CITY OF LOMITA

6TH CYCLE HOUSING ELEMENT UPDATE

(2021-2029)

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Housing Element

INTRODUCTION

The City of Lomita (City) is faced with various important housing issues that include a balance between employment and housing opportunities, a match between the supply of and demand for housing, preserving and enhancing affordability for all segments of the population, preserving the quality of the housing stock, and providing new types of housing to support growth and the changing population. This Housing Element provides policies and programs to address these issues.

The Housing Element is a strategic vision and policy guide designed to help address the comprehensive housing needs of the City over an 8-year period (2021–2029 planning period). It defines the City's housing needs, identifies the barriers or constraints to providing needed housing, and provides policies to address these housing needs and constraints.

The Housing Element of the General Plan addresses the comprehensive housing needs in the City for an 8-year planning period (2021–2029). It provides an analysis of the local housing needs for all income levels, details barriers to providing needed housing, and identifies a set of strategies for meeting the housing need within the planning period. Housing Elements are one of seven required components of a General Plan and are guided by State law, which requires all local governments to update their Housing Elements every 8 years. This is the 6th update to the City Housing Element (6th Cycle).

Recent amendments to housing and planning laws aim to address California's housing shortage, placing a substantial number of new requirements on the 6th Cycle Housing Element. Housing in California has become some of the most expensive in the nation, ranking 49th out of 50 states in homeownership rates and the supply of housing per capita. Only half of California's households are able to afford the cost of housing in their local region, and every county and city across the State is required by law to adequately plan for their fair share of needed housing.

The City must adequately plan for its existing and projected housing needs, including its share of the Regional Housing Needs Allocation (RHNA), as identified by the State with input from the Southern California Association of Governments and local cities and counties. In order for the private market to adequately address housing needs, the City must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. The State requires each local government to demonstrate where housing can reasonably be expected to be added within this cycle, and how the City will facilitate and incentivize its production. As identified by the 6th Cycle RHNA, the City must plan for 829 housing units, which are further broken down by income level.

The City's 6th Cycle RHNA targets are broken down by income level as follows:

- **Very-Low Income = 239 units**
- **Low Income = 124 units**
- **Moderate Income = 128 units**
- **Above-Moderate Income = 338 units**
- **Total = 829**

HOUSING ELEMENT ORGANIZATION

The Housing Element identifies goals, policies, and programs to comprehensively address the housing needs of all current and anticipated residents at all income levels over the upcoming housing period from 2021 through 2029. The Housing Element is divided into chapters, and supporting documentation is included as appendices of the Housing Element.

Housing Element Content

- ***Introduction*** provides an overview of the Housing Element, its relationship to State law, the City's RHNA, and on the Housing Element organization.
- ***General Plan Consistency*** details those policies identified throughout the elements of the General Plan that guided the policies set forth in the Housing Element to ensure that consistency is maintained throughout the General Plan.
- ***Goals and Policies*** specifies the City's plans for meeting the existing and projected comprehensive housing needs of Lomita.
- ***Program Implementation*** identifies the specific actions that will be implemented to ensure that Lomita's housing needs are met within the planning period.

Appendices

- ***Appendix A – 5th Cycle Review*** evaluates the efficacy of the 5th Cycle Housing Element; the progress in implementation; and the appropriateness of the goals, policies, and programs.
- ***Appendix B – Needs Assessment*** provides detailed information on Lomita's demographic characteristics and trends that influence supply and demand of various housing types.
- ***Appendix C – Constraints and Zoning Analysis*** details governmental and non-governmental constraints to the maintenance, improvement, or development of housing for all income levels.
- ***Appendix D – Affirmatively Furthering Fair Housing Analysis*** identifies disproportionate housing needs, including segregated living patterns, concentrated areas of poverty, disparities in access to opportunity, and displacement risk.
- ***Appendix E – Sites Analysis*** describes the methodology by which the City can accommodate its RHNA targets and how any unmet need will be met, and provides an inventory of the sites identified to meet the housing need.
- ***Appendix F – Outreach Summary*** details the public outreach conducted for this Housing Element update, and the questions, comments, and issues addressed.

GENERAL PLAN CONSISTENCY

The elements that comprise the City's General Plan are required by State law to be internally consistent. Together these elements provide the framework for the development of facilities, services, and land uses necessary to address the needs and desires of the City's stakeholders. To ensure that these needs are clearly addressed throughout the General Plan, the elements must be interrelated and interdependent.

The City's General Plan was adopted in 1998, and although the plan is more than 20 years old, its analysis and policies remain relevant. The General Plan identified that Lomita was almost completely developed and that the remaining vacant land was limited to scattered parcels. This observation is especially apparent today, as Lomita has few remaining vacant parcels, and future development will take place through converting lower-density or commercial uses to higher densities and mixed uses.

This Housing Element is most directly related to the Land Use Element, since it is the Land Use Element that designates the location and extent of residential development throughout Lomita. This Housing Element is

internally consistent with the goals and policies of the other elements of the General Plan. Specifically, the General Plan and the Housing Element are both guided by the following relevant principles:

- Promote an orderly pattern of development.
- Provide for a variety of housing opportunities.
- Provide adequate public services and facilities.
- Allow moderate- and high-density land uses in areas capable of supporting such uses.
- Promote and support revitalization within Lomita's commercial districts.
- Encourage a balance of land uses to meet the needs of residents.

The goals and policies of the Housing Element are consistent with those set forth in the General Plan, but the Housing Element includes a program to rezone properties to meet the RHNA. If this program creates inconsistencies with those densities identified by the land use designation, such changes will be incorporated into the General Plan Land Use Element to ensure that General Plan consistency is maintained. The City will review the elements of the General Plan upon any subsequent amendment to the other elements of the General Plan to ensure internal consistency is maintained. Adoption of this Housing Element will also trigger revision of the City's Safety Element since the State has established new requirements to identify information on fire hazards, flood hazards, and climate adaptation and resiliency strategies applicable to the City.

GOALS AND POLICIES

A sound basis for any plan of action is a set of well-defined goals and policies to express the desires and aspirations of the community. The City has established the following housing goals and accompanying policies:

GOAL 1: A housing stock that is preserved and well-maintained.

The City will remain committed to those efforts designed to preserve and maintain the existing housing resources in Lomita, including affordable housing, with implementation of the following policies.

Policy 1.1: Protect public health and safety through the repair and maintenance of the existing housing stock.

Policy 1.2: Preserve and rehabilitate housing for lower-income households.

Policy 1.3: Invest in lower-income neighborhoods and in areas with affordable housing while preventing displacement.

GOAL 2: Sufficient housing construction that provides a variety of housing types.

The following Housing Element policies underscore the City's commitment in continuing assistance in the development of new housing for all income groups.

Policy 2.1: Support programs and incentives that expand housing options, especially for lower-income households and those experiencing homelessness.

Policy 2.2: Support periodic review and modifications to City ordinances, policies, and programs intended to address a variety of housing types.

Policy 2.3: Prioritize infrastructure investments that serve areas with increased densities and where there is existing or planned affordable housing development.

Policy 2.4: Promote and encourage innovation and creativity in housing development through regulations that increase transparency and flexibility in the development approval process.

Policy 2.5: Explore opportunities to offset the cost of infrastructure required of new development through the reduction of regulatory barriers while ensuring that the costs of needed infrastructure does not unduly burden the community.

Policy 2.6: Identify opportunities to conserve energy through the incentivization of energy-saving materials in housing development and facilitation of infill development through opportunities in areas with existing resources.

GOAL 3: A City with adequate sites for the development of housing.

The City will remain committed to the identification of prospective development sites for a continued variety and diversity of new housing types at all income levels, as indicated by the following Housing Element policies.

Policy 3.1: Prioritize the identification of sites and zones to accommodate Lomita's fair share of the existing and future housing needs.

Policy 3.2: Monitor development activity and rezone sites as necessary to ensure no net loss of housing capacity throughout the planning cycle.

Policy 3.3: Engage in planning processes that identify opportunities for increased housing capacity.

GOAL 4: A community built on equity and inclusion.

The following policies indicate the City's continued commitment to affirmatively furthering fair housing and advancement in equity and inclusion through equal housing opportunities within Lomita.

Policy 4.1: Continue to promote equitable and fair housing opportunities for all persons.

Policy 4.2: Oppose prejudices, practices, and market behavior that results in housing discrimination and segregation.

Policy 4.3: Continue collaboration with other public agencies involved in the enforcement of laws aimed at promoting equitable access to housing (fair housing laws) and non-discrimination.

Policy 4.4: Expand opportunities for housing access and homeownership for lower-income households and those with special housing needs.

PROGRAM IMPLEMENTATION

PROGRAM 1: HOUSING REHABILITATION GRANT PROGRAM

The City's Community Development Block Grant Rehabilitation Grant Program is restricted to lower-income homeowners (including extremely low-income homeowners) who meet the current U.S. Department of Housing and Urban Development (HUD) income guidelines. The program assists with the rehabilitation of owner-occupied single-family homes and mobile homes. The funds are primarily used for the correction of building safety and health code violations and correction of hazardous structural conditions. Additionally, the City will seek partnership in 2024 with non-profit entities to seek funding and preserve mobile home parks utilizing the Mobile Home Park Rehabilitation and Resident Ownership Program.

Objective/Timeframe(s)	Provide rehabilitation assistance to 5 households annually throughout the 2021–2029 planning period and preservation of two mobile home parks.
Responsible Agency	General Administration
Funding Sources	Community Development Block Grant and Mobile Home Park Rehabilitation and Resident Ownership Program
Relevant Policies	1.1, 1.2, 1.3

PROGRAM 2: CODE ENFORCEMENT

The City implements a code enforcement program that assists property owners in addressing both building code and Zoning Code violations. This program is conducted on a Citywide basis in response to complaints or observation of blighting or unsafe conditions. The most common residential violations addressed include overgrown vegetation, illegal dumping or improper waste container storage, and work without permits.

Objective/Timeframe(s)	– Track and monitor code enforcement cases as complaints are submitted. – Conduct outreach to property owners with possible violations through direct contact, and inform these households of steps to correction of violations. – Assist 80 households to correct and close violation cases annually.
Responsible Agency	Community Development Department/Code Enforcement Division
Funding Sources	General
Relevant Policies	1.1, 1.2, 1.3

PROGRAM 3: MOBILE HOME PARK REGULATIONS

The City will adopt an ordinance detailing regulations and procedures for any proposed conversion of an existing mobile home park to mitigate the adverse impacts on the housing supply, lower-income households, and on displaced persons. These procedures will require the mobile home park owner to develop a replacement and relocation plan and to adequately mitigate the impact of the closure or conversion upon the displaced residents. The procedures will provide certain rights and benefits to displaced tenants; will require relocation assistance whenever an existing mobile home park or portion thereof is converted to another use; and will require replacement of any lost units, consistent with the requirements of the Housing Crisis Act of 2019 (Senate Bill [SB] 330, 2019). Further, the City will provide guidance on the analysis of any recreational vehicles and mobile home trailers lost through redevelopment.

Objective/Timeframe(s)	Amend Mobile Home Park Regulations to ensure consistency with SB 330, 2019 by fall 2024.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	1.1, 1.3, 4.2

PROGRAM 4: LOWER-INCOME HOUSING PRESERVATION

The City will continue to work with local non-profit agencies and other entities to ensure the continued availability of affordable housing developments in Lomita. The City will work toward maintaining the rent restrictions of at-risk developments by monitoring any changes in ownership, management, and status of deed-restrictions.

The agreement for Lomita Kiwanis Gardens development assistance is set to expire in 2027. This Section 8 property is governed under a Housing Assistance Payment (HAP) contract between HUD and the landlord. HAP contracts generally last between 5 and 20 years. This property has been identified as a low risk of expiration because the likeliness that the contract with HUD will be renewed is extremely high and this property has been owned and maintained as an affordable housing development by the non-profit Retirement Housing Foundation since 1985. The City will contact and work with the Retirement Housing Foundation to identify and pursue strategies for preserving the affordability for Lomita Kiwanis Gardens. In addition, the City commits to contacting qualified entities on an annual basis until the long-term affordability of Kiwanis Gardens is secured.

Objective/Timeframe(s)	– Contact the Retirement Housing Foundation and qualified entities to identify and pursue a strategy for ongoing preservation of affordability for the Lomita Kiwanis Gardens by fall 2024. – Provide information on priority Section 8 assistance through the Los Angeles County Housing Authority, should Section 8 contracts expire or in the event of a change in property ownership. – Where needed, provide funding assistance for the preservation of Lomita Kiwanis Gardens through technical assistance with grant pursuits and letters of support for grants pursued by the Retirement Housing Foundation.
Responsible Agency	– Community Development Department
Funding Sources	– General
Relevant Policies	– 1.1, 1.2, 1.3

The following affordable housing developments are at risk of conversion, with affordability expiring in 2027:

Name	Address	Lower-Income Units	Funding Source	Owner	Affordability Expiration
Lomita Kiwanis Garden	25109 Ebony Lane	67	HUD	Retirement Housing Foundation	2027

PROGRAM 5: REPLACEMENT REQUIREMENTS

The City will mandate replacement requirements consistent with the Housing Crisis Act of 2019 for proposed housing developments on sites that currently have residential uses, or within the past 5 years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low- or very low-income households.

Objective/Timeframe(s)	– Amend staff procedures related to the review and issuance of demolition and development permits by spring 2022. – Enforce replacement requirements in accordance with Government Code Section 66300 throughout and beyond the planning period.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	1.1, 1.2, 1.3, 4.1, 4.2

PROGRAM 6: ACCESSORY DWELLING UNITS

The City will review and amend the Zoning Code to permit accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in all zones that permit residential uses, consistent with State law. Further, the City will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for very low-, low-, moderate-income households, or those with disabilities. Further, the City will obtain preapproved plans for ADUs, primarily for the most affordable types, including garage conversions. Additionally, to Affirmatively Further Fair Housing, this program will target outreach for ADU development in higher opportunity census tracts, with a goal of 10 ADUs in higher opportunity areas by mid-cycle.

Objective/Timeframe(s)	– Adopt an amendment to the City's Zoning Code, consistent with or less restrictive than State requirements, by spring 2023. – Develop and adopt an affordable ADU incentive program by spring 2023.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4

PROGRAM 7: INCENTIVES AND REGULATIONS

The City will evaluate a range of incentive-based and regulatory approaches to facilitate the development of housing for lower-income households. This will include updates to local implementation on the State's Density Bonus program, as well as evaluation of floor-area-ratio-based bonuses, bonuses in exchange for infrastructure, increased opportunities for expedited permit processing, and increased use of ministerial processing for a variety of housing types.

Objective/Timeframe(s)	– To assist in the development of housing for lower income households, including extremely low-income households, the city will annually and proactively reach out to developers of affordable housing to identify development opportunities and assist with development, including funding, supporting funding applications, ministerial reviews of naturally affordable housing types, easing development standards including parking and front setback requirements, fee waivers, reduction or deferrals, and incentives and concessions beyond those in State Density Bonus law. The City will target 200 units in the planning period throughout the City and 30 percent in higher resource or higher income areas and 30 percent in lower-income areas. – Amend the Density Bonus ordinance to ensure consistency with State law, including the provision of a bonus for student affordable housing, senior housing, and 100 percent affordable developments by spring 2023. – Improve development regulations intended to incentivize affordable and mixed-income housing development through regulatory inducements such as incentive zoning paired with objective development standards, or process incentives such as technical assistance in exchange for affordable housing no later than fall 2023. – Annually review regulations to identify opportunities to incentivize and reduce barriers to housing production and ensure ongoing consistency with State laws. – Continue to work with developers through one-on-one consultations, especially affordable housing developers, to identify process improvements to City procedures.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.3, 2.4, 2.5, 2.6

PROGRAM 8: LOW-BARRIER NAVIGATION CENTERS

Low-Barrier Navigation Centers are housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the Zoning Code to permit the development of Low-Barrier Navigation Centers as a use by-right, without requiring a discretionary action, in mixed-use and non-residential zones that permit residential uses.

Objective/Timeframe(s)	Amend the Zoning Code, consistent with State requirements, by spring 2023.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2

PROGRAM 9: SUPPORTIVE HOUSING

The City will amend the Zoning Code to allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Supportive housing shall be permitted in accordance with California Government Code Section 65651.

Objective/Timeframe(s)	Amend the Zoning Code, consistent with State requirements, by spring 2023.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2

PROGRAM 10: AFFORDABLE HOUSING STREAMLINING

The City provides an affordable housing streamlined approval process in accordance with State requirements for qualifying development proposals and reports on affordable housing streamlining applications in the Housing Element Annual Progress Report. The City will amend its internal procedures to include SB 35 streamlining in staff permitting process procedures.

Objective/Timeframe(s)	– Continue to provide SB 35 streamlining to qualifying projects throughout the planning period. – Amend the Zoning Code and staff procedures, consistent with State requirements, by spring 2023.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 4.1

PROGRAM 11: OBJECTIVE DESIGN STANDARDS

The City will increase transparency and certainty in the development process through objective design standards. Objective design standards increase transparency and certainty in the development process by excluding personal and subjective judgement and instead using clear and measurable standards. Any new design standards developed and imposed by the City shall be objective without involvement of personal or subjective judgement by a public official, and shall be uniformly verifiable by reference to the City's regulations in accordance with the Housing Crisis Act of 2019 (SB 330). As a part of the rezoning program,

(further detailed in Program 14) and as a part of the ministerial approval for small lot development (further detailed in Program 15), the City will develop objective standards to help facilitate quality design paired with the increase in density. The City will engage the development community through the development of new standards to create standards that facilitate development and maximizes densities. Further, the City will perform site and design testing to ensure that the development and design standards (including maximum permitted heights) do not pose a constraint to achieving the maximum permitted densities for each respective site, including standards for those sites that fall under the MUO rezone.

Objective/Timeframe(s)	– Ongoing monitoring of Zoning Code amendments to ensure any new design standards are objective. – Pair rezone program (Program 14) with objective standards that ensure that maximum permitted densities can be achieved by fall 2024.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.2, 2.4, 2.5

PROGRAM 12: LOT CONSOLIDATION

The majority of the parcels within Lomita are smaller in size. To facilitate housing development eligible for a density bonus, in accordance with Government Code Section 65915, the City currently offers incentives to reduce the commercial requirement within the City's Mixed Use Overlay from 30 percent to a minimum of 10 percent in exchange for lot consolidation. Deviations from mixed-use development standards, including the 30 percent commercial requirement, may be considered through the Conditional Use Permit process. Through Program 14 (as detailed below) the City will remove commercial requirements in the MUO to allow standalone residential uses for sites identified.

To further incentivize lot consolidation supportive of housing production, especially for lower-income households, the City will amend the Zoning Code to provide additional lot consolidation incentives to qualifying sites identified in the Sites Inventory Form. The City may establish separate Mixed Use Overlay standards for the Narbonne Avenue and Lomita Boulevards corridors. A West Lomita Boulevard Specific Plan is proposed, which will include incentives to achieve higher residential densities for the consolidation of lots. For lot consolidation, zoning will be amended to allow up to at least 45 or 65 dwelling units per acre paired with inclusionary housing, lot consolidation, and other community benefits and incentives will be processed through a site plan review and may include a menu of options, such as reductions to required setbacks, an increase in maximum allowed height, a decrease in minimum dwelling unit size, and a reduction in parking requirements.

Objective/Timeframe(s)	Amend the Zoning Code to enhance lot consolidation incentives by spring 2023.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4, 2.5, 2.6

PROGRAM 13: ZONING REVISIONS FOR SPECIAL HOUSING NEEDS

The City will amend the Zoning Code to permit a variety of housing types consistent with State law. This includes permitting Emergency Shelters as a use by-right, without requiring a discretionary action, in the M-C zone; permitting transitional housing subject to only those restrictions that apply to other residential dwellings of the same type in the same zone; calculating Emergency Shelter parking requirements based on the demonstrated need to accommodate staff; permitting employee housing providing accommodations for six or fewer employees by the same process by which single-family residences are permitted in the same

zones; permitting large residential care facilities in the Mixed Use Overlay, residential zones, and commercial zones; and defining and reducing development standards for Senior Planned Units Developments.

Further, to clarify the reasonable accommodation process and provide changes that may be necessary for a person with a disability to use and enjoy a dwelling, the City will amend the reasonable accommodation procedures to clarify the difference between a major and a minor accommodation.

Objective/Timeframe(s)	– Amend zoning and permit procedures to permit group homes in all residential zones with objectivity and approval certainty, including Community Care Facilities (e.g. group homes) with seven or more individuals by fall of 2024. This amendment shall be paired with objective standards as identified in Program 11. Implement the following Zoning Code amendments by spring 2023: – Amend the Zoning Code to remove discretionary permit requirements for Emergency Shelters in the M-C zone. – Amend the Zoning Code to consider transitional as a residential use of property and to permit transitional housing in the same manner as other residential uses in the same zone. – Permit employee and farmworker housing in accordance with the Health and Safety Code Sections 17021.5 and 17021.6 and the Employee Housing Act. – Amend the Zoning Code to provide a process by which large residential care facilities with seven or more residents may be permitted, without discretion, in commercial and mixed-use zones. – Reduce development standards for Senior Planned Unit Developments through the adoption of a reduction in parking requirements and a reduction in minimum unit size requirements. – Amend Reasonable Accommodation procedures to remove the major Reasonable Accommodation Process and analyze the Planning Commission hearing requirement as a constraint.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4, 4.1

PROGRAM 14: REZONE PROGRAM

To facilitate the development of multifamily housing affordable to lower-income households, especially in areas with access to resources and opportunity, the City will rezone to accommodate the shortfall for the lower-income RHNA; rezone to accommodate the remaining moderate- and above-moderate income RHNA need; and rezone to create a buffer of capacity for the lower- and moderate-income RHNA as described below.

Shortfall Rezone

The City will increase the allowable density within the existing Mixed Use Overlay to permit up to 30 dwelling units per acre with a minimum density of 20 dwelling units per acre, allowing exclusively residential uses and requiring that at least 50 percent of the building floor area be dedicated to residential uses. This rezone will occur no later than October 15, 2024. Rezoned sites that are adequate for accommodating the lower-income RHNA will permit owner-occupied and rental multifamily uses by right pursuant to Government Code

Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. These will be selected from site groups A through Y, as identified in Table B of the Sites Inventory Form; will be suitable; will have the capacity for at least 16 units; and will be available for development in the planning period where water and sewer can be provided.

Remaining Moderate and Above Moderate Need Rezone

As described above, the City will rezone to increase the allowable density within the existing Mixed Use Overlay to permit up to 30 dwelling units per acre. Non-vacant sites used in the 5th Cycle Housing Element and vacant sites used in the 4th and 5th Cycle Housing Elements will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent of more of the units are affordable to lower-income households; these will be selected from the sites identified in Table B of the Sites Inventory Form.

Buffer Rezone

To further expand housing opportunities for within-resourced areas, the City will extend the Mixed Use Overlay to additional sites not already designated as mixed use. This extension will provide a buffer of housing capacity to ensure that adequate capacity remains to accommodate the RHNA throughout the planning period. Further, the City will reevaluate consistency with the General Plan and amend the General Plan, as necessary, concurrent with the rezone to ensure continued consistency.

Development Standards

As described in Program 11, Objective Design Standards, the City will pair the rezone with new objective development and design standards to allow multifamily development to be permitted without discretion (by-right). Through the rezone and the development of the paired standards, the City will perform site and design testing to ensure that the development and design standards (including maximum permitted heights) do not pose a constraint to achieving the maximum permitted densities for each respective site, including standards for those sites that fall under the MUO rezone, the City will also ensure that covered parking is not required in the updated standards for the MUO.

Objective/Timeframe(s)	– The rezone will occur no later than October 15, 2024. – Evaluate for General Plan consistency and amend General Plan as necessary, concurrent with the rezone. – Rezone sites selected from Sites A–Y as identified in Table B of the Sites Inventory Form.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.6, 3.1, 3.3

PROGRAM 15: INCREASING HOUSING OPPORTUNITIES IN LOW DENSITY DISTRICTS

To increase opportunities for homeownership, the City will identify objective design standards and create a ministerial process by which a single-family or agriculture zoned lot can be subdivided to accommodate additional single-family units. This will maintain the City's existing single-family character while creating new options for those entering the housing market and increasing opportunities for fee-simple type of ownership. (SB 9, 2022). The City will target 50 units in the planning period, 40 percent of which will be targeted in higher resource and higher income areas.

Objective/Timeframe(s)	– Implement the provisions of SB 9 by January 1, 2022 and consider ordinance amendment to establish ministerial review procedures and objective development and design standards for any proposed housing development, or proposed lost splits of existing single-family residential lots, in the R-1 and A-1 zones (as they exist on January 1, 2022) by spring 2023. – Determine the need for an ordinance amendment to establish ministerial review procedures and objective development and design standards for proposed housing development, or proposed lot splits of existing single-family lots, in the R-1 and A-1 zones, which are not subject to SB 9 by Spring 2023.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4, 3.3

PROGRAM 16: NO NET LOSS

The City will monitor development activity, proposed rezones, and identified capacity to ensure adequate remaining capacity is available to meet any remaining unmet share of the RHNA for all income levels throughout the entirety of the planning cycle, consistent with no-net-loss requirements.

If, at any time during the planning period, a development project results in fewer units by income category than identified in the Sites Analysis (Appendix E) for that parcel and the City cannot find that the remaining sites in the Housing Element are adequate to accommodate the remaining RHNA by income level, the City will, within 180 days, identify and make available additional adequate sites to accommodate the remaining RHNA.

Objective/Timeframe(s)	– Amend staff procedures to ensure all development proposals and rezone proposals are reviewed against the capacity identified for sites in the Sites Inventory Form within 3 months of Housing Element adoption. – Develop a methodology for tracking remaining capacity within 1 year of Housing Element adoption.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	3.2, 3.3

PROGRAM 17: ANNUAL PROGRESS REPORTS

The City will continue to report annually on the City's progress toward its 8-year RHNA production targets and toward the implementation of the programs identified in the Housing Element to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development (HCD).

As part of the annual progress report in 2025, the City will conduct an in-depth evaluation of the effectiveness of identified sites to accommodate the RHNA and programs to affirmatively further fair housing and promote lot consolidation. Based on the outcomes of this evaluation, the City will make adjustments to policies and programs as appropriate within 6 to 8 months.

Objective/Timeline(s)	– Submit approved Annual Progress Reports to HCD annually by April 1. – Mid-Term evaluation in 2025.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.2, 3.2

PROGRAM 18: SURPLUS LANDS

The City will identify and prioritize State and local surplus lands available for housing development affordable to lower-income households and report on these lands in accordance with the requirements of Assembly Bill (AB) 1486 (2019). The City will report on surplus lands annually through the Housing Element Annual Progress Reports.

Further, the Housing Authority owns one site in Lomita located at 25007 Walnut Street. This site has been identified by the Housing Authority as an opportunity site for additional affordable housing in the City. The Housing Authority has authorized the City Manager to explore options for preparation of a Request for Proposals (RFP). Working with the Housing Authority, the City will issue a RFP for development of this property.

Objective/Timeframe(s)	– Identify and track surplus City-owned sites annually. – If surplus sites are identified and available for the purpose of developing low- and moderate-income housing, prior to the disposal of surplus lands, the City shall provide a written notice of availability to any local public entity and housing sponsors that have notified the Department of Housing and Community Development of their interest in surplus land. – Release RFP for affordable housing development at Housing Authority owned site by December 2023.
Responsible Agency	Community Development Department and Housing Authority
Funding Sources	General
Relevant Policies	2.2, 2.6, 3.3

PROGRAM 19: ACCESSIBILITY

The City will ensure all new, multifamily construction meets the accessibility requirements of the Federal and State Fair Housing Acts through local permitting and approval processes. Further, the City will promote increased accessibility by connecting developers and residents to resources on design features that are accessible and safe to all people regardless of age, size, ability, or disability.

Objective/Timeframe(s)	– Continue to enforce accessibility requirements through development approvals throughout the planning cycle. – Create a housing resources webpage that connects developers and residents to accessibility resources, such as home retrofit guides and universal design standards that can increase in-unit accessibility, among other housing-related information and resources, by summer 2023. The City will target marketing in areas of higher need with a goal of 50 persons assisted in the planning period. – Residents and property owners will be notified of updates to the City's website through the City's monthly e-newsletters that are sent to the City's listserv.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	1.1, 4.1, 4.4

PROGRAM 20: HOMEBUYER ASSISTANCE PROGRAMS

The Los Angeles County Development Authority administers homebuyer assistance programs for Lomita. The City will continue to connect residents to available resources and to information regarding homeownership assistance through digital media platforms. The following programs apply:

The **Home Ownership Program (HOP)** provides loans for down payment and closing costs. The HOP loans are shared equity loans (at zero interest) with no monthly payments until the home is sold, transferred, or refinanced. The home must be owner-occupied for the life of the loan, which is 20 years. Eligible properties are single-family homes or attached/detached condominium units or townhomes within the purchase price limits established by HUD. The borrower must contribute a minimum of 1 percent of the down payment. Also, the borrower must complete an 8-hour education course in homeownership by a HUD-approved counseling agency.

The **Mortgage Credit Certificate Program** offers the first-time homebuyer a Federal income tax credit by reducing the amount of Federal taxes to be paid. It also helps a first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The credit is subtracted dollar-for-dollar from the borrower's Federal income taxes. The qualified buyer is awarded a tax credit of up to 15 percent, with the remaining 85 percent taken as a deduction from the income in the usual manner.

The **Southern California Home Financing Authority** (SCHFA) is a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to create first-time homebuyer programs for low- to moderate-income households. SCHFA does not lend money directly to the homebuyers; the homebuyers must work directly with a participating lender. The program provides down payment and closing cost assistance in the form of a gift equal to 4 percent of the first loan amount.

Objective/Timeframe(s)	– Include updated information in City newsletters annually. – Update the City's website with relevant information and resources by fall 2023 and ensure that all web materials use best practices for user accessibility through information that is perceivable, operable, understandable, and robust.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 4.1, 4.4

PROGRAM 21: SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

The Los Angeles County Development Authority administers the Section 8 Housing Choice Voucher Program to increase housing access to lower-income renter households. The City does not administer the Section 8 program, but the City can work to help raise awareness to property owners about obligations to accept tenants without regard of their source of income and to inform residents of the availability of the program. The City will continue to connect residents and property owners to information regarding Section 8 rental assistance through an informative housing-related webpage with resources and updates in the City's monthly e-newsletters and bi-annual newsletters. The City will make resources available on its website and work with local rental property owners to expand program participation. In addition, to pursue place based strategies for increasing housing opportunity, the City will conduct an analysis no less than once every two years, and target Section 8 Housing Choice Vouchers in higher opportunity areas throughout the City.

Objective/Timeframe(s)	– Provide 70 Section 8 vouchers annually and target 50% of housing choice vouchers in higher opportunity and higher income areas. – Update the City's website to create a housing resources page that connects residents, developers, non-profits, property owners, and other interested parties to relevant information and resources on available housing programs, regulations, events, and other relevant information no later than summer 2023. – Include updated information to connect property owners and residents to the City's housing resources webpage in City newsletters, which are sent to all property owners in the City's boundaries bi-annually. – Include updated information to connect property owners and residents to the City's housing resources webpage in the monthly e-newsletters that are sent to the City's listserv. – To Affirmatively Further Fair Housing, beginning in 2023, the City will conduct an analysis every two-years to target Section 8 Housing Choice Vouchers in higher opportunity areas throughout the City.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 4.1, 4.4

PROGRAM 22: FAIR HOUSING

The City, in cooperation with the Housing Rights Center (HRC), promotes equal housing opportunities. Through the City's participation in the Urban County Community Development Block Grant program, HRC provides the following services:

- Housing discrimination complaints and investigations – Investigates allegations of housing discrimination.
- Fair housing education and outreach – Distributes educational literature and resources (available in multiple languages) and presents free fair housing law workshops for landlords, tenants, nonprofit organizations, and government employees.
- Tenant and landlord counseling – Provides free telephone and in-person counseling to both tenants and landlords.

The City will continue to further fair housing by continuing to refer complaints and inquiries to HRC, the distribution of fair housing resources, and increased coordination with HRC to gather and analyze data collected through the Fair Housing Program.

Objective/Timeframe(s)	– Include updated information in the City's monthly newsletters. – Update the City's website with relevant information and resources on fair housing from HRC within 1 year of Housing Element adoption; distribute information in the City's monthly newsletter. – Provide annual staff trainings on how to refer complaints and inquiries to HRC with a goal of 200 households assisted throughout the City within the planning period. – Coordinate with HRC to gather and analyze local data collected annually and make adjustments as appropriate.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	4.1, 4.2, 4.3, 4.4

PROGRAM 23: FAIR HOUSING DEVELOPMENT MARKETING

The City will promote compliance with housing discrimination laws to ensure that all print and advertisement materials for the sale and rental of housing is compliant with Government Code 12955, which prohibits such materials from indicating a preference or limitation based on a protected classification. The City will connect developers to resources and requirements to raise awareness about fair housing in housing marketing materials.

Objective/Timeframe(s)	– Develop and promote marketing material standards, consistent with the standards outlined in State law, to ensure representative materials are provided by developers by summer 2024. – Ensure standards are easily available for development applicants at the permit counter and on the City's website by summer 2024.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	4.1, 4.2, 4.4

PROGRAM 24: ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

The City continues to participate in an ongoing regional collaborative effort to analyze and reduce impediments to fair housing choice. The analysis is part of a joint effort to prepare, conduct, and submit its certification for affirmatively furthering fair housing. The City will continue to collaborate with the Community Development Commission and the Housing Authority of the County of Los Angeles to continue this analysis.

Objective/Timeframe(s)	– Continue to participate in the Analysis of Impediments to Fair Housing Choice every 5 years. – Collaborate with the Community Development Commission and the Housing Authority of the County of Los Angeles through continued communication and data-sharing for the completion of the Analysis of Impediments to Fair Housing Choice every 5 years.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	4.1, 4.2, 4.3, 4.4

PROGRAM 25: ENERGY CONSERVATION PROGRAM

The City will periodically review the City's Zoning Code and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. Further, the City offers a waiver of administration planning fees and a portion of the Building and Safety fee for solar projects. This program will supplement existing City efforts in the enforcement of the State's Green Building Standards. The City will target assisting 200 households throughout Lomita, including 40 percent in lower income areas, during the planning period.

Objective/Timeframe(s)	– Periodically review zoning and subdivision requirements to promote energy conservation measures, concurrent with updates to the Building Code or by 2026, whichever is sooner. – Promote energy conservation strategies on the City's website by summer 2023 and in the City's summer iteration of the bi-annual newsletter. – Continue to provide fee waivers that are available for solar projects throughout the planning period.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.2, 2.6

PROGRAM 26: INCREASED TRANSPARENCY

The City will maintain information on the City's website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports.

Objective/Timeframe(s)	– Ensure all relevant information is provided on the City's website within 1 year of Housing Element adoption. – Continue to update information as changes to the City's regulations are made and as new information becomes available throughout the planning period.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.4

PROGRAM 27: REDUCED PARKING REQUIREMENTS

Large parking lots associated with religious institutions provide opportunities for partnerships that facilitate the development of housing for vulnerable populations. The City will ensure that appropriate parking reductions apply to any development proposals that would eliminate religious-use parking spaces in exchanged for housing developments, in accordance with State law. Further, the City will explore additional opportunities to reduce parking requirements for residential uses in areas that are walking distance from resources and amenities. This will include a reduction to covered parking requirements and overall parking requirements for multifamily housing and will ensure that covered parking requirements are not applicable in the MUO. Further, as described in Program 13, the City will ensure consistency with AB 139 (2019) by calculating Emergency Shelter parking requirements based on the demonstrated need to accommodate staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Objective/Timeframe(s)	– Amend the Zoning Code to identify a process by which parking requirements can be reduced for religious institutions in exchange for housing development, consistent with the requirements of AB 1851 (2020) by spring 2023. – Amend the zoning code to adhere to the requirements of AB 139 (2019) regarding parking for emergency shelters. This includes sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. – Implement parking reductions for multifamily housing and remove garage parking requirements across all residential zones by spring 2024. This will include the removal of garage parking requirements across all residential zones, a reduction to covered parking requirements and overall parking requirements for multifamily housing, and will ensure that covered parking requirements are not applicable in the MUO.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4

PROGRAM 28: REZONE OPPORTUNITIES

To maintain adequate capacity and to increase opportunities for development, the City will continue to identify areas appropriate for increased residential densities, specifically in areas with access to resources, amenities, and public transit. The City will continue to work with developers and the broader community and explore opportunities to rezone areas ideal for increased housing capacity through specific plans, an update to the General Plan, or a focused plan amendment. The City will also coordinate with developers to identify areas ideal for implementation of density minimums, especially for sites identified to be rezoned. The City will target 200 units during the planning period, with 30 percent of the target in higher resource or higher income areas and 30 percent in lower income areas.

Objective/Timeframe(s)	– Coordinate with the Housing Authority of Los Angeles to identify opportunities for increased densities and future redevelopment within the planning period. – Continue to evaluate opportunities for updated land use plans and zoning ordinances that can increase densities through annual informational sessions with the Planning Commission.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4

PROGRAM 29: ONGOING CODE UPDATES

The City will continue to update its regulations, as necessary, in response to legislative changes. Further, the City will monitor opportunities and amend its Zoning Code to streamline, update, and simplify regulations related to housing, where possible.

Objective/Timeframe(s)	– Annually monitor State legislative changes and amend regulations accordingly. – Continue to accept recommendations from the development community for ideas on how the City can increase flexibility and certainty in the development process. This will be achieved through continued project coordination meetings with developers through the submittal process.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4

PROGRAM 30: INCLUSIONARY HOUSING ORDINANCE

To facilitate the production of lower-income housing and to ensure the City's program to rezone properties for increased densities maximizes the public benefit received, the City will consider an inclusionary ordinance to pair with the rezoning of sites. The City will conduct an economic feasibility analysis for consideration of an inclusionary housing ordinance. Based on the findings of the analysis, where an inclusionary requirement and in-lieu fee would not impede the development of housing, the City will consider the adoption of an inclusionary housing ordinance.

Objective/Timeframe(s)	– Conduct an inclusionary housing feasibility analysis by spring 2024. – Adopt an inclusionary housing ordinance, where feasible, by winter 2025.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 4.4

PROGRAM 31: PLACE-BASED STRATEGIES FOR COMMUNITY REVITALIZATION

The City will continue to prioritize the Capital Improvement Plan (CIP), the City's annual budget, CDBG funds, and biannually seek additional funding to pursue place-based strategies in areas of higher need or lower income and ensure equitable distribution of funds. Further, the City will focus neighborhood improvement projects, such as streetscape enhancements, complete street improvements, safe routes to school programs, and other similar community benefit projects, in lower income areas to support new construction of housing, enhancing access to upward mobility and connectivity to higher income and opportunity areas.

Objective/Timeframe(s)	Complete a minimum of one improvement project annually in lower income areas.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4, 3.3

City of Lomita

6th Cycle Housing Element Update

Appendices

Appendix A: Review of 5th Cycle Housing Element Accomplishments

Appendix B: Needs Assessment

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Appendix A: Review of 5th Housing Element Accomplishments (2013–2021)

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Appendix A: Review of 5th Housing Element Accomplishments (2013–2021)..... 1

For the 5th Cycle Housing Element planning period, the City of Lomita (City) committed to specific actions to address Citywide housing needs and to help achieve housing goals. The programs are aimed to assist in achieving the goals and objectives outlined in the General Plan Housing Element. Throughout the planning period, the City continued to provide all the programs outlined in the Housing Element.

Many of the Housing Element programs are administered by regional agencies, such as the Los Angeles County Development Authority, and the City continues to participate in these regional efforts. Regional programs tend to have more funding, and while their success is not often reflected at the local level, the City's residents benefit from these programs. The progress made toward locally administered programs has continued, and many have proven to be successful, most notably the Second Unit Program, or Accessory Dwelling Unit (ADU) Program. All of the programs identified in the 5th Cycle Housing Element will continue in some form in the 6th Cycle, although some are revised to address the current local housing need. Below is an overview of the progress made toward each program over the 8-year planning period, as well as the current program status.

Program in Housing Element	*Progress Summary*	*Program Status*
1. Housing Rehabilitation Grant Program	**Progress:** During the 5th Cycle Housing Element planning period, 81 low-income owner-occupied units were rehabilitated under this program. **Effectiveness:** This program set out to provide assistance to 20 households annually. The number of households assisted averaged approximately 13 per year. **Appropriateness:** Revise and continue with attainable objective.	Ongoing
2. Code Enforcement	**Progress:** Phone, email, and online reporting are all available. The City began using case management software in 2016 to better track code enforcement cases. From October 2016 to the end of 2020, the City had 509 total cases. The most common residential violations addressed are overgrown vegetation, illegal dumping or improper waste container storage, and work without permits. **Effectiveness:** The program objective was to monitor housing conditions and code violations to work with property owners to correct and provide information on rehabilitation assistance to eligible households. The City improved processes to better implement this program. **Appropriateness:** Continue.	Ongoing
3. Mobile Home Park Conservation Program	**Progress:** The City offers technical assistance services to mobile home park residents who wish to incorporate and purchase their mobile home park. However, there were no such inquiries during the 5th Cycle period. Further, the City monitors the condition of mobile home parks. **Effectiveness:** There were no inquiries regarding the incorporation or purchase of mobile home parks within the 5th Cycle. Further, staff reached out to the California Department of Housing and Community Development to inquire about mobile home inspection results, and results for the Palms Trailer Park revealed that it meets standards. **Appropriateness:** Revise as a program to protect tenants who are affected by redevelopment.	Ongoing
4. Low Income Housing Preservation	**Progress**: Kiwanis Gardens, a publicly assisted housing development with a total of 67 units, was identified as being at risk of conversion to market-rate housing. The life of the affordability covenant was successfully extended through 2027. **Effectiveness:** This program was successful in preserving an expiring covenant of affordability for the Kiwanis Gardens development. Kiwanis Gardens is under a project-based contract and is administered by the U.S. Department of Housing and Urban Development (HUD). The property is owned by the Retirement Housing Foundation and is considered to be a low risk for future conversion. **Appropriateness:** Continue.	Ongoing
5. Second Units/Granny Flats Program	**Progress:** The City approved 35 accessory dwelling units/second units from 2014–2019. **Effectiveness:** This program aimed to achieve an average of 3 dwelling units a year, or 24 total units. The City exceeded its objective.	Ongoing

Program in Housing Element	*Progress Summary*	*Program Status*
	Appropriateness: Revise and continue to ensure consistency with State law.	
6. Zoning and Other Incentives	**Progress:** The City offers a density bonus to qualifying developments in accordance with State Density Bonus Law. However, the City did not receive any development applications for the use of a density bonus within the 5th Cycle. Through the discretionary review process, the City regularly relaxes the commercial square footage requirement for mixed-use developments to allow for a larger proportion of residential uses and to make projects more viable. **Effectiveness:** The objective of this program is to create a marketing brochure to advertise and promote available incentives for interested developers, but the materials were not created. However, the Planning Commission approved the reduction of commercial requirements for mixed-use development for a hand full of proposals within the 5th Cycle. **Appropriateness:** Review and revise.	Ongoing
7. Lot Consolidation	**Progress:** The lot consolidation program assists in the facilitation of development within the Mixed-Use Overlay. Further, through the review of mixed-use development within the Mixed-Use Overlay, the Planning Commission demonstrates flexibility in the required minimum commercial square footage. One development proposal approved in 2020 was only required to provide 10 percent of the total square footage as commercial, compared to 30 percent as detailed in the development regulations of the Zoning Code. **Effectiveness:** The program set out to prepare a marketing brochure, visit property owners annually to discuss redevelopment potential, and provide priority ministerial processing for lot consolidation. **Appropriateness:** Revise and continue. This program can instead apply to all development on sites identified in the sites inventory.	Ongoing
8. Zoning Revisions for Special Needs Housing	**Progress:** Zoning revisions for special needs housing includes implementation of 2013 amendments to the Zoning Code to address emergency shelters, transitional housing, supportive housing, and single-room occupancy units. Although the zoning amendments were adopted, no such developments were produced during the 5th Cycle. **Effectiveness:** This program did not result in the development of special needs housing. Recent amendments to State law will require further updates to the City's Zoning Code. **Appropriateness:** Revise and continue. This will be a program to update the Zoning Code consistent with State law.	Ongoing
9. First-Time Homebuyers Programs	**Progress:** The First-Time Homebuyers Program is administered by the Los Angeles County Development Authority (LACDA). During fiscal years 2017–2021, LACDA reported a total of 130 loans at an amount of approximately $87 million to assist first-time homebuyers with purchasing homes. **Effectiveness:** The objective of this program was to connect residents to the County of Los Angeles website and available resources. Countywide, the program assisted many homebuyers.	Ongoing

Program in Housing Element	*Progress Summary*	*Program Status*
	The City provides a City contact on its website for questions related to HUD and Community Development Block Grant (CDBG) programs. **Appropriateness**: Continue.	
10. Mortgage Credit Certificate Program	**Progress:** LACDA offers the Mortgage Credit Certificate Program as an income tax credit to first-time homebuyers. In fiscal years 2016–2020, LACDA issued approximately $88.9 million in these credits. **Effectiveness:** The objective of this program was to connect residents to the County of Los Angeles website and available resources. Countywide, the program assisted many homebuyers. The City provides a City contact on its website for questions related to HUD and CDBG programs. **Appropriateness:** Continue.	Ongoing
11. Southern California Home Financing Authority	**Progress:** LACDA originated 361 home ownership loans during 2014–2020 for the Southern California Home Financing Authority across the region. **Effectiveness:** The objective of this program was to connect residents to the County of Los Angeles website and available resources. Countywide, the program assisted many homebuyers. The City provides a City contact on its website for questions related to HUD and CDBG programs. **Appropriateness:** Continue.	Ongoing
12. Section 8 Housing Choice Voucher Program	**Progress:** Within the LACDA region, as of 2020, 23,326 units are under contract and 25,114 units are authorized. This has increased since 2014 when there were 22,861 units under contract and 23,232 units authorized. **Effectiveness:** The objective of this program was to connect residents to the County of Los Angeles program and to promote the program to rental property owners. The City provides a City contact on its website for questions related to HUD and CDBG programs. **Appropriateness:** Continue.	Ongoing
13. Fair Housing Program	**Progress:** While the City continues to refer complaints and inquiries to the Housing Rights Center and distributes fair housing service handouts, the City does not keep any quantifiable record of complaints. **Effectiveness:** There is not data to determine the effectiveness of the program, but that does not mean that the program was ineffective. **Appropriateness:** Review and revise. Need to develop a quantifiable way of tracking progress. Can either develop staff training and track the number of trainings or staff trained, or develop a process for tracking the number of complaints or handouts.	Ongoing
14. Energy Conservation Program	**Progress:** The City's Newsletter goes out on a quarterly basis to every address within the City's boundaries. This includes every Lomita resident. The newsletter regularly includes information on energy and water conservation, rebates offered, and other information. Further, in 2013, the City amended the Zoning Code to ensure that gas station signs use LED lights.	Ongoing

Program in Housing Element	*Progress Summary*	*Program Status*
	Effectiveness: The objectives of this program are to review regulations to promote energy conservation measures and distribute materials of resource conservation. The City amended the Zoning Code related to this program in 2013 and continued to provide resources to residents on a quarterly basis throughout the planning cycle. **Appropriateness:** Continue.	

The City's programs developed to directly address special needs housing were successful in meeting identified objectives, but did not directly result in the development of new housing for those with special needs. Program 8 of the 5th Cycle Housing Element addressed specified zoning revisions that were needed for the provision of housing for those with special needs. This included Zoning Code revisions to permit emergency shelters, transitional housing, supportive housing, and single-room-occupancy units, which were all implemented during the 5th Cycle.

Although there are few programs that directly support the production of housing that accommodates populations with special needs, many programs indirectly support housing for those with special needs. Program 5 of the 5th Cycle Housing Element updated the City's ADU provisions, and this resulted in the production of 35 new ADUs during the 2014–2019 period. ADUs can provide opportunities for those with special needs, such as older adults or those with disabilities, including developmental disabilities, by creating housing in an independent setting while still allowing for support from caregivers who reside on the same lot. Other programs that provide indirect support for those with special needs includes Program 12, which supports very low-income families, older adults, and those with disabilities by providing financial support to assist with rent payments. The City continued to participate in Countywide programs to support lower-income households, including those with special needs, as demonstrated in Programs 9, 10, and 11 providing homeownership assistance to those with the greatest need. Homeownership assistance can free up other household funds so that those with disabilities have additional funding to go toward any needed retrofits that may be better suited to specific needs. Through Program 13, the City continues to contract fair housing services and refers inquires to the fair housing agency.

New programs identified in the 6th Cycle Housing Element more specifically address housing needs and concerns for populations with special needs. These programs include Program 19 to create a portal with resources related to accessibility through things such as home retrofit guides or universal design guidance; Program 6 to develop a program that incentivizes the production of affordable ADUs; and Program 9 to amend the Zoning Code to permit supportive housing by-right, consistent with the requirements of State law.

Appendix B: Housing Needs Assessment

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Demographic Profile

This section provides detailed information on demographic characteristics and trends that influence supply and demand for various housing types in Lomita. Information includes population, housing, employment, and homelessness counts and trends. This information helped inform the goals, objectives, policies, programs, and activities proposed in this Housing Element.

Population Characteristic Trends

Population Count

According to data provided by the Southern California Association of Governments, Lomita's population will increase by approximately 1.7 percent between 2020 and 2035. The population growth of Los Angeles County is set to outpace that of Lomita over the same time period, with a projected population increase of approximately 7.4 percent. In 2020, Lomita made up only 0.2 percent of the region's total population, by 2035, it is expected that Lomita's share of the population will decrease slightly, making up 0.19 percent. Table 1 provides population sizes and trends for Lomita and Los Angeles County from 2000 to 2035.

Table 1: Population Size and Trends by City and County (2000 to 2035)

Location	*2000*	*2010*	*2020*	*2035*	*2000 to 2035 Change*		*2020 to 2035 Change*	
City of Lomita	20,046	20,256	20,549	20,900	+854	+4.3%	+351	+1.7%
Los Angeles County	9,544,000	—	10,407,000	11,174,000	+1,630,000	+17.1%	+767,000	+7.4%

Sources:
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SCAG. n.d. 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction. https://scag.ca.gov/sites/main/files/file-attachments/2016_2040rtpscs_finalgrowthforecastbyjurisdiction.pdf?1605576071.

Age

Age is an important demographic factor for analyzing future housing needs and crafting policies to help meet the specific demands of different age groups. Table 2 provides population sizes by age group in 2010 and 2019. The middle age group (ages 45–64) makes up the largest share of the population (27.6 percent), followed closely by the family-forming age group (26.5 percent). The largest change in population age is in the older adults age group (those age 65 and over), shifting from approximately 11 percent of the population in 2010 to approximately 17.3 percent of the population in 2019—about a 60.9 percent increase. The City of Lomita (City) will need to implement policies that address the specific needs of

this rising population of older adults, especially given that this age group represents the largest age group of those with disabilities in Lomita.

Table 2: Age Groups in Lomita (2010, 2019)

Age Group	*2010*		*2019*		*Percent Change 2010 to 2019*
	Number	*Percent*	*Number*	*Percent*	
Children and Youth (Under Age 18)	5,127	25.4%	4,350	21.2%	-15.2%
College Age (Ages 18–24)	1,431	7.1%	1,518	7.4%	+6.1%
Family-Forming Adults (Ages 25–44)	5,820	28.9%	5,431	26.5%	-6.7%
Middle Age Adults (Ages 45–64)	5,599	27.8%	5,661	27.6%	+1.1%
Older Adults (Ages 65 and Over)	2,209	11%	3,554	17.3%	+60.9%
Total	**20,186**	**100.2%**	**20,514**	**100%**	**—**
Median Age	37.8		40.1		—

Sources:
U.S. Census Bureau. 2021a. "2010: ACS 5-Year Estimates Data Profiles." American Community Survey (ACS) Demographic and Housing Estimates. Data for Lomita. American Community Survey Table ID DP05. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20race&tid=ACSDP5Y2010.DP05&hidePreview=false.
U.S. Census Bureau. 2021b. "2019: ACS 5-Year Estimates Data Profiles." ACS Demographic and Housing Estimates. Data for Lomita. American Community Survey Table ID DP05. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20race&tid=ACSDP5Y2019.DP05&hidePreview=false.

Race and Ethnicity

Lomita is becoming increasingly diverse. Table 3 provides the population by race in Lomita for 2010 and 2019. From 2010 to 2019, Lomita saw its largest percent increase in the American Indian and Alaska Native population (a nearly 166 percent increase), although this population makes up less than 1 percent of Lomita's total population. The Black population also experienced a significant increase of approximately 150 percent, and the Asian population grew by over 12 percent. In the same time period, Lomita saw its largest decrease in the White population (an approximately 11 percent decrease), although this population still makes up over half of Lomita's total population (approximately 56.7 percent), and a 6 percent decrease in the Hispanic population.

Table 3: Race and Ethnicity and Trends in Lomita (2010, 2019)

	2010		*2019*		*Percent Change 2010 to 2019*
	Number	*Percent*	*Number*	*Percent*	
White	13,083	64.8%	11,634	56.7%	-11.1%
Black or African American	515	2.6%	1,285	6.3%	+149.5%
American Indian and Alaska Native	64	0.3%	170	0.8%	+165.6%
Asian	2,966	14.7%	3,337	16.3%	+12.5%

Table 3: Race and Ethnicity and Trends in Lomita (2010, 2019)

	2010		*2019*		*Percent Change 2010 to 2019*
	Number	*Percent*	*Number*	*Percent*	
Native Hawaiian and Other Pacific Islander	71	0.4%	69	0.3%	-2.8%
Other Alone	1,867	9.2%	2,556	12.5%	+36.9%
Two or More Races	1,620	8.0%	1,463	7.1%	-9.7%
Total	**20,186**	**100%**	**20,514**	**100%**	—
Hispanic Origin*	7,247	35.9%	6,845	33.4%	-5.5%

Sources: U.S. Census Bureau 2021a, 2021b.
* Persons of Hispanic origin may be of any race or multiple races.

Economic Characteristics

Employment has an important impact on housing needs and the demand for various types of housing. Table 4 provides the employment trends by city, county, and the region from 2020 to 2035. Lomita is projected to add 200 jobs between 2020 and 2035 (approximately a 4 percent increase). These will likely include commercial and entertainment uses within key commercial shopping districts, so housing in Lomita will need to accommodate a range of housing types at prices affordable to the range of household incomes. According to the Bureau of Labor Statistics, the average annual pay for retail trade and entertainment in Los Angeles County is approximately $38,500 and $114,579, respectively. By comparison, the projected job growth in both Los Angeles County and the Southern California Association of Governments region is set to outpace the projected job growth in Lomita within the same time frame (with increases of nearly 7 percent and approximately 10 percent, respectively).

Table 4: Employment Trends by City, County, and Region (2020 to 2035)

	City of Lomita			*Los Angeles County*			*SCAG Region*		
	2020	*2035*	*Percent Change*	*2020*	*2035*	*Percent Change*	*2020*	*2035*	*Percent Change*
Number of Jobs	5,000	5,200	+4.0%	4,838,000	5,172,000	+6.9%	8,695,000	9,566,000	+10.0%

Sources: SCAG 2020b, SCAG n.d.
SCAG = Southern California Association of Governments

Employment Status

The employment opportunities in Lomita are located mainly in the commercial retail and service sectors found along the major roadways in Lomita. This limited employment base suggests that most residents work outside Lomita in major employment centers in Torrance, Long Beach, the Port of Long Beach, and the Carson–Compton area. In accordance with the

City's General Plan Economic Development Element, the City will target its economic development efforts in the following three primary commercial areas:

- Downtown Lomita, near the intersection of Lomita Boulevard and Narbonne Avenue
- Pacific Coast Highway Corridor
- East Lomita Boulevard, between Eshelman Avenue and Walnut Street

According to the 2019 American Community Survey, 11,058 Lomita residents 16 years and over were in the labor force, and among these residents, 10,684 were employed. Table 5 provides information on employment status in Lomita in 2010 and 2019. From 2010 to 2019, unemployment decreased by approximately 27 percent, and Lomita residents in the Armed Forces experienced a significant increase proportionally (of approximately 1,700 percent). However, it should be noted that this group still remains only less than 1 percent of the total population of residents age 16 years and over. Additionally, there was about a 16 percent increase in Lomita residents who are not in the labor force; the growing population of older adults may be a primary driving factor, indicating that there is a growing number of residents who are entering retirement.

Table 5: Employment Status for Population Age 16 Years and Over in Lomita (2010, 2019)

Labor Force	*2010*		*2019*		*Percent Change*
	Number	*Percent*	*Number*	*Percent*	*2010 to 2019*
In Armed Forces	1	0.0%	18	0.1%	+1,700.0%
Civilian – Employed	10,161	65.5%	10,684	63.9%	+5.1%
Civilian – Unemployed	487	3.1%	356	2.1%	-26.9%
Not in Labor Force	4,867	31.4%	5,653	33.8%	+16.1%
Total	**15,516**	**100%**	**16,711**	**99.9%**	—

Sources:
U.S. Census Bureau. 2021c. "2010: ACS 5-Year Estimates Data Profiles." Selected Economic Characteristics. Data for Lomita. American Community Survey Table ID DP03. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20unemployment&tid=ACSDP5Y2010.DP03&hidePreview=false.
U.S. Census Bureau. 2021d. "2019: ACS 5-Year Estimates Data Profiles." Selected Economic Characteristics. Data for Lomita. American Community Survey Table ID DP03. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20unemployment&tid=ACSDP5Y2019.DP03&hidePreview=false.

Employment by Industry

In 2019, Lomita's top industries included Educational Services and Health Care and Social Assistance (approximately 23.5 percent), Retail Trade (approximately 16.8 percent), and Manufacturing (approximately 10.4 percent) (see Table 6). From 2010 to 2019, the Transportation and Warehousing, and Utilities industry experienced the largest increase (by approximately 56.7 percent), while the Wholesale Trade industry experienced the largest decrease (by approximately 66.4 percent). The Educational Services, and Health Care and Social Assistance industry remained the largest overall (at approximately 23.5 percent), and the Agriculture, Forestry, Fishing and Hunting, and Mining industry remained the smallest overall (at less than 1 percent).

Table 6: Civilian Employed Population 16 Years and Over by Industry in Lomita (2010, 2019)

Industry	*2010*		*2019*		*Percent Change 2010 to 2019*
	Number	*Percent*	*Number*	*Percent*	
Agriculture, Forestry, Fishing and Hunting, and Mining	109	1.1%	63	0.6%	-42.2%
Construction	572	5.6%	659	6.2%	+15.2%
Manufacturing	1,288	12.7%	1,110	10.4%	-13.8%
Wholesale Trade	459	4.5%	154	1.4%	-66.4%
Retail Trade	1,379	13.6%	1,797	16.8%	+30.3%
Transportation and Warehousing, and Utilities	586	5.8%	918	8.6%	+56.7%
Information	195	1.9%	275	2.6%	+41.0%
Finance and Insurance, and Real Estate and Rental and Leasing	791	7.8%	497	4.7%	-37.2%
Professional, Scientific, and Management, and Administrative and Waste Management Services	1,036	10.2%	976	9.1%	-5.8%
Educational Services, and Health Care and Social Assistance	2,263	22.3%	2,507	23.5%	+10.8%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	788	7.8%	929	8.7%	+17.9%
Other Services, except Public Administration	369	3.6%	392	3.7%	+6.2%
Public Administration	326	3.2%	407	3.8%	+24.8%
Total Civilian Employed Population 16 Years and Over	**10,161**	**100.1%**	**10,684**	**100.1%**	**—**

Sources: U.S. Census Bureau 2021c, 2021d.

Unemployment Rate

Lomita's unemployment rate decreased slightly from 2010 to 2019, as shown in Table 7. However, on March 19, 2020, Governor Gavin Newsom of California issued a Stay-at-Home Order (Executive Order N-33-20) to protect the health and well-being of all Californians and to establish consistency across the State in order to slow the spread of COVID-19. The sudden emergence of the COVID-19 pandemic resulted in significant increases in unemployment throughout the United States. According to the Employment Development Department Bureau of Labor Statistics, Lomita's unemployment average of 356 persons (2.1 percent) in 2019 increased to 700 persons (7.0 percent) for the month of January 2021.

Table 7: Unemployment Rate for Population Age 16 Years and Older in Civilian Labor Force in Lomita (2010, 2019)

	2010	*2019*
Unemployment Rate	3.1%	2.1%

Sources: U.S. Census Bureau 2021c, 2021d.

Occupation, Employment Count, and Wages

Table 8 provides information on occupations and earnings of the labor force in Lomita. The majority of Lomita's labor force in 2019 (40.7 percent) is employed in the Management, Business, Science, and Arts sector, which remains the occupation with the highest median earnings (at about $60,475 in 2019). The second most prevalent occupation is in the Sales and Office sector, which employed 23.5 percent of the labor force, but with almost half the median earnings of that in the Management, Business, Science, and Arts sector ($33,729 in 2019). The third most prevalent occupation is in the Service sector, which is the lowest-earning occupation in Lomita ($23,590 in 2019). The Service sector includes occupations related to healthcare support, protective services (such as firefighting and prevention as well as law enforcement), food preparation and serving, building and grounds cleaning and maintenance, and personal care and service. In 2019, the Area Median Income (AMI) for Los Angeles County was $73,100, which means the three most prevalent occupation sectors in Lomita earn less than the AMI for Los Angeles County. Many employees in these sectors may need access to affordable housing options with costs that are restricted below market-rate prices. From 2010 to 2019, the Production, Transportation, and Material Moving sector experienced the largest percent increase in both jobs (an increase of approximately 77.4 percent) and median earnings (an increase of approximately 25.6 percent).

Table 8: Civilian Employed Population 16 Years and Over by Occupation in Lomita (2010, 2019)

Occupation	*2010*			*2019*			*Percent Change*	
	Number	*Percent*	*Median Earnings*	*Number*	*Percent*	*Median Earnings*	*Number*	*Median Earnings*
Management, Business, Science, and Arts	3,840	37.8%	$58,000	4,345	40.7%	$60,475	+13.2%	+4.3%
Service	1,633	16.1%	$21,199	1,604	15.0%	$23,590	-1.8%	+11.3%
Sales and Office	2,975	29.3%	$30,949	2,511	23.5%	$33,729	-15.6%	+9.0%
Natural Resources, Construction, and Maintenance	939	9.2%	$45,438	851	8.0%	$45,625	-9.4%	+0.4%
Production, Transportation, and Material Moving	774	7.6%	$39,524	1,373	12.9%	$49,639	+77.4%	+25.6%
Total	**10,161**	**100.0%**	**$37,889**	**10,684**	**100.1%**	**$45,058**	**+5.1%**	**+18.9%**

Sources: U.S. Census Bureau 2021c.
U.S. Census Bureau 2021d.
U.S. Census Bureau. 2021e. "2010: ACS 5-Year Estimates Subject Tables." Occupation By Sex and Median Earnings in the Past 12 Months (In 2010 Inflation-Adjusted Dollars) for the Civilian Employed Population 16 Years and Over. Data for Lomita. American Community Survey Table ID S2401. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20occupation&tid=ACSST5Y2010.S2401&hidePreview=false.

U.S. Census Bureau. 2021f. "2019: ACS 5-Year Estimates Subject Tables." Occupation By Sex and Median Earnings in the Past 12 Months (In 2019 Inflation-Adjusted Dollars) for the Civilian Employed Population 16 Years and Over. Data for Lomita. American Community Survey Table ID S2411. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20earnings%20by%20occupation&tid=ACSST5Y2019.S2411&hidePreview=false.

Household Characteristics

Household Size

Table 9 provides information on household types in Lomita in 2010 and 2019. From 2010 to 2019, total households in Lomita grew approximately 3.5 percent. Family Households make up the largest share of household types, at 62.5 percent of all households, although the percentage of Family Households decreased slightly from 2010. The largest increase in household type is shown at approximately 25.7 percent of Family Households where the householder is female and there is no spouse present. An increase in the proportion of female heads of households is often cited within public health reviews as a global trend. Often female heads of households become more socioeconomically vulnerable and are statistically more likely to be unhealthy due to carrying both the burden of working and caring for the family, including childcare and housework. Affordable housing options can help alleviate income-related burdens on female heads of households. Additionally, Nonfamily Households experienced an approximately 12.5 percent increase, which includes an increase in households with roommates and shared living situations.

Table 9: Household Types in Lomita (2010, 2019)

	2010		*2019*		*Change*	
Household Type	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Family Households[1]	5,103	65.5%	5,038	62.5%	-65	-1.3%
Married	3,818	49.0%	3,615	44.8%	-203	-5.3%
Male Householder, No Spouse Present	413	5.3%	326	4.0%	-87	-21.1%
Female Householder, No Spouse Present	873	11.2%	1,097	13.6%	+224	+25.7%
Nonfamily Households[2]	2,688	34.5%	3,024	37.5%	+336	+12.5%
Householder Living Alone	2,252	28.9%	2,515	31.2%	+263	+11.7%
Householder Not Living Alone	436	5.6%	509	6.3%	+73	+16.7%
Total Households	**7,791**	**100%**	**8,062**	**100%**	**+271**	**+3.5%**

Sources:
U.S. Census Bureau. 2021g. "2010: ACS 5-Year Estimates Subject Tables." Occupancy Characteristics. Data for Lomita. American Community Survey, Table ID S2501. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20household%20size&tid=ACSST5Y2010.S2501&hidePreview=false.
U.S. Census Bureau. 2021h. "2019: ACS 5-Year Estimates Subject Tables." Occupancy Characteristics. Data for Lomita. American Community Survey, Table ID S2501. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20household%20size&tid=ACSST5Y2019.S2501&hidePreview=false.
Notes:

1. A family household is defined by the U.S. Census Bureau as a household maintained by a household who is in a family (a group of two or more people related by birth, marriage, or adoption residing together), and includes unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there.
2. A nonfamily household is defined by the U.S. Census Bureau as a household living alone (a one-person household) or where the household shares the home exclusively with people to whom she/he is not related.

The average household size in Lomita decreased slightly from 2010 to 2019, as shown in Table 10.

Table 10: Average Household Size in Lomita (2010, 2019)

	2010	*2019*	*Change*
Average Household Size	2.59	2.52	-2.7%

Sources:
U.S. Census Bureau. 2021i. "2010: ACS 5-Year Estimates Subject Tables." Households and Families. Data for Lomita. American Community Survey, Table ID S1101. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20household%20size&tid=ACSST5Y2010.S1101&hidePreview=false.
U.S. Census Bureau. 2021j. "2019: ACS 5-Year Estimates Subject Tables." Households and Families. Data for Lomita. American Community Survey, Table ID S1101. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20household%20size&tid=ACSST5Y2019.S1101&hidePreview=false.

In 2019, two-person households (approximately 31.5 percent) made up the largest proportion of households in Lomita, although one-person households (approximately 31.2 percent) were just slightly lower. Tables 11 and 12 provide household sizes for owner-occupied and renter-occupied units, respectively, in 2010 and 2019. In 2019, two-person households made up the largest proportion of owner-occupied households (approximately 32.2 percent), and one-person households made up the largest proportion of renter-occupied households (approximately 35.5 percent). From 2010 to 2019, owner-occupied households experienced a significant increase in three-person households (increase of approximately 85.7 percent), and all other household size categories experienced a decrease (ranging between approximately 1.3 percent and 8.6 percent). The increase in three-person households could be indicative of a number of factors, including an increase of families with children, an increase in older adults residing with family members, or an increase in younger adults staying with family members. In the same time frame, renter-occupied households experienced a significant decrease in four-or-more-person households (a decrease of approximately 25.3 percent), and all other household size categories experienced an increase (ranging between approximately 4.9 percent and 22.8 percent) (as shown in Table 12).

Table 11: Household Size for Owner-Occupied Units in Lomita (2010, 2019)

	2010		*2019*		*Change*	
Household Size	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
One-Person Household	1,018	28.0%	1,005	26.4%	-13	-1.3%
Two-Person Household	1,342	36.9%	1,227	32.2%	-115	-8.6%
Three-Person Household	371	10.2%	689	18.1%	+318	+85.7%

Table 11: Household Size for Owner-Occupied Units in Lomita (2010, 2019)

	2010		*2019*		*Change*	
Four-or-more Person Household	906	24.9%	892	23.4%	-14	-1.5%
Total	**3,637**	**100%**	**3,813**	**100.1%**	**+176**	**4.8%**

Sources: U.S. Census Bureau 2021g, 2021h.

Table 12: Household Size for Renter-Occupied Units in Lomita (2010, 2019)

	2010		*2019*		*Change*	
Household Size	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
One-Person Household	1,230	29.6%	1,510	35.5%	+280	+22.8%
Two-Person Household	1,250	30.1%	1,311	30.9%	+61	+4.9%
Three-Person Household	577	13.9%	611	14.4%	+34	+5.9%
Four-or-more Person Household	1,093	26.3%	817	19.2%	-276	-25.3%
Total	**4,154**	**99.9%**	**4,249**	**100%**	**+95**	**+2.3%**

Sources: U.S. Census Bureau 2021g, 2021h.

Housing Types and Growth Trends

Household size is one factor that influences the demand for multifamily and single-family homes, as well as the size of the units. Table 13 identifies the number of homes within each housing type. From 2010 to 2019, the mobile home, boat, RV, van, etc. housing type experienced the largest decrease (by approximately 21.7 percent). The reason for the decrease is not apparent, but the margin of error in available Census data may explain the decline. Furthermore, data received from the California Department of Housing and Community Development's (HCD) website shows that in 2021, HCD oversaw 16 mobile home parks in Lomita, consisting of 525 total mobile home park spaces. The most prevalent types of housing unit in both 2010 and 2019 were one-unit detached (approximately 49 percent and approximately 51 percent, respectively) and five or more units (approximately 29 percent and approximately 30 percent, respectively). From 2010 to 2019, Lomita experienced significant growth in one-unit detached units (approximately a 7 percent increase) and five or more units (approximately an 8 percent increase). This could be an indicator that there is a desirability in the market to develop both single-family and higher-density multifamily uses. Given that there is no minimum density requirement in Lomita and opportunities for higher-density development may be limited, and given that zones that permit multifamily development also permit single-family development, there leaves fewer opportunities for multifamily development.

Table 13: Housing Types by Units in Structure in Lomita (2010, 2019)

	2010		*2019*		*Change*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
One-Unit, Detached	4,046	49.1%	4,315	51.2%	+269	+6.6%
One-Unit, Attached	760	9.2%	714	8.5%	-46	-6.1%
Two to Four Units	456	5.6%	370	4.3%	-86	-18.9%
Five or more Units	2,369	28.8%	2,554	30.3%	+185	+7.8%
Mobile Home, Boat, RV, Van, etc.	607	7.4%	475	5.6%	-132	-21.7%
Totals	**8,238**	**100%**	**8,428**	**100%**	—	—

Sources:
U.S. Census Bureau. 2021k. "2010: ACS 5-Year Estimates Data Profiles." Selected Housing Characteristics. Data for Lomita. American Community Survey, Table ID DP04. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20housing%20type&tid=ACSDP5Y2010.DP04&hidePreview=false.
U.S. Census Bureau. 2021l. "2019: ACS 5-Year Estimates Data Profiles." Selected Housing Characteristics. Data for Lomita. American Community Survey, Table ID DP04. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20housing%20type&tid=ACSDP5Y2019.DP04&hidePreview=false.

Tenure and Vacancy Rates

Housing tenure and vacancy rates are important indicators of the supply and cost of housing, as well as income. Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types. Vacancy rates are indicative of whether or not there is a sufficient supply of available housing at a given point in time. A healthy vacancy rate is considered to be at around 5 percent, demonstrating that there are desirable housing options available when one is searching in the market.

The ratio of owner-occupied units versus renter-occupied units is an indicator of financial stability. Table 14 identifies the occupied housing units by tenure in Lomita in 2010 and 2019. In 2019, approximately 47 percent of Lomita's occupied housing stock was owner-occupied and approximately 53 percent was renter-occupied. Of the owner-occupied units, approximately 67 percent of those households had a mortgage and 33 percent of those households did not have a mortgage, indicating that most owner-occupied households have been in Lomita long enough to have completed their mortgage payments (likely more than 30 years).

Table 14: Occupied Housing Units by Tenure in Lomita (2010, 2019)

Housing Unit Type	*2010*		*2019*		*Change*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Owner-Occupied Housing Units	3,637	46.7%	3,813	47.3%	+176	+4.8%
Renter-Occupied Housing Units	4,154	53.3%	4,249	52.7%	+95	2.3%
Total Occupied Housing Units	**7,791**	**100%**	**8,062**	**100%**	—	—

Sources: U.S. Census Bureau 2021g, 2021h, 2021i, 2021j.

Tables 15 and 16 provide the number of vacant units and vacancy rates, respectively, in Lomita in 2010 and 2019. While a healthy vacancy is considered to be approximately 5 percent, both homeowner and rental vacancy rates remained below this 5 percent threshold in 2019, and even experienced a decrease since 2010. Considering that total housing units increased by approximately 2 percent since 2010, a decreasing vacancy rate indicates that there are not enough vacant units or enough new units being developed to support mobility within Lomita. This also indicates that the regional job market is likely providing more opportunities than the housing market can keep up with, resulting in not enough housing to meet demand. However, the ongoing COVID-19 pandemic has complicated the imbalance of jobs and housing across the nation, as job losses, evictions, and relocations occur. Given the uncertainty surrounding this public health crisis, it is unclear if the vacancy rate will grow due to the impacts of the pandemic or will decline due to a supply that does not meet demand.

Table 15: Vacant Housing Units in Lomita (2010, 2019)

Housing Unit Type	*2010*		*2019*		*Change*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Total Vacant Housing Units	**447**	**5.4%**	**366**	**4.3%**	**-81**	**-18.1%**
Total Occupied Housing Units	**7,791**	**94.6%**	**8,062**	**95.7%**	**+271**	**+3.5%**
Total Housing Units	**8,238**	**100%**	**8,428**	**100%**		

Sources: U.S. Census Bureau 2021k, 2021l.

Table 16: Vacant Rate by Homeowners and Rentals in Lomita (2010, 2019)

	2010	*2019*
Homeowner Vacancy Rate	1.0	0.6
Rental Vacancy Rate	3.1	2.4

Sources: U.S. Census Bureau 2021k, 2021l.

Housing Age and Condition

Housing age is commonly used by State and Federal programs to estimate rehabilitation needs. Typically, most homes begin to require major repairs or rehabilitation at 30 or 40 years of age. Factors commonly used to determine housing conditions are age of housing, overcrowding, homeowner income, and lack of plumbing facilities.

Residential neighborhoods between Pacific Coast Highway and Lomita Boulevard were constructed on large lots from the 1940s through the 1960s. They contain many of Lomita's older housing units. Neighborhoods south of Pacific Coast Highway were developed during the 1970s and 1980s and consist largely of newer housing units on uniform-sized lots in subdivisions.

To understand the rehabilitation needs for Lomita, the age of housing, overcrowding of housing, and homeowner income were considered. As provided in Table 17, approximately 78.9 percent of the housing stock is over 40 years old (built in or before 1979). Over 98 percent of Lomita's housing stock was built prior to 2000. Further, approximately 4.5 percent

of households are considered overcrowded or severely overcrowded, and nearly 30 percent of lower-income homeowners are cost burdened by housing. Based on the percentage of the housing stock over 40 years old and cost-burdened homeowners, there is likely a need for housing rehabilitation assistance.

A high estimate of the number of units in need of rehabilitation, based solely on the age of the housing stock, is approximately 6,003 units. However, regular maintenance and remediation of many units suggests that much of this needed rehabilitation may be minimal and isolated to just small upgrades and repairs. The number of units in need of substantial rehabilitation is likely much lower.

The Code Enforcement Division works to address complaints related to housing issues. The most common complaints include overgrown vegetation, illegal dumping or improper waste container storage, and work without permits. The number of code enforcement cases that received a case file in 2020 was 141 and 173 in 2019.

Further, the City works with lower-income homeowners to address building safety and health code violations of dwelling units. These units are those that are in substantial need of rehabilitation. Given that the City assisted with the rehabilitation of 81 housing units in the 5th Cycle Housing Element, it can be estimated that a similar number of units will require substantial rehabilitation during the 6th Cycle (approximately 81 units). This number also closely correlates to those units lacking kitchen or plumbing facilities, as provided below.

Table 17: Age of Housing Stock in Lomita

Year Built	*Number*	*Percent**
2014 or later	125	1.5%
2010 to 2013	23	0.3%
2000 to 2009	342	4.1%
1980 to 1999	1,295	15.4%
1960 to 1979	3,250	38.6%
1940 to 1959	1,830	29.3%
1939 or earlier	923	11.0%
Total	**8,428**	**100%**

Source: U.S. Census Bureau 2021l.
* Total may not sum due to rounding.

The City's Housing Rehabilitation Grant Program provides funding for eligible low-income homeowners for the correction of building safety and health code violations and correction of hazardous structural conditions. The grant program is funded with Community Development Block Grant funds and is restricted to lower-income homeowners who meet the current U.S. Department of Housing and Urban Development (HUD) income guidelines. During the 5th Cycle Housing Element, Lomita had from 3 to 20 rehabilitated housing units per year, as shown in Table 18. Therefore, a low estimate of the number of units in need of rehabilitation during the 6th Cycle planning period, based solely on the number of units

rehabilitated from 2014 to 2021, is about 81 units. In the 2020–2021 fiscal year, three units were rehabilitated through this program; however, the program was put on hold in 2020 due to the COVID-19 pandemic.

Table 18: Rehabilitated Units by Fiscal Year in Lomita

Fiscal Year	*Number of Units Rehabilitated*
2014–2015	20
2015–2016	15
2016–2017	13
2017–2018	12
2018–2019	8
2019–2020	10
2020–2021 (as of February 2021)	3

Source: City of Lomita. 2021. Community Development Block Grant: Residential Rehabilitation Program Data.

Lack of Plumbing Facilities

Table 19 provides the number of occupied housing units lacking complete kitchen or plumbing facilities in 2010 and 2019. About 1.1 percent of all housing units in 2019 lacked a complete kitchen facility (an improvement since 2010) and about 0.5 percent lacked complete plumbing facilities (a significant deterioration since 2010). It is likely that there is overlap between these two factors, indicating that many units that lack complete kitchen facilities may also lack complete plumbing facilities.

Table 19: Occupied Housing Units Lacking Complete Kitchen or Plumbing Facilities (2010, 2019)

	2010		*2019*		*Percent Change*
Facility Type	*Number*	*Percent*	*Number*	*Percent*	
Lacking Complete Kitchen Facilities	102	1.3%	87	1.1%	-14.7%
Lacking Complete Plumbing Facilities	13	0.2%	41	0.5%	+215.4%

Sources: U.S. Census Bureau 2021k, 2021l.

Household Income and Housing Challenges

High housing costs compared to household income create housing challenges for households whose incomes fall below AMI and can lead to overcrowding. AMI is calculated based on gross annual income, adjusted by family size. A four-person household is used as the standard for the base calculation for the median income, and income categories are based on a percentage of the AMI, adjusted by the number of people in a household per their income category. Tables 20 and 21 provide the AMI income categories and income limits for 2010 and 2020, respectively.

Table 20: Area Median Income Categories

Category	*Description*
Extremely Low-Income	Gross household income equal to 30% or less of AMI.

Very Low-Income	Gross household income equal to 50% or less of AMI.
Low-Income	Gross household income equal to 80% or less of AMI.
Moderate-Income	Gross household income equal to 120% or less of AMI.
Above Moderate Income	Gross household income equal to 121% or more of AMI.

AMI = Area Median Income

Table 21: Los Angeles County Income Limits for a Four-Person Household (2010, 2020)

Income Limit	*2010*	*2020*
Median Income	*$63,000*	*$77,300*
Low Income (80% AMI)	$66,250	$90,100
Very Low Income (50% AMI)	$41,400	$56,300
Extremely Low Income (30% AMI)	$24,850	$33,800
Moderate Income (120% AMI)	$75,600	$92,760

Source: HUD (Office of Housing and Urban Development). 2021. Income Limits Datasets. HUD, Office of Policy Development and Research. Accessed March 2021. https://www.huduser.gov/portal/datasets/il.html.
AMI = Area Median Income.

Household Income

Table 22 provides the household income in the past 12 months for total occupied housing units in 2010 and 2019. From 2010 to 2019, the overall median household income for occupied housing units increased by approximately 14.6 percent. By comparison, owner-occupied household median income increased by approximately 28.2 percent, and renter-occupied household median income increased by approximately 4.1 percent.

Among total occupied housing units, household incomes of $150,000 or more experienced the largest increase (by approximately 65.7 percent), and household incomes between $10,000 and $14,999 experienced the largest decrease (by approximately 34.0 percent). As of 2019, approximately 47 percent of households had a household income of $75,000 or higher, indicating that approximately half of all households make less than the median income of $71,606.

The 2019 estimated number of existing extremely low-income households is nearly 2,000. HCD provides guidance on estimating the projected housing need for extremely low-income households by presuming 50 percent of the very low-income housing target. Lomita's share of the 6th Cycle Housing Element target for very low-income households is 239 units, leaving the extremely low-income housing need at approximately 120 housing units.

Table 22: Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Total Occupied Housing Units in Lomita (2010, 2019)

	2010		*2019*		*Change*	
Household Income	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Less than $5,000	234	3.0%	167	2.1%	-67	-28.6%
$5,000 to $9,999	148	1.9%	234	2.9%	+86	+58.1%
$10,000 to $14,999	467	6.0%	308	3.8%	-159	-34.0%
$15,000 to $19,999	335	4.3%	417	5.2%	+82	+24.5%
$20,000 to $24,999	343	4.4%	371	4.6%	+28	+8.2%

Table 22: Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Total Occupied Housing Units in Lomita (2010, 2019)

	2010		*2019*		*Change*	
Household Income	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
$25,000 to $34,999	608	7.8%	499	6.2%	-109	-17.9%
$35,000 to $49,999	997	12.8%	832	10.3%	-165	-16.5%
$50,000 to $74,999	1,597	20.5%	1,442	17.9%	-155	-9.7%
$75,000 to $99,999	1,036	13.3%	854	10.6%	-182	-17.6%
$100,000 to $149,000	1,176	15.1%	1,531	19.0%	+355	+30.2%
$150,000 or more	849	10.9%	1,407	17.5%	+558	+65.7%
Total	**7,791**	**100%**	**8,062**	**100.1%**	**+271**	**+3.5%**
Median	$62,464		$71,606		+$9,142	+14.6%

Sources:
U.S. Census Bureau. 2021m. "2010: ACS 5-Year Estimates Subject Tables." Financial Characteristics. Data for Lomita. American Community Survey, Table ID S2503. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita,%20ca%20income&tid=ACSST5Y2010.S2503&hidePreview=false.
U.S. Census Bureau. 2021n. "2019: ACS 5-Year Estimates Subject Tables." Financial Characteristics. Data for Lomita. American Community Survey, Table ID S2503. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita,%20ca%20income&tid=ACSST5Y2019.S2503&hidePreview=false

Table 23 provides the household income in the past 12 months for owner-occupied housing units in 2010 and 2019. Compared to total households, approximately 65.4 percent of owner-occupied households make over $75,000. Among owner-occupied households, those households in income categories below the AMI for owner-occupied units saw drops, with the exception of a dramatic increase of those earning between $5,000 and $9,000 a year. In juxtaposition to the change among lower-income earners, those earning $150,000 or more saw the second highest increase in number of households, at a 63 percent increase, and households making between $100,000 and $149,000 also increased by 27.8 percent.

