual elements are modified, a jurisdiction must ensure that any modifications do not conflict with any other part of the General Plan.

The Housing Element supports the Land Use Element by supporting the following Land Use Element Goals:

1. “To promote the maintenance, rehabilitation, and modernization of the City’s Housing Stock.” The Housing Element does this by maintaining programs that aid in ensuring that the City’s aging housing stock is kept up by residents.

2. “Promote residential developments which will attract middle to upper-income families who can afford the higher cost of recycled developments.” The Housing Element does this by
offering development incentives to encourage for-sale developments, high-end market-rate rental units, and new housing units in general.

The Housing Element supports the Environmental Justice Element by supporting the following Goals and Policies:

1. Goal No. 5- “A City with safe and sanitary housing conditions and affordable housing.”
   a. Policy No. EJ-5.9 to create opportunities to utilize federal, state, local and private funding programs offering low-interest loans or grants, and private equity for the rehabilitation of rental properties for lower-income households. The Housing Element does this by maintaining programs within the 6th Cycle Housing Element that seek grant funding to offer to residents and property owners to aid in the rehabilitation of properties throughout the City.

   b. Policy No. EJ-5.10 to encourage the retention of rent stabilization and just cause eviction policies in the City and also, promote equitable transit-oriented development that includes both affordable and market-rate housing. The Housing Element does this by previously establishing a rent stabilization ordinance and maintaining programs within the 6th Cycle Housing Element to encourage development within the recently adopted TOD Plan areas.

To that end, as updated, the Housing Element is consistent with and supports the intent of the General Plan.

Public Comments
As of the preparation of this report, no public comments in favor of or against this matter have been received.

Environmental Determination
An exemption was prepared in accordance with the California Environmental Quality Act (CEQA) stating that the project will have no significant adverse impact upon the environment (EA-CE-2023-002), a copy of which has been available for review in the Planning Division office located on the first floor lobby of City Hall. An electronic copy is available by email request at bmccrumby@cityofinglewood.org.

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:
Attachment 1: Notice of Exemption
Attachment 2: January 23, 2023 Planning Commission Minutes (Draft)
Attachment 3: Planning Commission Resolution No. 1947
Attachment 4: City Council Resolution
Attachment 5: Housing Element

PREPARED BY:
Mindy Wilcox, AICP, Planning Manager
Bernard McCrumby Jr., Senior Planner

COUNCIL PRESENTER:
Christopher E. Jackson, Sr. Economic and Community Development Department Director
APPROVAL VERIFICATION SHEET

DEPARTMENT HEAD APPROVAL: [Signature]
Christopher E. Jackson, Sr., ECD Dept. Director

CITY MANAGER APPROVAL: [Signature]
Artie Fields, City Manager
GPA-2023-001
Notice of Exemption
Attachment No. 1
NOTICE OF EXEMPTION

Prepared in accordance with California Environmental Quality Act Section No. 15300, and the Inglewood Municipal Code, the following Notice of Exemption is made.

Project Title: General Plan Amendment 2023-001 (GPA-2023-001)
CEQA Case No: EA-CE-2023-002
Location: Citywide
Zoning: Citywide
Project Sponsor: City of Inglewood
Address: One Manchester Boulevard, Inglewood, CA 90301
Agency Contact: Bernard McCrumby, Senior Planner
Telephone: (310) 412-5230

Project Description
A public hearing to consider General Plan Amendment 2023-001 (GPA 2023-001) to update the Housing Element of the Inglewood General Plan.

Exempt Status
Categorical Exemption: Section 15061(b)(3)

Reason for Exemption
The proposed amendment qualifies under the “common sense” CEQA exemption pursuant to CEQA Guidelines Section 15061(b)(3), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA because there are no changes to zoning or the physical environment associated with the Housing Element. CEQA only applies to projects that have the potential for causing a significant effect on the environment - either through a direct impact or reasonably, foreseeable indirect impact.

Signature:
Name: Bernard McCrumby
Title: Senior Planner
Date: January 10, 2023
5A. GENERAL PLAN AMENDMENT NO. 2023-001 (GPA-2023-001) INGLEWOOD
HOUSING ELEMENT: A public hearing to consider General Plan Amendment 2023-001 (GPA-2023-001), the 6th Cycle Draft 2021-2029 Inglewood Housing Element.

