

Per HCD, the Sites Inventory required for the Housing Element also “...must assess whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns. Analysis should not be limited to the identification of sites for lower income households but should incorporate the jurisdiction’s projected housing development at all income levels. It should assess the extent to which it either further entrenches or ameliorates existing patterns of segregation and/or exclusion of protected class members.”

In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents. This means that through its goals, policies, and programs, the City must identify meaningful actions to expand the range of housing opportunities provided in Torrance, including extremely low, lower, and moderate-income households, housing for seniors on fixed incomes, the disabled, large families, female-headed households with children, and people experiencing homelessness.

GOAL H.5:	Promote equal housing opportunity for all residents, regardless of race, religion, family status, age, or physical disability.
Policy H.5.1:	Continue to enforce state and federal fair housing laws prohibiting discrimination in the building, financing, selling, or renting of housing on the basis of race, ethnicity, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.
Policy H.5.2:	Promote housing along with supportive services to meet the special housing and service needs of seniors, homeless individuals and families, large households, single parents, and persons with disabilities.
Policy H.5.3:	Assist in the enforcement of fair housing laws by cooperating with local fair housing agencies to promote fair housing practices, and monitor, investigate, and enforce violations of fair housing laws.
Policy H.5.4:	Facilitate and incentivize the construction of housing for moderate- and lower-income households and special needs populations in a manner that mitigates segregation and concentration of poverty and increases access to opportunities.
Policy H.5.5:	Refer individuals concerned with possible violations of applicable fair housing laws to the fair housing service provider to ensure timely and effective response to such concerns.
Policy H.5.6:	Provide increased outreach and education for the broader community of residents, residential property owners, and property managers regarding fair housing practices and requirements.

5.2 HOUSING PROGRAMS

The programs contained in this section of the Housing Element describe specific actions the City of Torrance will carry out over the 2021-2029 Housing Element cycle to implement the City’s housing goals and policies, satisfy the community’s housing needs, and meet the requirements of state law. The City’s quantified objectives for the 2021-2029 Housing Element follow the program descriptions. Most programs include specific objectives/actions to implement them. Where a time frame is not specifically identified, the objective is considered ongoing—something the City is already doing—and which the City commits to continue doing throughout the course of the Planning Period.

PROGRAM 1: ADEQUATE SITES TO ACCOMMODATE THE RHNA AND NO NET LOSS

The City of Torrance has been allocated a RHNA of 4,939 units for the 2021-2029 RHNA period, including 1,621 very low/extremely low income, 846 low income, 853 moderate income, and 1,619 above moderate income units). After accounting for units entitled and under review (pipeline), as well as anticipated ADUs, the City has a remaining RHNA obligation of 1,511 very low/extremely low income, 640 low income, 824 moderate income, and 860 above-moderate income units (see also Table H-54). The City has identified properties that, based on current zoning, are appropriate and available to accommodate 3,167 net new units (1,145 lower income, 459 moderate income, and 1,563 above moderate income units). Therefore, the City has a remaining shortfall of 1,006 lower income units and 365 moderate income units.

The City has identified additional properties that will be rezoned/up-zoned to accommodate the RHNA shortfall of 1,371 units. The City will rezone at least 45 acres of properties at a density range of 31.1-44 acres to accommodate this remaining shortfall (Appendix C). The rezoned sites will meet the requirements of Government Code 65583.2, including but not limited to a minimum density of 20 units per acre, minimum site size to permit at least 16 units on site, and zoned to allow ownership and rental housing by right in which at least 20 percent of the units are affordable to lower income households. Development standards will be established as appropriate to facilitate maximum densities.

To ensure that the City monitor its compliance with SB 166 (No Net Loss), the City will develop a procedure (see Objective 8, below) to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Objectives and Time Frame:

1. **Revise Density Ranges in the Land Use Element:** By October 15, 2024, the City will revise the Land Use Element to implement the density ranges assumed for the Sites Inventory to accommodate the 6th Cycle RHNA. The FARs for the commercially designated land uses also will be increased in the Land Use Element to accommodate the assumed densities in the Housing Element.
2. **Revise Density Ranges in the Zoning Code:** By October 15, 2024, the City will revise the Zoning Code and Zoning Map to implement the “target” density ranges assumed for the Sites Inventory to accommodate the 6th Cycle RHNA, including adding minimum density standards for the zones identified in the Sites Inventory to accommodate the City’s allocated RHNA and to implement the “expected” density ranges in the Land Use Element.
3. **Add Residential/Mixed Use Housing Overlays (R/MU-OZ):** By October 15, 2024, the City will revise the Zoning Code and Zoning Map to add one or more new Residential/Mixed Use Housing Overlays (R/MU-OZ) on properties designated in the Sites Inventory, to implement the density ranges assumed for the Sites Inventory to accommodate the 6th Cycle RHNA and to allow stand-alone multi-family residential and mixed-use without discretionary action and incentivize its development. Consideration may be given to tailoring the requirements of the R/MU-OZ to incentivize construction of moderate- and lower-income units on property

identified for this overlay. (Note: more than one R/MU-OZ may be necessary to ensure the identified sites can be developed to the target densities while considering impacts on adjacent properties. For example, some sites in the Sites Inventory that are designated with the R/MU-OZ are adjacent to non-residential uses, while others are adjacent to low-density residential uses. Tailoring the R/MU-OZs based on location can facilitate construction of higher-density development in a manner that protects adjacent uses from impacts.)

4. **Incentivize the Target Density:** By October 15, 2024, the City will establish an ordinance to incentivize the production of housing at or above the expected density that is identified in the Land Use Element (existing Table LU-2, and as updated pursuant to the subsequent amendment of the Land Use Element to implement Program 1/Objective 1). The ordinance will establish the expected density as the “target” density for production of future housing, in accordance with the Housing Element. The ordinance will consider various options to incentivize housing production at the target density and/or will include disincentives if the project proposes housing below the target density. The City may decide that a separate ordinance is required or may incorporate the incentives and disincentives into existing and new ordinances as proposed in this Housing Plan.
5. **Revise Hawthorne Boulevard Corridor Specific Plan (HBCSP):** By October 15, 2024, the City will review and update the Hawthorne Boulevard Corridor Specific Plan to consider the following actions, at a minimum:
 - a. Add mixed-use as an allowable use to H/PCH sub-district.
 - b. Add mixed-use and stand-alone residential as allowable uses to the HMD and H/PCH sub-districts.
 - c. Consider allowing stand-alone residential uses in districts where only mixed-use is currently allowed, either as a non-discretionary use or via a Conditional Use Permit.
6. **Implement Housing Corridor Study (HCS):** By October 15, 2024, implement results of the Housing Corridor Study, which is an SB 2 grant-funded plan to promote housing development in identified areas of the city via zones and/or overlay zones with tailored development and design standards. (See also Program 8)
7. **Add Religious Institution Housing Overlay Zone:** By October 15, 2024, the City will revise the Zoning Code and Zoning Map to add a new Religious Institution Housing Overlay Zone (RIH-OZ) on properties designated in the Sites Inventory to allow lower- income stand-alone multi-family residential and mixed-use without discretionary action. Housing that is proposed for any of the sites that is not lower-income must develop to the existing base zone and comply with associated development and design standards.
8. **Develop “No Net Loss” Sites Inventory Monitoring Procedure:** No later than April 1, 2023, the City will develop a procedure to monitor the development of vacant and non-vacant sites in the Sites Inventory and ensure that adequate sites are available throughout the 6th Cycle Planning Period to meet the remaining RHNA by income category to implement “no net loss” requirements pursuant to SB 166. The City will monitor and report on the “no net loss” requirement on an annual basis. The procedure will monitor:
 - a. Unit count and income/affordability assumed on parcels included in the sites inventory.
 - b. Actual units constructed and income/affordability when parcels are developed.

- c. Net change in capacity and income/affordability and a summary of remaining capacity and income/affordability in meeting the City’s remaining RHNA.
- 9. **Publicize Inventory of Available Sites:** By the end of 2022, the City will prepare an inventory of available sites for residential development and will make it available on the City’s website, as well as provide it to prospective residential developers upon request. The City will update and publicize the inventory no less than annually.
- 10. **Mid-Term Evaluation:** Conduct a mid-term evaluation in 2025 to determine if the strategies for AFFH and non-vacant sites are working as envisioned. If not, within six months make adjustments to the strategies as appropriate.