Table 23: Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Owner-Occupied Housing Units in Lomita (2010, 2019)

	2010		*2019*		*Change*	
Household Income	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Less than $5,000	87	2.4%	84	2.2%	-3	-3.4%
$5,000 to $9,999	25	0.7%	118	3.1%	+93	+372.0%
$10,000 to $14,999	84	2.3%	42	1.1%	-42	-50.0%
$15,000 to $19,999	138	3.8%	63	1.7%	-75	-54%
$20,000 to $24,999	189	5.2%	155	4.1%	-34	-18.0%
$25,000 to $34,999	269	7.4%	64	1.7%	-205	-76.2%
$35,000 to $49,999	225	6.2%	254	6.7%	+29	+12.9%
$50,000 to $74,999	553	15.2%	540	14.2%	-13	-2.4%
$75,000 to $99,999	542	14.9%	286	7.5%	-256	-47.2%
$100,000 to $149,000	778	21.4%	994	26.1%	+216	+27.8%
$150,000 or more	746	20.5%	1,213	31.8%	+467	+62.6%
Total	**3,637**	**100%**	**3,813**	**100.2%**	**+176**	**4.8%**
Median	$85,679		$109,879		+$24,200	+28.2%

Sources:
U.S. Census Bureau 2021m, 2021n.

Table 24 provides the household income in the past 12 months for renter-occupied housing units in 2010 and 2019. Compared to owner-occupied households, only approximately 30.6 percent of rental-occupied households make over $75,000. However, among renter-occupied housing units, households with incomes of $150,000 or more experienced the largest increase (by approximately 86.5 percent), while household incomes of less than $5,000 experienced the largest decrease (by approximately 42.8 percent).

Table 24: Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Renter-Occupied Housing Units in Lomita (2010, 2019)

	2010		*2019*		*Change*	
Household Income	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Less than $5,000	145	3.5%	83	2.0%	-62	-42.8%
$5,000 to $9,999	125	3.0%	116	2.7%	-9	-7.2%
$10,000 to $14,999	382	9.2%	266	6.3%	-116	-30.4%
$15,000 to $19,999	195	4.7%	354	8.3%	+159	+81.5%
$20,000 to $24,999	154	3.7%	216	5.1%	+62	+40.3%
$25,000 to $34,999	336	8.1%	435	10.2%	+99	+29.5%
$35,000 to $49,999	773	18.6%	578	13.6%	-195	-25.2%
$50,000 to $74,999	1,039	25.0%	902	21.2%	-137	-13.2%
$75,000 to $99,999	498	12.0%	568	13.4%	+70	+14.1%
$100,000 to $149,000	399	9.6%	537	12.6%	+138	+34.6%
$150,000 or more	104	2.5%	194	4.6%	+90	+86.5%
Total	**4,154**	**99.9%**	**4,249**	**100%**	**+95**	**+2.3%**
Median	$49,021		$51,045		+2,024	+4.1%

Sources: U.S. Census Bureau 2021m, 2021n.

Table 25 provides the owner-occupied median household income and median home price in Lomita in 2010 and 2019. From 2010 to 2019, the percent increase in median household income for owner-occupied units far outpaced the increase in median home price. Further, in contrast to owner-occupied households, the increase in annual median rent far outpaced the increase in median household income for renter-occupied units, as shown in Table 26. Further, renter incomes increased at a dramatically lower rate than those of homeowners. This indicates that incomes of renters are not keeping up with increasing rent amounts, and homeownership opportunities are becoming further out of reach.

Table 25: Owner-Occupied Median Household Income and Median Home Price in Lomita (2010, 2019)

	2010	*2019*	*Number Change*	*Percent Change*
Median Household Income	$85,679	$109,879	+$24,200	+28.2%
Median Home Price	$532,100	$604,300	+$72,200	+13.6%

Sources: U.S. Census Bureau 2021k, 2021l, 2021m, 2021n.

Table 26: Renter-Occupied Median Household Income and Median Rent in Lomita (2010, 2019)

	2010	*2019*	*Number Change*	*Percent Change*
Median Household Income	$49,021	$51,045	+$2,024	+4.1%
Median Rent (annual)	$13,668	$16,728	+$3,060	+22.4%

Sources: U.S. Census Bureau 2021k, 2021l, 2021m, 2021n.

Households Burdened by Housing Cost

Table 27 provides the total households burdened by housing costs in Lomita in 2019. Approximately 51 percent of rental households in Lomita spend more than 30 percent of their income on housing, and approximately 37 percent of homeowner households with a mortgage spend more than 30 percent of their income on housing. Approximately 33 percent of all homeowner households do not have a mortgage. As rents continue to rise, outpacing median income, more rental households will continue to be burdened by housing costs, leaving homeownership further out of reach for many.

Table 27: Households Burdened by Housing Costs in Lomita (2019)

	Households with a Mortgage	*Households Paying Rent*
Total	**2,569**	**4,249**
Less than 30% of Income Spent on Housing	63%	48.8%
More than 30% of Income Spent on Housing	37%	51.2%

Sources: U.S. Census Bureau 2021l.

Lower-Income Households Burdened by Housing Cost

In 2019, AMI for Los Angeles County was $73,100. Tables 28 and 29 show the percentage of homeowners and renters, respectively, who are cost burdened within each income category. Nearly 30 percent of lower-income households with a mortgage and approximately 50 percent of all renter households were burdened by the cost of housing, meaning they spent more than 30 percent of their income on housing. Further, approximately 4.6 percent of extremely low-income households with a mortgage were burdened by the cost of housing and approximately 75 percent of extremely low-income renter households were burdened by the cost of housing.

Table 28: Housing Assistance Needs of Lower-Income Homeowners with a Mortgage (2019)

Household Income	*Percent of Cost-Burdened Households by Income*
Household Income *<$20,000*	3.4%
Household Income *$20,000 to $34,999*	1.2%
Household Income *$35,000 to $49,999*	4.6%
Household Income *$50,000 to $74,999*	12.9%
Household Income *$75,000 or more*	14.9%

Total	**32.4%**

Source:
U.S. Census Bureau. 2021o. "2019: ACS 5-Year Estimates Subject Tables." Financial Characteristics for Housing Units with a Mortgage. Data for United States. American Community Survey, Table ID S2506. Accessed March 2021. https://data.census.gov/cedsci/table?q=United%20States&t=Income%20and%20Poverty&g=1600000US0642468&y=2019&tid=ACSST5Y2019.S2506&hidePreview=false.

Table 29: Housing Assistance Needs of Lower-Income Renters (2019)

Household Income	*Number of Households*	*Number of Cost-Burdened Households*	*Percent of Cost-Burdened Households*
Household Income *<$10,000*	199	133	66.8%
Household Income *$10,000 to $19,999*	620	419	67.6%
Household Income *$20,000 to $34,999*	651	561	86.2%
Household Income *$35,000 to $49,999*	578	497	86.0%
Household Income *$50,000 to $74,999*	902	393	43.6%
Household Income *$75,000 to $99,000*	568	62	10.9%
Household Income *$100,000 or more*	731	50	6.8%
Total	**4,249**	**2,115**	**49.8%**

Source:
U.S. Census Bureau. 2021p. "2019: ACS 5-Year Estimates Detailed Tables." Household Income by Gross Rent as a Percentage of Household Income in the Past 12 Months. American Community Survey, Table ID B25074. Accessed March 2021. https://data.census.gov/cedsci/table?q=Renter%20Costs&t=Income%20and%20Poverty&g=1600000US0642468&y=2019&tid=ACSDT5Y2019.B25074&hidePreview=false.

Overcrowded Households

Overcrowding is defined by the U.S. Census Bureau as a housing unit occupied by more than one person per room. A severely overcrowded household is defined as one with more than 1.5 persons per room. From 2010 to 2019, the total proportion of households considered to be overcrowded decreased by about 17 percent, and the total proportion of households considered to be severely overcrowded decreased by about 74 percent, as shown in Table 30.

Lower rates of overcrowding may lead to more positive health outcomes. For example, studies have shown that there is a strong correlation between crowded households and the probability of COVID-19 infection.[1] In particular, crowded households provide less opportunities for a person infected with COVID-19 to isolate themselves from the rest of the household.[2]

[1] Columbia University Irving Medical Center. 2020. "Crowded Homes, Poor Neighborhoods Linked to COVID-19." June 18, 2020. https://www.cuimc.columbia.edu/news/crowded-homes-poor-neighborhoods-linked-covid-19.

[2] Botts, J., and L. Bénichou. 2020. "The neighborhoods where COVID collides with overcrowded homes." CalMatters. June 12, 2020, Updated June 26, 2020. https://calmatters.org/projects/california-coronavirus-overcrowded-neighborhoods-homes/.

Table 30: Overcrowding in Lomita (2010, 2019)

	2010		*2019*		*Percent*
Type of Overcrowding	*Number*	*Percent*	*Number*	*Percent*	*Change*
Overcrowded (>1 and ≤1.5 occupants/room)	380	4.9%	315	3.9%	-17.1%
Severely Overcrowded (>1.5 occupants/room)	179	2.3%	46	0.6%	-74.3%

Sources: U.S. Census Bureau 2021k, 2021l.

Table 31 provides information on overcrowding by tenure in Lomita in 2019. The vast majority of both owner- and renter-occupied units had one or fewer occupants per room. While both owner- and renter-occupied units had relatively low levels of units considered crowded (approximately 3.1 percent and 4.6 percent), only renter-occupied units experienced any degree of severe overcrowding (approximately 1.1 percent). Overall, renter-occupied units experienced disproportionately higher rates of overcrowding and severe overcrowding than owner-occupied units.

Table 31: Overcrowding by Tenure in Lomita (2019)

Number of Occupants Per Room	*Owner-Occupied Units*		*Renter-Occupied Units*	
	Number	*Percent*	*Number*	*Percent*
1.00 or fewer	3,693	96.9%	4,008	94.3%
1.01 to 1.50	120	3.1%	195	4.6%
1.51 or more	0	0.0%	46	1.1%
Total	**3,813**	**100%**	**4,249**	**100%**

Source: U.S. Census Bureau 2021h.

Large Households

Large families are defined by HUD as families with five or more members. Many large households have special housing needs because they tend to have lower household income and have few options or access to adequately sized, affordable housing. In 2019, there were a total of 575 large households, accounting for 7.1 percent of all households in Lomita, as shown in Table 32. Of those large households approximately 167 were renters. Further, as detailed in Table 13, in 2019 there were 2,554 housing units with 5 or more bedrooms. Of the units in the City, there are 138 renter occupied housing units with 4 or more bedrooms and 931 owner occupied housing units with 4 or more bedrooms. While there may be enough large housing units in Lomita to meet the large household ownership needs, many large households that rent need financial assistance to help with housing affordability or support in entering the housing market.

Table 32: Household Type by Household Size in Lomita (2019)

Household Size	*Number*	*Percent*
Family households	*5,038*	*100%*
Two- to four-person household	4,463	88.6%
Five-person household	396	7.9%

Table 32: Household Type by Household Size in Lomita (2019)

Household Size	*Number*	*Percent*
Six-person household	130	2.6%
Seven-or-more-person household	49	1.0%
Nonfamily households	*3,024*	*100%*
One- to four-person household	3,024	100%
Five-person household	0	0%
Six-person household	0	0%
Seven-or-more-person household	0	0%
Total households	**8,062**	**—**

Source:
U.S. Census Bureau. 2021q. "2019: ACS 5-Year Estimates Detailed Tables." Household Type by Household Size. Data for Lomita. American Community Survey, Table ID B11016. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20b11016&tid=ACSDT5Y2019.B11016&hidePreview=false.

Single-Parent Households

Table 33 provides the number of single-parent households in Lomita. In 2019, single-parent households made up approximately 6 percent of all households in Lomita, and women were the head of about 89 percent of all single-parent households. As previously discussed, there was an increase of approximately 25.7 percent of household types where the householder is female and there is no spouse present.

Table 33: Single-Parent Households in Lomita (2019)

Households	*Number*	*Percent**
Total households with children under the age of 18	2,389	29.6%
Single-parent households	519	6.4%
Single-parent households headed by women	463	5.7%

Source:
U.S. Census Bureau. 2021r. "2019: ACS 5-Year Estimates Data Profiles." Selected Social Characteristics in the United States. Data for Lomita. American Community Survey, Table ID DP02. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20single%20parent&tid=ACSDP5Y2019.DP02&hidePreview=false.
* Of all households (8,062).

Housing Costs and Affordability

Housing affordability is dependent on income and housing costs. The Federal standard of rental affordability is that a household should spend no more than 30 percent of its gross income on monthly housing costs and utilities. In 2019, the AMI for Los Angeles County was $73,100, indicating that the healthy maximum housing cost for the median income household should not exceed $21,930 a year or 1,828 per month. The maximum affordability of housing costs per household is further detailed below and provided in Table 34.

Table 34: Maximum Affordable Price and Rent in Los Angeles County (2019)

Household Income Category	*Annual Income*	*Maximum Affordable Monthly Payment for Housing and Utilities*
Two-Person		
Extremely Low	$25,050	$626
Very Low	$41,800	$1,045
Low	$66,800	$1,670
Median	$58,500	$1,462
Moderate	$70,150	$1,754
Four-Person		
Extremely Low	$31,300	$782
Very Low	$52,200	$1,305
Low	$83,500	$2,088
Median	$73,100	$1,827
Moderate	$87,700	$2,193

Source:
California Department of Housing and Community Development. 2019. "State Income Limits for 2019." Memorandum from Z. Olmstead (Deputy Director, Division of Housing Policy Development) to Interested Parties. May 6, 2019. https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2019.pdf.

Median Home Value and Median Rent

In Lomita, the median home value in 2019 for owner-occupied units was $604,300 and median monthly rent was $1,394. Table 35 provides the median value and median rent in Lomita, and Table 36 provides the gross median rent by bedroom count in 2019. For perspective, a 30-year fixed mortgage at a 4 percent interest rate can cost approximately $2,865 a month, and that price will vary depending on the amount of the down payment provided. Down payments at 20 percent or more will help buyers obtain lower interest rates, which tend to fluctuate from day-to-day, leaving homeownership out of reach for lower- and even moderate-income households. Monthly rents are out of reach for extremely low-income households and even some very low-income households. Further, when all other household costs are considered, such as student loan payments, payments for childcare, the costs of transportation, utilities, and other standard payments, housing attainability leaves many households at varying income levels constrained.

Table 35: Median Value and Median Rent in Lomita (2019)

Value/Rent	*2019*
Median value for owner-occupied units	$604,300
Median monthly rent for occupied units paying rent	$1,394

Source: U.S. Census Bureau 2021l.

Table 36: Median Gross Rent by Bedroom Count in Lomita (2019)

Number of Bedrooms	*Median Gross Rent*
No Bedroom	$1,065

Table 36: Median Gross Rent by Bedroom Count in Lomita (2019)

Number of Bedrooms	*Median Gross Rent*
One Bedroom	$1,162
Two Bedrooms	$1,475
Three Bedrooms	$1,874
Four Bedrooms	$3,331
Five or More Bedrooms	—

Source:
U.S. Census Bureau. 2021s. "2019: ACS 5-Year Estimates Detailed Tables." Median Gross Rent by Bedrooms. Data for Lomita. American Community Survey, Table ID B25031. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20median%20rent%20by%20bedroom&tid=ACSDT5Y2019.B25031&hidePreview=false.

Special Needs Groups

Groups with special needs can face increased challenges in housing. Individuals experiencing homelessness and in need of emergency shelter, older adults, persons with disabilities, large families, farmworkers, and families with a female head of household often have difficulty finding housing to meet their specific needs. This section provides an analysis of special needs groups in Lomita. Policies and programs to address these needs are incorporated throughout the Housing Element.

Older Adults

Older adults refer to those who are age 65 and older. Like in many cities across California, the population of older adults is increasing in Lomita, and housing that meets the changing needs of this demographic is becoming increasingly important. Older adults share four common characteristics:

- Income: People over 65 are usually retired and living on a fixed income.
- Healthcare: Accounts for an increasing proportion of older adults' expenses.
- Transportation: Many older adults require assistance with transportation.
- Housing: Many live alone, and their homes require modifications to meet changing levels of ability.

These characteristics indicate a need for smaller, lower-cost housing with easy access to transit, healthcare facilities, and other services. In 2019, more than 31 percent of the total households had a resident aged 65 years or older—an increase of approximately 46 percent since 2010, as shown in Table 37. In the same time period, there was approximately an 82 percent increase in householders 65 years and over living alone.

Table 37: Households with Older Adults in Lomita (2010, 2019)

	2010		*2019*		*Change*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Households with One or More Person 65 Years and Over	1,722	22.1%	2,520	31.3%	+798	+46.3%

Table 37: Households with Older Adults in Lomita (2010, 2019)

	2010		*2019*		*Change*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Householder Living Alone (65 Years and Over)	633	8.1%	1,152	14.3%	+519	+82.0%

Sources:
U.S. Census Bureau 2021r.
U.S. Census Bureau. 2021t. "2010: ACS 5-Year Estimates Data Profiles." Selected Social Characteristics in the United States. Data for Lomita. American Community Survey, Table ID DP02. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20single%20parent&tid=ACSDP5Y2010.DP02&hidePreview=false.

Farmworkers

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of the Southern California Association of Governments jurisdictions has farmworkers living in them, they are essential to the region's economy and food supply. Although there are no farmworker jobs in Lomita (see Table 38), there were approximately 39 people employed in the agriculture industry in 2018 (see Table 39). This represents a very small portion of total workers in Lomita, indicating that there is little need to plan for farmworker housing in Lomita. Further, in 2019 there were approximately 63 jobs in the agriculture, forestry, fishing and hunting, and mining industries in Lomita. However, those were all reported to be in sales and office occupations, service occupations, and management, business, science, and arts occupations. None of the farmworker jobs in Lomita in 2018 or 2019 were in production, transportation, or the moving of materials.

Table 38: Farmworkers by Occupation in Lomita (2018)

Number of Farmworkers	*Percent of Total Lomita Workers*	*SCAG Total*	*Description*
0	0.0%	57,741	Total jobs: Farming, fishing, and forestry occupations
0	0.0%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Source: SCAG 2020a
SCAG = Southern California Association of Governments.

Table 39: Employment in the Agriculture Industry in Lomita (2018)

Number Employed in Agriculture Industry	*Percent of Total Lomita Workers*	*SCAG Total*	*Description*
25	0.2%	73,778	Total in agriculture, forestry, fishing, and hunting
14	0.2%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

Source: SCAG 2020a
SCAG = Southern California Association of Governments.

Persons with Disabilities

Several Federal and State statutes affect the provision of housing for persons with disabilities. The Fair Housing Act (1968) prohibits discrimination on the basis of disability in all types of housing transactions, and defines "persons with a disability" as those individuals with mental or physical impairments that substantially limit one or more major life activities. The Fair Housing Amendments Act (1988) requires local jurisdictions to "make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling."

The 2010 Census defines six types of disabilities: sensory, physical, mental, self-care, go-outside-home, and employment. The Census defines sensory and physical disabilities as "long-lasting conditions." Mental, self-care, go-outside-home, and employment disabilities are defined as conditions lasting 6 months or more that make it difficult to perform certain activities. A more detailed description of each disability is provided:

- Sensory: Blindness, deafness, or severe vision or hearing impairment.
- Physical: A condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- Mental: A mental condition lasting more than 6 months that impairs learning, remembering, or concentrating.
- Self-care: A condition that restricts the ability to dress, bathe, or get around inside the home.
- Go-outside-home: A condition that restricts the ability to go outside the home alone to shop or visit a doctor's office.
- Employment: A condition that restricts the ability to work at a job or business.

Disability by Type

Table 40 provides the population with a disability in Lomita in 2019. In 2019, approximately 11 percent (2,198) of Lomita's population had a disability and approximately 27 percent of those age 65 and older had a disability. Because older adults make up the largest subgroup of those with a disability, as older adults continue to age, the need for housing to meet varying levels of ability will become increasingly vital.

Table 40: Civilian Noninstitutionalized Population with a Disability in Lomita (2019)

Disability Type	*Number*	*Percent of Population*
Hearing difficulty	496	2.4%
Vision difficulty	322	1.6%
Cognitive difficulty	884	4.7%
Ambulatory difficulty	1,234	6.6%
Self-care difficulty	481	2.6%
Independent living difficulty	804	5.0%
Total	**2,198**	**11.0%**

Source:
U.S. Census Bureau. 2021u. "2019: ACS 5-Year Estimates Subject Tables." Disability Characteristics. Data for Lomita. American Community Survey, Table ID S1810. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20disability%20type&tid=ACSST5Y2019.S1810&hidePreview=false.

Disability by Age

Among those under 18 years old, the largest proportion of disabilities is cognitive. Among those age 18 years and older, the largest proportion of disabilities is ambulatory. Table 41 provides the disability type by age in Lomita in 2019.

Table 41: Disability Type by Age in Lomita (2019)

Disability Type	*Number*	*Percent of Population*
Total Population	**20,379**	**—**
Total Population with a disability	**2,198**	**10.8%**
Population under 18 years old	4,350	—
Population with a disability under 18 years old	66	1.5%
Hearing difficulty	13	0.3%
Vision difficulty	0	0.0%
Cognitive difficulty	53	1.9%
Ambulatory difficulty	0	0.0%
Self-care difficulty	0	0.0%
Independent living difficulty	—	—
Population 18 to 64 years old	12,559	—
Population with a disability 18 to 64 years old	1,191	9.5%
Hearing difficulty	125	1.0%
Vision difficulty	173	1.4%
Cognitive difficulty	499	4.0%
Ambulatory difficulty	653	5.2%
Self-care difficulty	166	1.3%
Independent living difficulty	419	3.3%
Population 65 years and over	3,470	—
Population with a disability 65 years and over	941	27.1%
Hearing difficulty	358	10.3%
Vision difficulty	149	4.3%
Cognitive difficulty	332	9.6%
Ambulatory difficulty	581	16.7%
Self-care difficulty	315	9.1%
Independent living difficulty	385	11.1%

Sources: U.S. Census Bureau 2021u.

Disability by Employment Status

Table 42 provides the employment status by disability in Lomita in 2019. Among the civilian noninstitutionalized population age 18 to 64 years in 2019, the unemployment rate for those with a disability was approximately 10 percent, and the unemployment rate for those without a disability was approximately 3 percent. In 2019, the overall unemployment rate for the population 16 years and older in the civilian labor force was approximately 2 percent. This indicates that persons with disabilities may have more difficulty finding work than the overall population.

Table 42: Employment Status by Disability for Civilian Noninstitutionalized Population 18 to 64 Years in Lomita (2019)

	With a Disability			*No Disability*		
Employment Status	*Number*	*Percent of Total*	*Percent of Total in Labor Force*	*Number*	*Percent of Total*	*Percent of Total in Labor Force*
Employed	540	45.3%	90.3%	9,300	81.8%	97.1%
Unemployed	58	4.9%	9.7%	275	2.4%	2.9%
Not in Labor Force	593	49.8%	—	1,793	15.8%	—
Total	**1,191**	**100%**	**—**	**11,368**	**100%**	**—**
Total in Labor Force	**598**	**50.2%**	**100%**	**9,575**	**84.2%**	**100%**

Source:
U.S. Census Bureau. 2021v. "2019: ACS 5-Year Estimates Detailed Tables." Employment Status by Disability Status. Data for Lomita. American Community Survey, Table ID C18120. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20disability%20by%20employment&tid=ACSDT5Y2019.C18120&hidePreview=false.

Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code, a "Developmental Disability" is a disability that originates before an individual reaches 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism. The U.S. Census describes a "Cognitive Disability" as an intellectual impairment that causes one to have difficulty concentrating, remembering, or making decisions. Cognitive disabilities include mental and emotional conditions, such as an intellectual disability, cerebral palsy, autism, an emotional condition, or another developmental disability that often results in difficulty getting along with other children, doing schoolwork, or making decisions. Many persons with developmental disabilities can live and work independently within a conventional housing environment. However, the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services currently provides services and support to individuals with developmental disabilities. Services are provided through state-operated developmental centers and community facilities and contracts with 21 nonprofit regional centers. The Harbor Regional Center serves the health districts of Bellflower, Harbor, Long Beach, and Torrance within the City of Los Angeles.[3] The Harbor Regional Center served a

[3] DDS (California Department of Developmental Services). 2021. "Regional Center Listings." Accessed March 2021. https://www.dds.ca.gov/rc/listings.

total of 15,148 clients in 2020, of which 12,922 (approximately 85 percent) were clients with developmental disabilities in the community.[4]

Homelessness

The Los Angeles Homeless Services Authority (LAHSA) is a joint powers authority of the City of Los Angeles and County of Los Angeles created in 1993 to address the needs of those experiencing homelessness in Los Angeles County. LAHSA is the lead agency in the HUD-funded Los Angeles Continuum of Care, and coordinates and manages over $70 million annually in Federal, State, County, and city funds for programs providing shelter, housing, and services to people experiencing homelessness.

LAHSA conducts the annual point-in-time counts for Lomita and the greater Los Angeles region. Data for both Lomita and its designated Service Planning Area (SPA) is provided in the point-in-time counts. To ensure local control and planning, Los Angeles County is divided into eight geographic areas designated as SPAs, which are designed for planning and tracking data relative to public health and social services. Each SPA is expected to have a balance of homelessness services. Lomita is located within SPA Eight. The SPA approach to balancing services among larger geographical areas ensures that homelessness is treated as a regional housing issue, rather than a city-specific issue. This approach is important for addressing solutions comprehensively. Further, a recent ballot initiative was approved by the voters, demonstrating region-wide and local community support for solutions to meet the needs of those experiencing homelessness. After being approved by voters in March 2017, Measure H went into effect in 2018, raising the sales tax countywide by a quarter-percent to raise money for homeless services, which will be used to fund affordable housing solutions such as increasing the supply of supportive and interim housing for people experiencing homelessness across the region. The 2020 Greater Los Angeles Homeless Point-in-Time count for SPA Eight is provided in Table 43, followed by Lomita's point-in-time count results in Table 44.

Table 43: People Experiencing Homelessness in Service Planning Area Eight

Population	*Sheltered*	*Unsheltered*	*Total*
All Persons	1,048	3,512	4,560
All Households	630	3,342	3,972
Household Composition			
Adults 25+ (not in family units)	377	3,224	3,601
Transitional Age Youth 18 to 24 (not in family units)	26	51	77

[4] HRC (Harbor Regional Center). n.d. "Harbor Regional Center Demographics 2020." https://www.harborrc.org/sites/main/files/file-attachments/demographics_2020_0.pdf?1607463864.

Table 43: People Experiencing Homelessness in Service Planning Area Eight

Population	*Sheltered*	*Unsheltered*	*Total*
Unaccompanied Minors (Under 18) (not in family units)	8	N/A	8
Family Households with at Least 1 Child under 18	219	67	286
Veterans			
Veterans Who Are Individuals	199	220	419
Veterans in Families	—	1	1
Race/Ethnicity			
American Indian/ Alaska Native	2	61	63
Asian	6	55	61
Black/ African American	548	727	1,275
Hispanic/ Latino	335	1,124	1,459
Native Hawaiian/ Other Pacific Islander	5	33	38
White	131	1,432	1,563
Multi-Racial/ Other	21	80	101
Age			
Under 18	408	124	532
18 to 24	67	68	135
25 to 54	400	2,380	2,780
55 to 61	94	427	521
62 and Over	79	513	592
Sexual Orientation			
Straight	917	3,365	4,282
Gay or Lesbian	7	37	44
Bisexual	8	98	106
Sexual Orientation Non-Conforming	116	12	128
Health and Disability (indicators are not mutually exclusive)			
Substance Use Disorder	39	1,374	1,413
HIV/AIDS	9	26	35
Serious Mental Illness	113	703	816
Developmental Disability	68	223	291
Physical Disability	96	883	979
Domestic/Intimate Partner Violence (DV/IPV)			
DV/IPV Experience	98	1,074	1,172
Homeless Due to Fleeing DV/IPV	23	333	356

Lomita's population made up 0.2 percent of the region's population in 2020, and Lomita's proportion of the region's share of those experiencing homelessness is much lower at 0.037 percent. This is likely due to Lomita's lack of available rapid transit, major job centers, and key facilities that generally serve the needs of those experiencing homelessness. Due to the low availability of services for those experiencing homelessness in Lomita, it is likely that they were once either sheltered residents of Lomita's population or possibly became stranded in Lomita.

Table 44: People Experiencing Homelessness by City and County (2020)

Residents	*City of Lomita*	*Los Angeles County*
Sheltered	10	18,395
Unsheltered	15	48,041
Total	**25**	**66,436**

Sources:
LAHSA (Los Angeles Homeless Services Authority). 2021a. "2020 Greater Los Angeles Homeless Count – Data Summary, Total Point-In-Time Homeless Population by Geographic Areas." February 3, 2021. https://www.lahsa.org/documents?id=4692-2020-greater-los-angeles-homeless-count-total-point-in-time-homeless-population-by-geographic-areas.
LAHSA. 2021b. "2020 Homeless Count by Community/City" [online database]. Accessed March 2021. https://www.lahsa.org/data?id=45-2020-homeless-count-by-community-city.https://www.lahsa.org/data?id=45-2020-homeless-count-by-community-city.
Los Angeles Almanac. 2021. "Homeless Counts – Los Angeles County, By City, 2020, 2019 & 2018." Accessed March 2021. http://www.laalmanac.com/social/so14b.php.

Available Resources

As discussed above, homelessness is recognized as a region-wide issue where region-wide housing solutions are needed. The funding acquired by Measure H is already being used to implement housing developments throughout the Los Angeles region to better serve the needs of those experiencing homelessness. Solutions throughout the Los Angeles region will help assist the needs of those in Lomita, including the 15 unsheltered people, as well as those in need across all cities in the region.

A Continuum of Care is an integrated system of care that guides and tracks individuals and families experiencing homelessness through a comprehensive array of housing and services designed to prevent and end homelessness. HUD defined a Continuum of Care as a community plan to organize and deliver housing and services to meet the specific needs of people experiencing homelessness as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness. The continuum has four necessary parts: outreach, intake, and assessment; emergency shelter; transitional housing with supportive services; and permanent and permanent supportive housing with services if needed. Continuum of Care programs for people experiencing homelessness consist of a network of emergency and transitional shelters, as defined in Table 45. In addition, permanent supportive housing programs for persons previously experiencing homelessness are also major components of the region's network of care. Table 46 lists the interim housing facilities for those experiencing homelessness within SPA Eight.

Table 45: Housing Option Definitions

Term	*Definition*
Emergency Shelters	Provides low-barrier, safe, and supportive 14-hour shelter, food, and comfort to those experiencing homelessness. Winter Emergency Shelters are seasonal Emergency Shelters that operate from December 1st to March 31st.
Transitional Housing	Provides longer-term shelter solutions through temporary housing options that can last up to 24 months and includes supportive services, such as case management.
Supportive Housing	Provides long-term housing with wraparound services that are meant to support the stability and health of individuals experiencing homelessness.
Crisis Housing	Provides a safe, low-barrier, housing-first, housing-focused, and supportive 24-hour residence to persons/households experiencing homelessness while they are being quickly assessed and connected to a broad range of housing resources. Crisis Housing programs must work in collaboration with LAHSA and the Coordinated Entry System (CES) in Los Angeles County. Crisis Housing should fit seamlessly with the other CES Program components
Bridge Housing	Provides a safe, low-barrier, housing first, housing-focused, and supportive 24-hour residence to persons experiencing homelessness while they are working on locating, applying to, and obtaining their permanent housing. Bridge Housing prioritizes individuals experiencing homelessness based on the vulnerability level of the individual person, with the most vulnerable prioritized. Prioritization factors include mental health conditions, physical disability, and length of homelessness. Bridge Housing programs must work in collaboration with LAHSA and the CES in Los Angeles County. Bridge housing should fit seamlessly with other CES Program components.
Homelessness Prevention and Rapid Re-Housing	Rapid re-housing reconnects families and individuals to a housing option as quickly as possible using housing vouchers and rental assistance. It is a more stable and cost-effective way to house people, but due to an overall shortage of housing, these options are often limited.

Table 46: Interim Housing Facilities for those Experiencing Homelessness within Service Planning Area Eight

Provider	*Type*	*Population Served*	*Bed or Room Count*
Catholic Charities Inc. Project Achieve	Bridge Housing	Single men and women ages 18 and older	43 beds for men and 16 beds for women
U.S. Veteran's Initiative Inc.	Crisis Housing Bridge Housing Transitional and Permanent Housing Rapid Re-Housing	Veterans (men, women, and families)	600 beds; Rapid re-housing and homelessness prevention services for over 300 households
Harbor Interfaith – South Bay Auxiliary	Temporary Bridge Home Shelter	Families	100 beds
Doors of Hope Women's Shelter	Privately Funded – Temporary/Day Out Shelter	Women	20 beds
Beacon Light Mission	Privately Funded – Temporary/Day Out Shelter	Men	22 beds
Rainbow House	Emergency shelter that provides temporary housing to women and children experiencing violence/facing homelessness due to domestic violence	Women and children	40 beds

Table 46: Interim Housing Facilities for those Experiencing Homelessness within Service Planning Area Eight

Provider	*Type*	*Population Served*	*Bed or Room Count*
Women's Shelter of Long Beach	Emergency Supportive Housing for victims of domestic violence	Women and children	15 beds
Long Beach Rescue Mission (Lydia House)	Transitional housing with support services	Women and children	50 beds
Long Beach Rescue Mission (Samaritan House)	Emergency Shelter	Men	140 beds
Community's Child	Transitional Housing	Single mothers and infants	Single-family home with accessory dwelling unit and garage conversion

Source:
LAHSA (Los Angeles Homeless Services Authority). 2019. "LAHSA Interim Housing List." Updated October 2019. https://www.lahsa.org/documents?id=2196-lahsa-shelter-list.pdf.

In addition to the resources detailed above to assist those experiencing homelessness, cities play an important role in connecting those experiencing homelessness with supportive services. Working with the Los Angeles County Sheriff's Department, city staff, and the South Bay Cities Council of Governments, more innovative approaches are being identified to address homelessness, including identifying a strong network of churches and non-profit service providers (Harbor Interfaith Services, St. Margaret's Center, PATH and others). Similar efforts are identifying resources available to assist extremely low-income households and those with special needs. One such program is Home Share South Bay, which leverages the internet to connect homeowners with individuals looking for an affordable room. Lomita has a population of 1,285 people who either have a self-care difficulty or an independent living difficulty. There is no available data to determine the proportion of these populations who have assistance from family and friends. Some of those with disabilities may qualify for available public and affordable housing (Table 47) or rental subsidies provided by the County of Los Angeles, as detailed in the programs below. Additionally, the estimated extremely low-income housing need for the 6th Cycle Housing Element is 119 units.

Table 47 details the public and affordable housing developments in Lomita, including those restricted for Section 8 housing vouchers or restricted as affordable through other subsidies.

Table 47: Public and Affordable Housing

Site	*Number of Assisted Units*	*Population Served*	*Form of Assistance*	*Earliest Expiration of Affordability*
Harbor Hills – 26607 S. Western Ave. Lomita 90717	301	Families and older adults	County owned and subsidized	Permanent
Lomita Kiwanis Gardens – 25109 Ebony Lane	67	Older adults	HUD Section 202/811 Section 8	2027

Table 47: Public and Affordable Housing

Site	*Number of Assisted Units*	*Population Served*	*Form of Assistance*	*Earliest Expiration of Affordability*
			Housing Assistance Payment (HAP)	
Lomita Manor	78	Older adults	City owned and subsidized	Permanent

Other resources to assist extremely low-income households and those with special needs include programs funded by the State's Senate Bill 2 funding program. In 2017, the State of California approved Senate Bill 2, which created the Building Homes and Jobs Act and the Permanent Local Housing Allocation Grant program. The Permanent Local Housing Allocation program is the State's first permanent source of funding for affordable housing, something cities have not had since the elimination of Redevelopment. Revenue is generated through recording fees on real estate transactions and, therefore, will vary from year to year depending on market activity. The methodology for the allocation of funds is based on population size, rates of poverty, and overcrowding. The County of Los Angeles Development Authority has allocated $140,481 to Lomita for the 2021–2022 program.

The City Council authorized County of Los Angeles staff to administer the total allocated funding of $140,481 from the Permanent Local Housing Allocation Grant on behalf of the City for the following eligible activities:

- Capital and/or operating cost at Lomita Manor ($0 – $140,481)
- Efforts to acquire and rehabilitate foreclosed or vacant homes/apartments ($0 – $140,481).

Further, programs of the Housing Element that are designed to assist those with special needs include the following:

- Program 1: Housing Rehabilitation Grant – Through this program, five lower-income households will be assisted annually in the rehabilitation of single-family and mobile homes. Funding through this program can be used to assist with modifications to assist in accessibility upgrades.
- Program 3: Mobile Home Park Regulations – This program will establish an ordinance to place additional protections for residents of mobile home parks, many of which qualify as extremely low-income households.
- Program 6: Accessory Dwelling Units – Through this program, the City will further incentivize the production of accessory dwelling units. Accessory dwelling units can provide opportunities for those with special needs, such as older adults and those with disabilities, including developmental disabilities, by creating housing that is in an independent setting while still allowing for support from caregivers who reside on the same lot.
- Program 9: Accessibility – This program will provide a website with resources related to accessibility, such as home retrofit guides and universal design options that can help better inform developers and residents of potential changes that can be made in housing to increase accessibility for those with limited abilities.

Preservation of At-Risk Housing

As shown in Table 47, the agreement for Lomita Kiwanis Gardens development assistance is set to expire in 2027. This Section 8 property is governed under a Housing Assistance Payment contract between HUD and the landlord. Housing Assistance Payment contracts generally last between 5 and 20 years, with the majority being 20-year contracts. This property has been identified as a low risk of expiration because the likeliness that the contract with HUD will be renewed is extremely high. According to HUD's records, this property has been owned and maintained as an affordable housing development since 1985 by the Retirement Housing Foundation, a non-profit that has constructed and managed affordable housing properties since 1961. With a long history of partnering with public and private entities to build affordable housing, more than 1,500 affordable units across the state of California, and strong partnerships with religious institutions, RHF is qualified to maintain the affordability of Kiwanis Gardens, although they are not certified by HCD. Of those qualified entities, the closest one to Lomita is Alliance Property Group. Through Program 4 of the Housing Element, the City has committed to contacting qualified entities in the event that the owner decides to sell or dispose of the property. If the expiration of these units were to expire without renewal and they were to be replaced through the development of new affordable units, the projected cost of replacing the 67 units would be approximately $9 million, assuming a per-unit cost of approximately $135,000. The renewal of the contract between the non-profit and HUD is the most affordable and most likely strategy for preserving the affordability of the Lomita Kiwanis Gardens, especially given the Retirement Housing Federation's status as an established non-profit, affordable housing developer, and property manager. Through Program 4, Lower Income Housing Preservation, of the Housing Element, the City is committed to contact and coordination with the Retirement Housing Foundation and qualified entities; providing technical assistance on the need to preserve the existing affordable housing stock and educating affected tenants on assistance; and to support potential funding sources to ensure the ongoing preservation of those units identified as at-risk. Further, through Program 5, Replacement Requirements, the City is committed to requiring the replacement of lower-income units converted to market-rate on a one-to-one basis.

Appendix C: Constraints and Zoning Analysis

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Introduction

There are many factors that may affect the type, timing, and cost of housing development, maintenance, and improvement. Both governmental and non-governmental factors can act as barriers to the development of housing. The City of Lomita (City) can exercise some control to alleviate some of these barriers through regulatory changes and process improvements. The constraints detailed below include those governmental constraints related to local land use and zoning regulations, code enforcement, required on-site and off-site improvements, development permit processes, fees and exactions, and other local regulations. In addition, an analysis of non-governmental constraints related to the availability of financing, land costs, and construction costs, as well as a detailed overview of the existing infrastructural and environmental constraints to development, are provided. Further, an analysis of local efforts to remove constraints to the development of housing is included. Ongoing and new programs aimed to facilitate development and further remove constraints are detailed in the policy and program portion of the Housing Element.

Governmental Constraints

Land Use and Zoning

State law requires that each city have a General Plan that establishes policy guidelines for future development. The City of Lomita General Plan was adopted in 1998 and consists of an integrated and internally consistent set of policies and implementing programs. The General Plan Land Use Element sets forth land use designations to guide the location, type, and intensity or density of permitted uses of land in Lomita. The City of Lomita Zoning Ordinance implements the Land Use Element of the General Plan by providing specific direction and development standards within each of the land use categories. These land use controls can facilitate or limit certain types of development.

The Housing Element includes a list of goals, policies, and programs that are internally consistent with the General Plan. The Housing Element most specifically addresses the policies of the General Plan Land Use Element since it is the Land Use Element that designates the location and extent of residential development throughout Lomita. The following goals of the General Plan Land Use Element outline the vision for the City, consistent with the goals, policies, and programs identified in the Housing Element:

1. To promote an orderly pattern of development in the City
2. To provide for a variety of housing opportunities
3. To promote the development of a wide range of commercial activities

4. To ensure a strong employment and commercial base to finance public improvements and services
5. To provide adequate public services and facilities

As shown in Table 1, the Land Use Element describes five land uses that permit residential uses, including a Mixed-Use designation that acts as an overlay in a portion of some commercially zoned sites.

Table 1: Residential General Plan Land Uses

Land Use Designation	*Acres*	*Description*
Agriculture	90.9	Areas that are lower density in character and where the keeping of animals is permitted. The allowable density is up to 8.7 dwelling units per acre.
Low Density Residential	506.3	Areas that are developed with single-family homes. The allowable density is 5.8 to 8.7 dwelling units per acre.
Medium Density Residential	60.1	Areas that are developed with multifamily residential uses and mobile homes. The allowable density is 8.72 to 19.8 dwelling units per acre.
High Density Residential	45.3	Areas that are developed with multifamily residential uses and mobile homes. The allowable density is 19.8 to 43.6 dwelling units per acre. Specific Plan approval has allowed up to 88 dwelling units per acre.
Mixed Use	58.5	Horizontal and vertical mixed-use housing types at a maximum density of 22 units per acre.
Total	**761.1**	—

Residential Uses by Zone

The City's zoning regulations accommodate a diversity of housing types to meet the varying needs of residents at all economic segments. This includes housing to meet the special needs of older adults, persons with disabilities, farmworkers, and those experiencing homelessness. Table 2 details the residential housing types permitted under each zoning designation.

Table 2: Zoning for a Variety of Housing Types

Residential Use	*Agriculture (A-1)*	*Single-Family Residential (R-1)*	*Residential Variable Density (RVD)*	*Mixed Use Overlay (MUO)1*	*Light Manufacturing and Commercial (M-C)1*
Accessory Dwelling Units	P	P	P		
Community Care Facilities (six or fewer people)	P	P	P		
Community Care Facilities (7 to 15 people)	C	C	C		
Emergency Shelters					P
Home Occupations (live/work)	P	P	P	B	

Table 2: Zoning for a Variety of Housing Types

Residential Use	*Agriculture (A-1)*	*Single-Family Residential (R-1)*	*Residential Variable Density (RVD)*	*Mixed Use Overlay (MUO)1*	*Light Manufacturing and Commercial (M-C)1*
Manufactured Homes	P	P	P		
Multifamily Housing[2]			P[2]	C	
Rooming House			P		
Senior Citizen Planned Unit Developments			C		
Single-Family Residence	P	P	P	C	
Single-Room Occupancy				C	
Supportive Housing	P	P	P[2]		
Transitional housing	P	P	P[2]		

P = Permitted; C= Conditional Use Permit; B = City-approved Business License, Home Occupation Permit, and approval by the Community Development Director are required.
(1) Any uses where new buildings, structures or additions are proposed; the location of said buildings, structures and additions shall be to the satisfaction of the planning commission.
(2) Additions and new buildings requiring additional parking must receive "Site Plan" approval pursuant to this title.

Manufactured Housing

Manufactured housing or factory-built housing on a permanent foundation are permitted in zones where single-family homes are permitted (A-1, R-1, RVD, CPD). No discretionary permit is required for manufactured housing.

Accessory Dwelling Units

Accessory dwelling units (ADUs) and junior ADUs are permitted in agricultural, single-family, and multifamily residential zones, subject to the review and approval by the City's community development director. The City updated its Zoning Code to comply with State requirements in 2018, but State law was further amended in 2019. Consistent with State law, the current Zoning Code allows ADUs to have a maximum size of 1,200 square feet, parking is not required, and the square footage is not calculated as part of the site's total floor area ratio. Additionally, the conversion of space in an existing structure to an ADU is permitted, as well as newly constructed ADUs that are attached to the primary dwelling. However, updates to meet the following State requirements are needed: one ADU and one junior ADU are permitted on a lot with an existing or proposed single-family structure; ADUs are permitted in any zone that permits single-family or multifamily residential uses; and where on-site parking is lost for the construction of an ADU, that parking cannot be required to be replaced. While an amendment to the City's Zoning Code is needed to address State requirements, the City currently permits ADUs consistent with State regulations. Program 6, Accessory Dwelling Units, of the Housing Element will ensure that the City's Zoning Code is made consistent with the requirements of State law as they relate to ADUs.

Facilities for People Experiencing Homelessness

Transitional Housing

Transitional housing facilities are defined under State law as buildings configured as rental housing developments that are operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that is no less than 6 months from the beginning of the assistance. They offer temporary residential accommodations for those experiencing homelessness or families transitioning to permanent housing. Transitional housing often includes a supportive services component, such as job skills training or rehabilitation counseling, to allow individuals to gain the necessary life skills to support independent living. In accordance with State law (Assembly Bill 139, 2019), transitional housing must be considered a residential use of property and is subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Transitional housing is a permitted use in agricultural and single-family zones, and may require Site Plan approval in multifamily zones when additions and new buildings require additional parking. Consistent with State requirements, in the City, transitional housing is only subject to those restrictions that apply to other residential dwellings of the same type in the same zone in A-1, R-1, and Mixed-Use Overlay (MUO) zones, but in the Residential Variable Density (RVD) zone, transitional housing is subject to a Site Plan approval, whereas single-family housing is permitted in the RVD without being subject to a Site Plan approval. Therefore, Program 13 of the Housing Element will remove the discretionary requirement for transitional housing in the RVD zone.

Supportive Housing

Supportive housing is defined as housing with no limit on length of stay that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. The target population for supportive housing is individuals or families that are experiencing homelessness. Permanent supportive housing may provide mental health support and counseling, as well as other services needed to support families and individuals with independent living. In accordance with State law, in the City, supportive housing is a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Supportive housing is permitted, without a discretionary permit, in the A-1 and R-1 zones. Supportive housing is a permitted use in the RVD zone, but new buildings that require additional parking require Site Plan approval. Program 9 of the Housing Element will allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, in accordance with Assembly Bill 2162 (2018).

Low-Barrier Navigation Centers

In accordance with Section 65662 of the California Government Code, a Low-Barrier Navigation Center is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low barrier" means best practices to reduce barriers to entry. Emergency shelters can qualify as Low Barrier Navigation Centers. The development of these uses must be permitted by-right in areas zoned for mixed use and nonresidential zones permitting multifamily residential uses so long as it offers services to connect people to permanent housing through a services plan that identifies services staffing; it is linked to a coordinated entry system; it complies with Chapter 6.5 of Division 8 of the Welfare and Institutions Code; and it has a system for entering information regarding client stays, demographics, income, and exit destination through the local Homeless Management Information System. The focus of Low-Barrier Navigation Centers is to move people into permanent housing. The City's Zoning Code does not define Low-Barrier Navigation Centers as a use; therefore, Program 8, Low Barrier Navigation Centers, will amend the Zoning Code to permit the development of Low-Barrier Navigation Centers as a use by-right in mixed-use and non-residential zones that permit residential uses, in accordance with State law.

Single-Room Occupancies

Single-room occupancies provide residential facilities where individual, secure rooms are rented to a one- or two-person household. Rooms are generally 150 to 375 square feet and include a sink, closet, and toilet, with shower and kitchen facilities typically shared. Single-room-occupancy units are rented on a weekly or monthly basis. Single-room occupancies are permitted within the MUO zone with a Conditional Use Permit (CUP). Conditions for approval relate only to the performance of the facility, such as parking, management, and required unit amenities, as follows:

- Management. A single-room occupancy management plan shall be submitted to, reviewed, and approved by the Community Development Director. The management plan shall be comprehensive and contain management policies and operations, rental procedures and rates, maintenance plans, residency and guest rules and procedures, security procedures, and staffing needs, including job descriptions. A 24-hour resident manager shall be provided for any single-room occupancy use with five (5) or more units.
- Off-street parking must be provided at a rate of one (1) parking space per two (2) units, inclusive of guest parking.
- The building shall contain a minimum of two hundred fifty (250) square feet of common space such as recreation areas, lounges, and living spaces. An additional ten (10) square feet of common space is required per rooming unit over eleven (11). Bathrooms, laundries, hallways, the main lobby, vending areas, and kitchens shall not be counted as common space.

- Garbage receptacles are to be provided by the property owner. Garbage receptacles must be located on the lot or property in a manner that does not hinder access to any required off-street parking or loading spaces.
- Each unit shall be provided a kitchen sink with a garbage disposal, serviced with hot and cold water, and a countertop measuring a minimum of eighteen (18) inches wide by twenty-four (24) inches deep. If each individual unit is not provided with a minimum of a refrigerator and a microwave oven, a complete kitchen facility available for residents shall be provided on each floor of the structure.
- For each unit a private toilet in an enclosed compartment with a door shall be provided. This compartment shall be a minimum of fifteen (15) square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one (1) for every five (5) units or fraction thereof. The shared shower or bathtub facility shall be on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.

Emergency Shelters

Emergency shelters are a permitted use, not subject to a discretionary permit, in the M-C zone. While the use itself does not require a discretionary action, for any use within the M-C zone where new buildings, structures, or additions are proposed, the proposal is subject to the review and approval of the Planning Commission. This discretionary requirement associated with new structures poses a constraint to the development of Emergency Shelters, and Program 13 of the Housing Element will remove this discretionary requirement so that Emergency Shelters are permitted by-right, in accordance with State law.

Lomita has sufficient capacity to accommodate the need for emergency shelters in the M-C zone. The sites zoned as M-C total approximately 15 acres, located along the south side of Lomita Boulevard between Narbonne Avenue and Walnut Avenue, and on the west side of the City along Crenshaw Boulevard.

The City has a total of 25 people experiencing homelessness according to the 2020 Greater Los Angeles Homeless Count; of the 25 people experiencing homelessness, 15 are unsheltered. Considering a minimum lot area of 5,000 square feet development standard, and a minimum of 220 square feet per unit, which is the minimum unit size permitted by the California Building Code, the City can accommodate 198 dwelling units per acre. As such, the 15 acres of M-C zoned parcels in the City can approximately accommodate 2,970 dwelling units of emergency shelter units, which would exceed the City's current need to house its 15-person unsheltered homeless population.

Employee and Farmworker Housing

Farmworkers are considered a special housing group because of the seasonal nature of their work and the low wages for these employees. Farmworkers include employees of nurseries, stables, and agricultural and livestock operations. Farmworkers generally have limited and seasonal incomes, which presents a need for affordable housing near their places of work on

a seasonal basis, rather than year-round. As further detailed in Appendix B, Housing Needs Assessment, there are no farmworker occupations in Lomita; however, 39 Lomita residents are employed within the agriculture industry. It is likely that these residents were employed in occupations associated with landscaping nurseries, landscaping services, stables, gardens, and equestrian centers in the Palos Verdes Peninsula.

Employee housing is housing provided for six or fewer agricultural workers in accordance with the California Health and Safety Code Employee Housing Act (EHA). The EHA requires that any employee housing providing accommodations for six or fewer employees be treated as a single-family structure. This mandates that employee housing not be required to apply for any additional permit or process that would not be required of a single-family residential structure in the same zone. Employee housing providing accommodations for six or fewer employees must be permitted by the same process by which single-family residences are permitted in the same zones. Further, farmworker housing must be permitted consistent with the EHA (Health and Safety Code Sections 17020–17027), and may only be subject to objective, quantifiable, written development standards, conditions, and policies that are consistent with the EHA. This includes the provision of employee housing consisting of bunkhouses of 36 beds or 12 units to be permitted in all zones that allow agricultural uses in the same manner as other agricultural uses. Program 13 will ensure that the City's Zoning Code permits employee housing and farmworker housing in accordance with State laws as they relate to employee and farmworker housing.

Housing for People with Special Needs

Definition of "Family"

Local governments may restrict access to housing for households failing to qualify as "family" by the definition specified in the Zoning Code. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated. In December 2006, the City amended its Zoning Code to remove the definition of "family."

Reasonable Accommodation

The City is required by the Federal Fair Housing Act and the California Fair Employment and Housing Act to provide a process for reasonable accommodation requests. The City's Municipal Code establishes a process for persons with a disability to request a reasonable accommodation in the application of the City's zoning laws where necessary to afford the individual an equal opportunity to use and enjoy a dwelling within Lomita.

The Community Development Department provides the completed application form and the application fee for reasonable accommodation requests. The Community Development Department Director considers the application for a minor reasonable accommodation and issues a written determination within 30 days of the date of receipt of a completed

application and may either grant the accommodation request with or without nondiscriminatory conditions of approval; may deny the request; or may refer the matter to the Planning Commission, which will render a decision on the application in the same manner. If the application is for a major reasonable accommodation, the Planning Commission considers the application in the same manner as described above. The request is required to be approved if the specified findings are met. Program 13 of the Housing Element includes a commitment to remove the major reasonable accommodation process to simplify the procedure and increase housing opportunity for persons with disabilities.

The director of community development, planning commission or city council shall approve the request for a reasonable accommodation subject to the following findings:

- The housing, which is the subject of the request for reasonable accommodation, will be occupied as the primary residence by an individual protected under the fair housing laws.
- The request for reasonable accommodation is necessary to make specific housing available to one or more individuals protected under the fair housing laws.
- The requested reasonable accommodation will not impose an undue financial or administrative burden on the city.
- The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies and/or procedures of the city.
- The reasonable accommodation shall be subject to any reasonable conditions imposed on the approval that are consistent with the purposes of these findings.
- That the reasonable accommodation shall only be applicable to the particular individual(s) or property.

The findings associated with the reasonable accommodations procedures are consistent with fair housing laws, consistent with model ordinances on reasonable accommodations provided by the State. Additionally, through Program 13 the decision process will be clarified to identify when a minor reasonable accommodations application is deferred to the Planning Commission by the Director of Community Development. Further, the minor accommodation process provides a process by which a reasonable accommodation can be processed without a hearing, not subject to the discretion of the Planning Commission or the aforementioned findings and therefore does not pose a constraint, as it provides options for facilitating the process. As part of the programs to Affirmatively Further Fair Housing and to increase housing opportunities for persons with disabilities, Program 13 commits to removing the major Reasonable Accommodation Process. Additionally, the Planning Commission hearing cam potentially pose a constraint to obtaining Reasonable Accommodation and may need to be removed or otherwise mitigated. Program 13 includes a commitment to analyze the Planning Commission as a constraint.

Residential Care Facilities

Community care facilities are defined as any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, people with physical disabilities, mentally impaired, incompetent persons, and abused or neglected children, and includes residential facilities, adult day programs, therapeutic day service facilities, foster family agencies, foster family homes, small family homes, social rehabilitation facilities, and community treatment facilities.

The City permits community care and childcare facilities with six or fewer persons by right in agricultural, single-family residential, and multifamily residential zones, and the uses are permitted as standard residential uses in all residential zones. Community care and childcare facilities with seven to 15 persons are permitted with a CUP in agricultural, single-family residential, and multifamily residential zones. As further detailed in the Permitting Processes and Fees section, below, a project requiring a CUP takes about 2 to 4 months in processing time, adding between 2 to 4 weeks to the permitting process compared to projects that do not require a CUP.

The Planning Commission may approve a CUP, but first a determination must be made that approval of the CUP meets the required findings. The findings for a CUP are outlined below and are also detailed in the Permitting Processes and Fees section of this document, below.

- The proposed use is allowed within the district with approval of a CUP and complies with all other applicable requirements, as follows:
    - The proposed use is consistent with the General Plan.
    - The design, location, size, and operating characteristics are compatible with existing and future land uses and buildings and structures in the vicinity, and the proposed use will not jeopardize, adversely affect, endanger, or otherwise constitute a menace to the public health, safety, or general welfare or be materially detrimental to the property of other persons located in the vicinity.
    - The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood.
    - The site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.

Requirements for discretionary permits may pose constraints to development. For example, Residential Care Facilities provide in-house treatment or rehabilitation programs on a 24-hour basis. These include drug and alcohol rehabilitation and recovery facilities. These facilities require a CUP in residential zones, as they are often a source of fear and concern for community members. The Planning Commission will only deny a CUP if the required findings cannot be met. Program 13 of the Housing Element includes an objective to amend the

Zoning Code to permit large Residential Care Facilities in commercial and mixed-use zones without discretion.

Senior Citizen Planned Unit Developments

"Senior citizen planned unit developments" are permitted in the Residential Variable Density zone subject to a CUP. Senior citizen planned unit developments are subject to the same development standards as multifamily housing developments that include minimum unit sizes, parking requirements, open space requirements, laundry facilities, trash areas, street width specifications, a sewer study, and a water study. Additional requirements for senior citizen planned unit developments include the following:

- Occupancy by residents as defined in Section 51.3 of the California Civil Code
- Elevators for structures over one story in height
- Laundry facilities must be provided in each unit

The Planning Commission may approve a reduction in parking spaces pursuant to a completed parking study if the following findings are met:

- The intent of the parking regulations, in compliance with all other applicable provisions of this chapter, is met; and
- Sufficient parking would be provided to serve the use intended and potential future uses of the subject parcel.

The parking study allows the applicant to provide evidence that the project-specific parking need is less than the parking regulations require. Parking would be evaluated based on a demonstrated need for the target population and the specific site in context to the surrounding location.

Program 13 will amend the Zoning Code to reduce development standards through reduced parking requirements and minimum unit size requirements. Additionally, the 6th Cycle Housing Element's Program 27, Reduced Parking Requirements, will amend the Zoning Code to identify a process by which parking requirement can be reduced for religious institutions in exchange for housing development. The City will also conduct a parking study in walkable areas to inform parking requirement reductions.

Specific Plan

The 24000 Crenshaw Boulevard Specific Plan was adopted by the City in 2017, and applies to the 2.5 net acre property located at 24000 Crenshaw Boulevard on the northwest side of Lomita. The site is generally bound by Crenshaw Boulevard to the west and Lomita Boulevard to the south. The site permits multifamily residential uses as well as amenities such as a leasing office, pool, community room, roof deck, and fitness center. The Specific Plan planning area permits residential densities up to 88 units per acre at heights up to 64 feet tall.

Development of the Crenshaw site is currently underway. The site is entitled to build a four-story multifamily development, which is under construction. This development will produce 220 new units, which are anticipated to be completed during the beginning of the 6th Cycle Housing Element. With the site zoned for 88 dwelling units per acre and the 220 units being developed on the 2.5-acre site, this development is achieving 100 percent of the density permitted under the zone.

The 24000 Crenshaw Boulevard Specific Plan permits the highest residential densities in Lomita, where the urbanized nature of the surrounding area provides adequate facilities and services for sewage, water, drainage, solid waste disposal, and energy. As limited in size and intensity of use by the 24000 Crenshaw Boulevard Specific Plan, the 24000 Crenshaw Boulevard Specific Plan area will not require the development of additional sewage, water, solid waste disposal, energy, or other essential facilities.

Building Standards

Development Standards

Each zone that permits residential uses regulates the residential use permitted, lot size, density, and parking requirements. While regulations such as setbacks, lot size, and lot coverage can contribute to the number of dwelling units that can be developed on a lot, residential densities are primarily limited by established maximum densities. Table 3 describes all zones where residential uses are permitted in Lomita and their respective development standards.

Table 3: Development Standards for Zones that Permit Residential Uses

Zone		*Minimum Lot Area (square feet)*	*Maximum Density (units per acre)*	*Minimum Lot Width (feet)*	*Maximum Floor Area Ratio*	*Front Yard Setback (feet)*	*Side Yard Setback (feet)*	*Rear Yard Setback (feet)*	*Maximum Height (feet)*
A-1 – Agriculture		5,000	8.7	50	0.6	20	5	20	27
R-1 – Single-Family Residential		5,000	8.7	50	0.6	20	5	20	27
RVD – Residential Variable Density	1000	1,000	43.6	50	N/A	20	5	20	27
	1452	1,452	30						
	1500	1,500	29						
	2200	2,200	19.8						
	2500	2,500	17.4						
	5000	5,000	8.7						
Senior Planned Unit Developments (Conditionally Permitted in RVD)		2,000	N/A	N/A	N/A	15	5	15	27
Commercial Planned Development (Permits uses permitted in Single-Family Zones)		10,000	8.7	75	0.6	20	5	20	27

Mixed Use Overlay Standards

In addition to the zones detailed in Table 3, the City has a Mixed-Use Overlay (MUO) zone that permits residential uses when they are combined with nonresidential uses on the same project site, either vertically or horizontally. Mixed-use developments are required to feature structural separations between the residential and nonresidential spaces to allow the two uses to be rented, leased, sold, or occupied separately. Development within the MUO is subject to review and approval by the Planning Commission. For any uses where new buildings, structures, or additions are proposed, the location of said buildings, structures, and additions shall be to the satisfaction of the Planning Commission. Minor additions that do not require additional parking are exempt from this requirement. As detailed in Table 4, the MUO permits a maximum density of 22 dwelling units per acre with no minimum density. The MUO permits standalone commercial and requires a minimum of 30 percent of the total square footage to be used for nonresidential uses unless a deviation is requested and approved through a CUP process. All projects in the MUO to date have been allowed to deviate from the nonresidential use standard. No standalone commercial project has been approved for over 30 years. Further, the maximum building height is 35 feet, but additional height can be approved through a CUP process. The development standards of the MUO do not pose a constraint to achieving 22 dwelling units per acre. Parking is allowed to be either covered or uncovered. Minimum lot area requirements are only applicable in the event that a lot is proposed to be split and are in place to ensure that a lot split does not pose a constraint to future development that would render land within Lomita undevelopable as a result of a lot split. Setbacks are not applied, unless the building is taller than 16 feet, in which case side and rear setbacks are 10 feet, which is minimal and consistent with mixed use setbacks in larger cities in pedestrian-oriented zones. As there is no front setback, this does not pose a constraint to development and facilitates a strong pedestrian realm. The maximum floor area ratio is also permissive for achieving 22 dwelling units per acre with up to 30-percent commercial. For example, on a 0.25-acre lot with a 2.0 FAR, a developer would be able to build 21,760 total square feet. If 30-percent were dedicated to commercial and the unit size was 500 square feet, the development would be able to achieve 30 dwelling units, far above the permitted du/ac in the MUO. Further, even if half of the lot were dedicated to parking, 22 total dwelling units would still be achievable at 3 stories, which on a 0.25 acre lot would again be well over the permitted 22 du/ac.

Residential development projects with multi-stories can vary in height as one-story ranges from 10 – 15 feet and upper stories are typically 10 – 12 feet; as such, a 35 feet height limit is feasible for a- 3-story building. All development applications proposing a 3-story building have been within the 35-feet height limit. Recent examples of developments in the MUO that achieved three-stories include 24813 Narbonne Avenue, 25002 Medawar Way, 24516 Narbonne Avenue, and 25114 Narbonne Avenue (See Appendix E Table 1 for more detail). As further detailed in the Permitting Processes and Fees section, below, a project requiring a CUP takes about 2 to 4 months in processing time, adding 2 to 4 weeks to the permitting

process compared to projects that do not require a CUP. The Planning Commission reviews the CUP to ensure the design, location, size, and operating characteristics are compatible with existing and future land among other findings (refer to Conditional Use Permit section).

As detailed in Program 14 of the Housing Element, the MUO will be amended to permit a maximum density of 30 dwelling units per acre, establishing a minimum density of 20 dwelling units per acre, and allowing standalone residential, removing the minimum nonresidential requirement. Additionally, as detailed in Program 11 of the Housing Element, the City will pair the rezone (Program 14) with the creation of new objective development standards, which will ensure that these densities can feasibly be achieved. This will include an analysis of building height, setbacks, and FAR to ensure that 30 dwelling units per acre can be achieved on all sites in the MUO. Further, as identified in Program 7, the City will pair the rezone with objective development standards and technical assistance, making the State Density Bonus program more attractive to developers.

Table 4: Development Standards for the Mixed-Use Overlay Zone

Minimum Lot Area (square feet)	10,000
Maximum Density (units per acre)	22
Maximum Floor Area Ratio	2.0
Minimum Unit Size	500 square feet (studio)
Front Yard Setback	N/A
Side Yard Setback	None unless the building exceeds 16 feet, then 10-foot setback
Rear Yard Setback	None unless the building exceeds 16 feet, then 10-foot setback
Maximum Building Height	35 feet or higher with CUP
Nonresidential Requirement	30% of total square footage shall be for nonresidential uses

In order to facilitate the development of mixed-use affordable housing within the MUO zone, the City offers the following incentives in exchange for lot consolidation (Lomita Density Bonus Ordinance 5.2):

- For mixed use projects involving lot consolidation, the commercial requirement in the Mixed-Use Overlay District is reduced to 20% (instead of 30%).
- For mixed use projects involving lot consolidation of at least two parcels for a minimum 20,000 square feet, the commercial requirement is reduced to 10% (instead of 30%).

These reductions in commercial requirements are intended to encourage lot consolidation, and if utilized, can result in projects with more residential units considered through a density bonus. Program 12, Lot Consolidation, will further incentivize lot consolidation, as the City will amend the Zoning Code to enhance lot consolidation incentives.

As further detailed in the Permitting Processes and Fees section, below, a project requiring a CUP takes about 2 to 4 months in processing time, adding 2 to 4 weeks to the permitting process compared to projects that do not require a CUP.

Parking Standards

Lomita's residential parking standards require a minimum of two garage spaces for all housing types with one to three bedrooms, and three garage spaces for larger single-family homes. Multifamily housing requires similar parking ratios, with the addition of required guest parking (see Table 5). Parking is often cited as a costly component of development, and when minimum parking requirements are regulated for uses Citywide, they leave little room for flexibility in development. While parking requirements are costly, the requirement to provide garage parking or enclosed parking for multifamily units is more costly and is difficult for developers to achieve and is therefore a constraint to multifamily development. Parking strategies that allow a market-driven approach can reduce the cost of development, increase development flexibility, and reduce costs for consumers while still providing developers with the freedom to provide parking as supported by the market. Program 27 will amend the Zoning Code to identify a process by which parking requirements can be reduced for religious institutions and will implement parking reductions for multifamily housing, including reductions of covered parking requirements. Additionally, through Program 27, the City will remove garage parking requirements for all residential zones.

Table 5: Parking Standards by Residential Use

Accessory Dwelling Units	No parking required.
Single-Family Detached	Two parking spaces in a garage, and one uncovered parking space for four bedrooms and/or dens, and one additional uncovered parking space for five or more bedrooms and/or dens.
Duplex, Apartment House, Condominiums	Two parking spaces in a garage for each unit of up to four bedrooms and/or dens; three spaces in a garage for five or more bedrooms and/or dens, except as noted below. In addition, one guest parking space shall be required for each two units. Said spaces shall not be located in the required front setback areas.
Large Family and Adult Care Homes for not more than 7 to 12 Children/Adults Providing 24 Hour-Per-Day Care	One unenclosed parking space in addition to the required for the residence, plus one space for each vehicle used directly in conducting of such use but not to exceed two such vehicles. Tandem parking for the vehicles used in conducting the use is allowed.
Mixed Use – Residential Portion	One parking space for each unit that is between 500 and 700 square feet in size. Two parking spaces for each unit that is greater than 700 square feet in size. Guest parking is provided at a ratio of 0.25 parking spaces per unit.
Emergency Shelters	One parking space for every five adult beds, plus one parking space per employee on the largest shift is required.
Senior Citizen Planned Unit Developments	Two enclosed parking spaces per unit and one guest parking space per every two units. Tandem parking may be permitted.
Single Room Occupancy	One parking space per two units is required.

Building Codes and Enforcement

The City of Lomita implements the 2019 edition of the California Building Code and other model construction codes and amendments adopted by the California Building Standards Commission. The codes used by the City are adopted in its Municipal Code by reference to

the County of Los Angeles (County) codes through Ordinance No. 806U adopted on December 17, 2019. The County adopted the 2019 California Building Standards Code, which includes the 2019 Building Code, 2019 Electrical Code, 2019 Plumbing Code, 2019 Mechanical Code, 2019 Residential Code, 2019 Green Building Standards Code, and the 2019 Existing Building Code. The 2019 California Building Standards Code establishes standards and requires inspections at various stages of construction to ensure code compliance.

County modifications to the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Existing Building Code, Residential Code, and Green Building Standards Code are reasonably necessary because of local climatic and geological conditions. The local climate is characterized by hot, dry summers, often resulting in drought conditions, followed by strong Santa Ana winds, often resulting in hazardous fire conditions, and heavy winter rains, often resulting in expansive soil conditions. Relevant examples of local amendments to the California Building Code adopted by the County include the following: the restriction of wood shingles and wood shakes as roof coverings in any Fire Hazard Severity Zones; additional requirements for structures assigned to Seismic Design Category D, E, or F, wood diaphragms supporting concrete or masonry walls; special inspections are not required for detached one- or two-family dwellings not exceeding two stories above grade plan, provided the structure is not assigned to Seismic Design Category D, E, or F and does not have horizontal or vertical irregularities; permanent wood foundation systems and prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E, or F; and retaining walls assigned to Seismic Design Category D, E, or F shall not be partially or wholly constructed of wood. Additionally, the County has further amended the California Building Code to extend the amount of time before a permit that is issued by the Building Official will expire from 180 days to 12 months from the date of permit issuance, increasing flexibility as outlined in the Building Code requirement. Other modifications are administrative in nature and are necessary to allow the uniform application of the codes.

The California Building Standards Code also requires new residential construction to comply with the Federal Americans with Disabilities Act. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing. Most building and zoning enforcement activities of the City are in response to complaints by Lomita residents, and violations involving structural features are not as common as Zoning Code violations. The Code Enforcement Division and the Community Development Department of the City continues to provide information on rehabilitation assistance to potentially eligible households. The codes serve to protect residents from hazards and risks, and are considered to be necessary constraints to housing production.

On-Site and Off-Site Improvements

The City owns its sanitary sewer collection system and contracts with the Los Angeles County Sanitation District for maintenance. Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. In general, most residential areas in Lomita are served with infrastructure. For the construction of any building, addition, or improvement where the cost exceeds $35,000, the Zoning Code requires a number of improvements, including curbs, gutters, sidewalks, paving, and drainage structures. Private street widths must be wide enough to meet the standards established by the Los Angeles County Fire Department requirements. The City uses the standards and codes adopted by the County of Los Angeles.

Other requirements for residential development include a water study for projects with five or more units to demonstrate the project impact on local water availability and fire flow. Sewer studies are required for projects with five or more units to identify local impact on capacity. Sewer impact studies may cost between $4,000 and $6,000 depending on the complexity of the project. Upgrades for water and sewer connections may be required to correct deficiencies where they are identified. While this is a burden on developers, the studies are vital to safeguard the public's quality of life and ensure sewer services are provided to existing and new customers in accordance with State law. Lomita is currently updating its Water Master Plan. As a result of the Water Master Plan update, a water study may not be required, depending on whether the proposed development is located within an area that is studied for deficiencies.

Energy Conservation

The City promotes energy conservation through enforcement of the State's Green Building Standards and through its Citywide newsletters where resources related to conservation are shared via email and mailers. Additionally, in all residential zones, the City allows solar collectors and solar energy systems to exceed height limits and setback requirements mandated by the regulations to the minimum extent necessary for their safe and efficient operation in accordance with the California Building Code and other applicable provisions of State law. Where feasible, ancillary solar equipment is required to be located inside a building or screened from public view. Solar collectors and solar energy systems require written approval by the Director of Community Development or the designee of that individual to ensure compliance with the regulations. Through Program 25, Energy Conservation Program, the City will review zoning and subdivision requirements to promote energy conservation measures and promote energy conservation strategies on the City's website and newsletter.

Permitting Processes and Fees

Permit processing fees, development impact fees, and construction taxes can increase the cost of housing development in Lomita. While City fees and taxes offset the cost of

development, they could serve to constrain housing production, especially production of affordable units.

Local processing and permit procedures can also constrain the development of housing through unnecessary discretionary permit requirements, lengthy permit processing timelines, and subjective requirements that leave uncertainties in the overall development design and density. Discretionary actions can be required for use permits, zone or plan amendments, and subdivisions, whereas ministerial, or by-right, permits involve application of objective standards and criteria.

Further, in accordance with Section 65913.4 of the California Government Code, also known as Senate Bill (SB) 35, a permit applicant may submit an application for a development that is subject to the streamlined, ministerial approval process and is not subject to a CUP if they meet the objective planning standards as outlined in the government code and as summarized as follows:

- Multifamily housing developments on infill sites zoned for residential or residential mixed-use.
- A minimum of 10 percent of the units are dedicated as affordable to households earning 80 percent or less of the area median income.
- For developments with 10 or more units, a prevailing wage requirement is included in all contracts for the performance of work.

The City reports annually on any applications received pursuant to SB 35. Additionally, in an effort to increase transparency of the development permitting process, the California legislature adopted Assembly Bill 1483 in 2019 to require jurisdictions to post detailed information regarding development proposal requirements. A jurisdiction shall make all of the following available on its website, as applicable, and update any changes to the information within 30 days of the change:

- A current schedule of fees, exactions, and affordability requirements imposed by the City, applicable to a proposed housing development project, which shall be presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel.
- All zoning ordinances and development standards, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list required to be compiled of information that will be required from any applicant for a development project.
- The current and five previous annual fee reports or the current and five previous annual financial reports.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the City on or after January 1, 2018.

Permit Processes and Timelines

Residential projects in Lomita are reviewed by the Community Development Department and the County Building and Safety Department. Single-family residential uses are permitted by right in the A-1 and R-1 zoning designations. Development of a single unit is reviewed at the

staff level only; no public hearing is required. Permits for developments that require only staff level review take approximately 4 weeks to review and if all requirements are met, the permit is approved. The length of time between approval from the City for an entitlement and when the applicant applies for a building permit is typically between two (2) and ten (10) months depending on the applicant and the availability of financing, as there is no processing or review required of the City between receipt of approval and application for a building permit, rather it is the project applicant's responsibility to apply for needed permits. Once an applicant has received all necessary approvals and has submitted the application for their building permit, the review for the approval of the building permit takes approximately 4 – 6 weeks. Multifamily and condominium projects are allowed in the MUO and RVD zones. Multifamily projects (new construction) require Site Plan review by the Planning Commission and are allowed by right in the RVD zones but require a CUP in the MUO zone. Multifamily projects and other residential projects requiring a variance must also be reviewed by the Planning Commission. Program 10, Affordable Housing Streamlining, will amend the Zoning Code and staff procedures to be consistent with State requirements related to the SB 35 streamlining processes. The City will also implement Program 29, Ongoing Code Updates, to continue updating its regulations, as necessary, in response to legislative changes, and will explore opportunities to increase flexibility and certainty in the development process.

The City's 5th Cycle Housing Element identified the realistic capacity to be 80 percent of the zoning maximum. Because the City does not have a minimum density requirement within its Zoning Code, it did not have any requests to develop at densities below what was identified. However, an analysis of the housing development permits issued during the 5th Cycle compared to the 5th Cycle sites identified reveals five developments on identified sites. Of those five developments, the percent of the maximum permitted density that was achieved for each development includes two developments at 100 percent of the maximum density permitted under the zone, one development at 50 percent of the maximum density permitted under the zone, one development at 80 percent of the maximum density permitted under the zone, and one development at 89 percent of the maximum density permitted under the zone. As identified in Program 14 of the Housing Element, the City will establish a density minimum of 20 dwelling units per acre for the MUO zoning designation, and as further identified in Program 16 of the Housing Element, the City will monitor development activity compared to remaining capacity and the City's remaining Regional Housing Needs Allocation throughout the 6th Cycle.

Conditional Use Permits

The City uses the CUP process to control the location and operation of certain types of land uses to ensure public health, safety, or general welfare, or to mitigate/avoid material detriment to the property of other persons in the vicinity. The Lomita Zoning Code sets forth specific conditions that the Planning Commission may consider, which are discussed in the Land Use and Zoning section, above.

A CUP requires a public hearing and an application fee. Typically, a project requiring a CUP takes about 2 to 4 months in processing time. In comparison, a project requiring only a Site Plan Review takes about 6 weeks. The CUP process potentially extends the timeframe by 2 to 10 additional weeks, depending on whether there are other concurrent applications being processed, such as a tentative tract map.

The Planning Commission may approve a CUP, with or without conditions, only if it first finds that:

- the proposed use is allowed within the District with approval of a CUP and complies with all other applicable requirements as follows;
- the proposed use is consistent with the General Plan.
- the design, location, size, and operating characteristics are compatible with existing and future land uses, building and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger, or otherwise constitute a menace to the public health, safety, or general welfare or be materially detrimental to the property of other persons located in the vicinity;
- the site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood; and
- the site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.

Site Plan Review

Site Plan Review is established to provide a visual and factual document to determine and regulate the physical layout, design, or use of a lot or parcel of land, buildings, or structures. A Site Plan is, or may be, required in order to determine whether a proposed development will properly comply with the provisions and development standards, as described below.

The Planning Commission, or City Council on appeal, may approve a Site Plan Review, with or without conditions, only if it first finds that:

- the Site Plan complies with all applicable provisions of this Title;
- the site is suitable for the particular use or development intended, and the total development, including the application of prescribed development standards, is arranged as to avoid traffic congestion, will not adversely affect public health, safety and general welfare, will not have adverse effects on neighboring property, and is consistent with all elements of the General Plan; and
- the development design is suitable and functional. This requirement shall not be interpreted to require a particular style or type or architecture.

Variances

Variances permit alterations of development standards as they apply to particular uses when practical difficulties develop from the strict interpretation and enforcement of the Zoning Code. Zone variances may be granted, or variances may be required in particular cases, for building setbacks, height, bulk, density, parking, landscaping, walls, fencing, and business operation. A variance can take approximately 2 months to process.

The Planning Commission, or City Council on appeal, may grant a variance from the required development standards, with or without conditions, only if it first finds that:

- there are exceptional or extraordinary circumstances or conditions applicable to the property involved, including size, shape, topography, location, or surroundings, which do not generally apply to the surrounding properties in the same zone, and which deny the owner privileges enjoyed by other property owners in the vicinity and within the same zoning district;
- because of the circumstances or conditions, the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property similarly situated but which is denied to the property in question;
- the granting of the Variance will not be materially detrimental to the public welfare or injurious to the adjacent property; and
- the granting of the variance is consistent with the General Plan.

Zone Change

In some cases, it is allowable to change the zoning on a particular property. Zone changes are allowed only when the change will not be materially detrimental to the property of other persons located in the vicinity. The zone change is applicable to the subject property only. A Specific Plan, Zoning Ordinance, or Zoning Map Amendment may be approved only if the City Council first finds that the proposed amendment is consistent with the General Plan.

Height Variation Permit

A Height Variation Permit is required for any residential property south of Pacific Coast Highway proposing new construction or an addition to an existing home exceeding 16 feet above natural grade. The process initially requires a completed application form, construction plans, and all applicable fees paid. If less than 5 percent of those notified object to the height variation within 14 days of notification, and the Planning Department finds that the proposed construction is designed and situated in such a manner as to minimize view obstruction and meets all other zoning and subdivision requirements of the City, the Community Development Director may approve the application. If objections are received from 5 percent or more of those notified, a public hearing will be conducted before the Planning Commission.

Of the sites identified for the 6th Cycle Sites Analysis (Appendix E), only one site is south of Pacific Coast Highway, and only that site would be required to apply for a height variation permit to exceed 16 feet. The realistic capacity identified on the 0.38-acre vacant site that is located south of Pacific Coast Highway has only been identified to accommodate nine units of the moderate-income Regional Housing Needs Allocation. This permit does not apply to any other sites identified in the 6th Cycle Sites Analysis.

Subdivisions

In accordance with the Subdivision Map Act, any subdivision of land into four lots or units or fewer requires a parcel map, and any subdivision of five lots or units or more requires a tract map. Tentative maps are first submitted to the Planning Division with an application form and

required fees. The Planning Division will route plans through the City's Public Works Department and through the City's engineering consultant for review and comment. The applicant must submit plans to the Los Angeles County Fire Land Development Division for review. The case planner will assist in this process. Comments and corrections required by the County, City departments, or other consultants will be provided. The tentative map is then scheduled for Planning Commission and City Council public hearings for approval. The Planning Commission and City Council will review the tentative map for consistency with the applicable zoning and General Plan land use designations.

Final maps are to be completed within the time frame allowed, and are again scheduled for City Council approval.

Subdivision projects typically take 12 to 30 months to process from the initial application to final building permit issuance.

Table 6: Permit Timelines

Approval Type	*Approximate Length of Time*
Staff Level Review/ Building Permit	4-6 weeks
Variance	2 months
Conditional Use Permit	2-4 months
Site Plan Review	6 weeks
Subdivision	12-30 months
Zone Change	2-18 months

Fees and Exactions

The schedule of permitting fees in Lomita is provided in Table 6. Planning Commission and City Council application fees are provided in Table 7. The City contracts with the County of Los Angeles to provide plan checking services. Plan checking fees are set by the County to cover the costs of services. The City's last update to its fee schedule was in 2016.

