

Supplemental #1 to Agenda Item No. 14A

To: Members of the Planning Commission
From: Community Development Department
Date: April 28, 2021
Subject: LUS21-00002, Housing Element Update

Correspondence was received after the item was published and is attached herewith for your consideration.

Prepared by,



Carolyn Chun
Senior Planning Associate

Respectfully submitted,



Gregg Lodan
Planning Manager

Attachment:

1. Correspondence

From: [REDACTED]
Sent: Tuesday, April 27, 2021 11:09 PM
To: Planning Commission <PlanningCommission@TorranceCA.gov>
Subject: 14A. LUS21-00002: CITY OF TORRANCE (HOUSING ELEMENT UPDATE)

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Torrance continues to experience a severe housing crisis. We must confront the brutal facts. Our city's boom in new employment (over 9,000 jobs added since 2010) has not been matched by housing growth (the housing stock only increased by a little over 200 homes during the same time period). Apartments are banned on 75% of Torrance's residentially-zoned land, making it difficult to add housing. As a result, just under 40% of Torrance households are burdened by high housing costs and homelessness has increased 9x since 2013.

We can't wait any longer to fix the housing crisis. I urge you to adopt a transformative housing element this year that furthers the following goals:

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- Addresses & Ends Homelessness
- Strengthens Renters Rights

Specific policy proposals for each of these goals can be found here:

<https://torranceforeveryone.com/#platform>

Torrance needs a transformative housing element to solve its housing affordability crisis, and to create a city where everyone can thrive. The time for action on housing is now.

From: T <[REDACTED]>
Sent: Friday, April 23, 2021 12:10 PM
To: Planning Commission <PlanningCommission@TorranceCA.gov>
Subject: Public Comment

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Regarding item # 14

PUBLIC WORKSHOP ITEMS A. LUS21-00002: CITY OF TORRANCE (HOUSING ELEMENT UPDATE)

Hello,

When it comes to affordable housing it should include both rent and homeownership options for the working class, seniors, students, those with low or no income, and any other residents in need of such housing! *It's time to end REDLINE, racist & classist zoning that is ruining the lives of so many residents in LA County that currently has over 60,000+ unhoused residents!* We ALL deserve housing that we can afford, rent was never meant to take more than 30% of a residents income and it is currently taking over 80% of some residents income and that is NOT acceptable!

Within the last 10 years in SoCal, rent has increased by over 65% and during that time period the number of unhoused residents increased by over 50%! That large increase in rent has nearly WIPED OUT the working class that may not exist in the state of CA anymore! That has to change, it's time to return affordable housing, both rent and homeownership, for residents in need!

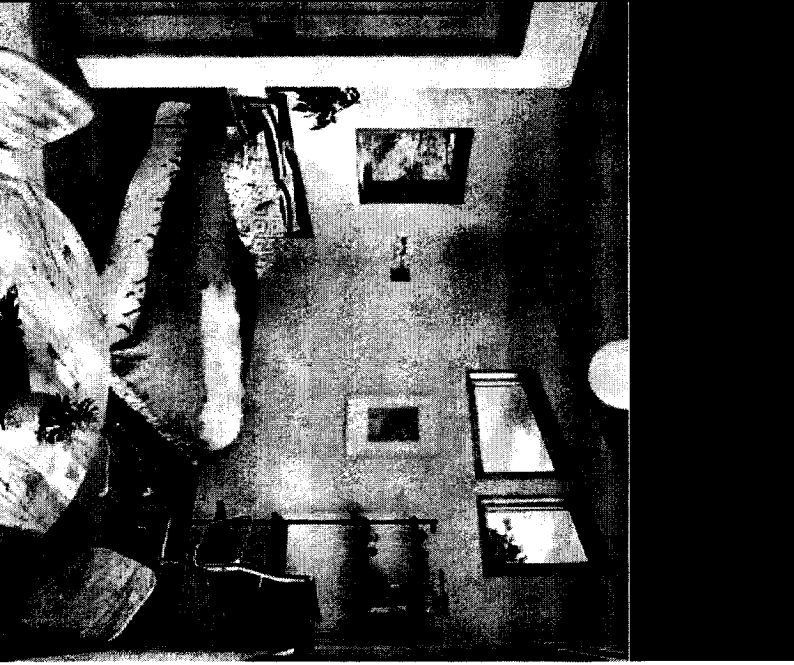
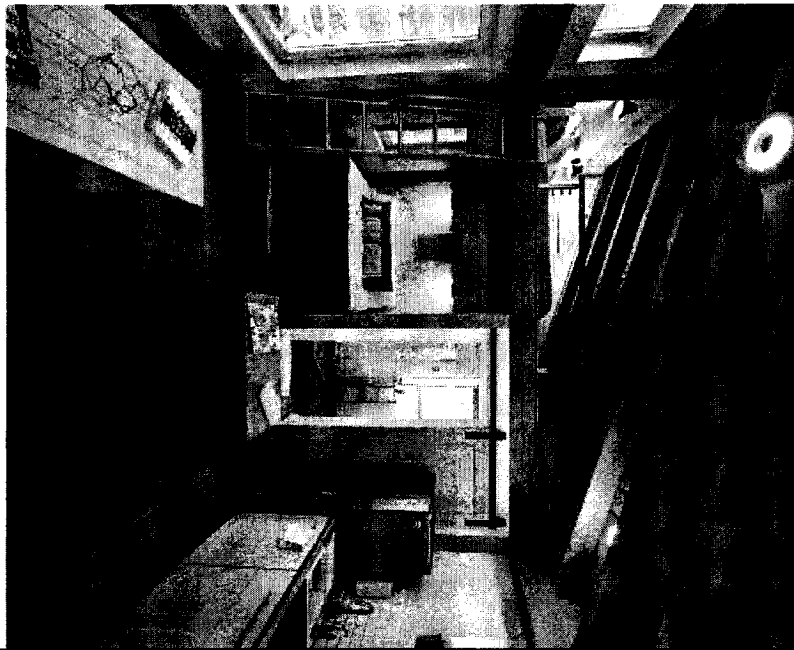
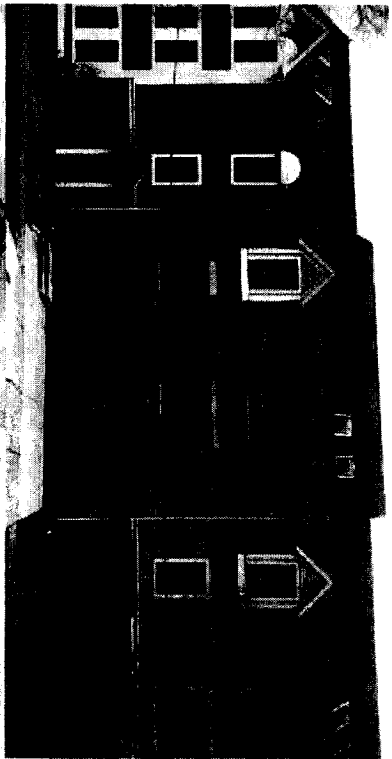
The housing types that we support include *affordable tiny & small homes, apartments, condos, and townhomes!* As a friendly reminder, *the state can capture land from local sub cities that do not meet housing element requirements!* Thank You for your time regarding this urgent matter.