Mr. Bernard McCrumby, Senior Planner, made the staff presentation.

Chairman Springs asked the Planning Commission if there were any questions for staff.

Commissioner Rice asked staff:
- Regarding having Builders adhering to Affordable Housing requested by the City enforced?
  - Mr. McCrumby responded to Commissioner Rice’s question.
- How are Density Bonuses for projects here in Inglewood established, and is it City wide overall?
  - Mr. McCrumby responded to Commissioner Rice’s question.
- How is the density bonus provided with regards to the Land, is the land given by the City?
- Will the City be obligated to provide land for a project and then have to come through this body?
  - Mr. McCrumby responded to Commissioner Rice’s questions.
  - Ms. Wilcox also responded to Commissioner Rice’s questions.
- Could you further explain how the process with the TOD will affect the City and Downtown, and what will be up-coming in future Development?
  - Mr. McCrumby responded to Commissioner Rice’s question.

Commissioner Trejo made a statement and asked staff:
- Wanted to say how very impressed she is with the Housing Element and with our TOD Element and definitely learned a lot and very informative with regards to addressing segments of the population of our current residents. Also evident in the jump in residential units that are now being required for Inglewood, I feel is a very large requirement.
- Presently with the 1,000 plus units for the above-moderate income to a jump of 7,400 units tells me that this City has above-moderate income individuals wanting to live in Inglewood, and not necessary the present Inglewood Resident who has moved up into that category, but I feel this is attracting other individuals who want to move to Inglewood, and I didn’t realize this significant jump until just now.
• My question is why is Inglewood being asked to provide or make available 7,400 units as opposed to other Cities here in the South-Bay region that are much lower?

• In asking this question my observation is it strikes me that the requirement for 7,400 units is because of the significant population of low-income bearing all of the property and they are requiring Inglewood to come up with a significant number of units and there is no guarantee that the significant jump in the above-moderate income will be for Inglewood residents. They are requiring Inglewood to provide more affordable housing units than Manhattan Beach. When children of Manhattan Beach residence grow up and decide they are ready to have their personal dwelling, they cannot probably afford to purchase a residence in Manhattan Beach and the closest place to Manhattan Beach would be in Inglewood, because the units in Inglewood would be more affordable than the limited number of units required by more affluent neighborhoods.

• It does not sound fair to me that Inglewood would have to carry the burden of providing so many more units than any of the other cities in the South-Bay region.

- Ms. Wilcox responded to Commissioner Trejo’s questions.

• The main reason for bringing this question up is because of the recent planning commission meeting that was held last week and they gave us the numbers of the units that are being required by each City and that Inglewood’s number is very high, and I feel that it is not accurate to the income level here and the sole purpose for requiring this high unit number is income, but that the income in Inglewood has lower income residents, and for the lack of a better term a lower income City and feels that Inglewood is being purposely targeted and it seems very unfair and it feels that there should be an opportunity for a different formula, because Inglewood’s area is changing and feels that it’s being taken advantage of.

- Mr. Jackson responded to Commissioner Trejo’s questions.

• Page 5 of 8, Goal No. 4, "...Implement the City’s housing policies, 36 programs have been defined that will advance all the City’s housing goals", although numerically listed there are 36, there are two missing on the programs list, no.’s 22 and 27, and also in the Resolution it mentions 34 programs, so there needs to be some consistency, because the City’s Staff Report is part of the consideration taken by the planning commission and the Resolution of course is what approves it.
• Last comment regarding the Resolution, Page 2, and Section 1, No. 3, "...The Housing Element General Plan Amendment is substantially compatible with the unnamed portions..." and feels very uncomfortable with it being "unnamed", because it could be "unnamed anything". She stated that it has to be clarified that if it relates to the 700 Elements in the General Plan, then it should specify the 700 Elements as opposed to "Unnamed Portion".
  - Ms. Wilcox responded to Commissioner Trejo’s comments.