Table 6: Permitting Fees

Administrative Task	**Fee**
Administrative Plan Review	$64.77
Adult Use Business	$649.23
Banner Installation (Bracket over Narbonne Ave)	$178.50
Certificate of Compliance	$130.05
Film Permit	$162.18
GIS/Mapping Services	Staff Hourly Rate
Inspections	Staff Hourly Rate
Landscape Plan Review (single-family residential)	$130.05

Table 6: Permitting Fees

Administrative Task	Fee
Landscape Plan Review (all others)	$259.59
Lot Merger	$389.64
Lot Line Adjustment	$649.23
Mailing Labels/Radius Maps	$259.59
Minor Modification	$194.82
Miscellaneous Permit Issuance/Processing Fee	Staff Hourly Rate
Plan Review/Code Compliance	$259.59
Pre-Application Meeting (up to 2 hours)	$194.82
Residential Property Report	$162.18
Second Dwelling Unit	$519.69
Sign Review	$64.77
Special Event Permit	$212.16
Temporary Banner Review	$64.77
Telecommunications Facilities – Administrative Review	$909.33
Zone Clearance	$97.41
Zoning Letter	$130.05

Table 7: Planning Commission / City Council Application Fees

Task	*Fee*
Appeals to the City Council	$669.12
Appeals to the Planning Commission	$556.92
Appeals of Lot Line Adjustment & Lot Merger	$162.18
Appeals of an Adult Use Business	$519.69
Conditional Use Permit	$779.28
Determination of Similarity	$324.87
Extension of Time – Community Development Director Approval	$194.82
Extension of Time – Planning Commission Approval	$259.59
Final Map	$617.10
General Plan Amendment	$1,298.97
Height Variation Permit	$779.28
Site Plan Review	$519.69
Specific Plan	Actual Cost plus Staff Hours
Telecommunications Facilities – Planning Commission Review	$1,298.97
Tentative Parcel Map	$1,980.33 + $4,000 deposit
Tentative Tract Map	$2,110.38 + $10,000 deposit
Traffic and Parking Studies	Actual Cost plus Staff Hours
Zone Change	$1,818.66
Zone Text Amendment	$1,558.56
Zone Variance	$1,039.38

In addition to permit fees, the City also charges development impact fees to offset the impact that new development has on public facilities. These fees include the following:

- Quimby Act Fees: Otherwise known as park fees that are in-lieu of land dedication require equivalent to 1.5 acres per 1,000 population
- Park and Recreation Facilities Tax: $300 per unit
- Water Facility Fees:
    - 1 percent of building valuation for single-family residences
    - 1.25 percent of building valuation for duplex
    - 1.5 percent of building valuation of apartments (two-story maximum)
    - 2 percent of building valuation of apartments (three-story and over)

These taxes and fees can increase the cost of housing and may influence the economic feasibility of affordable housing projects. There is also a Road Improvement Fee; for construction, addition, and/or improvement of structures exceeding $35,000, road improvement fees are required to provide curb, gutter, and sidewalk.

When all development fees are considered for a typical development in Lomita, the average total development fee is approximately $15,000 for a single-family unit and $13,000 for a multifamily unit. Given that multifamily developments are a more efficient use of land and resources, impact fees should be significantly lower than those fees for single-family housing. The 2019 National Impact Fees Survey surveyed 37 jurisdictions in California. The study reports median impact fees of $27,256 per single-family unit and $18,234 per multifamily unit in California. The City's development impact fees are well below the Statewide average.

Further, the City also charges a development tax for all new construction. This tax is equal to $1,000 for every new housing unit or for every 5,000 square feet of commercial building floor area, including the commercial component of a mixed-use development. Affordable housing developments exclusively for older adults or persons with disabilities owned and operated by non-profit agencies may be exempt from this tax per the California Health and Safety Code. To date, no affordable housing projects have been approved since adoption of the City's development tax.

Overall, the City's planning fees and development fees are low compared to neighboring jurisdictions. Furthermore, the Lomita Density Bonus Ordinance allows for an applicant to request regulatory incentives, which could be lowering or exempting project development fees depending on the Planning Commission's discretion. Like all jurisdictions in the State, the City also charges building permit fees. However, the City does not differentiate the permit fees for single-family versus multifamily units. While fees can be a burden on the overall cost of development, they are considered necessary to accommodate the demands additional residents place on community resources and infrastructure.

Locally Adopted Ordinances

The City provides incentives to zoning regulations to promote and encourage the provision of a variety of affordable housing types. In addition to the lot consolidation incentive offered in the MUO zone, the City provides density bonuses for low-income housing projects. Due to recent amendments to the State's Density Bonus Law, the City's currently adopted Density Bonus Ordinance is more stringent than the State law allows, but the State Density Bonus Law still applies. An update to the ordinance will include a bonus for 100 percent affordable developments and revised bonus amounts, among other minor edits.

As part of the density bonus incentives, the City offers the following incentives, as adopted in the City's Density Bonus Ordinance:

- Additional density provided the overall density bonus received for the entire residential development does not exceed 35%.
- A reduction in site development standards such as:
    - Reduced minimum lot sizes and/or dimensions.
    - Reduced minimum lot setbacks (up to 30%).
    - Reduced minimum private and/or common outdoor open space.
    - Increased maximum building height (up to one additional story).
    - Reduced on-site parking standards, including garage requirements (parking study required).
- Change of zone to the City's Mixed-Use zoning designation, but with a 20% commercial maximum. The proposed commercial land use shall be compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
- A 10% decrease in the commercial requirement for a mixed-use project in the Mixed-Use Overlay District. If the proposed mixed-use project also consolidates at least two parcels for a minimum 20,000 square feet a 20% decrease shall be permitted.
- Other regulatory incentives that result in identifiable, financially sufficient, and actual cost reductions.

The City will continue to evaluate a range of incentive-based and regulatory approaches to facilitate the develop of housing for lower-income groups through Program 7, Incentives and Regulations, in the 6th Cycle Housing Element.

Non-Governmental Constraints

Non-governmental constraints are barriers to building housing that the City has less control over but can influence or help support greater change. These constraints include market constraints related to the availability of financing; the costs of land, labor, and construction; and construction timelines; as well as environmental constraints such as biological resources.

Market Constraints

Construction Financing

Construction financing costs also affect the feasibility of building new housing. During the housing boom of the late 1980s, it was not uncommon for developers to receive construction loans for 100 percent or more of a project's estimated future value. Following the housing market downturn of the early 1990s, however, financial institutions tightened regulations for construction loans, often requiring developers to put up at least 25 percent of the project value. These trends continue today, meaning that developers must usually supply at least 25 percent of the project value upfront, and perhaps more if the total cost is more than 75 percent of the estimated value of the project.

Although there is no hard threshold for how much required upfront equity is too much before a residential project would be infeasible, the higher the proportion of equity required, the more unlikely that a developer would proceed with the project. Not only would it require more up-front cash, but higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the cash flow needed to meet acceptable cash-on-cash returns. These trends are anticipated to continue during the planning period.

Mortgage Financing

Home mortgage interest rates are a function of the national economy and personal credit ratings. Low rates make housing purchase attractive to prospective homebuyers and decrease monthly mortgages, because increased rates create differences in the monthly mortgage payment by as much as a few hundred dollars for each interest point.

The Home Mortgage Disclosure Act mandates that lending institutions disclose information on the disposition of loan applications, and the income, gender, and race of loan applicants. Table 8 summarizes the disposition of loan applications submitted to financial institutions in 2019 for home purchase, refinance, and home improvement loans in Lomita. The loan outcome information in the table includes the number of applications that were approved, denied, or incomplete or withdrawn by the applicant. In Lomita in 2019, approximately 71 percent of all home loans were approved, including mortgages, home improvement loans, and refinance loans. Program 20, Homebuyer Assistance Programs, improves the City's website outreach to connect the community with relevant information and resources regarding homeownership assistance.

Table 8: Disposition of Home Loans (2019)

Loan Type	*Total Applicants*	*Total Approved*[1]	*Total Denied*	*Other*[2]
Government-Backed Purchase	10	6	0	4
Conventional Purchase	214	160	19	35
Refinance	287	208	27	52
Home Improvement	46	22	16	8

Table 8: Disposition of Home Loans (2019)

Loan Type	*Total Applicants*	*Total Approved*[1]	*Total Denied*	*Other*[2]
Total	557	396	62	99

Source: 2019 Home Mortgage Disclosure Act Lending Activity MSA/MD by Census Tract Data

1 Approved includes loans approved by the lenders whether or not accepted by the applicant.

2 Other includes loan applications that were either withdrawn or closed for incompleteness.

Land and Construction Costs

Land costs are a major contributor to overall housing production prices. Land costs make up 10 percent to 30 percent of housing costs. Land in some areas costs more than others based on the availability of services, neighborhood quality, distance to business and commercial centers, and other factors. Few vacant properties remain in Lomita. Only one vacant property was listed for sale, at approximately $85 per square foot, but it comes with entitlements for a multifamily development. The property was last assessed at $447,264. In comparison, multifamily and mixed-use properties are likely more expensive on a per-square-foot basis and on a per-unit basis when cost as a percentage of total value is considered.

Construction costs include both "hard" and "soft" costs. Hard costs, such as labor and materials, typically account for 50 percent to 70 percent of construction costs, while soft costs, such as architectural and engineering services, development fees, construction financing, insurance, and permitting, typically average around 20 percent to 30 percent of total costs, although they can be higher for subsidized affordable housing or complex projects. A significant cost factor associated with residential building involves the cost for building materials. These can vary widely depending on the size of units and the quality of amenities offered (such as grade of carpeting and tiles, appliances and light fixtures, quality of cabinetry and woodwork, fireplaces, and other amenities). It is estimated that material costs have increased faster than inflation in recent years. From 2017 to 2020, the cost of raw materials (i.e., concrete, lumber, and steel) increased by approximately 20 percent, and during 2020, a shortage of materials was brought on by the COIVD-19 global pandemic, causing increases in costs and delays in product deliveries. Further, tariffs and trade issues can also increase material costs.

For multifamily attached units, developers can usually benefit from economies of scale with discounts for materials and diffusion of equipment mobilization costs. These costs can account for more than half of the total construction cost. According to the latest Building Valuation Data release in 2019, the national average for development costs per square foot for apartments and single-family homes in 2019 are as follows:

- Type I or II, Multifamily: $148.82 to $168.94 per square foot
- Type V Wood Frame, Multifamily: $113.88 to $118.57 per square foot
- Type V Wood Frame, One- and Two-Family Dwelling: $123.68 to $131.34 per square foot

Data from surrounding jurisdictions in Los Angeles County show that construction costs are relatively consistent throughout the County, ranging from approximately $150 to $375 per square foot, and therefore high construction costs are a regional constraint on housing development.

The costs of design, regulation, and operations do not vary much by building size, so larger buildings allow developers to spread these fixed costs over more units. In general, construction costs can be lowered by increasing the number of units in a development, reflecting economies of scale in multifamily construction, until the scale of the project requires a different construction type that commands a higher per-square-foot cost. This is because construction costs change substantially depending on the building type. For example, high-rise concrete apartments might cost $75 or more per square foot than a six-story wood-frame structure on a concrete podium. Apartments four stories or fewer can typically achieve an economy of scale, provided that the building has typical amenities and no structured parking. However, for smaller-scale and affordable or middle-income housing, onerous regulations can impose a significant burden. Because of the jump in construction costs, developers may not build to the maximum height or floor-to-area ratio. Mobile homes are significantly less expensive, as are precision or factory-built housing products.

Labor costs also greatly contribute to construction costs. They are generally two to three times the cost of construction materials. A 2019 study for Smart Cities Prevail found that California lost about 200,000 construction workers since 2006. Many lost their job during the recession and found work in other industries. Pre-pandemic, the industry already faced this historic shortage of skilled labor, and the labor gaps might get even larger, especially in states like California. California's shortage of needed construction workers, combined with rising prices in construction materials, also contributes to driving up construction costs.

Environmental Constraints

A number of environmental factors in Lomita affect the character and density of development in Lomita. These include natural resources, hazards, and safety concerns. Water supply and soils in Lomita, as well as earthquake and flood risks, are addressed.

Water Supply

Groundwater resources in Lomita consist of aquifers and aquicludes, as found in the Los Angeles groundwater basin within the Los Angeles coastal plain. Lomita is located on the southern end of the Torrance plain, which is underlain by water-bearing sediments that form a complex system of interlayered aquifers and aquicludes. Lomita is within the West Coast groundwater basin. The groundwater is estimated by the Los Angeles County General Plan Safety Element to be approximately 30 feet from the ground level at Lomita and the surrounding area. This indicates that the area is conducive to perched water conditions. The City is in the process of adopting a Water Efficient Landscape Ordinance that will require water conservation practices in landscape irrigation for new public and private developments.

Seismic Concerns

Active faults are identified by the U.S. Department of Conservation, and a zone around them is prohibited from new developments to prevent repetitive loss of structures and threats to the safety of occupants. The unsafe areas around active faults are regulatory zones referred to as Alquist-Priolo Earthquake Fault Zones. There are no Alquist-Priolo Earthquake Fault Zones within City limits.

Geological Hazards

While numerous landslides have occurred in the Palos Verdes Peninsula, and the southern portion of Lomita consists of hillside areas, a review of the Los Angeles County General Plan Safety Element shows that no definite or probable landslide hazards exist within Lomita. Also, the hillside areas are largely developed, paved, and landscaped. Thus, landslide potential is limited.

Flooding

Lomita is located in an area designated by the Federal Emergency Management Agency's Flood Insurance Rate Maps as Zone C, where minimal flood hazards exist. Also, dam inundation hazards do not exist in Lomita since there are no large dams or reservoirs located near Lomita, except the Palos Verdes Reservoir. Dam failure and potential inundation from this reservoir will lead to localized flooding east and southeast of the reservoir and will not affect Lomita. Lomita is not vulnerable to 100-year or 500-year flood events. However, localized flooding could still occur in isolated pockets of Lomita due to urban flooding from severe weather events. Storm drain deficiencies could result in flooding and inundation of private properties.

Infrastructure Capacity

Residential development during this 6th Cycle Housing Element will primarily occur on properties that are previously developed. Dry utilities, including electricity, natural gas, cable, and telephone, are available at all sites identified in the Sites Analysis (Appendix E). The City's utilities receive necessary upgrades and improvements based on future growth and development anticipated by the General Plan.

Water

According to the City of Lomita Urban Water Management Plan (UWMP), water service is provided by the City's own local sources and the West Basin Municipal Water District, which supplies water through the California Water Project. The local water supply sources include groundwater pumped from the City's local basin (West Coast Basin) through Well No. 5. However, complications with contamination in the recent past has lowered its supply rate. The City is investigating further capital improvements to increase efficiency and quality of the potable water. Imported water supply originates from two sources: the Colorado River and the Bay Delta. According to the 2020 UWMP, by 2022 groundwater will constitute

approximately one-third of the total water extraction, while imported water will supply the remaining two-thirds. The City is allowed to pump 1,352 acre-feet per year, and plans to do so once Well No. 5 is back online in late 2021. The City also aims to expand its water recycling capabilities and lower water demand through various programs and strategies. Historical records have proved sustainable and intentional groundwater recharge practices are being performed in the City. Therefore, the groundwater supplies in the West Coast Basin are deemed reliable.

According to the UWMP, the City is approaching ultimate "built-out," with remaining expected future water demands primarily attributable to possible land use changes in residential densities and in-fill land development projects. While the City's population has slowly increased, the overall water usage has decreased by significant margins. According to the 2020 UWMP, annual water consumption from 1996 to 2015 listed in the 2010 UWMP ranged from a high of 2,835 acre-feet (AF) in 2002 to a low of 2,030 AF in 2020, with an average of 2,532 AF.

The City serves water to approximately 4,300 connections. Of these, the vast majority are residential connections (94 percent), with the majority of residential connections being single-family residential (3,712 connections).

According to the U.S. Census American Community Survey, approximately 10 percent of the population is below the poverty line. In 2020, those living below the poverty line in Lomita consumed a total of 150 AF. The City is committed to ensuring its lower-income residents have access to safe, affordable, and reliable drinking water.

The 2020 UWMP indicates that the City's water supply is projected to exceed its demands up until 2045 (the analysis ends at the year 2045). Further, the City aims to be 100 percent groundwater sustainable in the future, which decreases relying on the fluctuating availability of imported water. The City projects that in 2045, expecting normal weather conditions, the City will have a surplus of 1,794 AF for the year, which will be stored in the Cypress Reservoir, which will increase the community's resilience to water shortages and droughts.

The City has multiple local ordinances to promote water security, including a contingency plan (Water Conservation and Drought Management Plan, Section 12-4 of the Lomita Municipal Code). In addition to the local water plans, there are regional and basin level contingency plans that the City participates in. According to the UWMP, the average amount of water an individual used per day between 2016 and 2020 was 92 gallons. Most future housing production will occur from denser redevelopment due to the City's built-out nature. Assuming that the new units will be apartments or condos, the UWMP estimates that approximately 2.5 persons per household can be reasonably expected. If all the identified sites in the Sites Analysis (Appendix E, Tables A and B) are redeveloped at their full capacity, this would create an additional 1,000 units or 230,000 gallons per day (258 AF annually) of water demand by the end of the 6th Cycle. The City's water system has the capacity to satisfy

potential housing growth of the Housing Element's identified sites found in the Sites Analysis (Appendix E).

Sewers

While the City does not currently have a Sewer Master Plan, it is investigating possible solutions to designate funding sources for potential future upgrades to the system infrastructure that the City owns. A Sewer Master Plan could provide for an assessment of the conditions of the existing sewer collection system, as well as prepare for future capacity investments as demand shifts.

Wastewater generated within the City of Lomita is treated by the Los Angeles County Sanitation Districts (LACSD). The City's local sewers tie into LACSD's regional trunk sewers. The City is served by the LACSD's sewer lines, which are maintained by the County Department of Public Works, with sewage from the area conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. The JWPCP has a design capacity of 400 million gallons per day and currently treats 280 million gallons per day. Therefore, the JWPCP has a remaining capacity of approximately 120 million gallons per day. The cumulative sewage generation of the sites identified in the Sites Analysis is well within the capacity of the JWPCP, and the facilities are adequate to serve the identified capacity. Given the projected demand and the existing remaining treatment capacity, future developments' treatment demand can be met by the service provider. Expansion or construction of a new wastewater treatment facility to meet the demands of the 2021–2029 Housing Element update is not required.

Stormwater

The City is served by the Los Angeles County Flood Control District, which operates and maintains regional and municipal storm drainage facilities. The City works with the Flood Control District in making local drainage plans and improvements. The existing storm drain infrastructure can accommodate the projected runoff from the potential residential development anticipated for this planning cycle. The projected stormwater runoff is not anticipated to significantly increase with future residential development given the nature and extent of existing impervious surfaces within the City and its built-out nature. Further, Title 5 Chapter 8 and 9 of the City's Municipal Code establishes requirements for development and redevelopment to integrate low-impact-development practices that reduces stormwater runoff.

Analysis of Local Efforts to Remove Constraints

The City has made strides to reduce constraints to development that are within the City's purview since the Housing Element was last updated in 2013. Reductions to constraints during the 5th Cycle Housing Element included the following:

- Amendment to the Zoning Code in 2020 to reduce parking requirements for multifamily and single-family residences – Reduce the required number of parking spaces for residential units with five or more bedrooms from three spaces in a garage to two spaces in a garage, and

require one unenclosed parking space for a single-family home with four bedrooms and one additional unenclosed parking space for a single-family home with five or more bedrooms.

- Amendment to the Zoning Code in 2018 – An update to the ADU regulations consistent with State law.
- Amendment to the Zoning Code in 2013 to permit emergency shelters.
- Amendment to the Zoning Code in 2013 to include appeal procedures for City Council decisions.
- Adoption of an ordinance in 2013 for guidance on waste management of construction and demolition debris.

Non-governmental constraints are generally market driven and outside the control of local government, but the City can take action to help alleviate some of these constraints in the form of regulatory relief and increased certainty in the development process. The policies and programs set forth in the 6th Cycle Housing Element demonstrate the City's commitment to the reduction of barriers to development while protecting other interests, such as quality of life, parks and open space, and local resources.

Quantified Objectives

Table 9 summarizes the quantifiable objectives outlined in the Housing Element.

Table 9. Summary of Quantifiable Objectives

Income / Affordability Category	*Regional Housing Needs Allocation*	*New Construction*	*Units to be Rehabilitated*	*At-Risk Units to be Preserved**	*Households to be Assisted*
Extremely Low / Very Low	239	151	20	34	20
Low	124	71	20	33	60
Moderate	128	128			40
Above Moderate	338	338			
Total	829	688	40	67	120

* At-risk units are those units with affordability restrictions that will expire in the next 10 years.

Appendix D: Affirmatively Further Fair Housing Analysis

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Assessment of Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is the policy of the City of Lomita (City) to uphold the law in this regard. Fair housing issues are addressed in Lomita through coordination with fair housing organizations to process complaints regarding housing discrimination and to provide counseling in landlord/tenant disputes. Anti-discrimination resource materials (e.g., handouts, booklets, and pamphlets) are made available to the public at City Hall, the library, and on the City's website through links to the Housing Rights Center.

Assembly Bill 686 requires that all Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing consistent with the core elements of the analysis required by the Federal Affirmatively Furthering Fair Housing Final Rule of July 16, 2015.

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

There are three parts to this requirement:

1. Include a program that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes (applies to Housing Elements beginning January 1, 2019).
2. Conduct an assessment of fair housing that includes a summary of fair housing issues; an analysis of available Federal, State, and local data and local knowledge to identify fair housing issues; and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the lens of affirmatively furthering fair housing.

In compliance with Assembly Bill 686, the City has completed the following outreach and analysis.

Fair Housing Enforcement and Outreach Capacity

The 2018 Analysis of Impediments to Fair Housing Choice for the Community Development Commission and the Housing Authority of the County of Los Angeles (HACoLA) serves as the fair housing planning document for portions of Los Angeles County, including unincorporated areas and the Urban County, which represents 47 smaller cities in Los Angeles County, including the City of Lomita. This area is referred to as the "Urban County" or "service area." As a part of the consolidated planning process, entitlement communities that receive Community Development Block Grant, HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS funds as a formula allocation directly from the U.S. Department of Housing and Urban Development

(HUD) are required to submit to HUD certification that they are affirmatively furthering fair housing. The Community Development Commission of the County of Los Angeles (CDC) and the HACoLA have formed a joint effort to prepare, conduct, and submit to HUD their certification for affirmatively furthering fair housing, which is presented in this Analysis of Impediments. On May 16, 2019, the CDC was officially rebranded as the Los Angeles County Development Authority. Because the Analysis of Impediments references the CDC, this section will also refer to the agency as CDC.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. The Analysis of Impediments examines local housing conditions, economics, policies, and practices to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The Analysis of Impediments assembles fair housing information, identifies existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

A review of the fair housing profile in the Los Angeles Urban County revealed that there are several organizations that provide fair housing services, including outreach and education, complaint intake, and testing and enforcement activities, for both providers and consumers of housing. These organizations include HUD; the California Department of Fair Employment and Housing, which exists as a substantially equivalent agency to HUD in the State; and the Housing Rights Center (HRC), which primarily operates in Los Angeles County. HRC receives a multi-year grant from HUD to conduct systemic testing in areas within Los Angeles County where statistics point to any form of discrimination covered by applicable fair housing laws, and persistent housing discrimination based on race, national origin, familial status, or disability. HRC also provides intake of allegations of housing discrimination, and provides resolution for housing discrimination, including mediation and litigation. The HACoLA provides fair housing resources for residents via its website, such as links to file complaints of a violation of fair housing, a link to HRC, a link to HUD's webpage on Fair Housing and Equal Opportunity, a link to the National Fair Housing Advocate Online blog, a copy of HACoLA's non-discrimination policy, and a link to information on the Assessment of Fair Housing.

The fair housing outreach capacity of the City exists through its continued contract with HRC. HRC investigates fair housing complaints, obtains remedies, and engages in fair housing testing. Specifically, HRC provides the following services on behalf of the City of Lomita:

- Housing Counseling – HRC Housing Counselors are available to answer questions about tenant/landlord rights and obligations, including topics like security deposits, evictions, repairs, rent increases, and harassment. Conversations with Housing Counselors are private and confidential, and connect residents to needed resources.

- Discrimination Investigation and Disability Accommodations – HRC Case Analysts investigate allegations of housing discrimination and help victims of discrimination enforce their fair housing rights. HRC helps tenants with disabilities assert their right to request accommodations or modifications in their home.
- Community Workshops and Events – HRC offers education and outreach programs to raise awareness about fair housing laws, illegal practices, and tenant/landlord rights. HRC's weekly online workshops are free and open to the public, they are all virtual, and are offered in both English and Spanish.
- Project Place – Monthly Rental Listing – HRC's monthly rental listing, Project Place, lists available affordable housing, senior housing, and veteran housing throughout Los Angeles and Ventura Counties.

Through Program 22 of the Housing Element, the City has committed to continue contracting with HRC for providing fair housing services for Lomita's residents. Further, through this program, the City will distribute information on fair housing services through monthly newsletters. Further, this program includes an objective to provide annual staff trainings to ensure that all staff are regularly informed on processes and procedures related to complaint referrals to HRC.

HUD's fair housing complaint data from 2008 through 2016 was calculated for the Los Angeles County service area. During that time, the most common basis for a complaint was for some form of a disability, that being the basis for nearly twice as many complaints as the next most common basis – race. Of all complaints found with cause, disability was also the most common basis for the complaint, although not by such a runaway margin. Disability was the most common basis, cited 370 times in complaints, followed by familial status and race as the basis for 238 and 145 complaints, respectively. Fair housing complaints were most common in 2008, when 456 were logged, and have steadily grown in number from only 186 in 2012. Other complaints during that time, besides those already listed, were largely based on familial status, retaliation, national origin, and sex. Of the 2,610 complaints logged from 2008 through 2016, all of them were closed, dismissed, or settled in a variety of ways. Nearly 57 percent of these complaints were determined to have no cause, while 564 (or 21.6 percent) of the complaints were deemed successfully settled. Of all complaints found with cause, the most common issue was failure to make reasonable accommodation, the issue being cited 290 times. The next most cited issue was discriminatory terms, conditions, privileges, or services and facilities.

Findings, Lawsuits, Enforcement Actions, Settlements, or Judgements

There are no known fair housing findings, lawsuits, enforcement actions, settlements, or judgements in the City of Lomita.

Findings

The Office of Fair Housing and Equal Opportunity (FHEO) identified fewer than one fair-housing-related inquiry for every 1,000 persons from 2013 to 2021. In total, there were 12 fair

housing related inquiries from 2013 to 2021 one of which was for disability discrimination, three for familial status, one for national origin, and seven "None." All inquiries were dismissed due to failure to respond, no valid basis or decision not to pursue.

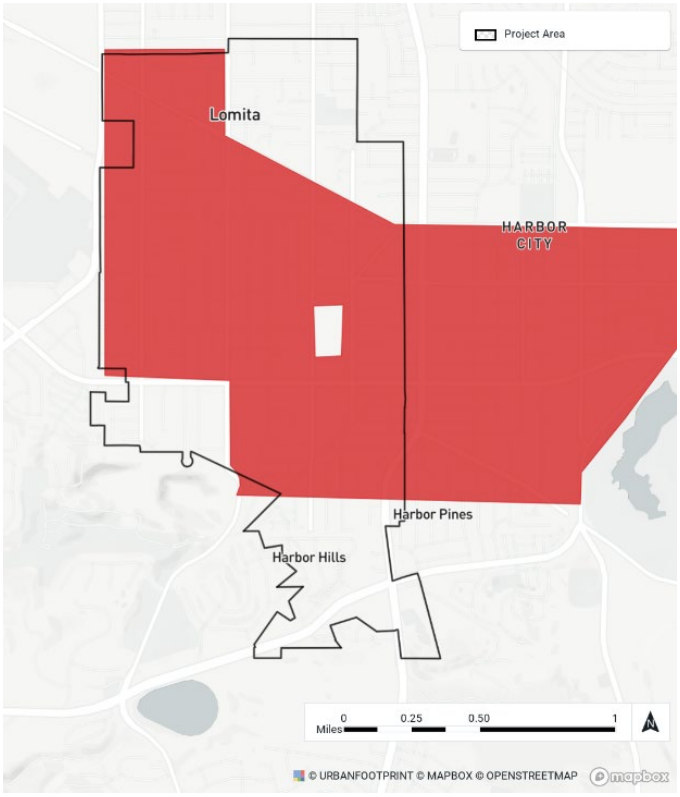
Compliance with Existing Fair Housing Laws and Regulations

The City of Lomita is in compliance with existing fair housing laws and regulations. The City assists local fair housing organizations to address complaints regarding housing discrimination within the City and to provide counseling in landlord/tenant disputes. The City publicizes the availability of fair housing services through various media, including information on the City's website and referral information at City Hall. Programs of the Housing Element that will further publicize fair housing laws and regulations include Program 22 to continue to contract with the HRC to provide fair housing services, and Program 23 to develop marketing material standards guidance for developers.

Integration and Segregation Patterns and Trends Related to People with Protected Characteristics and Lower Incomes

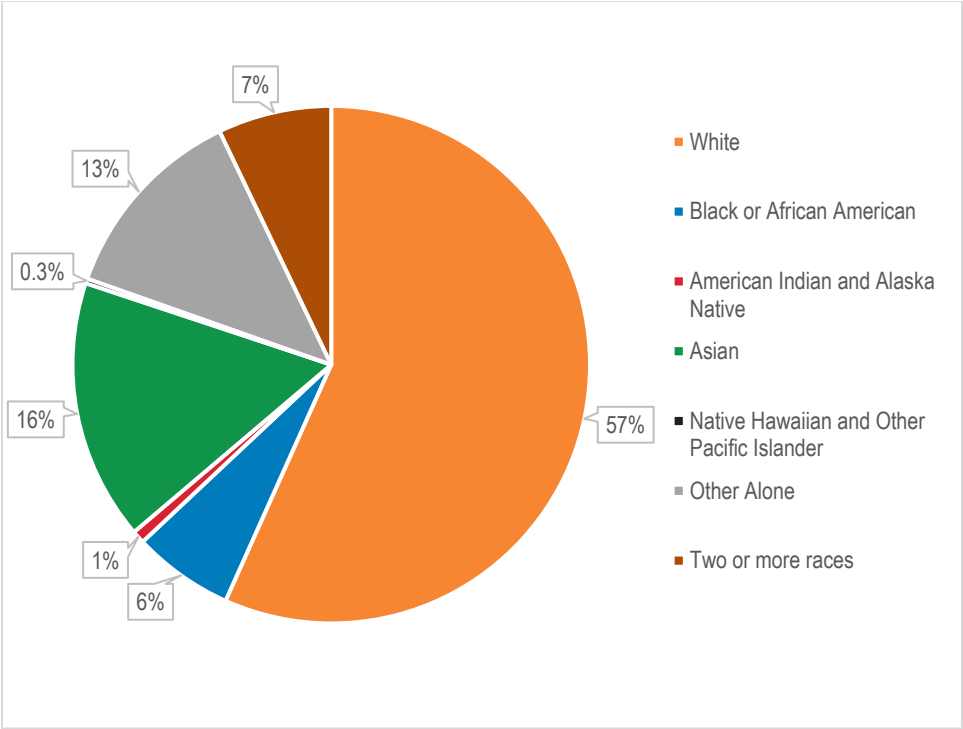
Residents in highly segregated Black and Hispanic neighborhoods experience vastly poorer life outcomes than residents of White neighborhoods in income, housing equity, educational attainment, and life expectancy, according to research from the University of California, Berkeley (UC Berkeley). Like many regions throughout the United States, Los Angeles has a history of excluding non-White people from the housing market through practices such as mortgage redlining. Mortgage redlining is a mapping exercise practiced by the Federal government's Home Owners' Loan Corporation used to guide mortgage lending desirability in residential neighborhoods based on racial and ethnic demographics, making it difficult for people of color to access loans for homeownership. Figure 1, Redlining in Lomita in 1935, shows a map of redlining that took place in Lomita in 1935. Large portions of Lomita were identified as receiving a grade of "D," which is the lowest favorability score for the approval of home mortgage loans. While redlining practices have since been made illegal, access to wealth provided through mortgage loan access has primarily been afforded to the White population, providing White people with increased opportunities to gain more wealth through access to things like education and financial investments. Affirmatively furthering fair housing involves overcoming patterns of segregation that foster inclusive communities.

Figure 1: Redlining in Lomita in 1935



In 2019, 43 percent of Lomita's residents were non-White, and 33 percent of the population was of Hispanic origin, which may be of any race or multiple races. The population within the City of Lomita is predominately White (56.7 percent in 2019), but when compared to California's total population, which consisted of nearly 72 percent White people in 2019, Lomita is much more racially diverse. The increased diversity in Lomita may be directly tied to the historical redlining of the area, where non-White generations have remained over the years. Further, when compared to the northern and coastal communities in the region, Lomita has a larger proportion of non-White residents. Figure 2, Race/Ethnicity in Lomita in 2019, shows the percentage of the total non-White population in Lomita.

Figure 2: Race/Ethnicity in Lomita in 2019

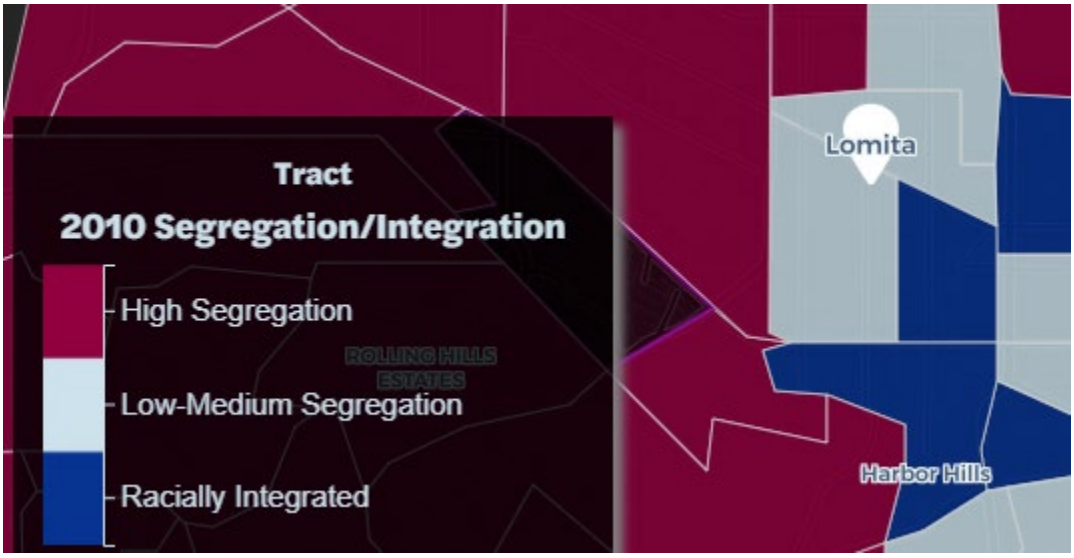


The "Dissimilarity Index" provides a quantitative measure of segregation in an area based on the demographic composition of smaller geographic units within that area. One way of understanding the index is that it indicates how evenly two demographic groups are distributed throughout an area: if the composition of both groups in each geographic unit (e.g., Census tract) is the same as in the area as a whole (e.g., county), then the Dissimilarity Index score for that entire area will be 0. By contrast, and again using Census tracts as an example, if one population is clustered entirely within one Census tract, the Dissimilarity Index score for that entire area will be 100. The higher the Dissimilarity Index value, the higher the level of segregation in an area. A Dissimilarity Index value of 100 is the highest level of segregation.

For the Los Angeles Urban County, the Dissimilarity Index shows a mix of moderate and high levels of segregation between racial or ethnic groups (see Figure 3). Asian (non-Hispanic) populations show the lowest race-specific levels of segregation with White people (non-Hispanic), with an index of 53.0. Hispanic people have the highest levels of segregation, with an index of 64.9, while Black people (non-Hispanic) show the next-highest index at 64.2. The non-White and White populations show a segregation index of 55.7, indicating a high level of segregation within the Urban County. Long Beach and Los Angeles have the highest Dissimilarity Index values, with consistently moderate to high levels of segregation among the ethnic/racial groups. For the Urban County, the non-White/White Dissimilarity Index has remained consistent since 1990, dropping a single point value since then. These numbers indicate the non-White/White index values have been hovering just inside the "high

segregation" thresholds since 1990. The Black/White index value peaked in 1990, with a value of nearly 73, but has fallen and remained steady near a value of 67 since that time. The Hispanic/White index value has fallen nearly a full point value since 2010 but is nearly 2 full point values higher than it was in 1990. Finally, the Asian/White index value has risen steadily since its 1990 value of just over 46 to a peak of 50.21 in 2010; 2015 was the first year the index had fallen in value (down about 0.25 of a value point).

Figure 3: 2010 Segregation/Integration by Tract



The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the California Tax Credit Allocation Committee/California Department of Housing and Community Development (TCAC/HCD) Opportunity Areas map.

Race/Ethnicity

Racially or ethnically concentrated areas of poverty (R/ECAPs) are Census tracts with relatively high concentrations of non-White residents with these residents living in poverty. As seen in Figures 4 and 4a, the percentage of non-White population in the City is moderate compared to many areas of Los Angeles County. The Census block groups with the highest percentage of non-White residents are located in the central/eastern and south/western portion of the City, as shown in Figure 5, with the non-White population of this area ranging from 62.79 percent to 69.85 percent. There are no block groups with a Hispanic, Asian, African American, or Native American population that exceed 10 percent. When compared to the region (Figure 5a), Lomita and cities north, south, and west are predominantly White, while cities to the east have far fewer White individuals and a much higher percentage of non-White individuals.

Figure 4: Predominant Population - White Majority Tracts

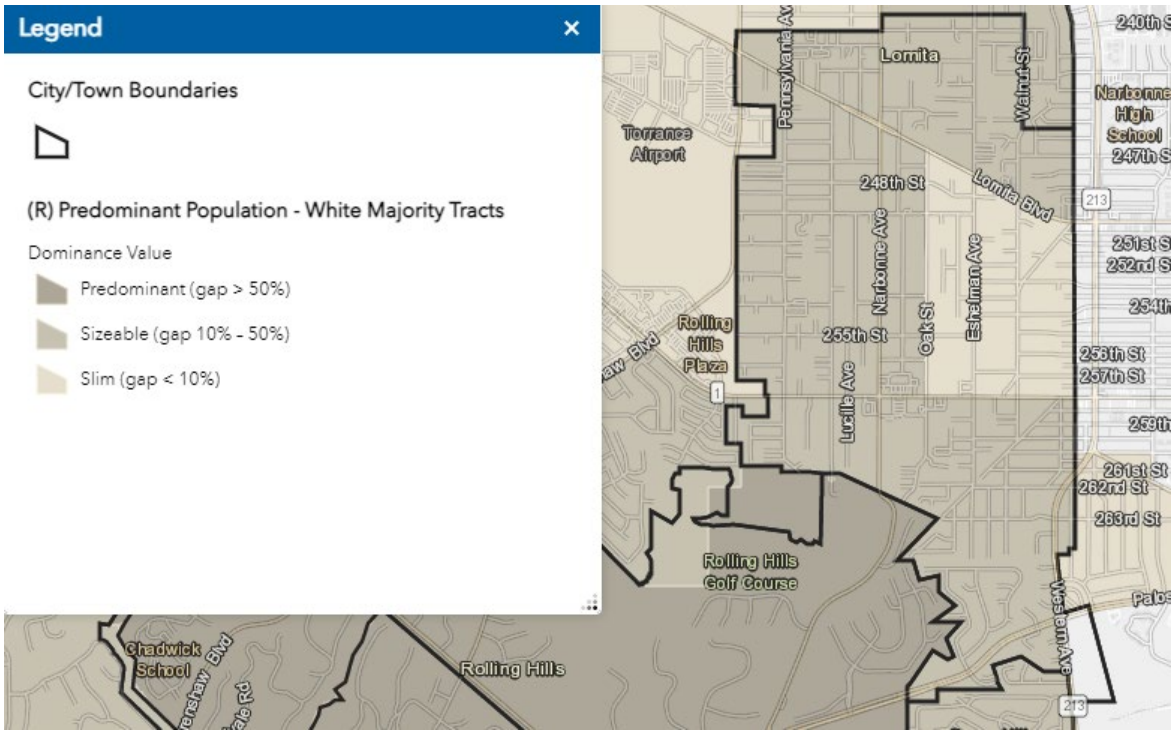


Figure 4a: Regional Predominant Population - White Majority Tracts

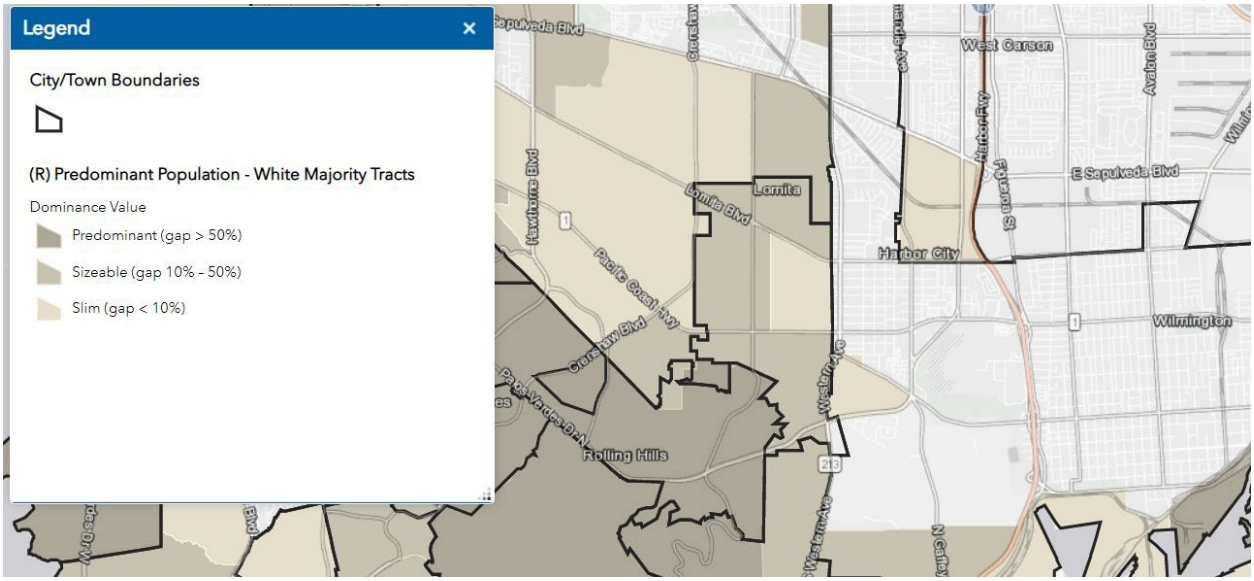


Figure 5: Racial Demographic (2018) – Block Group

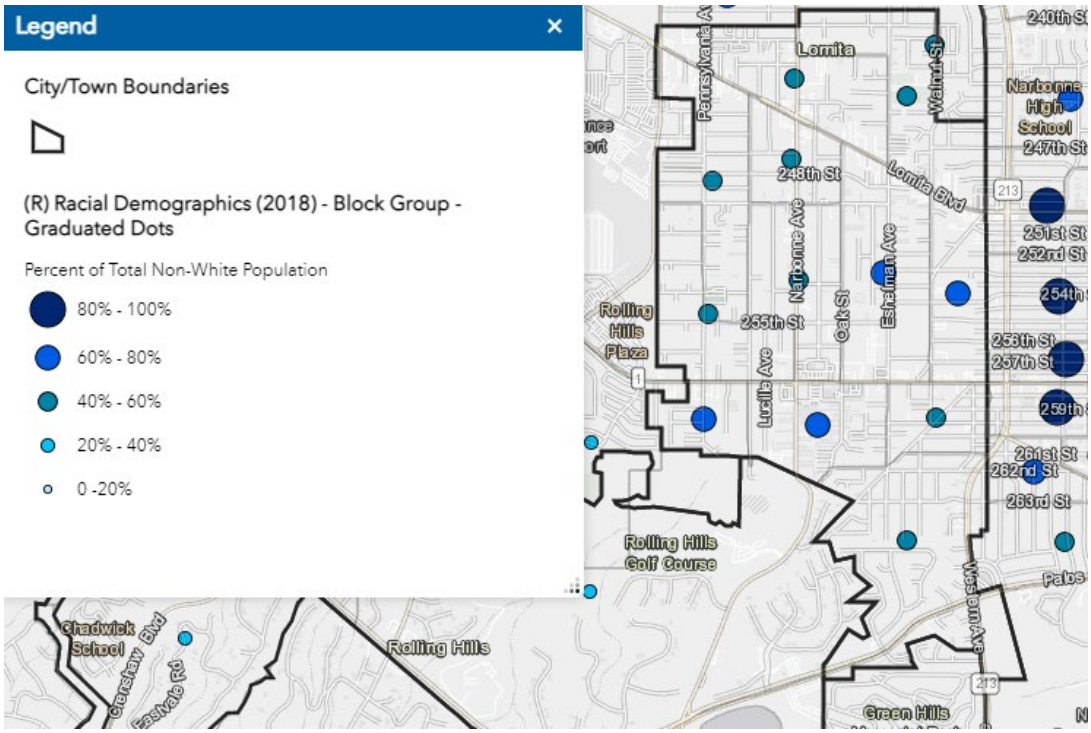
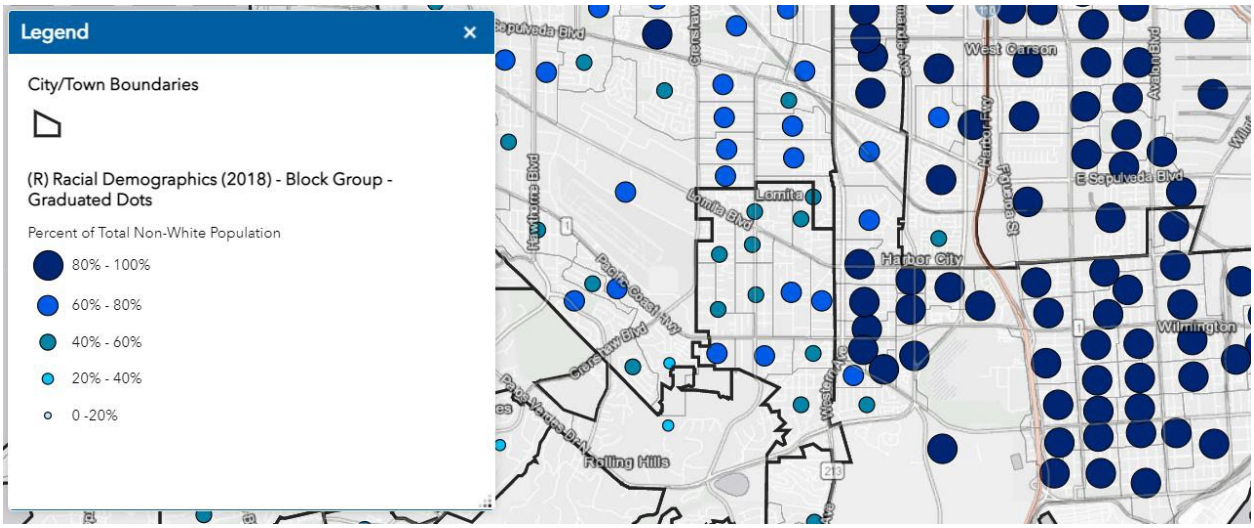


Figure 5a: Regional Racial Demographic (2018) – Block Group



Income

Recent Census estimates regarding poverty status of households in Lomita are shown in Figure 6. As seen in this map, there are low concentrations of poverty in two of the four Census tracts, with the poverty rate less than 20 percent for these two Census tracts. Within

each of these Census tracts, there is one block group with a median income less than $55,000. The City experiences lower poverty rates since the last assessment, which spanned 2010–2014 (see Figure 6b). Regionally, the south and east neighboring communities experience the same or higher rates of poverty (see Figure 6a).

Figures 7, 7a, and 7b depict the trends and patterns of the local and regional median income overtime. Mirroring the poverty rate, median income increased over time. The present median incomes of each Census tract are similar to that of neighboring communities to the north, east, and south. Median incomes to the west are far higher, mirroring the increased proximity to jobs and lower poverty rates.

Figure 6: Poverty Status (ACS 2015–2019) – Tract

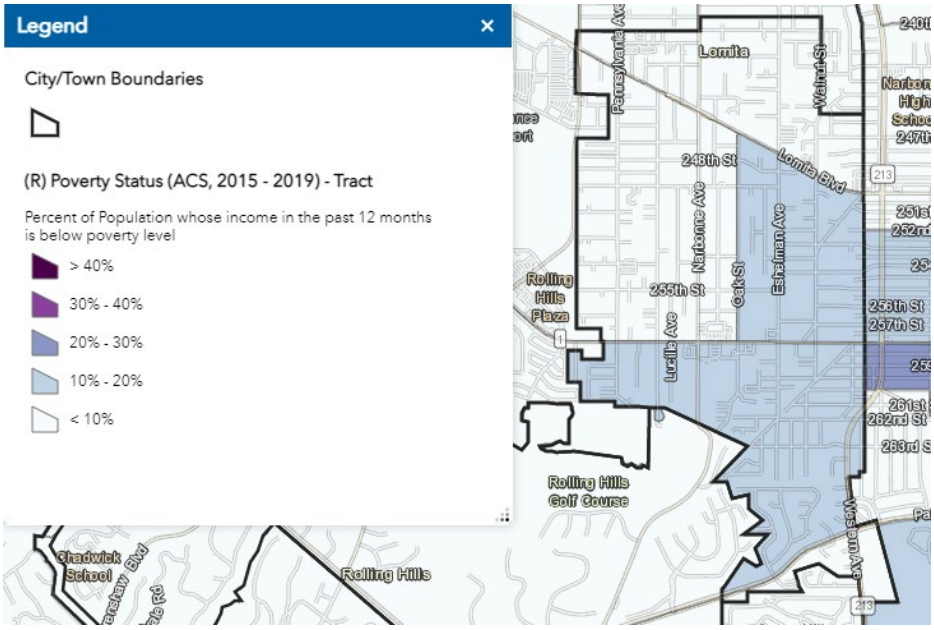


Figure 6a: Regional Poverty Status (ACS 2015-2019) – Tract

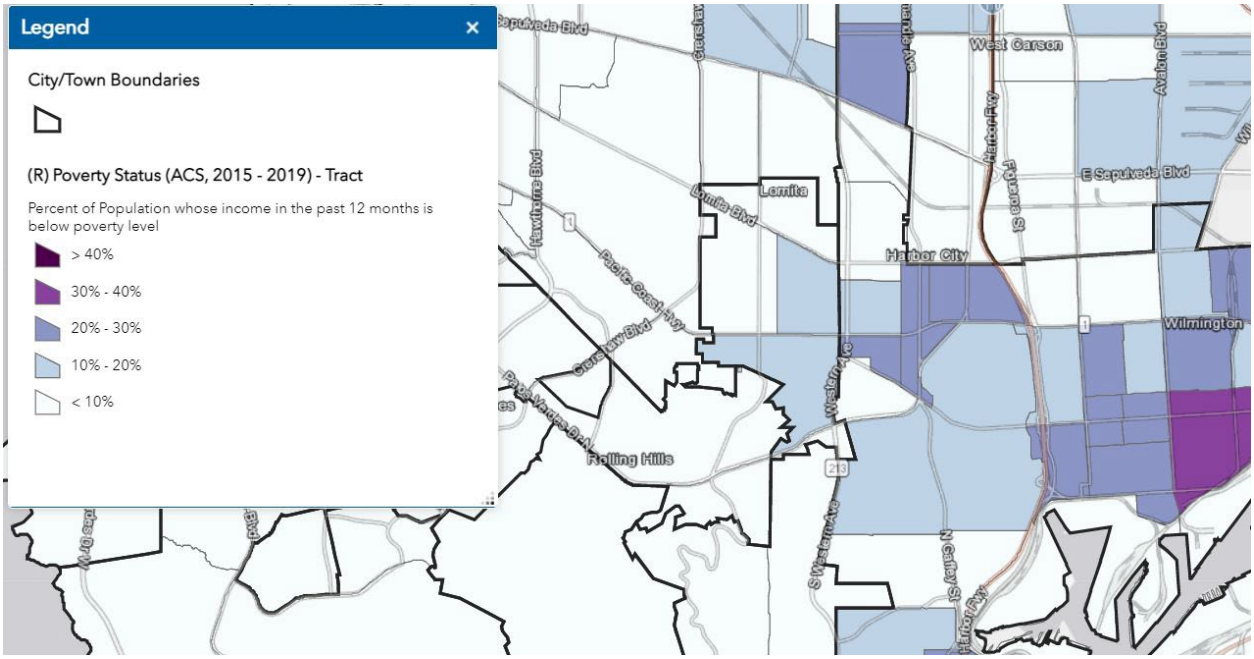


Figure 6b: Poverty Status (ACS 2010-2014) – Tract

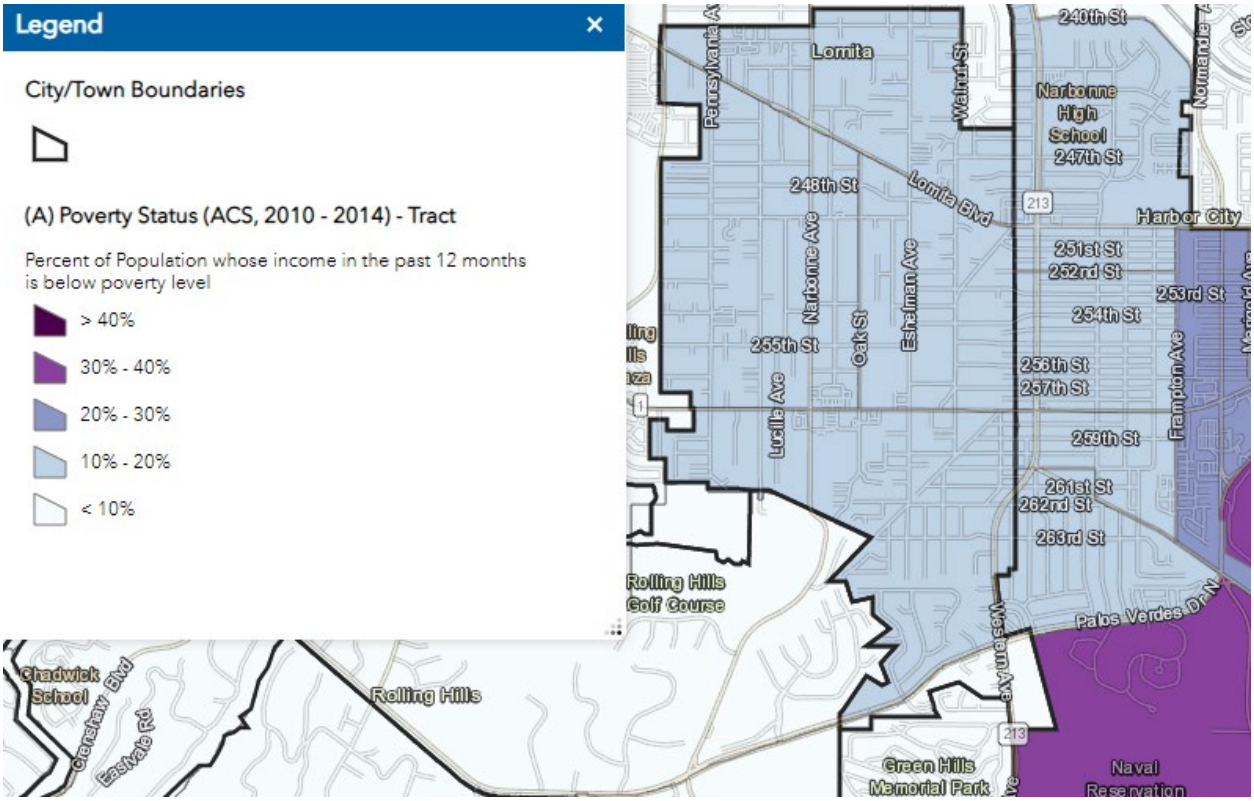


Figure 7: Median Income (ACS, 2015-2019) – Block Group

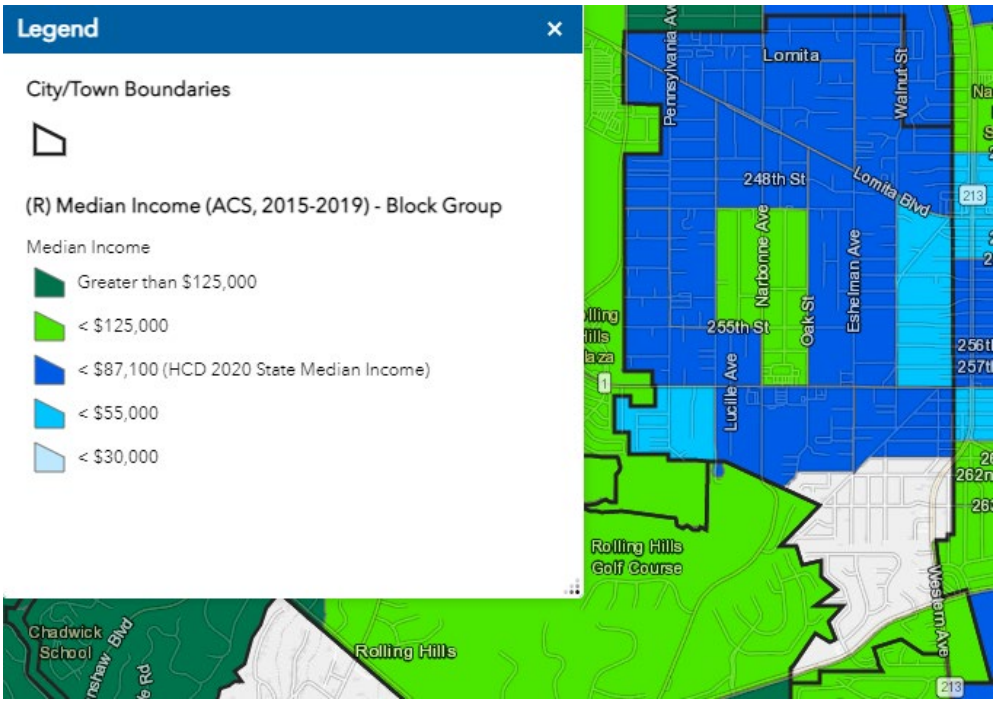


Figure 7a: Regional Median Income (ACS, 2015-2019) – Block Group

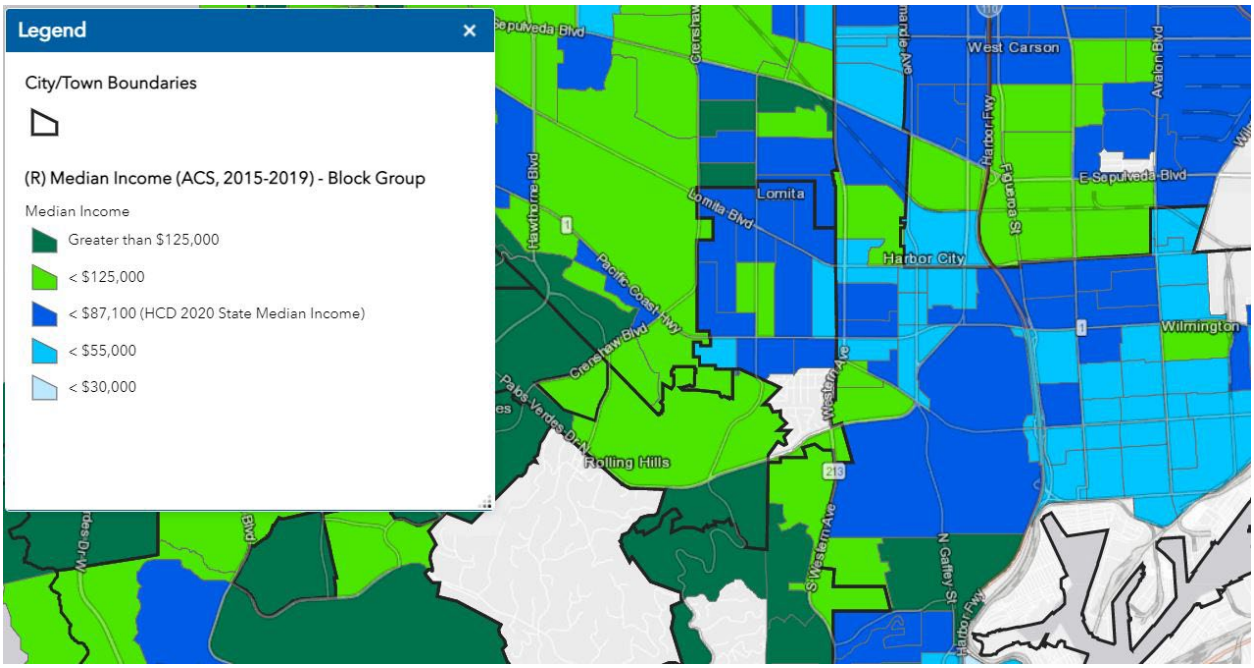
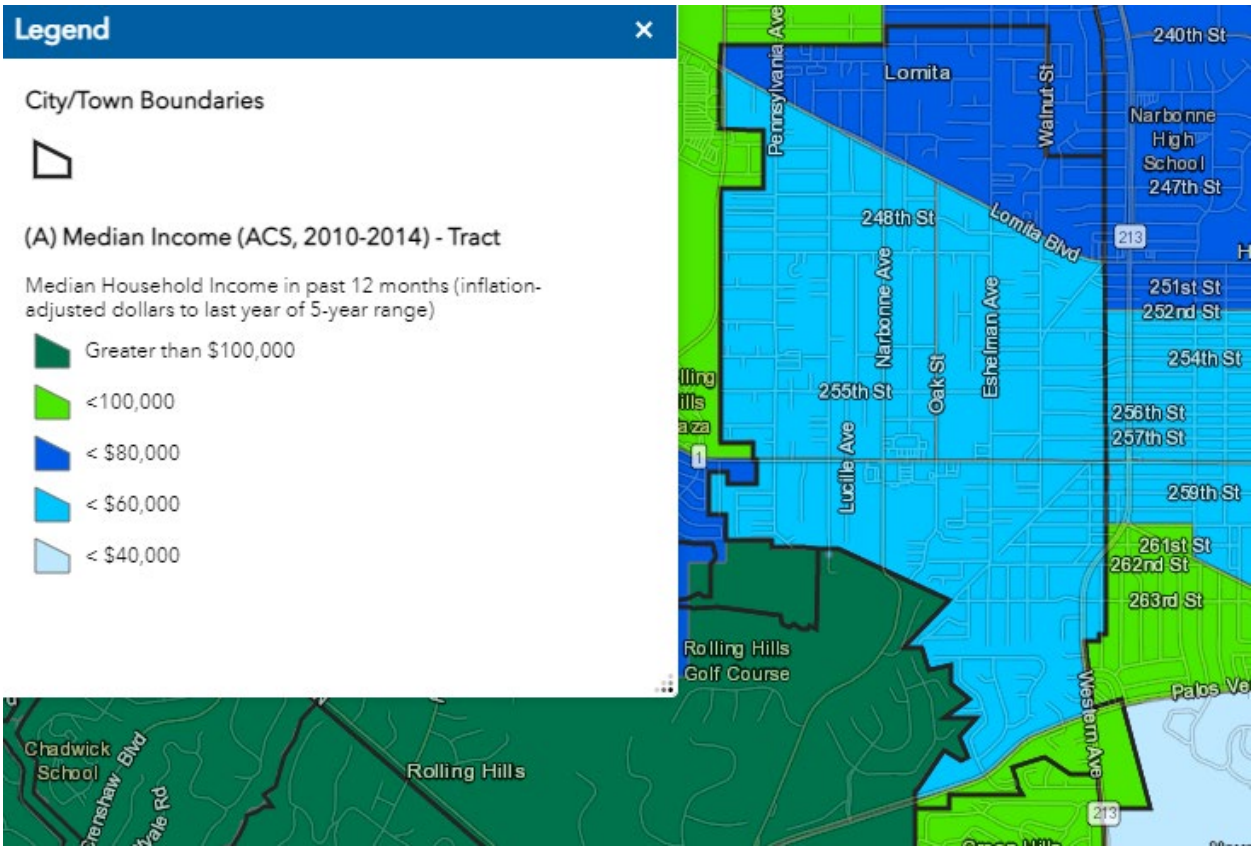


Figure 7b: Median Income (ACS, 2010-2014) – Block Group



Familial Status

Female-headed households comprise between 20 percent and 40 percent in one Census tract, as shown in Figure 8. Otherwise, the remaining Census tract have less than 20 percent female-headed households. Three Census tracts have 60 percent to 80 percent of children in married-couple households, with the fourth Census tract exceeding 80 percent. The entire Lomita community has between 40 percent and 60 percent of the population 18 years and older in households living with a spouse. Less than 20 percent of households over 18 years of age are living alone. When compared to neighboring communities (Figure 8a), Lomita is similar to the immediate context; however, farther southeast there is a much higher rate of female-headed households.

Figure 8: Female-Headed Households

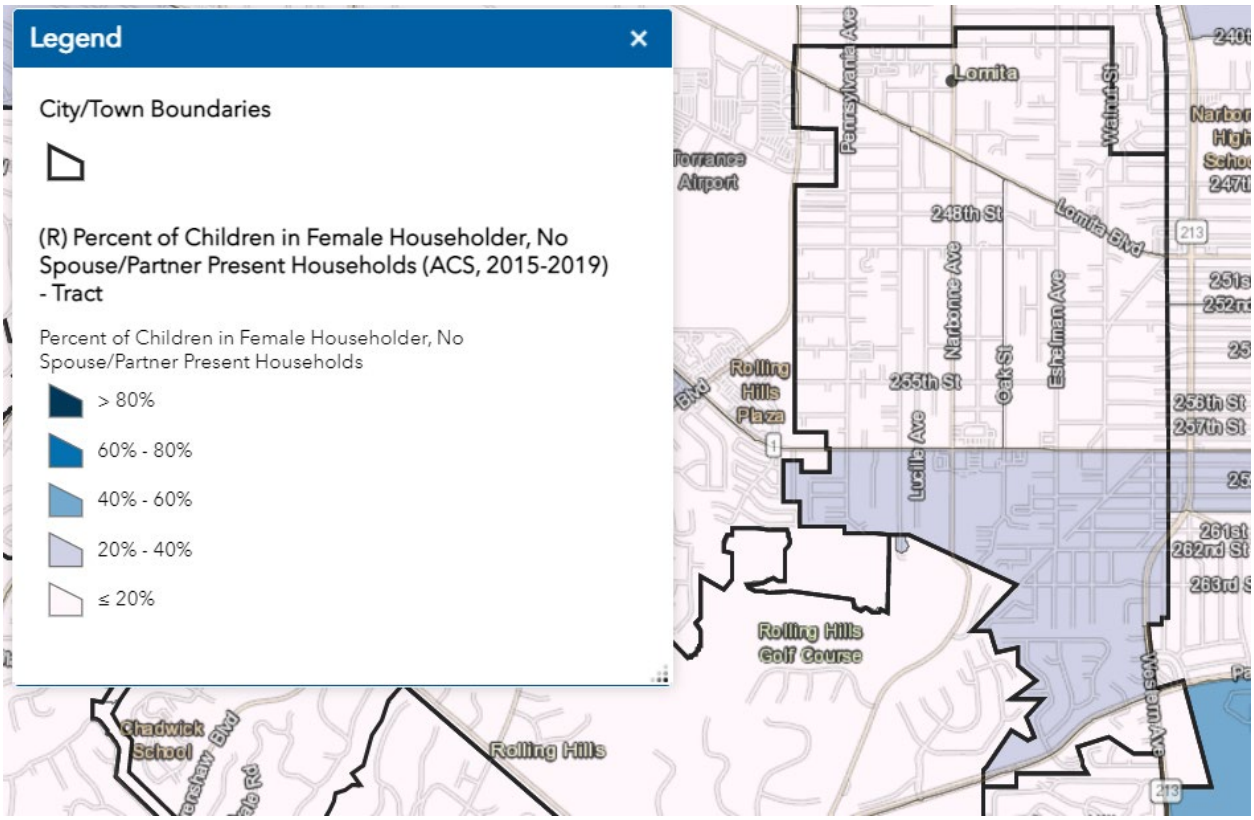
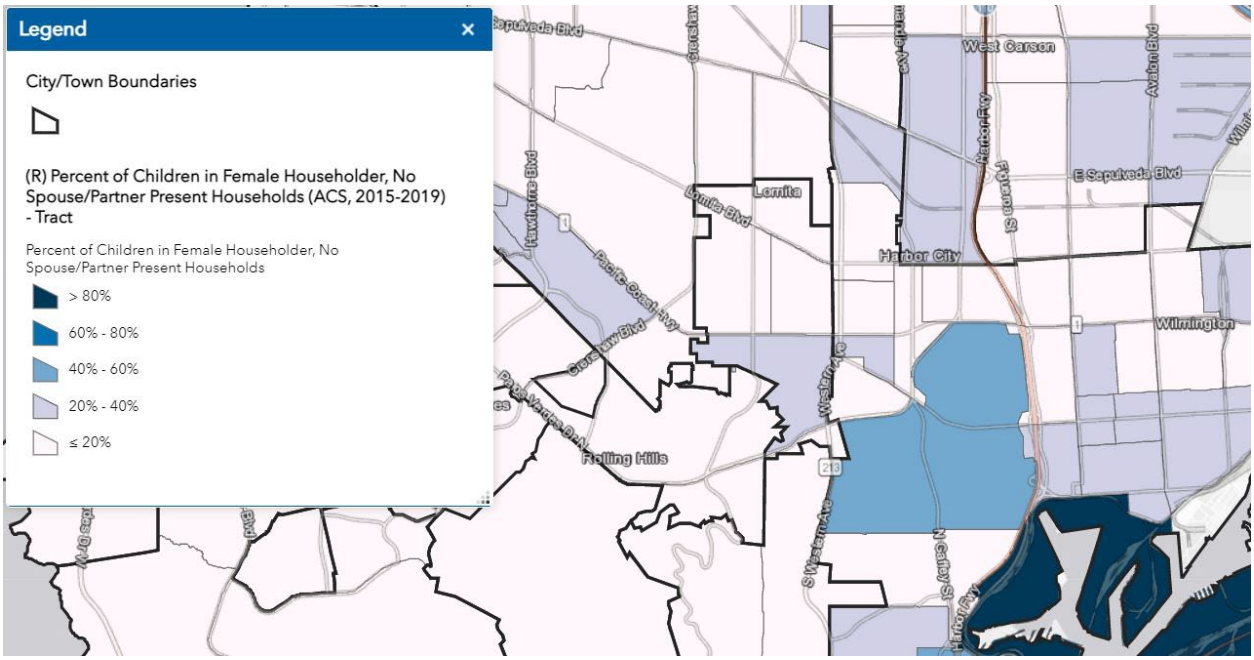


Figure 8a: Female-Headed Households in the Region



Persons with Disabilities

The incidence of disabilities is moderate in Lomita compared to many areas of Los Angeles County. As shown in Figure 9, the percentage of residents reporting a disability is less than 20 percent in three Census tracts in the City, with the remaining Census tract less than 10 percent. Overall, the percent of population with a disability remained constant over time in every Census tract and adjacent communities. There appears to be no distinct difference between rates of disabilities in Lomita as compared to the region (Figure 9a).

Figure 9: Population with a Disability

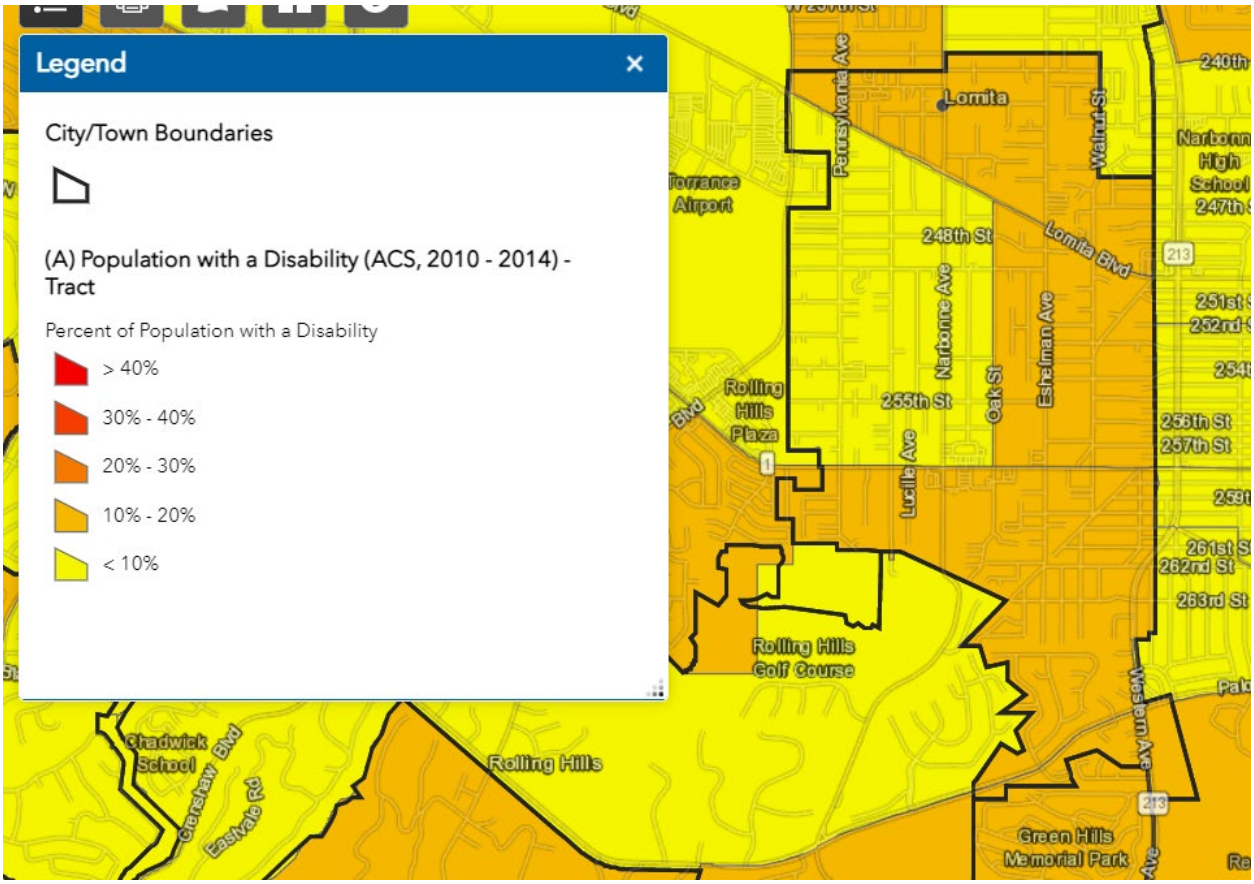
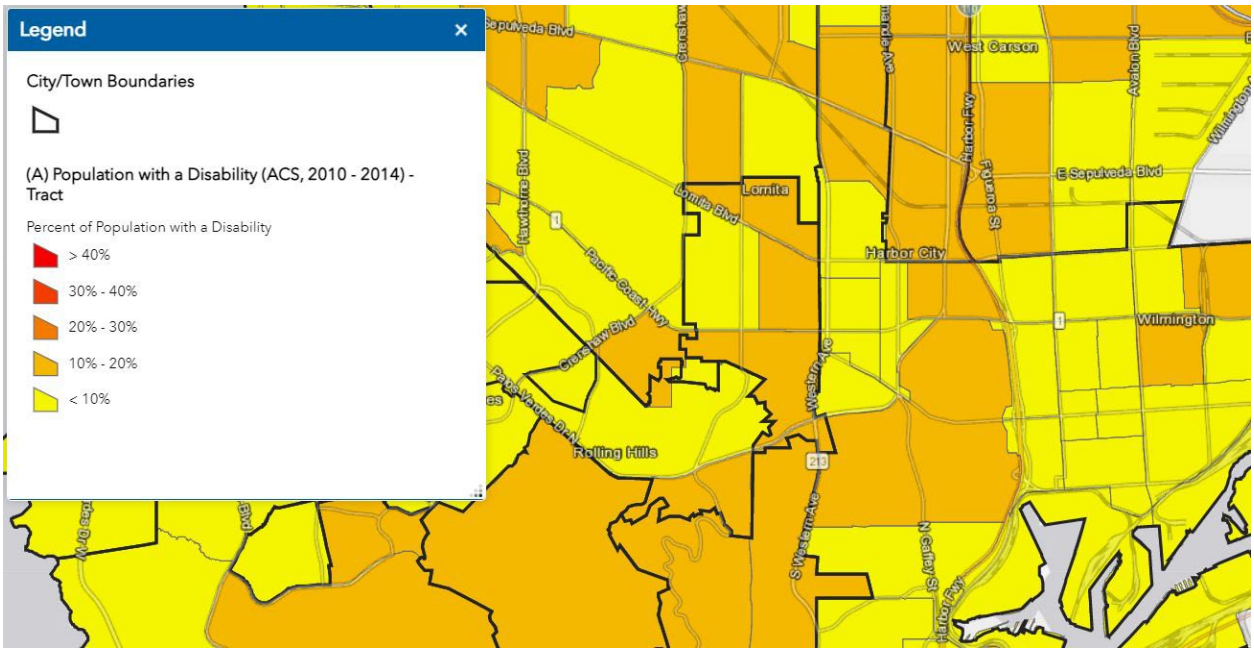


Figure 9a: Regional Population with a Disability



Findings

Given Lomita's history as a formerly redlined community, once predominately populated by non-White residents, it retains much of the area's racial integration today. Lomita is generally a racially integrated community. The UC Berkeley Othering and Belonging Institute publication The Roots of Structural Racism Project (June 2021) identified two Census tracts in Lomita as being racially integrated, and the remaining two Census tracts with low-medium segregation. This is significant as at a regional level, the majority of Census tracts indicate high segregation, and few cities have racially integrated tracts.

Racially and Ethnically Concentrated Areas of Poverty

The are no Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) in the City. An area is designated a R/ECAP if two conditions are satisfied: first, the non-White population, whether Hispanic or non-Hispanic, must account for at least 50 percent of the Census tract population. Second, the poverty rate in that Census must exceed a certain threshold. That threshold is set at either 40 percent or three times the overall poverty rate, whichever is lower. Again, no R/ECAPs are identified in the City of Lomita, as shown in Figure 10. Additionally, Figure 10a compares this data to Lomita's surrounding cities where R/ECAPs are located to the south. Those areas adjacent to Lomita are not located near any existing residents, residential uses, or residential zones or residential land uses located in Lomita.

Further, while R/ECAPs indicate high concentrations of non-White residents where a disproportionate number of residents live in poverty, areas of affluence indicate Census tracts where 80 percent of the population is White, and the median household income is $125,000 or more. The City does not have any areas of affluence meeting the aforementioned criteria. As shown in Figure 4 and Figure 7b, while the City does have a small area of those earning $125,000 or more, it should be noted that this data is not representative of Lomita's residents, as the housing opportunities that fall within this area of Lomita are limited to the Harbor Hills development, which provides affordable housing for more than 300 households, and only a few single-family homes. This data is captured through the Census Tract to the south of Lomita's boundaries. The City does not have any areas where 80 percent or more of the population is White. In July of 2022, HCD updated the methodology for calculating Racially and Ethnically Concentrated Areas of Affluence (R/ECAA). This methodology identifies R/ECAAs as those Census tracts that have a white population 1.25 times higher than the region and an AMI more than 1.5 times the region or the State, whichever is lower. The City has a small area identified as a R/ECAA and again, this data is not representative of Lomita's residents, as the housing opportunities that fall within this area of Lomita are limited to the Harbor Hills development, which provides affordable housing for more than 300 households, and only a few single-family homes. This data is captured south of Lomita's boundaries, which Lomita shares a small portion of the tract. See Figure 10b and Figure 10c below.

Three Census tracts are identified as "high resource," as shown in Figure 11. The southern-most Census tract is primarily identified as "moderate resource" and includes an area south of Palos Verdes Drive North as "highest resource." There is a small area identified as "low resource" due to the presence of the Naval Defense Fuel Support facility.

To the west of Lomita, communities experience consistently high resourced areas. To the west, there is also a concentration of high-income White individuals, while to the east is a more diverse population with lower median incomes and higher poverty, thus there are pockets of High Segregation and High Poverty in the region (Figure 11a).

