



6th Cycle Housing Element Update

Planning Commission Study Session

February 18, 2021



Overview

- ❖ What is the Regional Housing Needs Assessment (RHNA)
- ❖ Housing Element Purpose and Basics
- ❖ Potential Housing Element Update Strategies
- ❖ Next Steps
- ❖ Q & A

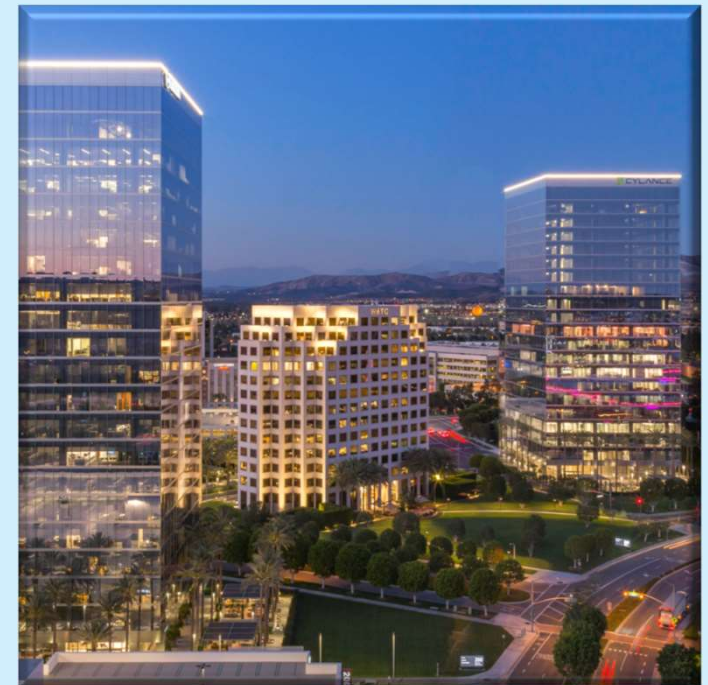


Housing Element Update



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



Draft RHNA Allocation

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,379
Category 2 (51 – 80% AMI)	4,225
Category 3 (81 – 120% AMI)	4,299
Category 4 (120% AMI or above; considered “market rate”)	8,651
TOTAL	23,554

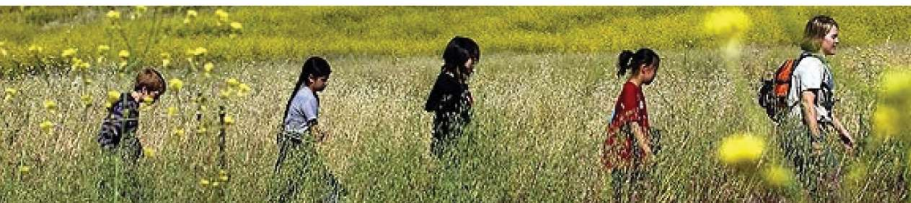
- RHNA Appeal hearings – City appeals denied
- Final RHNA allocation – anticipated March 2021 (slight increase anticipated)
- Actual number needed is anticipated to exceed allocation



Housing Element Purpose

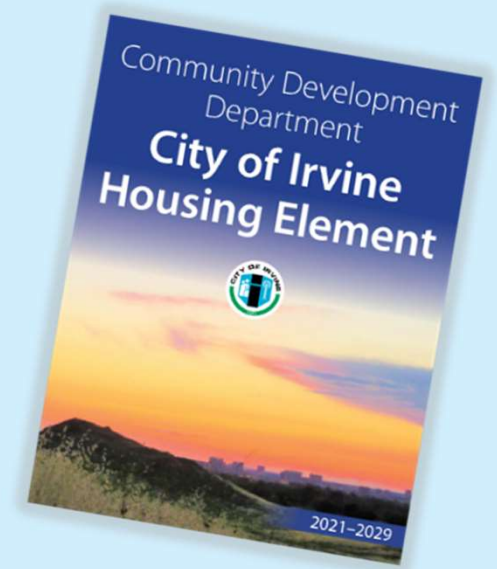
State-mandated policy document that:

- 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 that accommodate opportunities 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



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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



Housing Element Update Goals

- Accommodate RHNA allocation by income category
- Develop effective housing policies and programs, including strategic implementation
- Incorporate changes required by state laws/regulations and guidance
- Ensure that a high quality of life is maintained as the community matures and evolves



Benefits of State Compliance

- Continue local authority to issue building permits
- Protect against lawsuits
- Maintain eligibility for State funding opportunities
- Keep customary eight-year cycle
- Avoid substantial fines and penalties



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Potential Housing Element Strategies

- Rezone for more homes
- Redevelop older/underutilized properties
- Develop residential in open space subject to voter approval
- Convert market rate to affordable units
- Change affordable housing policies
- Expand inclusionary housing ordinance
- Ease restrictive development standards
- Encourage innovative design



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Next Steps

Winter 2020-21:

- ***City Council GPA Scoping Session for Housing Element Update (February 9, 2021)***
- ***Planning Commission Study Session***
- 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



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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

Fall 2021 – Adoption Hearings:

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

State Due Date – October 15, 2021 for certification



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Questions?



www.cityofirvine.org/housingelementupdate



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