Commissioner Shaw-Williams stated she had one question for staff,
• Regarding the City providing potential land for housing, locations like the Imperial and Crenshaw, possibly utilizing that particular shopping center area for developing housing, and she very curious because there is a lot of land between Morningside High School and Woodworth Elementary School, has that ever been discussed or considered for potential housing?
  - Ms. Wilcox responded to Commissioner Shaw-Williams question.

Chairman Springs stated that he wanted to -
• First, thanks to Ms. Wilcox and staff for putting together this great report and getting it to the Planning Commission so quickly, and in making sure that we had plenty of time read it, it was very enlightening and hard to put down, as some of my colleagues can readily show with all of their tabs in their books.

• Next question is in regards to Residential Sound Instillation, as that is one of the programs and as it is only allotted in one portion of the City and will it ever be expanded to other areas of the City and if yes when; and if not, why not; and if not, how can it be changed into a yes possibility?
  - Mr. Jackson responded to Chairman Springs’ question.

• Next question is in regards to the City providing Housing and/or Down-payment assistance to the moderate and low-income families here in Inglewood?
  - Mr. McCrumby responded to Chairman Springs’ question.

Chairman Springs asked the Planning Commission if they might have questions for the Arroyo Group, the projects Consultant and if yes, to come forward to respond accordingly, there were none.
Mr. McCrumby made a statement to Chairman Springs in response to Commissioner Trejo’s observation regarding the actual and correct number of programs that are listed in the staff report and also the Resolution.

Chairman Springs asked the AT&T Operator to open the phone lines to anyone who may want to make a comment on this public hearing, for or against at this time, there were None as confirmed by the AT&T Operator, and he asked the Planning Commission if there were any further questions for staff, there were none, and then called for a motion.

**MOTION:**
Commissioner Trejo motioned to affirm categorical exemption EA-CE-2023-002 and adopt the resolution recommending City Council adoption of GPA-2023-001 with the slight modification and wording in the Staff Report and the Resolution to provide consistency in the number of programs under Goal No. 4 in the Staff Report and clarifying the wording to delete “unnamed portions” under Section 1, No. 3 in the Resolution and was seconded by Commissioner Patrick, Resolution No. 1947


Be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Patrick, Rice, Trejo, Shaw-Williams and Chairman Springs.

Ms. Wilcox explained that this item will go directly to the City Council.
RESOLUTION NO. 1947

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF INGLEWOOD, CALIFORNIA,
RECOMMENDING CITY COUNCIL APPROVAL OF
GENERAL PLAN AMENDMENT 2023-001 (GPA-
2023-001) THE UPDATE TO THE HOUSING
ELEMENT OF THE INGLEWOOD GENERAL PLAN
FOR THE 6TH HOUSING ELEMENT CYCLE.

(Case No. GPA-2023-001)

WHEREAS, Section 65302 (a) of the California Government Code
requires certain Elements to be included in the City of Inglewood General
Plan (General Plan).

WHEREAS, State Law requires that the City update the Housing
Element of the Inglewood General Plan every 8 years;

WHEREAS, the City has initiated an update to the Housing Element
of the General Plan. The proposed Housing Element Amendment is
provided as Exhibit A;

WHEREAS, the Planning Commission scheduled a public hearing for
the 23rd day of January 2023, beginning at 7:00 p.m. to consider General
Plan Amendment No. 2023-001 (GPA 2023-001); and

WHEREAS, notice of the time and place of the hearing was given as
required by law; and

WHEREAS, the Planning Commission conducted the hearing at the
time and place stated in the notice and afforded all persons interested in
the matter of the proposed General Plan Amendment, or in any matter or
subject related thereto, an opportunity to address the Planning Commission
and be heard and to submit any testimony or evidence in favor or against;
and

WHEREAS, pursuant to Section 65103 of the California Government
Code, the Planning Commission, acting as the City of Inglewood Planning
Agency, is charged with administration of the City’s General Plan and with making recommendations to the City Council on amendments to the City’s General Plan; and,

WHEREAS, after taking public testimony and fully considering all the issues, the Planning Commission determined that General Plan Amendment GPA-2023-001 should be recommended for approval to the City Council as set forth herein below.