Figure 10: R/ECAP (2009-2013)

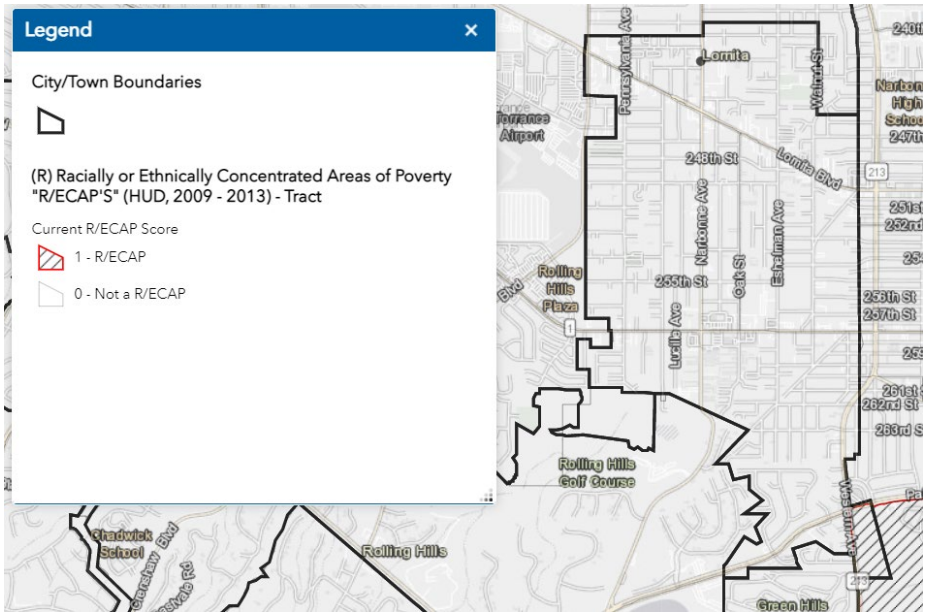


Figure 10a: Regional R/ECAP (2009-2013)

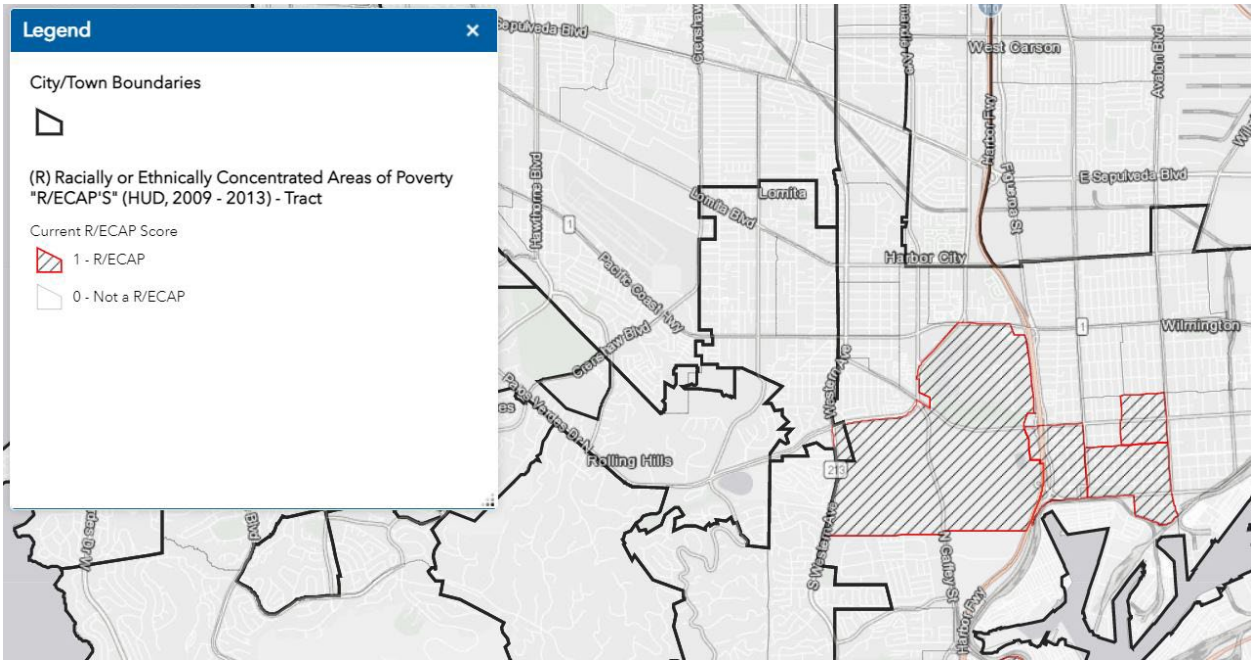


Figure 10b: R/ECAA (2015-2019)

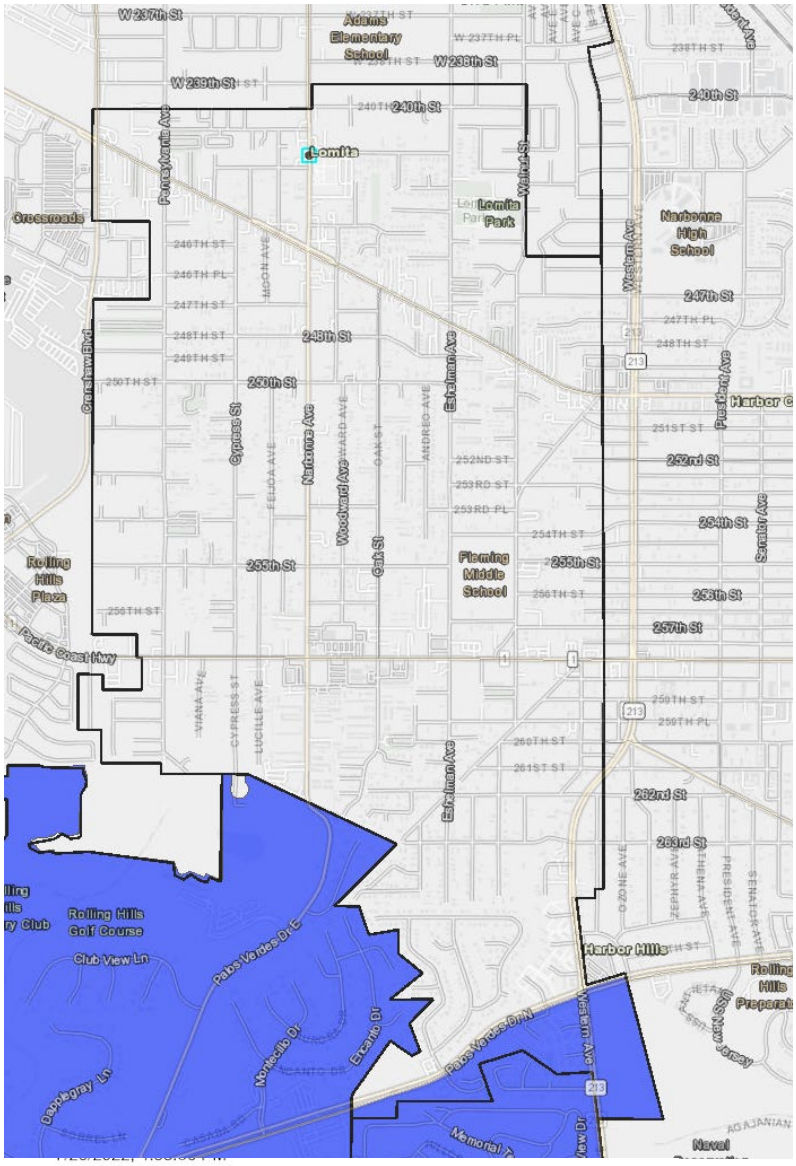


Figure 10c: Regional R/ECAA (2015-2019)

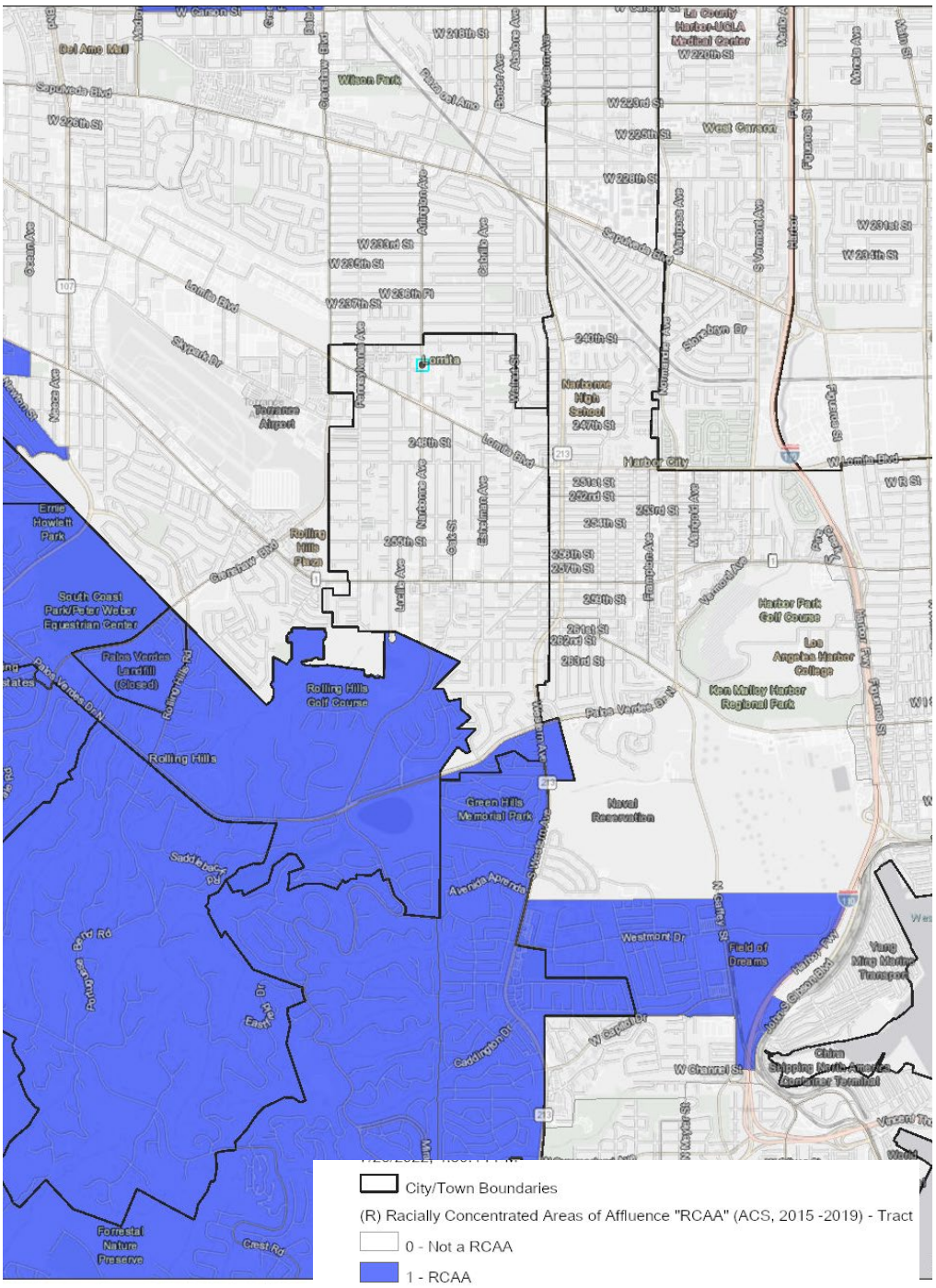


Figure 11: TCAC/HCD Opportunity Map

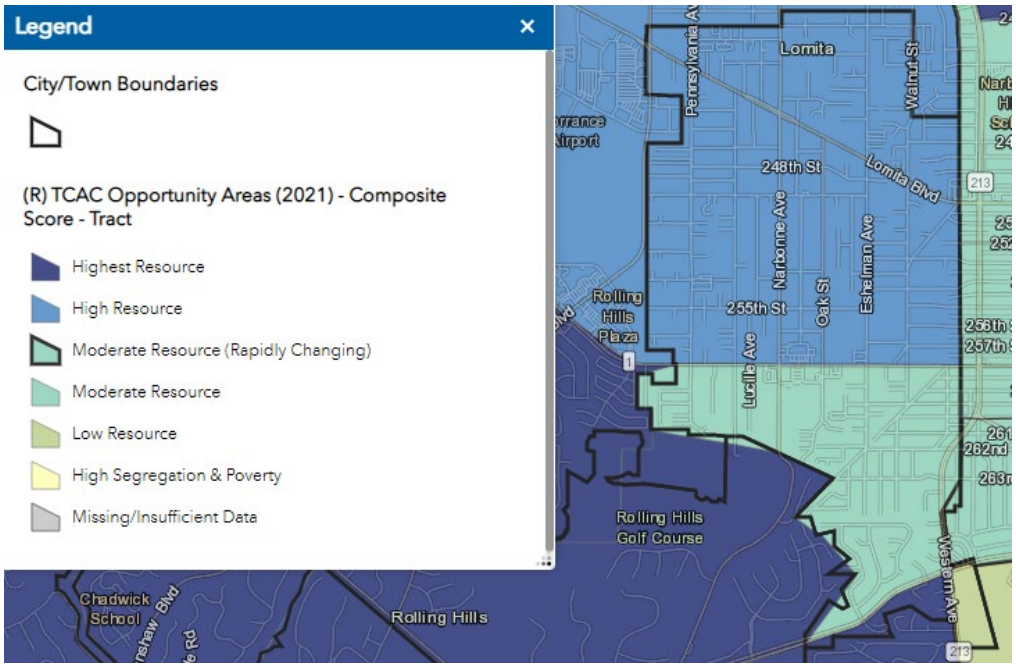
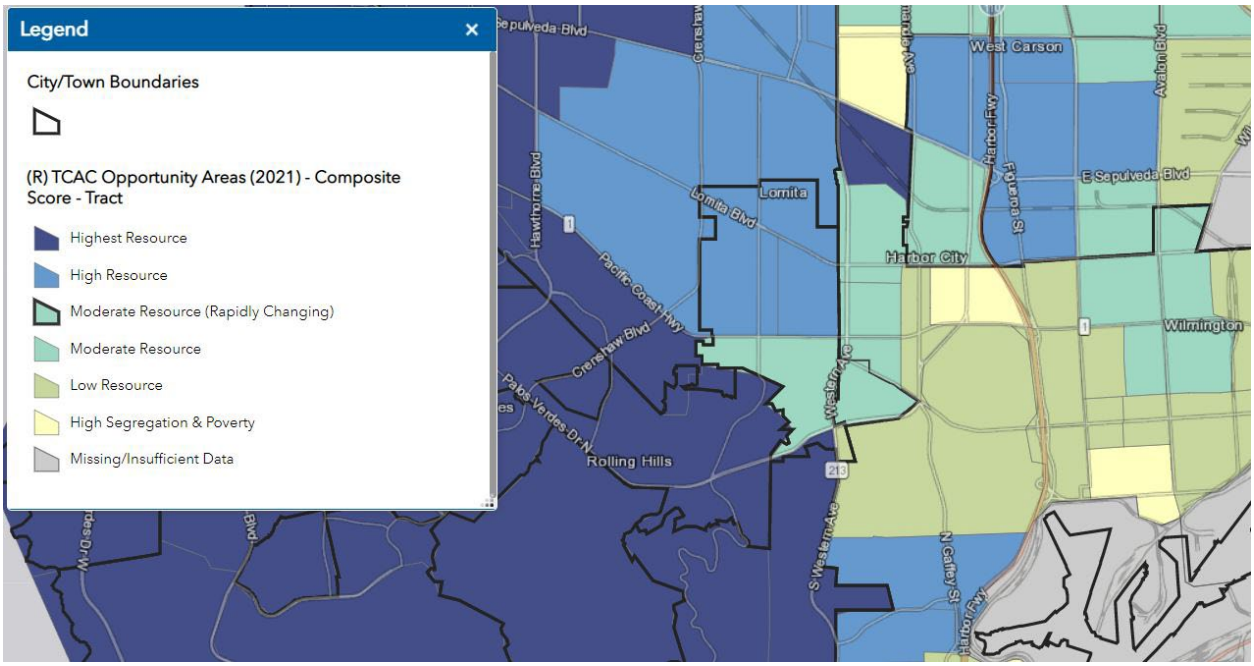


Figure 11a: Regional TCAC/HCD Opportunity Map



Findings

According to the 2020 TCAC/HCD Opportunity Area Map (Figure 11), Lomita is predominately within designated "highest resource" areas. Highest resource areas are those

with very high index scores for a variety of educational, environmental, and economic indicators. Some of the indicators identified by TCAC include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. TCAC areas increase opportunities for affordable housing developers that qualify for tax credits. Nearly all of the sites identified at all income levels and all sites identified for lower-income housing in the Sites Inventory Form and detailed in Appendix E, Sites Analysis, are in Lomita's high-resource areas, further increasing the likelihood that affordable housing can realistically be developed within the planning period.

The City does not have any R/ECAPs or areas of affluence, as aforementioned. When compared to the surrounding area, there are R/ECAPs located southeast of Lomita. Although the City does not have authority in these jurisdictions, through the sites identified, they can continue to promote integrated and mixed-income neighborhoods within Lomita (refer to Appendix E for sites identified).

Local Knowledge

While no R/ECAPs exist in the City, past federal policies, practices, and investments that have led to the establishment of R/ECAPs at the regional level, specifically in the southeastern portions, may be attributed to historical underinvestment before the cities in the southern portions of Los Angeles were incorporated. The City of Lomita "began" as a residential tract (Lomita Subdivision) in the early 1900s and became oil drilling land and agricultural lands in the 1920s. The Lomita Subdivision covered 7 square miles in 1907, and further development was spurred. Lomita became a center for agriculture and oil extraction activities in the South Bay area. By 1935, the developed areas of Lomita were redlined, leaving residents with little access to home loans.

The LA Conservancy notes that even though the 1930s continued to be a relatively prosperous time in Los Angeles due to a booming entertainment industry, the Great Depression took its toll on a large percentage of Los Angeles' population. Architecture critic Esther McCoy wrote that during the Depression, "30 percent of all dwellings in Los Angeles had no inside toilet, 50 percent had no bathtub, and 20 percent were unfit for human habitation." To combat the high rates of substandard habitation, public housing developments were developed throughout Los Angeles County. Occupying a hilly site in Lomita near the Palos Verdes peninsula, Harbor Hills opened in 1941. Harbor Hills was developed by the HACoLA and still offers more than 300 affordable units on a 27-acre site in Lomita.

The City of Lomita incorporated in 1964, at which point, the City was mostly built out with scattered vacant parcels. The push for incorporation was primarily a result of wanting to keep a small-town atmosphere, which is reflective of Lomita today, demonstrating that the patterns over time as it relates to policies and community outlook continue today. Historical low-density development, although a result of the once agricultural nature of the community,

established early patterns of development that still exist today, creating an imbalance of single-family development as compared to multifamily development. As further described in Appendix B, 60% of all units in Lomita consist of single unit attached and detached houses, whereas those units with two or more make up approximately 35 percent of the housing stock. The community is known for the generations of families that call Lomita home. Local businesses, schools, religious organizations, and other institutions have thrived due to a supportive and stable community and government. Lomita is gradually seeing development that is changing some of the long-standing characteristics of the built environment, but the sense of community character remains unchanged.

Disparities in Access to Opportunity

Lower-income households and racially segregated communities are disproportionately impacted by a combination of locational factors such as proximity to landfills, areas prone to flooding, freeways, industrial areas, and other toxins and pollutants.

The location of affordable housing in areas proximate to resources provides lower-income residents with increased access to opportunities, such as increased education through quality schools, employment options, transportation options, low poverty exposure, and environmentally healthy neighborhoods. Research indicates that among various economic and social factors, being in proximity to certain amenities can encourage positive critical life outcomes. Areas that offer lower-income households the best chance at economic advancement, high educational attainment, and good physical and mental health are ideal for affordable housing development.

Education

Lomita's education domain score represents the range of education outcomes. When compared to surrounding coastal communities, Lomita's score is lower but higher when compared to communities to the east. Lomita's score ranges from 0.25 to 0.75, representing a range of moderate education outcomes, as shown in Figure 12. When comparing the education domain score to Figure 4, White Majority Tracts, it appears the populations with fewer White individuals, in the southeast of the city, experience lower educational domain scores. And the area shown to have a median income of $125,000 or more in Figure 7 has higher educational outcomes. Communities to the west of Lomita experience greater scores, while the communities to the east experience lower scores (Figure 12a).

Figure 12: Education Domain Score

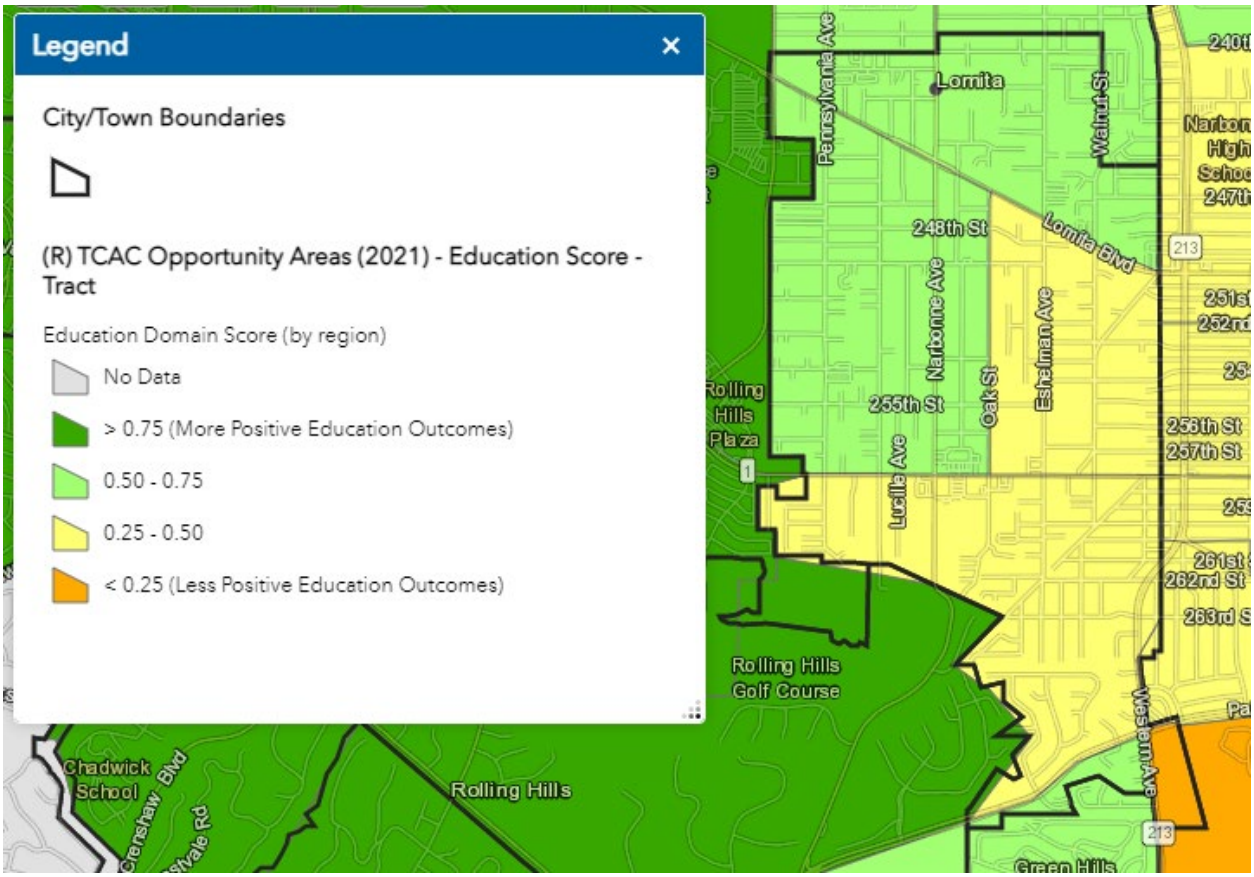
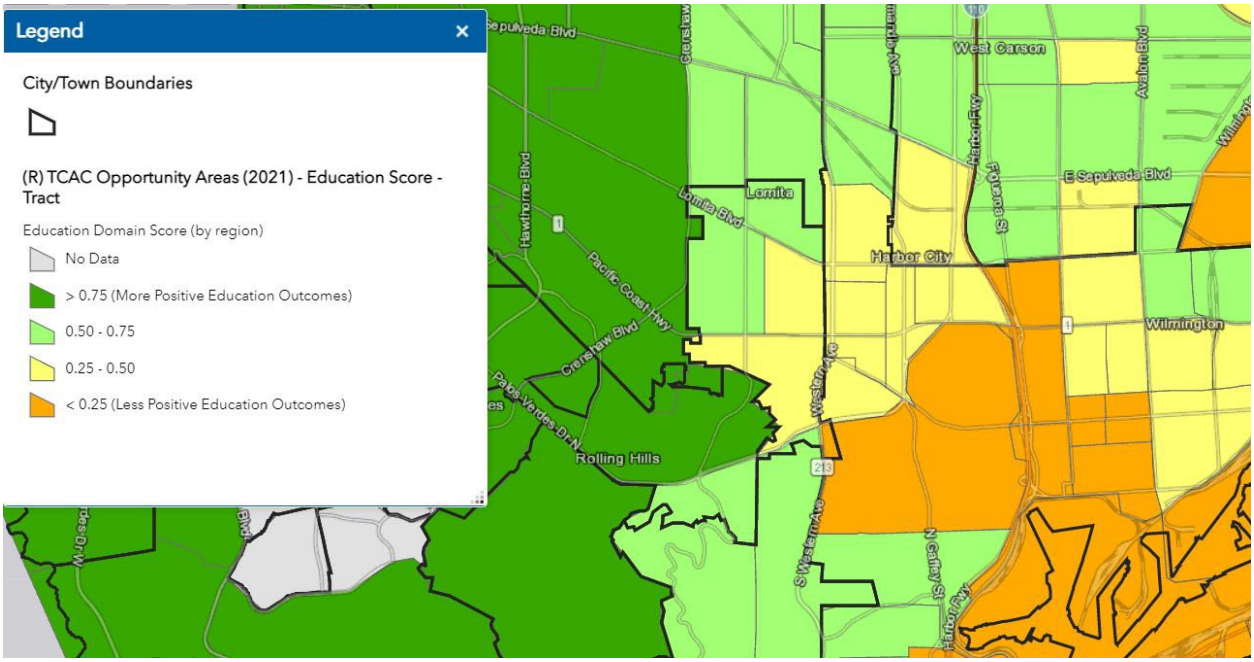


Figure 12a: Regional Education Domain Score



Employment

Lomita's economic domain score represents the range of economic opportunities in the area. When compared to surrounding coastal communities, Lomita's score is lower, but higher when compared to communities to the east. Lomita's score ranges from 0.50 and up, which shows a relatively positive economic outcome, as shown in Figures 13 and 13a. Further, Figure 14 show that those in the northern and western portions of the City have the greatest access to employment based on proximity, ranging from 40 to 80 in the highest block groups and as low as 20 to 40 in the southern and eastern areas of the community. Further, the southernmost portion of Lomita's has the farthest proximity. The sites identified in the Housing Element Sites Inventory are located in those areas with highest proximity to employment opportunities and public transit, to give those without a vehicle better access to employment. When comparing the jobs proximity index to Figure 4, White Majority Tracts, populations with fewer white individuals, in the southeast of the City, experience lower proximity to jobs. And the area shown to have a median income of $125,000 or more in Figure 7 has moderate proximity to employment.

Similar to poverty rates and median income, the cities west of Lomita enjoy high economic scores while cities to the east experience lower domain scores. However, cities to the east, west, and south experience low proximity to employment scores while the communities to the north experience higher index scores (Figure 14a).

Figure 13: Economic Domain Score

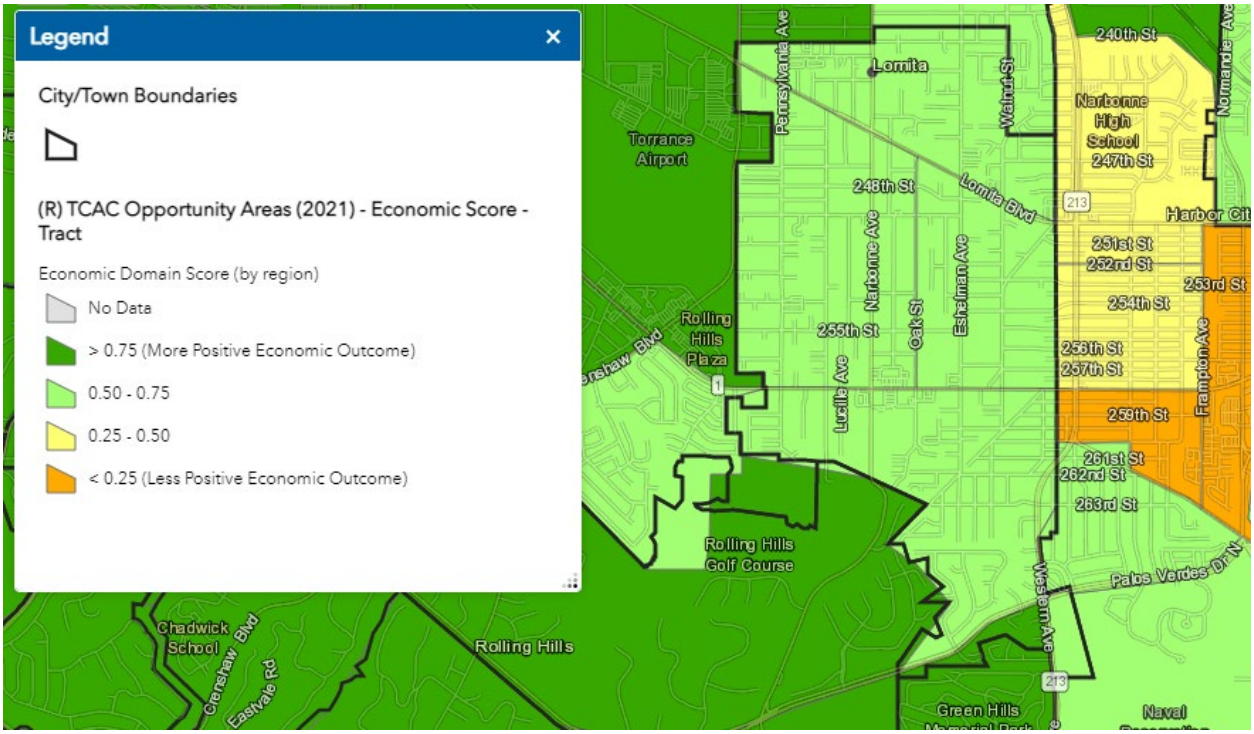


Figure 13a: Regional Economic Domain Score

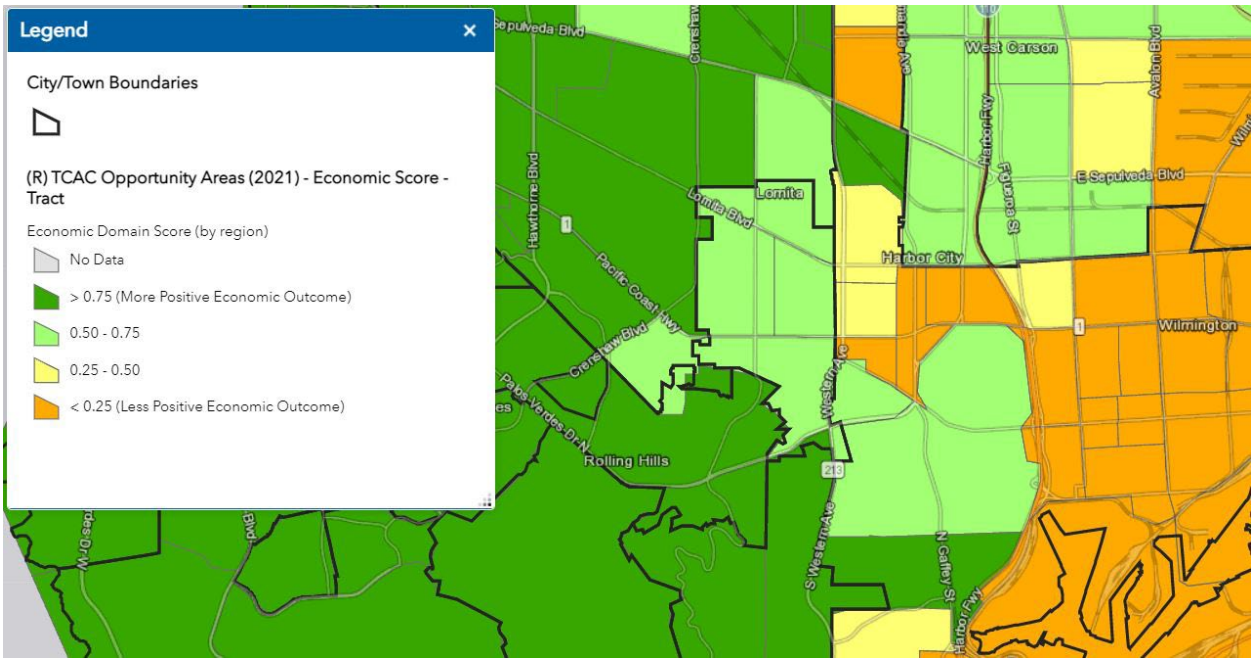


Figure 14: Jobs Proximity Index

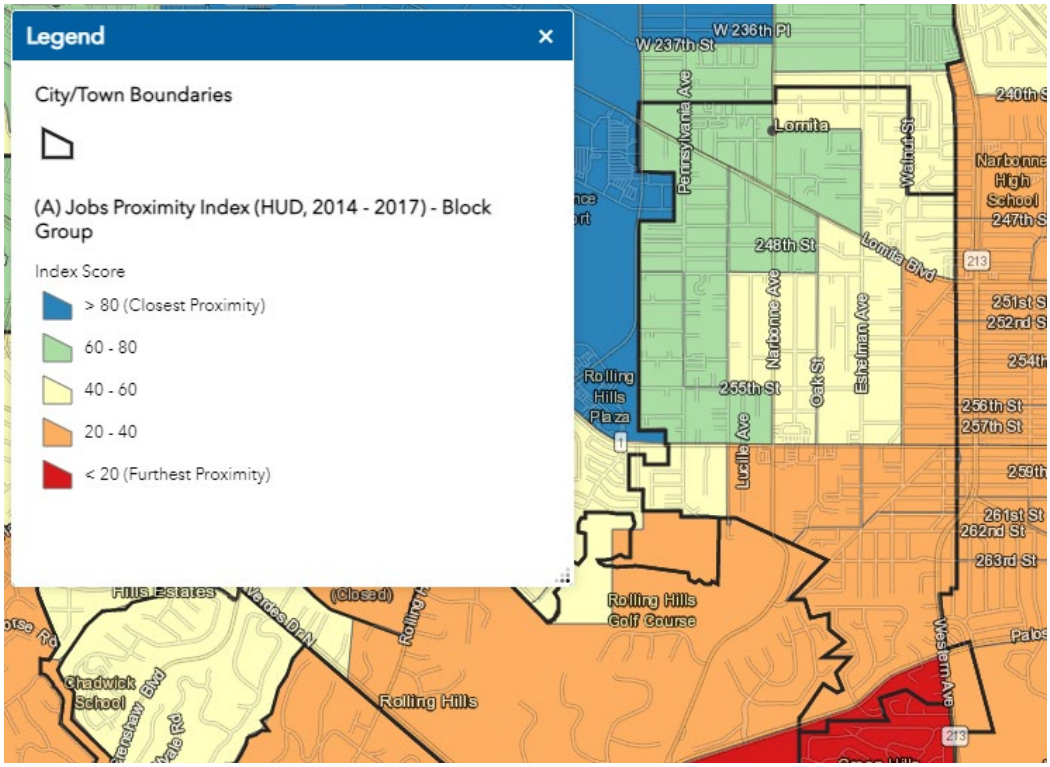
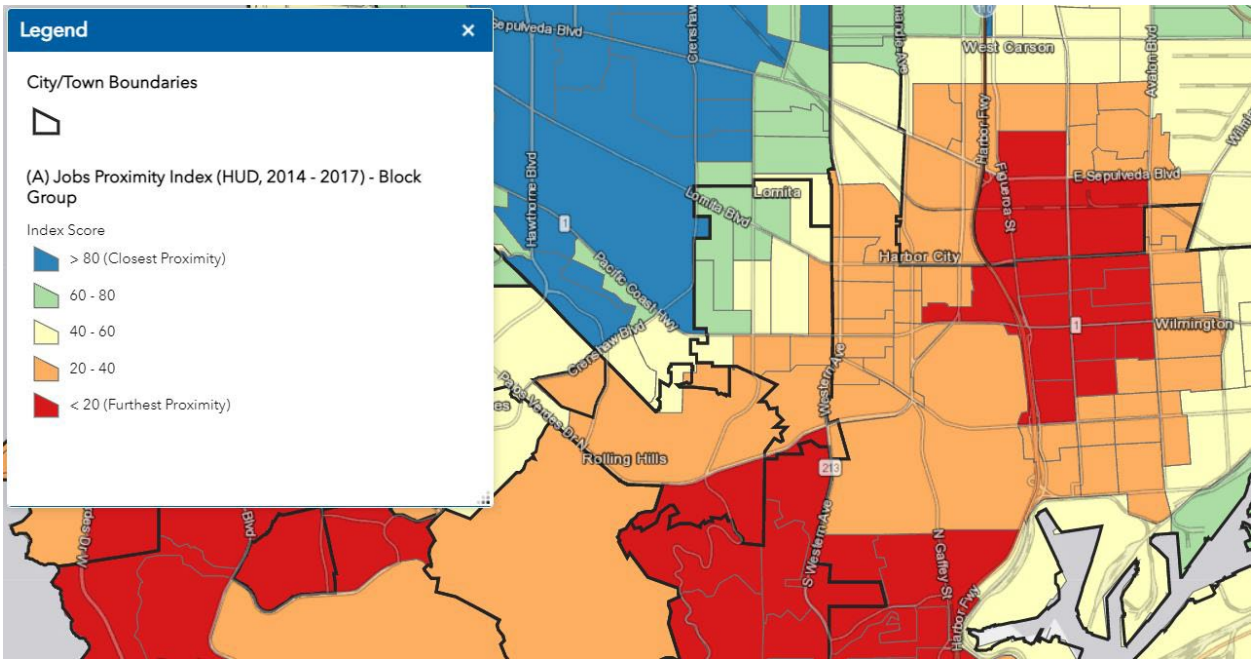


Figure 14a: Regional Jobs Proximity Index

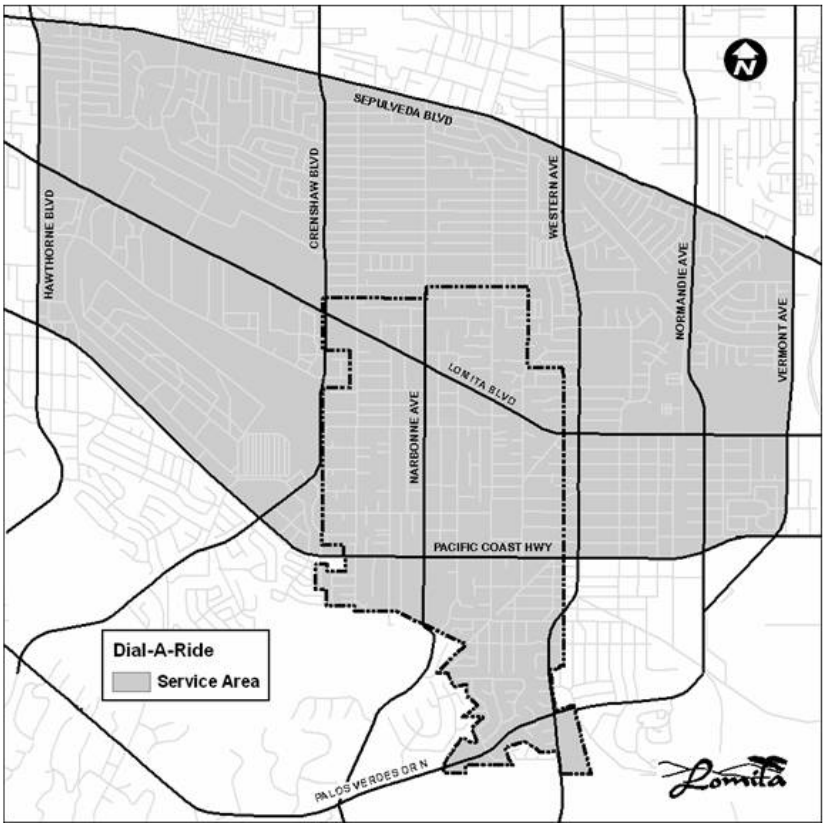


Transportation

Lomita is served by local bus lines that run along Pacific Coast Highway, Crenshaw Boulevard, Lomita Boulevard, and Narbonne Avenue. All sites identified in the Housing Element Sites Inventory as accommodating the lower-income housing need are identified along these bus routes to increase mobility opportunities, especially for lower- and extremely low-income households.

Additionally, the City sponsors a taxicab program for older adults and residents of Lomita with a disability. Service is provided on a round-the-clock basis to and from any point within the service area and the six satellite points. Residents 65 years of age and older or persons with a disability of any age are eligible. The service area covers all of Lomita, extends outside of the City's limits, and is limited to trips originating and terminating in the area between Hawthorne Boulevard and Vermont Avenue, between Sepulveda Boulevard and Pacific Coast Highway, and where the City boundary crosses over Pacific Coast Highway. Figure 15 shows the service area for this program.

Figure 15: Dial-A-Ride



Healthy Environment

Lomita's environmental domain score represents more positive environmental outcomes throughout the City. Figure 16 shows that Lomita ranks between 0.75 and 1.0. This score is consistent throughout the Census tracts and there is little disparity across the City. The communities to the west of Lomita enjoy higher environmental scores, while the cities to the east experience lower scores (Figure 16a).

Figure 16: Environmental Domain Score

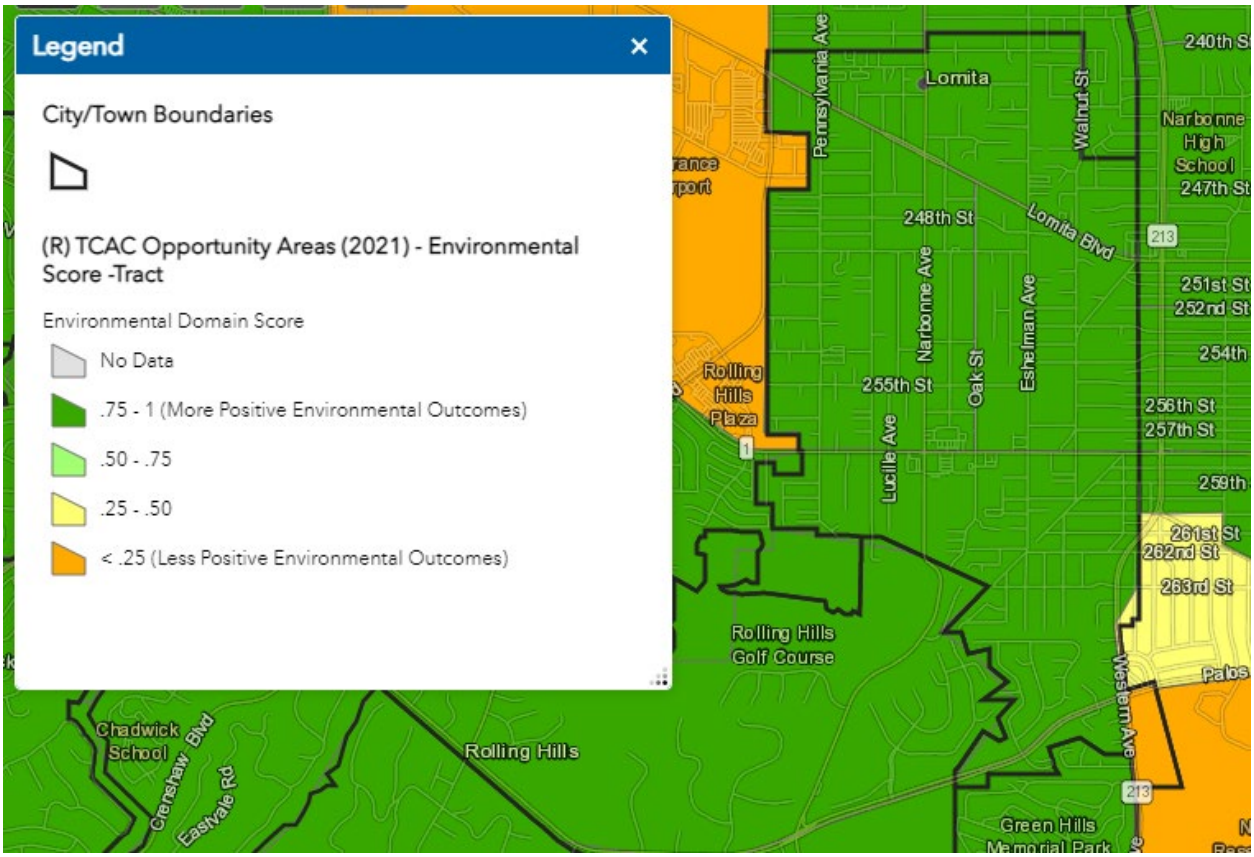
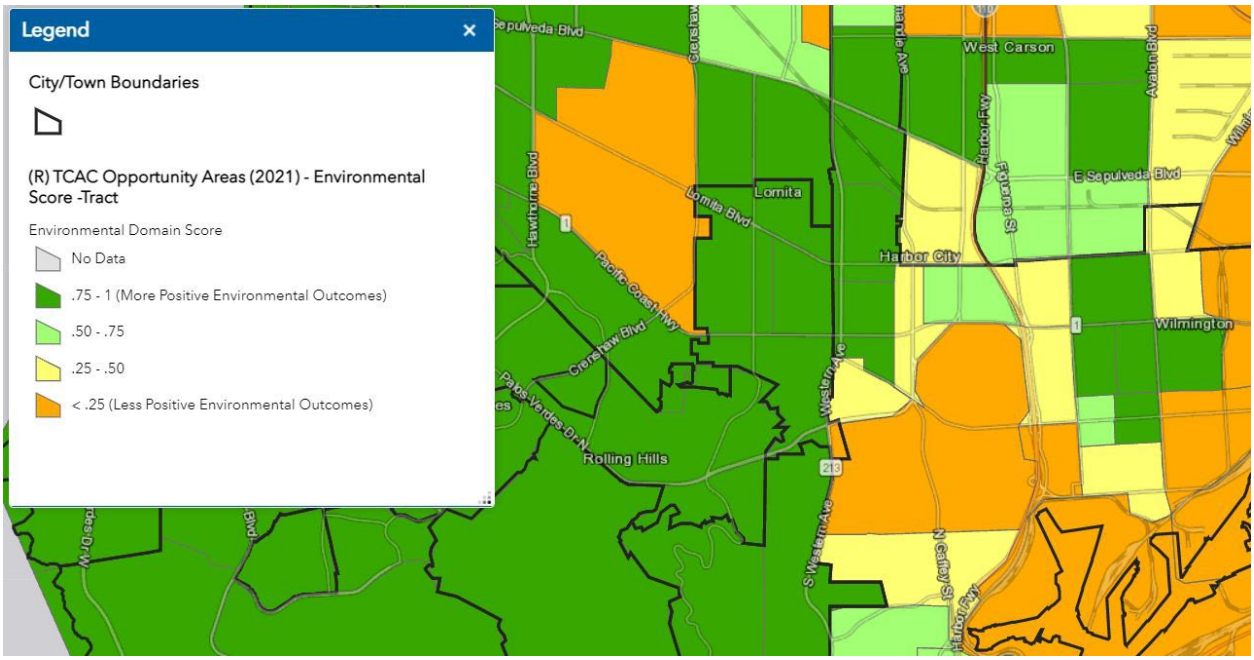


Figure 16a: Regional Environmental Domain Score



Disparities in Access to Opportunity for Persons with Disabilities

As discussed previously, the percentage of residents reporting a disability in Lomita is less than 20 percent in three Census tracts in the City, with the remaining Census tract less than 10 percent. Further in 2019, 27 percent of those with a disability in Lomita were made up of adults age 65 years and older. As the population ages, mobility among older adults can become increasingly limited. The Sites Inventory of the Housing Element identifies capacity along the City's mixed-use corridors, increasing opportunities for future residents to access public transit and to reach needed services without reliance on automobiles. Program 19 of the Housing Element aims to increase opportunities for accessibility in housing for those with a disability.

Findings

As shown in this section, Lomita has moderate to high access to opportunity throughout the City. Therefore, there is a weak relationship between disparities in access to opportunities and population subgroups. Those sites identified in the Housing Element Sites Inventory have been identified in those areas with close proximity to employment, education, services, and other resources to capitalize on the existing mixed-use corridors and the opportunities offered by the area. The mixed-use areas of the City offer increased opportunities for mobility via walking and bicycling for those who wish to take advantage of the central location near all needed amenities and resources Lomita has to offer. Further the mixed-use areas provide access for those who rely on public transit and for those who rely on an automobile.

Local Knowledge

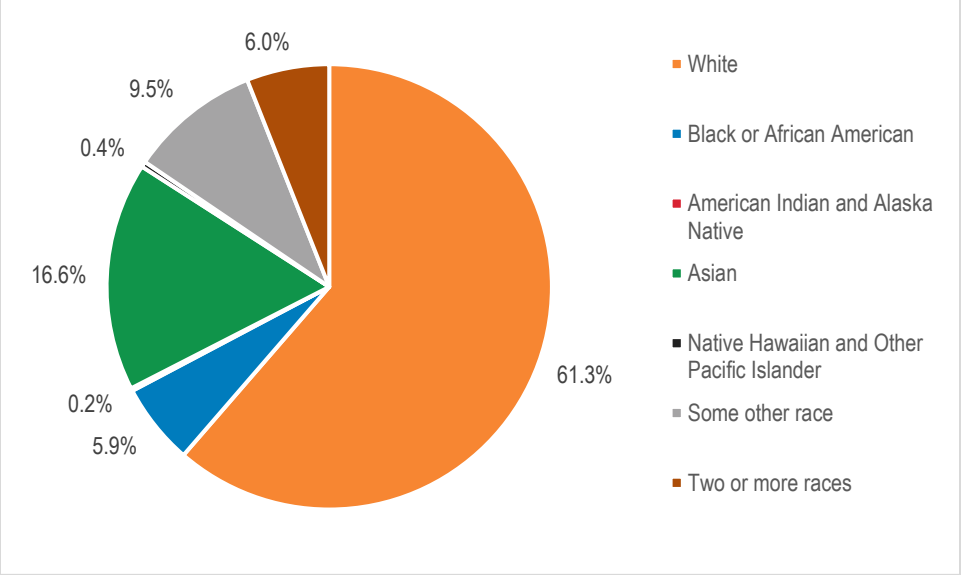
Although Lomita is connected by local bus lines and residents are well connected within the City, there is a lack of regional coordination and collaboration to invest in transportation that would bring high frequency transit to the City. Local data from Center for Neighborhood Technology indicates that approximately 74 percent of households in the City spend 22 percent to 26 percent of their income on transportation costs alone.[1] The City falls with the higher indices at 18 percent to 22 percent and 22 percent to 26 percent of household income spent on transportation costs. The lack of regional transportation creates a high car dependency and increased transportation costs for Lomita residents which is notable through the City's burdensome parking standards. The parking standards are a constraint to residential development; particularly, for multifamily development as the requirement to provide garage parking or enclosed parking for multifamily units is costly and difficult for developers to achieve (refer to Appendix C, Constraints Analysis for analysis of parking standards).

Disproportionate Housing Needs, Including Displacement

Homeownership is the largest asset of most households in the U.S. and, for many households, provides an opportunity to build wealth. Over generations, many households have used wealth gained through homeownership to send their children to college or invest in other opportunities, creating access to more wealth. One of the most prevalent consequences of residential segregation is the intergenerational inaccessibility of homeownership. In 2019, approximately 47 percent of Lomita's occupied housing stock was owner-occupied and approximately 53 percent was renter-occupied. Additionally, approximately 25 percent of homeowners in Lomita are of Hispanic origin, who may be of any race or multiple races. While White households make up approximately 57 percent of the population, they make up nearly 71 percent of total owner-occupied housing units. Figure 17 below shows the race of homeowners in Lomita.

[1] Center for Neighborhood Technology. (n.d.). The H+T index provides a more complete measure of affordability. H+T Affordability Index. https://htaindex.cnt.org/map/

Figure 17: Race/Ethnicity of Homeowners



Cost Burden

According to the Federal government, rental housing is considered "affordable" if the people living there pay no more than 30 percent of their income for rent or mortgage. The renter cost burden in the City can be seen in Figure 18, with 20 to 80 percent of the population within the given Census tract who are cost burdened. Figure 19 shows that homeowners in Lomita are less cost burdened by their housing costs, representing 20 to 60 percent of the population.

In 2019, approximately 51 percent of rental households in Lomita spend more than 30 percent of their income on housing, while approximately 37 percent of homeowner households with a mortgage spend more than 30 percent of their income on housing; 33 percent of all homeowner households do not have a mortgage. As rents continue to rise, outpacing median income, more rental households will continue to be burdened by housing costs, leaving homeownership further out of reach for many. Renter and owner cost burden is extremely prevalent throughout the region (Figures 18a and 19a).

Figure 18: Renter Cost Burden

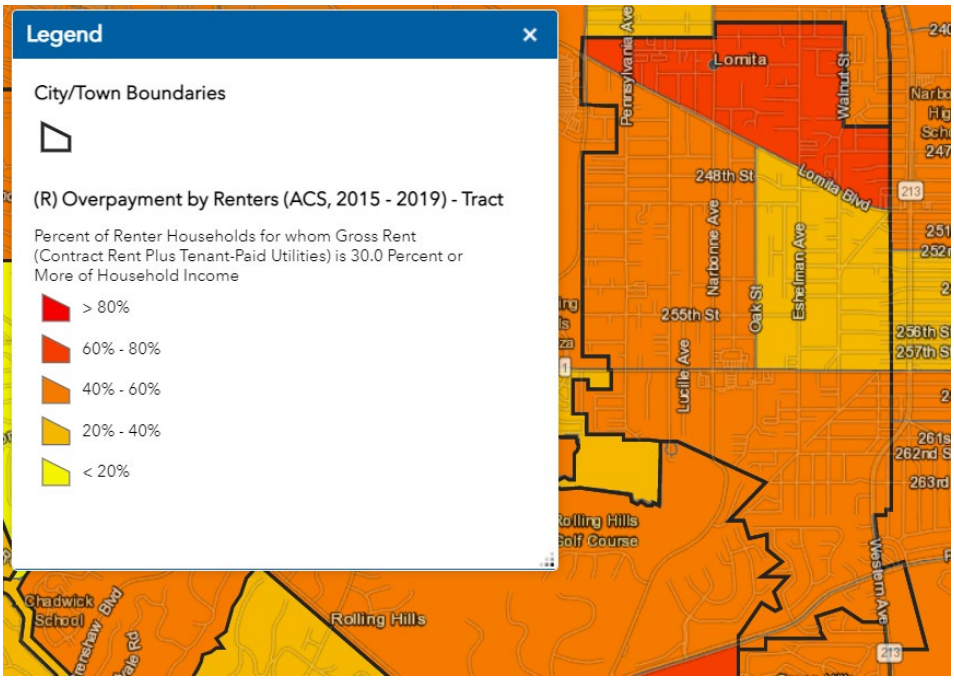


Figure 18a: Regional Renter Cost Burden

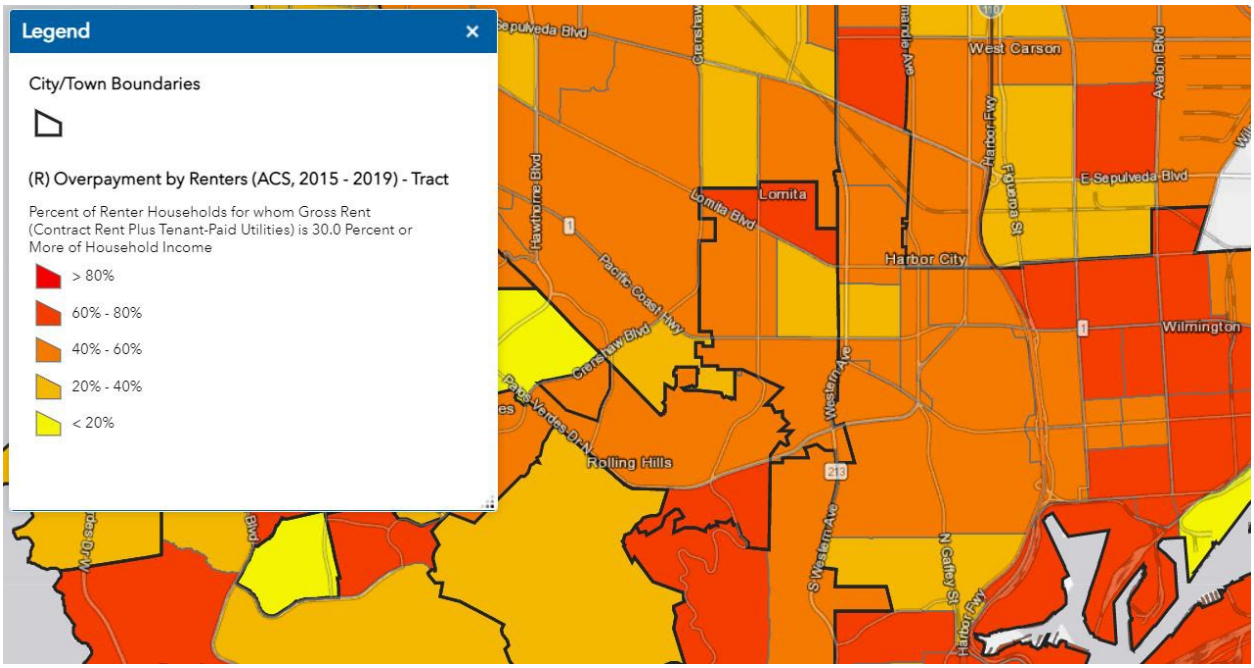


Figure 19: Homeowner Cost Burden

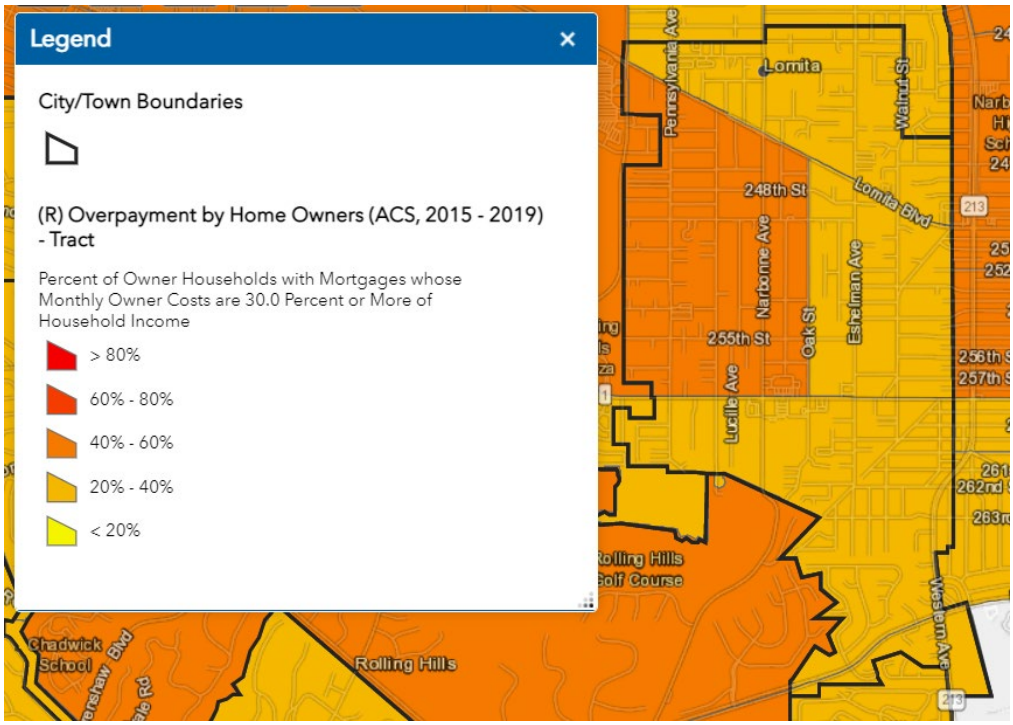
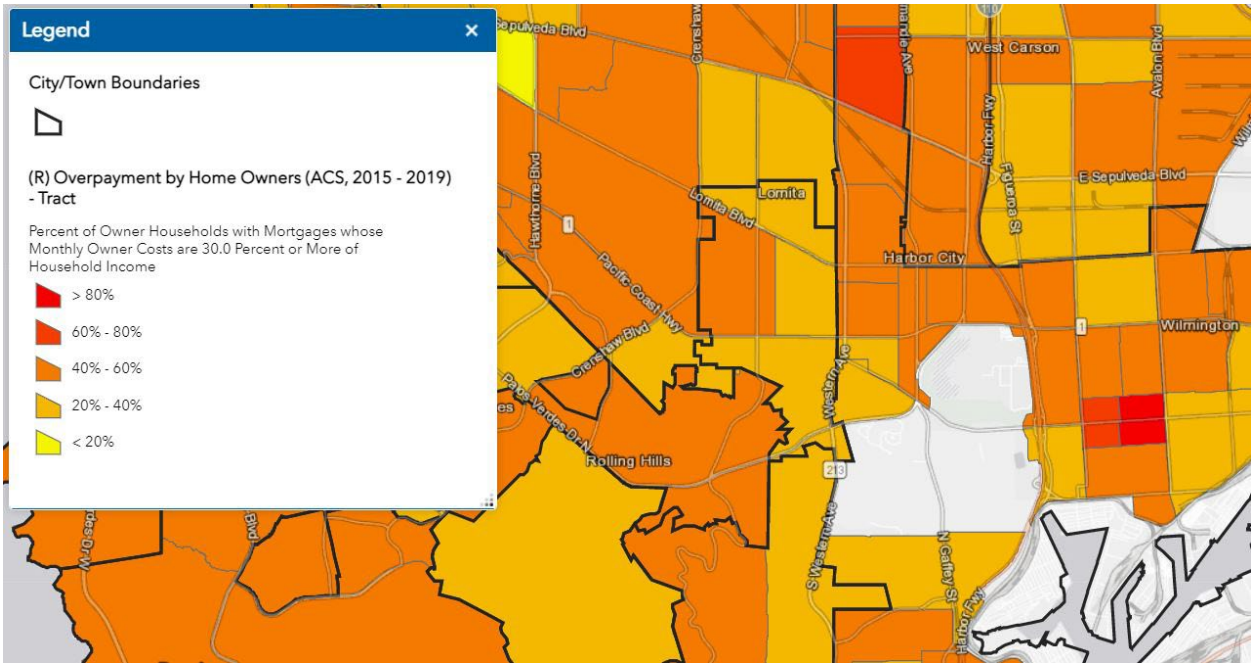


Figure 19a: Regional Homeowner Cost Burden

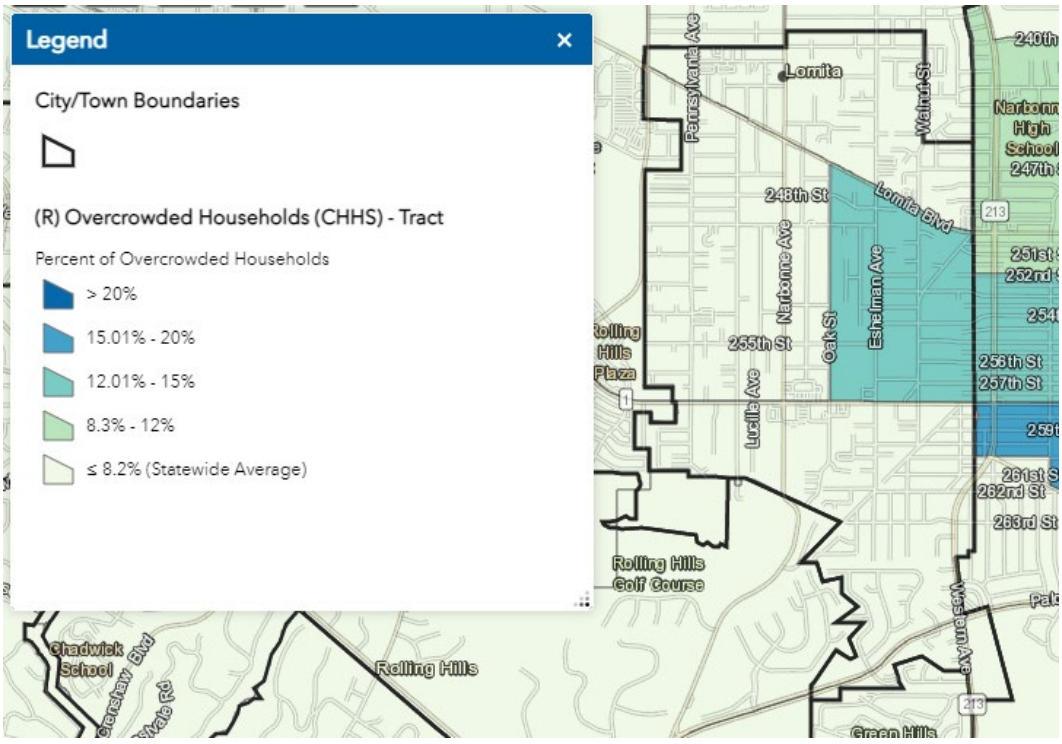


Overcrowding

Overcrowding is defined by the U.S. Census Bureau as a housing unit occupied by more than one person per room. A severely overcrowded household is defined as one with more than 1.5 persons per room. As shown in Figure 20, those overcrowded households in Lomita are located in the eastern middle portion of the City, ranging from 12 to 15 percent; the rest of the City is less than the statewide average of 8.2 percent. Further, as shown in Figure 21, all of Lomita falls in the lowest category at or below 5 percent. To the east of the City of Lomita, neighboring cities experience far greater levels of overcrowding and severe overcrowding (Figures 20a and 21a).

Lower rates of overcrowding may lead to more positive health outcomes. For example, studies have shown that there is a strong correlation between crowded households and the probability of COVID-19 infection.[2] In particular, crowded households provide less opportunities for a person infected with COVID-19 to isolate themselves from the rest of the household.[3] When comparing the overcrowded households tract map to Figure 4, White Majority Tracts, it appears the populations with fewer White individuals, in the southeast of the City, experience higher rates of overcrowding.

Figure 20: Overcrowded Households



[2] Columbia University Irving Medical Center. 2020. "Crowded Homes, Poor Neighborhoods Linked to COVID-19." June 18, 2020. https://www.cuimc.columbia.edu/news/crowded-homes-poor-neighborhoods-linked-covid-19.

[3] Botts, J., and L. Bénichou. 2020. "The neighborhoods where COVID collides with overcrowded homes." CalMatters. June 12, 2020, Updated June 26, 2020. https://calmatters.org/projects/california-coronavirus-overcrowded-neighborhoods-homes/.

Figure 20a: Overcrowded Households in the Region

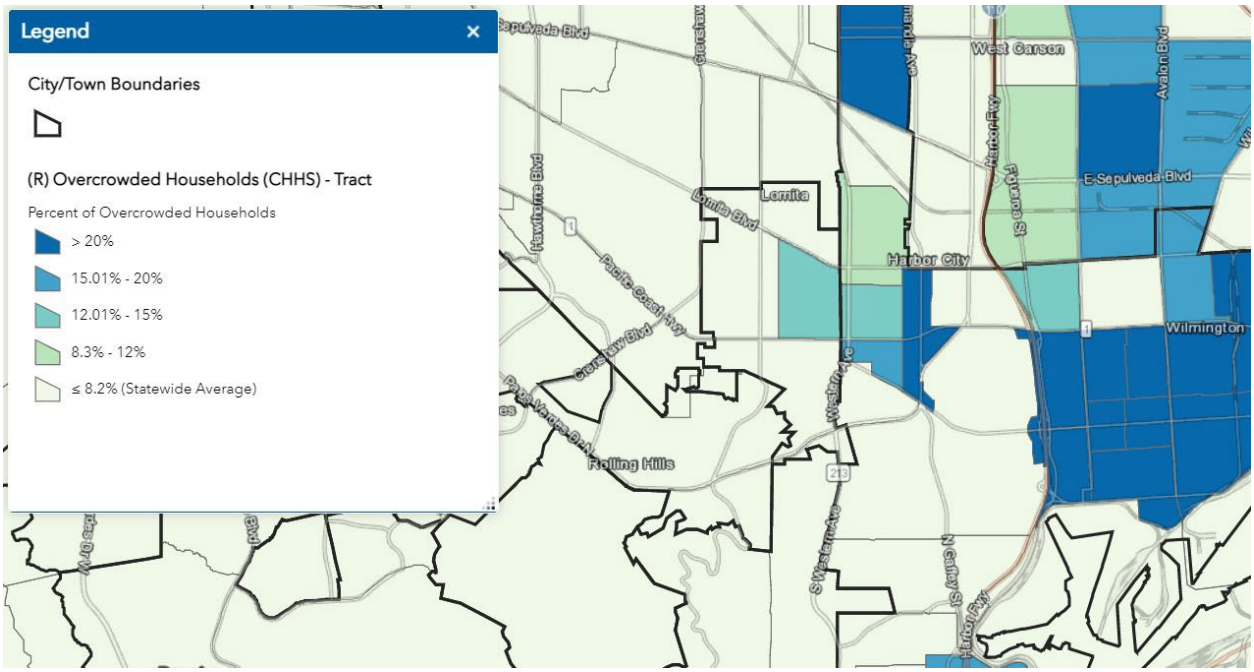


Figure 21: Severely Overcrowded Households

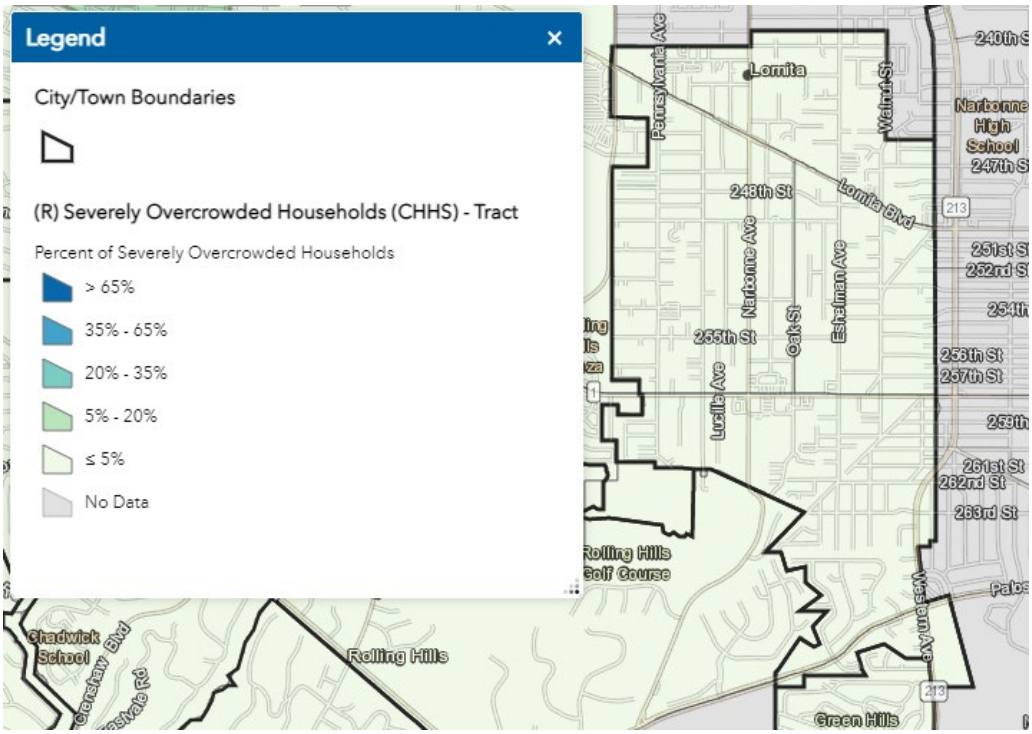
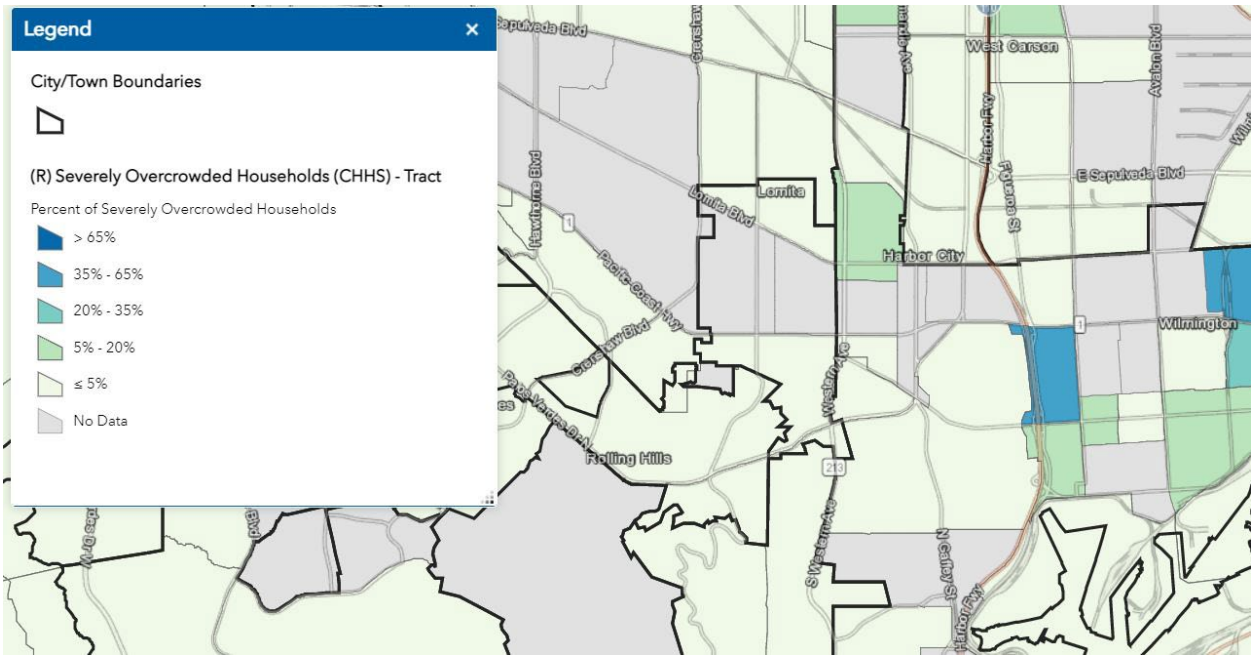


Figure 21a: Severely Overcrowded Households in the Region



Substandard Housing

Table 1, Households with Any of Four Housing Problems, shows the percentage of households in Lomita experiencing any one of four housing problems (lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and monthly housing costs exceeding 30 percent of monthly income) by Census tract. Further, Table 1 provides a breakdown of the households with housing problems by race or ethnicity. Generally, minority households are also more likely to experience higher rent burdens, poor housing conditions, and an increased risk of displacement and/or homelessness. White, non-Hispanic households across the region and in each jurisdiction are the least likely to experience housing problems, while Black and Hispanic households experience housing problems at the highest rates (e.g., cost burden, overcrowding). However, as shown in Table 1, the percentage of households with any of the four problems does not vary greatly in different parts of the City. Similarly, race and ethnicity are generally consistent in their distribution throughout the City. It is noted that Census Tract 67001 has the lowest Black, non-Hispanic population and Native American, non-Hispanic population, and has the fewest housing problems. Figures 22 and 22a show the percentages across the City and region. Lomita falls in the 20 to 40 percent range. Only to the west are there households with fewer than four of the housing problems outlined above.

Table 1. Households with Any of Four Housing Problems

Census Tract Code	*Percentage of Households with Housing Problems*	*Households with Housing Problems by Race/Ethnicity*				
		White, Non-Hispanic	*Black, Non-Hispanic*	*Native America, Non-Hispanic*	*Asian/Pacific Islander, Non-Hispanic*	*Hispanic*
670001	39.22%	46.72%	1.81%	0.21%	15.37%	31.74%
670003	47.1%	47.84%	2.7%	0.5%	13.01%	32.07%
670002	43.92%	38.74%	4.05%	0.3%	14.85%	37.74%
670100	45.94%	41.67%	6.63%	0.42%	16.1%	31.24%

Source: HUD AFFH Mapping Tool 2020. https://egis.hud.gov/affht/.

Figure 22: Percent of Households with Any of Four Housing Problems

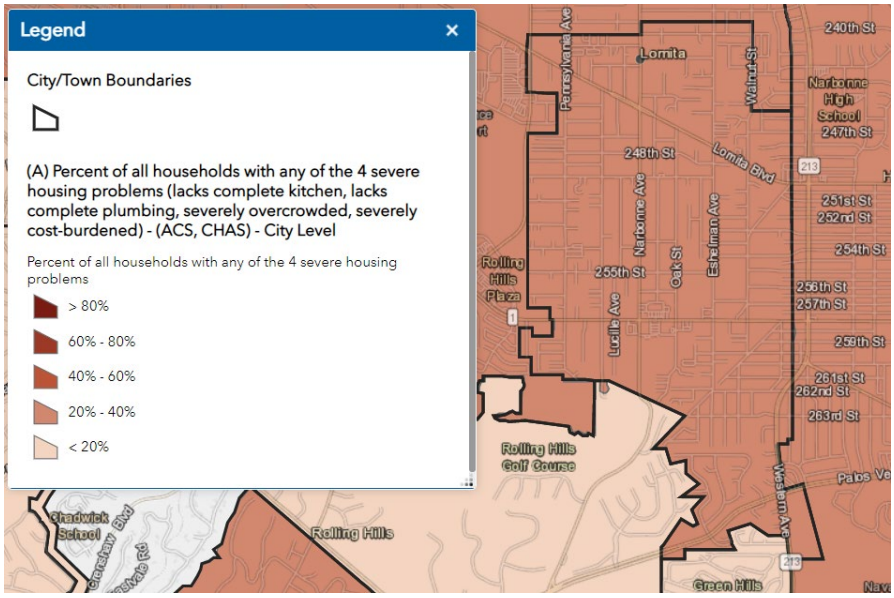
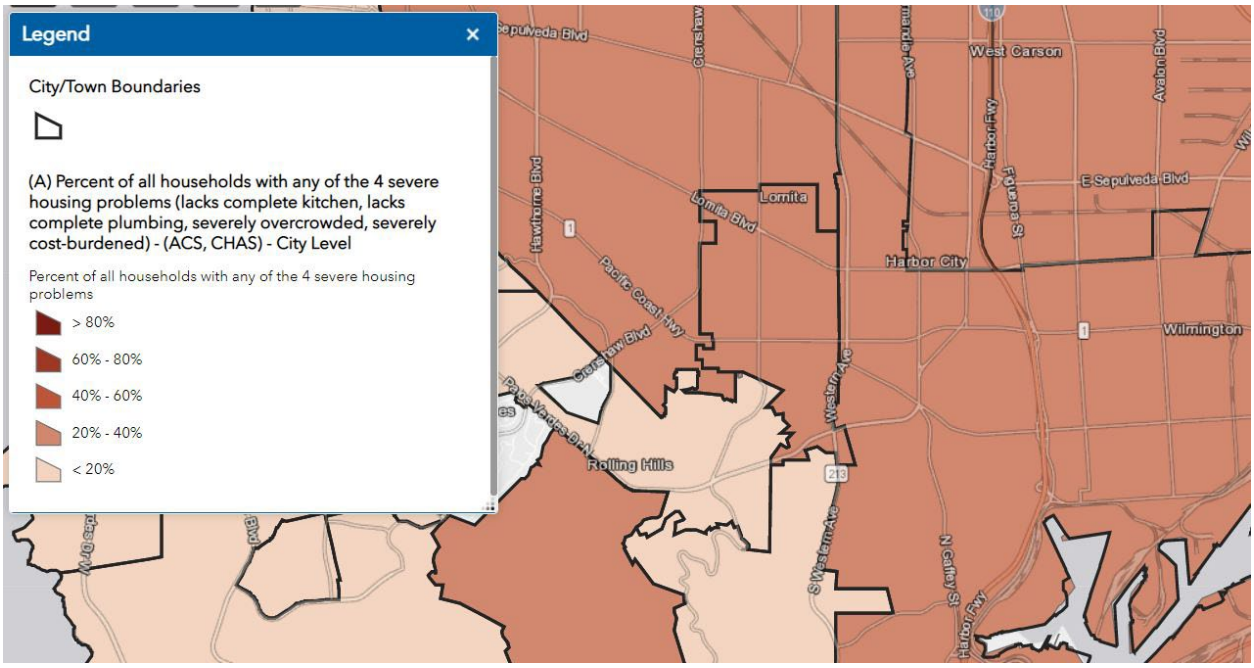


Figure 22a: Percent of Households with Any of Four Housing Problems in the Region

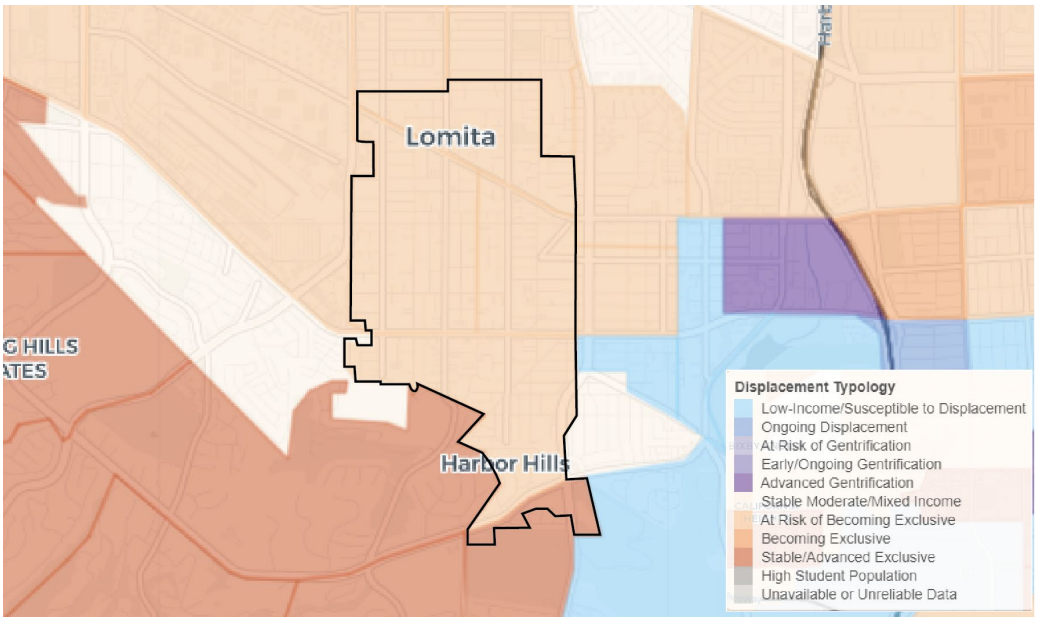


Displacement

Displacement is an event that occurs for various reasons, including investment, disinvestment, or even disasters. Gentrification, or the influx of capital and higher-income residents into working-class neighborhoods, is often associated with displacement, which occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income households are excluded from moving into the area.

According to the Urban Displacement Project, a research collaboration between UC Berkeley and the University of California, Los Angeles (UCLA), the City of Lomita includes Census tracts that are "at risk of becoming exclusive." Those areas that are at risk of becoming exclusive include moderate to high-income areas that exhibit specified risk factors for future exclusion of lower-income households, are shown in Figure 23. Those risk factors in Lomita include high concentrations of moderate, mixed-moderate, mixed-high, or high-income households; tracts where housing is primarily affordable to middle, high, mixed moderate, and mixed high-income households; and tracts with significant increases in housing costs. Housing in Lomita is affordable to middle, high, mixed moderate, and mixed high-income households. Although segregated living patterns are not evident within the City's boundaries, higher-income households in Lomita can make adjacent neighborhoods more vulnerable to gentrification, influencing segregation at the regional level.

Figure 23: Gentrification and Displacement Map



Investment-Driven Displacement

Lomita has a relatively high concentration of mobile home parks, as shown in Figure 24. Redevelopment of these properties could leave lower-income households displaced. The City is committed to protecting and assisting these communities, and Program 3 of the Housing Element demonstrates that commitment through the adoption of an ordinance detailing regulations and procedures for any proposed conversion of an existing mobile home park to mitigate the adverse impacts on the housing supply. Compared to its surrounding communities, Lomita hosts far more mobile home parks than any neighboring city (Figure 24a).