Responsible Agency: Community Development Department

Funding Sources: General Fund and pursue grant funding opportunities

PROGRAM 2: BY-RIGHT APPROVAL FOR PROJECTS WITH 20 PERCENT AFFORDABLE UNITS AND THAT REQUIRE REZONING

Objectives and Time Frame:

- 1. **AB 1397 Implementation:** Pursuant to AB 1397 passed in 2017, by October 15, 2024, the City will amend the Zoning Code to require by-right approval of housing developments that include 20 percent of the units as housing affordable to lower income households, applicable to sites being used to meet the 6th cycle RHNA that meet the following:
 - a. A “reuse” of sites previously identified in the 5th cycle Housing Element. This applies to units developed for both rental and ownership. The “reuse” sites are specifically identified in the inventory (see Appendix C).
 - b. Rezoning of sites where the rezoning occurs past the October 15, 2021, statutory deadline

(Note: “By-right” means that the City review is ministerial and therefore must not require conditional use permit, planned unit development permit, or other discretionary review or approval.)

Responsible Agency: Community Development Department

Funding Sources: General Fund and pursue grant funding opportunities

PROGRAM 3: REMOVAL OF GOVERNMENT CONSTRAINTS

The City periodically reviews its development standards to ensure they are not unduly constraining to residential development. As identified through preparation of Section 3 and public input from market-rate and affordable housing developers received through this Housing Element update process, there are constraints to development of affordable housing that can be mitigated via actions the City can take. The City will review and amend the Zoning Ordinance to mitigate the potential constraints or to identify alternative mechanisms to mitigate constraints and ensure compliance with state law, as identified below.

Objectives and Time Frame:

- 1. **SB 35 Implementation:** By October 15, 2023, the City will establish a streamlined, ministerial review process for qualifying multi-family residential projects consistent with SB 35.

2. **SB 330 Implementation:** By October 15, 2023, the City will establish a preliminary application for residential development projects consistent with SB 330.
3. **SB 1087 Implementation:** By October 15, 2023, the City will establish a written procedure to provide affordable housing with priority for water and sewer services consistent with SB 1087.
4. **Revise Development Standards in Zoning Code to Reduce Constraints:** By October 15, 2024, the City will reevaluate the Zoning Code to address and reduce identified constraints to development of housing. Standards the City will reassess include the following:
 - a. Parking standards for multi-family and mixed-use development, including requirement for covered parking (garages). May consider developing a sliding scale that is location-based (e.g., lower standards for housing that is near or on transit corridors, in mixed-use developments, etc.).
 - b. Open space requirements for multi-family and mixed-use developments.
 - c. FARs for multi-family and mixed-use developments.
 - d. Maximum building heights for multi-family and mixed-use developments.
 - e. Modify the method by which the City measures building height.
 - f. Minimum unit size for multi-family and mixed use dwelling units.
5. **Expand Use of Senior Housing Standards:** The City will consider expanding the use of the existing Senior Housing Standards (which are more lenient than typical multi-family development standards) to allow developers to use the Senior Housing Standards for non-senior projects if the units are restricted to lower- or moderate-income households.
6. **Mitigate Impacts to Existing Single-Family Development:** Concurrent with the revisions to the Zoning Code to mitigate constraints to development, but no later than October 15, 2024, the City will ensure that the new residential and mixed-use development mitigates impacts on adjacent single-family neighborhoods to the extent feasible. Actions the City will take include the following:
 - a. Review and potentially revise setbacks and other development standards to protect existing single-family development.
 - b. Prepare objective design standards for multi-family and mixed-use development to ensure quality development that considers impacts on adjacent single-family neighborhoods without unduly constraining development of affordable housing.
7. **Revise the Hawthorne Boulevard Corridor Specific Plan (HBCSP) to Reduce Constraints:** By October 15, 2024, review and update the HBCSP to consider reducing the following constraints, at a minimum, based on specific input and feedback from developers who have and propose to construct mixed-use and residential developments in the HBCSP:
 - a. Reduce setback requirements for the residential portions of Mixed-Use developments in the H-NT, H-PR, and H-MP Sub-Districts.
 - b. Reduce the minimum percent of commercial uses required for Mixed-Use projects.
 - c. Review the maximum FARs for all sub-districts and increase them if necessary to ensure that projects can develop to the allowable densities.

- d. Add objective design standards—tailor them to each district and sub-district as appropriate.
 - e. Consider reducing parking standards for the HBCSP, including the requirement for covered parking (garages), including developing a sliding scale that is location-based (e.g., lower standards for housing that is near or on transit corridors, in mixed-use developments, etc.).
 - f. Reduce open space requirements.
 - g. Revise maximum building heights (in association with modification of the method by which the City measures building height, which would apply to all development within the City, including the HBCSP—see Objective 4.e. above).
 - h. Consider modifying other development standards that may be identified during the review process as constraints to development to eliminate potential constraints.
8. **Revise Method of Calculating Density:** By October 15, 2024, the City will revise the Zoning Code to allow fractional units to be rounded up to the next whole number when calculating density based on the number of dwelling units per acre. This is consistent with the state density bonus law.
 9. **Assess Development Fees:** By October 15, 2024, the City will reassess development fees to ensure they do not unduly constrain development. The City will consider reducing permit fees to lower development costs if they are found to be a constraint, particularly fees for Tier 2 Conditional Use Permits. The City will consider fee waivers for affordable and inclusionary housing projects.
 10. **Technical Assistance:** Continue to provide technical development assistance to developers to promote construction of new housing in Torrance. By October 15, 2023, survey developers to identify methods that would best assist them to promote construction of new housing in Torrance and implement those measures as appropriate.
 11. **Streamlining Program:** The City currently offers a number of services designed specifically to assist property owners/developers/investors with many key services with the goal of expediting the development of affordable housing units, which are discussed in Section 3.2.6 of the Housing Element. No less than every two years, the City will conduct periodic, informal surveys with local developers to monitor the success the City’s streamlining efforts and will revise or develop new streamlining programs as appropriate and as funding allows.
 12. **Facilitate Lot Consolidation:** The residential sites inventory includes many small sites that are clustered and offer excellent opportunity for consolidation in order to facilitate high-quality and well-designed developments. The City will continue to encourage and facilitate lot consolidation as a means of maximizing development and redevelopment potential. As funding permits, the City will develop lot consolidation incentives to help achieve full use of limited land resources and promote larger residential developments that can facilitate a wide range of housing types and affordability levels. Lot consolidation incentives may include but are not limited to:
 - a. **Financial assistance:** At the discretion of the City and contingent upon available funding as determined by the City of Torrance, fee assistance and other financial incentives may be made available to encourage lot consolidation activities.

- b. Technical assistance: The City will assist applicants with development counseling on the lot consolidation process. Within one year of adoption of the Housing Element, the City will prepare and provide literature to applicants or interested developers regarding the lot consolidation process and list assistance available, if any, from the City for lot consolidation activities.
- c. Processing of lot consolidation requests: Process lot consolidation applications concurrently with other applications for development.
- d. Sites inventory with lot consolidation potential: At least annually and on an ongoing basis, provide the sites inventory to interested developers and assist in identifying sites with lot consolidation potential. At least annually and on an ongoing basis, the City also will identify vacant and underutilized parcels that become available and were not included in the Sites Inventory for potential lot consolidation.
- e. Evaluate trends and requests for lot consolidation: By October 15, 2023, and annually after that, re-evaluate the trend of lot consolidation and make modifications as necessary to promote housing and mixed use development on smaller sites.
- f. Surveys: No less than every two years, beginning by October 15, 2023, the City will conduct periodic, informal surveys with local developers to monitor the success of lot consolidation efforts. Revise or develop new lot consolidation incentives as appropriate. This objective may be combined with other outreach and information-gathering objectives identified in this Housing Element.
- g. Incentives: Based on information received via Objectives 11.e. and 11.f. of this Program, evaluate the City’s lot consolidation activities and adopt appropriate incentives. Incentives to be considered include, but are not limit to: waiver or subsidy of development fees, reduction in parking standards, allowance for shared parking, and reduction in commercial FARs for projects in mixed use zones. Consider enhanced incentives for projects that include lower- and/or moderate-income units.
- h. Information regarding lot consolidation: By October 15, 2023, the information and actions (including assistance, incentives, and all other actions) identified in this Lot Consolidation objective will be made available to interested parties on a new Lot Consolidation webpage. The Lot Consolidation webpage will be updated at least annually and on an ongoing basis as new information and/or incentives occur.

Responsible Agency: Community Development Department

Funding Sources: General Fund and pursue grant funding opportunities

PROGRAM 4: INCLUSIONARY HOUSING

An Inclusionary Housing Program is a program that requires developers of new market-rate residential developments to provide affordable units as well. According to “Inclusionary Housing—Creating and Maintaining Equitable Communities,” prepared by the Lincoln Institute (available at: https://www.lincolninst.edu/sites/default/files/pubfiles/inclusionary-housing-full_o.pdf):

Research into the very real benefits and limitations of mixed-income development suggests that the creation and preservation of affordable homes in asset-rich neighborhoods is one of the few successful strategies for overcoming economic segregation. It also demonstrates that integration

within each new market-rate development does not always make sense. Successful economic integration requires careful attention to a number of policy design choices.

The City does not currently have an Inclusionary Housing Program. In order to determine if an inclusionary housing program/ordinance would be appropriate for Torrance to help implement the City’s housing objectives and policies, analysis is necessary.

Objectives and Time Frame:

1. By October 15, 2024, the City will study the option of preparing an Inclusionary Housing Program and determine whether to proceed with a program/ordinance. This action is citywide and includes the action identified in the Downtown Revitalization and Connectivity Plan (2021).

Responsible Agency: Community Development Department

Funding Sources: General Fund and pursue grant funding opportunities

PROGRAM 5: DENSITY BONUS

The City does not have a density bonus ordinance in the Zoning Code. However, as required by state law, the City applies the state density bonus to applicable projects as requested.

Objectives and Time Frame:

1. **Adopt Density Bonus Ordinance:** By October 15, 2023, the City will revise the Zoning Code to adopt a density bonus ordinance in compliance with state law.
2. **Monitor State Density Bonus Legislation:** The City will monitor changes in state density bonus law annually and will revise its density bonus ordinance within six months of revisions to the state density bonus law to remain in compliance with state law.
3. **Density Bonus Information:** The City will promote the use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximized feasibility and to meet local housing needs. This will be done by posting information and the ordinance on the City’s website as soon as the ordinance is adopted, and discussing it with developers who express interest in developing housing and in pre-application meetings.

Responsible Agency: Community Development Department

Funding Sources: General Fund

PROGRAM 6: ACCESSORY DWELLING UNITS

Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) units represent a viable means of dispersing lower cost rental housing in and throughout the community, while providing homeowners an opportunity to obtain rental income to assist them with their own mortgage payments.

The City has an ADU ordinance that was amended in April 2021. The City has seen a significant increase in the number of ADUs that have been constructed in Torrance in recent years as many property owners have developed accessory dwelling units pursuant to the City’s ADU ordinance to use for guests, family members, domestic workers, and as independent rental units. The City’s goal is to encourage continued development of ADUs and JADUs to provide opportunities for rental housing to

low- and moderate-income households and to increase the number, type, and affordability levels of housing in Torrance.

Objectives and Time Frame:

1. **Develop ADU Monitoring Program:** To facilitate the construction goal of a minimum of 60 ADUs/JADUs per year, by April 1, 2023, the City will develop a data collection and monitoring program to ensure the City is on track to meeting identified construction and income goals. Develop a monitoring metric that evaluates locations of affordable ADUs. The City will evaluate the production and income data annually thereafter. If by April 2025 and April 2027 the City is not meeting its ADU construction and income/affordability goals consistent with its assumptions, the City will review and revise polices and efforts to increase ADU construction and meet its income/affordability goals within six months, including, but not limited to additional incentives and rezoning. Additionally, if monitoring results indicate limited ADUs in higher resource areas, develop incentives to encourage ADU production in those areas.
2. **Financial Assistance for Affordable ADUs:** The City will work with federal, state, and local agencies to try to identify and secure funding for homeowners who are interested in building an accessory dwelling unit (ADU) and are willing to offer it as an affordable rental. The City will begin investigating funding sources within one year of adoption of the Housing Element and will reevaluate funding options annually.
3. **Zoning Code Clean-Up:** By October 15, 2024, the City will delete Section 95.3.40 (Supplemental Housing for the Elderly), because it has been replaced by the City's adopted ADU ordinance, consistent with state law. It was inadvertently left in the Zoning Code when the ADU ordinance was adopted.
4. **Monitor Changes to State ADU Laws:** The City will continue to monitor changes in state law regarding ADUs on an annual basis. Within six months of revisions to state law regarding ADUs, the City will update the Zoning Code regularly to remain consistent with state law.
5. **Expedited Application for Affordable ADUs:** Within one year of adoption of the Housing Element, staff will create a program whereby if the property owner is willing to commit to developing an affordable ADU (i.e., very low, low, or moderate-income), then their entitlement application would be expedited and reviewed within 15 working days.
6. **Promote Housing Voucher Program for ADUs:** Within one year of adoption of the Housing Element, staff will promote the Housing Choice Voucher Program to homeowners for rental of their ADU to an affordable household.
7. **ADU Amnesty Program:** Within one year of adoption of the Housing Element, the City will adopt an amnesty program to allow conversion of unpermitted, existing, accessory structures into accessory dwelling units without penalty, provided that all other applicable Code requirements are met.
8. **Outreach and Information to Promote ADU Construction:** The City will maintain and distribute literature on funding opportunities and programs promoting construction of affordable rental ADUs. Within one year of adoption of the Housing Element, the City will create and maintain an ADU Webpage to promote the construction of ADUs, with particular emphasis on development of affordable ADUs. The ADU Webpage will provide information to the public regarding ADUs, including their benefits, procedures for approval, and any new program(s) the City develops when they are completed, including the existing and new objectives included in this ADU Program. As part of this effort, staff also will develop a checklist to help to simplify

the application process for homeowners by identifying the materials required for submittal. The City will continue to utilize the City’s newsletters, promotional brochures, Torrance CitiCABLE, utilizing social media, and other means to provide information and education.

Responsible Agency: Community Development Department

Funding Sources: General Fund and pursue grant funding opportunities

PROGRAM 7: RELIGIOUS INSTITUTION HOUSING OVERLAY ZONE

Encouraging religious institutions to build housing on property owned by religious institutions (also known as “congregational land”) would provide sites that otherwise would not be available for affordable housing. Due to the built-out nature of Torrance, this is a valuable strategy to provide additional housing opportunities for lower income households. Adopting a religious institution housing overlay zone (RIH-OZ) would enable religious institutions to build or partner with others to build affordable housing by-right. This is a significant opportunity in built-out cities such as Torrance that have so few vacant sites. Utilizing congregational land for affordable housing also provides an attractive opportunity for affordable housing developers by minimizing their cost for land, risk, and time to process development applications. This approach also helps congregations further their missions to support lower-income populations while providing them with enhanced financial stability, as many have been impacted by declining attendance that has been exacerbated by the COVID-19 pandemic.

Preparing an RIH-OZ is a program that builds on the provisions of AB 1851, adopted in 2020, which facilitates housing on religious institution properties. Pursuant to AB 1851, a local agency is prohibited from requiring the replacement of more than 50 percent of religious-use parking spaces that a developer proposes to eliminate as part of that housing development project.

During the Housing Element stakeholder interview with service providers and affordable developers (See Appendix A), partnering with religious institutions was cited as an effective way to provide affordable housing, and several examples were identified.

Objectives and Timeframe:

1. **Add RIH-OZ to Zoning Code:** By October 15, 2024, the City will revise the Zoning Code and Zoning Map to establish a Religious Institution Housing Overlay (RIH-OZ) that can apply to all properties owned by and operated by religious institutions in the city. In order to qualify for the RIH-OZ, the units must be affordable to lower (below 80% AMI) households. Outreach to religious institutions and affordable housing developers that are known to partner with religious institutions to develop affordable housing on their sites will be conducted as part of this revision to the Zoning Code.
2. **Update Parking Requirements for RIH-OZ:** Concurrently with the establishment of the RIH-OZ, the City will update parking requirements in the Zoning Code to provide flexibility in accommodating housing on religious institutions’ property.
3. **RIH-OZ Information and Outreach:** Concurrently with the establishment of the RIH-OZ, the City will develop a program to inform religious institutions of the new RIH-OZ and to assist them through the newly established process. The outreach program would outline the ins and outs of development timelines, construction, housing options and regulations, and provide information regarding potential partnerships with affordable housing developers.

Responsible Agency: Community Development Department

Funding Source: General Fund and pursue grant funding opportunities

PROGRAM 8: INCENTIVIZE INFILL ON RESIDENTIAL AND MIXED-USE CORRIDORS

As noted, Torrance has no vacant and/or greenfield land available for development that is currently designated for multi-family residential development; therefore, the 6th Cycle RHNA cannot be accommodated by existing residentially designated and zoned land. One of the City's key RHNA strategies is to identify remaining vacant properties and underutilized sites, primarily focusing along key urbanized corridors in Torrance, that can accommodate growth through stand-alone and mixed-use residential infill and redevelopment. Due to a variety of factors, cities across the country are recognizing the need to provide flexibility in land uses in traditionally commercial areas by allowing mixed use development and stand-alone residential uses in traditionally commercial areas to create mixed use areas and corridors. These factors include the rapidly increasing trend to online sales and services, local and national "brick and mortar" businesses closing, and more people working remotely. Adding housing in these areas has the benefit of adding potential customers to support local businesses and services. In Torrance, many buildings are 30 to 50 years old-with eight on the Sites Inventory 100 or more years old. The average age of the buildings in the Sites Inventory is 1958, which is 64 years old. This provides a key opportunity for recycling or major reinvestment.