SECTION 1.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA RESOLVES AS FOLLOWS:

SECTION 1.

The Planning Commission has carefully considered all testimony and evidence presented in this matter, and being so advised, finds as follows:

1. All procedural requirements for the Planning Commission to recommend to the City Council approval of the Housing Element General Plan Amendment have been followed.

2. The Housing Element General Plan Amendment substantially complies with the applicable requirements of state law.

3. The Housing Element General Plan Amendment is substantially compatible with the General Plan and will maintain an internally consistent General Plan because the Housing Element supports the following Goals and policies of the General Plan:

   a) Land Use Element Goal to promote the maintenance, rehabilitation, and modernization of the City’s Housing Stock by maintaining programs that aid in ensuring that the City’s aging housing stock is kept up by residents.

   b) Land Use Element Goal of promoting residential developments which will attract middle to upper-income families who can
afford the higher cost of recycled developments by offering
development incentives to encourage for-sale developments as
well as high-end market-rate rental units.

c) Environmental Justice Element Goal #5 (A City with safe and
sanitary housing conditions and affordable housing)
   a. Policy No. EJ-5.9 - (to create opportunities to utilize
      federal, state, local and private funding programs offering
      low-interest loans or grants, and private equity for the
      rehabilitation of rental properties for lower-income
      households) by maintaining programs within the 6th
      Cycle Housing Element that seeks grant funding to offer
      to residents and property owners to aid in the
      rehabilitation of properties throughout the City.

d) Environmental Justice Element Goal #5 (A City with safe and
sanitary housing conditions and affordable housing)
   a. Policy No. EJ-5.10 - (Encouraging the retention of rent
      stabilization and just cause eviction policies in the City
      and also, promoting equitable transit-oriented
      development that includes both affordable and market-
      rate housing) by establishing a rent stabilization
      ordinance and maintaining programs within the 6th Cycle
      Housing Element to encourage development within the
      recently adopted TOD Plan areas.

4. The Housing Element General Plan Amendment is reasonably
related to the protection of the public health, safety, and welfare of the
residents of the City of Inglewood.

5. That the amendment is categorically exempt from the
requirements of the California Environmental Quality Act.
BE IT FURTHER RESOLVED, that the Planning Commission of the City of Inglewood, following review of the proposed General Plan Amendment, and consideration of testimony at the public hearing, the City staff reports and other information in the record as a whole, finds the proposed General Plan Amendment to be adequate as presented and worthy of approval and hereby recommends to the City Council approval and adoption of the General Plan Amendment attached hereto as Exhibit A.

SECTION 2.

The Secretary of the Planning Commission is hereby instructed to forward a certified copy of this resolution to the City Council as a report, findings and recommendations of the Commission with reference to the General Plan Amendment attached hereto as Exhibit A; and to accompany such a certified copy of all the files, data and instruments to be forwarded to the City Council together with this report of findings and recommendations, all as provided under Chapter 12 of the Inglewood Municipal Code.

This resolution, a recommendation to the City Council to approve the General Plan Amendment No. 2023-001 (GPA-2023-001) attached hereto as Exhibit A, is passed, approved, and adopted, this 23rd day of January 2023.

Larry Springs, Chairman
City Planning Commission
Inglewood, California

Attest:

Evangeline L. Lane
Evangelina L. Lane, Secretary
City Planning Commission
Inglewood, California
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING THE 2021-2029 HOUSING ELEMENT UPDATE (GENERAL PLAN AMENDMENT 2023-001) FOR THE 6TH CYCLE HOUSING ELEMENT AND AUTHORIZES THE ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR TO APPROVE MINOR CHANGES TO THE 2021-2029 HOUSING ELEMENT AS MAY BE NECESSARY TO OBTAIN CERTIFICATION FROM HCD.