Figure 24: Mobile Home Parks

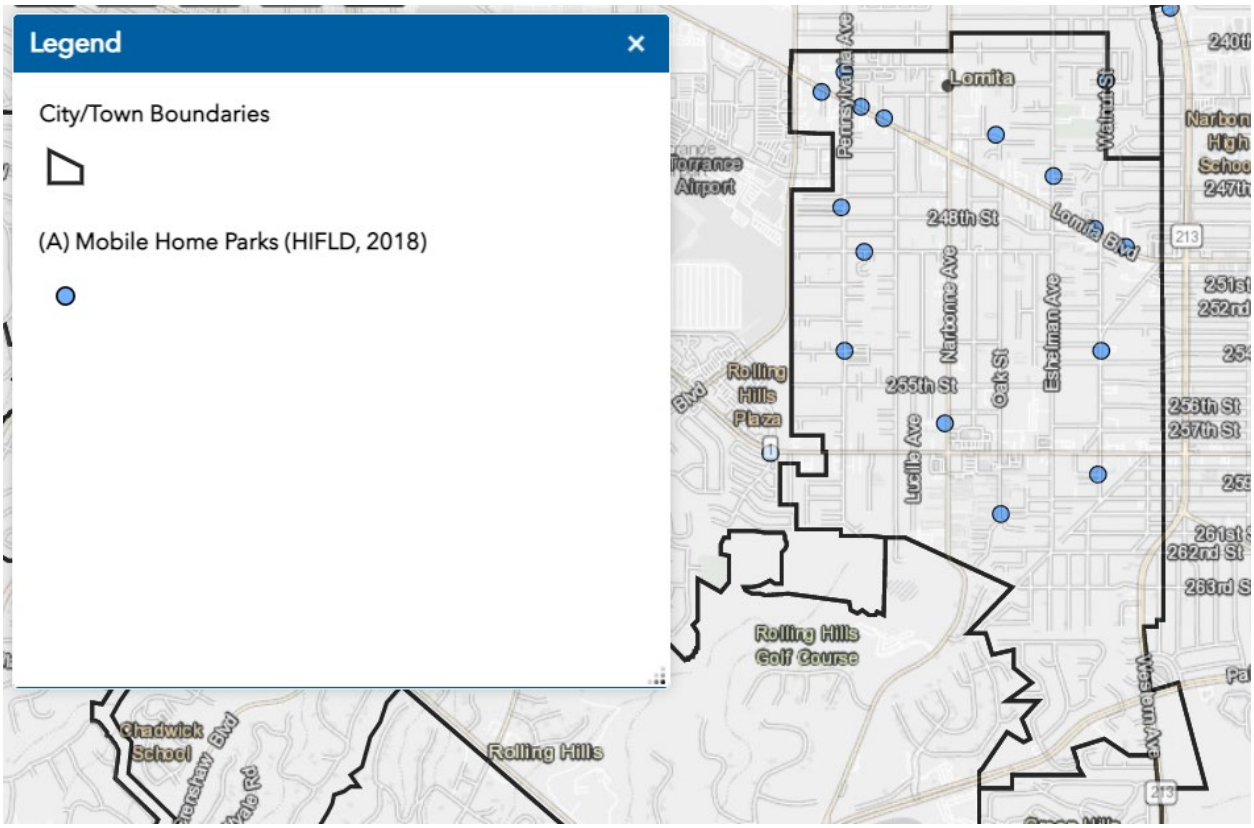
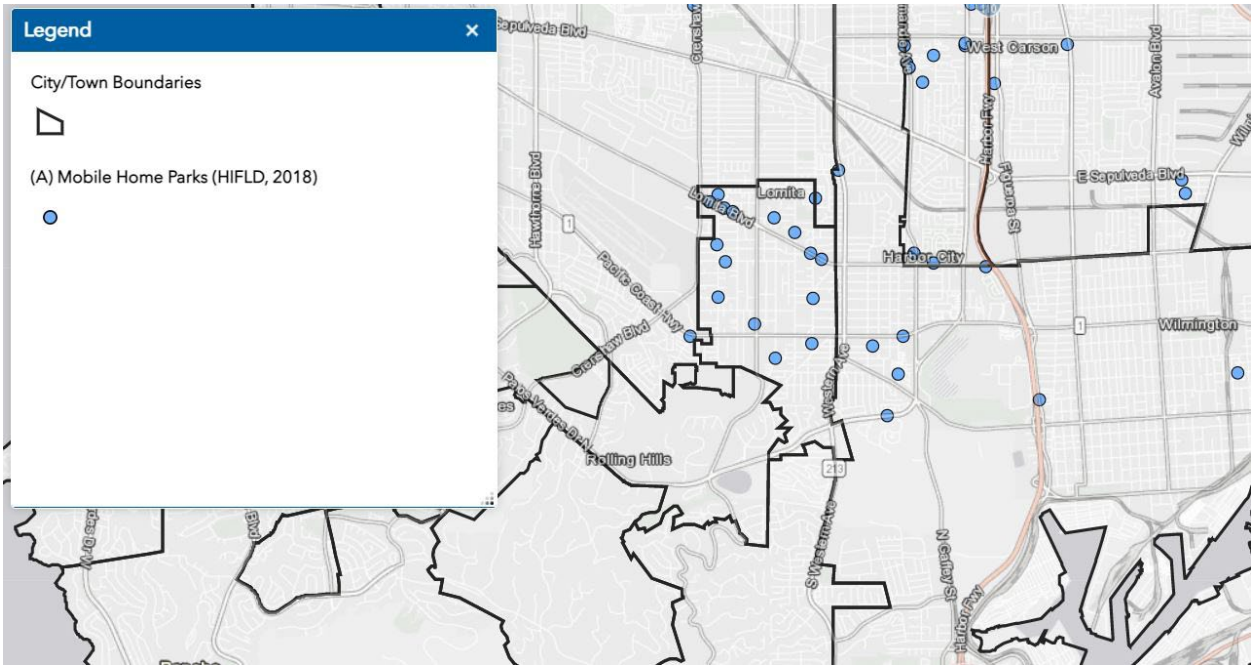


Figure 24a: Mobile Home Parks in the Region



Disaster-Driven Displacement

Lomita's greatest disaster-related safety risks include air pollution, extreme heat, and seismic hazards. People with existing health conditions, such as asthma and heart disease, are more sensitive to air pollution. These conditions are also often caused by living near sources of air pollution. The average rate of asthma-related emergency department visits is between 30 to 46 people per 10,000 visits; however, this average increases to between 46 and 72 people per 10,000 visits in the area of Lomita between State Route 1 and West Lomita Boulevard.

Additionally, people who spend more time outdoors, including young children, people who work outdoors, and people in households without cars, are often exposed to polluted air at higher rates.

People can be adversely affected by extreme heat if they have existing health conditions or spend increased time outdoors working, commuting, or playing. People who depend on walking, biking, or transit to get around; older adults; and young children are at risk for heat stroke. Specifically, residents of the downtown area are less likely to own a car and are more likely to walk, bike, or take public transportation to work. This means they often spend more time outdoors during heat waves when doing important daily errands.

No populations are specifically more at risk because of an earthquake, but low-income households may be more likely to live in older non-retrofitted homes.

Identification and Prioritization of Contributing Factors

Fair Housing Issues and Contributing Factors

Although Lomita is a racially and ethnically diverse city with high access to opportunity, low rates of poverty, and fairly low rates of household overcrowding, some homeowners and renters struggle with housing overpayment. Rates of overpayment by renters is higher than those of homeowners. Additionally, three of the City's four Census tracts has 10 to 20 percent of the population with a disability. While these percentages of those with a disability is not especially high, the City wants to be proactive in addressing the future needs of an aging population as it relates to changing levels of ability. Further, the City recognizes that to better meet the needs of lower-income households and those with disabilities, planning and land use decisions must consider opportunities for these populations to have improved access to resources and upward mobility. For these reasons, the City has identified the need for affordable housing, the need for accessible housing, and carefully considered land use and planning decisions to be the top priorities, in this order, for the City to affirmatively further fair housing. While there appears to be no threat from community opposition, lack of regional cooperation, or lack of funding sources, the Housing Element's programs address each of these potential concerns if indeed they become constraints to housing development in the future.

Prioritization of Contributing Factors and Actions Designed to Meaningfully Address Contributing Factors

The City's priorities for addressing impediments to fair housing issues are identified as follows:

1. **Affordable Housing.** Between 39 percent and 47 percent of households experience housing problems, such as cost burden or overcrowding. The low availability of housing options to meet the needs of lower-income households is a key factor contributing to the City's risk of becoming exclusive. Because of this, the production of housing for lower-income, especially extremely low-income, households to meet a range of housing needs is a priority for the City. Housing Element **Program 3**, to provide assistance to mobile home park tenants; **Program 4,** to preserve the affordability of housing units; and **Program 10,** to provide permit streamlining for affordable housing developments, aim to directly assist with the realization of affordable housing. Specifically, **Program 14** increases densities along the City's key corridors to facilitate the production of lower-income housing in an area with high access to resources, and **Program 30** will capture some of this new density specifically for affordable housing through the adoption of an inclusionary housing ordinance. Other programs that more broadly demonstrate the City's commitment to affordable housing include **Program 7,** to provide a range of incentives to facilitate the development of affordable housing, and **Program 27,** to reduce parking requirements, especially for affordable housing.
2. **Accessible Housing.** In 2019, approximately 11 percent (2,198) of the City's population had a disability, and approximately 27 percent of those age 65 and older had a disability. Because older adults make up the largest subgroup of those with a disability, as older adults continue to age, the need for housing to meet varying levels of ability will become increasingly vital. The Housing Element identifies actions to help meet the changing needs of the population. Housing Element **Program 6**, to incentivize affordable accessory dwelling units; **Program 13,** to reduce development standards for senior housing and housing to assist those with special needs; **Program 14,** to increase density in areas with high access to opportunity; and **Program 19**, to better connect developers and residents to resources related to housing accessibility, aim to assist in increasing housing for the aging population and those with disabilities.
3. **Land Use and Planning Decisions.** Land use and planning decisions can influence and restrict needed housing opportunities. Historical low-density development, although a result of the once agricultural nature of the community, established early patterns of development that still exist today, creating an imbalance of single-family development as compared to multifamily development. As further described in Appendix B, 60% of all units in Lomita consist of single unit attached and detached houses, whereas those units with two or more make up approximately 35 percent of the housing stock. Those sites identified in the Housing Element Sites Inventory have been identified in those

areas with close proximity to employment, education, services, and other resources to capitalize on the existing mixed-use corridors and the opportunities offered by the area. The mixed-use areas of the City offer increased opportunities for mobility via walking and bicycling for those who wish to take advantage of the central location near all needed amenities and resources Lomita has to offer. Further, the mixed-use areas provide access for those who rely on public transit, as well as for those who rely on an automobile. Those who have the greatest need to be less reliant on automobiles can greatly benefit by the level of accessibility that the mixed-use areas provide due to proximity to resources. Housing Element Program 14 increases densities along the City's key corridors to facilitate the production of multifamily housing, especially housing for lower-income households, in an area with high access to resources, including retail, shopping, recreation, and public transit. Additionally, because most of the City is located in a high-resource opportunity area, Program 15 increases density in established single-family neighborhoods to increase opportunities for homeownership and upward mobility for those entering the housing market. Further, programs that increase opportunity for new development within lower-density zones include Program 6, Accessory Dwelling Units, where the City will incentivize the production of ADUs that may be made affordable to lower- and moderate-income households as well as households with disabilities; and Program 15, Supporting Low Density, where the City will develop objective development and design standards to provide ministerial processing for lot splits in single-family zones to increase capacity in lower-density neighborhoods.

4. Community Opposition to Affordable Housing. The City of Lomita has not experienced opposition to the development of affordable housing in its neighborhoods. Community activists understand that the community is in need of more affordable housing types and solutions, and Lomita's residents and businesses are in support of identifying solutions to solving housing issues. The Lomita Chamber of Commerce participated in the first community workshop for the 6th Cycle update, demonstrating support from the local business community and recognizing the interconnectedness of housing availability and a healthy local economy. Further, a recent ballot initiative was approved by the voters, demonstrating community support for solutions to meet the needs of those experiencing homelessness. After being approved by voters in March 2017, Measure H went into effect in 2018, raising the sales tax countywide by one-quarter percent to raise money for homeless services, suggesting county-wide support for affordable housing solutions such as increasing the supply of supportive and interim housing for people experiencing homelessness locally. Finally, the comments received through the Housing Element update process indicate a strong willingness from the community to address the local housing needs, as further detailed in Appendix F. Through Program 22 of the 6th Cycle Housing Element, the City will continue to contract fair housing services through the HRC

where they conduct fair housing education and outreach for the City, as further detailed in the Housing Element Programs section. Through Program 23 of the Housing Element, the City will create fair housing marketing guidance for use by developers to ensure that housing marketing materials are representative, as further detailed in the Housing Element Programs section. Through Programs 20 and 21 the City will continue to send information out to residents within the City's newsletters on the availability of housing assistance programs. Further, through Program 19, as a part of the City's housing resources webpage, they will connect residents and developers on accessibility guidance through resources such as home retrofit guides. As further detailed in the programs of the Housing Element, the outreach that will be conducted through implementation of the Housing Element will elevate the conversation around fair housing and housing affordability, and garner further community support around housing solutions.

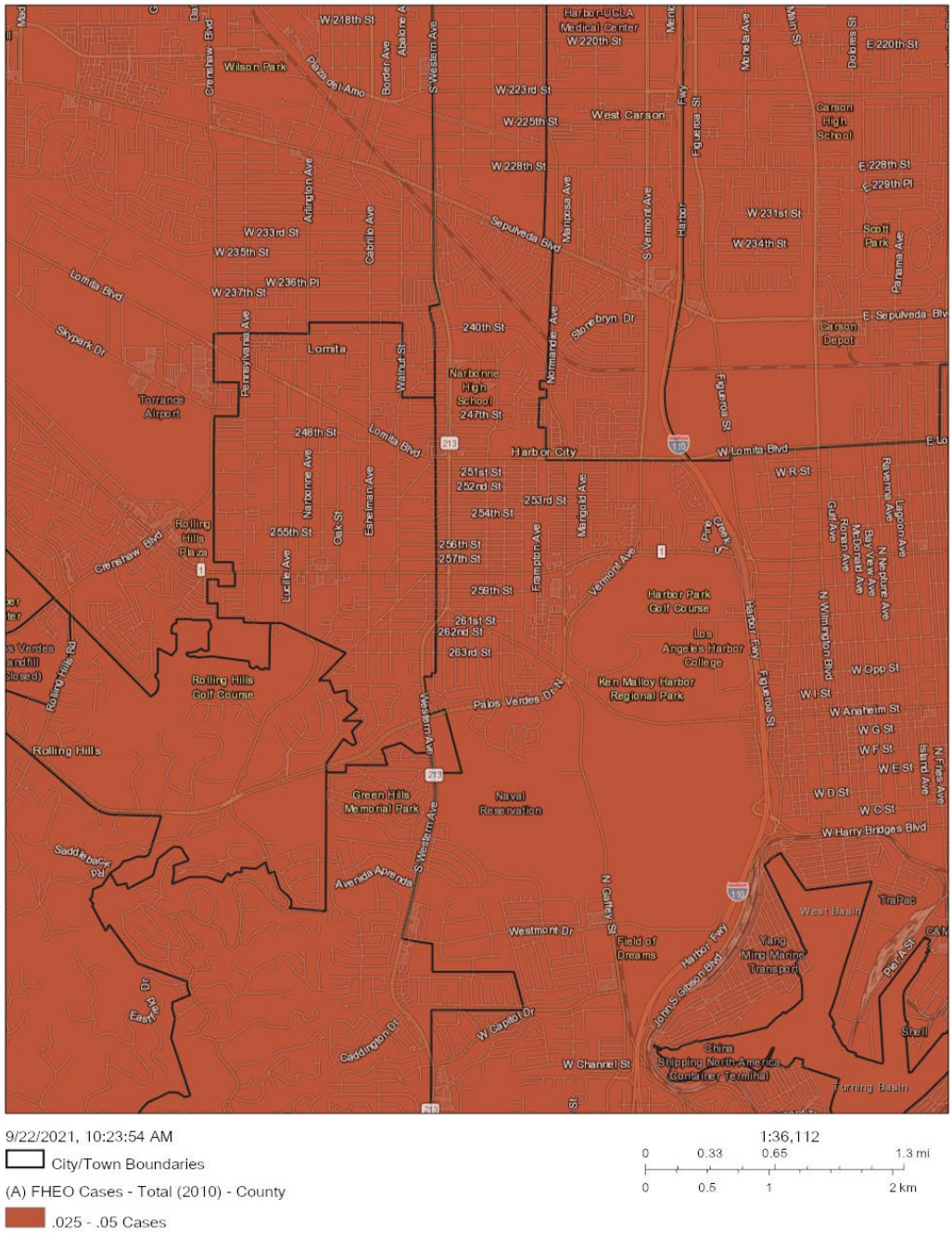
5. Housing Discrimination. Discriminatory housing policy and practices of landlords can be a major threat to individuals or families seeking permanent housing, especially those with special needs or accommodations. Figure 25, Discrimination Cases (Total, 2020), shows that the County experienced a low-moderate amount of housing discrimination complaints. At the City level, HUD's Office of FHEO data indicated that there were 12 inquiries reported from 2013-2021 one of which was for disability discrimination. Most inquiries were report as "None." All inquiries were dismissed due to failure to respond, no valid basis or decision not to pursue. Nevertheless, program in the Housing Element aim to address potential issues of housing discrimination by enforcing and promoting access to fair housing materials and resources including, Program 22 which will support fair housing practices; Program 23 will support developers in the production of fair housing marketing materials; and Programs 7, 8, 9, 13, and 27 commit the City to removing constraints to development to better facilitate the development of housing for all, including those with special needs and extremely low-income households.
6. Land Use and Zoning Laws. Approximately 50 percent of the City of Lomita consists of single-family detached residential uses. Due to its built-out nature, opportunities for housing exist primarily through redevelopment. To remedy this situation and facilitate a more streamlined context for affordable housing developers, the City will implement the following programs:
    - Through Program 6, Accessory Dwelling Units, the City will provide an incentive for accessory dwelling units that can be offered as affordable. Accessory dwelling units can provide opportunities for those with special needs, such as older adults or those with disabilities, including developmental disabilities, by creating housing in an independent setting while still allowing for support from caregivers who reside on the same lot.

- Through **Program 7**, Incentives and Regulations, the City will pair rezones with objective development standards to incentivize the production of housing and will offer incentive zoning that will increase developer interest in the State Density Bonus Program.
- Through **Program 10**, Affordable Housing Streamlining, the City will provide process streamlining for qualifying affordable and mixed-income housing developments.
- Through **Program 11**, Objective Design Standards, the City will develop objective design standards to be paired with future rezones.
- Through **Program 12**, Lot Consolidation, the City will enhance incentives for lot consolidation beyond what is already offered to developers.
- Through **Program 14**, Rezone Program, the City will enforce a minimum density of 20 dwelling units per acre, will mandate a minimum of 50 percent of the total square footage be dedicated to residential uses, and will permit exclusively residential uses.
- Through **Program 16**, No Net Loss, the City will monitor the housing capacity identified in the Adequate Sites Inventory throughout the planning period to maintain sufficient capacity for the remaining Regional Housing Needs Allocation at all income levels.
- Through **Program 27**, Reduced Parking Requirements, the City will reduce parking requirements for multifamily housing and for religious institutions when affordable housing is provided.
- Through **Program 29**, Ongoing Code Updates, the City will continue to monitor changes to State legislation and update the Zoning Code as needed and will continue to coordinate with developers in facilitating ideas on process and procedural improvements.
- Through **Program 30**, Inclusionary Housing Ordinance, the City will evaluate the feasibility of an inclusionary housing ordinance and adopt said ordinance, which will further incentivize the use of the State Density Bonus program.

7. **Lack of Regional Cooperation.** The City continues to participate in Countywide housing assistance programs. However, lengthy Section 8 and publicly owned affordable housing waiting lists are indicators that there are not enough resources to meet the needs of all residents in the region and in Lomita. The City is committed to connecting residents to available housing assistance programs, as detailed in **Programs 20** and **21**, where the City will continue to send information out to residents within the City's newsletters on the availability of housing assistance programs. In addition, the City will work with local stakeholders to identify process modifications and potentially new incentives through **Program 7** of the Housing Element.
8. **Lack of Affordable Housing and Lack of Public or Private Investment in Areas of Opportunity.** Affordable housing developers rely on State tax credits to make their developments financially feasible. To be competitively rewarded credits, the developers must identify areas of opportunity as it relates to access to resources, which includes all areas of Lomita. However, due to Lomita's completely built-out nature, affordable housing developers must seek out development opportunities that can exist through the redevelopment of sites. Additionally, the lack of regional cooperation and investment (public or private) to bring high frequency transit in the City increases car dependency for Lomita residents as is reflected in current parking

standards which impede multifamily residential development, particularly, for market rate housing. To make redevelopment feasible for affordable housing developments and development in general, as demonstrated in Program 14 of the Housing Element, the City will implement a rezone to increase density on identified sites to allow up to 30 dwelling units per acre. Further, through Program 12, the City will enhance incentives for lot consolidation beyond what is already offered to developers. Program 26 will make it easier for affordable housing developers to navigate the regulatory environment, and Program 10 will provide an expedited process for affordable housing developments. Program 12 incentivizes lot consolidation, further incentivizing redevelopment that will result in an increase in residential uses in areas in close proximity to commercial services, serving the needs of future residents. Programs related to continued participation in Countywide assistance, such as Programs 4, 20, 21, and 24, will assist the facilitation of affordable housing development and continue to support the City's most vulnerable populations. The City is increasing opportunities for upward mobility, or "access to opportunity," by facilitating the production of affordable housing, connecting residents to financial resources, and supporting homeownership opportunities through Program 15, by increasing capacity in existing single-family neighborhoods, and Program 20, to support with homeownership to increase the financial security of its current and future residents. Additionally, Housing Element Programs 22 and 23 were developed to further demonstrate the City's commitment to Affirmatively Further Fair Housing through increasing fair housing awareness, continuing to contract fair housing services, and continuing to participate and engage in the Regional Analysis of Impediments to Fair Housing Choice.

Figure 25: Discrimination Cases (Total, 2020)



Meaningful Programs and Actions

The City is committed to affirmatively further fair housing and will address the fair housing issues and contributing factors identified through this analysis through meaningful programs and actions. Table 1, Contribution Factors to Fair Housing builds on the programs identified to address contributing factors of fair housing in the previous section and provides specific program and action types tied to the fair housing issue and contributing factor. Through Program 21 the City will pursue a goal of 50% of Housing Choice Vouchers in higher

opportunity areas and through Program 6 the City will pursue a goal of 10 ADUs in higher opportunity areas by mid-cycle.

Table 2: Contributing Factors to Fair Housing

Fair Housing Issue	*Contributing Factor(s)*	*Meaningful Programs/ Action Type*	*Program Metric*
Disproportionate Housing Needs, Including Displacement Risk	▪ **The availability of affordable units in a range of sizes** The low availability of housing options to meet the needs of lower-income households is a key factor contributing to the City's risk of becoming exclusive. Programs and Metrics in the Housing Element aim to address this factor by protecting existing residents from displacement through the preservation of current affordable housing and creating new housing choices through incentives to increase the production of new affordable housing. ▪ **Land use and zoning laws** Approximately 50 percent of the City of Lomita consists of single-family residential uses. Due to its built-out nature, opportunities for housing exist primarily through redevelopment. To remedy this situation and facilitate a more streamlined context for affordable housing developers through programs in the Housing Element that aim to incentivize housing development and rezone for higher densities.	▪ **Action Type: Protecting Existing Residents from Displacement** *Program 3, Mobile Home Park Regulations* *Program 4, Lower-Income Housing Preservation* ▪ **Action Type: New Housing Choices and Affordability in Areas of Opportunity** *Program 6, Accessory Dwelling Units* *Program 7, Incentives and Regulations* *Program 10, Affordable Housing Streamlining* Program 12, Lot Consolidation *Program 14, Rezone Program* *Program 27, Reduced Parking Requirements*	▪ Program 3 Metrics: o Require replacement of 100% of units of applicable projects. o Require relocation assistance to protect tenants from displacement risk. ▪ Program 4 Metrics: o Track changes in ownership, management, and status of deed-restrictions to monitor deed-restricted units. ▪ Program 6 Metrics: o Incentivize the production of 24 ADUs affordable to lower-income households during the planning period, 10 of which should be targeted in higher opportunity areas by mid-cycle. ▪ Program 7 Metrics: o Create City will pair rezones with objective development standards to incentivize the production of housing and will offer incentive zoning that will increase developer interest in the State Density Bonus Program. ▪ Program 10 Metrics: o Require staff is knowledge in amended procedures to ensure SB 35 projects are streamlined ▪ Program 12 Metrics: o Develop an incentive program for lot consolidation beyond what is already offered to developers for qualifying sites identified in the Sites Inventory Form. ▪ Program 14 Metrics: o Increase residential densities on rezone sites to remove barriers to development and create opportunities for new housing supply and affordability near higher opportunity areas. ▪ Program 27 Metrics:

Fair Housing Issue	*Contributing Factor(s)*	*Meaningful Programs/ Action Type*	*Program Metric*
			○ Create affordable housing opportunities by amending zoning code to allow for reduced parking requirements in exchange for affordable housing. ○
Disparities in Access to Opportunity for Persons with Disabilities	▪ **Lack of affordable, accessible housing in range of unit sizes** Older adults make up the largest subgroup of those with a disability, as older adults continue to age, the need for housing to meet varying levels of ability will become increasingly vital. Programs in the Housing Element aim to address the need for accessible housing by creating new housing choices in areas of opportunity through ADUs, zoning revisions for special needs housing, and resources related to housing accessibility.	▪ **Action Type: New Housing Choices and Affordability in Areas of Opportunity** *Program 6, Accessory Dwelling Units* *Program 13, Zoning Revisions for Special Needs Housing* *Program 19, Accessibility*	▪ Program 6 Metrics: ○ Provide new housing opportunities for those with special needs, such as older adults or those with disabilities, including developmental disabilities, by creating housing in an independent setting while still allowing for support from caregivers who reside on the same lot through ADUs. ▪ Program 13 Metrics: ○ Amend the Zoning Code to provide a process by which large residential care facilities with seven or more residents may be developed in commercial, residential, and mixed-use zones with objectivity and certainty to increase areas where housing for special needs groups, including older adults, can be built. ○ Reduce development standards for Senior Planned Unit Developments through the adoption of a reduction in parking requirements and a reduction in minimum unit size requirements. ○ Remove the major Reasonable Accommodation process and analyze the Planning Commission hearing as a constraint. ▪ Program 19 Metrics: ○ Enforce accessibility requirements through development approvals throughout the planning cycle to proactively enhance accessibility in new construction. ○ Create a housing resources webpage that connects developers and residents to accessibility resources, such as home retrofit guides and universal design standards that can increase in-unit accessibility.

Fair Housing Issue	*Contributing Factor(s)*	*Meaningful Programs/ Action Type*	*Program Metric*
Disparities in Access to Opportunity	▪ **Location and type of affordable housing** Sites identified in the Housing Element Sites Inventory have been identified in those areas with proximity to employment, education, services, and other resources to capitalize on the existing mixed-use corridors and the opportunities offered by the area. To further support the new housing choices in areas of opportunity, programs in the Housing Element aim to identify additional density through a rezone and through regulatory incentives to support missing middle housing. ▪ **Lack of Regional Cooperation** Section 8 and publicly owned affordable housing lengthy waiting lists are indicators that there are not enough resources to meet the needs of all residents in the region and in Lomita. Through Programs in the Housing Element the City will aim to incentive housing mobility strategies.	▪ **Action Type: Place-based Strategies to Encourage Community Conservation and Revitalization** *Program 1, Housing Rehabilitation Grant Program* ▪ **Action Type: New Housing Choices and Affordability in Areas of Opportunity** *Program 14, Rezone Program* *Program 15, Supporting Low Density* ▪ **Action Type: Housing Mobility Strategies** *Program 20, Homebuyer Assistance Program* *Program 21, Section 8 Housing Choice Voucher Program*	▪ Program 1 Metrics: o Assist in rehabilitation of 5 households annually throughout the 2021–2029 planning period. ▪ Program 14 Metrics: o Prioritize rezone in areas with access to amenities such as recreation, services, education, and other needs to promote housing supply, choices and affordability in areas of high opportunity. ▪ Program 15 Metrics: o Facilitate the production of housing that may provide new housing choices and homeownership opportunities by reviewing the need for an ordinance to implement the provisions of SB 9 to establish ministerial review procedures for proposed lot splits of existing single-family residential lots. ▪ Program 20 Metrics: o Ensure 100% of inquiries for homeowner assistance resources receive information materials. ▪ Program 21 Metrics: o Provide 70 Section 8 vouchers annually and target 50% of Housing Choice Vouchers in higher opportunity areas.
Fair Housing Enforcement and Outreach Capacity	▪ **Lack of resources for fair housing agencies and organizations** The City of Lomita has not experienced opposition to the development of affordable housing in its neighborhoods. Community activists understand that the community is in need of more affordable housing types and solutions, and Lomita's residents and businesses are in support of identifying solutions to solving housing issues**.** As part of identifying solution, Fair Housing Enforcement and	▪ **Action Type: New Housing Choices and Affordability in Areas of Opportunity** *Program 19, Accessibility* ▪ **Action Type: Housing Mobility Strategies** *Program 20, Homebuyer Assistance Program* *Program 21, Section 8 Housing Choice Voucher Program* *Program 22, Fair Housing*	▪ Program 19 Metrics: o Increase opportunities for in-unit accessibility by connecting developers and residents to accessibility resources. ▪ Program 20 Metrics: o Ensure that web material use best practices for affirmatively marketing and promoting equal access for Lomita residents to Los Angeles County Development Authority homebuyer assistance programs. ▪ Program 21 Metrics:

Fair Housing Issue	*Contributing Factor(s)*	*Meaningful Programs/ Action Type*	*Program Metric*
	Outreach efforts to understand housing issues are included through programs in the Housing Element. ▪ **Housing Discrimination** Discriminatory housing policy and practices of landlords can be a major threat to individuals or families seeking permanent housing, especially those with special needs or accommodations. The City experienced a low-moderate amount of housing discrimination complaints consistently throughout the City. The City recognizes the importance of educating residents and developers to reduce housing discrimination in the City and has included programs to disseminate the information.	*Program 23, Fair Housing Development Marketing* ▪ **Action Type: Protecting Existing Residents from Displacement** *Program 24, Analysis of Impediments to Fair Housing Choice*	○ Update City website to create a housing resources page that connects residents, developers, non-profits, property owners, and other interested parties to relevant information including landlord education on source of income discrimination and voucher programs. ▪ Program 22 Metrics: ○ Increase resources for fair housing agencies by requiring annual staff trainings on how to refer complaints and inquiries to HRC. ○ Regional coordinate with HRC to gather and analyze local fair housing data collected annually. ▪ Program 23 Metrics: ○ Develop and promote marketing material standards for the sale and rental of housing is compliant with housing discrimination laws. ○ Include updated fair housing information in the City's monthly newsletters. ▪ Program 24 Metrics: ○ Maintain an Analysis of Impediments to Fair Housing Choice.
Disparities in Access to Opportunities/Disproportionate Housing Needs, Including Displacement Risk	▪ **Lack of Affordable Housing/ Lack of Public or Private Investment in Areas of Opportunity** Affordable housing developers rely on State tax credits to make their developments financially feasible. To be competitively rewarded credits, the developers must identify areas of opportunity as it relates to access to resources, which includes all areas of Lomita. However, due to Lomita's completely built-out nature, affordable housing developers must seek out development opportunities that can exist through the redevelopment of sites.	▪ **Action Type: New Housing Choices and Affordability in Areas of Opportunity** *Program 11, Objective Design Standards* *Program 12, Lot Consolidation* *Program 14, Rezone Program* *Program 28, Rezone Opportunities* ▪ **Action Type: Housing Mobility Strategies** *Program 18, Surplus Lands*	▪ Program 11 Metrics: ○ Ensure 100% of development standards established through the City rezone (Program 14) are objective to increase transparency and certainty in the development process. ▪ Program 12 Metrics: ○ Establish additional lot consolidation incentives to qualifying sites identified in the Sites Inventory Form. ▪ Program 14 Metrics: ○ Create opportunity for at least 271 units, 99 of which are affordable for lower-income households through the rezoning efforts. ▪ Program 18 Metrics:

Fair Housing Issue	*Contributing Factor(s)*	*Meaningful Programs/ Action Type*	*Program Metric*
	Through programs in the Housing Element, the City will rezone with increased density to make redevelopment feasible for affordable housing developments. Through this effort, the City is increasing opportunities for upward mobility, or "access to opportunity," by facilitating private investment through the production of affordable housing, connecting residents to financial resources, and supporting homeownership opportunities in areas of opportunity.		○ Prioritize 100% of surplus sites for the development of affordable housing to connect developers who are interested in building more affordable homes to surplus local public land that is both available and suitable for affordable housing development.

Appendix E: Adequate Sites Analysis

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Introduction

As provided under State law, the Housing Element must include an inventory of land suitable and available for all types of residential development, including vacant sites and non-vacant sites, having realistic and demonstrated potential for redevelopment during the planning period to meet the local housing need at all income levels. As further detailed in the Regional Housing Needs Allocation (RHNA) discussion below, every local government is assigned a number of housing units representing its share of the State's housing needs for an 8-year period. The City of Lomita's (City) housing need for the 6th Cycle 8-year period (2021 to 2029) consists of 829 total units. Through the Adequate Sites Inventory for the 2021–2029 planning period, the City has identified capacity for 354 total units through vacant sites, underutilized sites, and projected accessory dwelling units (ADUs). Further, the City has identified 220 total units to be credited toward the RHNA. To meet the remaining RHNA by income category, the City has identified areas to be rezoned to not only meet its housing need, but to ensure adequate capacity throughout the planning period. The identified capacity is met through several methods, including in the form of currently vacant sites available for housing development; identified underutilized sites available for development at higher densities with realistic development potential; the development of housing that is underway and will have Certificates of Occupancy issued within the planning period; the potential for ADUs and junior accessory dwelling units (JADUs); and sites identified for a rezoning program.

In conjunction with the sites identified for the Adequate Sites Inventory, the Housing Element programs will further support new development on sites identified at and above the corresponding capacity established for the respective sites. This Adequate Sites Analysis analyses the sites identified in the Adequate Sites Inventory, evaluates development that is currently underway (which counts toward the City's housing need), details the expected number of ADUs to be developed within the planning period, breaks down the methodology by which realistic development capacity was determined, and summarizes the approach used for the identification of sites selected for rezoning.

State law requires a land inventory that relies largely on vacant sites, and if a City is relying on non-vacant sites, findings based on substantial evidence must be provided to demonstrate that the existing use does not constitute an impediment to additional residential development. However, Lomita is completely built-out, meaning that vacant sites are nearly nonexistent. The vacant sites that are suitable for residential development are included in Table 5 (below) of this document and in Table A of the Sites Inventory Form (found at the end of this appendix). As such, with a complete shortage of vacant land in Lomita, the City must largely rely on non-vacant sites, as an alternative to rely on vacant land simply does not exist. Furthermore, the lack of supply in vacant land currently available in Lomita is not something that the City can directly control. The City can only incentivize and promote

redevelopment within Lomita, which is the intent of several programs in the Housing Element, such as Program 14, which involves the City committing to rezoning all sites within the Mixed Use Overlay (MUO) and expanding the MUO to additional sites to permit a minimum of 30 dwelling units per acre, which is above and beyond their needed default density of 20 dwelling units per acre. Further programs developed to incentive and facilitate redevelopment to make the City's housing unit targets possible include Program 7, which will pair the City's rezone with objective development standards and technical assistance, making the State Density Bonus program more attractive to developers; Program 12, which will enhance incentives for lot consolidation beyond what the City already offers; Program 27, which will reduce parking requirements for multifamily housing; and Program 30, which involves the City evaluating the feasibility of an inclusionary housing ordinance and adopting said ordinance to further incentivize the use of the State Density Bonus program. While State law (Government Code Section 65583.2) presumes existing uses to be an impediment to additional residential development, market interest in redevelopment was evident during the 5th Cycle Housing Element planning period, as residential development did occur, despite the lack of vacant land. In addition, a residential project in the pipeline, including a total of 220 units (further described in Table 9, below), provides evidence that the market's interest in redevelopment projects on non-vacant sites in the City will continue into the 6th Cycle planning period. This 220-unit development was made possible through a Specific Plan that was approved by the City. Program 28 demonstrates the City's continued support of capturing additional capacity through future Specific Plans, General Plan updates or amendments, and focused area plans.

Regional Housing Needs Allocation

Pursuant to State law, each local government in the State has a responsibility to accommodate a share of the projected housing needs in its region. The process of allocating regional housing needs to local governments is called the Regional Housing Needs Allocation (RHNA). The RHNA for local governments in the Southern California Association of Governments (SCAG) region was developed for the 6th Cycle Housing Element, and the City has been assigned an RHNA of 829 total units, divided into income categories as follows:

- Very Low-Income Units – 239
- Low-Income Units – 124
- Moderate-Income Units – 128
- Above Moderate-Income Units – 338

The need for extremely low-income units is folded into the very low-income category and is estimated to be approximately 120 of the 239 very low-income units. To ensure that adequate capacity is maintained to accommodate its RHNA units and meet the housing needs of the City throughout the entirety of the 6th Cycle, additional capacity above and beyond the RHNA assigned to the City has been identified. In accordance with State

requirements, the City will monitor the housing capacity identified in the Adequate Sites Inventory throughout the planning period to maintain sufficient capacity for the remaining RHNA at all income levels, as described in Program 16 of the Housing Element.

Capacity Analysis

While a zoning designation's development standards enforce the maximum permitted density of a site, density maximums do not prohibit a development from proposing a number of units that is fewer than the maximum allowed on a site. Furthermore, while there may be developer interest in achieving the maximum permitted density, height limitations, setbacks, and other development standards can make achieving the maximum density difficult. For this reason, the realistic capacity of each site must be determined for the sites identified in the Adequate Sites Inventory. The realistic capacity is assessed based on the local permit density trends for existing and approved residential developments. This realistic capacity is calculated based on the sum area of grouped parcels called "sites" in this analysis. Sites must have a total area of at least 0.5 acres to be considered viable for lower-income housing. Parcels are grouped to meet this threshold that share amenable qualities, such as proximity to one another, similar zoning, and other site characteristics. To further support the feasibility of the grouping of parcels, Program 12 of the Housing Element will enhance incentives for lot consolidation beyond what the City already offers, as further detailed in Program 12.

Small Sites

Sites smaller than 0.5 acres in size are deemed inadequate to accommodate housing for lower-income housing unless evidence or recent trends can prove otherwise. In the case of Lomita, the average parcel size is 0.23 acres, far below the 0.5-acre minimum, and only 4.7 percent of the City's total parcels are greater than 0.5 acres. Therefore, if the Sites Inventory were to exclude all parcels smaller than 0.5 acres, without considering the possibility of consolidating smaller parcels, the Sites Inventory would be excluding more than 95 percent of the City's total parcels from the sites inventory. In addition, of the large parcels that exist in the City, many are public facilities that do not permit residential uses. These large public facilities include City Hall, parks, and several public schools. Other uses on large sites include mobile home parks and existing affordable housing developments, all of which are a resource to the community and cannot reasonably be assumed to be redeveloped into housing. The only large sites that can responsibly accommodate housing capacity in Lomita include sites with existing religious institutions. An analysis of the large sites with existing religious institutions revealed that the likeliness of redevelopment of these sites is low; however, Program 27 of the Housing Element will develop a process by which parking requirements will be reduced for religious institutions in exchange for housing. For all the aforementioned reasons, the Sites Inventory must rely on the consolidation of parcels to accommodate the lower-income RHNA. Of the three existing public and affordable housing developments in Lomita, as listed in Table 47 of Appendix B, Housing Needs Assessment,

permit records show that Lomita Manor assembled three parcels for the development of 78 affordable units. To incentivize development on the sites identified, Program 12 of the Housing Element will enhance incentives for lot consolidation beyond what the City already offers, as further detailed in Program 12. Further, through the process of updating the Housing Element, there have been workshops, newsletters, and outreach to developers and property owners. Four local developers have met with staff to discuss specific properties and potential densities to support future residential or mixed-use development. At least six out-of-area developers have inquired about properties under study and the willingness for Lomita to embrace higher-density residential projects. The City's recent approval of a 220-unit residential project at 88 units per acre has brought new attention to development opportunities, especially along the western portion of Lomita Boulevard. Three sites have been actively discussed or a preliminary application submitted seeking density between 45 – 88 units per acre. Development interest has also been focused on Narbonne Avenue with a pending application proposed at 36 units per acre with consideration of a density bonus.. Developers are being encouraged to consider larger sites which would involve lot consolidation. The City's experience with lot consolidation through recent development is detailed in Table 1, where at least 6 of the recent developments in Lomita are a direct result of lot consolidation.

Development Permit Activity

An analysis of the City's recent permit activity in zones where multifamily development is allowed was used to determine development trends in the area and to assist in the analysis of realistic development capacity. Since 2011, 15 total residential developments were permitted in multifamily and mixed-use zones. The unit counts for these developments ranged from as low as 1 dwelling unit to up to 220 dwelling units. Of these developments, 334 total units were permitted on sites where the total maximum allowed density per the zone yields 381 total units. While some developments were produced at lower densities than what the zoning otherwise allows, on average, these developments achieved approximately 88 percent of the maximum density allowed under the zone. Developments that achieved the lowest percent of the total capacity allowed under the zoning designation tend to be located on smaller parcels ranging between 0.12 and 0.56 acres. The permitted developments are detailed in Table 1.

Table 1: Recent Development Permit Activity

Parcel Number(s)	*Address*	*Zone*	*Acres*	*Max. Units Under Zone*	*Units Permitted*	*Percent Capacity Achieved*	*Date Permit Issued*	*Additional Information*
7376008014	24710 Pennsylvania St.	RVD 2500	0.1096	2	2	100	February 2020	
7410011011	1747 257th St.	RVD 1500	0.17	5	3	60	August 2020	Redevelopment of single family unit

Table 1: Recent Development Permit Activity

Parcel Number(s)	*Address*	*Zone*	*Acres*	*Max. Units Under Zone*	*Units Permitted*	*Percent Capacity Achieved*	*Date Permit Issued*	*Additional Information*
7374011032 7374011034 7374011037 7374011039 7374011041	24000 Crenshaw Blvd.	Crenshaw Boulevard Specific Plan (Mixed Use Overlay)	2.516	220	220	100	December 2020	Redevelopment of underutilized commercial uses and consolidation of sites
73766015013	24813 Narbonne Ave.	Mixed Use Overlay	1.38	30	15	50	October 2020	Redevelopment of parking lot and consolidated parcels for a three-story development.
7553007073	25819 Eschelman Ave.	RVD 1000	0.56	24	10	42	March 2019	Redevelopment of multiple single-family homes and consolidated parcels.
7376011004	24334 Pennsylvania Ave.	RVD 2500	0.21	4	1	25	July 2019	Single family home redevelopment.
7375001006	25002 Medawar Way	Mixed Use Overlay	1.16	25	20	80	June 2018	Redevelopment of single family homes, alleyway, and underutilized commercial. Consolidated parcels for a new 3 story mixed use development.

Table 1: Recent Development Permit Activity

Parcel Number(s)	*Address*	*Zone*	*Acres*	*Max. Units Under Zone*	*Units Permitted*	*Percent Capacity Achieved*	*Date Permit Issued*	*Additional Information*
7374005060 7374005061 7374005064 7374005065	24516 Narbonne Ave. 2154 254th St.	Mixed Use Overlay	0.89	20	21	105	July 2017	Redevelopment of underutilized commercial uses, consolidation of sites and vacation of alley to support additional unit.
7375002025	25114 Narbonne Ave	Mixed Use Overlay	0.47	10	12	120	March 2017	Redevelopment of two single family homes and consolidated parcels for a mixed use development.
7376016002	2162 248th St.	Mixed Use Overlay	0.12	3	1	33	March 2016	Infill lot development.
7374010016	2225 241st St.	RVD 1500	0.46	13	13	100	May 2016	Redevelopment of two single family homes and consolidated parcels.
7374015022	24318 Lucille Ave.	RVD 2500	0.16	3	1	33	October 2015	Flag lot development.
7374012020	24107 Alliene Ave.	RVD 2500	0.19	3	3	100	August 2016	Redevelopment of one single family unit.
7375001002	2150 250th St.	Mixed Use Overlay	0.16	3	1	33	August 2014	
7553001099	26039 Cypress St.	RVD 2500	0.93	18	16	89	November 2016	Vacant infill lot development.

Table 1: Recent Development Permit Activity

Parcel Number(s)	*Address*	*Zone*	*Acres*	*Max. Units Under Zone*	*Units Permitted*	*Percent Capacity Achieved*	*Date Permit Issued*	*Additional Information*
7553007072	2024 Bella Ln.	RVD 2500	0.92	18	16	89	March 2011	Vacant infill lot development.
Total				**381**	**334**	**87.6%**		

RVD = Residential Variable Density

Realistic Capacity

While some recently permitted developments were able to achieve and even exceeded the maximum density allowed under the zoning designation, realistic capacity must consider local trends of recent development activity. On sites where multifamily developments are permitted, these developments tend to use a higher proportion of the maximum density allowed under the zoning designation. However, single-family detached units within multifamily zones yield the lowest proportion of the maximum density allowed under the zoning designation. Recent development achieved as low as 25 percent and as high as 120 percent of the capacity allowed under the zoning designation. Based on the total number of units permitted (334) in zones that permit multifamily development, compared to the maximum number of units allowed under the zoning designation (381), approximately 88 percent of the total development capacity in multifamily zones has been achieved since 2011.

Due to the wide range of capacities achieved compared to the potential number of units allowed under a zone's maximum density, the realistic capacity identified is analyzed through a conservative lens, and it is anticipated that in coordination with the progressive policies and programs of the Housing Element, 85 percent of the zoning maximum is a realistic yet moderate capacity that can be achieved on the sites identified in the Sites Inventory. Therefore, the realistic capacity assumed under all sites identified in the Sites Inventory is 85 percent of the maximum number of units permitted under the base zone. This realistic capacity of 85 percent of the zone density can easily accommodate the planned units as well as all development standards and improvements required under the zoning.

Because most of the sites identified as adequate to accommodate the City's RHNA, as detailed in the Sites Inventory Form, are located in the City's MUO, and because the MUO will enforce a minimum density of 20 dwelling units per acre, will mandate a minimum of 50 percent of the total square footage be dedicated to residential uses, and will permit exclusively residential uses as described in Program 14, the realistic density of 85 percent is still realistically achievable within the MUO. Additionally, when the percent of the capacity achieved for those multifamily and mixed-use developments within the MUO (Table 1) was calculated, developments achieved an average of 88 percent of the maximum density

permitted. Further, programs that will make this realistic density especially attractive to developers include Program 7, which will pair the City's rezone with objective development standards and technical assistance, making the State Density Bonus program more attractive to developers; Program 12, which will enhance incentives for lot consolidation beyond what the City already offers; Program 27, which will reduce parking requirements for multifamily housing; and Program 30, where the City will evaluate the feasibility of an inclusionary housing ordinance and adopt said ordinance, which will further incentivize the use of the State Density Bonus program because density bonus units count toward inclusionary requirements. These programs of the Housing Element contribute to making it more viable and attractive for housing developers to build enough units on identified sites in commercial and mixed-use zones to meet the assumed 85 percent of allowed density expectation, as mentioned above.

The Housing Element contains programs that will assert this reasonable capacity rate of 85 percent in mixed-use zones, and even supports future rezones through Specific Plans, General Plan updates or amendments, and focused area plans for the identification of future housing opportunities, as detailed in Program 28, which aims to go above and beyond the rezone program (Program 14) to work with local developers and the community to identify and rezone areas ideal for increased capacity, including underutilized properties within commercial and mixed use zones.

Accessory Dwelling Units

The Housing Element may satisfy its RHNA requirement through methods alternative to the identification of sites. One such methodology is through an analysis of the expected number of ADUs and JADUs to be developed within the planning period. The number of ADUs and JADUs that can be credited toward potential development must be based on the following factors:

- ADU and JADU development trends since January 2018
- Community need and demand for ADUs and JADUs
- Resources and incentives available to encourage their development
- The availability of ADUs and JADUs for occupancy
- The anticipated affordability of ADUs and JADUs

Recent changes to legislation governing the development and provision of ADUs and JADUs have sparked growth in these units in cities across California, including Lomita. Because Lomita is entirely built out and urbanized in nature, ADU and JADU production is an ideal strategy for producing needed housing while capitalizing on existing infrastructure, such as water and sewer. Additionally, this is often a strategy that is more easily accepted by stakeholders who may be resistant to change, as these units provide a form of hidden density that is palatable to many.

From 2012 to 2017, only seven ADUs were permitted in Lomita; however, from 2018 to 2020, 15 ADUs were permitted in Lomita. Table 2 details recent ADU and JADU development in Lomita.

Table 2: Recent ADU and JADU Development

Year	*Very Low-Income Units*	*Low-Income Units*	*Moderate-Income Units*	*Above Moderate-Income Units*
2014	0	0	1	0
2015	0	2	0	0
2016	0	2	0	0
2017	0	2	0	0
2018	0	3	1	0
2019	0	0	1	6
2020	0	0	2	2

ADU = accessory dwelling unit; JADU = junior accessory dwelling unit

Because ADU and JADU legislation has been revised several times since 2017, providing increased opportunities for the development of housing, it is expected that development trends will continue upward. Government Code Section 65583.1 details how jurisdictions may consider alternative means of meeting RHNA beyond vacancy and underutilized sites. The potential for ADUs or JADUs is one of these available alternative means. A jurisdiction must include an analysis of the anticipated affordability of ADUs in order to determine which RHNA income categories they should be counted toward. To provide assistance to local governments, SCAG conducted an analysis that provides assumptions for ADU affordability that can be used to assign ADUs to income categories for the purpose of the Housing Element. The analysis examines current market rents for reasonably comparable rental properties, using platforms such as Craigslist, Zillow, and Westside Rentals, and key words to identify ADUs. The analysis relies on a survey of rents of 150 existing ADUs conducted April through June of 2020. Findings reflect the geographic distribution, size, and other characteristics of ADUs across the region. Based on ADU and JADU trends since January 2018, a conservative estimate of the number of units to be produced under this approach is 40 units throughout the 2021–2029 planning period. Further, under the affordability assumptions provided by the SCAG analysis, it can be assumed that 24 of these units will be affordable to lower-income households. This breakdown is further provided in Table 3.

Table 3: ADU Potential to Credit Toward RHNA

Total Units	*Extremely Low-Income Units*	*Very Low-Income Units*	*Low-Income Units*	*Moderate-Income Units*	*Above Moderate-Income Units*
40	6	1	17	2	14

ADU = accessory dwelling unit; RHNA = Regional Housing Needs Allocation

In coordination with the updated policies and programs in the Housing Element, and the City's ongoing efforts to promote the development of ADUs and JADUs, it is likely that these

units will be produced at a much higher rate. Program 6 of the Housing Element will further promote and incentivize the production of ADUs and JADUs.

Vacant Sites

Lomita consists of approximately 980 total acres and is almost entirely built-out, leaving little to no flexibility for the development of housing on vacant sites. Accessor parcel data reveals that 54 total parcels in Lomita are vacant. However, upon ground-level inspection, the majority of these sites are not available for development. Many of the sites are irregularly shaped parcels wedged behind developed sites with no street access; some are designated rights-of-way; and others are parking lots, which do not meet the definition of a vacant site. Of these sites, nine were found to be vacant and developable, all of which are shown in Table 4. While these sites may be vacant and developable, they are not considered suitable for lower-income housing because they either do not meet the default density for lower-income units, or they are too small to qualify for lower-income housing development. Further, two of the vacant developable sites are not zoned to permit residential uses, and rezoning would require a comprehensive process that analyzes the surrounding nonresidential uses and their compatibility with and appropriateness for residential uses; these two sites are shown to further demonstrate the lack of vacant land in Lomita. Table 4 provides a breakdown of all the vacant sites in Lomita, and Table 5 provides a breakdown of vacant site capacity that can accommodate a portion of the RHNA. Those vacant sites with capacity are listed in detail in Table A of the Sites Inventory Form (found at the end of this appendix).

Table 4: Vacant Sites

Parcel Number	*Zone*	*Acreage*	*Maximum Units Permitted*	*Realistic Capacity*
7372017048	CG	0.61	0	0
7375015903	R1	0.49	4	3
7376021013	R1	0.273	2	2
7376016013	MUO	0.1561	3	3
7374015900	MUO	0.1649	4	3
7373017025	A1	0.45	4	3
7373017026	A1	0.45	4	3
7373007014	CR	0.3508	0	0
7553003114	RVD 1500	0.38	11	9

Table 5: Vacant Site Capacity

Total Units	*Very Low-Income Units*	*Low-Income Units*	*Moderate-Income Units*	*Above Moderate-Income Units*
26	0	0	9	17

Underutilized Sites

Since Lomita is almost entirely built-out, determining which non-vacant sites are underutilized and have the strongest potential for redevelopment can help identify ideal areas for accommodating new housing through redevelopment. Opportunities for redevelopment to higher densities in Lomita exist primarily on sites within the City's MUO, where the zoning is more permissive than what is built and the current use is likely to redevelop when paired with the programs of the Housing Element, including Program 14 to increase the allowable density within the MUO to allow up to 30 dwelling units per acre, above and beyond the City's default density of 20 dwelling units per acre. While existing uses on nonvacant sites are an impediment to development, underutilized sites are identified through a thorough and selective criteria to determine which existing uses are most likely to redevelop when paired with the right zoning designation, regulations, and policies.

The sites analysis was completed using Geographic Information Systems (GIS) mapping software using multiple data sets to identify potentially available housing sites, largely depending on SCAG's annual land use parcel-level dataset (ALU v.2019.2) available from SCAG's open GIS data portal last update in June 2021. SCAG's land use dataset provides extensive parcel-level data, including existing land uses mainly based on 2019 tax assessor records.[1] The City is nearly completely built-out, meaning that vacant sites are nearly nonexistent, which was verified using the tax assessor land use codes. As such, local governments with limited vacant land resources may rely on non-vacant and underutilized residential sites to accommodate their RHNA. Although the Department of Housing and Community Development (HCD) Housing Element Site Inventory Guidebook (Government Code Section 65583.2) states that a "nonvacant site's existing use is presumed to impede additional residential development," the City's opportunities for residential development must mainly depend on underutilized sites due to the lack of vacant lands. Development of underutilized sites can be seen through recent development trends (see Table 1) and current projects in the pipeline for redevelopment of underutilized sites being developed at a higher density or with greater intensity. In the discussion of sites identified for rezone capacity, there is developer interest in assembling properties in order to achieve higher density through lot consolidation incentives. Therefore, this sites analysis largely depends on those underutilized sites within City limits that were zoned to allow for residential development preliminarily identified by the following factors:

- Building Age – Buildings more than 50 years old
- Under Valued – An assessed improvement to land value ratio less than 1

[1] Source of 2019 existing land use: SCAG_REF – SCAG's regional geospatial datasets; ASSESSOR – Assessor's 2019 tax roll records; CPAD- California Protected Areas Database (version 2020a; accessed September 2020); CSCD – California School Campus Database (version 2018; accessed September 2020); FMMP – Farmland Mapping and Monitoring Program's Important Farmland GIS data (accessed September 2020); MIRTA – U.S. Department of Defense's Military Installations, Ranges, and Training Areas GIS data (accessed September 2020).

- Underbuilt – Commercially zoned sites where the current floor area ratio compared to the maximum allowable floor area ratio is less than 100 percent
- Resource Access - Within California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Areas, defined by the HCD and the TCAC as areas whose characteristics have been shown by research to support positive economic, educational, and health outcomes for lower-income households

These initial factors were used to narrow the selection of sites within the City to allow for a more informed approach to selecting sites. Following the selection of sites through the above-mentioned data-driven approach, sites were then further narrowed down through on-the-ground research that looked at the potential to yield a positive count of net new units, the feasibility of the redevelopment of the existing use, and any known developer interest that has been revealed through developer discussions with City staff. Developers with prior experience in the City have participated in the identification of sites. This included the use of online mapping tools, including Google Earth and Google maps, as well as City knowledge of the current projects in the pipeline and development interest in certain areas of the City. These methods were used to verify building vacancies and the underutilized status of existing uses. The methodology was developed to align with current trends in the City. The detailed Sites Inventory Form provides the context of each site, including the General Plan designation, the zoning designation, and a description of existing uses, and notes if the site was previously identified. The City is experiencing increased development interest in the areas identified for future development, and multiple inquiries regarding potential housing projects are received on a monthly basis. Through the process of updating the Housing Element, there have been workshops, newsletters, and outreach to developers and property owners. Four local developers have met with City staff to discuss specific properties and potential densities to support future residential or mixed-use development within the areas identified as having strong potential for redevelopment. At least six out-of-area developers have inquired about properties identified in the Sites Inventory and the willingness for Lomita to embrace higher-density residential projects. Development interest has been focused primarily on Narbonne Avenue, with additional interest expressed on Lomita Boulevard.

Based on recent trends in the City, under the City's adopted regulations, the likelihood for non-residential uses in the MUO is limited. A standalone commercial project has not been developed in the MUO for over 30 years. Recent development activity in the MUO demonstrates a strong market for residential development along the City's mixed-use core. The City has supported a reduction in commercial for all mixed-use development on Narbonne Avenue. Furthermore, as described in Program 14, Rezone Program, the City will update the regulations of the MUO to enforce a minimum density of 20 dwelling units per acre, will mandate a minimum of 50 percent of the total square footage be dedicated for residential uses, and will permit exclusively residential uses. Several sites on Narbonne Avenue have been identified by developers for possible projects subject to the rezone to 30 units per acre.

Land suitable for residential development must be appropriate and available for residential use in the planning period. As such, the sites were also reviewed according to their development standards and regulations, as well as recently approved or built residential projects in the same zones where housing is an allowed use. Sites that require rezoning were also studied through the sites analysis and included in the Sites Inventory based on the housing program included in the Housing Element requiring rezoning of the areas identified, discussed in detail below.

Further, in accordance with Housing Element law, the City's default density for accommodating capacity for lower-income units requires zoning that permits a minimum of 20 dwelling units per acre. Also, it is detailed under State guidance that many assisted housing developments using State or Federal resources result in developments of 50 to 150 total dwelling units, and parcels that are too small or too large may not facilitate developments of this size. In addition to permitting 20 dwelling units per acre or greater, for a site to qualify as having capacity for lower-income housing, it must be between 0.5 and 10 acres. Those underutilized sites with a net gain of dwelling units between a site's current state and realistic building capacity, combined with a lot size of at least 0.5 acres, places it in the priority category for redevelopment to meet the lower-income RHNA target.

Because of the recent higher-density multifamily development occurring within Lomita's MUO, the ability of sites to yield a positive unit count when calculating net new units under the realistic density, and the abundance of underutilized sites that are zoned above the City's default density, all underutilized capacity has been identified within the City's MUO. The sites identified consist of multiple contiguous parcels, all of which are along the Lomita Boulevard and Narbonne Avenue mixed-use corridors. The combination of both the rezone program (Program 14) and the lot consolidation program (Program 12) makes the City's MUO especially attractive for development. Table A in the Sites Inventory Form (found at the end of this appendix) lists these underutilized sites, and Table 6 below provides the totals for the identified realistic capacity for these underutilized sites by income category, which is further detailed in Table A of the Sites Inventory Form.

Table 6: Identified Capacity for Underutilized Sites

Density (dwelling units per acre)	*Total Units*	*Very Low-Income Units*	*Low-Income Units*	*Moderate-Income Units*	*Above Moderate-Income Units*
22	288	—	257	21	10

Current Development that is Credited Toward RHNA

Although the 6th Cycle Housing Element due date is October 15, 2021, the RHNA projection period began June 30, 2021, and ends October 15, 2029. Projects that are approved,

permitted, or receive a certificate of occupancy during the RHNA projection period may be credited toward meeting the RHNA.

In 2017, the City adopted the 24000 Crenshaw Boulevard Specific Plan. This plan applies to a 2.516-acre site and permits multifamily development with residential amenities at a density up to 88 dwelling units per acre. In December 2020, the City issued permits for the implementation of the Crenshaw Boulevard Specific Plan, permitting the development of 220 market-rate units on what was formerly a parking lot used for storage. The development is currently under construction and is expected to be completed by July 2022. The grading and foundation of the site, as well as the underground parking garage, has already been completed, and construction of the structure is currently underway. Once completed, this five-story podium development will provide an amenity-rich community to the growing population, with studios and one- and two-bedroom apartments. The City worked closely with the developers to help them understand the needs of Lomita's residents. While this development will not provide any of the City's needed housing for lower-income households, this puts the City on track to meet the above moderate-income RHNA category, and out-paces all units constructed during the 5th Cycle Housing Element. The breakdown of these units by income category is provided in Table 7.

Table 7: CBSP Units to Credit Toward RHNA

Total Units	*Very Low-Income Units*	*Low-Income Units*	*Moderate-Income Units*	*Above Moderate-Income Units*
220	0	0	0	220

CBSP = Crenshaw Boulevard Specific Plan; RHNA = Regional Housing Needs Allocation

Total Capacity Identified and Credit Toward RHNA

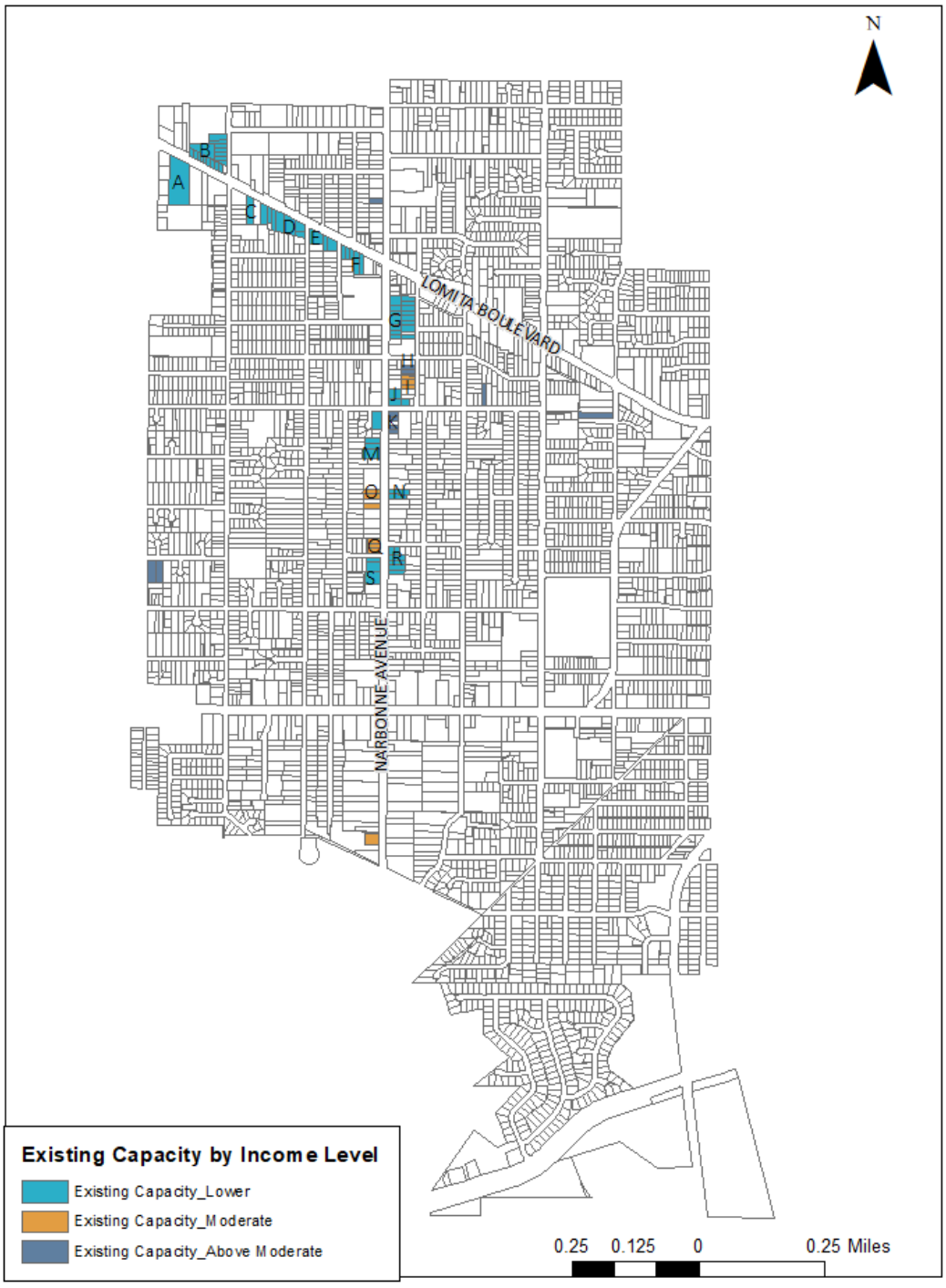
Table 8 shows the breakdown of all capacity and credits to be counted toward the RHNA, as detailed above, and compares these numbers to the total 6th Cycle RHNA. The capacity identified in Table 8 does not reflect any additional capacity that would be captured through a rezone. Figure 1, Housing Element Sites Identified – Existing Capacity shows the location of existing capacity by income level. The remaining RHNA by income category, as shown below, will be met through a rezone program, as further described below.

Table 8: Total RHNA Compared to Credits and Capacity Identified

Category	*Total Units*	*Lower-Income Units*	*Moderate- and Above Moderate-Income Units*
RHNA	829	363	466
Potential ADUs	40	24	16
Vacant Site Capacity	26	0	26
Underutilized Capacity	288	257	31
Development Credit	220	0	220
Remaining RHNA	255	82	173

RHNA = Regional Housing Needs Allocation; ADU = accessory dwelling unit.

Figure 1: Housing Element Sites Identified – Existing Capacity



Sites Identified to be Rezoned

After calculating the City's current capacity on vacant lands, underutilized lands, and projections for ADUs, and calculating developments that are underway to be credited toward the RHNA, the City has a shortfall of 82 units for the lower-income RHNA category and a remaining need of 173 units in the moderate- and above moderate-income RHNA categories. In order to accommodate the remaining RHNA at all income categories and create a buffer of additional capacity, the City has identified areas appropriate for increased densities in accordance with a rezone program. Through Program 14 of the Housing Element, the City will rezone identified sites designated in the MUO to permit up to 30 dwelling units per acre. Further, those sites identified to be rezoned to meet the lower-income RHNA shortfall will meet the following requirements:

- Permit a minimum of 16 dwelling units per site.
- Have a minimum zone density of 20 dwelling units per acre.
- Permit owner-occupied and rental multifamily residential uses by-right for developments in which at least 20 percent of the units are affordable to lower-income households.
- Be accommodated on sites that allow 100 percent residential uses and require that residential uses occupy a minimum of 50 percent of the total floor area of a mixed-use project.

Within the areas identified to be rezoned to permit 30 dwelling units per acre, only those sites that are underutilized have been identified as having realistic development potential within the planning period using the same criteria as detailed in the Underutilized Sites section of this analysis. Further, many of the sites identified for a rezone program (Table B of the Sites Inventory Form, found at the end of this appendix as an exhibit) have been identified as having underutilized capacity under their current zoning, as shown in Table A of the Sites Inventory Form. Those sites that have existing capacity (Table A of Sites Inventory Form) that will be rezoned to add additional capacity (Table B of the Sites Inventory Form) can be identified by the consolidated site letter in the Sites Inventory Form; the capacity identified for those rezone sites (Table B of the Sites Inventory Form) represents the difference between the realistic existing capacity and the total realistic capacity after the rezone. Calculation of the difference ensures that capacity is not double counted on sites. The sites identified to be rezoned, as described in Table B of the Sites Inventory Form details the following for each parcel:

- The RHNA income category that the site can accommodate
- The associated consolidated site letter
- If the site was identified as having existing capacity on Table A of the Sites Inventory Form
- If the site is identified to meet the remaining moderate/above moderate-income RHNA need
- If the site is identified to accommodate a no-net-loss buffer

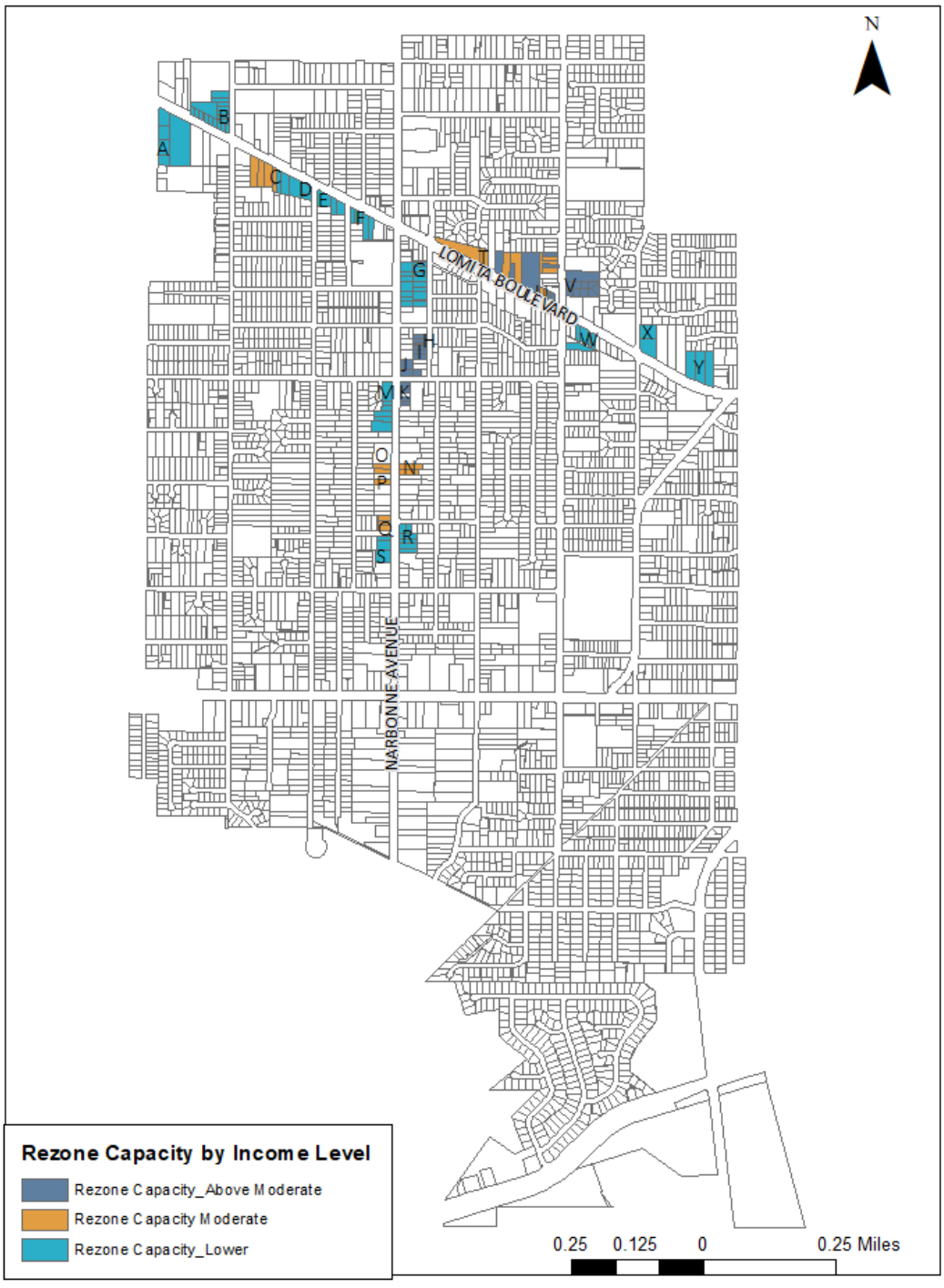
Table B of the Sites Inventory Form demonstrates the realistic capacity of each site to be rezoned, as well as the net new capacity of those sites that are identified as having underutilized capacity under the current zoning. Further, Table 9 summarizes the net new

realistic capacity identified by income level or buffer. Figure 2, Housing Element Sites Identified – Rezone Capacity shows a map of the distribution of sites at all income levels.

Total Units	*Lower-Income Units*	*Moderate- and Above Moderate-Income Units*
454	242	212
Buffer of 199		

When rezoned sites are paired with the following programs of the Housing Element, these properties will permit higher densities, and residential development on these sites will be further incentivized, paving the way for future development. Program 7, Incentives and Regulations; Program 12, Lot Consolidation; Program 27, Reduced Parking Requirements; and Program 29, Ongoing Code Updates.

Figure 2: Housing Element Sites Identified – Rezone Capacity



Sites Existing Uses

Provided below is a description of each site, its existing uses, and images to assist with the context and the developmental feasibility. This incorporates both sites with existing capacity and the capacity under the identified rezone (Program 14) to accommodate the City's regional housing needs.

Nearly all sites that were identified are located along major corridors, including Crenshaw Boulevard, Lomita Boulevard, and Narbonne Avenue. These sites primarily consist of small individual buildings with commercial uses, some of which have previously been used as a single-family dwelling. These businesses have large surface parking lots that use the majority of the front or rear of the property and may cause sidewalk disruptions through excessive curb cuts and driveway placements. Many sites comprise of automobile-oriented uses including Sites B, D, E, G, and U, which utilize large lots for vehicular storage. Other sites include small residential dwellings on large lots or are in areas that are typical of larger and dense developments, including B, N, O, Q, R, and S. Further, many of these properties are older than 50 years old and may require significant repairs as provided by the photos.

Most sites that are vacant or have vacant uses are located in residentially zoned areas or outside of major corridors, such as Sites 1, 2, 3, 4, and 5.

Site 1

2061 250th Street

The existing use is a parcel that joins an adjacent residential property. The lot contains no structures or improvements and is currently used as additional storage or space for the neighboring property. As shown in the photo, it is currently used to hold vehicles.

Site 2

2468 and 2474 254th Street

This site consists of two vacant parcels, adjacent to single-family residential.

Site 3

26109 Narbonne Avenue

The site is a vacant parcel adjacent to the Los Angeles County Sheriff Department. There is development interest for this property.

Site 4

24329 Narbonne Avenue

The site is a vacant parcel adjacent to commercial use and nearby Lomita City Hall.

Site 5

25007 Walnut Street

The site is a vacant parcel adjacent multi- and single-family residential. The Lomita Housing Authority owns this parcel and is seeking developer interest.

Consolidated Sites Existing Uses

Site A

Lomita Blvd/Crenshaw Blvd

The existing use is a small commercial center and private school. The commercial storefront does not contain any large chains and some of the storefronts are vacant with the windows covered. The site is also located across from a 220-unit multifamily development that is under construction. There is developer interest to acquire the private school and to pursue lot consolidation with the commercial center. Site A is located within the proposed West Lomita Specific Plan area which is intended to promote higher density residential, inclusionary housing, mixed use and 100 percent residential use. There is development interest for a residential project between 45-88 units per acre.

GROOMING

SPEED CHECKED BY RADAR

Site B

Lomita Blvd/Pennsylvania Ave

The existing use is predominantly single-family residential with auto repair shop in the rear lot. This site is adjacent to a 220-unit multifamily development that is currently under construction. There are five properties under common ownership, comprised of 3 single-family homes and a commercial property (1.01 acres), that are being marketed for sale. Site B is located within the proposed West Lomita Specific Plan area which is intended to promote higher density residential, inclusionary housing, mixed use and 100 percent residential use. There is development interest for a residential project between 45-88 units per acre.

2429
Nery's
Auto Repair

Site C

2336 - 2374 Lomita Blvd

The existing use is commercial and includes a single-family home converted to a daycare facility, large surface parking, a low scale strip motel with some boarded up structures. Some of the buildings are vacated or in a state of disrepair, making rehabilitation or redevelopment likely. Site C is located within the proposed West Lomita Specific Plan area which is intended to promote higher density residential, inclusionary housing, mixed use and 100 percent residential use. A preliminary development proposal is under review for a 1.53-acre site comprised of 5 properties under common ownership (includes 2336 Lomita Blvd. and Site D). The proposed density is 65 units per acre and includes inclusionary housing and commercial. The developer is requesting to collaborate on the preparation of the specific plan for the subject properties and surrounding area.

Site D

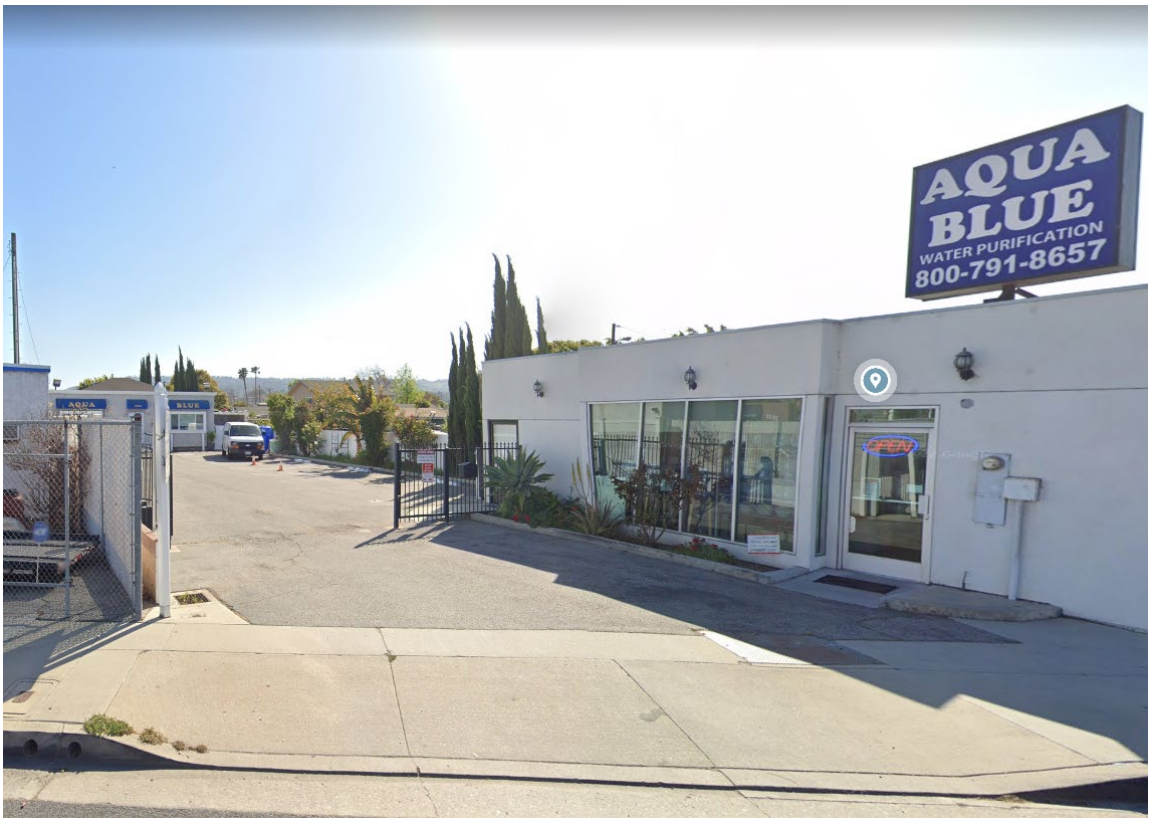
2310 - 2332 Lomita Blvd and 24505 – 24511 Cypress St.

Existing use is converted motels and a tire shop. The motel has large surface parking, and the site overall can accommodate more capacity, which will be further incentivized through the City's rezone program and other programs of the Housing Element. Site D is located within the proposed West Lomita Specific Plan area which is intended to promote higher density residential, inclusionary housing, mixed use and 100 percent residential use. A preliminary development proposal is under review for a 1.53-acre site comprised of 5 properties under common ownership (includes 2336 Lomita Blvd.). The proposed density is 65 units per acre and includes inclusionary housing and commercial. The developer is requesting to collaborate on the preparation of the specific plan for the subject properties and surrounding area.

Site E

2256 - 2280 Lomita Blvd

Existing use is commercial and includes a local health facility, a water shop, and vehicle repair. These businesses utilize large parking lots. Redevelopment of this site may facilitate more housing for the RHNA.



Site F

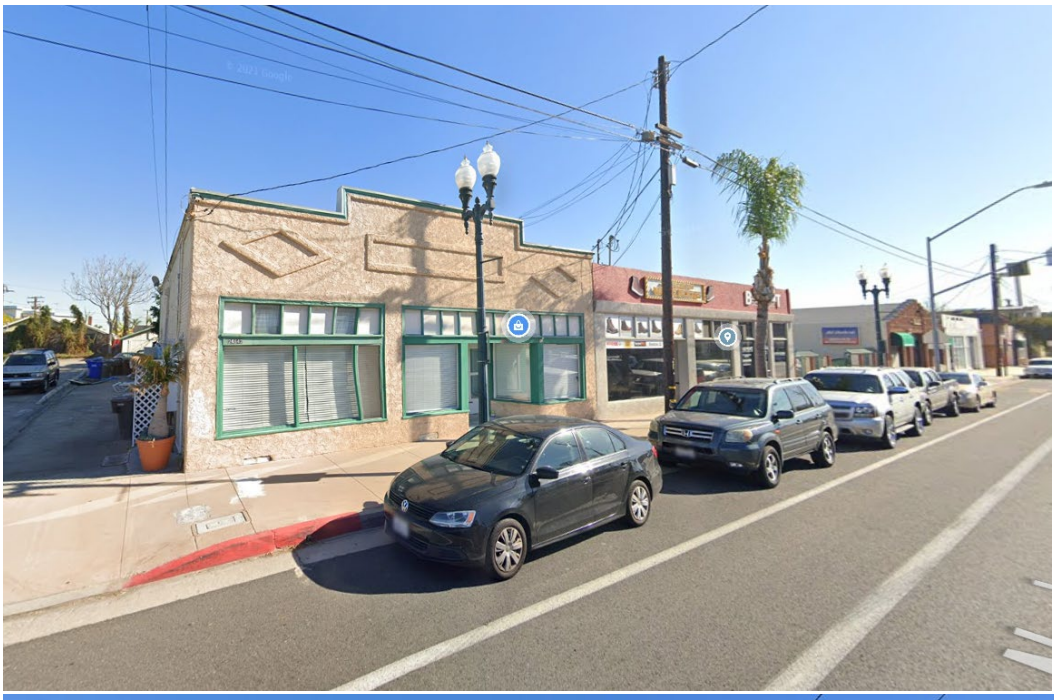
2222 - 2244 Lomita Blvd

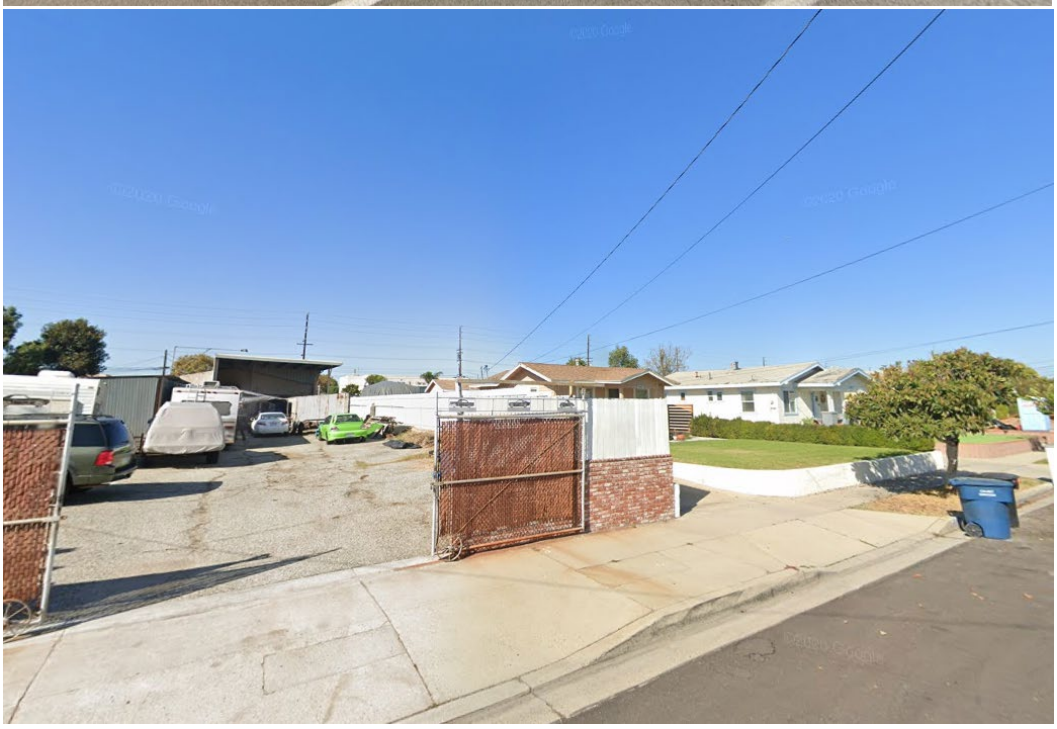
Existing uses include a single-family home that has been converted to a furniture wholesaler, a glass vendor, clothing alterations is commercial and includes and a religious institution. Surface parking lots and older buildings are characteristic of this site. Redevelopment of this site may facilitate more housing for the RHNA.