In addition to offering availability for additional housing, promoting housing in mixed use areas via mixed use and stand-alone residential development also supports use of transit, bicycling, and walking as alternatives to the use of a personal automobile. This is beneficial to a broad spectrum of residents who depend on or choose alternative modes of transportation, including lower-income households and residents with special needs. This strategy also promotes sustainable development and reduced GHG emissions by:

- Directing traffic from new development directly onto the City's existing key transportation corridors;
- Supporting the use of the City's transit system;
- Providing easier access to employment centers and the businesses and services which households need; and
- Locating new housing in areas that already have infrastructure to accommodate increased development capacity.

The City's General Plan already provides for opportunities for housing integrated with commercial uses. The Commercial Center, General Commercial, and Residential-Office General Plan designations allows multi-family residential units as part of a mixed-use project, or as separate projects integrated into the larger commercial center site plan via pedestrian or transit connections. The Hawthorne Boulevard Corridor Specific Plan also currently allows mixed use development in the majority of the districts, and also allows stand-alone residential in the two Del Amo districts.

The City is already in the process of implementing this Residential/Mixed Use Corridors strategy through the following two programs, which are intended to complement and support the Housing

Element efforts to develop additional housing capacity in a manner that supports the City’s goals and strategic priorities.

- **Housing Corridor Study:** Using grant funding from SB 2 to streamline housing approvals and accelerate housing production, the City is undertaking a Housing Corridor Study to explore the creation of housing corridors by re-zoning properties and amending the Land Use Code to allow such development by right. Seven areas have been identified and are undergoing analysis and preparation of context-appropriate standards for future residential development, as described in Section 4.1.3.5. All these areas are included in the Sites Inventory. The Housing Corridor Study includes accompanying CEQA documentation that will enable compliant development to be built if consistent with the City’s environmental policies and state CEQA law. This approach may be applied to in the future, depending on the availability of funding.
- **Downtown Torrance Revitalization and Connectivity Plan:** The City prepared a Downtown Torrance Revitalization and Connectivity Plan (Downtown Plan) that was adopted by City Council in July 2021. Three strategies in the Downtown Plan focus on incentivizing mixed use and residential development, including affordable units, on infill sites in Downtown and in surrounding corridors that were identified in the Downtown Plan. An overview of the strategies and recommended actions are provided in Section 4.1.3.5. One corridor in the Downtown Plan—the Border/Cabrillo corridor—is being implemented via the Housing Corridor Study, described above.
- **Other Mixed Use/Housing Corridors:** The results of the HCS will be used to incentivize mixed use and multi-family development on other corridors of the City already discussed, including Redondo Beach Boulevard, Sepulveda Boulevard, Crenshaw Boulevard, other sites on Western Avenue that are not already included in the HCS, and on and near other corridors for which the proposed Residential/Mixed Use Overlay Zones(s) (already discussed in Section 4 and throughout the Housing Plan) will be applied.

The City is and will continue to identify and implement additional opportunities for residential and mixed-use development along corridors throughout the City. Many programs and associated objectives identified throughout this Housing Plan are designed specifically to facilitate and incentivize the production of housing along key corridors in Torrance. Many programs and objectives have already been discussed, but this section provides a summary of several programs.

Objectives and Time Frame:

1. **Implement Housing Corridor Study:** By October 15, 2024, implement the Housing Corridor Study. This strategy may be applied to other corridors of the City as part of implementation of the Housing Plan, as described elsewhere.
2. **Implement Downtown Torrance Revitalization Plan:** By October 15, 2024, implement Downtown Torrance Revitalization and Connectivity Plan as it relates to incentivizing the production of housing and mixed-use development.
3. **Implement R/MU-OZ:** By October 15, 2024, implement the Residential/Mixed Use Housing Overlay(s) (R/MU-OZ) along the mixed-use/housing corridors identified in Sections 4 and 5 and on the Sites Inventory. Consider expanding the overlay to additional appropriate sites/corridors, as time and funding permit.
4. Ongoing. Continue to allow residential development either as a component of a mixed-use development or as a separate development in appropriate areas designated as Commercial Center in the Land Use Element.

5. Ongoing. Continue to allow mixed-use residential and commercial uses in the City’s designated commercial areas.
6. **Revise Zoning Code:** By October 15, 2024, revise the Zoning code to allow stand-alone multi-family residential uses in addition to mixed-use residential uses in the Residential-Office (R-OF) land use designation and the Residential-Professional (RP) zone along key commercial corridors, as described in the Housing Element.

Responsible Agency: Community Development Department

Funding Sources: General Fund and pursue grant funding opportunities

PROGRAM 9: AFFORDABLE HOUSING DEVELOPMENT

For-profit and non-profit developers can play a significant role in providing affordable housing in Torrance. The City provides land, regulatory incentives, and in limited cases, financial assistance to developers to complete both ownership and rental housing for extremely low-income, lower-income, and special needs households such as lower-income renters, seniors, and persons with disabilities, including developmental. Many programs and associated objectives identified throughout this Housing Plan are designed specifically to facilitate and incentivize the production of housing that is affordable to moderate- and lower-income households. While they are not all repeated here, their implementation will contribute significantly to the production of housing in Torrance to accommodate the 6th Cycle RHNA and implementation of key goals and sub-goals in the City’s Strategic Plan. In addition to the identified programs and objectives, on a case-by-case basis, the City will assess other/additional incentives it may be able to provide to facilitate the development of affordable housing.

Objectives and Time Frame:

1. **Outreach to Affordable Housing Developers:** Within one year of adoption of the Housing Element and at least annually thereafter, the City will identify opportunities for affordable housing and will conduct an affordable housing meeting with affordable housing developers to inform them of opportunities and consider the affordable developers’ ideas and concerns. If the City has City-owned land that is available and ready for development, invite proposals from interested developers in accordance with Action 12 below.
2. **Outreach Regarding RIH-OZ:** As part of implementation of the Religious Institution Housing Overlay Zone, coordinate discussions between affordable housing developers and church properties to promote affordable housing onsite; the City will coordinate at least every other year. Ensure that religious institutions are aware of and understand the benefits of the overlay. (See Program 7, Objective 3).
3. **Support Applications for Developers of Affordable Housing:** At least annually, support funding applications for projects that include a portion of the units as housing affordable to extremely low-income households, especially those with special housing needs (such as seniors and persons with disabilities, including those with developmental disabilities), provided that the proposed projects are consistent with the City’s General Plan and applicable specific plans.
4. **Pursue Funding:** Pursue additional State (e.g., State funds for transit-oriented development and infrastructure improvements) and federal funding for affordable development. No less

than annually check the websites of HUD, State HCD, and Los Angeles County Development Authority (LACDA) for potential funding sources and apply for eligible programs.

5. **Regional Housing Trust:** Continue to work with the South Bay Cities Council of Governments (SBCCOG) as it explores the feasibility of a Regional Housing Trust that could facilitate the development of affordable housing in participating South Bay cities including Torrance.
6. **Facilitate RHNA for Lower Income Units:** Facilitate the development of 3, 166 housing units affordable to lower income households through incentives, project conditions, development agreements, and/or other mechanisms identified in this Housing Plan.
7. **Inclusionary Ordinance:** Consider adoption of an inclusionary ordinance as per Program 4.
8. **Affordable Housing Production Monitoring:** Per Program 1/Objective 8, monitor the production of affordable housing in Torrance and evaluate the degree to which the sites that have been identified in the Sites Inventory as affordable to lower- and moderate-income households, including mixed-income developments (at least 20 percent of the units assumed to be available to lower-income households), have been or are being developed in those income categories. As part of monitoring program, develop a metric to evaluate success in adding affordable housing (including new residential or MU developments, ADUs, and housing in RIH-OZs) in areas that are predominantly white and highest income areas
9. **Prioritize Water and Sewer Service for Affordable Housing:** Establish procedures for granting priority water and sewer service to developments with lower-income units in compliance with Government Code Section 65589.7 by October 15, 2023.
10. **City Prioritization for Infrastructure for Affordable Housing:** Prioritize areas with sites designated for low-income developments for needed infrastructure. This could be accomplished via the CIP program, annual budgeting, and/or pursuing infrastructure-related grants to be used for specific projects/areas.
11. **Incentives:** Provide regulatory incentives to private developers to increase the supply of affordable housing, including reduced parking where feasible and appropriate as identified in the Programs of this Housing Element. Offer local non-profit developers and agencies technical assistance and information on City funding sources.
12. **Prioritization of City-Owned Sites for Affordable Housing:** The Sites Inventory includes multiple sites owned by the City that are available for housing within the 6th Cycle Planning Period.
 - a. By October 15, 2023, the City will develop a process, consistent with the State Land Use Act and as outlined in Section 4.1.2.9 (City-Owned Sites), under a request for bids to prioritize affordable housing as part of a scoring system, with more points going to bids that included a minimum number of affordable units.
 - b. The City will review City-owned parcels at a minimum annually. City-owned sites that are identified as surplus and available for affordable housing will undergo the process as identified in Action Item 12.a. above and as outlined in Section 4.1.2.9.
 - c. The City will list the City-owned land available for the development of affordable housing on the City's website, and will update the list no less than annually. The City will provide affordable housing developers the first right of refusal for designated

surplus lands. Additionally, the City will, at least annually, identify opportunities for City-owned sites utilizing a variety of methods, (e.g., Request for Proposal, Disposition and Development Agreement, Land Lease or other binding agreement) and facilitate the necessary entitlements. The City will target at least 26 units during the planning period as per the Sites Inventory.

