5th Cycle Housing Element Accomplishments

- Housing Production over the 5th Cycle: **1,332 new units**, 160 new Accessory Dwelling Units.

- **Housing Protection Ordinance**, limits maximum rent increases.

- Adopted Transit Oriented Development Plans (Downtown, Fairview Heights, Westchester/Veterans, Crenshaw/Imperial) and Hollywood Park Specific Plan. Permitted **thousands of new housing units** to be built.

- Residential Sound Insulation Program: Completed improvement of **5,064 units** within flight path.
Opportunities for Inglewood

1. Rising Home Values and Wealth Generation Opportunities

2. Continuing to Provide Affordable Housing for Low-Income Residents

3. Supporting the City’s Long-Term Residents, People of Color, and Institutions

4. Leveraging New Development for Public Benefit

5. Preparing City Processes and Codes for Growth and to Achieve Public Benefits
Embracing the Opportunities

Rising Home Values and Wealth Generation Opportunities

• Inglewood’s home values are below the regional average.

• Home values are now increasing faster than the region. The value of the average single-family home rose 20.8% to $757,000 between June 2020 and June 2021.

• There is still significant room for growth to reach the average values of nearby Hawthorne ($821,000), Los Angeles City ($934,000) and Culver City ($1,585,000).

• This price appreciation has created an important wealth generation opportunity for the people of color who comprise the vast majority of the City’s homeowners.

• However, this price appreciation has increased barriers to wealth generation for those who are not yet owners. While home prices and rents have been increasing at strong rates, Inglewood’s median household income remains at $54,400, 80% of the County median. This Element lays out a strategy to increase access to homeownership for more Inglewood tenants.
Embracing the Opportunities

Continuing to Provide Affordable Housing for Low-Income Residents

• The City took a major step to protect tenants in 2019 by instituting a Housing Protection ordinance which limited rent increases.

• The City is currently supporting at least three affordable housing projects in development which would help to address the situation, but the need will continue. This Element describes many strategies to increase the production of affordable housing in Inglewood.
Current Housing Market Conditions

Market Rent
- Older Studio Apartment: $1,000
- Older 1-Bedroom Apartment: $1,350
- Older 2-Bedroom Apartment: $1,700
- New 1-Bedroom Apartment: $2,200
- New 2-Bedroom Apartment: $3,000
- FHA Mortgage: $3,300

Affordable Rent
- Median Household in Inglewood: $1,360
- Low: $1,478
- Moderate: $2,468
- Above Moderate: $3,340

Affordable Rent (4-person household)
- $799
- $1,360
- $1,478
- $1,670
- $2,468
- $3,340

Annual Salary
- $31,950
- $59,100
- $66,801
- $98,751
- $133,602

Income Level
- Extremely Low
- Very Low
- Low
- Moderate
- Teacher + Cashier
- Teacher +
Embracing the Opportunities

Supporting the City’s Long-Term Residents, People of Color, and Institutions

- The Housing Element strives to support long-term Inglewood residents **achieve homeownership** and provide **long-term stability** to local neighborhoods.

- Its policies are intended to **mitigate housing market forces** that could alter the community’s social make-up and protect renters, the African-American population, and other demographics that have historically made Inglewood special.
Embracing the Opportunities

Leveraging New Development for Public Benefit

• New development has increased markedly in Inglewood.

• The 273 units permitted from 2013 to 2018 were dwarfed by the 1,053 units permitted in 2019 and 2020 alone, and over 4,000 units are in the development pipeline.

• Better market conditions give the City the opportunity to leverage development interest to achieve needed public benefits, such as affordable housing, open space, impact fees, supermarkets and other community amenities.
Embracing the Opportunities

Preparing City Processes and Codes for Growth and to Achieve Public Benefits

- The increase in development activity makes it important to implement up-to-date codes and processes that could **streamline the development review process** while clarifying City expectations for development and the public benefits it should provide.
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 RHNA is handed down to jurisdictions from the Southern California Association of Governments (SCAG), based on their methodology. The City of Inglewood’s RHNA is **7,439 total units** split across four income levels.

RHNA allows communities to anticipate growth, so that collectively the region can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility, addresses social equity and fair share of housing needs.