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Best,
Tieira
www.HTWWS.org

--

Best,
Tieira Ryder
<https://www.youtube.com/c/BlackRavenCinema>



From: "c.dreike" [REDACTED]

Date: April 27, 2021 at 8:18:20 PM PDT

To: "Furey, Pat" <PFurey@torranceca.gov>, "Goodrich, Tim" <TGoodrich@torranceca.gov>, "Chen, George" <GChen@torranceca.gov>, "Griffiths, Mike" <MGriffiths@torranceca.gov>, "Ashcraft, Heidi" <HAshcraft@torranceca.gov>, "Mattucci, Aurelio" <AMattucci@torranceca.gov>, "Kalani, Sharon" <SKalani@torranceca.gov>

Subject: RHNA

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Mayor, Council, City Manager, City Clerk

First, I am so sorry that you all have to endure the abuse from BLM under orals.

Please have a look at my attached 1 page analysis of the housing needs for the State of California for the next 10 years.

I hope that it will provide you with some insight about the what is really needed to provide housing going forward.

Possibly this will encourage Torrance to join with any legal actions against SCAG, HCD and the Legislature regarding the false RHNA numbers.

While my analysis is very a simple view, HCD used a complicated and convoluted process dictated by the legislature to calculate their false and misleading number. Generally a simple explanation is the most correct one. Generally a complicated explanation is the least correct. In this case our legislature was fooled into believing that we have a housing problem.

As you will understand after reading my analysis, we do not need HCD ordering cities to build.

Will Torrance join in lawsuits against the state to correct this problem?

Would Torrance join with other cities to repeal SB828 which is one root of the RHNA problem and SB35 which would punish cities if the RHNA ordered housing is not built?

Thanks,
Chris Dreike
[REDACTED]

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Scientists seek to understand what is, while engineers seek to create what never was. As the "Bad Astronomer" Phil Plait says, "Teach a man to reason, and he can think for a lifetime."

4/27/2021

Thank you Senator Allen for meeting with us today. I will provide some population growth perspective on why the current raft of housing bills are unnecessary. I have found this information in a May 1, 2020 report by the California Department of Finance (1) and also from Dept. of Housing and Community Development (2) and SCAG (3). I also use a current report from the Public Policy Institute (4).

In 2019 California's population grew by only 0.2 percent, continuing an historically slow growth trend since the Great Recession. 0.2% equates to an increase of 80,000 people per year. According to the charts, the population growth rate has been declining consistently since 1991 and there is no indication that the growth rate will increase. The current growth estimate is now between .05% and .06%. It has fallen dramatically since May 2020.

Los Angeles County, the state's most populous county, has now lost population the last two years, dropping 0.3 percent in 2018 and 0.1 percent in 2019. Torrance, Redondo, Hermosa, Manhattan, Carson all lost population.

2019 is the first time the state has added more housing units than people. We are now building more housing than we need. Continuing an 8 year trend, we are now building more apartments than single family homes by about 8600 units. California continues to add housing faster than we are growing. The wrong types of housing may be getting built. The market is looking for single family homes judging from the rapid increase in pricing.