13. Ongoing. Encourage the development of rental projects that meet the needs of lower-income renters, seniors, and persons with disabilities, including developmental disabilities.
14. Ongoing. Encourage use of the Density Bonus provisions through technical assistance and information dissemination.
15. Ongoing. Alert housing developers with known interest in developing affordable housing within Torrance when opportunities are available (e.g., sites, partnerships, prioritization of City-owned sites per the Downtown Plan, etc.).
16. Ongoing. Continue to conduct pre-application conferences with developers interested in building affordable housing.
17. Ongoing. Utilize Low and Moderate Housing funds for affordable housing on a case-by-case basis.

Responsible Agency: Community Development Department and other departments, such as Public Works, as appropriate

Funding Sources: General Fund and pursue grant funding opportunities

PROGRAM 10: RENTAL ASSISTANCE PROGRAMS

The Housing Choice Voucher Program extends rental subsidies to very low-income households, as well as seniors and disabled persons. The subsidy represents the difference between 30 percent of the monthly income and the allowable rent determined by program guidelines. Vouchers permit tenants to locate their own housing and rental units beyond the federally determined fair market rent in an area. In 2021, the Torrance HA provided Section 8 rental assistance to 600 households. In 2021, there were approximately 10,000 active applicants on the waiting list, which is now closed.

In 2021, the City was able to provide rental assistance to 10 veterans through HUD’s VASH voucher program which enable homeless veterans and their families to access affordable housing with an array of services. The City has applied for an additional 10 VASH vouchers as of September 2021. Also in 2021, the City was able to secure 33 emergency housing vouchers, targeted to those experiencing or at-risk for homelessness.

The Torrance Senior Citizen Rental Assistance Program provides rental assistance to residents at the Coleman Court and Ocean Terrace developments. As of February 2021, 2 households were receiving assistance, down from 11 in 2013. This reduction is due to the elimination of the redevelopment agency, which provided funding for this program. Due to the loss of funding, this program is being phased out.

Objectives and Time Frame:

1. **Housing Choice Voucher Program:** Support efforts to maintain, and possibly to increase, the current number of Housing Choice Vouchers, and direct eligible households to the program.

2. **Housing Choice Voucher Program Information:** Provide information and referrals to landlords regarding participation in the Housing Choice Voucher Program. Advise property owners of ADUs of the City's Section 8 Voucher Program.
3. **Rental Assistance:** Continue to provide rental assistance to senior households at the Coleman Court and Ocean Terrace developments as feasible based on financial resources.

Responsible Agency: Community Development Department; Housing Authority

Funding Sources: HUD; General Fund and pursue grant funding opportunities

PROGRAM11: SPECIAL NEEDS HOUSING

Persons and households with special needs have limited housing options. Housing types appropriate for these groups include emergency shelters, low barrier navigation centers, transitional housing, supportive housing, and single-room occupancy (SRO) units. Special needs persons may also find housing opportunities in residential care facilities and group homes.

As part of the Governmental Constraints analysis, the following revisions to the Torrance Land Use Code, as required by State law, are identified as appropriate to better facilitate the provision of a variety of housing types:

Objectives and Time Frame:

1. **Amend the Zoning Code for Special Needs Housing:** Within one year of the statutory deadline for adoption of the 6th Cycle Housing Element, amend the Zoning Code in conformance with state law to accomplish the following:
 - a. **Emergency Shelters:** Revise existing parking standards for shelters based solely on staffing level. Maintain an emergency shelter ordinance consistent with state law.
 - b. **Low Barrier Navigation Centers:** Revise the Zoning Code to allow Low Barrier Navigation Centers in areas zoned for mixed uses and nonresidential zones that permit multi-family uses.
 - c. **Transitional and Supportive Housing:** Explicitly allow transitional and supportive housing as a residential use to be permitted as similar uses in the same zone and to ensure compliance with AB 2162.
 - d. **Large Group Homes:** Review and revise the provisions for permitting large group homes to be similarly permitted as small group homes or develop other mitigating strategies to remove constraints to the development of group homes for more than six persons.
 - e. **Residential Facilities/Group Homes:** Evaluate provisions regarding development of residential care facilities and licensed and unlicensed group homes in the City to ensure that specific conditions and restrictions do not unduly constrain development. If substantial constraints are identified, revise the Land Use Code accordingly. Update uses by deleting outdated uses and adding uses that more accurately reflect contemporary facilities and uses.
 - f. **Employee & Farmworker Housing:** Update the Zoning Code to clarify that employee and farmworker housing must be allowed in accordance with state law.

2. **Matrix of Residential Uses:** Within one year of adoption of the Housing Element, a matrix of approved uses in residential zones will be incorporated into the Land Use Code to clearly identify and facilitate the understanding of all housing types permitted in zones in the City, including special needs uses. The table will reflect the permitted and conditionally permitted residential uses in the City.
3. **City of Torrance Plan to Prevent and Combat Homelessness:** Ongoing. Continue to implement the City’s three-year *Plan to Prevent and Combat Homelessness*, which was adopted in July 2021. Due to the comprehensiveness of the Plan, the details are not repeated here. Refer to the City of Torrance “Plan to Prevent and Combat Homelessness,” which is available at: <https://www.torranceca.gov/home/showpublisheddocument/67099/637617075561400000>
By June 2024, update the plan to extend it a minimum of another three years.
4. **Temporary Housing Units for Persons Experiencing Homelessness:** Ongoing. The City will continue to develop and implement its program to establish and secure an operator for its temporary housing program for persons experiencing homelessness, located on City-owned property at 3290 Civic Center Drive. Community outreach sessions will be conducted so that the community can understand site design and operations.
5. **Social Services Commission Workplan:** Ongoing. Continue to implement the City’s Social Services Commission workplan, which includes strategies for addressing homelessness in the City of Torrance.
6. **Senior Citizen Development Standards.** Ongoing. Continue to implement the Senior Citizen Housing Development Standards. Monitor their effectiveness in continuing to produce housing for senior citizens and revise them if constraints to development are identified.
7. **Special Housing Needs of Seniors:** Ongoing. Continue to monitor and assess the special housing needs of senior citizens, in collaboration with the Torrance Commission on Aging.
8. **Technical Assistance & Information:** Ongoing. Provide technical assistance and information on available City-owned parcels for lower-income developments to private or non-profit housing providers. Prioritize bids to develop on City-owned land that include affordable housing.
9. **Torrance Community Transit Program (TCTP):** Continue to implement the TCTP, a transportation assistance program for residents of the City of Torrance that enables low-income seniors and those with disabilities to purchase credits for taxi rides at a discounted personal cost.
10. **Discount Program for Water Bills:** Continue the Torrance Municipal Water program that offers low income senior or disabled customers a discount on their water bills. (Note that approximately 400 customers are currently enrolled.)

Responsible Agency: Community Development Department, Community Services Department, Public Works Department, Social Services Commission, Torrance Commission on Aging.

Funding Sources: General Fund and pursue grant funding opportunities

PROGRAM 12: HOME REHABILITATION AND IMPROVEMENT PROGRAMS

The Home Improvement Program, administered by the Workforce Investment Network Partners, provides home repairs for low-income seniors and disabled residents. The repairs are completed by persons in need of employment who have been trained. Most participants are Torrance youths who

face barriers to employment. The Home Improvement Program assists in the City's housing preservation objectives and in the enhancement of employment opportunities. The number of home improvement projects anticipated is approximately 35 per year, or approximately 2,000 for the planning period, which is more than double the anticipated rehabs estimated for the 5th Cycle.

Objectives and Time Frame:

1. **Home Improvement Program (HIP):** Ongoing. Continue to provide home improvement assistance through the Home Improvement Program, in which disabled individuals and senior citizens can have a variety of home improvement services completed provided they meet certain criteria and are Torrance residents. Assist in at least 35 home improvement projects annually.
2. **HIP Annual Reporting:** Ongoing. Continue to conduct annual reporting throughout the planning period.

