



OFFICE of the MAYOR

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9507

November 5, 2019

SUBJECT: SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS, REGIONAL HOUSING NEEDS ASSESSMENT METHODOLOGY/ALLOCATION TO THE CITY OF GARDENA

Dear SCAG Members:

The Southern California Association of Governments (SCAG) is scheduled to take a vote on the Draft allocation methodology for the Regional Housing Needs Assessment (RHNA) this Thursday, November 7, 2019. Gardena has received a copy of the letter from Los Angeles City Councilmember David Ryu to SCAG regarding this methodology. Gardena would like to go on record as being in support of Councilman Ryu's objections.

The problems outlined by Councilmember Ryu could not be more apt for the City of Gardena. Specifically, the City of Gardena currently has a population of 61,042 and 21,873 housing units. The City's population grew 3.8 percent and the housing stock increased 1.9 percent over the past nine years. Gardena is among the denser communities within the South Bay subregion, based on population per square mile. According to SCAG's data profile, Gardena has a median household income of approximately \$50,807, which is \$10,000 below Los Angeles County and \$14,000 below the SCAG region in general.

Gardena is part of the South Bay Cities COG and has been assigned draft RHNA numbers that far exceed most of the other cities in the COG's jurisdiction (see attached table). Only three cities (Carson, Gardena, and Inglewood) in the region have been required to accommodate for double-digit growth. Gardena and Inglewood are among the densest and lowest income communities in the South Bay. The combined effect of allocating Gardena a large RHNA obligation and our existing concentration of low-income households would further exacerbate the current inequalities in access to opportunities, contradictory to the Housing Element principle to affirmatively furthering fair housing. Therefore, we strongly support Councilman Ryu's recommendation on the social equity adjustment to redistribute the RHNA allocations across different jurisdictions rather than within them.

Based on the draft RHNA numbers, SCAG's methodology requires Gardena to increase its housing stock by almost 17 percent over eight years, more than 800 percent compared to past trends. Gardena does not believe that this is realistic given the size of the City and the limited amount of land available for future growth. Such a scale of growth allocation to the City would trigger significant displacement and gentrification of existing neighborhoods and residents, many of whom are lower income and would have limited financial means to relocate to another community.

As an older and established community, our infrastructure systems are not capable of handling such growth in the foreseeable future. We urge that SCAG consider a methodology that would recognize the existing density, concentration of low-income households, and jobs/housing imbalances.

Sincerely,

TASHA CERDA

Mayor

Attachment

c: Members of Gardena City Council
City Manager; Community Development Director

TASHA CERDA, Mayor / ART KASKANIAN, Mayor Pro Tem

MARK E. HENDERSON, Councilmember / DAN MEDINA, Councilmember / RODNEY G. TANAKA, Councilmember

MINA SEMENZA, City Clerk / J. INGRID TSUKIYAMA, City Treasurer / CLINT OSORIO, Interim City Manager / PETER L. WALLIN, City Attorney

LOCAL PROFILES

prepared in 2019 by

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

City	Very Low	Low	Moderate	Above Mod.	Total	Existing Housing Units - 2018	Percent Increase from 2018	Existing Pop. - 2018	City Size - in square miles	Density Per Square Mile - 2018	Median Income - 2018
Gardena	955	486	567	1,633	3,641	21,873	16.6%	61,246	5.85	10,505	\$50,807
Carson	1446	740	705	1646	4,536	26,289	17.25%	93,799	18.97	5,011	\$75,517
El Segundo	99	46	43	68	255	7,433	3.43%	16,784	5.46	3,074	\$92,942
Hawthorne	450	205	248	828	1,731	30,556	5.66%	88,772	6.09	14,601	\$47,636
Hermosa Beach	140	76	63	56	334	10,026	3.33%	19,673	1.42	13,757	\$124,849
Inglewood	1833	958	1,109	3,521	7,422	38,655	19.2%	113,559	9.09	12,520	\$46,389
Lawndale	289	122	144	418	973	10,162	9.57%	33,607	1.97	17,059	\$54,862
Lomita	133	69	70	186	458	8,489	5.39%	20,715	1.91	10,846	\$62,353
Manhattan Beach	43	22	21	18	103	15,059	.68%	35,991	3.94	9,135	\$148,899
Palos Verdes Estates*	82	44	48	26	200	5,052	3.95%	13,712	4.77	2,874	\$154,391
Rancho Palos Verdes	37	20	18	18	93	16,317	.57%	42,723	4.8	3,172	\$124,552
Redondo Beach	838	452	433	488	2,212	30,728	7.19%	68,77	6.21	11,077	\$104,548
Rolling Hills	21	9	11	7	48	719	6.67%	1,939	2.99	648	\$206,932
Rolling Hills Estates	84	43	39	30	196	3,101	6.32%	8,111	3.61	2,272	\$131,471
Torrance	850	441	441	831	2,563	58,527	4.38%	149,245	20.55	7,287	\$85,070

*Palos Verdes Estates information from 2016