Site G

24632 -24710 Narbonne Ave. and 24665 – 24709
Woodward Ave.

The existing use is predominantly commercial with storefronts lining Narbonne Ave including boutiques, clothing stores, hardware shop, and auto shop. Surface parking lots and vacant storefronts exist in between. This site has potential for redevelopment.

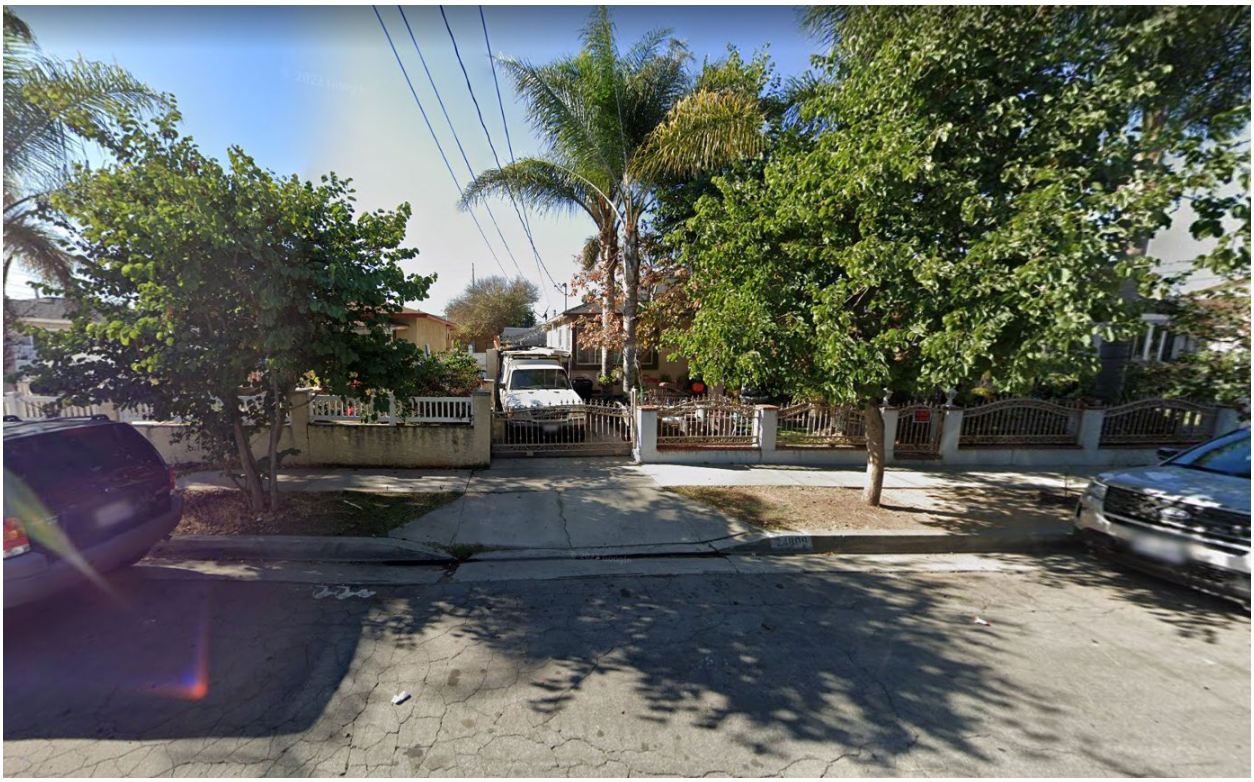




Site H

24815 Woodward Ave

The existing use includes single-family residential. The homes on these properties are older, poorly maintained, and have not had significant improvements made to the structures as seen on other homes in this neighborhood. The lots abut existing commercial uses to the rear with access from a neighboring alleyway.



Site I

24823 Woodward Ave

Existing use is single-family residential adjacent to vacant lot. Homes on this site are of small footprint and are adjacent or across from larger, multifamily. The vacant lot sits in a state of neglect with piles of rocks, sheds, and storage container.

Site J

Narbonne Ave/250th St (North)

Existing use is predominantly commercial with adjacent single-family residential use. The older commercial property does not contain any major chains and has unoccupied units and indicated by blank signage and boarded windows. The newer property serves one business and utilizes a parking lot larger than the building area. The property located at 24834 Narbonne Ave. is under review for a proposed 3 story, mixed use project with 11 units, including one unit designated for a very low income household.

REALTY
TOWNE & COUNTRIE
REALTY

Site K

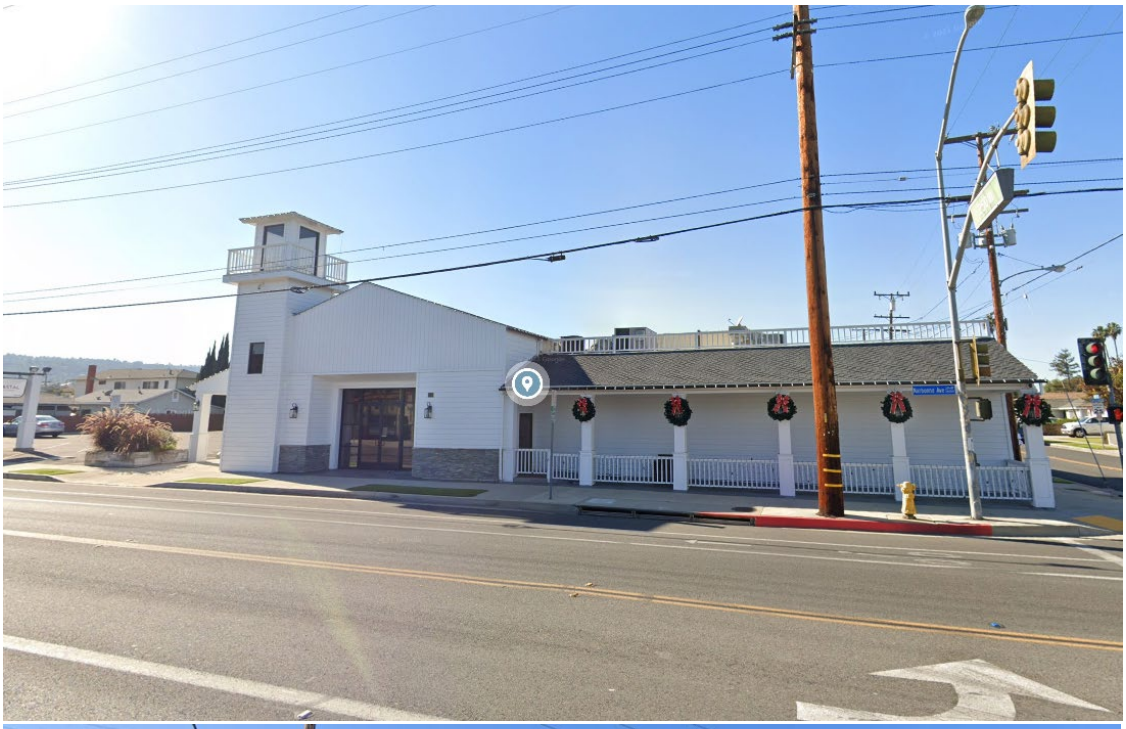
Narbonne Ave/250th St (South)

The existing use is a mix of single-family residential and commercial uses. The properties that front this major corridor are older and as a result, will require costly maintenance. Redevelopment through the City's rezone program will provide capacity that is appropriate for this corridor, while maintaining neighborhood service and housing as did before.

Site M

25001 Narbonne Ave

The existing use is a mix of commercial and single-family residential including a funeral home, private office, and medical office. Some properties have been poorly maintained and the southernmost building, which has been partially vacated, exhibit missing shingles and exterior damage. The funeral home has a surface parking lot more than half the size of the facility.



Site N

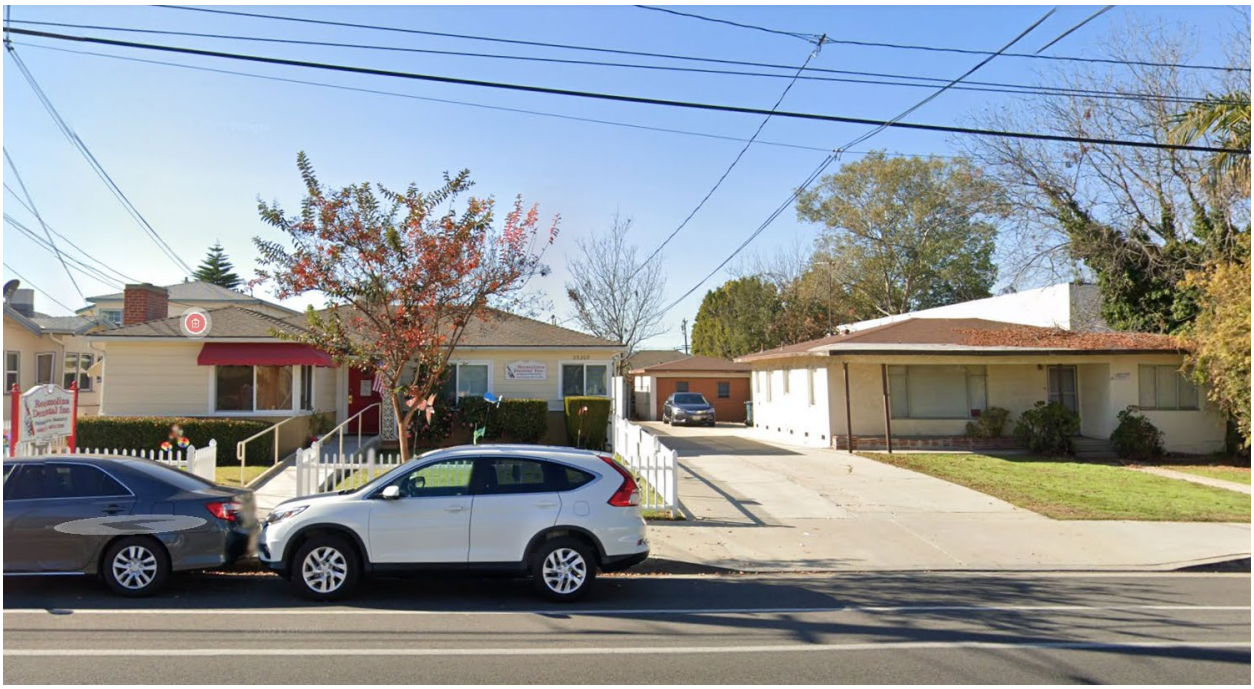
25200 Narbonne Ave

The existing use is single-family residential with accessory commercial uses. The properties are small and are flanked by larger commercial and residential development. The City's rezone program may shall allow for capacity that is more suitable for this corridor.

Site O

25209 Narbonne Ave

The existing use is single-family residential and dental clinic that was previously a single-family dwelling. A large surface parking lot exists in the rear of the clinic and the site is adjacent to larger commercial and residential developments. The current residences are inadequate for the density that this site provides through the City's rezone program.



Site P

25217 Narbonne Ave

The existing use is single-family residential and an independent air conditioner repair company. Apart from the building itself, most of the property's area is utilized as storage for equipment, vehicles, and other items.

Site Q

Narbonne Ave/254th St (North)

The existing use is single-family residential. This site fronts a primary street that contains multifamily, mixed-use, and commercial uses. In contrast the homes are small in nature and do not exhibit any major improvements. A large, shared driveway accounts for a significant area of the property.

Site R

Narbonne Ave/253rd Pl

The existing use is predominantly single-family residential with an antique store. This site is located on a busy corridor that is typical of more intensive developments. The commercial building is half occupied, and along with the homes surrounding it, are old and require upkeep. Developer interest in 25408-25412 Narbonne Ave.

Site S

Narbonne Ave/254th St (South)

The existing use is predominantly single-family residential with some converted to accommodate accessory commercial use, such as the wellness center. Many of these properties consist of smaller footprint buildings atop large lots that can accommodate more capacity. The commercial properties on this site dedicate a significant portion of their front yard space for parking lot use.

Site T

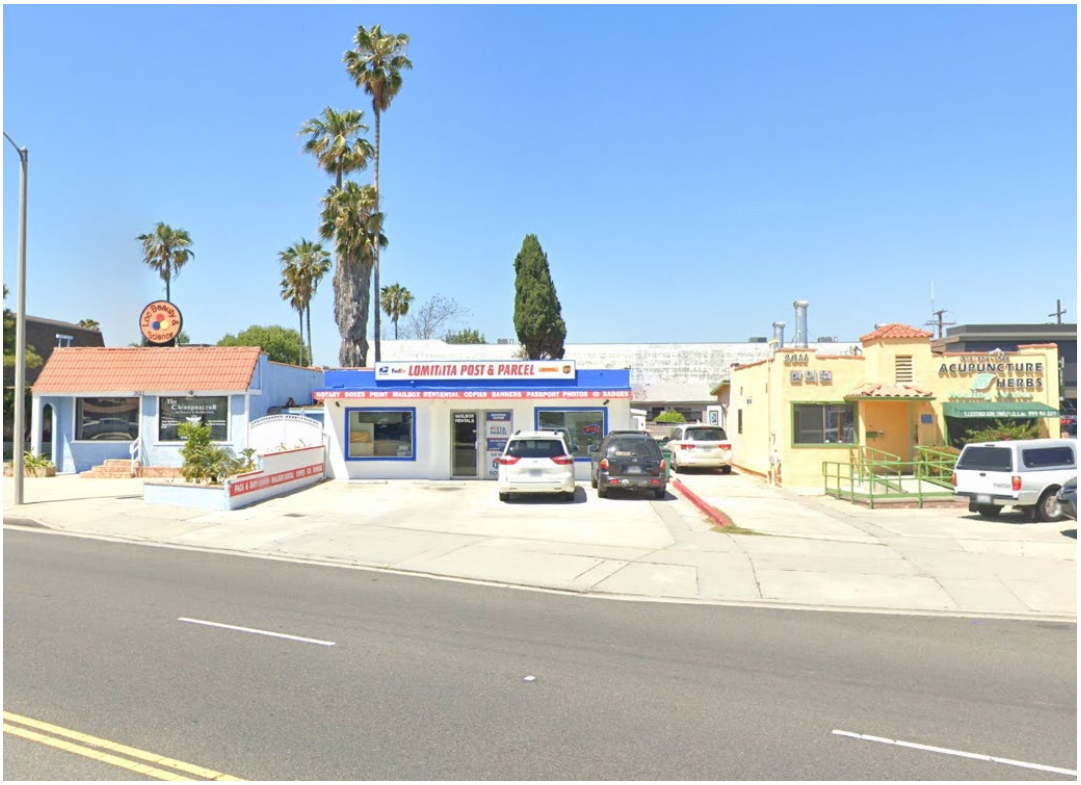
Lomita Blvd/ Woodward Ave

The existing use is a cluster of single-family residential uses varying in size and orientation, but are small, nonetheless. The existing properties provide lower densities in an otherwise, busy corridor accommodating higher density developments. The site contains a considerable amount of private open space.

Site U

2047 Lomita Blvd

The existing use is predominantly commercial with mostly auto-oriented uses, as well as single-family residential. The site includes a clinic, independent shipping service, grocer, religious institution, and several surface parking lots. A few of the properties, including commercial building and lot are marked as for sale or for lease.


LOMITA POST & PARCEL
ACUPUNCTURE
HERBS

ST. FRANCIS-ICIS DENTAL
(310) 233-3535

Site V

24636 - 24648 Eshelman Ave

The existing use is older single-family and although small, multifamily residential units. The properties are located on a shared driveway and primarily consists of detached units and duplexes. The site, including the large connecting driveway does not exhibit an efficient use of land. Further, this site may achieve higher densities than what is existing with the City's rezone program. The property located at 24648 – 24658 Eshelman is under a sales contract and the developer is exploring options for a residential project between 27 – 45 units per acre.

Site W

Lomita Blvd/Eshelman Ave

Most properties fronting Lomita Blvd appear to have originally been single-family residential and have been converted for commercial use such as a grill store, marine service, and barber shop. Despite the significant number of businesses on this site, many do not utilize proper commercial spaces as a mixed-use development would. The adjacent parcels to the south of this site are a row of single-family residences sharing a driveway and have been poorly maintained.

Eshleman Ave
NOT A THROUGH STREET
PRIVATE STREET

Site X

Lomita Blvd/Walnut St

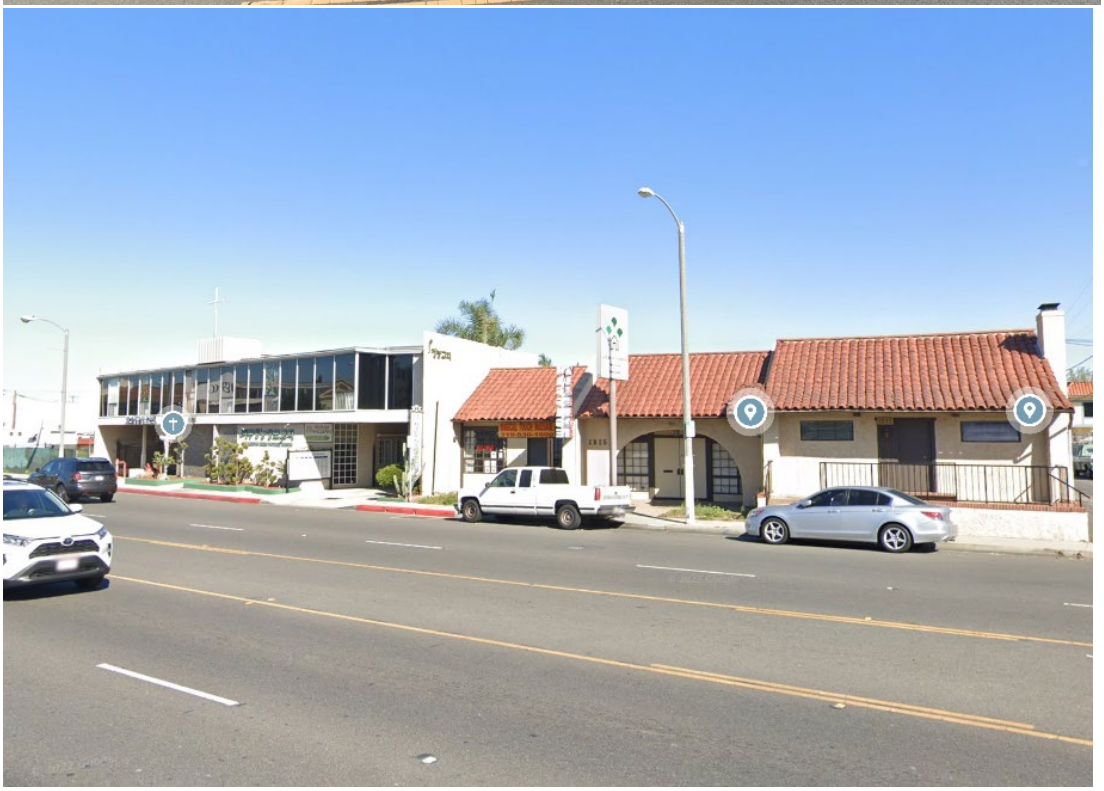
The existing use is predominantly single-family residential with large lots despite smaller buildings. The site also includes a motel with a parking lot. The corner of this site is a portion of land providing little function and consists of shipping containers, dead or overgrown vegetation, and fencing in need of repairs.

LEO'S
MOTEL
1879

Site Y

1817 - 1837 Lomita Blvd

The existing use is commercial consisting of a massage parlor, real estate firm, and religious institution. A large parking lot exists to the rear of the property, as well as a fenced area used to store construction equipment. The site also includes a large vacant lot that is currently overgrown grass and dirt. The site is one of largest of the identified sites to accommodate the RHNA. The property owner of 1837 Lomita Blvd. is exploring options for a residential project.



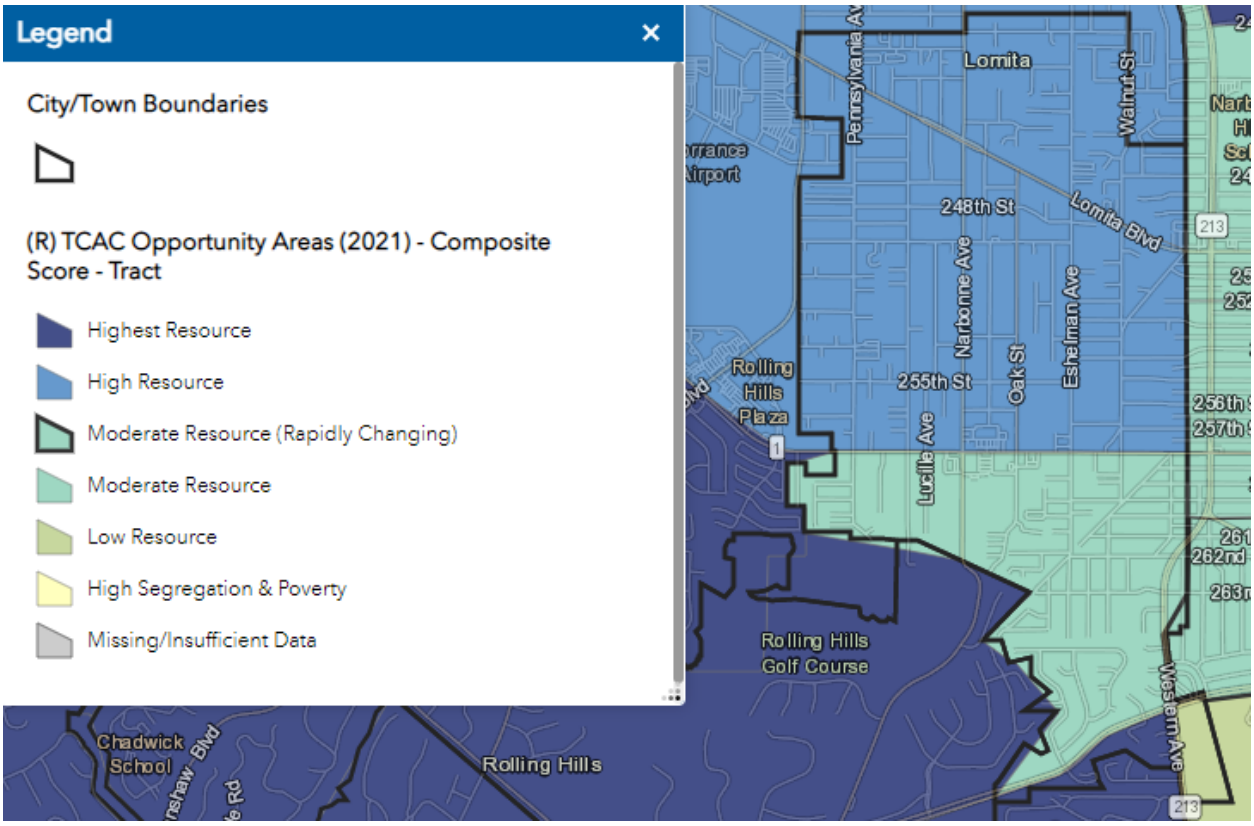
Fair Housing

Sites identified to accommodate the City's RHNA have been selected in a manner that affirmatively furthers fair housing. The Sites Inventory Form identifies the selected sites by parcel(s), the number of projected units or net new capacity, and affordability. While Appendix D, Affirmatively Further Fair Housing Analysis, analyzes fair housing outreach and contributing factors to fair housing issues in the City and at a regional level, this section analyzes the sites identified to accommodate the City's RHNA as it relates to the extent to which the location and distribution of sites at all income levels will help to ameliorate existing patterns of segregation and/or exclusion of members of protected categories, and access to opportunity as identified in Appendix D. Figure 1 shows the selection of sites identified as existing capacity and Figure 2 shows the selection of sites identified as rezone capacity both primarily along Lomita Boulevard and Narbonne Avenue.

Access to Opportunity

As detailed in Appendix D, the sites identified to accommodate nearly all of the City's RHNA and all of the sites identified to accommodate the lower-income RHNA were selected due to their location in areas with access to increased opportunities for households and access to available resources. The sites identified in the Sites Inventory all fall under the "High Resource" designation, as acknowledged by the TCAC, granting potential affordable developers increased eligibility for tax credits. As such, planned units for these sites of all income categories would be located in TCAC High Resource Opportunity Areas as well. Figure 1 and 2 displays the sites identified in the Housing Element and Figure 3 displays the TCAC Opportunity Map. As seen in Figure 3, the area north of Pacific Coast Highway (PCH) is identified as "High Resource" while the area south of PCH is considered "Moderate Resource." Most sites identified are located north of PCH area with only one vacant site identified for capacity of 9 moderate income units falling south of PCH. Therefore, the selection of sites identified improves conditions in the City by promoting housing opportunities in high resource areas at all income levels including lower-income households. Identified sites improve disparity in resident access to resources as an inherent part of the site selection process.

Figure 3: TCAC Opportunity Map



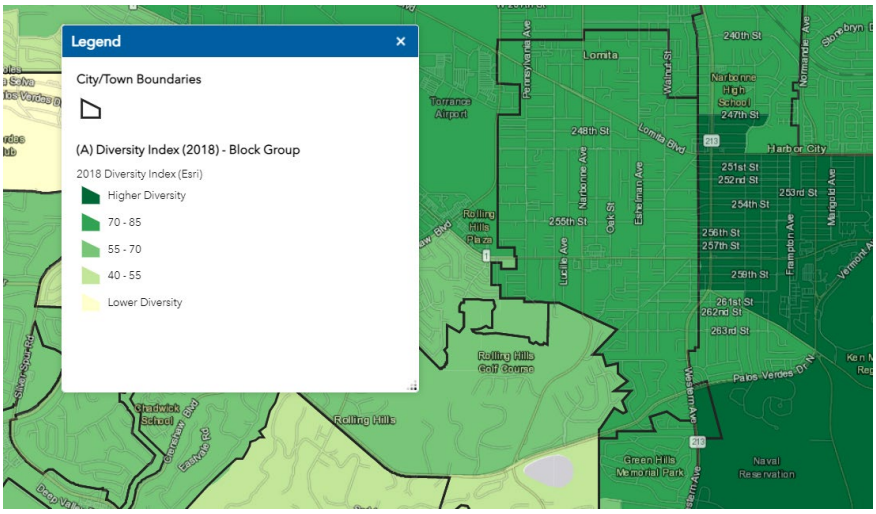
Segregation and Integration

Racial Demographics

Although past discriminatory policies and redlining practices have segregated the racial composition at a regional level, at a local level, there are no clear patterns of racial segregation within the City. As detailed in Appendix D, large portions of Lomita were identified as receiving a grade of "D," which is the lowest favorability score for the approval of home mortgage loans in the redlining maps that took place in 1935 by the Home Owners' Loan Corporation. The increased diversity in Lomita may be directly tied to the historical redlining of the area, where non-White generations have remained over the years. Appendix D indicates the City is diverse and there are no clear patterns of segregation by race/ethnicity in the City in recent years. Based on the dissimilarity index from 2010, the majority of Lomita is considered Low-Medium segregation, the northwesternmost tract had high segregation and the southeasternmost tract was racially integrated. Figure 4, Diversity Index below shows the diversity index at the block group level in 2018. The diversity index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. Diversity index data is available at the block group level and ranges from 0 (no diversity) to 100 (complete diversity). Figure 4 indicates that the City has above moderate diversity (70-85) evenly across all block groups within the City.

The identification of these sites along Lomita Boulevard and Narbonne Avenue and general distribution along the central, east, and west areas of the City helps to mitigate segregation of protected groups through the potential for greater variety in housing opportunity. Although Potential development in these areas creates diversity in availability across income levels, and spatially expands upon the zones where housing is both affordable and varied. The identified sites will catalyze a downward trend in the dissimilarity index and upward trend in the diversity index by increasing opportunities for affordable housing development within areas of Lomita with the lowest poverty levels; highest proportion of the White population; in close proximity to jobs, education, and transit; and within areas with positive environmental outcomes.

Figure 4: Diversity Index

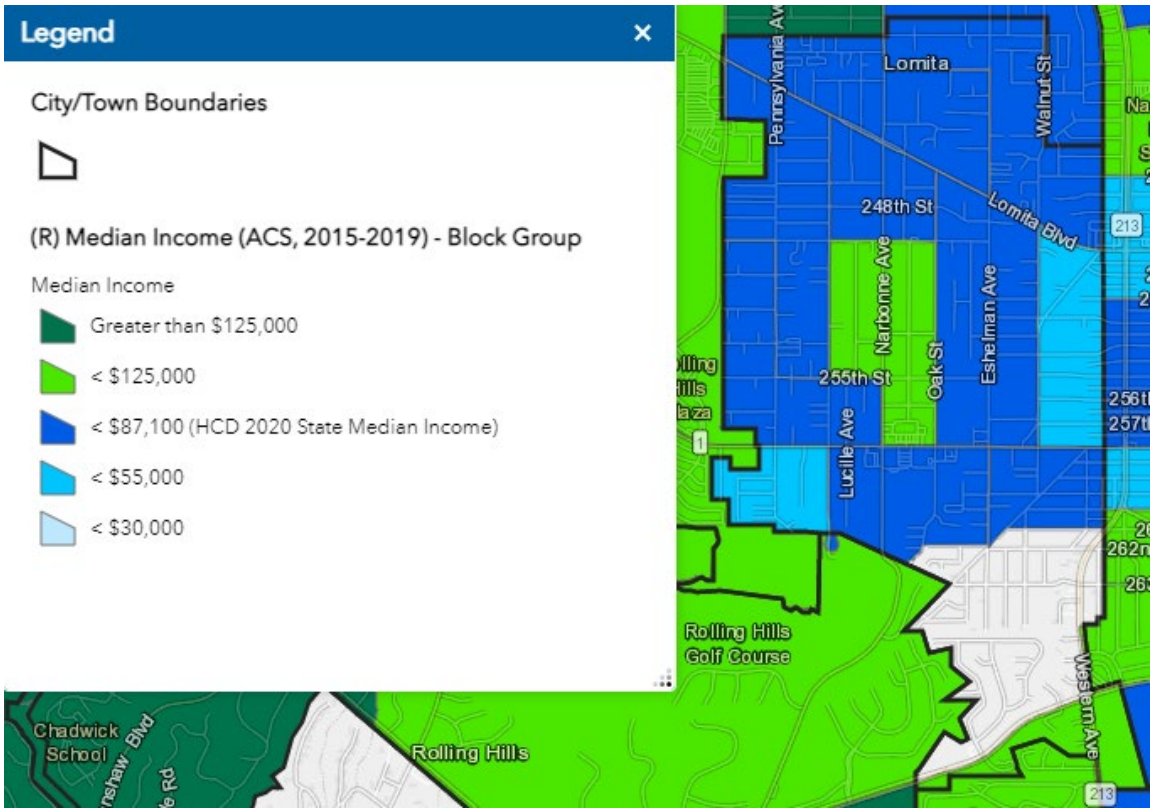


Median Income

There is a wealth gap in the City as household income at the block group level varies from less than$55,000 to less than $125,000 see Figure 5, Median Income. The spatial distribution of the Sites Inventory will improve conditions of income segregation as all sites are located in areas with a median income category of less than $125,000 and less than $87,100 along Narbonne Avenue and Lomita Boulevard. No lower-income sites fall within the less than $55,000 median income category. As such, the selection of sites promotes mixed-income neighborhoods and expands opportunities for lower-income household in areas with higher median incomes.

The selection of sites along these main corridors appears to cluster lower income sites in Figure 1; however, through the rezoning to accommodate the shortfall of lower-income sites and identify the remaining need for moderate- and above moderate-income sites, shown in Figure 2, moderate- and above moderate-income sites are also selected along these corridors. The selection of rezone sites along these corridors considered several factors including, access to opportunity, feasibility, infrastructure capacity and community interest to increase capacity along Lomita Boulevard, Narbonne Avenue, and the Pacific Coast Highway. However, through several program in the Housing Element, the City is increasing opportunities to support increased density in single family zoned areas such as through Program 15, in which the City will create a ministerial process by which a single-family or agriculture zoned lot can be subdivided to accommodate additional single-family units.

Figure 5: Median Income



R/ECAPs or Areas of Affluence

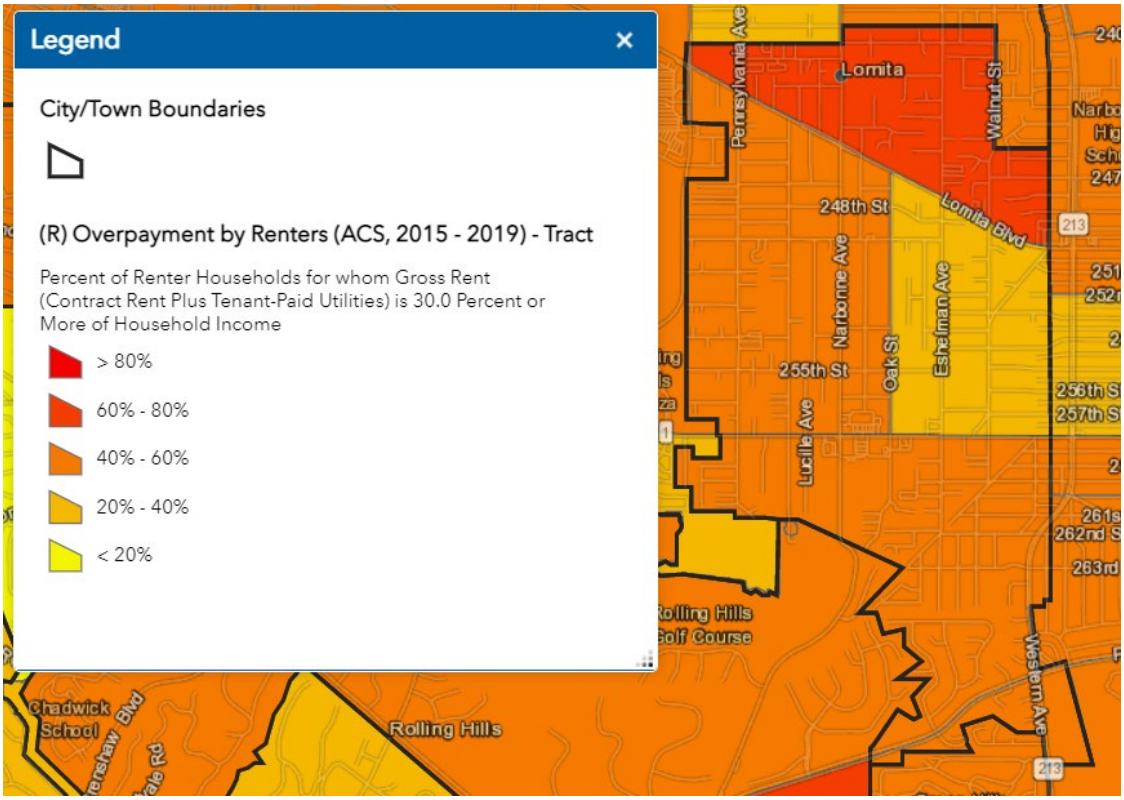
Since no racially/ethnically concentrated areas of poverty (R/ECAPs) exist within the City as identified in the Housing Element, the inventory and analysis of prospective sites for residential development does not exacerbate R/ECAP conditions. Development of these sites to realistic capacity also does not introduce R/ECAP conditions into the area. The Sites Inventory also improves upon disproportionate housing needs and displacement through thorough consideration of existing units and benefit generated from potential redevelopment, as further detailed in Appendix D.

Disproportionate Housing Needs

As previously described, both homeowners and renters are experiencing overpayment in the City. While tracts identify a range from 20 to 40 percent and 40 to 60 percent of homeowner households experiencing cost burden, the highest percentages of household experiencing cost burden are renters, refer to Figure 6, Renter Overpayment. The highest percent of renter households are located north of Lomita Boulevard. Approximately 160 units affordable to lower-income households are located in areas that have a high percent of renter households experiencing overpayment. The Sites Inventory improves conditions of overpayment by identifying opportunities for affordable housing and general increased housing stock in the

City at all income levels which will help reduce the number of households that are experiencing overpayment.

Figure 6: Renter Overpayment



Fair Housing Conclusions

The identification of existing capacity and rezone sites to accommodate the lower-income shortfall and remaining RHNA for moderate- and above moderate-income sites paired with programs in the Housing Element affirmatively further fair housing in the City. At approximately 1.9 square miles with a 2035 projected population of 20,900 Lomita is one of the smallest cities in Los Angeles County. Therefore, the distribution of land uses, and small-scale nature of the City creates a unique opportunity in the selection of sites for both existing and rezone capacity. Selection of sites along corridors capitalize on existing uses and opportunities including, but not limited to, the corridors are accessible to lower density areas of the City, are supported by infrastructure to accommodate higher density development, and are in high resource areas which is particularly important for affordable housing developers who utilize Low Income Housing Tax Credit funds.

The City is committed to create meaningful change for its residents through increased capacity in lower-density areas as well. Although these areas will not be rezoned, as current infrastructure in these areas do no support higher density, through programs in the Housing Element the City is creating opportunities for increased density in a manner that realistically

considers infrastructure constraints, developer interest, and the interests of the stakeholders at-large. Through Program 6, Accessory Dwelling Units, The City will review and amend the Zoning Code to permit accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in all zones that permit residential uses and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for very low-, low-, or moderate-income households, or those with disabilities. Through Program 15, Supporting Low Density, the City will establish a ministerial review procedures and objective development and design standards for any proposed housing development, or proposed lost splits of existing single-family residential or agriculture zoned lots to increase capacity in lower-density neighborhoods.

Conclusions

Bound by Torrance on the north and west, Los Angeles to the east, and Rolling Hills Estates to the south and southwest, Lomita has developed to the edges of its boundaries. Because Lomita is nearly entirely built-out and does not have large swaths of land preserved for open space or conservation, there are little to no opportunities to identify new housing capacity on undeveloped lands. With few vacant sites, much of the City's housing capacity is identified in the form of underutilized sites that are most suitable for redevelopment. The underutilization of these sites, in combination with their location in high-resource areas and paired with the following programs of the Housing Element, will ensure that the City can realistically meet the RHNA targets at all income levels during the Housing Element planning period.

Programs to Support Development of Underutilized Sites

As further detailed in the Programs of the Housing Element, the City will implement the following programs to facilitate and incentivize development on the sites identified to accommodate the City's RHNA:

- Through Program 6, Accessory Dwelling Units, the City will provide an incentive for ADUs that can be offered as affordable.
- Through Program 7, Incentives and Regulations, the City will pair rezones with objective development standards to incentivize the production of housing, and will offer incentive zoning that will increase developer interest in the State Density Bonus program.
- Through Program 10, Affordable Housing Streamlining, the City will provide process streamlining for qualifying affordable and mixed-income housing developments.
- Through Program 11, Objective Design Standards, the City will develop objective design standards to be paired with future rezones.
- Through Program 12, Lot Consolidation, the City will enhance incentives for lot consolidation beyond what is already offered to developers.
- Through Program 14, Rezone Program, the City will increase densities to permit 30 dwelling units per acre, enforce a minimum density of 20 dwelling units per acre, will mandate a minimum of 50 percent of the total square footage of a mixed-use project be dedicated to residential uses, and will permit exclusively residential uses.
- Through Program 16, No Net Loss, the City will monitor the housing capacity identified in the Adequate Sites Inventory throughout the planning period to maintain sufficient capacity for the remaining RHNA at all income levels.
- Through Program 27, Reduced Parking Requirements, the City will reduce parking requirements for multifamily housing and for religious institutions when affordable housing is provided.
- Through Program 29, Ongoing Code Updates, the City will continue to monitor changes to State legislation and update the Zoning Code as needed, and will continue to coordinate with developers in facilitating ideas on process and procedural improvements.
- Through Program 30, Inclusionary Housing Ordinance, the City will evaluate the feasibility of an inclusionary housing ordinance and adopt said ordinance, which will further incentivize the use of the State Density Bonus program.

Further details on these programs can be found in the Programs section of the Housing Element.

Appendix E Exhibit:
Sites Inventory Form

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Improvement to Land Value Ratio	Optional Information2	Optional Information3
LOMITA	2458 LOMITA BLVD	90717	7376001120 A		Mixed Use	MU-O	0	22	2.2417	Private school, parkin	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	42			42	0.059449207	1962	
LOMITA	24205 PENNSYLVANIA AVE	90717	7374011014 B		Mixed Use	MU-O	0	22	0.1184	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	0.249989192	1952	
LOMITA	2413 LOMITA BLVD	90717	7374011019 B		Mixed Use	MU-O	0	22	0.0839	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	1			1	0.413765448	1952	
LOMITA	2417 LOMITA BLVD	90717	7374011020 B		Mixed Use	MU-O	0	22	0.0849	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	1			1	0.178567018	1952	
LOMITA	2439 LOMITA BLVD	90717	7374011025 B		Mixed Use	MU-O	0	22	0.0904	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	1			1	0.191183361	1952	
LOMITA	24105 PENNSYLVANIA AVE	90717	7374011009 B		Mixed Use	MU-O	0	22	0.2819	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	0.249980948	1947	
LOMITA	2435 LOMITA BLVD	90717	7374011024 B		Mixed Use	MU-O	0	22	0.0804	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	1			1	0.893606826	1952	
LOMITA	24117 PENNSYLVANIA AVE	90717	7374011011 B		Mixed Use	MU-O	0	22	0.1169	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	0.134052263	1952	
LOMITA	2409 LOMITA BLVD	90717	7374011018 B		Mixed Use	MU-O	0	22	0.0874	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	1			1	0.212471132	1952	
LOMITA	24201 PENNSYLVANIA AVE	90717	7374011013 B		Mixed Use	MU-O	0	22	0.1162	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	0.479998266	1952	
LOMITA	24121 PENNSYLVANIA AVE	90717	7374011012 B		Mixed Use	MU-O	0	22	0.1212	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	0.193420835	1952	
LOMITA	2431 LOMITA BLVD	90717	7374011023 B		Mixed Use	MU-O	0	22	0.0759	PARKING	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	1			1	0.005877716	1965	
LOMITA	24111 PENNSYLVANIA AVE	90717	7374011010 B		Mixed Use	MU-O	0	22	0.1651	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	0.392789313	1952	
LOMITA	2403 LOMITA BLVD	90717	7374011040 B		Mixed Use	MU-O	0	22	0.077	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0				0.325	1952	
LOMITA	2421 LOMITA BLVD	90717	7374011021 B		Mixed Use	MU-O	0	22	0.0828	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	1			1	0.559243806	1952	
LOMITA	2429 LOMITA BLVD	90717	7374011016 B		Mixed Use	MU-O	0	22	0.6837	Strip Mall with vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	13			13	0.000747406	1959	
LOMITA	24209 PENNSYLVANIA AVE	90717	7374011015 B		Mixed Use	MU-O	0	22	0.1105	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	0.629680514	1952	
LOMITA	2425 LOMITA BLVD	90717	7374011022 B		Mixed Use	MU-O	0	22	0.0839	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	1			1	0.430140485	1952	
LOMITA	2340 LOMITA BLVD	90717	7376011018 C		Mixed Use	MU-O	0	22	0.1491	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	3			3	0	0	
LOMITA	2352 LOMITA BLVD	90717	7376011007 C		Mixed Use	MU-O	0	22	0.4126	Apartment, 8	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0				0.223354317	1946	
LOMITA	2360 LOMITA BLVD	90717	7376011006 C		Mixed Use	MU-O	0	22	0.488	Apartment and Spa, 8	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	1			1	0.990168235	1946	
LOMITA	2340 1/2 LOMITA BLVD	90717	7376011019 C		Mixed Use	MU-O	0	22	0.0638	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0				0.036320394	1926	
LOMITA	2344 LOMITA BLVD	90717	7376011008 C		Mixed Use	MU-O	0	22	0.4291	RETAIL	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	8			8	0.13173442	1958	
LOMITA	24505 CYPRESS ST	90717	7376011023 D		Mixed Use	MU-O	0	22	0.2172	Car Garage	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	0.493150685	1938	
LOMITA	2332 LOMITA BLVD	90717	7376011021 D		Mixed Use	MU-O	0	22	0.405	Learning Center	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	8			8	0.466650749	1945	
LOMITA	24511 CYPRESS ST	90717	7376011024 D		Mixed Use	MU-O	0	22	0.1473	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	0.337662338	1937	
LOMITA	2312 LOMITA BLVD	90717	7376011022 D		Mixed Use	MU-O	0	22	0.5193	APARTMENT, 4	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	0.483870968	1956	
LOMITA	2336 LOMITA BLVD	90717	7376011020 D		Mixed Use	MU-O	0	22	0.2236	Learning Center	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	4			4	0.068941261	1984	
LOMITA	2270 LOMITA BLVD	90717	7376012037 E		Mixed Use	MU-O	0	22	0.4484	Family Health Care	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8			8	0.461538462	1959	
LOMITA	2258 LOMITA BLVD	90717	7376012021 E		Mixed Use	MU-O	0	22	0.2759	Car Garage	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	0.207740665	1936	
LOMITA	2266 LOMITA BLVD	90717	7376012023 E		Mixed Use	MU-O	0	22	0.1905	Water Retailer	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	0.361596847	1940	
LOMITA	2234 LOMITA BLVD	90717	7376013001 F		Mixed Use	MU-O	0	22	0.1058	COMMERCIAL	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	0.836726674	1930	
LOMITA	2244 LOMITA BLVD	90717	7376013003 F		Mixed Use	MU-O	0	22	0.1663	SFR and office busines	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	0.209973684	1920	
LOMITA	2222 LOMITA BLVD	90717	7376013008 F		Mixed Use	MU-O	0	22	0.2511	Service	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	0.576858844	1955	
LOMITA	2232 LOMITA BLVD	90717	7376013007 F		Mixed Use	MU-O	0	22	0.2749	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	5			5	0	0	
LOMITA	2240 LOMITA BLVD	90717	7376013002 F		Mixed Use	MU-O	0	22	0.1324	Auto Repair	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	0.467031347	1929	
LOMITA	24669 WOODWARD AVE	90717	7376017019 G		Mixed Use	MU-O	0	22	0.1535	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	0.012488482	1923	
LOMITA	24709 WOODWARD AVE	90717	7376017011 G		Mixed Use	MU-O	0	22	0.1564	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	0.249940041	1947	
LOMITA	24710 NARBONNE AVE	90717	7376017008 G		Mixed Use	MU-O	0	22	0.1491	Duplex, 2	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	0.820565307	1953	
LOMITA	24644 NARBONNE AVE	90717	7376017003 G		Mixed Use	MU-O	0	22	0.1491	OFFICE BUILDING	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	0.737581751	1922	
LOMITA		90717	7376017015 G		Mixed Use	MU-O	0	22	0.1518	COMMERCIAL	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	0.683844679	0	
LOMITA	24644 NARBONNE AVE	90717	7376017002 G		Mixed Use	MU-O	0	22	0.1506	COMMERCIAL	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	0.371127042	1922	
LOMITA	24706 NARBONNE AVE	90717	7376017007 G		Mixed Use	MU-O	0	22	0.1402	DUPLEX, 2	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	0.754677194	1958	
LOMITA	24632 NARBONNE AVE	90717	7376017001 G		Mixed Use	MU-O	0	22	0.2945	RETAIL	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	0.740365198	1954	
LOMITA	24693 WOODWARD AVE	90717	7376017014 G		Mixed Use	MU-O	0	22	0.2429	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	0.24993042	1925	
LOMITA	24673 WOODWARD AVE	90717	7376017018 G		Mixed Use	MU-O	0	22	0.1581	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	0.249987969	1925	
LOMITA	24683 WOODWARD AVE	90717	7376017016 G		Mixed Use	MU-O	0	22	0.1604	DUPLEX, 2	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	0.19738324	1923	
LOMITA	24679 WOODWARD AVE	90717	7376017017 G		Mixed Use	MU-O	0	22	0.1565	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	0.117566272	1926	
LOMITA	24665 WOODWARD AVE	90717	7376017020 G		Mixed Use	MU-O	0	22	0.1559	DUPLEX, 2	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	0.327789892	1936	
LOMITA	24658 NARBONNE AVE	90717	7376017031 G		Mixed Use	MU-O	0	22	0.2975	SERVICE	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	0.263004091	1946	
LOMITA	24700 NARBONNE AVE	90717	7376017006 G		Mixed Use	MU-O	0	22	0.1573	RETAIL	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	0.64249603	1929	
LOMITA	24705 WOODWARD AVE	90717	7376017012 G		Mixed Use	MU-O	0	22	0.0693	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0				0.448331415	1962	
LOMITA	24815 WOODWARD AVE	90717	7376016016 H		Mixed Use	MU-O	0	22	0.1221	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0		1	1	0.249999459	1953	
LOMITA	24809 WOODWARD AVE	90717	7376016017 H		Mixed Use	MU-O	0	22	0.1539	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0		2	2	0.377466342	1948	
LOMITA	24823 WOODWARD AVE	90717	7376016014 I		Mixed Use	MU-O	0	22	0.1499	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.249994551	1948	
LOMITA		90717	7376016013 I		Mixed Use	MU-O	0	22	0.1561	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3		3	0	0	
LOMITA	24821 WOODWARD AVE	90717	7376016015 I		Mixed Use	MU-O	0	22	0.1314	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.299986749	1953	
LOMITA	24836 NARBONNE AVE	90717	7376016007 J		Mixed Use	MU-O	0	22	0.3026	Strip Mall and SFR on	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	0.787310822	1935	
LOMITA	24846 NARBONNE AVE	90717	7376016008 J		Mixed Use	MU-O	0	22	0.2097	COMMERCIAL	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	0.75	1946	
LOMITA	2155 250TH ST	90717	7376016009 J		Mixed Use	MU-O	0	22	0.1398	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	0.569226181	1990	
LOMITA	2168 250TH ST	90717	7375001007 K		Mixed Use	MU-O	0	22	0.1563	COMMERCIAL	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		3	3	0.05123247	1948	
LOMITA	25008 NARBONNE AVE	90717	7375001008 K		Mixed Use	MU-O	0	22	0.091	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0		1	1	0.193285687	1922	
LOMITA	25016 NARBONNE AVE	90717	7375001010 L		Mixed Use	MU-O	0	22	0.1012	Single family residenc	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0		1	1	0.360341543	1920	
LOMITA	25020 NARBONNE AVE	90717	7375001011 L		Mixed Use	MU-O	0	22	0.0997	Auto Service	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0		2	2	0.199984061	1953	
LOMITA	25001 NARBONNE AVE	90717	7373015033 M		Mixed Use	MU-O	0	22	0.4286	Funeral Home	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8			8	0.363636364	1927	
LOMITA	25043 NARBONNE AVE	90717	7373015021 M		Mixed Use	MU-O	0	22	0.4637	OFFICE BUILDING	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	9			9	0.476188743	1969	
LOMITA	25035 NARBONNE AVE	90717	7373015020 M		Mixed Use	MU-O	0	22	0.2157	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	3			3	0.568565546	1956	
LOMITA	25019 NARBONNE AVE	90717	7373015006 M		Mixed Use	MU-O	0	22	0.1148	DUPLEX, 2	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0				0.305614575	1953	
LOMITA	25027 NARBONNE AVE	90717	7373015007 M		Mixed Use	MU-O	0	22	0.1038	DUPLEX, 2	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0				0.32785027	1927	
LOMITA	25031 NARBONNE AVE	90717	7373015016 M		Mixed Use	MU-O	0	22	0.2132	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	3			3	0.333260044	1939	
LOMITA	25200 NARBONNE AVE	90717	7375002005 N		Mixed Use	MU-O	0	22	0.2875	Singel family residene	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	0.043426632	1936	
LOMITA	25208 NARBONNE AVE	90717	7375002006 N		Mixed Use	MU-O	0	22	0.2242	DUPLEX, 2	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	0.105217957	1917	
LOMITA	25201 NARBONNE AVE	90717	7373014026 O		Mixed Use	MU-O	0	22	0.2255	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3		3	0.224963356	1954	
LOMITA	25209 NARBONNE AVE	90717	7373014025 O		Mixed Use	MU-O	0	22	0.2188	Singel family residene	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3		3	0.515706885	1940	
LOMITA	25217 NARBONNE AVE	90717	7373014021		Mixed Use	MU-O	0	22	0.2386	RETAIL	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5		5	0.372548114	1924	
LOMITA	25345 NARBONNE AVE	90717	7373014007 Q		Mixed Use	MU-O	0	22	0.148	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.249998845	1938	
LOMITA	25335 NARBONNE AVE	90717	7373014005 Q		Mixed Use	MU-O	0	22	0.1471	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.573335011	1941	
LOMITA	25339 NARBONNE AVE	90717	7373014006 Q		Mixed Use	MU-O	0	22	0.1483	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.256953839	1942	
LOMITA	25350 NARBONNE AVE	90717	7375003004 R		Mixed Use	MU-O	0	22	0.2037	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	3			3	0.536654959	1950	
LOMITA	2166 253RD PL	90717	7375003002 R		Mixed Use	MU-O	0	22	0.1205	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	2.115609017	1951	
LOMITA	25412 NARBONNE AVE	90717	7375003007 R		Mixed Use	MU-O	0	22	0.201	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	3			3	0.691449891	1939	
LOMITA	25408 NARBONNE AVE	90717	7375003006 R		Mixed Use	MU-O	0	22	0.1964	RETAIL	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	4			4	0.986415817	1969	
LOMITA	25342 NARBONNE AVE	90717	7375003001 R		Mixed Use	MU-O	0	22	0.1368	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	2			2	0.158417881	1950	
LOMITA	25404 NARBONNE AVE	90717	7375003005 R		Mixed Use	MU-O	0	22	0.2032	SINGLE FAMILY RESID	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	3			3	0.249998523	1950	
LOMITA	25419 NARBONNE AVE	90717	7373013016 S		Mixed Use	MU-O	0	22	0.4677	OFFICE BUILDING	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	9			9	0.085698777	1912	
LOMITA	25409 NARBONNE AVE	90717	7373013017 S		Mixed Use	MU-O	0	22	0.3335	OFFICE BUILDING	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	6			6	0.098638125	1940	
LOMITA	25401 NARBONNE AVE	90717	7373013018 S		Mixed Use	MU-O	0	22	0.1486	OFFICE BUILDING	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	3			3	0.932567301	1956	
LOMITA	25007 Walnut Street	90717	7375015903		Residential - Low	R1	0	8.7	0.4926	VACANT	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0	0	
LOMITA	2061 250TH ST	90717	7376021013		Residential - Low	R1	0	8.7	0.2728	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0		2	2	0	0	
LOMITA	2468 254TH ST	90717	7373017026		Residential - Agriculture	A1	0	8.7	0.4495	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0		3	3	0	0	
LOMITA	26109 NARBONNE AVE	90717	7553003114		Residential - High	RVD1500	0	29	0.3781	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9		9	0	0	
LOMITA	2474 254TH ST	90717	7373017025		Residential - Agriculture	A1	0	8.7	0.454	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0	0	
LOMITA	24329 NARBONNE AVE	90717	7374015900		Mixed Use	MU-O	0	22	0.17	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0	0	
LOMITA																					

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidated Sites	Optional Information2	Optional Information3
LOMITA	24234 CRENSHAW BLVD	90505	7376001021		10			Shortfall of Sites	0.4004	Industrial	MC	Mixed Use	MU-O	20	30	10	Non-Vacant	OFFICE BUILDIN	A		
LOMITA	24214 CRENSHAW BLVD	90505	7376001122		10			Shortfall of Sites	0.4006	Industrial	MC	Mixed Use	MU-O	20	30	10	Non-Vacant	RETAIL: Strip Mal	A		
LOMITA	24260 CRENSHAW BLVD	90505	7376001020		5			Shortfall of Sites	0.2706	Industrial	MC	Mixed Use	MU-O	20	30	5	Non-Vacant	COMMERCIAL: st	A		
LOMITA	24200 CRENSHAW BLVD	90505	7376001123		10			Shortfall of Sites	0.4042	Industrial	MC	Mixed Use	MU-O	20	30	10	Non-Vacant	RETAIL: strip mall	A		
LOMITA	2458 LOMITA BLVD	90717	7376001120		15			Shortfall of Sites	2.2417	Mixed Use	MU-O	Mixed Use	MU-O	20	30	15	Non-Vacant	Private school, pa	A	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011014		1			Shortfall of Sites	0.1184	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011019		1			Shortfall of Sites	0.0839	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011020		1			Shortfall of Sites	0.0849	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011025		1			Shortfall of Sites	0.0904	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011009		2			Shortfall of Sites	0.2819	Mixed Use	MU-O	Mixed Use	MU-O	20	30	2	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011024		1			Shortfall of Sites	0.0804	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011011		1			Shortfall of Sites	0.1169	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011018		1			Shortfall of Sites	0.0874	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011013		1			Shortfall of Sites	0.1162	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011012		1			Shortfall of Sites	0.1212	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	PARKING	90717	7374011023		1			Shortfall of Sites	0.0759	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	PARKING	B	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011010		1			Shortfall of Sites	0.1651	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011040		1			Shortfall of Sites	0.077	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011021		1			Shortfall of Sites	0.0828	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	Strip Mall	90717	7374011016		5			Shortfall of Sites	0.6837	Mixed Use	MU-O	Mixed Use	MU-O	20	30	5	Non-Vacant	Strip Mall	B	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011015		1			Shortfall of Sites	0.1105	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	SINGLE FAMILY RESIDENCE, 1	90717	7374011022		1			Shortfall of Sites	0.0839	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	B	Underutilized site identified on Ta	
LOMITA	2340 LOMITA BLVD	90717	7376011018			1			0.1491	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	Parking	C	Underutilized sit	Sites identified to
LOMITA	2352 LOMITA BLVD	90717	7376011007			3			0.4126	Mixed Use	MU-O	Mixed Use	MU-O	20	30	3	Non-Vacant	Apartment, 8	C	Underutilized sit	Sites identified to
LOMITA	2360 LOMITA BLVD	90717	7376011006			3			0.488	Mixed Use	MU-O	Mixed Use	MU-O	20	30	3	Non-Vacant	Apartment and Sp	C	Underutilized sit	Sites identified to
LOMITA	2340 1/2 LOMITA BLVD	90717	7376011019			0			0.0638	Mixed Use	MU-O	Mixed Use	MU-O	20	30	0	Non-Vacant	SINGLE FAMILY RE	C	Underutilized sit	Sites identified to
LOMITA	2344 LOMITA BLVD	90717	7376011008			3			0.4291	Mixed Use	MU-O	Mixed Use	MU-O	20	30	3	Non-Vacant	RETAIL	C	Underutilized sit	Sites identified to
LOMITA	24505 CYPRESS ST	90717	7376011023		1			Shortfall of Sites	0.2172	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	Car Garage	D	Underutilized site identified on Ta	
LOMITA	2332 LOMITA BLVD	90717	7376011021		3			Shortfall of Sites	0.405	Mixed Use	MU-O	Mixed Use	MU-O	20	30	3	Non-Vacant	Learning Center	D	Underutilized site identified on Ta	
LOMITA	24511 CYPRESS ST	90717	7376011024		1			Shortfall of Sites	0.1473	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	D	Underutilized site identified on Ta	
LOMITA	2312 LOMITA BLVD	90717	7376011022		4			Shortfall of Sites	0.5193	Mixed Use	MU-O	Mixed Use	MU-O	20	30	4	Non-Vacant	APARTMENT, 4	D	Underutilized site identified on Ta	
LOMITA	2336 LOMITA BLVD	90717	7376011020		2			Shortfall of Sites	0.2236	Mixed Use	MU-O	Mixed Use	MU-O	20	30	2	Non-Vacant	Learning Center	D	Underutilized site identified on Ta	
LOMITA	2270 LOMITA BLVD	90717	7376012037		3			Shortfall of Sites	0.4484	Mixed Use	MU-O	Mixed Use	MU-O	20	30	3	Non-Vacant	Family Health Cen	E	Underutilized site identified on Ta	
LOMITA	2258 LOMITA BLVD	90717	7376012021		2			Shortfall of Sites	0.2759	Mixed Use	MU-O	Mixed Use	MU-O	20	30	2	Non-Vacant	Car Garage	E	Underutilized site identified on Ta	
LOMITA	2266 LOMITA BLVD	90717	7376012023		1			Shortfall of Sites	0.1905	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	Water Retailer	E	Underutilized site identified on Ta	
LOMITA	2234 LOMITA BLVD	90717	7376013001		1			Shortfall of Sites	0.1058	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	COMMERCIAL	F	Underutilized site identified on Ta	
LOMITA	2244 LOMITA BLVD	90717	7376013003		1			Shortfall of Sites	0.1663	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SFR and office bus	F	Underutilized site identified on Ta	
LOMITA	2222 LOMITA BLVD	90717	7376013008		2			Shortfall of Sites	0.2511	Mixed Use	MU-O	Mixed Use	MU-O	20	30	2	Non-Vacant	Service	F	Underutilized site identified on Ta	
LOMITA	2232 LOMITA BLVD	90717	7376013007		2			Shortfall of Sites	0.2749	Mixed Use	MU-O	Mixed Use	MU-O	20	30	2	Non-Vacant	Parking	F	Underutilized site identified on Ta	
LOMITA	2240 LOMITA BLVD	90717	7376013002		1			Shortfall of Sites	0.1324	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	Auto Repair	F	Underutilized site identified on Ta	
LOMITA	24669 WOODWARD AVE	90717	7376017019		1			Shortfall of Sites	0.1535	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	G	Underutilized sit	Buffer
LOMITA	24709 WOODWARD AVE	90717	7376017011		1			Shortfall of Sites	0.1564	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	G	Underutilized sit	Buffer
LOMITA	24710 NARBONNE AVE	90717	7376017008		1			Shortfall of Sites	0.1491	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	Duplex, 2	G	Underutilized sit	Buffer
LOMITA	24644 NARBONNE AVE	90717	7376017003		1			Shortfall of Sites	0.1491	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	OFFICE BUILDIN	G	Underutilized sit	Buffer
LOMITA		90717	7376017015		1			Shortfall of Sites	0.1518	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	COMMERCIAL	G	Underutilized sit	Buffer
LOMITA	24644 NARBONNE AVE	90717	7376017002		1			Shortfall of Sites	0.1506	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	COMMERCIAL	G	Underutilized sit	Buffer
LOMITA	24706 NARBONNE AVE	90717	7376017007		1			Shortfall of Sites	0.1402	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	DUPLEX, 2	G	Underutilized site identified on Ta	
LOMITA	24632 NARBONNE AVE	90717	7376017001		2			Shortfall of Sites	0.2945	Mixed Use	MU-O	Mixed Use	MU-O	20	30	2	Non-Vacant	RETAIL	G	Underutilized sit	Buffer
LOMITA	24693 WOODWARD AVE	90717	7376017014		2			Shortfall of Sites	0.2429	Mixed Use	MU-O	Mixed Use	MU-O	20	30	2	Non-Vacant	SINGLE FAMILY RE	G	Underutilized sit	Buffer
LOMITA	24673 WOODWARD AVE	90717	7376017018		1			Shortfall of Sites	0.1581	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	G	Underutilized sit	Buffer
LOMITA	24683 WOODWARD AVE	90717	7376017016		1			Shortfall of Sites	0.1604	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	DUPLEX, 2	G	Underutilized sit	Buffer
LOMITA	24679 WOODWARD AVE	90717	7376017017		1			Shortfall of Sites	0.1565	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	G	Underutilized sit	Buffer
LOMITA	24665 WOODWARD AVE	90717	7376017020		1			Shortfall of Sites	0.1559	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	DUPLEX, 2	G	Underutilized sit	Buffer
LOMITA	24658 NARBONNE AVE	90717	7376017031		2			Shortfall of Sites	0.2975	Mixed Use	MU-O	Mixed Use	MU-O	20	30	2	Non-Vacant	SERVICE	G	Underutilized sit	Buffer
LOMITA	24700 NARBONNE AVE	90717	7376017006		1			Shortfall of Sites	0.1573	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	RETAIL	G	Underutilized sit	Buffer
LOMITA	24705 WOODWARD AVE	90717	7376017012		0			Shortfall of Sites	0.0693	Mixed Use	MU-O	Mixed Use	MU-O	20	30	0	Non-Vacant	SINGLE FAMILY RE	G	Underutilized site identified on Ta	
LOMITA	24815 WOODWARD AVE	90717	7376016016				1		0.1221	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	H	Underutilized sit	Sites identified to
LOMITA	24809 WOODWARD AVE	90717	7376016017				1		0.1539	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	H	Underutilized sit	Sites identified to
LOMITA	24823 WOODWARD AVE	90717	7376016014				1		0.1499	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	I	Underutilized sit	Sites identified to
LOMITA		90717	7376016013				1		0.1561	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Vacant	VACANT	I	Underutilized sit	Sites identified to
LOMITA	24821 WOODWARD AVE	90717	7376016015				1		0.1314	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	I	Underutilized sit	Sites identified to
LOMITA	24836 NARBONNE AVE	90717	7376016007				2		0.3026	Mixed Use	MU-O	Mixed Use	MU-O	20	30	2	Non-Vacant	Strip Mall and SFR	J	Underutilized sit	Sites identified to
LOMITA	24846 NARBONNE AVE	90717	7376016008				1		0.2097	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	COMMERCIAL	J	Underutilized sit	Sites identified to
LOMITA	2155 250TH ST	90717	7376016009				1		0.1398	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	J	Underutilized sit	Sites identified to
LOMITA	2168 250TH ST	90717	7375001007				1		0.1563	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	COMMERCIAL	K	Underutilized sit	Sites identified to
LOMITA	25008 NARBONNE AVE	90717	7375001008				1		0.091	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	K	Underutilized sit	Sites identified to
LOMITA	25016 NARBONNE AVE	90717	7375001010				1		0.1012	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	Single family resid	L	Underutilized sit	Sites identified to
LOMITA	25020 NARBONNE AVE	90717	7375001011				1		0.0997	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	Auto Service	L	Underutilized sit	Sites identified to
LOMITA	25001 NARBONNE AVE	90717	7373015033		3			Shortfall of Sites	0.4286	Mixed Use	MU-O	Mixed Use	MU-O	20	30	3	Non-Vacant	Funeral Home	M	Underutilized site identified on Ta	
LOMITA	25043 NARBONNE AVE	90717	7373015021		3			Shortfall of Sites	0.4637	Mixed Use	MU-O	Mixed Use	MU-O	20	30	3	Non-Vacant	OFFICE BUILDIN	M	Underutilized site identified on Ta	
LOMITA	25035 NARBONNE AVE	90717	7373015020		1			Shortfall of Sites	0.2157	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	M	Underutilized site identified on Ta	
LOMITA	25019 NARBONNE AVE	90717	7373015006		1			Shortfall of Sites	0.1148	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	DUPLEX, 2	M	Underutilized site identified on Ta	
LOMITA	25027 NARBONNE AVE	90717	7373015007		1			Shortfall of Sites	0.1038	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	DUPLEX, 2	M	Underutilized site identified on Ta	
LOMITA	25031 NARBONNE AVE	90717	7373015016		1			Shortfall of Sites	0.2132	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	M	Underutilized site identified on Ta	
LOMITA	25200 NARBONNE AVE	90717	7375002005			2			0.2875	Mixed Use	MU-O	Mixed Use	MU-O	20	30	2	Non-Vacant	Singel family resid	N	Underutilized sit	Sites identified to
LOMITA	25208 NARBONNE AVE	90717	7375002006			2			0.2242	Mixed Use	MU-O	Mixed Use	MU-O	20	30	2	Non-Vacant	DUPLEX, 2	N	Underutilized sit	Sites identified to
LOMITA	25201 NARBONNE AVE	90717	7373014026			2			0.2255	Mixed Use	MU-O	Mixed Use	MU-O	20	30	2	Non-Vacant	SINGLE FAMILY RE	O	Underutilized sit	Sites identified to
LOMITA	25209 NARBONNE AVE	90717	7373014025			1			0.2188	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	Singel family resid	O	Underutilized sit	Sites identified to
LOMITA	25217 NARBONNE AVE	90717	7373014021			2			0.2386	Mixed Use	MU-O	Mixed Use	MU-O	20	30	2	Non-Vacant	RETAIL		Underutilized sit	Sites identified to
LOMITA	25345 NARBONNE AVE	90717	7373014007			1			0.148	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	Q	Underutilized sit	Sites identified to
LOMITA	25335 NARBONNE AVE	90717	7373014005			1			0.1471	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	Q	Underutilized sit	Sites identified to
LOMITA	25339 NARBONNE AVE	90717	7373014006			1			0.1483	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	Q	Underutilized sit	Sites identified to
LOMITA	25350 NARBONNE AVE	90717	7375003004		1			Shortfall of Sites	0.2037	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	R	Underutilized sit	Buffer

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Consolidated Sites	Optional Information2	Optional Information3
LOMITA	2166 253RD PL	90717	7375003002		1				0.1205	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	R	Underutilized sit	Buffer
LOMITA	25412 NARBONNE AVE	90717	7375003007		1				0.201	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	R	Underutilized sit	Buffer
LOMITA	25408 NARBONNE AVE	90717	7375003006		1				0.1964	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	RETAIL	R	Underutilized sit	Buffer
LOMITA	25342 NARBONNE AVE	90717	7375003001		1				0.1368	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	R	Underutilized sit	Buffer
LOMITA	25404 NARBONNE AVE	90717	7375003005		1				0.2032	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	SINGLE FAMILY RE	R	Underutilized sit	Buffer
LOMITA	25419 NARBONNE AVE	90717	7373013016		3				0.4677	Mixed Use	MU-O	Mixed Use	MU-O	20	30	3	Non-Vacant	OFFICE BUILDING	S	Underutilized sit	Buffer
LOMITA	25409 NARBONNE AVE	90717	7373013017		2				0.3335	Mixed Use	MU-O	Mixed Use	MU-O	20	30	2	Non-Vacant	OFFICE BUILDING	S	Underutilized sit	Buffer
LOMITA	25401 NARBONNE AVE	90717	7373013018		1				0.1486	Mixed Use	MU-O	Mixed Use	MU-O	20	30	1	Non-Vacant	OFFICE BUILDING	S	Underutilized sit	Buffer
LOMITA	2087 LOMITA BLVD	90717	7374005025			8			0.3252	Commercial	CG	Mixed Use	MU-O	20	30	8	Non-Vacant	SERVICE	T		Buffer
LOMITA	2103 LOMITA BLVD	90717	7374005052			25			1.0306	Commercial	CG	Mixed Use	MU-O	20	30	25	Non-Vacant	SINGLE FAMILY RE	T		Buffer
LOMITA	2021 LOMITA BLVD	90717	7374004058			1			0.0728	Commercial	CG	Mixed Use	MU-O	20	30	1	Non-Vacant	RESIDENCE AND C	U		Sites identified to
LOMITA	24625 ESHELMAN AVE	90717	7374004030			3			0.1468	Commercial	CG	Mixed Use	MU-O	20	30	3	Non-Vacant	SINGLE FAMILY RE	U		Sites identified to
LOMITA	2051 LOMITA BLVD	90717	7374004019			16			0.6292	Commercial	CG	Mixed Use	MU-O	20	30	16	Non-Vacant	COMMERCIAL	U		Sites identified to
LOMITA	24627 ESHELMAN AVE	90717	7374004062			4			0.2441	Commercial	CG	Mixed Use	MU-O	20	30	4	Non-Vacant	DUPLEX, 2	U		Sites identified to
LOMITA	2017 LOMITA BLVD	90717	7374004041			2			0.0744	Commercial	CG	Mixed Use	MU-O	20	30	2	Non-Vacant	RETAIL	U		Buffer
LOMITA	24637 ESHELMAN AVE	90717	7374004033			4			0.1871	Commercial	CG	Mixed Use	MU-O	20	30	4	Non-Vacant	SINGLE FAMILY RE	U		Sites identified to
LOMITA	2061 LOMITA BLVD	90717	7374004049			11			0.4137	Commercial	CG	Mixed Use	MU-O	20	30	11	Non-Vacant	PARKING	U		Sites identified to
LOMITA	2075 LOMITA BLVD	90717	7374004016				11		0.4202	Commercial	CG	Mixed Use	MU-O	20	30	11	Non-Vacant	COMMERCIAL	U		Sites identified to
LOMITA	24633 ESHELMAN AVE	90717	7374004057				3		0.155	Commercial	CG	Mixed Use	MU-O	20	30	3	Non-Vacant	SINGLE FAMILY RE	U		Sites identified to
LOMITA	24621 ESHELMAN AVE	90717	7374004029				3		0.147	Commercial	CG	Mixed Use	MU-O	20	30	3	Non-Vacant	SINGLE FAMILY RE	U		Sites identified to
LOMITA	2055 LOMITA BLVD	90717	7374004020				3		0.1628	Commercial	CG	Mixed Use	MU-O	20	30	3	Non-Vacant	SINGLE FAMILY RE	U		Sites identified to
LOMITA	2011 LOMITA BLVD	90717	7374004061				1		0.0691	Commercial	CG	Mixed Use	MU-O	20	30	1	Non-Vacant	OFFICE BUILDIN	U		Sites identified to
LOMITA	2043 LOMITA BLVD	90717	7374004053				42		1.6581	Commercial	CG	Mixed Use	MU-O	20	30	42	Non-Vacant	EXEMPT	U		Sites identified to
LOMITA		90717	7374004039				2		0.0723	Commercial	CG	Mixed Use	MU-O	20	30	2	Vacant	VACANT	U		Sites identified to
LOMITA	24648 ESHELMAN AVE	90717	7372019023				2		0.1284	Commercial	CG	Mixed Use	MU-O	20	30	2	Non-Vacant	SINGLE FAMILY RE	V		Sites identified to
LOMITA	24650 1/2 ESHELMAN AVE	90717	7372019026				2		0.1222	Commercial	CG	Mixed Use	MU-O	20	30	2	Non-Vacant	SINGLE FAMILY RE	V		Sites identified to
LOMITA	24652 ESHELMAN AVE	90717	7372019027				3		0.156	Commercial	CG	Mixed Use	MU-O	20	30	3	Non-Vacant	SINGLE FAMILY RE	V		Sites identified to
LOMITA	24648 1/2 ESHELMAN AVE	90717	7372019024				2		0.1289	Commercial	CG	Mixed Use	MU-O	20	30	2	Non-Vacant	SINGLE FAMILY RE	V		Sites identified to
LOMITA	24652 1/2 ESHELMAN AVE	90717	7372019031				2		0.1273	Commercial	CG	Mixed Use	MU-O	20	30	2	Non-Vacant	SINGLE FAMILY RE	V		Sites identified to
LOMITA	24654 ESHELMAN AVE	90717	7372019030				2		0.1282	Commercial	CG	Mixed Use	MU-O	20	30	2	Non-Vacant	SINGLE FAMILY RE	V		Sites identified to
LOMITA	24650 ESHELMAN AVE	90717	7372019025				2		0.1289	Commercial	CG	Mixed Use	MU-O	20	30	2	Non-Vacant	SINGLE FAMILY RE	V		Sites identified to
LOMITA	24656 ESHELMAN AVE	90717	7372019029				2		0.1128	Commercial	CG	Mixed Use	MU-O	20	30	2	Non-Vacant	SINGLE FAMILY RE	V		Sites identified to
LOMITA	24658 ESHELMAN AVE	90717	7372019028				2		0.1283	Commercial	CG	Mixed Use	MU-O	20	30	2	Non-Vacant	SINGLE FAMILY RE	V		Sites identified to
LOMITA	24636 ESHELMAN AVE	90717	7372020031				19		0.7728	Commercial	CG	Mixed Use	MU-O	20	30	19	Non-Vacant	SINGLE FAMILY RE	V		Sites identified to
LOMITA	1950 LOMITA BLVD	90717	7375015006		4				0.1378	Industrial	MC	Mixed Use	MU-O	20	30	4	Non-Vacant	COMMERCIAL	W		Buffer
LOMITA	1962 LOMITA BLVD	90717	7375015034		6				0.2758	Industrial	MC	Mixed Use	MU-O	20	30	6	Non-Vacant	RETAIL AND RESID	W		Buffer
LOMITA	1948 LOMITA BLVD	90717	7375015007		3				0.1388	Industrial	MC	Mixed Use	MU-O	20	30	3	Non-Vacant	RETAIL AND RESID	W		Buffer
LOMITA	1966 LOMITA BLVD	90717	7375015003		4				0.138	Industrial	MC	Mixed Use	MU-O	20	30	4	Non-Vacant	INDUSTRIAL LIGI	W		Buffer
LOMITA	24726 ESHELMAN AVE	90717	7375015010		8				0.3459	Commercial	R1P	Mixed Use	MU-O	20	30	8	Non-Vacant	SINGLE FAMILY RE	W		Buffer
LOMITA	24802 WALNUT ST	90717	7372017052		13				0.5372	Commercial	CG	Mixed Use	MU-O	20	30	13	Non-Vacant	SINGLE FAMILY RE	X		Buffer
LOMITA	1879 LOMITA BLVD	90717	7372017051		16				0.6259	Commercial	CG	Mixed Use	MU-O	20	30	16	Non-Vacant	HOTEL, MOTEL	X		Buffer
LOMITA	1823 LOMITA BLVD	90717	7372017049		19				0.7358	Commercial	CG	Mixed Use	MU-O	20	30	19	Non-Vacant	OFFICE BUILDIN	Y		Buffer
LOMITA	1837 LOMITA BLVD	90717	7372017048		16				0.6133	Commercial	CG	Mixed Use	MU-O	20	30	16	Vacant	VACANT	Y		Buffer
LOMITA	1813 LOMITA BLVD	90717	7372017046		17				0.7324	Commercial	CG	Mixed Use	MU-O	20	30	17	Non-Vacant	RETAIL AND RESID	Y		Buffer

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
R1	Single Family Residential Uses, Manufactured
A1	Single Family Residential Uses, Manufactured
RVD1500	Single Family or Multifamily Residential Uses
MU-O	Single Family and Multifamily Residential Use
MC - Rezone Site Table B	Manufacturing – Commercial Zone – Retail, Sales, Services, Heavy Commercial, limited light industrial (assembly) The manufacturing-commercial zone is established to provide land area on which a wide variety and complexity of specialized uses and public service facilities may function efficiently and harmoniously. The installation and operation of facilities and equipment, necessary and appropriate to the use in such zone, are regulated with consideration for the special requirements of adjacent zones. Performance standards are prescribed to assist in controlling manufacturing concentrations, activities and equipment for the mutual benefit of all persons, businesses and uses in and around the zoned area.
R1P - Rezone Site Table B	Single Family Parking Zone The residential zones are established to provide a range of housing types and densities to accommodate different life stages and income segments of the community. Zone P is established to provide off-street parking for neighboring commercial and residential zones. Zone P shall be used as a suffix zone and shall permit in addition to off-street parking any use permitted in the residential zone to which it is attached.

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
CG - Rezone Site Table B	Commercial, General – Retail, Sales, Services, Offices, Professional Uses Zone C-G is established to provide for regional commercial needs. This zone provides for intensive commercial activities and specialized service establishments that require a central location within a large urban population. This zone would also permit the development of wholesale businesses and major financial administrative centers that may serve an entire region.

Appendix F: Outreach Summary

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A City of Lomita Housing and Safety Element Survey
B Staff Reports to the Planning Commission
C Workshop Presentation Materials
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Introduction

The City of Lomita (City) conducted extensive public outreach for the Housing Element update that engaged a broad spectrum of the community and stakeholders. The City is committed to continuing meaningful engagement throughout the entirety of the 6th Cycle Housing Element. The City is aware of the need for certain emphasis to make engagement practices more accessible to the lower-income households and populations with a disability. Lomita is committed to developing specific strategies to reach out to these populations, as demonstrated by Programs 8, 19, 20, 23, and 26 of the Housing Element, which commit the City to better connect residents to resources related to housing. The COVID-19 pandemic stay-at-home orders of 2020 and 2021 provided the City with opportunities to explore new avenues for public engagement and increased access for those who are traditionally not involved in the planning process. The City responded quickly to changing outreach needs and found success in online engagement, which inherently provides greater access to residents with mobility limitations. Early outreach and formal engagement activities were held virtually, and the City took informal opportunities to engage the public in person at the local farmer's market. The following outreach activities were conducted to engage stakeholders and inform the development of the Housing Element.

Online Survey

The online survey engaged 95 participants to better inform local housing needs and concerns. The survey was posted on the City's website and emailed to the City's interested parties list, a flyer with a QR code linking to the survey was mailed out to every address within Lomita's boundaries, and the Lomita Chamber of Commerce emailed a link to the survey to its listserv in its newsletter.

The virtual format of this engagement strategy is not only more accessible to the mobility impaired since it could be taken from home, but it is also convenient for low-income families who may work late jobs or manual labor and would prefer to be with family and resting at home rather than attending an in-person community workshop. Furthermore, the online format allows for the use of external software programs that can make written text more accessible to individuals experiencing disabilities such as vision impairment by increasing the text size, or running a program that reads aloud the text from the screen for the hard of hearing.

Survey respondents tended to have lived in the City for 10+ years (72.6 percent of respondents), live in single-family detached residences (79.0 percent), and own their home (81.1 percent). When asked about the types of housing needed most in the City, respondents identified single-family housing (49.5 percent) as being the most necessary, and further acknowledged the most urgent housing concerns in the City as housing affordability (31.2 percent) and overcrowding (25.8 percent).