Responsible Agency: Community Services Department

Funding Sources: Low and Moderate Housing Funds

PROGRAM 13: PRESERVATION OF AFFORDABLE RENTAL HOUSING

Over the next ten years (2021-2031), two subsidized multifamily developments, which provide a total of 197 affordable units, will have expired affordability covenants (Table H-35). Affordability covenants in Torrance include developments that are financed with Low/Moderate Housing set aside funds or federal programs (HUD 202, HUD 811, and HUD 542[c]) or State of California LIHTC's.

- Accessible Apartments 2 is owned and operated by a nonprofit organization (United Cerebral Palsy), whose operators have informed the City in writing that they do not intend to convert their 12 units to market rate units in the next 10 years. (See Appendix F)
- Harmony Court Apartments is a 187-unit senior affordable housing project offering 185 affordable units. The owners have stated to the City in writing that they do not intend to convert to market rate units during the next 10 years, so there is no risk of conversion for this project either. (See Appendix F)

Recognizing the two affordable complexes discussed above are not expected to change in the next ten years, the City still understands the importance of continuing to monitor their status. See Section 2.6.3 for a more detailed explanation.

Objectives and Time Frame:

1. **Existing Affordable Housing Units:** Ongoing. Support in the preservation of 197 affordable units at risk of converting to market rents by:
 - a. The City will consult annually with property owners of affordable housing in the City to gauge the likelihood of conversion of affordable units and discuss opportunities for the preservation of affordable housing units at risk of converting to market rents.
 - b. The City will offer technical assistance to affordable housing owners with at-risk units such as providing information on transfer of ownership opportunities and funding opportunities (federal, state, or local).
2. **Existing Affordable Housing Units-Noticing:** Ongoing. Within 60 days of notice of intent by any property owners of affordable developments of plan to convert to market rate, the City will contact qualified entities to inform them of opportunities to acquire and continue

affordability of at-risk units and will work with residents to provide tenant education in regard to affordable housing options, including the potential availability and priority for Section 8 Housing Choice Vouchers. The City will work with potential purchasers using HCD's current list of Qualified Entities. (<http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>).

Responsible Agency: Community Development Department

Funding Sources: General Fund, HUD, Low/Mod Housing Fund and pursue grant funding opportunities

PROGRAM 14: COMMUNITY PRESERVATION

The Environmental Division of the Community Development Department provides a number of services that preserve the appearance, character and quality of the city's neighborhoods and the larger community. These efforts promote and maintain the high standards that make Torrance such a desirable place to live and do business. The services include code enforcement, which is intended to ensure the safety of residents and prevent structures and properties from falling into substandard condition. Code Enforcement's goal is to gain compliance, as quickly as possible, by working with Torrance residents and businesses. In some cases, however, Enforcement staff may also issue citations, hold administrative or abatement hearings or use other legal means to achieve compliance.

The City allows short-term rentals (as described in Section 9.3) in compliance with a STR Ordinance in place. In order to ensure that STRs do not generate problems and retain dwelling units as housing (via the home-share requirement in single-family neighborhoods), the City has an enforcement program that was initiated in 2021.

Objectives and Time Frame:

1. **Property Maintenance Standards:** Ongoing. Continue to enforce property maintenance standards to preserve existing units, maintain property values, and support a high quality of life for residents. Within one year of adoption of the Housing Element, review the City's Code Enforcement Program to ensure that it:
 - a. Identifies any areas of concentrated rehabilitation needs.
 - b. Assists in the repairs and mitigate potential costs associated with rehabilitation to the extent feasible utilizing existing, expanded, and/or new programs.
 - c. Reduces the displacement of residents through support of rehabilitation.
2. **Funding for Rehabilitation Assistance:** At least annually, pursue funding at the State level to expand housing rehabilitation assistance.
3. **Property Maintenance Assistance for Low-Income Seniors and Disabled Residents:** Low-income seniors and disabled residents with property maintenance violations will be referred to the City's Home Improvement Program for assistance with bringing their properties into compliance.
4. **Short-Term Rental Ordinance:** Ongoing. Continue to enforce the City's short-term rentals (STR) ordinance to bring existing STRs into compliance with City standards and approval procedures, and to retain dwelling units as housing.

Responsible Agency: Community Development Department (Environmental Division)

Funding Sources: General Fund, Home Improvement Program (funded through Workforce Investment Network Partners), Low/Mod Housing Fund, and pursue grant funding opportunities

PROGRAM 15: REASONABLE ACCOMMODATION

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend for all people to have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. Reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing, recognizing that sometimes the request is urgent. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and case law interpreting the statutes.

Objectives and Time Frame:

1. **Reasonable Accommodations Regulations:** Although the City developed a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development, and use of housing for people with disabilities during the 5th Cycle Housing Element, by October 15, 2024, the City will codify the process by updating the Zoning Code and will provide expedited processing for urgent requests.
2. **Reasonable Accommodations Information:** Within one year of adoption of the Housing Element and on an ongoing basis thereafter, the City will provide information to residents on reasonable accommodation procedures via public counters and the City website. The City will investigate and implement additional methods to provide information.

Responsible Agency: Community Development Department

Funding Sources: General Fund and pursue grant funding opportunities

PROGRAM 16: REPLACEMENT HOUSING

Objectives and Time Frame:

1. **AB 1397 Implementation:** Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.
2. **Coastal Zone Replacement Housing:** Approximately 123 acres of Torrance is within the Coastal Zone (see Figure H-5). This requires the City to ensure the replacement of any units occupied by low- and moderate-income households lost through demolition. On an ongoing basis, the City will:
 - a. Maintain records of existing housing units serving lower and moderate-income households in the Coastal Zone and continue to monitor development activities within

the Coastal Zone, including new construction, conversion, and demolition of affordable housing.

- b. Ensure compliance with the replacement requirements. The emphasis of this program will be on retention of affordable units with replacement (Government Code 65590) on a unit-by-unit basis when removal cannot be avoided.

Responsible Agency: Community Development Department

Funding Sources: General Fund and pursue grant funding opportunities

PROGRAM 17: WATER AND SEWER SERVICE PROVIDERS

In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within Torrance a copy of the 2021-2029 Housing Element.

Objectives and Time Frame:

1. Within 30 days of adoption of the Housing Element, deliver the Torrance Housing Element to all providers of sewer and water service within the City of Torrance.

Responsible Agency: Community Development Department

Funding Sources: General Fund and pursue grant funding opportunities

PROGRAM 18: ENFORCE FAIR HOUSING LAWS

To assist in education and understanding of fair housing rights and protections, the City’s Housing Office provides information packets about fair housing laws to all participants of the rental assistance programs and maintains a website with information and resources regarding fair housing. The City will continue to distribute information on fair housing and refer fair housing questions and housing discrimination claims to the Department of Housing and Urban Development (www.hud.gov). Appendix D summarizes the fair housing issues and concerns in Torrance based on findings of the research conducted as part of this Housing Element update.

Objectives and Time Frame:

1. **Fair Housing Laws:** Ongoing. Continue to abide by and enforce fair housing laws.
2. **Fair Housing Information:** Ongoing. Continue to provide information to help increase awareness of fair housing protections. Hold at least one outreach event annually.
3. **Fair Housing Referral and Assistance:** Ongoing. Provide referral and assistance to people who claim to be victims of housing discrimination.
4. **Fair Housing Advertising:** Ongoing. Advertise the availability of fair housing services through flyers at public counters. Posting of available fair housing services will also be made available on the City’s website and other community locations. Additional methods to advertise the availability of fair housing services will be assessed and implemented to reach the broadest possible cross-section of the community. Provide all outreach and fair housing information in the three languages most spoken by City residents.
5. **Fair Housing Outreach Plan for Landlords:** Within one year of adoption of the Housing Element, create an outreach plan to educate local landlords. Hold at least one outreach event annually.

6. **Survey Residents:** Within one year of adoption of the Housing Element, survey residents for feedback on effective communication procedures and what is most beneficial for residents when it comes to outreach activities and accessing information.

Responsible Agency: Community Development Department

Funding Sources: General Fund and pursue grant funding opportunities

PROGRAM 19: FLOOD MANAGEMENT

In accordance with Government Code Section 65302, as part of the current Housing Element Plan update process, the City shall review and revise the Safety Element to identify information regarding flood hazards, including, but not limited to flood hazard zones, National Flood Insurance Program maps published by FEMA, information about flood hazards, designated floodway maps, dam failure inundation maps, areas subject to inundation in the event of the failure of levees or floodwalls, etc. as listed in Section 65302(9)(2) and establish a set of comprehensive goals, policies, and objectives for the protection of the community from the unreasonable risks of flooding.

Objectives and Time Frame: Ensure that flood risks are considered and mitigated when making land use decisions by updating and adopting the Safety Element of the General Plan by 2025.

Responsible Agency: Community Development Department and Public Works Department

Funding Sources: General Fund and pursue grant funding opportunities

PROGRAM 20: ENVIRONMENTAL JUSTICE

Environmental justice is the movement to recognize and improve the disproportionate burden of environmental pollution and other toxins faced by low-income communities and communities of color. Senate Bill 1000 (SB 1000) was signed into law in 2016 which requires local jurisdictions that have disadvantaged communities to incorporate environmental justice policies into their general plans. For the purpose of general plan requirements, environmental justice is defined as: “the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies” (California Government Code §65040.12). Residents living in or near neighborhoods with high levels of pollution are at an increased risk for developing respiratory and cardiovascular diseases. Pregnant women living in highly polluted neighborhoods are also at an increased risk for experiencing poor birth outcomes, such as preterm birth. The environmental justice element is intended to confront these types of inequities by addressing the specific environmental hazards faced by disadvantaged communities in meaningful policy.

In accordance with SB 1000, the City will incorporate environmental justice policies into its General Plan to address the following environmental justice goals, policies, and objectives as required by State law:

- Reduction of pollution exposure and improving air quality
- Promoting access to public facilities
- Promoting access to healthy foods
- Promoting safe and sanitary homes
- Promoting physical activity

- Promoting civic engagement

Objectives and Time Frame: Adopt Environmental Justice Element by 2025 to ensure that there is fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation and enforcement of environmental laws, regulations, and policies.

Responsible Agency: Community Development Department and Public Works Department

Funding Sources: General Fund and pursue grant funding opportunities

PROGRAM 22: REMOVAL OF RACIAL COVENANTS

Although racial covenants and similar race-based deed restrictions have long been illegal and unenforceable, this language has not always been removed entirely from home titles. In order to confirm its commitment to making housing available to people of all races and ethnicities, the City will provide homeowners with instructions detailing how to remove these types of restrictions from their property titles. Information will be provided via public bulletins at the planning counter, as well as on the City’s website.

Quantified Objectives and Timeframe:

1. By October 15, 2023, the City will develop detailed instructions for removing race-based restrictions from residential property titles, and provide as public information online and at the planning counter.

Responsible Agencies: Community Development Department

PROGRAM 21: AFFIRMATIVELY FURTHERING FAIR HOUSING

Appendix D (Affirmatively Furthering Fair Housing) provides the City’s assessment of fair housing issues in Torrance. Section D.2.7 provides a summary of fair housing issues identified in the Fair Housing Assessment. According to the California Tax Credit Allocation Committee (TCAC) Opportunity Areas composite map, the majority of Torrance is considered to be in the “highest resource” and “high resource” areas. One small area is located in the “moderate resource” area, while the only area identified as a “high segregation and poverty area” is the area where the Torrance Refining Company and other industrial uses are located, which is not a residential area (see Figure D-19). As seen on Figure D-19, the majority of the RHNA sites are located in “highest” and “moderate” resources areas.

Overall, the Fair Housing Assessment analysis shows that the primary (priority) barrier to fair housing in Torrance is high housing cost, which has the effect of limiting access by lower- and moderate-income households to the high opportunities and resources available in the City. The Housing Plan includes many programs and objectives to encourage and facilitate affordable housing development, as well as the provision of accessory dwelling units, which can expand affordable housing opportunities for lower-income persons such as seniors, female-headed households, and others working in service occupations

There is no evidence to suggest that discrimination against racial groups or persons with disabilities is a significant issue. However, the City will continue to enforce Fair Housing requirements and will enhance its outreach efforts.

The City’s Housing Plan includes programs and objectives that address all the issues identified in the Housing Element, including those to mitigate AFFH issues identified in Appendix D. As required, Table H-60 below highlights meaningful actions to address the priority issues identified in Appendix D, including the programs/objectives, specific commitments, timeline, geographic targeting, and metrics.

Table H-6o: AFFH Meaningful Actions Matrix

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
Fair Housing Enforcement and Outreach				
Program 18 (Enforce Fair Housing Laws)	Continue to provide information to help increase awareness of fair housing protections. Hold at least one outreach event annually.	Ongoing, with annual event	Target North, West, Central, East, and Southeast neighborhoods	Outreach to 1,000 residents, landlords, and housing professionals
	Create an outreach plan to educate local landlords. Hold at least one outreach event annually.	By June 2023, with annual event	Target North, West, Central, East, and Southeast neighborhoods	
	Advertise the availability of fair housing services using diverse methods.	Ongoing	Target North, West, Central, East, and Southeast neighborhoods	
Income Diversity				
Program 6 (ADUs) / Objective 1 (ADU Monitoring)	Evaluate production of ADUs, including income distribution. Develop a monitoring metric that evaluates locations of affordable ADUs. If monitoring results indicate limited ADUs in higher resource areas, develop incentives to encourage ADU production in those neighborhoods	April 1, 2023	Target West, Central, East, and Southeast neighborhoods	Achieve 75% of ADUs affordable to lower and moderate income households in higher resource neighborhoods
Program 9 (Affordable Housing Development) / Objectives 12 (Pursue/Prioritize Funding)	Pursue additional State and federal funding for affordable development. Prioritize use of City grant funds to incentivize/partner with developers to pursue affordable housing in the City	No less than annually check the websites of HUD, State HCD, and Los Angeles County Development Authority (LACDA) for potential funding sources and		Facilitate the development of 250 affordable housing units through additional funding/grants. Target 30% of affordable units in lower income areas and 30% in higher income areas, with the balance throughout the City to avoid

		apply for eligible programs.		over concentration in specific neighborhoods.
Program 10 (Rental Assistance Program) / Objective 1 (Housing Choice Voucher Program)	Support efforts to maintain, and possibly to increase, the current number of Housing Choice Vouchers, and direct eligible households to the program Evaluate the distribution of HCVs in North, West, Central, East, and Southeast neighborhoods and endeavor to promote equitable distribution	Evaluate annually	Target North, West, Central, East, and Southeast neighborhoods	Increase the use of HCVs by 10 percent Promote voucher use to target 30 percent of new vouchers in higher income areas.
Program 10 (Rental Assistance Program) / Objective 2 (Housing Choice Voucher Program Information)	Provide information and referrals to landlords regarding participation in the Housing Choice Voucher Program	Ongoing, at least annually	Target North, West, Central, East, and Southeast neighborhoods	
Program 10 (Rental Assistance Program) / Objective 3 (Rental Assistance)	Continue to provide rental assistance to senior households at the Coleman Court and Ocean Terrace developments as feasible based on financial resources.	Ongoing	N/A	
Displacement				
Program 1 (Adequate Sites to Accommodate RHNA) / Multiple Objectives	Rezone per identified objectives in Program 1 to implement additional and affordable housing opportunities in areas of city with populations vulnerable to displacement (Figure D-31)	By October 15, 2024	Target North, Central, Southwest neighborhoods	Facilitate the development of 3,166 affordable units
Program 1.7: Adequate Sites to Accommodate RHNA (Add Religious Institution Housing Overlay Zone or RIH-OZ)	Add a new RIH-OZ on properties designated in the Sites Inventory to allow lower- income stand-alone multi-family residential & mixed-use without discretionary action. (Housing that is proposed for any of the sites that is not lower-income must develop to the existing base zone and comply with associated development and design standards and would be subject to the Inclusionary Housing Ordinance, if adopted)	By October 15, 2024	Citywide ordinance, but creates new affordable housing opportunities in highest and high resources areas, including West, Central, and Southwest neighborhoods	Facilitate development of 268 affordable housing units in RIH-OZ Target 30% of affordable units in lower income RIH-OZ areas and 30% in higher income RIH-OZ areas, with the balance throughout RIH-OZ areas to avoid over