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very-Low Income (&lt;50% of AMI)</td>
<td>1,813</td>
</tr>
<tr>
<td>Low Income (50-80% of AMI)</td>
<td>955</td>
</tr>
<tr>
<td>Moderate Income (80-120% of AMI)</td>
<td>1,112</td>
</tr>
<tr>
<td>Above Moderate Income (&gt;120% of AMI)</td>
<td>3,559</td>
</tr>
<tr>
<td>Total</td>
<td>7,439</td>
</tr>
</tbody>
</table>
### 6th Cycle Housing Element Objectives

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>1,813 units</td>
<td>320 affordable housing units rehabilitated</td>
<td>1,150 households supported by tenant-based rental subsidies</td>
</tr>
<tr>
<td>Low</td>
<td>955 units</td>
<td>3,000 homes rehabilitated with Residential Sound Insulation</td>
<td>7,000 annual rental and code enforcement inspections by 2029</td>
</tr>
<tr>
<td>Moderate</td>
<td>1,112 units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Above Moderate</td>
<td>3,559 units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>7,439 units</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Goal 1: Diverse housing solutions with affordable options for all income groups minimizing displacement of low-income households.

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Affordable Housing Types</th>
<th>Affordable Housing Types</th>
<th>Large Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-30% Area Median Income (AMI)</td>
<td>Transitional housing Permanent supportive housing Single-room occupancy</td>
<td>Transitional housing Permanent supportive housing</td>
<td></td>
</tr>
<tr>
<td>30-60% AMI</td>
<td>Affordable rental housing</td>
<td>Affordable rental housing</td>
<td></td>
</tr>
<tr>
<td>60-80% AMI</td>
<td>Unsubsidized older rental housing (rent stabilized) Inclusionary rental housing New ADUs</td>
<td>Unsubsidized older rental housing (rent stabilized) Inclusionary rental housing</td>
<td></td>
</tr>
<tr>
<td>80-120% AMI</td>
<td>Inclusionary rental housing New ADUs</td>
<td>Inclusionary rental housing Affordable ownership housing</td>
<td></td>
</tr>
<tr>
<td>120-150% AMI</td>
<td>New rental housing</td>
<td>Affordable ownership housing</td>
<td></td>
</tr>
<tr>
<td>150+% AMI</td>
<td>New condominium housing (e.g. urban apartment)</td>
<td>Single-family ownership housing (new and older)</td>
<td></td>
</tr>
</tbody>
</table>
Goal 1: Diverse housing solutions with affordable options for all income groups minimizing displacement of low-income households.

Program 1: Design Standards to Streamline Housing Development (New).

- Develop objective design standards to streamline the entitlement process while enhancing the character of residential neighborhoods and commercial corridors.
Goal 1: Diverse housing solutions with affordable options for all income groups minimizing displacement of low-income households.

Program 2: New Affordable Multifamily Housing (Existing).

- Support new affordable housing development with financial incentives granted from federal & state government (0-60% AMI)
6th Cycle Housing Element Programs

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

**Program 4: Inclusionary Housing (New).**

- Complete a feasibility study for inclusionary housing and adopt an ordinance establishing inclusionary housing requirements or incentives.
6th Cycle Housing Element Programs

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

Program 5: Commercial Corridors Evaluation (New).

- Evaluate the creation of zoning that would permit residential or mixed-use projects on commercial corridors adjacent to High Quality Transit.

- Commercial corridors include but are not limited to Centinela Boulevard, Prairie Boulevard (north of Century), Arbor Vitae Street and Manchester Boulevard.
Goal 1: Diverse housing solutions with affordable options for all income groups minimizing displacement of low-income households.

Program 6: Public Land Affordable Housing (Existing).

- Work with the development community to explore opportunities in to redevelop City-owned parcels into housing.
Goal 1: Diverse housing solutions with affordable options for all income groups minimizing displacement of low-income households.

Program 7: Congregational Land Affordable Housing (New).

- Review barriers, such as zoning barriers, faced by congregations in their effort to develop affordable housing on their land.
- Prepare zoning amendments that address these concerns, perhaps in the form of an overlay zone.
6th Cycle Housing Element Programs

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

Program 8: Accessory Dwelling Units.

- New ADU ordinance
- Explore menu of pre-approved ADU plans
- Explore low-cost loans to construct ADUs as affordable housing if funding is available
6th Cycle Housing Element Programs

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

Program 14: Short-Term Rental Regulation (New).

• Evaluate the potential impact of the shared housing economy on the housing stock.

