



6th Cycle Housing Element Update

Future Housing Sites Virtual Meeting

March 16, 2021



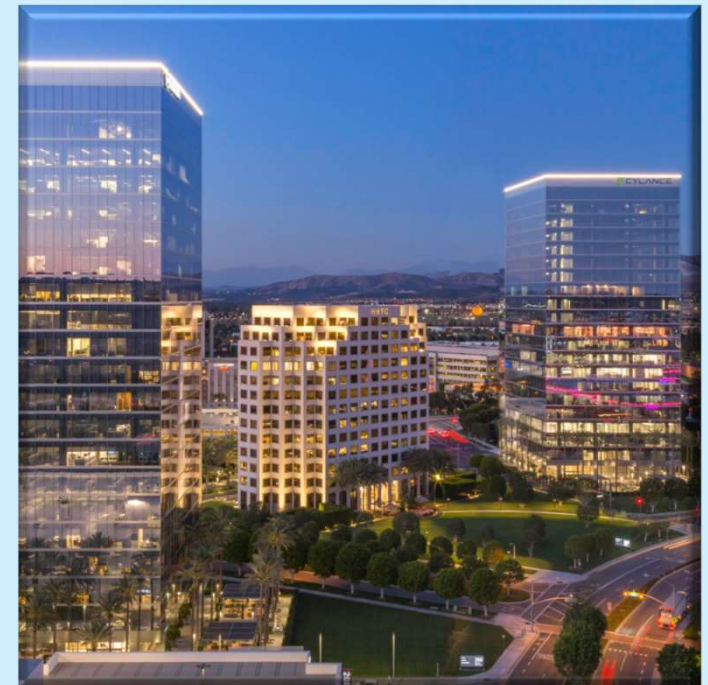
Overview

- ❖ Regional Housing Needs Assessment (RHNA)
- ❖ Housing Element Purpose and Basics
- ❖ Site Inventory
- ❖ Next Steps
- ❖ Q & A



Regional Housing Needs Assessment

- RHNA: A minimum number of units by income category each community is required to provide through “adequate sites” and zoning – Mandated by the State
- RHNA for Southern California: 1,341,827
- SCAG responsible for developing methodology and assigning RHNA to Southern CA cities and counties



Final RHNA Allocation

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,396
Category 2 (51 – 80% AMI)	4,235
Category 3 (81 – 120% AMI)	4,308
Category 4 (120% AMI or above; considered “market rate”)	8,671
TOTAL	23,610

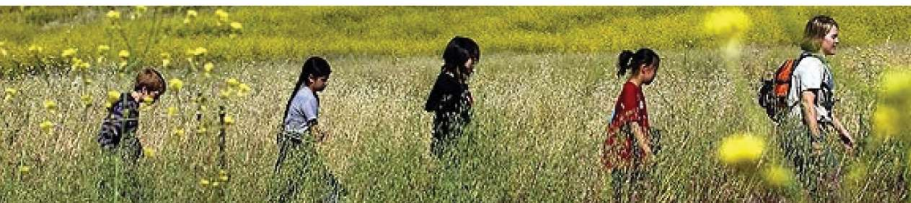
- Buffer for “no net loss”
- Actual number needed is anticipated to exceed allocation



Housing Element Purpose

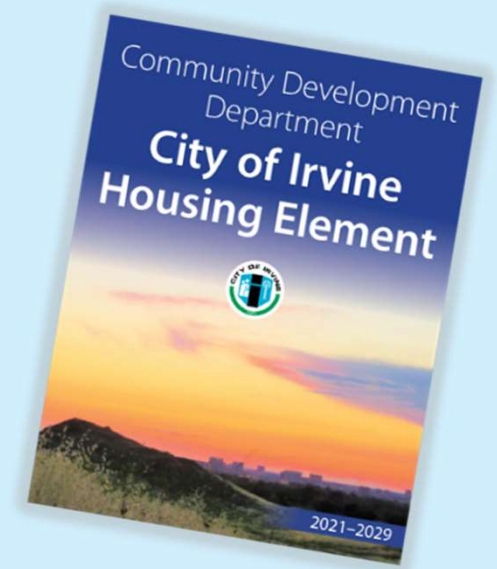
State-mandated policy document that:

- Provides direction for implementation of various programs to meet existing and future housing needs for all income levels in the City
- Provides goals, policies, programs, and objectives for the preservation of existing housing and development of new housing
- Demonstrates how the City will accommodate its RHNA allocation



Housing Element Basics

- 5 Major Components:
 - Review of accomplishments
 - Housing needs assessment
 - Evaluation of constraints to housing
 - Identification of housing sites
 - Program strategy to address needs for 2021-2029
- Required to be updated every eight years
- Reviewed by state for compliance with state law



Housing Element Update



The Housing Element DOES NOT

- Require the City to build the units
- Provide funding
- Authorize construction
 - Projects still need to go through the development review process



Site Inventory

- Analysis of adequate sites suitable to accommodate RHNA in list and map form
 - Show specific location where future housing can be built
 - Identify the potential numbers of homes that can be built at those locations
 - Meet the state's site selection criteria outlined in HCD's guidebook
 1. Site appropriately zoned?
 2. Site suitable for development?
 3. Realistic development capacity?



Locations that are generally “off the table”

- Preserved open space areas
- With sensitive habitat or species
- Where the topography isn't conducive to building (e.g., steep slopes)
- Within flood zones or high-fire areas that aren't safe
- Within areas deemed off-limits by John Wayne Airport (e.g., flight path, airport noise contours)



With little remaining vacant land, where can additional housing possibly go?

- Vacant sites not designated as open space or parks
- Property owners considering development of their properties
- Small contiguous sites suitable for assembly
- Underutilized parcels
- Religious institutions
- Locations where existing housing could become more dense
- Locations near public transit and essential services like retail
- Areas where housing could be added to commercial and light industrial/business parks
- Sites where infrastructure, such as water and sewer service, can support more housing
- Accessory Dwelling Units



Affirmatively Furthering Fair Housing (AFFH)

- Fair and equitable distribution of housing throughout the community
- Protects against communities being overburdened
- Takes into consideration:
 - A variety of housing types
 - Mix of affordability levels
 - Access to transportation, employment, and community resources



Next Steps

Winter 2020-21:

- ***City Council GPA Scoping Session for Housing Element Update (February 9, 2021)***
- ***Planning Commission Study Session (February 18, 2021)***
- Stakeholder outreach (development community)
- Develop site inventory
- Assess goals, policies, and objectives

Spring 2021:

- ***Community workshops***
 - ***Advertised on social media; information provided in multiple languages***
- Finalize site inventory
- Prepare draft Housing Element and supporting documentation



Housing Element Update



Next Steps (continued)

Summer 2021:

- ***Public review of draft Housing Element***
- State preliminary review of the draft
- ***Project briefings with Planning Commission and City Council***
- Finalize Housing Element and supporting documentation

Early Fall 2021 – Adoption Hearings:

- ***Planning Commission***
- ***City Council***

State Due Date – October 15, 2021 for certification



Housing Element Update



WE WANT YOUR INPUT!

- ✓ Potential sites for where new housing should be considered
- ✓ Any and all ideas are welcome and not a commitment
- ✓ Email ckovac@cityofirvine.org and mchao@cityofirvine.org
 - include contact information, parcel address and APN, nearest cross streets
 - additional comments/questions

cityofirvine.org/housingelementupdate



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