				concentration in specific neighborhoods.
Program 3 (Removal of Government Constraints) / Objective 5 (Expand Use of Senior Housing Standards)	The City will consider expanding the use of the existing Senior Housing Standards (which are more lenient than typical multi-family development standards) to allow developers to use the Senior Housing Standards for non-senior projects if the units are restricted to lower- or moderate-income households	By October 15, 2024	Citywide opportunity, as expanded use of Senior Housing Standards would facilitate more affordable housing for renters and owners	Facilitate the development of 3,166 affordable units
Program 6 (Accessory Dwelling Units) / Objective 2 (Financial Assistance for Affordable ADUs)	City will work with federal, state, and local agencies to try to identify and secure funding for homeowners who are interested in building an accessory dwelling unit (ADU) and are willing to offer it as an affordable rental.	By June 14, 2023 & will reevaluate funding options annually.	Encourage ADUs in high and highest resource areas	Facilitate the development of 288 affordable ADUs
Program 6 (Accessory Dwelling Units) / Objective 6 (Promote Housing Voucher Programs for ADUs)	City will promote the Housing Choice Voucher Program to homeowners for rental of their ADU to an affordable household	By June 14, 2023, and ongoing	Encourage ADUs in high and highest resource areas	Facilitate the development of 288 affordable ADUs
Program 6 (Accessory Dwelling Units) / Objective 2 (Financial Assistance for Affordable ADUs)	City will work with federal, state, and local agencies to try to identify and secure funding for homeowners who are interested in building an accessory dwelling unit (ADU) and are willing to offer it as an affordable rental.	By June 14, 2023 & will reevaluate funding options annually.	Encourage ADUs in high and highest resource areas	Increase the use of HCVs by 10 percent
Program 6 (Accessory Dwelling Units) / Objective 6 (Promote Housing Voucher Programs for ADUs)	City will promote the Housing Choice Voucher Program to homeowners for rental of their ADU to an affordable household	By June 14, 2023, and ongoing	Encourage ADUs in high and highest resource areas	Increase the use of HCVs by 10 percent
Environmental Health				
Program 20: Environmental Justice	Adopt and implement an Environmental Justice Element (EJE) to reduce inequities by addressing specific environmental hazards faced by disadvantaged communities in meaningful policy and action	By October 15, 2024	Target North, East, Central neighborhoods	As part of development of the new EJE, establish metrics that are related to the identified issues and track them not less than every 2 years

	When preparing the EJE, ensure that the North, East, and Central neighborhoods receive targeted attention. Conduct focused outreach to residents in those neighborhoods to ensure their issues are understood and they are involved in developing policies and actions.			
Lack of Affordable Housing				
Program 1.7: Adequate Sites to Accommodate RHNA (Add Religious Institution Housing Overlay Zone or RIH-OZ)	Add a new RIH-OZ on properties designated in the Sites Inventory to allow lower- income stand-alone multi-family residential & mixed-use without discretionary action. (Housing that is proposed for any of the sites that is not lower-income must develop to the existing base zone and comply with associated development and design standards and would be subject to the Inclusionary Housing Ordinance, if adopted)	By October 15, 2024	Citywide ordinance, but creates new affordable housing opportunities in highest and high resources areas, including West, Central, and Southwest neighborhoods	Facilitate development of 268 affordable housing units in RIH-OZ Target 30% of affordable units in lower income RIH-OZ areas and 30% in higher income RIH-OZ areas, with the balance throughout RIH-OZ areas to avoid over concentration in specific neighborhoods.
Program 3 (Removal of Government Constraints) / Objective 5 (Expand Use of Senior Housing Standards)	The City will consider expanding the use of the existing Senior Housing Standards (which are more lenient than typical multi-family development standards) to allow developers to use the Senior Housing Standards for non-senior projects if the units are restricted to lower- or moderate-income households	By October 15, 2024	Citywide opportunity, as expanded use of Senior Housing Standards would facilitate more affordable housing for renters and owners	Facilitate the development of 3,166 affordable units
Program 4: Inclusionary Housing Ordinance	Study the option of preparing an Inclusionary Housing Program and determine whether to proceed with an inclusionary ordinance.	By October 15, 2024	Citywide ordinance, but would create new affordable housing opportunities in highest and high resources areas, including West, Central, and	Facilitate the development of 3,166 affordable units Target 30% of affordable units in lower income areas and 30% in higher income areas, with the balance throughout the City to avoid

			Southwest neighborhoods. Also, would benefit neighborhoods with a higher renter cost burden, such as North Torrance.	over concentration in specific neighborhoods.
Program 5: Density Bonus	Promote use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximized feasibility and to meet local housing needs.	By October 15, 2023	Citywide ordinance. Promote use of density bonus to developers who propose to develop in LMI neighborhoods	Facilitate the development of 3,166 affordable units
Program 6 (Accessory Dwelling Units) / Objective 2 (Financial Assistance for Affordable ADUs)	City will work with federal, state, and local agencies to try to identify and secure funding for homeowners who are interested in building an accessory dwelling unit (ADU) and are willing to offer it as an affordable rental.	By June 14, 2023 & will reevaluate funding options annually.	Encourage ADUs in high and highest resource areas	Facilitate the development of 288 affordable ADUs
Program 6 (Accessory Dwelling Units) / Objective 6 (Promote Housing Voucher Programs for ADUs)	City will promote the Housing Choice Voucher Program to homeowners for rental of their ADU to an affordable household	By June 14, 2023, and ongoing	Encourage ADUs in high and highest resource areas	Facilitate the development of 288 affordable ADUs
Program 9 (Affordable Housing Development) / Objective 1 (Outreach to Affordable Housing Developers)	Conduct an affordable housing meeting with affordable housing developers. If the City has City-owned land that is available and ready for development, invite proposals from interested developers.	By June 14, 2023, & at least every other year thereafter	Citywide	Minimum of 4 outreach events
Program 9 (Affordable Housing Development) / Objective 4 (Pursue Funding)	Pursue additional state and federal funding for affordable housing development.	No less than annually, beginning in 2023	Citywide	Facilitate the development of 3,166 affordable units
Program 9 (Affordable Housing Development) / Objective 5 (Regional Housing Trust)	Continue to work with South Bay Cities Council of Governments (SBCCOG) as it explores the feasibility of a Regional Housing Trust that could facilitate the development of affordable housing in participating South Bay cities including Torrance	Ongoing	Citywide	Facilitate the development of 3,166 affordable units

Program 9 (Affordable Housing Development) / Objective 8 (Affordable Housing Production Monitoring)	Monitor production of affordable housing in Torrance and evaluate the degree to which sites that have been identified in the Sites Inventory as affordable to lower- and moderate-income households, including mixed-income developments have been or are being developed in those income categories. If not, reevaluate programs and objectives accordingly.	By April 1, 2023, and ongoing.	Citywide	Facilitate the development of 3,166 affordable units
Program 13 (Preservation of Affordable Rental Housing)	Support the preservation of affordable units at risk of converting to market rents	Ongoing	N/A	Preserve 197 affordable housing units
Historic Patterns that Affect Exclusion				
Program 1 (Adequate Sites to Accommodate RHNA) / Multiple Objectives	<p>Revise Land Use Element and Zoning Code to:</p> <ul style="list-style-type: none"> • increase density ranges as per programs; • add new Residential/Mixed Use Housing Overlay(s) (R/MU-OZ); • incentivize new target densities; • revise the HBCSP to add MU to more districts and consider allowing stand-alone residential in more districts; • implement the Housing Corridor Study areas; and • add the RIH-OZ. 	By October 15, 2024	Target highest and high resources areas	Monitor development of affordable housing units to facilitate 53% in highest resources areas and 39% in high resources areas.
Program 3 (Removal of Government Constraints) / Objective 4 (Revise Development Standards to Remove Government Constraints)	Reevaluate the Zoning Code to address and reduce identified constraints to development of housing, including parking, height, open space FARs, etc.	By October 15, 2024		Facilitate the development of 3,166 affordable units
Program 6 (Accessory Dwelling Units) / Objective 8 (Outreach and Information to Promote ADU Construction)	Maintain and distribute literature on funding opportunities and programs promoting construction of affordable rental ADUs.	By June 14, 2023, and ongoing throughout the Planning Period	Although a citywide objective, focus on highest resource areas and Central and Southwest neighborhoods	Facilitate the development of 288 affordable ADUs

<p>Program 9 (Affordable Housing Development) / Objective 8 (Housing Production Monitoring)</p>	<p>Monitor production of affordable housing and evaluate the degree to which the sites that have been identified in the Sites Inventory as affordable to lower- and moderate-income households, including mixed-income developments have been or are being developed in those income categories.</p> <p>As part of monitoring program, develop a metric to evaluate success in adding affordable housing (including new residential or MU developments, ADUs, and housing in RIH-OZs) in areas that are predominantly white and highest income areas</p>	<p>By April 1, 2023, and annually thereafter</p>	<p>Although a citywide objective, evaluate areas that are predominantly white and highest income areas (per data in Appendix D)</p>	<p>Monitor development of affordable housing units to facilitate 53% in highest resources areas and 39% in high resources areas.</p>
<p>Program 22 (Removal of Racial Covenants)</p>	<p>Develop detailed instructions for removing race-based restrictions from residential property titles, and provide as public information online and at the planning counter.</p>	<p>By October 15, 2022; advertise and make available on an ongoing basis</p>	<p>Although a citywide objective, focus on areas that are predominantly white</p>	<p>Reduce dissimilarity index by 10 percent</p>