The detailed results of the survey are provided below under Exhibit A.

Planning Commission Informational Meeting

The Planning Commission informational meetings took place on October 12, 2020, and March 8, 2021. These meetings informed Planning Commissioners early in the planning process of the update to the Housing Element and exposed them to the requirements of the update as set forth under State law. Staff provided an overview of recent relevant legislation; Lomita's Regional Housing Needs Allocation (RHNA); and a large number of resources, including the Sites Inventory Guidebook, resources from Abundant Housing LA on best practices, and an article from UCLA's Regional Policy Studies center on how cities can use the 6th Cycle Housing Element to overcome neighborhood resistance to housing. These meetings led to an informational dialogue to set early expectations for the update to the Housing Element. The staff reports provided to the Planning Commission are provided below under Exhibit B.

Farmer's Market

The Lomita Farmer's Market provided a safe in-person environment where City staff were able to engage local shoppers to inform them of the Housing Element process, the upcoming virtual public workshop, and the online survey. The Farmer's Market took place outside of regular working hours on Sundays, and allowed for interaction with a greater proportion of the community. A City booth was routinely used to provide flyers and information related to the Housing Element process. On two occasions, large display booths were provided to highlight the Housing Element process where staff handed out flyers, responded to residents' questions, and provided an opportunity for on-site survey participation. Translation services were provided for Spanish-speaking members of the community.

Virtual Public Workshop #1

The first virtual public workshop was held in April 2021 and allowed interested parties to be engaged in a more formal setting where they learned about the planning process, the components of the Housing Element, and the importance of their role in the development of the Housing Element. Although 91 percent of Lomita's households speak English, Spanish translation was made available to assist the 3.8 percent of households that speak Spanish with limited English. This meeting was held outside of regular work hours during the evening to boost attendance. Prompting questions led to meaningful feedback from the community to gauge their priorities and identify areas where they would like to see future growth accommodated. This workshop was promoted on multiple platforms, including at the Farmer's Market, on the City's website, through the City's newsletter, and through the

Chamber of Commerce newsletter. The meeting was co-hosted by the local Chamber of Commerce to better engage a broad range of stakeholders.

Attendees from the community brought forth concerns about higher housing density within the City and how that may be detrimental to its small-town feel, as well as the concern about increased infrastructural demand on roadways. Community members in attendance also inquired about accessory dwelling units and how they might be best used within the City, as well as about the RHNA statistics for the 6th Cycle Housing Element. Further, attendees spoke in favor of a need for a new grocery store to meet existing and projected demands in the City.

The presentation materials from the workshop are provided below under Exhibit C.

Planning Commission and City Council Joint Session Public Meeting

The joint session with the City Council and Planning Commission was the second public meeting for the Housing Element update. This meeting was hosted on Wednesday, June 30, 2021, from 5–7 p.m. It provided a formal setting open to the public to present the findings of the background analysis and the drafted goals, policies, and programs of the Housing Element. This was a session held with Planning Commission and City Council, which invited citizens to provide input, be informed on the planning process, and be given contact information on how to provide future comments. Community members inquired about affordable senior housing in the Lomita Manor area, mobile home parks, future traffic congestion in already traffic-heavy areas of the City that are being highlighted for housing development, and about the Sites Inventory and Analysis criteria.

The presentation materials from the meeting are provided below under Exhibit D.

Ongoing Communication

Ongoing communication involved staff working closely with elected officials, attending Planning Commission meetings, and working closely with City management to inform on the process and expose the aforementioned groups to the requirements of the Housing Element update. Ongoing communications took place throughout the entirety of the 6th Cycle Housing Element update process. This includes updated numbers concerning the RHNA; new legislation affecting the 6th Cycle Housing Element, including an inventory of suitable sites; a new Affirmatively Furthering Fair Housing analysis requirement; and modifications to the accessory dwelling unit approval and construction processes. Staff also sent out monthly newsletters to the City's email list, and two newsletters were mailed to every address in Lomita to inform on the update and opportunities to be engaged. Those who received mailed newsletters include every residential unit and commercial office in Lomita, including those residing in affordable housing units in Lomita and community-based organizations that

have offices in Lomita, as well as local religious institutions that serve vulnerable subsets of Lomita's population.

Housing Element Update Webpage

The Housing Element project webpage was posted on the City's website to provide a consistently accessible resource for addressing common questions, providing a portal for communication with the City, and creating a stream of information that allows community members to stay up to date with the planning process even if they are unable to attend scheduled events. Comments received to date through the project website include comments related to using parks for future housing, the need for housing that is affordable to those with a physical or cognitive disability, a desire to accommodate the housing need within existing commercial areas, and creating multifamily buffers between commercial zones and single-family zones.

Communication with Community-Based Organizations

Outreach to community-based organizations took place through email to St. Mark's Presbyterian Church, The Bay Church, Islamic Center of South Bay, Chabad of South Bay, Community's Child, and the Lomita Chamber of Commerce to identify the extent of and capacity to which homelessness or other housing issues are being served. Many of these stakeholders provide services and work closely with lower-income households and residents with special needs. The organizations helped to inform the planning process and development of the 6th Cycle Housing Element. Further, the Lomita Chamber of Commerce played an active role in the update, recognizing the importance of a housing supply that meets the local need in supporting local businesses.

The outreach conducted for the update to the Housing Element engaged a broad range of community members and stakeholders alike. The City cast a wide net to gain participation from all segments of Lomita's interested parties, including extremely low-income and lower-income households. While the total number of those who participated cannot be confirmed, it can conservatively be estimated that 200 people participated in the update to the Housing Element. Further, more than 8,000 housing units received newsletters through the mail, including extremely low-income households and lower-income households residing in affordable housing and those residing in market rate housing in Lomita. The newsletters included information on the Housing Element update and provided direction to the City's website. When compared to the previous (5th Cycle) Housing Element, which received a comment from only one member of the public, the success of the extensive outreach process conducted for this Housing Element update is immense and has contributed to a set of meaningful goals, policies, and programs that reflect Lomita's housing needs.

Public Review Draft of Housing Element

The public review draft of the Housing Element was made available for a 30-day public review and comment period for responsible agencies, interested organizations, and members of the public. The period took place from August 14, 2021 through September 14, 2021, and comments could be sent by email, by mail, or through a comment form that was made available on the City's website. The City notified the public of the availability of the draft Housing Element through an email sent to the City's listserv, including all those who participated in public events, all members of the Planning Commission and City Council, and all those who signed up to receive notifications on the Housing Element through a fillable form available on the City's website. Comments received on the draft Housing Element and all comments received throughout the Housing Element updated process are detailed in Table 1, with explanations of where in the Housing Element the specific comment is addressed.

Table 1: Comments Received on the Draft Housing Element

Comment	*Location in Housing Element*
Does the plan depend mostly on non-vacant sites, either in general or for lower-income RHNA categories? Lomita should not make assumptions about how many sites will be redeveloped during the 8-year planning period. Does the plan include at least a 15–30% buffer of available sites above the RHNA allocations? Does the plan put most or all lower-income housing in industrial or commercial areas, or far from public facilities? Cities and counties are required to "affirmatively further fair housing" through their Housing Element plans, including by distributing planned lower-income housing throughout the jurisdiction to ensure that lower-income homeowners and tenants have access to opportunity. If the plan includes rezoning, is the rezoning plan reasonable? Consider any significant NIMBY opposition to the specific area planned for rezoning, or whether the rezoned areas are not very suitable for housing.	Addressed in Appendix E and detailed in the Sites Inventory Form, Tables A and B.
In order to motivate property owners to do construction which have large lots, the city should allow for apartment dwellings or multiple dwelling units without the 5ft space requirements to be constructed on those properties.	As detailed in Appendix E, the City has few large lots and will incentivize the consolidation of lots, as detailed in Program 12 of the Housing Element. Setback requirements of 5 feet are considered to be reasonable and do not unduly constrain development.
Residential development in commercial areas and creating a multi-family buffer between commercial zones and residential areas.	Addressed in Appendix E and detailed in the Sites Inventory Form, Tables A and B.
How parents can purchase affordable 1- or 2-bedroom housing for intellectually and physically disabled adult children.	Programs of the Housing Element to address the needs of those with a disability include Program 6, to incentivize affordable accessory dwelling units (accessory dwelling units can provide opportunities for those with special needs, such as older adults or those with disabilities, including developmental disabilities, by creating housing in an independent setting while still allowing for support from caregivers who reside on the same lot); Program 13, to reduce development standards for senior housing and housing to assist those with special needs; Program 14, to increase density in areas with high access to opportunity; and Program 19, to better connect developers and residents to resources related to housing accessibility aimed to assist in

Table 1: Comments Received on the Draft Housing Element

Comment	*Location in Housing Element*
	increasing housing for the older population and those with disabilities.
Please include public lands, like parks, as possible site for urbanization and leave our bedroom community alone!	Addressed in Appendix E and detailed in the Sites Inventory Form, Tables A and B.
Affordable housing	The Housing Element addresses the needs of lower-income households, including extremely low-income households through the sites identified and the programs of the Housing Element. The following programs apply: Program 3, to provide assistance to mobile home park tenants; Program 4, to preserve the affordability of housing units; and Program 10, to provide permit streamlining for affordable housing developments aimed to directly assist with the realization of affordable housing. Specifically, Program 14 increases densities along the City's key corridors to facilitate the production of lower-income housing in an area with high access to resources, and Program 30 will capture some of this new density specifically for affordable housing through the adoption of an inclusionary housing ordinance. Other programs that more broadly demonstrate the City's commitment to affordable housing include Program 7, to provide a range of incentives to facilitate the development of affordable housing, and Program 27, to reduce parking requirements, especially for affordable housing.

Letters Received

Letters received through the Housing Element update process are included as Exhibit E. These include a letter from the California Department of Transportation (Caltrans) and a letter from Abundant LA. The letter from Caltrans was in response to the Negative Declaration for the Housing Element project, as required under the California Environmental Quality Act. Caltrans expressed its support for the Housing Element and recommended significantly reducing or eliminating car parking requirements. Reductions in parking are addressed through Program 27 of the Housing Element. The objectives of Program 27 were further refined based on feedback received from Caltrans. The letter from Abundant LA details guidance on State Housing Element law, specifically as it relates to the Sites Analysis and the inventory of land available to accommodate the RHNA.

Exhibit A: City of Lomita Housing and Safety Element Survey

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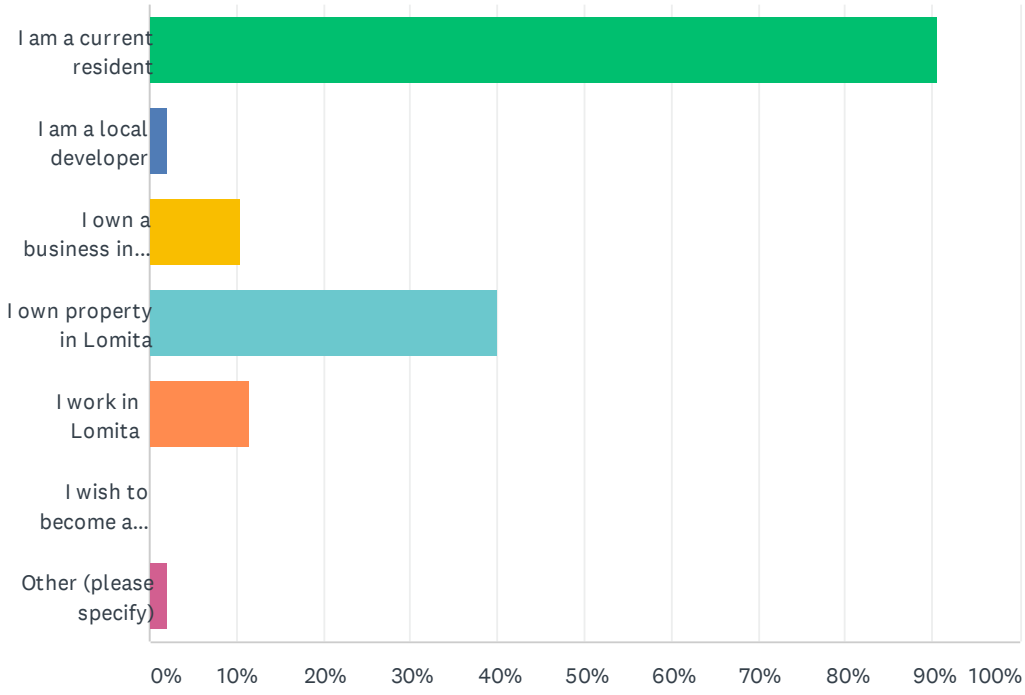
Q1 What is your interest in housing in Lomita? Check all that apply.

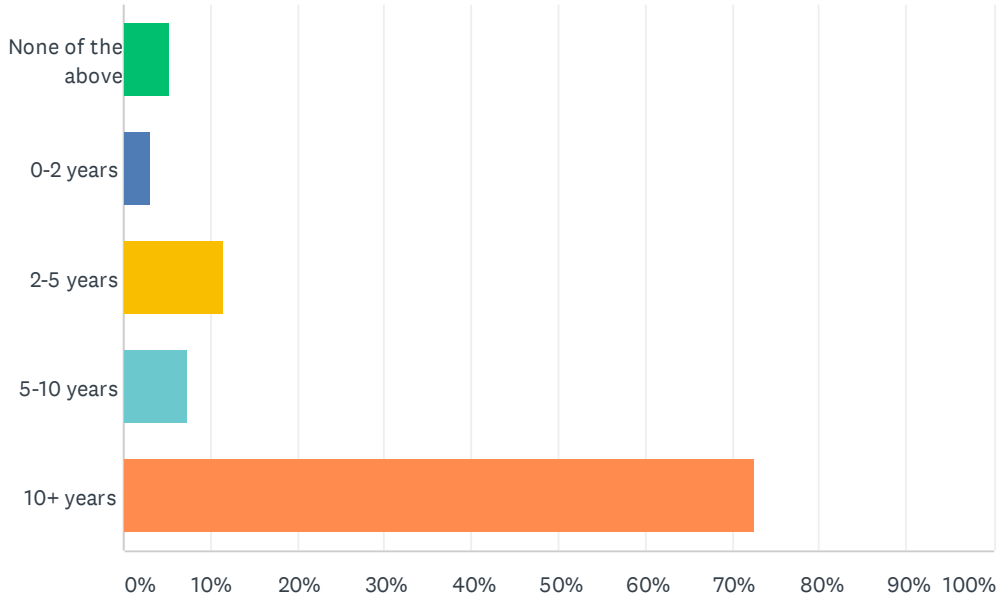
Answered: 95 Skipped: 0



ANSWER CHOICES	RESPONSES	
I am a current resident	90.53%	86
I am a local developer	2.11%	2
I own a business in Lomita	10.53%	10
I own property in Lomita	40.00%	38
I work in Lomita	11.58%	11
I wish to become a resident in Lomita	0.00%	0
Other (please specify)	2.11%	2
Total Respondents: 95		

Q2 How long have you lived in Lomita?

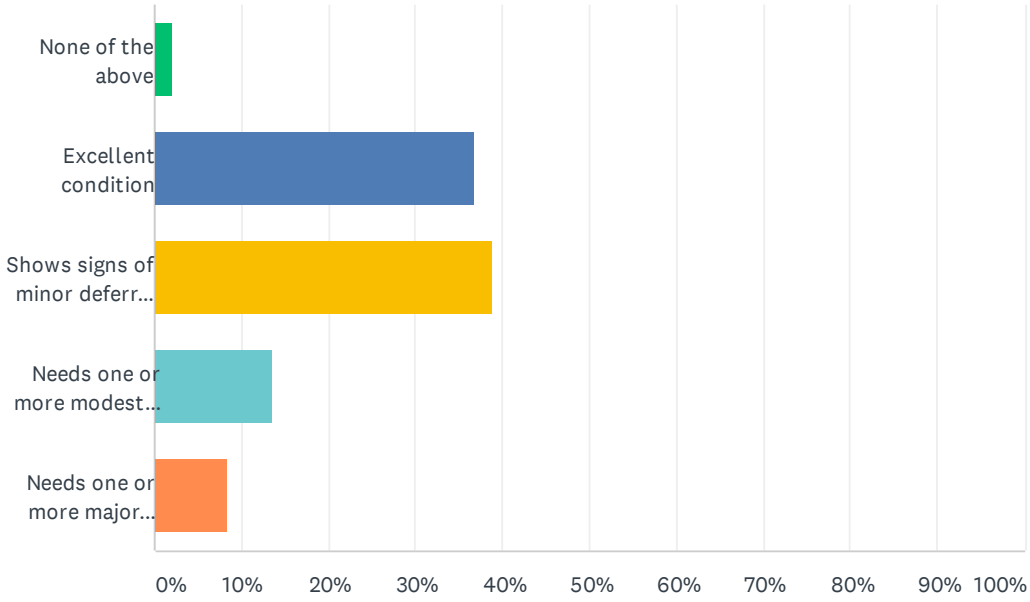
Answered: 95 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	5.26%	5
0-2 years	3.16%	3
2-5 years	11.58%	11
5-10 years	7.37%	7
10+ years	72.63%	69
TOTAL		95

Q3 How would you rate the physical condition of the home you live in?

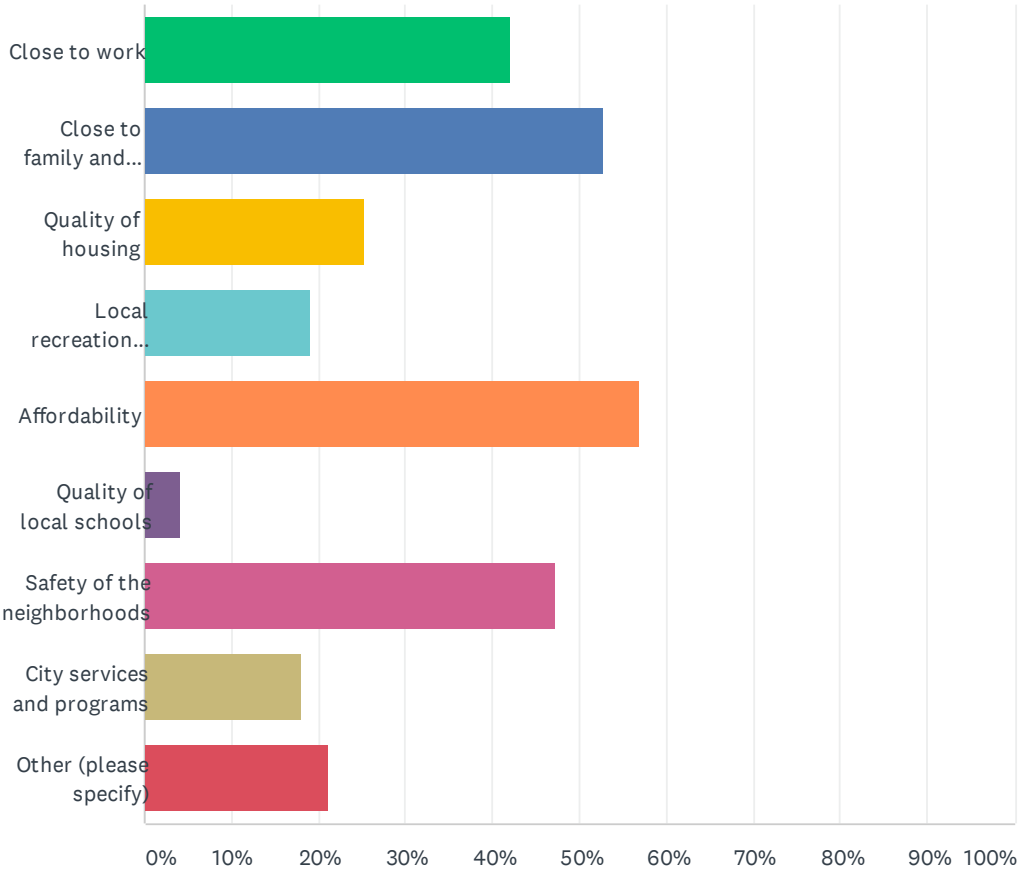
Answered: 95 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	2.11%	2
Excellent condition	36.84%	35
Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)	38.95%	37
Needs one or more modest rehabilitation improvements (e.g. new roof, new siding, etc.)	13.68%	13
Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.)	8.42%	8
TOTAL		95

Q4 Why have you chosen to live in Lomita? Select all that apply.

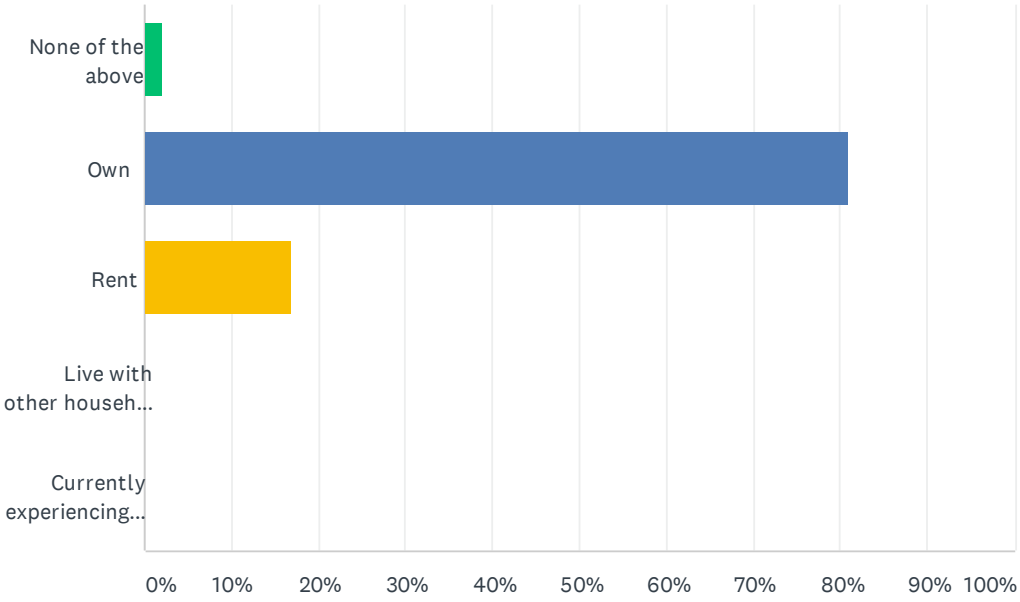
Answered: 95 Skipped: 0



ANSWER CHOICES	RESPONSES	
Close to work	42.11%	40
Close to family and friends	52.63%	50
Quality of housing	25.26%	24
Local recreation amenities and scenery	18.95%	18
Affordability	56.84%	54
Quality of local schools	4.21%	4
Safety of the neighborhoods	47.37%	45
City services and programs	17.89%	17
Other (please specify)	21.05%	20
Total Respondents: 95		

Q5 Do you own or rent your home?

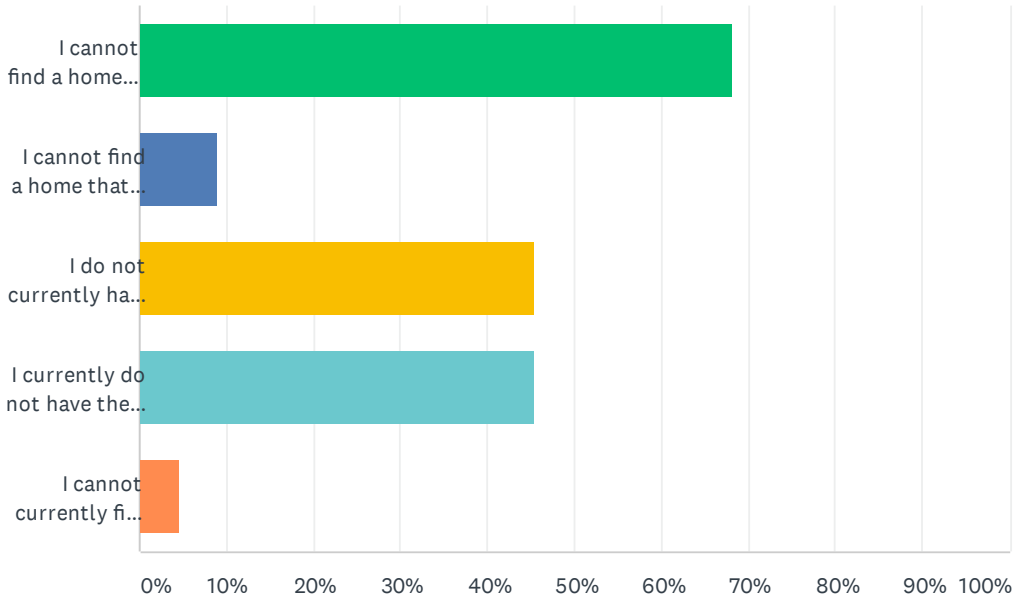
Answered: 95 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	2.11%	2
Own	81.05%	77
Rent	16.84%	16
Live with other household (neither own or rent)	0.00%	0
Currently experiencing homelessness	0.00%	0
TOTAL		95

Q6 If you wish to own a home in Lomita, but do not, what issues are preventing you at this time? Select all that apply.

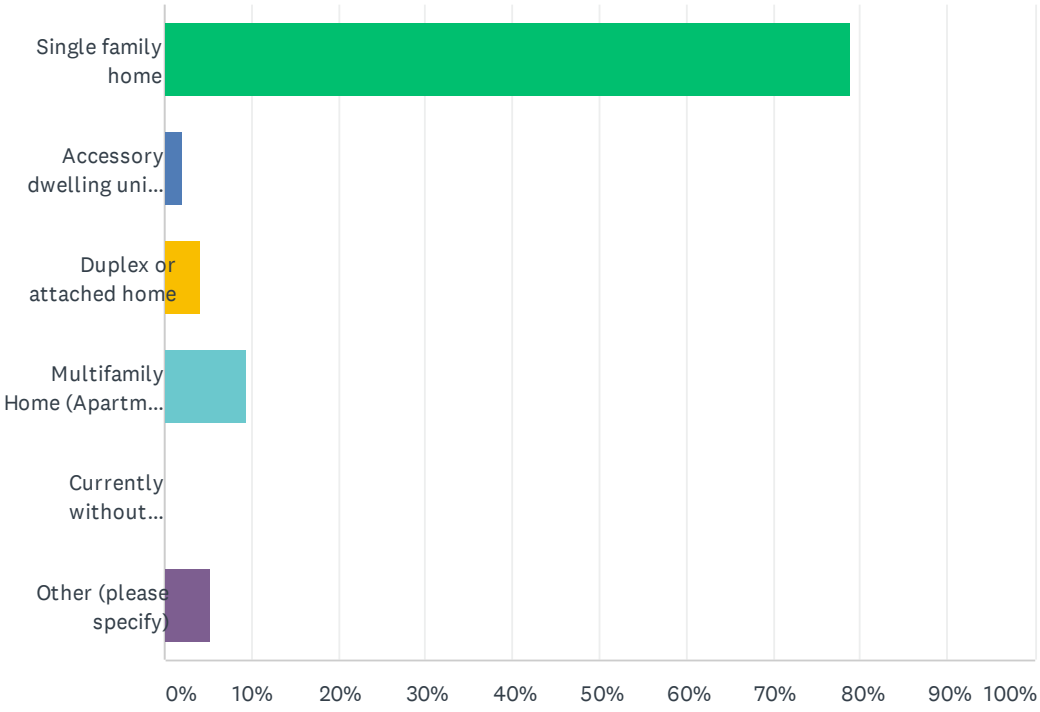
Answered: 22 Skipped: 73



ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range	68.18%	15
I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.)	9.09%	2
I do not currently have the financial resources for an appropriate down payment	45.45%	10
I currently do not have the financial resources for an adequate monthly mortgage payment	45.45%	10
I cannot currently find a home that suits my quality standards	4.55%	1
Total Respondents: 22		

Q7 Select the type of housing that best describes your current home.

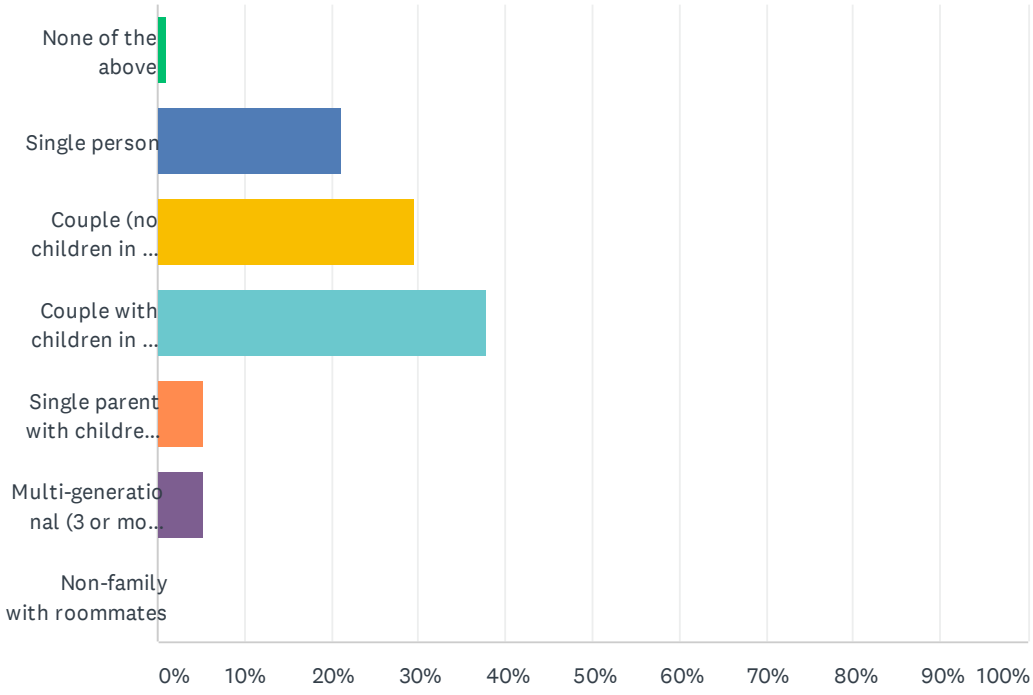
Answered: 95 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single family home	78.95%	75
Accessory dwelling unit (granny flat or guest house)	2.11%	2
Duplex or attached home	4.21%	4
Multifamily Home (Apartment or Condo)	9.47%	9
Currently without permanent shelter	0.00%	0
Other (please specify)	5.26%	5
TOTAL		95

Q8 Which best describes your household type?

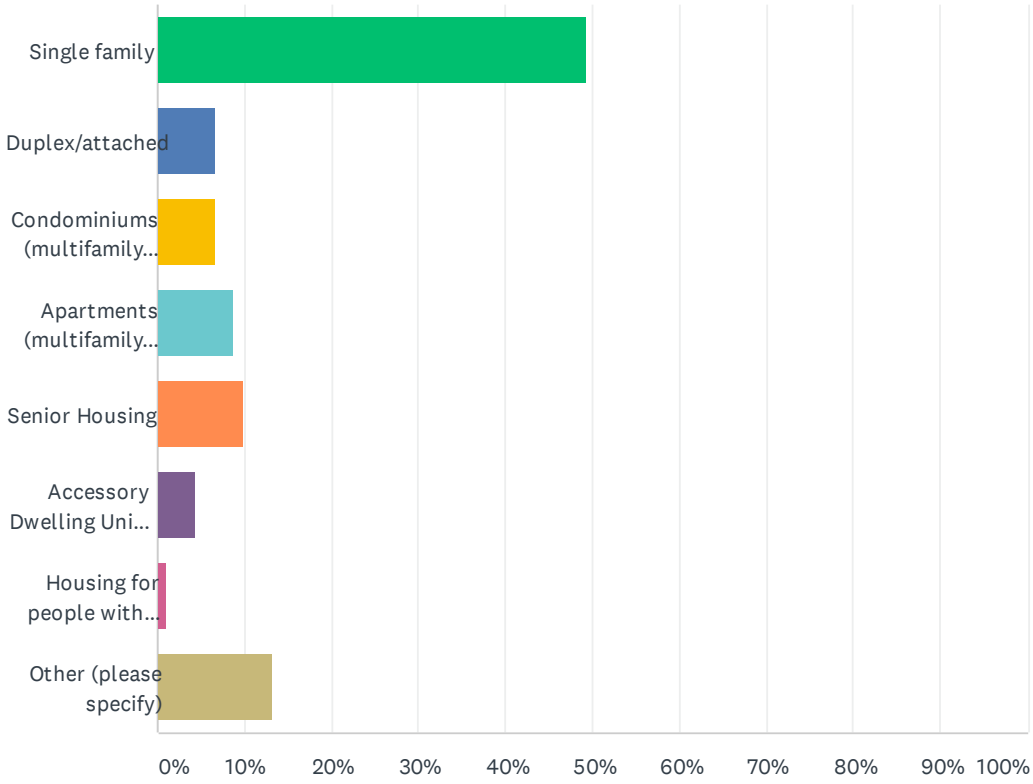
Answered: 95 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	1.05%	1
Single person	21.05%	20
Couple (no children in the home)	29.47%	28
Couple with children in the home	37.89%	36
Single parent with children in home	5.26%	5
Multi-generational (3 or more generations in the same home)	5.26%	5
Non-family with roommates	0.00%	0
TOTAL		95

Q9 What type of housing is most needed in Lomita?

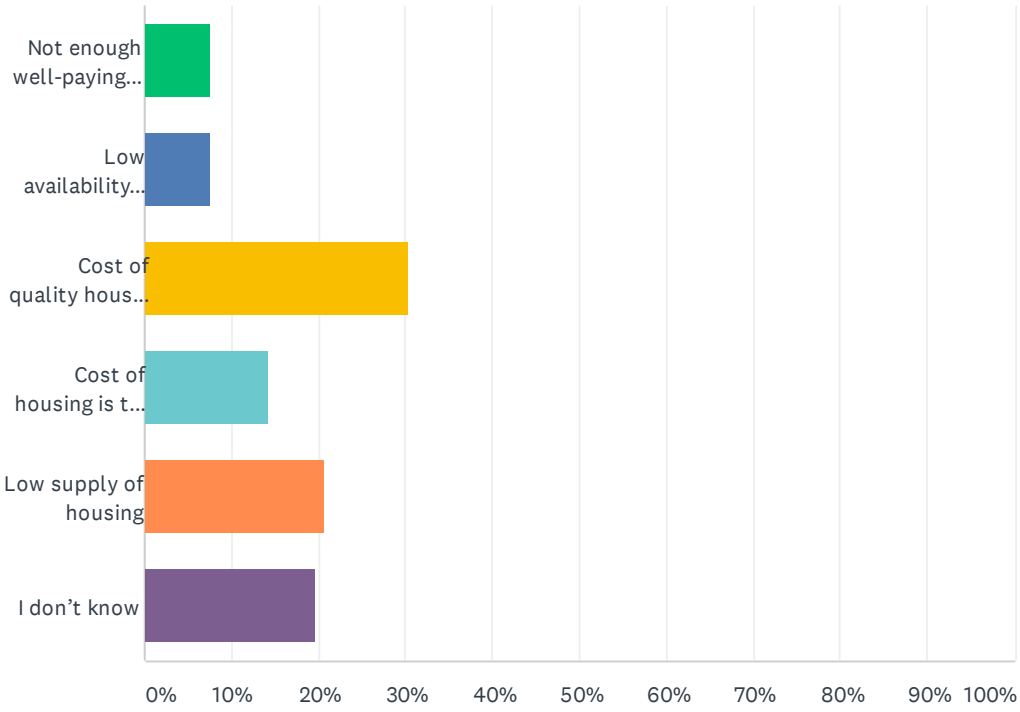
Answered: 91 Skipped: 4



ANSWER CHOICES	RESPONSES	
Single family	49.45%	45
Duplex/attached	6.59%	6
Condominiums (multifamily ownership)	6.59%	6
Apartments (multifamily rentals)	8.79%	8
Senior Housing	9.89%	9
Accessory Dwelling Units (granny flat or guest house)	4.40%	4
Housing for people with disabilities	1.10%	1
Other (please specify)	13.19%	12
TOTAL		91

Q10 What do you believe is the biggest barrier to housing stability in Lomita?

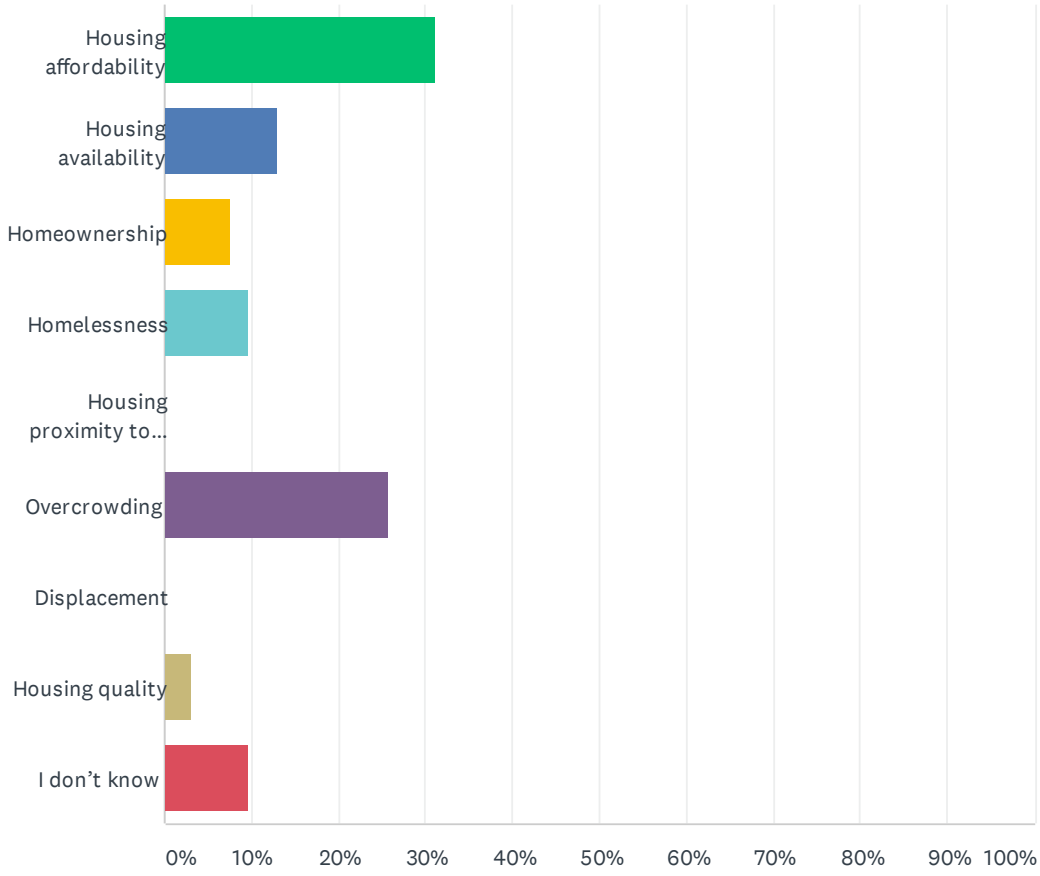
Answered: 92 Skipped: 3



ANSWER CHOICES	RESPONSES	
Not enough well-paying jobs	7.61%	7
Low availability of rent-restricted affordable homes	7.61%	7
Cost of quality housing is too high	30.43%	28
Cost of housing is too high in areas with good jobs, schools, and other services	14.13%	13
Low supply of housing	20.65%	19
I don't know	19.57%	18
TOTAL		92

Q11 What do you believe is the most urgent housing concern in Lomita?

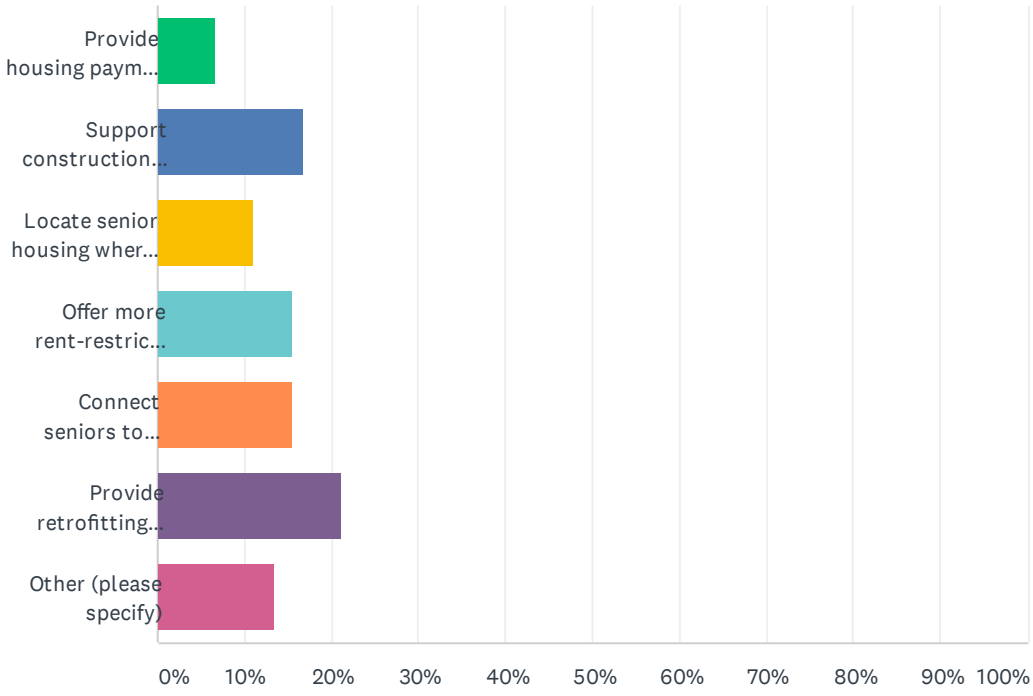
Answered: 93 Skipped: 2



ANSWER CHOICES	RESPONSES	
Housing affordability	31.18%	29
Housing availability	12.90%	12
Homeownership	7.53%	7
Homelessness	9.68%	9
Housing proximity to services and resources	0.00%	0
Overcrowding	25.81%	24
Displacement	0.00%	0
Housing quality	3.23%	3
I don't know	9.68%	9
TOTAL		93

Q12 What do you believe is the best way to address the living and housing needs of older adults or seniors?

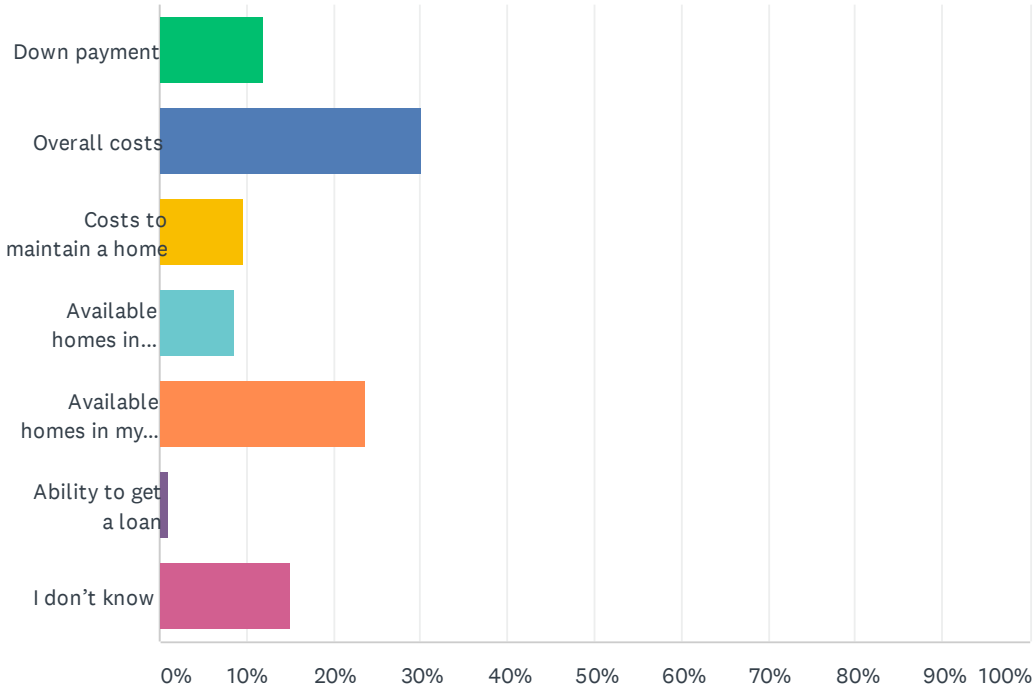
Answered: 90 Skipped: 5



ANSWER CHOICES	RESPONSES	
Provide housing payment assistance	6.67%	6
Support construction of more retirement communities	16.67%	15
Locate senior housing where services are within walking distance	11.11%	10
Offer more rent-restricted, affordable senior housing	15.56%	14
Connect seniors to creative living scenarios (e.g., shared living spaces)	15.56%	14
Provide retrofitting assistance to make homes more age-friendly	21.11%	19
Other (please specify)	13.33%	12
TOTAL		90

Q13 What do you believe is the most urgent home ownership issue?

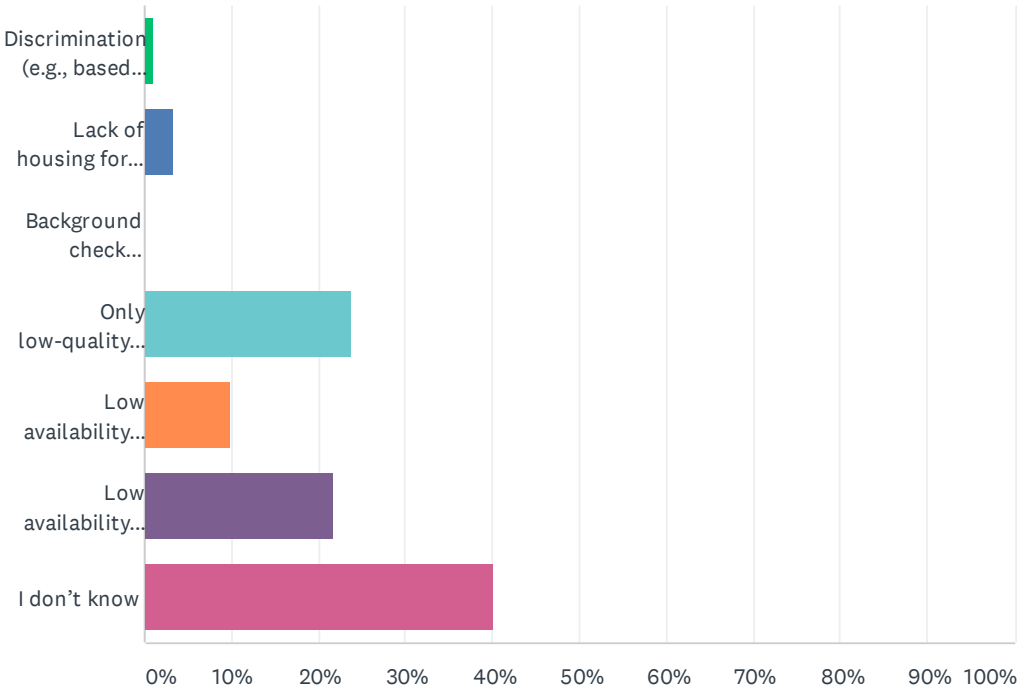
Answered: 93 Skipped: 2



ANSWER CHOICES	RESPONSES	
Down payment	11.83%	11
Overall costs	30.11%	28
Costs to maintain a home	9.68%	9
Available homes in desirable areas	8.60%	8
Available homes in my price range	23.66%	22
Ability to get a loan	1.08%	1
I don't know	15.05%	14
TOTAL		93

Q14 What do you believe is the most pressing issue to finding quality housing?

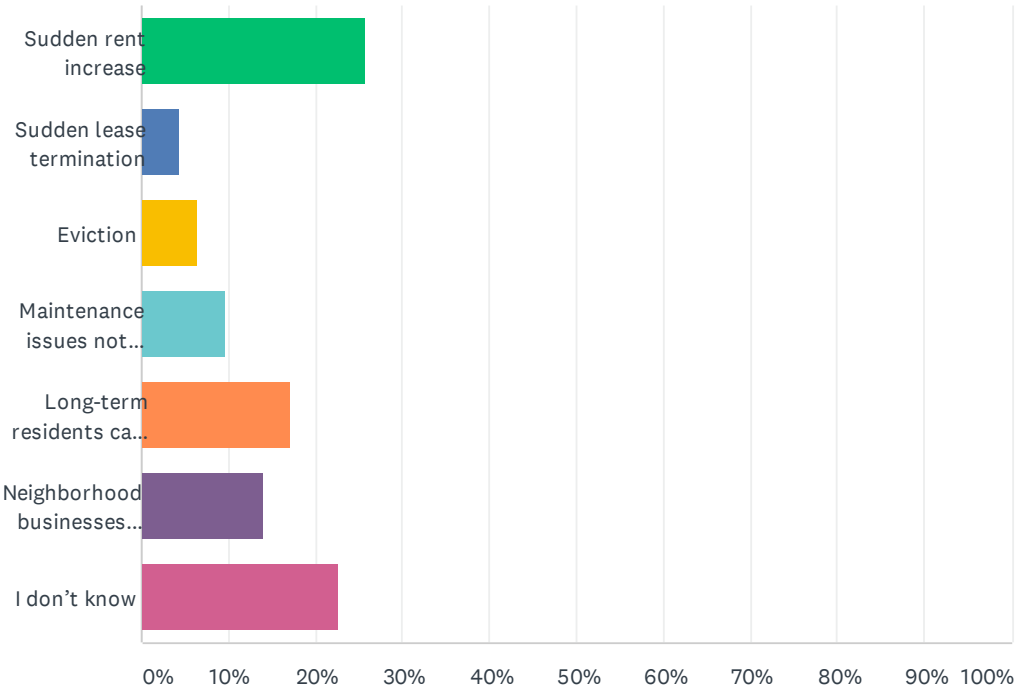
Answered: 92 Skipped: 3



ANSWER CHOICES	RESPONSES	
Discrimination (e.g., based on race, family status, or disability)	1.09%	1
Lack of housing for people with disabilities	3.26%	3
Background check requirements	0.00%	0
Only low-quality housing available in my price range	23.91%	22
Low availability of housing to fit my household size	9.78%	9
Low availability of housing where I want to live	21.74%	20
I don't know	40.22%	37
TOTAL		92

Q15 Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern?

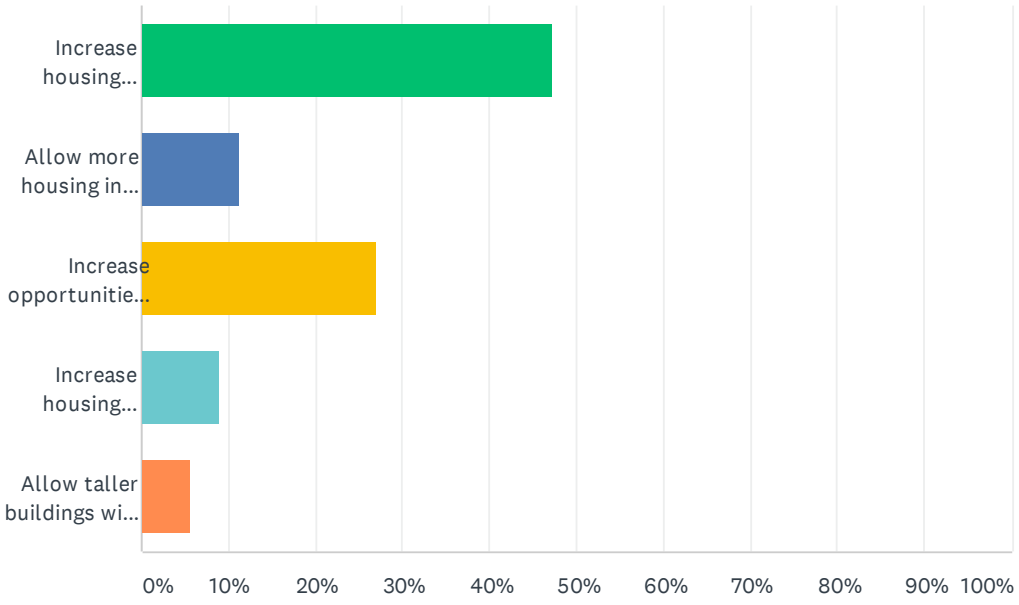
Answered: 93 Skipped: 2



ANSWER CHOICES	RESPONSES	
Sudden rent increase	25.81%	24
Sudden lease termination	4.30%	4
Eviction	6.45%	6
Maintenance issues not fixed	9.68%	9
Long-term residents can't stay in community	17.20%	16
Neighborhood businesses closing	13.98%	13
I don't know	22.58%	21
TOTAL		93

Q16 The City of Lomita is required to plan for 827 additional housing units. What do you think is the best strategy for accommodating these homes?

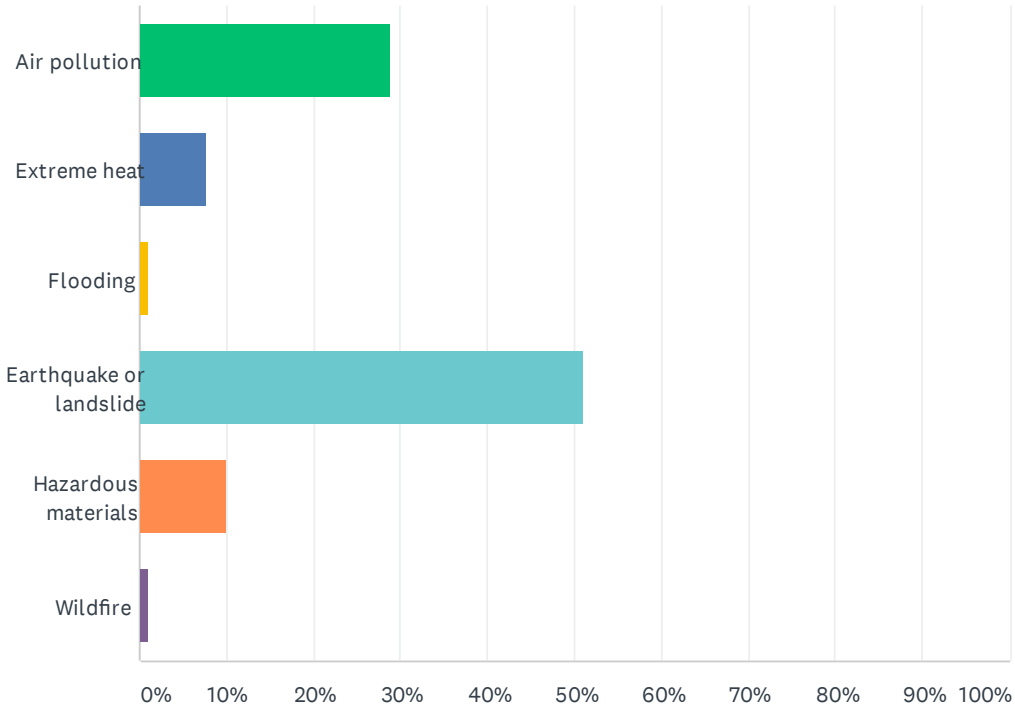
Answered: 89 Skipped: 6



ANSWER CHOICES	RESPONSES	
Increase housing opportunities along commercial corridors	47.19%	42
Allow more housing in single-family neighborhoods	11.24%	10
Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)	26.97%	24
Increase housing opportunities near schools and parks	8.99%	8
Allow taller buildings with more housing units	5.62%	5
TOTAL		89

Q17 Which hazard do you think has the MOST potential to affect your household?

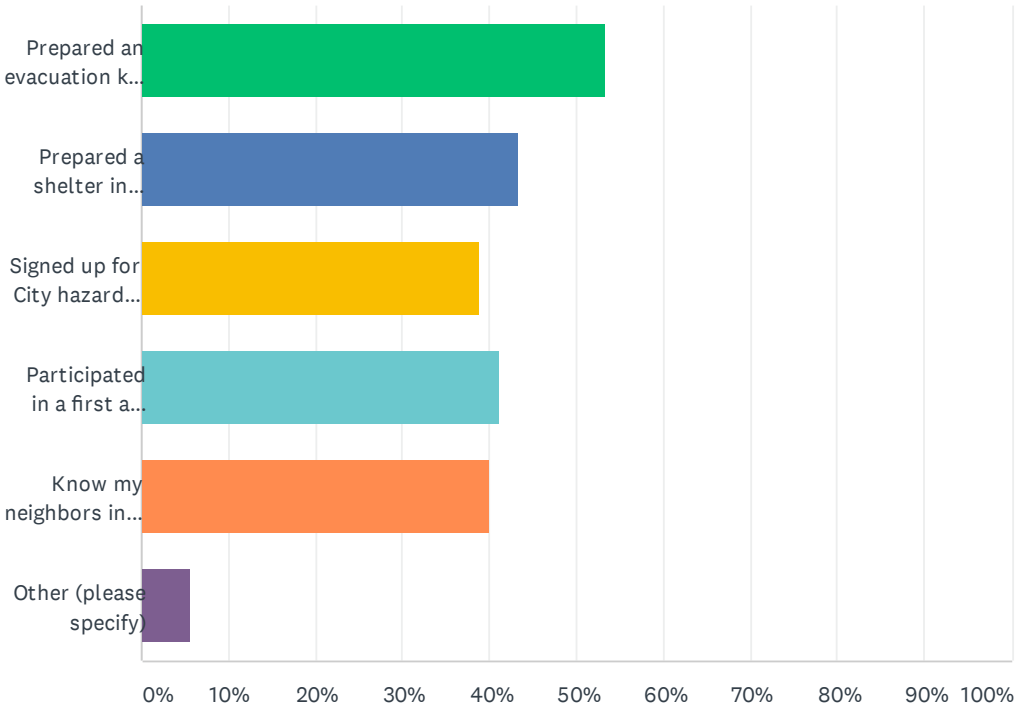
Answered: 90 Skipped: 5



ANSWER CHOICES	RESPONSES	
Air pollution	28.89%	26
Extreme heat	7.78%	7
Flooding	1.11%	1
Earthquake or landslide	51.11%	46
Hazardous materials	10.00%	9
Wildfire	1.11%	1
TOTAL		90

Q18 Has your household prepared for a hazard in the following ways? (mark all that apply)

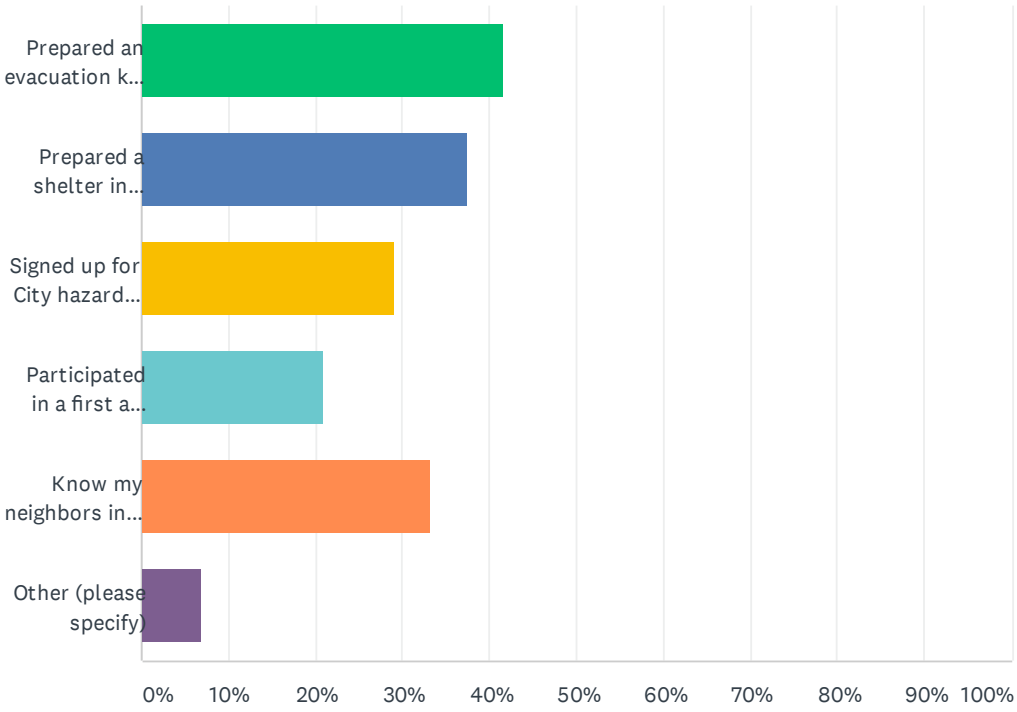
Answered: 90 Skipped: 5



ANSWER CHOICES	RESPONSES	
Prepared an evacuation kit and plan	53.33%	48
Prepared a shelter in place kit and plan	43.33%	39
Signed up for City hazard alerts	38.89%	35
Participated in a first aid, CPR, or CERT class	41.11%	37
Know my neighbors in need and agreed to assist them in a hazard	40.00%	36
Other (please specify)	5.56%	5
Total Respondents: 90		

Q19 Of the hazard preparation strategies listed above, is there anything your household wants to do in the future? (mark all that apply)

Answered: 72 Skipped: 23



ANSWER CHOICES	RESPONSES	
Prepared an evacuation kit and plan	41.67%	30
Prepared a shelter in place kit and plan	37.50%	27
Signed up for City hazard alerts	29.17%	21
Participated in a first aid, CPR, or CERT class	20.83%	15
Know my neighbors in need and agreed to assist them in a hazard	33.33%	24
Other (please specify)	6.94%	5
Total Respondents: 72		

Exhibit B: Staff Reports to the Planning Commission

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EXHIBIT B

CITY OF LOMITA
PLANNING COMMISSION REPORT

TO: Planning Commission March 8, 2021

FROM: Sheri Repp Loadsman, Interim Community & Economic Development Director

SUBJECT: Housing Related Issues

RECOMMENDATION

Staff recommends that the Planning Commission receive an update on new state housing mandates in preparation of the 6th Cycle Housing Element Update.

BACKGROUND

The Housing Element is one of seven required Elements of the General Plan. General plans serve as the local government's "blueprint" for how the city will grow and develop. The purpose of the Housing Element is to adequately plan to meet the housing needs of everyone in the community. Housing Elements must be updated every eight years.

Housing Element law, which was enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The California Department of Housing and Community Development (HCD) reviews every local government's housing element to determine whether it complies with state law and then submits written findings back to each local government. HCD's approval is required before a local government can adopt its housing element as part of its overall General Plan.

The Regional Housing Needs Assessment (RHNA), which is required by state law, is a method of allocating housing units to jurisdictions throughout the State. Using State population data, HCD mandates that a certain amount of housing units be constructed within all regional planning areas throughout the State. The Metropolitan Planning Organization (MPO) under which Lomita is subject to is Southern California Association of Governments (SCAG). SCAG, in collaboration with HCD, calculated the number of existing and projected housing units that must be constructed within the six counties and 191 cities in Southern California. During the fifth housing cycle, SCAG was responsible for allocating 412,000 units throughout the region. Lomita was assigned to construct 47 housing units. During the sixth housing cycle, HCD has mandated SCAG to allocate 1,344,740 units throughout the region. Under the SCAG 6th Cycle Proposed Final RHNA

Allocation Plan (Exhibit 1), the City is required to provide 829 housing units (increased from the draft allocation of 827 housing units).

Final RHNA Allocations

Income Level		4th Cycle RHNA Allocation by Income Level	5th Cycle RHNA Allocation by Income Level	6th Cycle RHNA Allocation by Income Level
Very Low	Deed Restricted	87	12	239
	Non-Deed Restricted			
Low	Deed Restricted	54	7	124
	Non-Deed Restricted			
Moderate	Deed Restricted	58	8	128
	Non-Deed Restricted			
Above Moderate		147	20	338
Total RHNA		346	47	829

New Legislation:

In 2017-2019, the California Legislature substantially amended housing and planning laws. Many of these bills limit local discretion and impose tough mandates on the City. In the 6th Cycle Housing Element Update, cities face challenges in complying with Housing Element Law. The following is a summary of new legislation that must be addressed in the 6th Cycle Housing Element Update.

Suitable sites: As part of preparation of the Housing Element update, jurisdictions are required to identify an inventory of suitable sites that can accommodate the allocation. The 2018 legislative session brought new restrictions to the criteria applied to suitable sites. Staff is beginning to analyze the possible impacts of the new suitable sites criteria in the context of the RHNA process to understand potential implications for Lomita. The Department of Housing and Community Development prepared the Housing Element Site Inventory Guidebook to provide detailed information on development of the site inventory analysis for the 6th Cycle Housing Element Update (Exhibit 2)

Affirmatively Furthering Fair Housing (AFFH): AB 686 adds an AFFH analysis to the Housing Element for plans that are due beginning in 2021. "Affirmatively furthering fair housing" means taking meaningful actions that overcome patterns of segregation and foster inclusive communities from barriers that restrict access to opportunities. The Housing Element's AFFH analysis must include a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals. The Department of Housing and Community Development prepared a memorandum dated April 23, 2020 summarizing AB686 Requirements (Exhibit 3).

Accessory Dwelling Units: AB 671 requires cities to include a plan that incentivizes and promotes the creation of Accessory Dwelling Units (ADUs), formerly known as Second Dwelling Units, that can be offered at affordable rent for very low, low-, or moderate-income households in its housing element. HCD is also to develop a list of existing state grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of ADUs with affordable rent. Other state bills that were adopted in the 2019 legislative session were intended to make it easier to construct ADUs. An Ordinance addressing state law with respect to ADUs will be presented to the Commission later this year. The Department of Housing and Community Development prepared a memorandum dated January 10, 2020 summarizing Accessory Dwelling Unit requirements (Exhibit 4). An Accessory Dwelling Handbook (September 2020) provides a comprehensive guide for building ADU's (Exhibit 5).

Enforcement and Penalties: The State adopted legislation that penalizes cities for not having a compliant Housing Element or adopting policies that bring the Housing Element out of compliance. The State has expanded its enforcement role. Cities with compliant housing elements get preference in applying for housing and infrastructure programs. Cities that do not comply are ineligible for certain programs. The Attorney General, through court order or judgement, can direct cities to bring their Housing Elements into compliance. Courts can impose fines, and failure to pay fines, can result in State Controller intercepting any available state and local funds. If cities do not meet their RHNA, certain affordable housing developments must be streamlined and are subject to a ministerial approval process.

Lomita 5th Cycle Housing Element Accomplishments

The Housing Element of the Lomita General Plan provides for an implementation plan of programs and action the City will pursue to meet the community's needs for housing for the 5th cycle RHNA (2013-2021). The following chart provides a summary of the residential units achieved completed from 2013 through 2019.

ANNUAL HOUSING ELEMENT PROGRESS REPORT
Reporting Year 2019

Income Level		RHNA Allocation by Income Level	Total Units from 2013-2019	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	12		12
	Non-Deed Restricted			
Low	Deed Restricted	7		
	Non-Deed Restricted		9	
Moderate	Deed Restricted	8		
	Non-Deed Restricted		35	
Above Moderate		20	61	
Total RHNA		47		
Total Units			105	12

The City has generally been successful in meeting past RHNA allocations except in the very low-income category. The challenge with the 6th Cycle Housing Element Update will be planning for

a minimum of 829 housing units and establishing programs for achieving the targeted affordability levels. During the process of identifying suitable sites, there will be an attempt to identify additional sites to allow for a greater likelihood of achieving compliance and obtaining approval from HCD. The City will be engaging the community to help determine areas that can be zoned for residential densities needed to achieve the RHNA allocation. As Lomita is substantially a built-out community, opportunities may include larger residential properties, underperforming commercial areas and incentives to promote development in districts already identified for mixed-use and higher density residential. Working collaboratively with the community and elected and appointed officials, the Housing Element update process will seek to identify incentives and programs to attract quality development for all segments of the community. There are many public interest groups that are adding to the discussion. Several representative articles are included as exhibits to assist the Planning Commission in understanding the broad range of stakeholder opinions.

The City has retained Dudek as our consultant to prepare the 6th Cycle Housing Element Update. In the upcoming months, there will be workshops, and public hearings to strategically address the development of the 6th Cycle Housing Element Update. The initial public outreach involves a community survey that is available on the City website (Lomita.com). The Planning Commission and community are invited to complete the survey to assist in identifying goals to meet the collective vision for Lomita. A public workshop will be scheduled in April 2021 with public hearings to follow in the upcoming months. The schedule seeks to complete the public hearing process with the Planning Commission and City Council by the October 2021 deadline to allow submittal of the 6th Cycle Housing Element Update to HCD for final approval.

The purpose of this report is to inform the Planning Commission and community on the 6th Cycle Housing Element Update process. It is evident that state mandates are getting tough with respect to getting cities to increase housing production within their jurisdictions. The various exhibits provide an opportunity to gain more understanding of the laws and framework in which Lomita will proceed with the 6th cycle Housing Element Update and long-range planning that will shape the future of the community.

Exhibits (Provided by hyperlink to websites)

1. SCAG 6th Cycle Proposed Final RHNA Allocation Plan
2. Housing Element Site Inventory Guidebook: Government Code Section 65583.2
3. AB 686 Summary of Requirements in Housing Element Law Government Code Section 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a)
4. Local Agency Accessory Dwelling Units Chapter 653, Statutes of 2019 (Senate Bill 13) Chapter 655, Statutes of 2019 (Assembly Bill 68) Chapter 657, Statutes of 2019 (Assembly Bill 587) Chapter 178, Statutes of 2019 (Assembly Bill 670) Chapter 658, Statutes of 2019 (Assembly Bill 671) Chapter 659, Statutes of 2019 (Assembly Bill 881)
5. HCD Accessory Dwelling Handbook (September 2020)
6. UCLA School of Public Affairs: "I Would, If Only I Could" How Cities Can Use California's Housing Element to Overcome Neighborhood Resistance to New Housing
7. Abundant Housing LA letter to Mayor Gazeley dated November 30, 2020.
8. Abundant Housing LA - Requirements and Best Practices for Housing Element Updates: The Site Inventory (August 18, 2020)

Exhibit C: Workshop Presentation Materials

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EXHIBIT C

While we are waiting to start...

Let's get familiar with Zoom

Raise your hand if you need to be unmuted

Use the Q&A to ask questions

Lomita Safety & Housing Elements

Public Meeting 1

PRESENTED BY THE CITY OF LOMITA

APRIL 29, 2021

A message from the Lomita Chamber of Commerce…

Lomita
CHAMBER OF COMMERCE

Helping Lomita thrive and businesses prosper

¿Necesita traducción al español?

Si necesita traducción al español, por favor comuníquese con Lina Hernandez
lina.hernandez@lomitacity.com

Project Team

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Consulting Team

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Elizabeth Dickson, Planner
Eric Williams, IT Systems Administrator

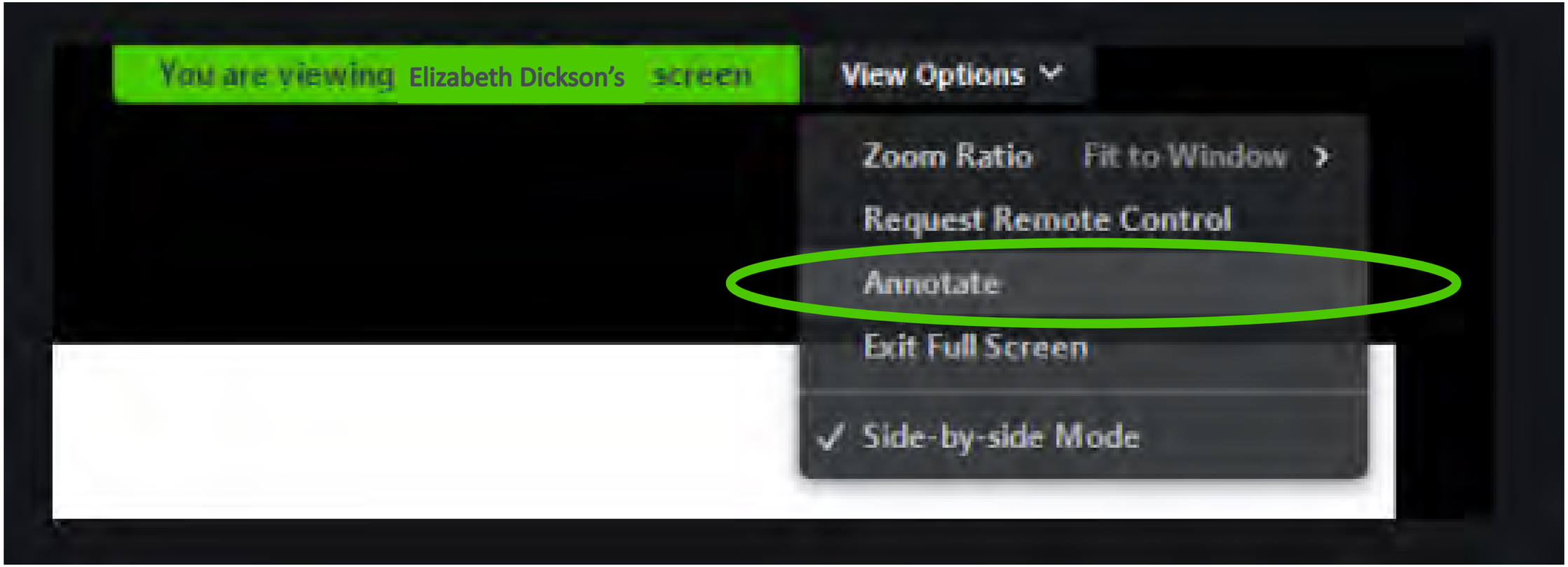
Veronica Tam Associates

Other Participants

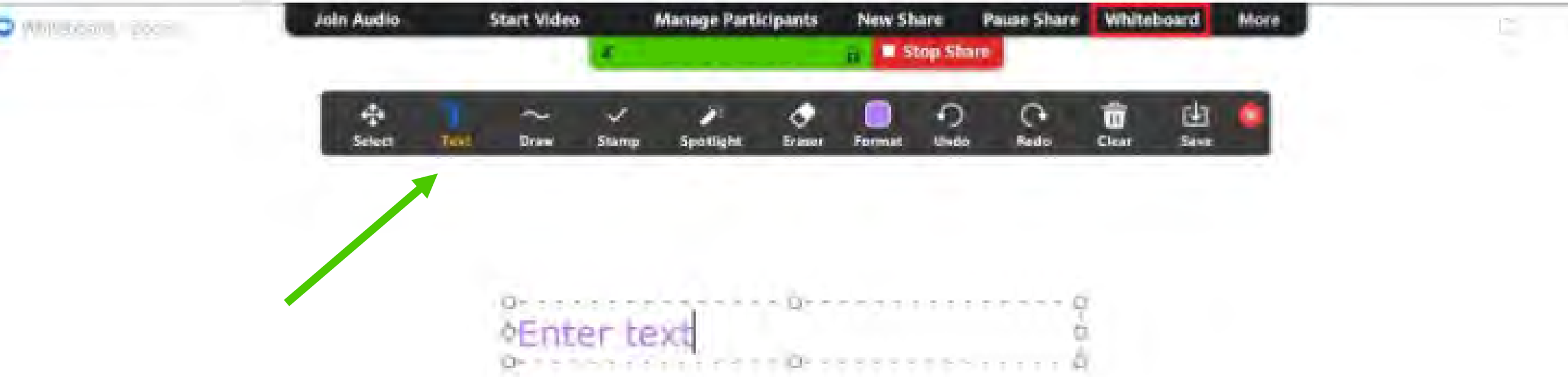
Lomita Chamber of Commerce
Heidi Butzine

You

Before we get started



Before we get started



Before we get started

What is your favorite thing to do in Lomita?

Overview

01 Safety Overview

02 Housing Overview

03 Discussion

04 Next Steps

The General Plan

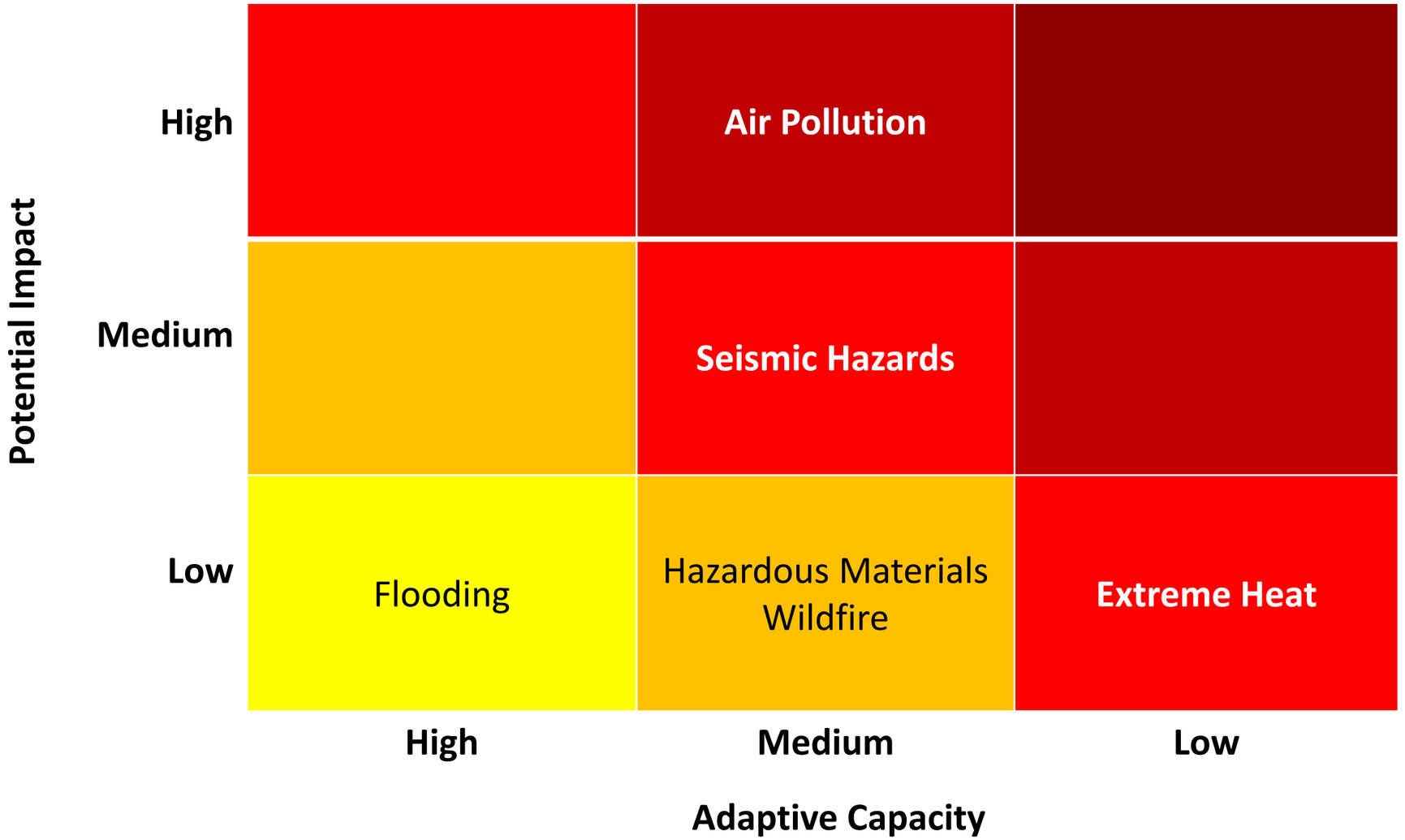
- The General Plan is the long-term blueprint for the future and is the foundation for making decisions on the physical development of the community.
- Last comprehensive update to Lomita's General Plan was in 1998
- The Lomita General Plan includes the following Elements:
    - Land Use
    - Resource Management (Open Space and Conservation)
    - Housing
    - Circulation
    - Noise
    - Safety
    - Economic Development

01 Safety Overview

What is a Safety Element?

A set of goals, policies, and actions that address both natural and human caused hazards related to air pollution, extreme heat, flooding, earthquakes, hazardous materials, wildfires, and the potential role of climate change.

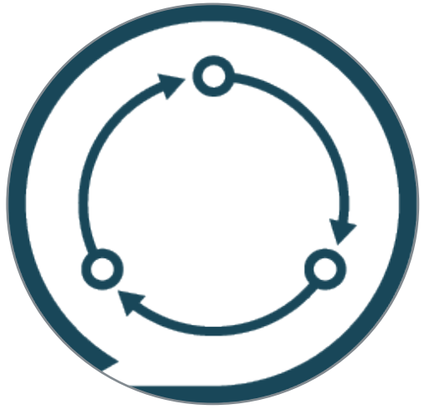
What are Lomita's Risks?



What is the purpose of the Safety Element?

Mitigation

- Reducing or stabilizing the hazard



Preparedness

- Readiness in the event of an emergency

Response

- Stabilizing an emergency event

Recovery

- Steps to build back better after an event

Safety Questions (Live Polling):

- Does your household have air filters?
- Do you have a cool place to go during an extreme heat event?
- Does your household have a plan for an emergency event?
- Are you aware of the evacuation routes in your area?
- Do you feel the City of Lomita is prepared in the event of an emergency?

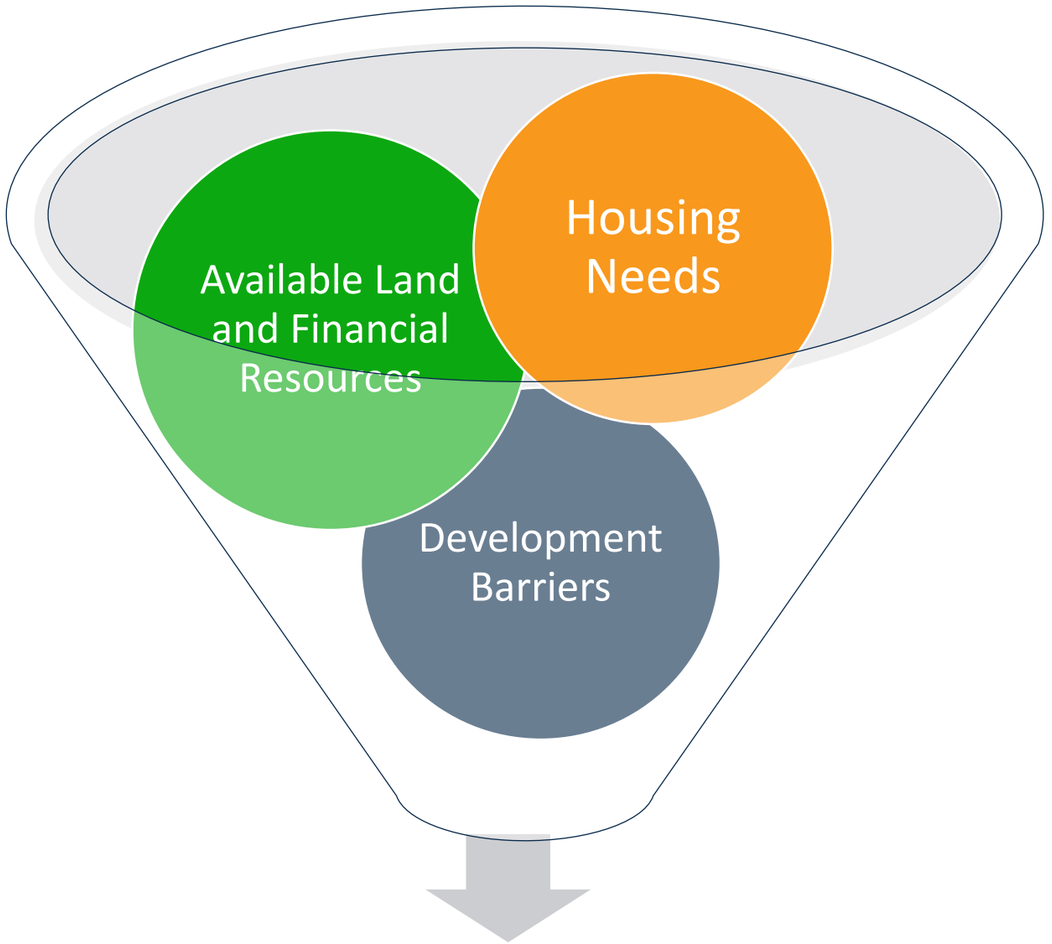
02 Housing Overview

What is a Housing Element?