WHEREAS, pursuant to California Government Code Section 65588 and Section 65584.02, the City of Inglewood is required to update the Housing Element of its General Plan every eight (8) years; and,

WHEREAS, City staff prepared a Draft Housing Element to update the Housing Element per State law, incorporated input and direction from the City of Inglewood City Council, Planning Commission, and the public; and,

WHEREAS, to implement the Housing Element, a series of policies and programs have been incorporated within the Housing Element; and,

WHEREAS, on January 23, 2023 the Planning Commission conducted a public hearing for the matter and approved Resolution No. 1947 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 2023-001 (GPA-2023-001) THE UPDATE TO THE HOUSING ELEMENT OF THE INGLEWOOD GENERAL PLAN FOR THE 6TH HOUSING ELEMENT CYCLE.
WHEREAS, on January 31, 2023 the City Council scheduled a Public Hearing for February 14, 2023, that was properly noticed pursuant to Section 65355 of the California Government Code with a legal notice published in the Pace Newspaper, a newspaper of general circulation and a notice posted on the City Hall public information board; and,

WHEREAS, on February 14, 2023 the City of Inglewood City Council conducted the public hearing, reviewed the Housing Element policies, goals and programs and provided an opportunity for members of the public to address the City Council regarding the Housing Element; and,

WHEREAS, on February 14, 2023 the City Council continued the Public Hearing to February 28, 2023 to allow more time for State Department of Housing and Community Development (HCD) to complete their review of the Housing Element.  

WHEREAS, pursuant to Section 65350 of the California Government Code, the City Council is charged with making amendments to the City's General Plan as needed;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA DOES RESOLVE AS FOLLOWS:

SECTION 1.

The City Council has carefully considered all testimony and evidence presented in this matter, and being so advised, finds as follows:

1. All procedural requirements for the Planning Commission to recommend to the City Council approval of the Housing Element General Plan Amendment have been followed.

2. The Housing Element General Plan Amendment substantially complies with the applicable requirements of state law.

3. The Housing Element General Plan Amendment is substantially compatible with the General Plan and will maintain an internally consistent General Plan because the Housing Element supports the following Goals and policies of the General Plan:
a) Land Use Element Goal to promote the maintenance, rehabilitation, and modernization of the City's Housing Stock by maintaining programs that aid in ensuring that the City's aging housing stock is kept up by residents.

b) Land Use Element Goal to promote residential developments which will attract middle to upper-income families who can afford the higher cost of recycled developments by offering development incentives to encourage for-sale developments as well as high-end market-rate rental units.

c) Environmental Justice Element Goal #5 - (A City with safe and sanitary housing conditions and affordable housing)

   a. Policy No. EJ-5.9 - (To create opportunities to utilize federal, state, local and private funding programs offering low-interest loans or grants, and private equity for the rehabilitation of rental properties for lower-income households) by maintaining programs within the 6th Cycle Housing Element that seeks grant funding to offer to residents and property owners to aid in the rehabilitation of properties throughout the City.

   b. Policy No. EJ-5.10 - (Encouraging the retention of rent stabilization and just cause eviction policies in the City and also, promoting equitable transit-oriented development that includes both affordable and market-rate housing) by establishing a rent stabilization ordinance and maintaining programs within the 6th Cycle Housing Element to encourage development within the recently adopted TOD Plan areas.

4. The Housing Element General Plan Amendment is reasonably related to the protection of the public health, safety, and welfare of the residents of the City of Inglewood.
5. That the amendment is categorically exempt from the requirements of the California Environmental Quality Act.

SECTION 2.

Pursuant to the foregoing recitations and findings, the City Council hereby approves the Draft 2021·2029 Housing Element as attached (General Plan Amendment 2023·001) and authorizes the Economic and Community Development Director to approve minor changes to the updated 2021·2029 Housing Element as may be necessary to obtain certification from HCD.

SECTION 3.

The City Clerk shall certify to the passage of this resolution and to its approval by the City Council and shall cause the same to be published in accordance with the City Charter. Passed, approved and adopted this ______ day of ______ 2023.

________________________
JAMES T. BUTTS
MAYOR OF THE CITY OF INGLEWOOD, CALIFORNIA

Attest:

________________________
AISHA L. THOMPSON
CITY CLERK
(SEAL)
The Draft Housing Element can be found in the link below.

https://www.cityofinglewood.org/DocumentCenter/View/18753/2021-2029-Draft-Housing-Element-20221231-

A hard copy can be provided upon request.