

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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October 12, 2022

Aram Chaparyn, City Manager
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

Dear Aram Chaparyn:

RE: City of Torrance's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Torrance's (City) housing element that was adopted June 14, 2022 and received for review on August 15, 2022 along with along with technical modifications authorized by Resolution Numbers 2022-55 and 2022-101. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered findings from Resolution Number 2022-101 related to nonvacant sites and likelihood of redevelopment in the planning period.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element, including technical modifications, addresses the statutory requirements described in HCD's July 16, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including, but not limited to, the following:

- Program 1: Adequate Sites
- Program 2: By Right Approval for Affordable Development
- Program 3: Removal of Governmental Constraints
- Program 5: Density Bonus
- Program 6: Accessory Dwelling Units (ADU)
- Program 7: Religious Institution Housing Overlay Zone
- Program 9: Affordable Housing Development
- Program 11: Special Needs Housing
- Program 15: Reasonable Accommodation
- Program 20: Environmental Justice
- Program 21: Affirmatively Furthering Fair Housing

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

In addition, the element includes Program 1 (Adequate Sites) identifying adequate sites to accommodate a shortfall of 1,006 units for lower-income households and 365 moderate-income households by committing to rezone at least 45 acres by October 15, 2024. Among other things, the Program commits to densities up to 44 units per acre and to permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication of the housing element update team including Michelle Ramirez, Gregg Lodan and Carolyn Chun as well your consultants Patricia Blum, Claudia Tedford and Veronica Tam. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If you have any questions or need additional technical assistance, please contact me at paul.mcdougall@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager