

Regional Housing Needs Assessment (RHNA) and General Plan Housing Element Update

Laguna Woods City Council Meeting
May 5, 2021
Item 8.1



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Introduction

- ▶ The Regional Housing Needs Assessment (“RHNA”) and General Plan Housing Element Update are mandated by state law

“The availability of housing is of vital statewide importance...”

“Local [...] governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.”

(California Government Code § 65580)

- ▶ Six counties and 191 cities (including Laguna Woods) are subject to the current 6th Cycle RHNA process

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Regional Housing Needs Assessment (“RHNA”)

- ▶ *Mandated by state law and based on the State of California’s regional housing needs determination*
- ▶ Determines existing and future housing needs for every city and unincorporated area in California (“housing needs allocation”)
- ▶ Once complete, cities and counties are required to take certain land use planning actions to allow new housing construction
 - ▶ Legislative intent includes moving cities and counties “toward attainment of the state housing goal”
- ▶ The City’s existence means that land use planning actions are taken locally, instead of by the County

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Housing Needs Allocation

Income Level	Income Limits for One-Person Households*	Number of Units
Very-low income	\$47,100	127 units
Low income	\$75,300	136 units
Moderate income	\$89,650	192 units
Above-moderate income	-	542 units
TOTAL		997 units

* California Department of Housing and Community Development, State Income Limits for 2021. April 26, 2021.

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Required City Actions

1. Required to update the General Plan Housing Element to “adequately” plan for the housing needs allocation
2. Required to zone sufficient land to allow for the construction of new housing units to meet the housing needs allocation
 - ▶ Land must be “suitable for residential development”
 - ▶ Numerous changes in state law since the previous RHNA cycle
 - ▶ Zoning must be “by right”
 - ▶ No discretionary approvals constituting a project under the California Environmental Quality Act (“CEQA”)
 - ▶ Building permits are still required

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Frequently Asked Questions

Does the City have the ability to zone private property?

Yes - both the ability and an obligation

Does the RHNA process require the City to construct housing?

No - explicitly not required

Does the RHNA process require property owners to construct housing?

No - nor does it require discontinuation of any existing uses

Who makes the decision to construct housing?

Property owners and developers

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Frequently Asked Questions

Does the RHNA process allow the City to permit only senior housing?

No - but senior housing may still be constructed

Does the City receive credit for existing affordable housing units?

No - only for new housing units approved, permitted, or built on or after June 30, 2021

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Housing Needs Assessment

- ▶ *Mandated by state law (component of the Housing Element)*
- ▶ Examines population and housing stock as a means of better understanding the nature and extent of unmet housing needs

Required Topics Include
Assisted Housing Developments at Risk of Conversion
Extremely Low-Income Housing Needs
Housing Stock Characteristics
Overpayment and Overcrowding
Population, Employment, and Household Characteristics
Projected Housing Needs
Farmworkers
Large Families and Female-Headed Households
People Experiencing Homelessness
People with Disabilities, including Developmental Disabilities
Seniors

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Housing Sites Inventory

- ▶ *Mandated by state law (component of the Housing Element)*
- ▶ Must provide an inventory of land suitable and available for residential development to meet the housing needs allocation calculated through the RHNA process
- ▶ Staff anticipates providing a draft for discussion, direction, and public input at the City Council meeting on May 19, 2021
- ▶ Due to a lack of evidence indicating a likelihood of redevelopment, staff is not including Laguna Woods Village property in the draft Housing Sites Inventory

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Public Comments

Councilmember Discussion

Recommendation

Provide direction to staff.

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