In looking at Housing and Community Development RHNA calculations, HCD is projecting a need for over 1.3 million housing units by October 2029 ONLY in the SCAG region. Further, SCAG has objected (3) to this large number and countered with a total need of 800-900,000. Juxtapose both of these estimates with a constant 0.2% population growth driven need for housing of approximately 400-600,000 units for the entire state over this period.

Now using the NEW high side growth estimate of .06%, growth is only 24,000 a year for the entire state. Extrapolating that out to the end of the RHNA cycle in 2031 that is a total statewide increase over the next 10 years of only 240,000 new residents. Using census data of 2.93 residents per dwelling in California, we only need 81,911 housing units over the next 10 years. That's only 8,191 per year for the entire state!

And the questions arise, "Why is the legislature creating all of these housing bills?" and "Why have the RHNA estimates not been reduced to match the data?"

Thank you for your time and please consider a NO vote on the housing measures.

If you like I can provide a pdf copy of this write up which includes links to the reports.

1) http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-1/documents/E-1_2020PressRelease.pdf

2) https://www.hcd.ca.gov/community-development/housing-element/docs/southern_california_association_of_governments_regional_housing_need_determination_for_the_sixth_housing_element_update_1.pdf

3) <https://scag.ca.gov/sites/main/files/file-attachments/scag-objection-letter-rhna-regional-determination.pdf?1602190274>

4) [https://www.ppic.org/publication/californias-population/#:~:text=According%20to%20estimates%20by%20the,halt%20\(0.05%25%20gain\).](https://www.ppic.org/publication/californias-population/#:~:text=According%20to%20estimates%20by%20the,halt%20(0.05%25%20gain).)

-----Original Message-----

From: Aziz Fellague [REDACTED]

Sent: Wednesday, April 28, 2021 10:50 AM

To: Planning Commission <PlanningCommission@TorranceCA.gov>

Subject: 14A. LUS21-00002: CITY OF TORRANCE (HOUSING ELEMENT UPDATE)

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Torrance continues to experience a severe housing crisis. We must confront the brutal facts. Our city's boom in new employment (over 9,000 jobs added since 2010) has not been matched by housing growth (the housing stock only increased by a little over 200 homes during the same time period). Apartments are banned on 75% of Torrance's residentially-zoned land, making it difficult to add housing. As a result, just under 40% of Torrance households are burdened by high housing costs and homelessness has increased 9x since 2013.

We can't wait any longer to fix the housing crisis. I urge you to adopt a transformative housing element this year that furthers the following goals:

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Torrance needs a transformative housing element to solve its housing affordability crisis, and to create a city where everyone can thrive. The time for action on housing is now.

I want to be able to live in Torrance just like my parents did, so the Housing Element would be a bold step to ensure this.

Aziz

Sent from my iPhone

-----Original Message-----

From: [REDACTED]

Sent: Wednesday, April 28, 2021 10:21 AM

To: Planning Commission <PlanningCommission@TorranceCA.gov>

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April 27, 2021

Members of the Planning Commission
City Hall
Torrance, CA

PlanningCommission@TorranceCA.Gov,
Via Email

Re: Housing Element Update

Members of the Planning Commission:

I am writing on behalf of Torrance For Everyone to provide input on the Housing Element Update. To that end, I have attached 4 documents:

1. Brutal Facts: This document lays out some of our greatest concerns with respect to Torrance's housing crisis including (a) more than 45% of Torrance renters are cost-burdened, and (b) 9x increase in homelessness since 2013.

2. Our Platform: This document includes 17 policies across 4 key areas: (i) legalize more homes, (ii) fund affordable housing, (iii) support our unhoused neighbors, and (iv) strengthen renters rights.

3. Public Outreach: This letter is a reminder of Government Code § 65583(c)(9), which requires the City of Torrance to make "a diligent effort...to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." The state routinely rejects draft housing elements from cities for not doing sufficient public outreach.

4. Site Inventory Analysis: This letter prepared by Abundant Housing LA summarizes state law. I'd like to draw your attention to Component #3 of the letter which summarizes AB 686 (2018) which requires the housing element update to "affirmatively further fair housing". This means that zoned capacity, especially sites identified for lower income housing, should be distributed across the City of Torrance.

Sincerely,

Prabhu Reddy
email@torranceforeveryone.com
<https://linktr.ee/torranceforeveryone>



-----Original Message-----

From: Keiko Thomas <[REDACTED]>

Sent: Wednesday, April 28, 2021 12:45 PM

To: Planning Commission <PlanningCommission@TorranceCA.gov>

Subject: 14A. LUS21-00002: CITY OF TORRANCE (HOUSING ELEMENT UPDATE)

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Sent from my iPhone

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From: Yahoo <[REDACTED]>

Sent: Wednesday, April 28, 2021 11:43 AM

To: Planning Commission <PlanningCommission@TorranceCA.gov>

Subject: 14A. LUS21-00002: CITY OF TORRANCE (HOUSING ELEMENT UPDATE)

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Sent from my iPhone