• Adopt an ordinance to regulate short-term rentals to ensure protection of its housing stock.

• Qualified property owners will be able to continue operating short-term rentals, however, properties used exclusively as short-term rentals will be closely regulated.

• Short-term rental guests will pay the Transient Occupancy Tax (TOT) which applies to all hotel guests.
6th Cycle Housing Element Programs

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

Program 22: Residential Sound Insulation (Existing).

- Provides sound buffering to homes within the LAX flight path (double pane windows, etc.)
- Rehabilitate 3,000 housing units within the flight path during the 6th Cycle, addressing the majority of outstanding homes.
Goal 3: A path to homeownership for renters that strengthens the City’s neighborhoods and provides long-term stability to its population.

Program 24: First-Time Homebuyers Initiative (New).

- Provides financial support to purchase first home
  - Down payment assistance (loan)
  - Capital subsidy to new affordable homeownership condo/townhome project
- City currently has pilot program; however, homes can only be low cost & large subsidy required to serve low-income
- Can serve more people at moderate & workforce incomes (80-160% AMI)
- Ensure wealth-building opportunities
6th Cycle Housing Element Programs

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

Program 27: Housing Protection Ordinance (Existing).

- Ordinance adopted in 2019, formed Renter Protection Department. Ordinance includes limitation on increases in rents for properties which are older than 15 years of age.

- During the 6th cycle, the Housing Protection Ordinance will be fully implemented, including establishing a Rental Housing Board, having a functioning rental registry program, conducting triennial inspections of all rental units. At least 7,000 annual rental unit inspections will be conducted by 2029.

- Increase access to legal counsel in eviction proceedings
Goal 4: Strong supportive services for low-income households and households with special needs.

Program 31: Transitional and Supportive Housing Zoning (New).

- Continue to permit supportive housing in all residential zones.
- Amend the zoning code to permit low-barrier navigation centers in appropriate districts.
- Work with local service providers to develop transitional and permanent housing facilities.
Goal 4: Strong supportive services for low-income households and households with special needs.

Rental Subsidy Programs (Existing).

- Continue to provide Tenant-Based Rental Assistance (TBRA) vouchers and Homeless Tenant-Based Rental Assistance (HTBRA) in order to transition individuals out of homelessness through case management services.
- Housing Choice Voucher (Section 8)
- Veterans Affairs Supportive Housing (VASH)
- Family Self Sufficiency (FSS)
## 6th Cycle Housing Element Site Inventory

### RHNA Site Inventory Summary

<table>
<thead>
<tr>
<th></th>
<th>Lower</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>RHNA</td>
<td>2,138</td>
<td>1,112</td>
<td>3,559</td>
<td>7,439</td>
</tr>
<tr>
<td><strong>Project Pipeline Units</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Approved</td>
<td>28</td>
<td>3</td>
<td>1,365</td>
<td>1,396</td>
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<tr>
<td>Pending</td>
<td>198</td>
<td>2</td>
<td>652</td>
<td>852</td>
</tr>
<tr>
<td><strong>Accessory Dwelling Units</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anticipated ADUs</td>
<td>165</td>
<td>16</td>
<td>93</td>
<td>274</td>
</tr>
<tr>
<td><strong>Units on Available Sites</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City-Owned Sites</td>
<td>198</td>
<td>0</td>
<td>0</td>
<td>198</td>
</tr>
<tr>
<td>Institutional Sites$^{12}$</td>
<td>699</td>
<td>0</td>
<td>101</td>
<td>800</td>
</tr>
<tr>
<td>Low-Value R-3 and R-4 Single Family Homes</td>
<td>22</td>
<td>2,005</td>
<td>0</td>
<td>2,027</td>
</tr>
<tr>
<td>Key Transit Oriented “Macro” Sites</td>
<td>693</td>
<td>0</td>
<td>1,181</td>
<td>1,874</td>
</tr>
<tr>
<td>Other Transit Oriented Commercial Sites</td>
<td>1,213</td>
<td>42</td>
<td>2,324</td>
<td>3,579</td>
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<tr>
<td>Vacant Sites$^{13}$</td>
<td>3</td>
<td>113</td>
<td>15</td>
<td>131</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>3,201</td>
<td>2,119</td>
<td>5,811</td>
<td>11,131</td>
</tr>
</tbody>
</table>
Inglewood Housing Element
Community Workshop
December 8, 2021