A set **of goals**, policies, and actions that address **the housing needs of** all current and anticipated residents **at** all income levels over eight-years (2021-2029)

What is the purpose of the Housing Element?

- Identify barriers to housing production
- Identify housing needs
- Identify programs and actions to meet the needs
- Identify sites available for housing
- Facilitate housing production on sites identified



Housing Element Timeline

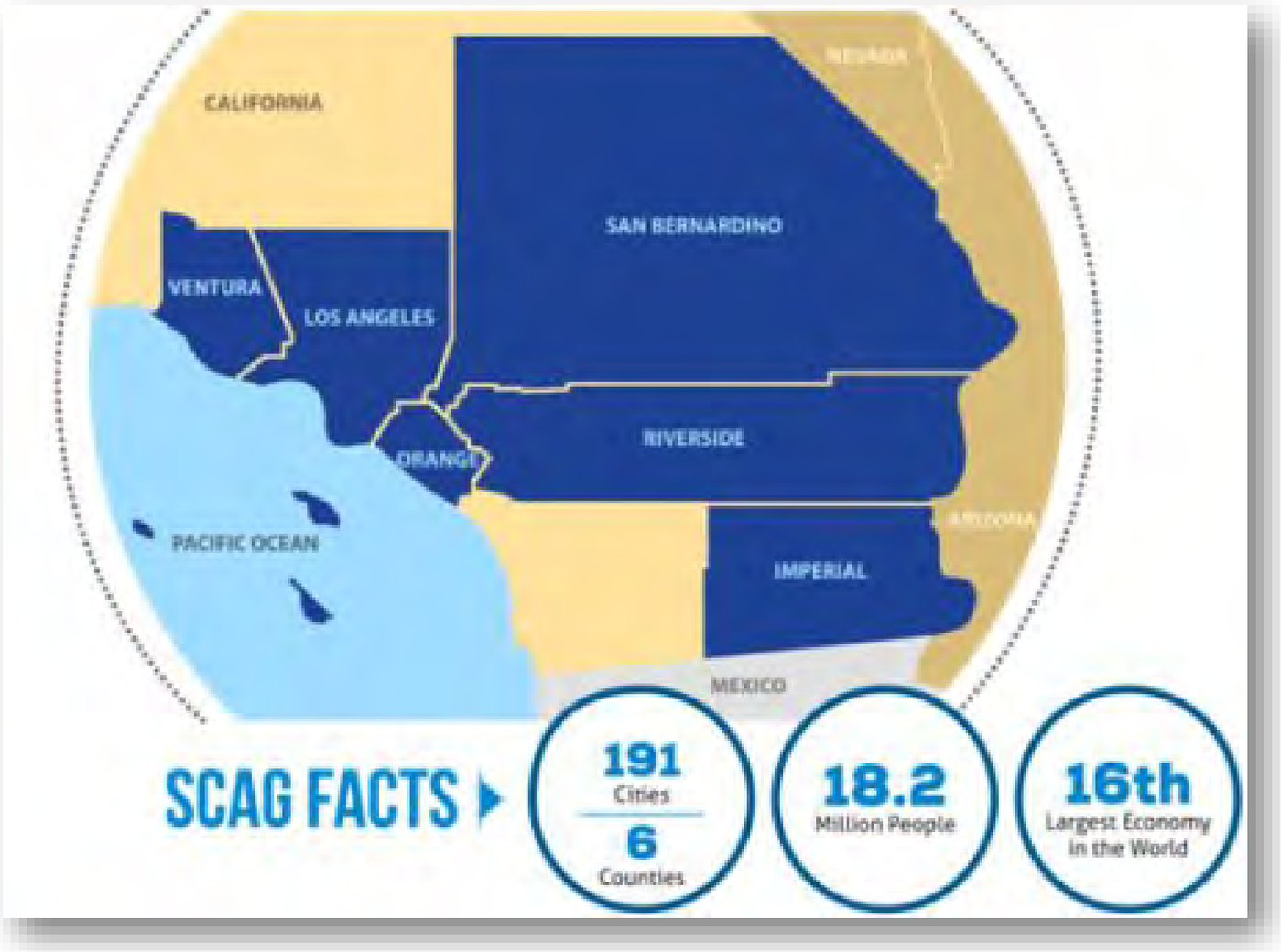
Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
• Work with regional agency to determine housing need • Initiate public outreach	• Evaluate existing conditions • Review existing plans and programs • Virtual Workshop	• Virtual Workshop #2 (Coming in June) • Prepare Draft Housing Element	• State Preliminary Review • Public Hearings of Planning Commission and City Council	• Final State Review and Certification
Jan – Feb 2021	Jan – May 2021	May - July 2021	Aug - Dec 2021	Dec 2021 – Feb 2022

Ongoing Public Engagement

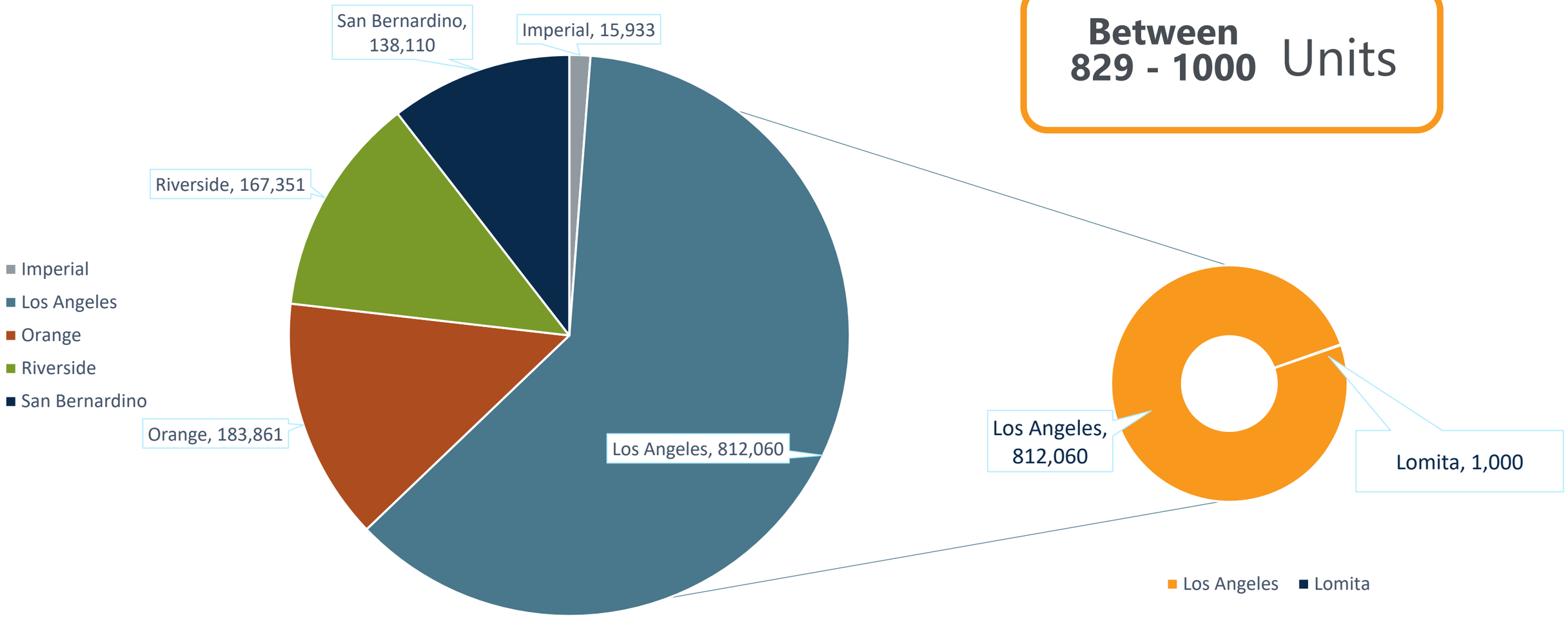
How is the housing need determined?

Determination of
"fair share" for each region starts with the State

The Southern California Association of Governments (SCAG) determines the allocation within their 6 counties



How many housing units does Lomita have to **plan** for?



Our “Fair Share” of Regional Housing

- Lomita’s RHNA for the 2021-2029 Planning Period is 829 units
- The RHNA is divided into annual income affordability levels and the City must plan for housing units within each income level
- 44% of the City’s RHNA is dedicated to Very Low or Low-Income Households

Income Level	Percentage of Area Median Income	Regional Allocation by Income Level
Very Low	0-50%	239
Low	51-80%	124
Moderate	81-120%	128
Above Moderate	Above 120%	338
TOTAL		**829**

2020 Income Limits

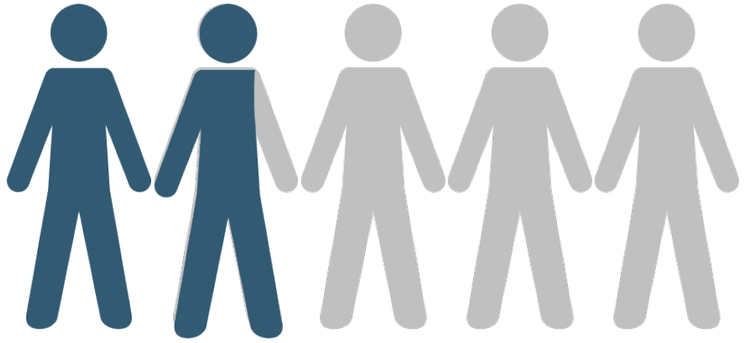
- State income limits are used to determine eligibility for housing programs
- Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for “cost burden” and 50% the threshold for “sever cost burden”

Los Angeles County Area Median Income: $77,300	Income Level	1 Person Household	2 Person Household	3 Person Household	4 Person Household
	Extremely Low	23700	27050	30450	33800
	Very Low	39450	45050	50700	56300
	Low	63100	75100	81100	90100
	Median	54100	61850	69550	77300
	Moderate	64900	74200	83500	92750

What does the data show?

1970-1980

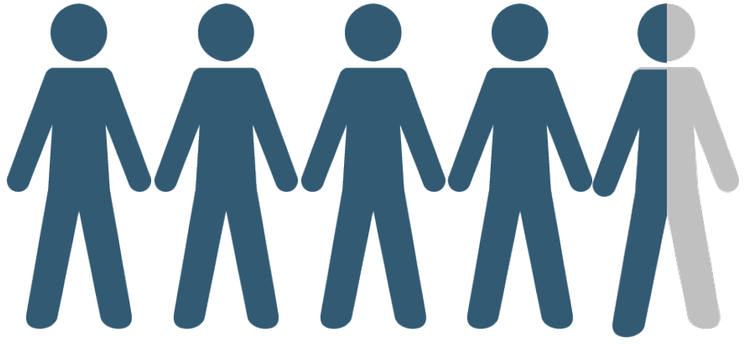
1 New Unit **Per**



1.74 Persons Added

1990-2000

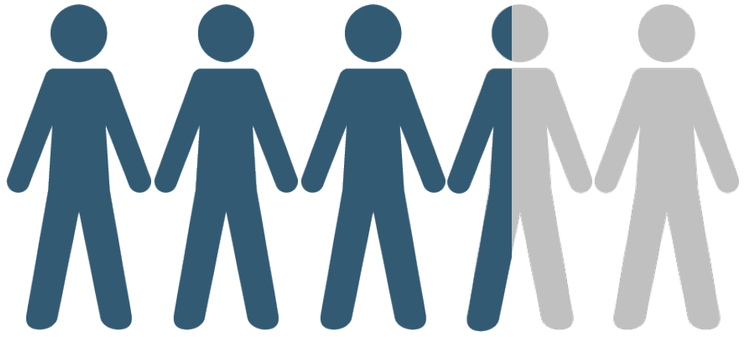
1 New Unit **Per**



4.52 Persons Added

2010-2018

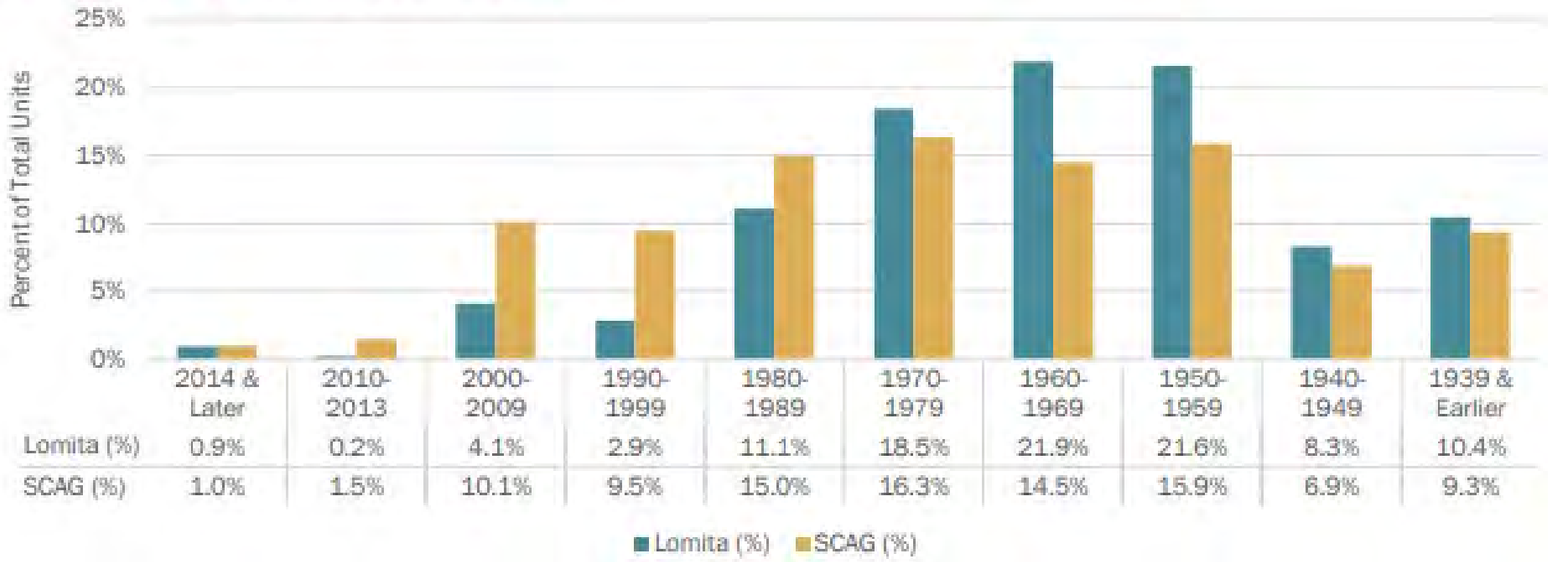
1 New Unit **Per**



3.32 Persons Added

When was Lomita's Housing Built?

Housing Units by Year Structure Built



	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Lomita (%)	0.9%	0.2%	4.1%	2.9%	11.1%	18.5%	21.9%	21.6%	8.3%	10.4%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

American Community Survey 2014-2018 5-year estimates.

- The highest share of Lomita's housing units were built between 1950-1969

What does the data show?

Overcrowding

- Within Households

Changing Population

- Changing Needs
- Older adults

Affordability

- Housing Overpayment

Housing Options

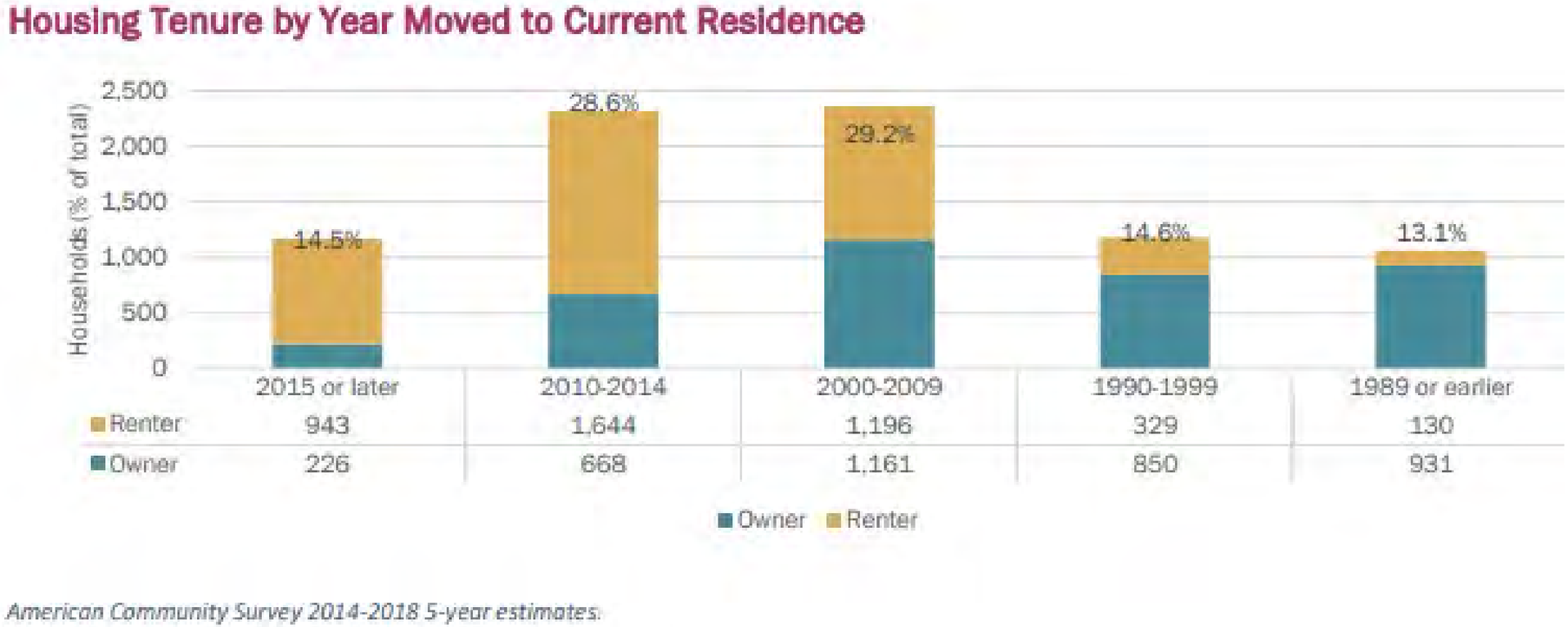
- Housing Supply
- Low Vacancy

Local Housing Facts: Population Growth Trends

CA DOF E-5 Population and Housing Unit Estimates

- From 2000 through 2018, Lomita grew at an annual average growth rate of 0.1% compared to 0.7% for the region.
- Growth trend was low due to minimal housing production

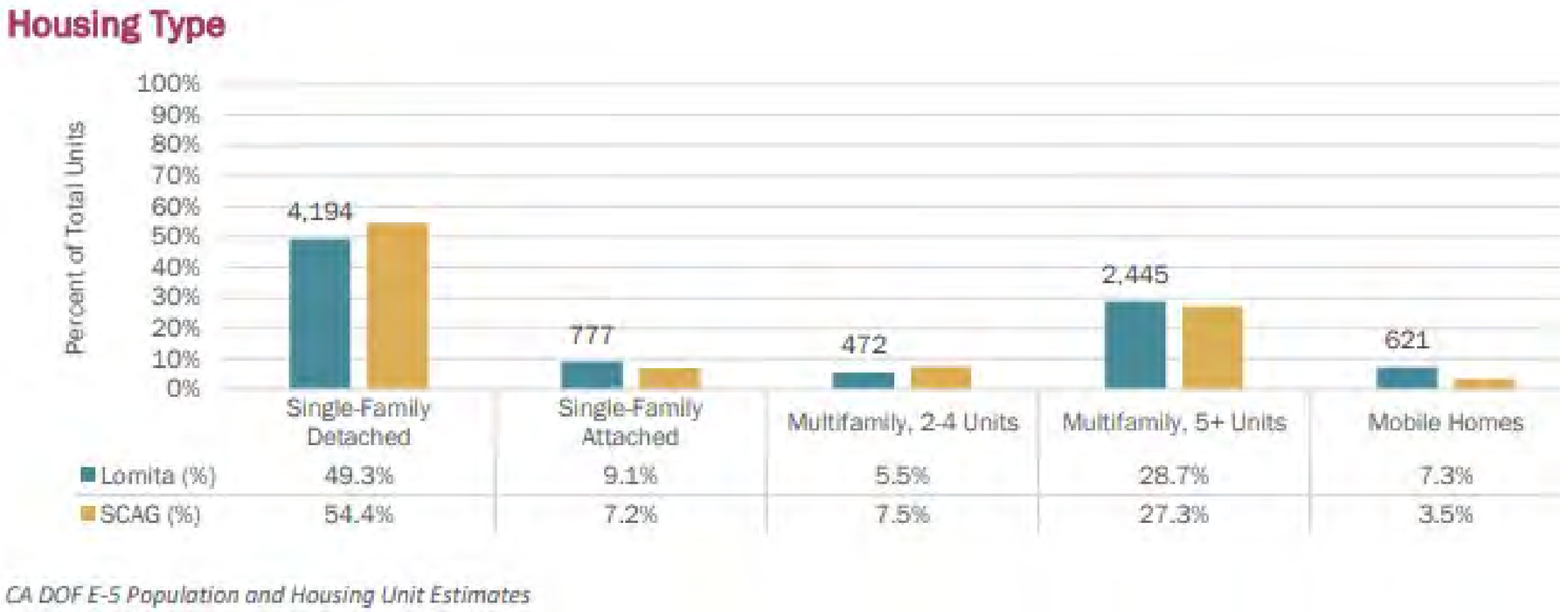
Local Housing Facts: Renters Vs. Owners



American Community Survey 2014-2018 5-year estimates.

- Lomita's housing stock consists of 8,078 units with 47.5% owner-occupied
- Lomita has a higher percentage of renter when compared to the SCAG region
- Starting in 2000, the majority of new residents in Lomita are renters

Local Housing Fact: Housing Stock Composition



CA DOF E-5 Population and Housing Unit Estimates

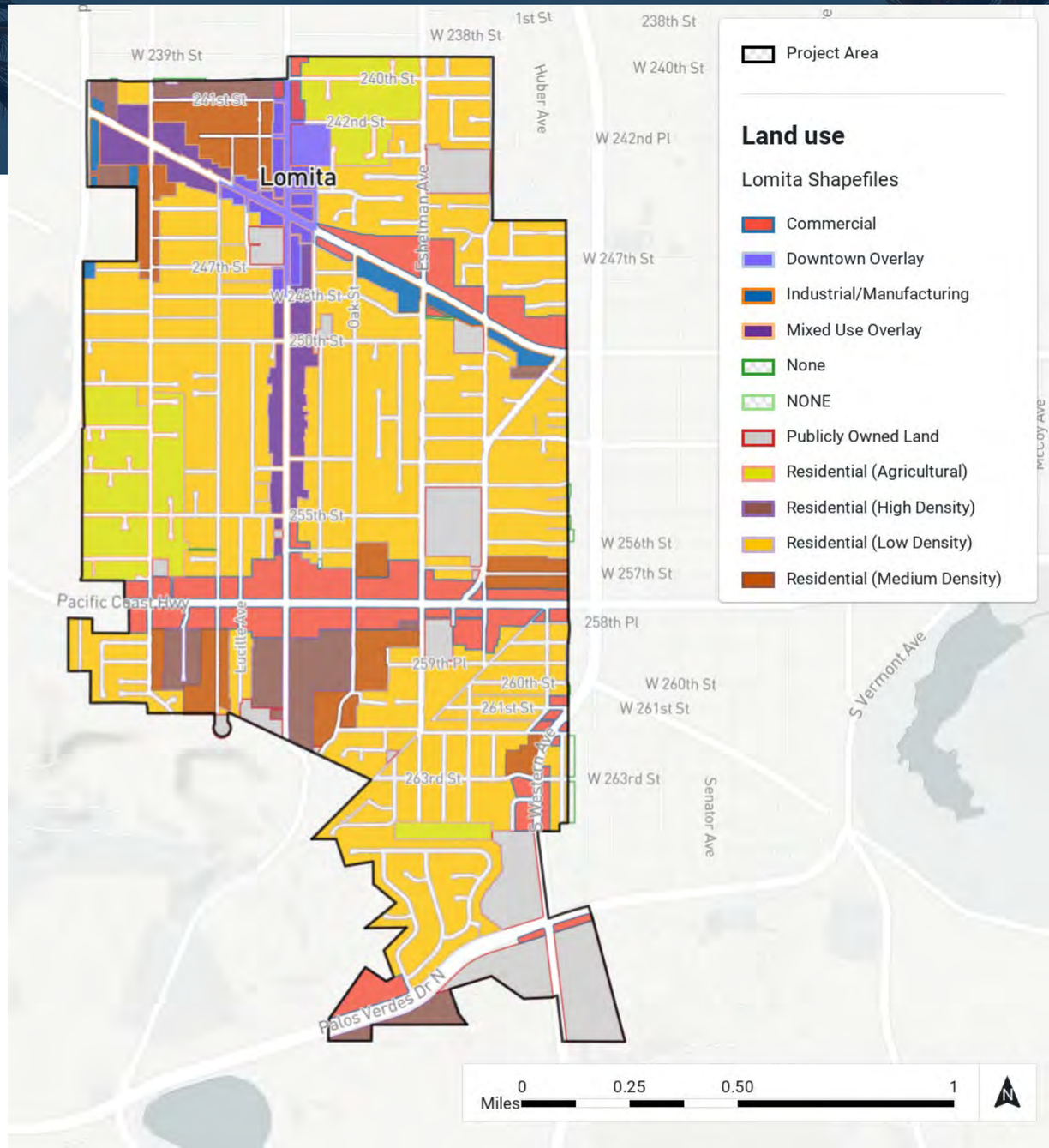
- The most prevalent housing type in Lomita is single-family detached with 4,194 units.
- The share of all single-family units in Lomita is 58.4%, which is lower than the 67.1% share in the SCAG region

Affordability – Rental Rates

- Across Lomita's 4,242 renter households, 50% spend thirty percent or more of gross income on housing costs (22.8% spend over 50% of gross income on housing costs)
- In April 2020, the average cost of available 1-bedroom rentals was $1700 per month and $2,371 per month for 2-bedroom rentals

Where are we today?

- 65% of Lomita's land is designated for single family homes
- 18% of Lomita's land allows multifamily homes
- 94% of all housing was built prior to 1980



How does housing get built?

The City of Lomita does not build housing

The private market builds housing

Public funds may be used as an incentive to provide affordable housing “restrictions” on private development (for a period of 30-55 years)

Lomita “sets the stage” for housing developers to build projects in line with the City’s General Plan (including its Housing Element), zoning ordinance and other planning documents like Specific Plans

Lomita may be able to promote better development and more affordable housing by using zoning tools that incentivize quality housing at appropriate densities

Housing Types – Scale and Density

- Homes come in a variety of different scales and density
- Different people and lifestyles are attracted to different housing choices
- Communities can offer a variety of housing to meet the various needs
- Providing a range of housing options helps local employers attract a variety of people and income levels

Housing Types

- Accessory Dwelling Unit

Single Family

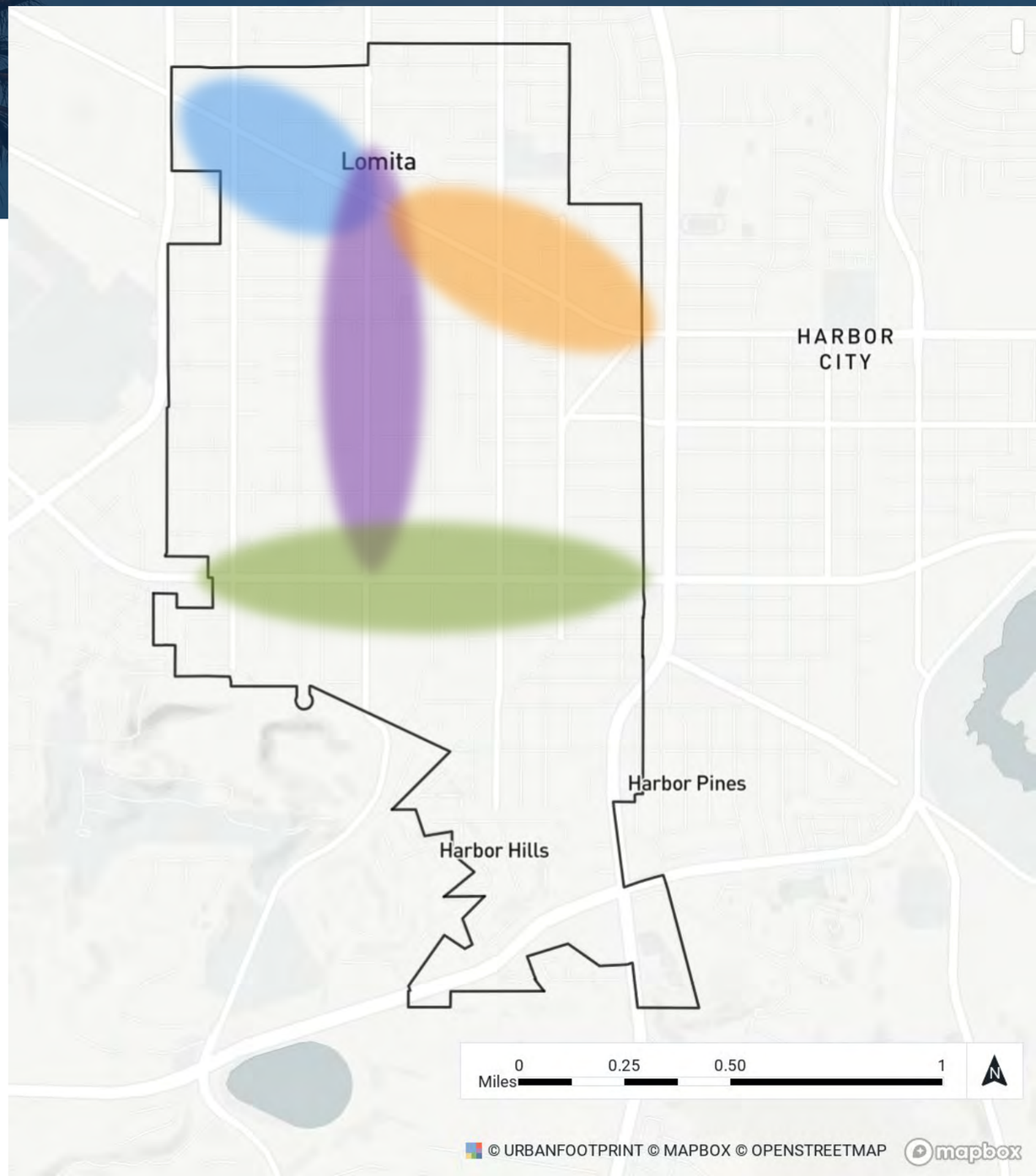
Multi-Family

Mixed Use

High Density Multi-Family

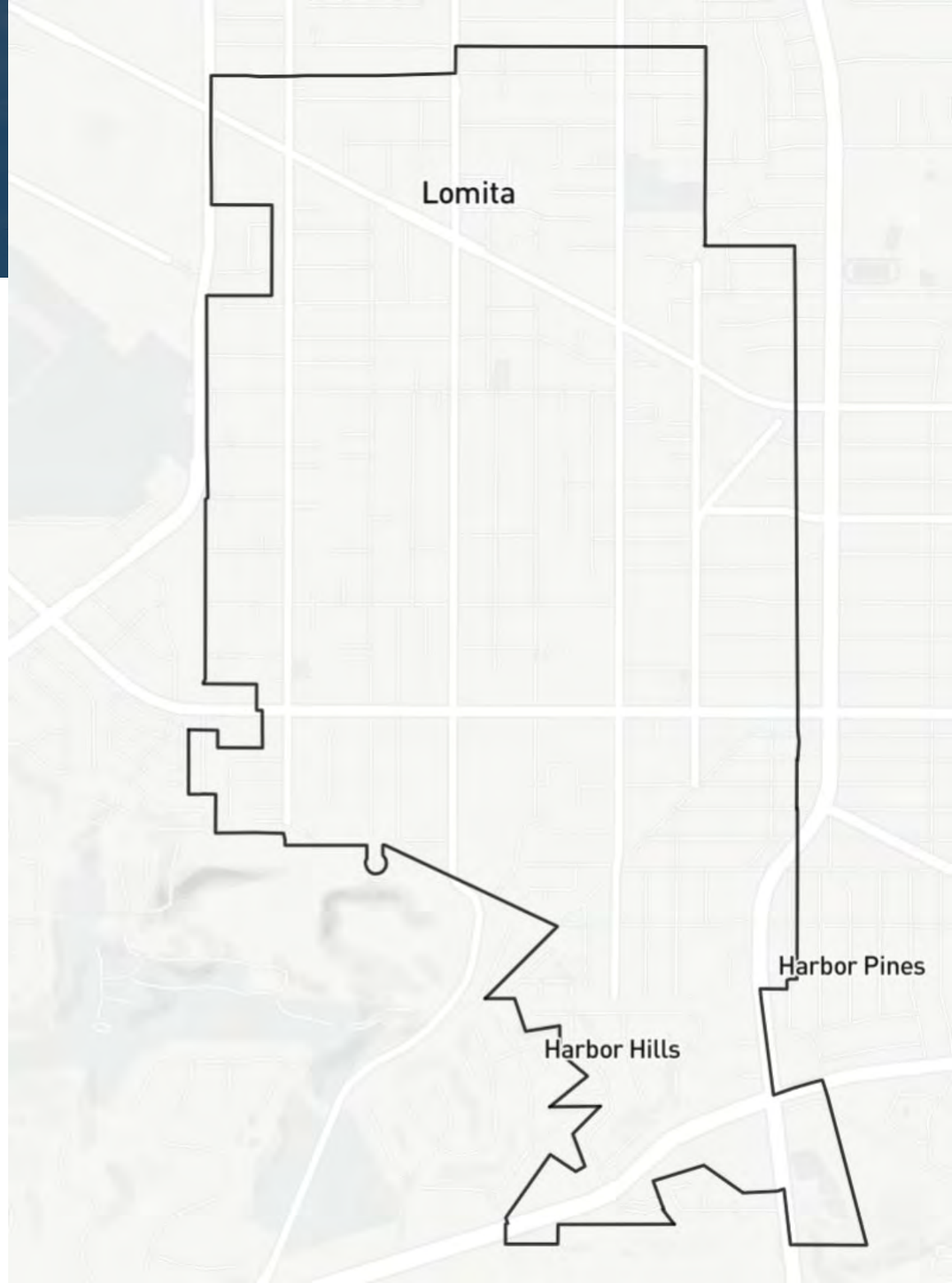
Where are the opportunities?

- Accessory and Second Dwelling Units
- Projects Currently Under Construction
- New Development Opportunity Areas
  - **Lomita Blvd. West**
  - **Lomita Blvd. East**
  - **Narbonne Ave**
  - **PCH/Hwy 1**
  - **Other Ideas**



Housing Questions (Live Polling)

- Where would you like to see new housing in Lomita? (select all that apply)
  - **Lomita Blvd. West**
  - **Lomita Blvd. East**
  - **Narbonne Ave**
  - **PCH/Hwy 1**



03 Discussion

Further Questions?
Contact:

Sheri Repp Loadsman, Planner
s.repp@lomitacity.com

Lina Hernandez, Management Analyst
lina.hernandez@lomitacity.com

Thank You

Exhibit D: Planning Commission and City Council Public Meeting Presentation Materials

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EXHIBIT D

Lomita Safety & Housing Elements

Joint Session

PRESENTED BY THE CITY OF LOMITA

JUNE 30, 2021

Overview

01 Safety Element

02 Housing Element

03 Sites Analysis and Inventory

04 Programs

05 Next Steps

06 Discussion

Overview of Lomita's Safety and Housing Elements Update

- City began the update process in Fall 2020
- Community Workshop #1 (April 2021)

  Joint Housing and Safety Elements Workshop Video available at
  http://www.lomita.com/cityhall/housing-element/resources.cfm

- Community Survey (Spring 2021)

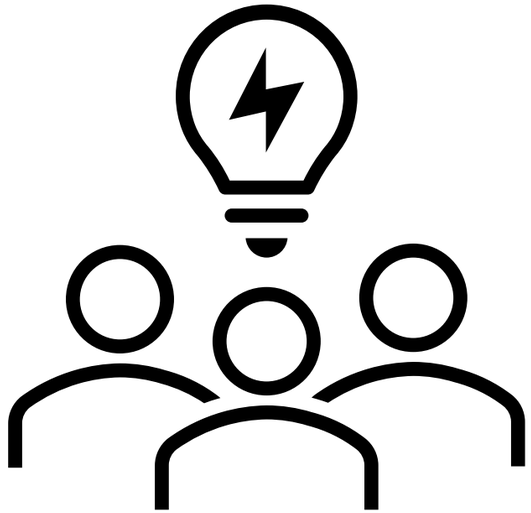
- Project website at

  http://www.lomita.com/cityhall/housing-element/
  http://www.lomita.com/cityhall/safety-element/

01 Safety Element

Public Engagement

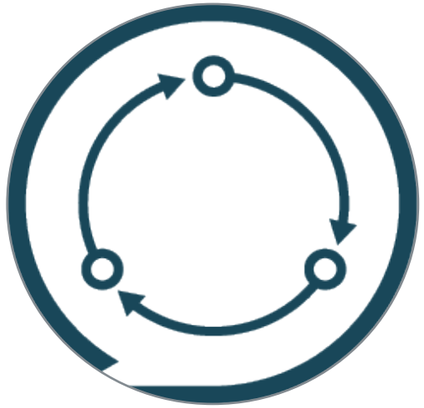
- Safety Element Committee
  - 5 Working Meetings – Last one scheduled for August
- Community Workshop #1 (April 2021)
- Community Survey (Spring 2021)
- City Newsletters
- Farmers Market



What does the Safety Element Address?

Mitigation

- Reducing or stabilizing the hazard



Preparedness

- Readiness in the event of an emergency

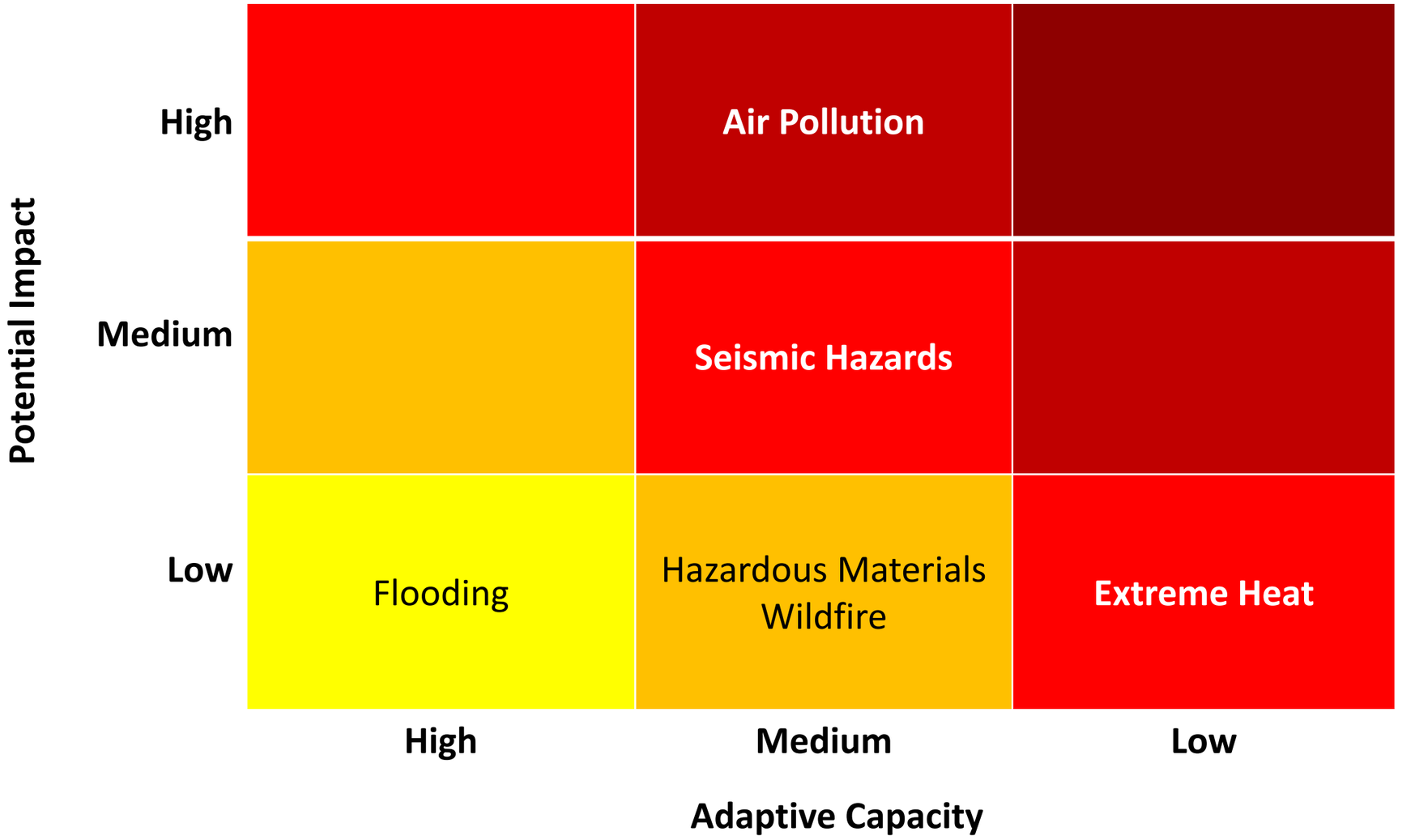
Response

- Stabilizing an emergency event

Recovery

- Steps to build back better after an event

What are Lomita's Risks?



Safety Element Timeline

Phase 1	Phase 2	Phase 3	Phase 4
• Initial Outreach • Existing Conditions Research and Report	• Committee Meetings • Public Workshop	• Draft Plan • External Agency Review • Public Review	• Public Hearings • Plan Adoption
Jan. – Mar. 2021	Feb – Aug 2021	Mar. – Aug. 2021	Sep. – Oct. 2021

02 Housing Element

Housing Element Overview

The Housing Element is a set **of goals**, policies, and actions that address **the housing needs of** all current and anticipated residents **at** all income levels over eight-years (2021-2029)

Requires certification by the State Department of Housing and Community Development for compliance with State housing laws

Housing Element Components

03 Local Context

2020 Income Limits

- State income limits are used to determine eligibility for housing programs

Los Angeles County Area Median Income: $77,300	Income Level	1 Person Household	2 Person Household	3 Person Household	4 Person Household
	Extremely Low	23,700	27,050	30,450	33,800
	Very Low	39,450	45,050	50,700	56,300
	Low	63,100	75,100	81,100	90,100
	Moderate	64,900	74,200	83,500	92,750

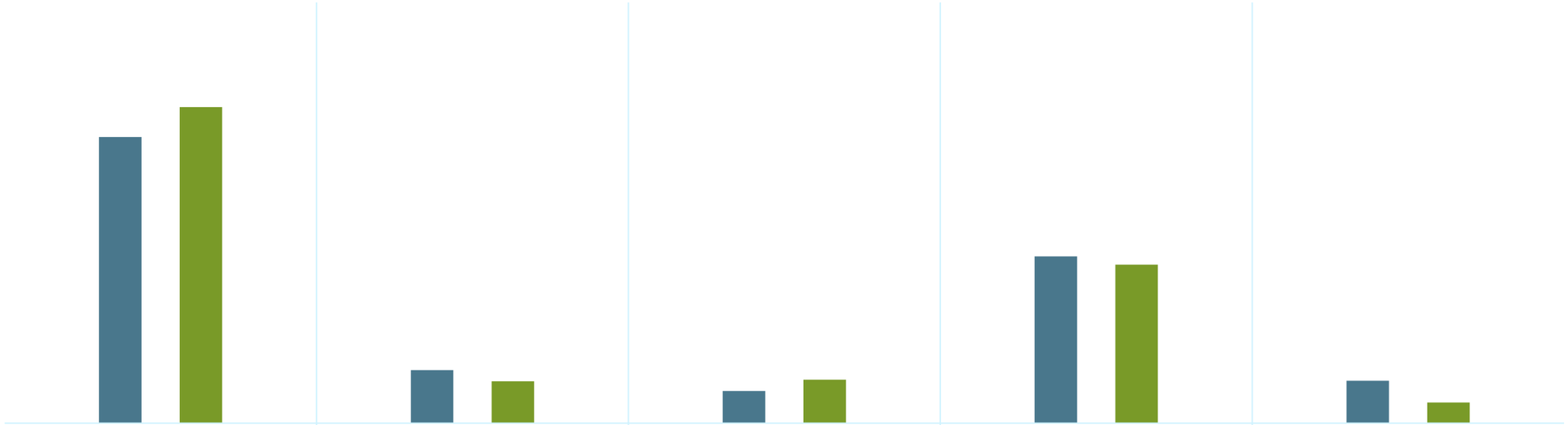
Cost Burdened Households in Lomita

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for “cost burden” and 50% the threshold for “severe cost burden”

Income Level	Lomita Households by Share of Income Spent on Housing Cost:		
	< 30%	30-50%	> 50%
< 30% HAMFI	2%	2%	10%
30-50% HAMFI	2%	5%	7%
50-80% HAMFI	9%	8%	2%
80-100% HAMFI	7%	3%	0%
> 100% HAMFI	38%	5%	0%
Total Households	58%	24%	18%

Current Housing Stock

- The most prevalent housing type in Lomita is single-family detached with 4,194 units.
- The share of all single-family units in Lomita is 58.4%, and 34.2% consists of multifamily units
- Lomita's housing stock consists of 8,078 units with 47.5% owner-occupied

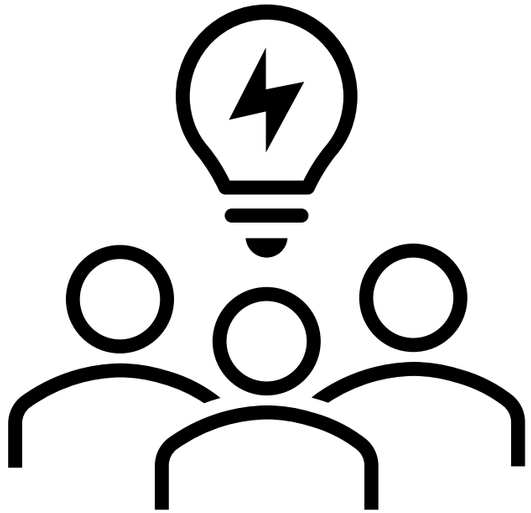


	Single-Family Detached	Single-Family Attached	Multifamily, 2-4 Units	Multifamily, 5+ Units	Mobile Homes
Lomita (%)	49.3%	9.1%	5.5%	28.7%	7.3%
SCAG (%)	54.4%	7.2%	7.5%	27.3%	3.5%

04 Public Engagement

Public Engagement

- Community Workshop #1 (April 2021)
- Community Survey (Spring 2021)
- City Newsletters
- Farmer’s Market



05 Sites Analysis and Inventory

Regional Housing Needs Allocation

5th Cycle (2013-2021)		6th Cycle (2021-2029)	
Lower Income	Moderate/Above Moderate Income	Lower Income	Moderate/Above Moderate Income
19	*28*	*363*	*466*

829 **Total RHNA Units**

NOTE: HCD requires a 15-30% buffer to ensure the City's 2021-2029 RHNA need can be achieved

Sites Analysis and Inventory

- The Sites Analysis and Inventory identifies candidate sites under existing zoning that can accommodate the City's 2021-2029 RHNA need
- Capacity Identified on Vacant and Underutilized Sites
- Lower income sites must meet additional State criteria
  - Site size between 0.5 and 10 acres
  - Default density of 20 dwelling units per acre

Sites Analysis and Inventory

- Underutilized Sites must meet State criteria
  - Viability of existing use: high vacancy/turnover rates, declining/marginal operations, outdated business model
  - Age and condition of structure
  - Intensity of existing land use (under-built): units on site or Floor Area Ratio
  - Property owners/developers interest in redevelopment
  - Active development activity

Programmatic Requirements

- Sites Previously Identified in prior Housing Element (reidentified)
  - By-right approval where 20% of units are affordable
- Shortfall Sites (rezone to meet lower-income need)
  - By-right approval where 20% of units are affordable
  - Must permit at least 16 units per site
  - Minimum density must be set at 20 du/ac
  - 100% residential permitted and 50% mandated for Mixed Use

Capacity and Credit Identified

Type	Lower Income Units	Mod/Above Moderate Units
RHNA Units	**363**	**466**
Development Credit		220
ADU Projections	24	16
Vacant Capacity		26
Underutilized Capacity	235	28
Remaining RHNA	***104***	***176***

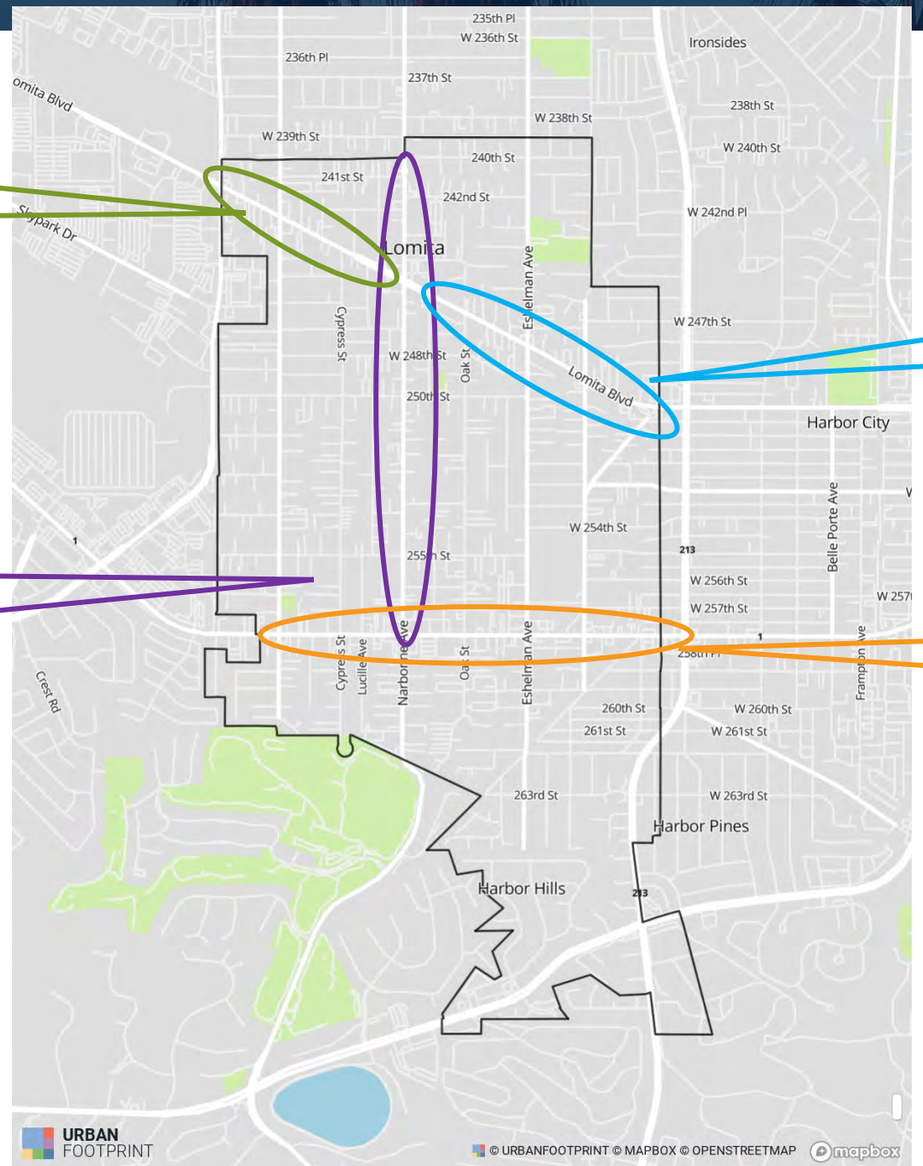
Sites Strategy

- The proposed candidate sites are focused in areas of the City with existing resources and transportation
- Much of the City's lower income need is planned to be accommodated in the existing Mixed Use Overlay (MUO) zone located on Narbonne Avenue and Lomita Boulevard
- A program to rezone sites is needed in order to provide for the remaining RHNA
- The MUO is proposed to be expanded to incorporate additional properties on Narbonne Avenue and Lomita Boulevard
- An alternative scenario could provide the MUO overlay zone to Pacific Coast Highway

Zoning Opportunities and Capacity

Opportunity Area Lomita West

Opportunity Area Narbonne



Opportunity Area Lomita East

Opportunity Area PCH

A Look at Multi-Family Building Types

Rowhome

Motorcourt

Stacked Flats

A Look at Multi-Family Building Types

Wrap

Podium

High Rise

Sample Developments

Veterans Village (51 units) **40 du/ac**

Heros Landing (76 units) **49 du/ac**

Union Bay (357 units) **65 du/ac**

Picerne Apartments (220 units) **88 du/ac**

Sample Developments

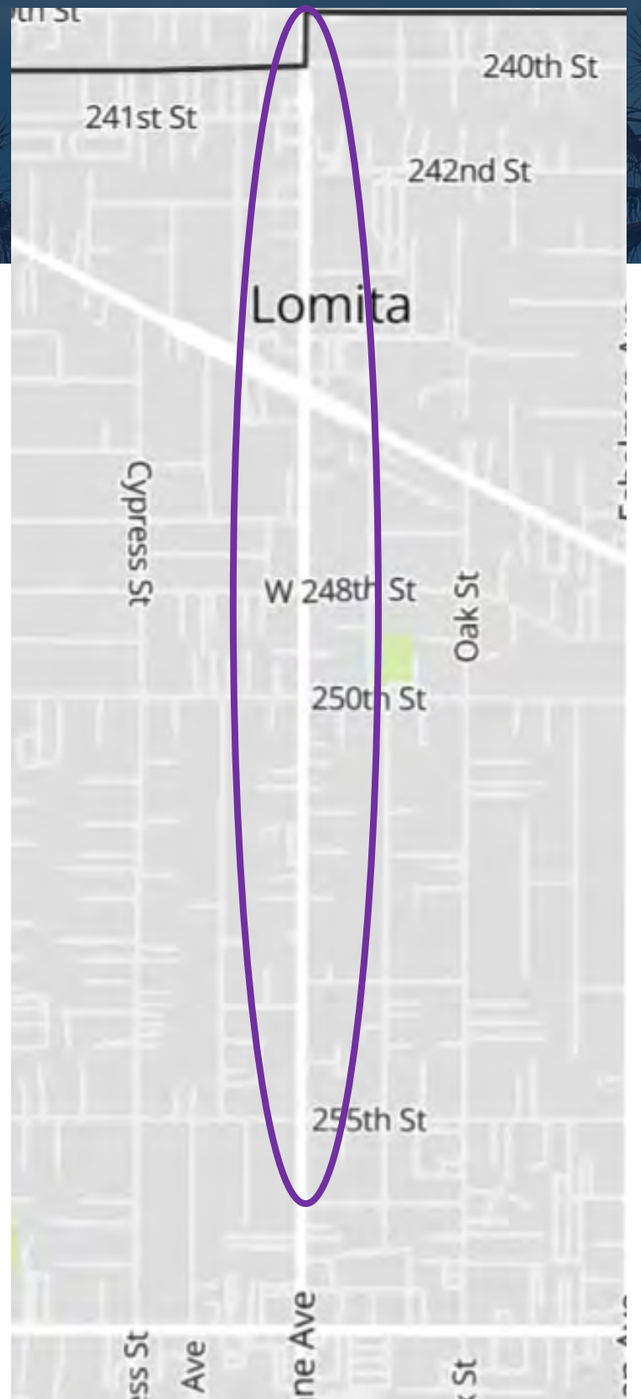
Mixed Use/Residential 30 du/acre

Policy Considerations

- Smart and Sustainable Commercial Corridors
  - Channel future housing and employment into City's commercial corridors while maintaining integrity of adjacent residential neighborhoods

Narbonne Avenue MUO Corridor:

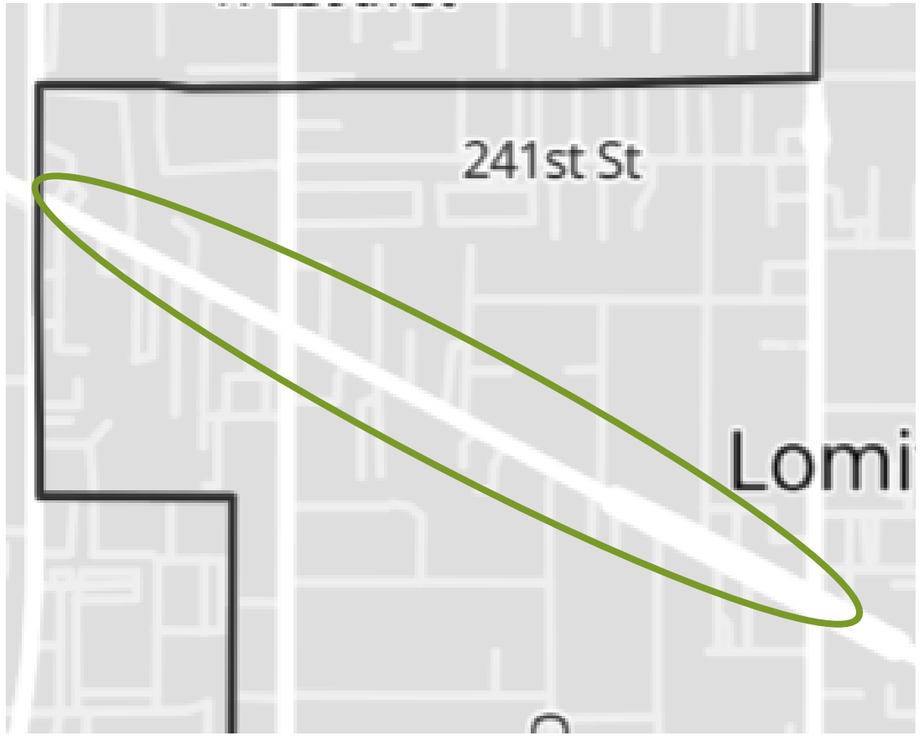
- Existing MUO zone allows for 22 du/ac
- Increase MUO to 30 du/ac
- Set minimum density at 20 du/ac
- Consider addition of property (Site #11 – Former Southwest Tile location)



Policy Considerations

Lomita West MUO Corridor:

- Existing MUO zone allows for 22 du/ac
- Increase MUO to 30 du/ac
- Set minimum density at 20 du/ac
- Consider addition of property located along Crenshaw Blvd. (Site #1 – commercial center at SE corner of Lomita and Crenshaw)
- Option: Consider addition of program to establish an inclusionary housing ordinance
  - Density bonus will increase to 45 du/ac for projects with:
    - 15% very low-income units
    - 24% lower income units, or
    - 44% moderate income units
- Option: Incentive zone of 46-88 du/ac with Specific Plan including lot consolidation, affordable housing, community benefits and enhanced design



Policy Considerations

Lomita East MUO Corridor:

- Existing Commercial and Industrial/Manufacturing land use designation
- Establish MUO at 30 du/ac
- This area provides for the buffer to ensure no net loss of adequate sites and maintains capacity during the Housing Element cycle
- City of Los Angeles is proposing the area between Western Ave. and Frampton Ave. to be located in the Neighborhood Center and Medium Density land use designations allowing for pedestrian scale commercial and residential
  - FAR 1.5
  - Height Limit Base: 45'/ 3 stories

Policy Considerations

Pacific Coast Highway Corridor:

- Existing Commercial Retail zone
- Option: Consider addition of program to establish MUO zone in conjunction with a planned update to the General Plan (approximately 2-4 years)
- City of Los Angeles is proposing the area of Pacific Coast Highway between Western and Normandie to be located in the Community Center land use designation allowing for commercial, residential and institutional facilities
  - FAR 1.5
  - Height Limit Base: 45'/ 3 stories
  - Height Limit Bonus: 5-7 stories

Sample Projects

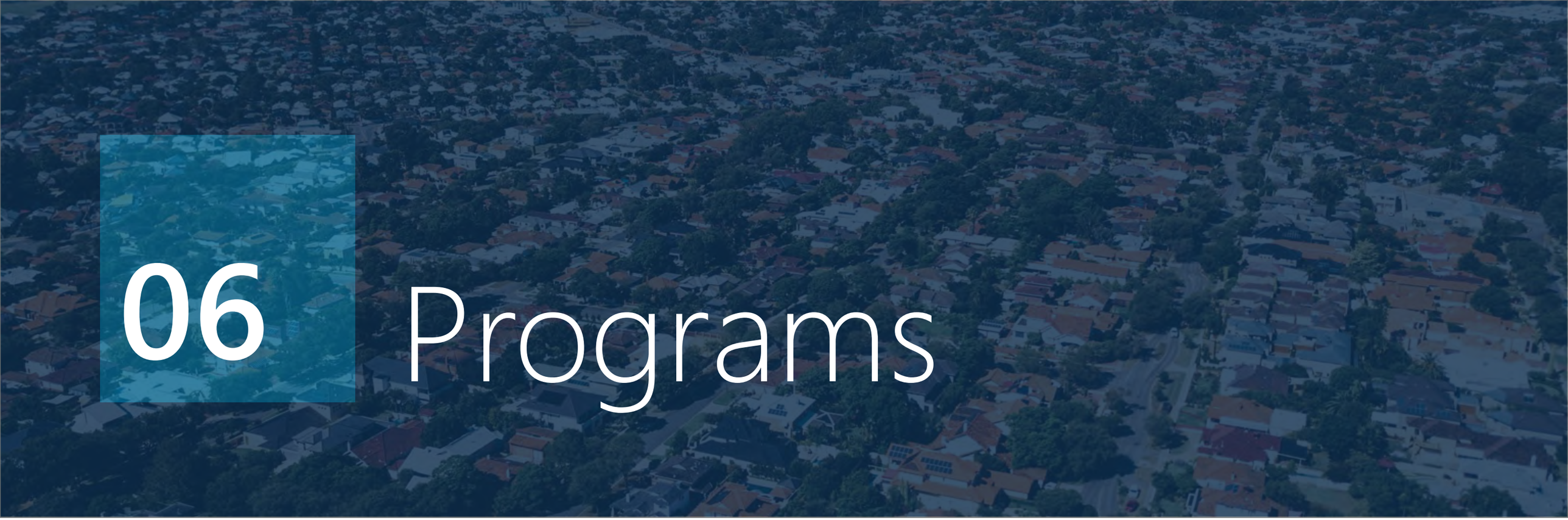
Sample housing developments at 30 dwelling units per acre

Site Identification

- **Sites are grouped by adjacency and numbered from 1-36**
- **Sites outlined in orange were previously identified**
- **Includes an upzone to the existing MUO and extension of MUO to Lomita Blvd. East**

Upzone and Rezone Capacity Identified

Area	Lower Income Units	Mod/Above Moderate Units
Narbonne Ave. (Upzone to 30 du/ac and extend north)	44	25
Lomita Blvd. West (Upzone to 30 du/ac and extend west)	90	9
Lomita Blvd. East (Rezone to expand MUO to set minimum density at 30 du/ac)		228
Total Buffer	***116***	



06 Programs

Programs to Address New State Requirements for Accessory Dwelling Units)

- **ADU Incentive Program**
- **ADU Application Approval Timelines**
- **ADU and JADU per lot**
- **ADUs permitted with Multifamily**
- **More flexibility for ADUs (e.g. tiny homes)**

Programs to Address New State Requirements for Mixed Income and Affordable Developments

- **SB 35 Streamlining**
- **Limited number of hearings**
- **Increased Density Bonuses**
    - **Bonus for 100% affordable of 80%**
- **Supportive Housing**
- **Low Barrier Navigation Centers**

Other Key Programs Required by State Law

- **No Net Loss**
- **Replacement Requirements**
- **Lot Consolidation**
- **Affirmatively Furthering Fair Housing**
- **Remove Constraints to Development**
- **Objective Design Standards**
- **Parking Reductions for Housing on Religious Sites**

City Programs for Consideration

- **Increased Ownership Housing Opportunities in Low Density Residential land use designations**
  - **Allow flag lots**
  - **Rezone to Residential Variable Density (RVD) to allow detached condominiums on oversized properties**
- **Missing Middle Housing**
  - **New ordinance to allow attached units in A1 and R1**
  - **Use of RVD zone to allow for duplexes and triplexes**
- **Inclusionary Housing Ordinance**
- **Authorize use of Specific Plans for greater density in Mixed Use land use designations**

07 Next Steps

Housing Element Timeline

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
• Work with regional agency to determine housing need • Initiate public outreach	• Evaluate existing conditions • Review existing plans and programs • Virtual Workshop	• Joint Session • Prepare Draft Housing Element	• Public Review • State Preliminary Review • Public Hearings	• Final State Review and Certification
Jan – Feb 2021	Jan – May 2021	May - July 2021	July – Dec. 2021	Dec 2021 – Feb 2022

Ongoing Public Engagement

Steps to Final Certification

Complete Draft Housing Element

HCD Submittal and Public Review

Finalize Housing Element

Housing Element Adoption

HCD Certification

08 Discussion

Considerations for Discussion

- **What are your thoughts on the areas identified for a recommended upzone or rezone?**
  - **Narbonne**
  - **Lomita West**
  - **Lomita East**
  - **PCH**
- **Should the City adopt an inclusionary housing ordinance in order to require affordable housing or payment of in-lieu fees?**
  - **Lomita Blvd West**
  - **Citywide**
- **Should the City consider amendments to permit flag lots or RVD zones to promote homeownership in low density neighborhoods?**
- **Should the City utilize the specific plan process to encourage lot consolidation and increased density paired with community benefits?**
  - **Lomita West**
  - **Other locations such as PCH**

- **Other Ideas????**

Thank You

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Exhibit E: Housing Element Update Comment Letters

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DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 897-3574
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life.

August 31, 2021

Sheri Repp Loadsman
City of Lomita
24300 Narbonne Avenue,
Lomita CA 90717

RE: City of Lomita Housing Element and Safety Element Updates – Negative Declaration (ND)
SCH# 2021080206
GTS# 07-LA-2021-03682
Vic. LA Multiple

Dear Sheri Repp Loadsman,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project proposes an amendment to the City of Lomita General Plan to update the Housing and Safety Elements. As required under State Law every eight years, the City of Lomita is preparing an update to the City's Housing Element. The City's existing Housing Element was adopted in 2013 and is set to expire in October 2021. The State Department of Housing and Community Development has provided a Regional Housing Needs Allocation (RHNA) to the Southern California Association of Governments (SCAG) and the City has been assigned a RHNA of 829 units by SCAG for the upcoming 2021-2029 housing cycle across various income levels. The updated Housing Element will provide the capacity to accommodate the RHNA for the planning period with the necessary goals and policies to ensure adequate development of housing for the City during the housing cycle. The updates to the Safety Element address information and policies intended to minimize the risk to people or property from hazards within the community such as air pollution, extreme heat, flooding, geologic hazards, hazardous materials, wildfires and climate change. These elements are policy documents, and the adoption of these elements would not result in any direct or indirect physical impacts because no development or construction is authorized by this action.

After reviewing the ND, Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities. However, to accommodate the additional housing units and not induce demand for excessive Vehicle Miles Travelled (VMT), Caltrans recommends significantly reducing or eliminating car parking requirements. Program 27 of the proposed Housing Element update discusses this topic for specific Land Uses. This same critical analysis should be considered for all Land Use types, as research looking at the relationship between land-use, parking, and transportation indicates that car parking prioritizes driving above all other travel modes and undermines a community's ability to choose public transit and active modes of transportation. For any community or city to better support all modes of transportation

and reduce vehicle miles traveled, we recommend the implementation of a TDM ordinance, as an alternative to requiring car parking.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2021-03682.

Sincerely,

Miya Edmonson

Miya Edmonson
IGR/CEQA Branch Chief

cc: State Clearinghouse

November 30, 2020

Mayor James Gazeley
City of Lomita
24300 Narbonne Avenue
Lomita, CA 90717

Dear Mayor Gazeley,

We are writing on behalf of **Abundant Housing LA** regarding Lomita's upcoming 6th Cycle housing element update. Abundant Housing LA is a pro-housing education and advocacy organization working to help solve Southern California's housing crisis. We support efforts to reform zoning codes and expand housing production, which are needed to reduce rents, improve access to jobs and transit, strengthen the local economy and job market, and combat segregation. We have a large and growing membership base throughout Los Angeles County.

California has a statewide housing shortage of nearly 3.5 million homes, and has the highest poverty rate in the nation after accounting for housing costs. Households at all levels of income face a historically high rent burden. Exclusionary zoning and longstanding constraints on denser housing have led to an undersupply of medium and high density housing near jobs and transit. This contributes to high rents and displacement of households.

Over the past few years, new state laws (e.g. AB 686 (2018), SB 166 (2017), AB 1397 (2017), SB 828 (2018), SB 35 (2017), etc.) have strengthened the Regional Housing Needs Assessment (RHNA), which sets a housing growth target for individual jurisdictions and requires jurisdictions to update their housing elements in order to achieve these targets.

These changes to state law have led to historically high jurisdiction-level housing growth targets in the upcoming 6th Cycle Housing Element Planning Cycle, and have empowered the state Department of Housing and Community Development (HCD) to enforce appropriately high standards for housing element updates. We are encouraged that Lomita was given a target of **827 new homes, of which 361 must be affordable to lower-income households.**

As jurisdictions start the housing element update process, AHLA seeks to provide guidance on how jurisdictions should fulfill both the letter and the spirit of housing element law. Unfortunately, some jurisdictions are already seeking to skirt their obligation to sufficiently plan to meet their housing needs. AHLA will scrutinize jurisdictions' housing elements, submit comments to HCD as needed, and collaborate closely with nonprofits that bring legal action against jurisdictions that fail to comply with state housing laws.

Of course, AHLA recognizes that the COVID-19 pandemic and resulting economic devastation have made it more difficult for jurisdictions to meet ambitious RHNA targets. But the pandemic has made it even more critical than ever for jurisdictions to solve the region's housing crisis and

encourage economic recovery. We seek to collaborate with you and your team on policy efforts to achieve the RHNA goals.

To that end, we have published a memo, **Requirements and Best Practices for Housing Element Updates: The Site Inventory**, explaining the key legal requirements, as well as HCD and AHLA's recommended best practices, for housing element updates. Additionally, **this checklist provides a summary of our core policy recommendations**. We respectfully encourage you to incorporate the concepts detailed in these documents into Lomita's housing element update.

As your team begins to develop Lomita's housing element update, we would like to draw particular attention to four critical components of the site inventory analysis:

1. Incorporating an estimate of the **likelihood of development** and the **net new units if developed** of inventory sites
2. Using an HCD-recommended "safe harbor" methodology for **forecasting future ADU production**
3. Prioritizing high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities, in order to **affirmatively further fair housing**
4. Including the HCD-recommended buffer of at least 15-30% extra capacity in the site inventory, in order to **avoid violating the No Net Loss requirement**

Component #1: Housing elements should estimate and report both the **likelihood of development** and the **net new units if developed** of inventory sites.

Just because jurisdictions zone for more housing doesn't mean that the housing will actually be built. The economic cycle, uncertainty of market conditions, the current usage of nonvacant sites, and land use regulations all influence the extent to which rezoned parcels are built to their maximum theoretical capacity.

A parcel's maximum theoretical capacity is not the same as its realistic capacity. To draw a parallel to college admissions, when UCLA wants 2,000 students in its incoming class, they admit 4,000 students. Similarly, to achieve housing production targets, jurisdictions must increase zoned capacity well above the target number of new homes.

An accurate assessment of site capacity is necessary in order for the housing element to achieve sufficient housing production. The site capacity estimate should account for the following **two factors**:

- What is the likelihood that the site will be developed during the planning period?
- If the site were to be developed during the planning period, how many net new units of housing are likely to be built on it?

These are the **likelihood of development**[1] and **net new units if developed**[2] factors, as required by HCD guidelines. The portion of the jurisdiction's RHNA target that a site will realistically accommodate during the planning period is:

(likelihood of development) x (net new units if developed) = realistic capacity.

In past planning cycles, the likelihood of development factor was not expressly considered; housing elements frequently assumed that most or all site inventory locations would be redeveloped to their maximum theoretical capacity. Since this generally did not happen, jurisdictions consistently fell short of their RHNA targets as a result. While Lomita achieved its 5th cycle RHNA targets for very low, low, and moderate income housing, this is because the 5th cycle RHNA goal was extremely low -- just 27 homes!

5th Cycle RHNA Targets vs. Actual Housing Production (2014-19)

Income Bucket	RHNA Target	Homes Permitted
VLI	12	0
LI	7	9
MI	8	35
AMI	20	61
Total	**47**	**105**

According to Lomita's 5th cycle housing element, the city had theoretical capacity for roughly 290 more housing units.[3] Through 2019, Lomita permitted 105 housing units[4], which equates to 140 housing units permitted by the end of the 5th cycle (assuming that the same annual permitting pace continues in 2020 and 2021). This implies that in Lomita, excess zoned capacity has a **48% likelihood of being developed** (140 actual units divided by 290 theoretical units).

Lomita's 6th cycle housing element should incorporate this likelihood of development estimate into its site inventory analysis. This would be consistent with HCD guidelines,[5] while also ensuring that enough zoned capacity is available to encourage 827 housing units to be built by the end of the 6th cycle. Assuming that zoned capacity has a 48% likelihood of being developed in the next 8 years, **the housing element must allow for 1,723 units of zoned capacity in order to achieve 827 actual housing units.** If Planning believes that a higher likelihood of

[1] HCD Site Inventory Guidebook, pg. 20
[2] HCD Site Inventory Guidebook, pg. 21
[3] Lomita 5th Cycle Housing Element
[4] HCD Annual Progress Report dataset, 2020
[5] HCD Site Inventory Guidebook, pg. 20

development (and thus a smaller zoned capacity increase) is justified for certain parcels in the site inventory, persuasive data to support this assumption must be provided.[6]

Component #2: Housing element updates should use an HCD-recommended "safe harbor" methodology for forecasting future ADU production.

Local jurisdictions frequently use overly optimistic estimates of future ADU production to avoid necessary housing reform and rezoning. ADU development estimates must reflect actual on-the-ground conditions to ensure that they are realistic. Overly aggressive ADU production estimates set jurisdictions up for failure in providing the required housing for residents.

To that end, HCD has established two safe harbors for forecasting ADU production during the 6th Cycle[7]. One option ("Option #1") is to project forward the local trend in ADU construction since January 2018. The other, for use when no other data is available ("Option #2"), assumes ADU production at five times the local rate of production prior to 2018. Jurisdictions are also permitted to include programs that aggressively promote and incentivize ADU construction.

Where no other data is available, jurisdictions may assume an average increase of five times the previous planning period construction trends prior to 2018. Jurisdictions may also use regional ADU production trends, and include programs that aggressively promote and incentivize ADU construction. Jurisdictions should clearly and explicitly state their methodology and data sources for future ADU development forecasts.

According to HCD, Lomita issued permits for 2 ADUs in 2017, 3 ADUs in 2018, and 7 ADUs in 2019. Under HCD's "Option #1", Lomita could take the average of the 2018 and 2019 ADU production trends, and forecast that 5 ADUs will be permitted per year during the 6th cycle. This would allow for a **total 6th cycle forecast of 40 ADUs.**

Under HCD's "Option #2", Lomita could multiply the 2017 ADU production trend by five, and forecast that 10 ADUs will be permitted per year during the 6th cycle. This would allow for a **total 6th cycle forecast of 80 ADUs.**

Another, more aggressive, option would take the average of the 2018 and 2019 ADU production trends, and multiply that average by five. This methodology would forecast that 25 ADUs will be permitted per year during the 6th cycle. This would allow for a **total 6th cycle forecast of 200 ADUs.** Abundant Housing LA does not recommend this methodology, since it is not an HCD-defined safe harbor forecasting option.

Lomita should use HCD's Option 1 or 2 safe harbor when projecting annual ADU production. If it believes that higher ADU production forecasts are warranted, it must provide

[6] HCD Site Inventory Guidebook, pg. 20-21
[7] HCD Site Inventory Guidebook, pg. 31

well-grounded estimates, based on the pace of ADU production in neighboring jurisdictions, and must explain programs or policy efforts that could lead to higher ADU production.

Finally, per HCD, the housing element "should also include a monitoring program that a) tracks ADU and JADU creation and affordability levels, and b) commits to a review at the planning cycle midpoint to evaluate if production estimates are being achieved."[8] Lomita's housing element should commit to mid-cycle rezoning if ADU production is lower than forecasted, and its midpoint review should be linked with immediate and automatic programs to increase housing production in the second half of the RHNA cycle. AHLA's recommended approach is to incorporate by-right density bonuses on inventory sites, which would automatically take effect mid-cycle if the ADU target is not met. The density bonus should be large enough, and apply to enough parcels, to fully make up for any ADU production shortfall.

Component #3: Housing elements must prioritize high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities, in order to affirmatively further fair housing.

AB 686 (2018) requires housing element updates to "affirmatively further fair housing", which is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

In our region, housing policy and land use regulations were once used to exclude members of minority groups. Redlining and restrictive covenants, which restricted where Black Americans could live, were once commonplace in Lomita and throughout Los Angeles County. Thankfully, Lomita is much more welcoming today; in fact, 31% of the city's population is Latino and 17% is Asian-American.[9] However, exclusion continues on the basis of income: the median home sale price in Lomita was $617,000 in 2018[10], and 50% of the city's renters are "rent-burdened" (i.e. they spend more than 30% of their income on rent)[11]. High housing costs place a disproportionate burden on lower-income communities of color, and have the effect of excluding them from the city altogether.

Jurisdictions must address this issue by accommodating the lower-income RHNA targets in a way that conforms with AFFH requirements. HCD's Site Inventory Guidebook offers recommendations for **how** jurisdictions should accomplish this. HCD is **likely to require jurisdictions to distribute lower-income housing opportunities throughout the jurisdiction**, and recommends that jurisdictions first identify development potential for lower-income housing in high-opportunity neighborhoods[12].

[8] HCD Site Inventory Guidebook, pg. 31
[9] American Community Survey, 2014-18
[10] SCAG Pre-Certified Local Housing Data, Lomita
[11] American Community Survey, 2014-18
[12] HCD Site Inventory Guidebook, pg. 3

Given that single-family, exclusionary zoning predominates in Lomita's high-opportunity census tracts (as defined in the TCAC/HCD Opportunity Map), rezoning is required in order to accommodate the RHNA targets for lower-income households. Additionally, focusing rezoning in single-family zoned areas will expand housing opportunities while minimizing the impact on existing renters in multifamily-zoned areas.

In order to fairly distribute housing opportunities citywide, Lomita should develop a quantitative methodology for scoring neighborhoods, based on factors like housing costs, median income, access to transit, access to jobs, access to schools, and environmental quality. Neighborhoods that score higher on these dimensions should be allocated higher housing growth targets, and rezoning should be based on these neighborhood-level housing growth targets.

Finally, Lomita should identify funding sources, public resources, and density bonus programs to maximize the likelihood that housing projects with below market-rate units are actually built. Local measures like a real estate transfer tax and congestion pricing could help generate new funding to support affordable housing production and preservation.

Component #4: Housing elements should include the HCD-recommended buffer of at least 15-30% extra capacity in the site inventory, in order to avoid violating the No Net Loss requirement.

SB 166 (2017) requires adequate sites to be maintained **at all times** throughout the planning period to accommodate the remaining RHNA target by each income category.[13] This means that if a jurisdiction approves a development on a parcel listed in the site inventory that will have fewer units (either in total or at a given income level) than the number of units (either in total or at a given income level) anticipated in the site inventory, then the jurisdiction must identify and make available enough sites to accommodate the remaining unmet RHNA target for each income category.[14]

If additional sites with adequate zoned capacity don't exist, then the jurisdiction must rezone enough sites to accommodate the remaining unmet RHNA target within 180 days. If the jurisdiction fails to accomplish this rezoning in the required period, then the consequences will include decertification of the housing element and potential state legal action.

To ensure that adequate housing capacity at all income levels exists in the housing element through the 6th Cycle, HCD recommends that "the jurisdiction create a buffer in the housing element inventory of at least 15-30% more capacity than required, especially for capacity to accommodate the lower income RHNA."[15] **Lomita should "overshoot" on total site capacity**

[13] HCD No Net Loss Law Memo, pg. 1
[14] HCD Site Inventory Guidebook, pg. 22
[15] HCD Site Inventory Guidebook, pg. 22

for each income level, in order to ensure that the City's RHNA target is achieved at all income levels.

The City of Lomita has an obligation to sufficiently plan to meet current and future residents' housing needs. The housing element update affords Lomita, and the broader Southern California region, the chance to take bold action on lowering housing costs, reducing car dependency, strengthening the local economy, and guaranteeing access to opportunity for Californians of all racial and ethnic backgrounds. We urge you and your colleagues to fully embrace this opportunity to transform Lomita for the better.

Finally, it is worth noting that state law imposes penalties on jurisdictions that fail to adopt a compliant 6th cycle housing element update by October 15, 2021. On that date, noncompliant jurisdictions will forfeit the right to deny residential projects on the basis of local zoning, so long as projects include at least a 20% set-aside for below market-rate units[16]. Jurisdictions that want to maintain local control over new development should therefore plan to adopt a compliant housing element update on time.

We would be glad to engage with your office and with the Planning Department throughout the housing element update process. We look forward to a productive and collaborative working relationship with the City of Lomita on this critical effort. Thank you for your consideration.

Sincerely,

Leonora Camner
Executive Director
Abundant Housing LA

Anthony Dedousis
Director of Policy and Research
Abundant Housing LA

[16] California Government Code 65589.5(d)(5)

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