



Rancho Palos Verdes Housing Element Update Fact Sheet

Background

The City's current Housing Element (5th Cycle) was adopted by the City Council in September 2013 and certified by the State Department of Housing and Community Development (HCD). The adopted Housing Element covers the planning period from October 2013 through October 2021. Staff is currently implementing the respective actions and programs for the current planning cycle. The next housing cycle (6th Cycle) will cover the planning period from October 2021 through October 2029.

To comply with State law, the City's Housing Element must be updated to ensure the policies and programs can accommodate the estimated housing growth need identified in the Southern California Association of Government's (SCAG) Regional Housing Needs Allocation (RHNA) for the 2021-2029 planning period. Any future changes to Housing Element policy will require environmental review pursuant to the California Environmental Quality Act (CEQA). The 6th Cycle Housing Element and associated environmental document(s) will be reviewed for compliance with State law and shall be adopted by the City Council with a goal in mind of Fall 2021.

Why is this needed?

- It can be challenging for high-cost communities like Rancho Palos Verdes (RPV) to attract returning adults who grew up in the city (teachers, police officers and other middle-income professionals) due to a lack of affordable workforce housing. Providing housing to meet the needs of all income levels is critical to the social and economic health of a city.
- Over the past decade, Los Angeles County has seen a staggering increase in homelessness, and the costs associated with managing homelessness in the community.
- An approved housing plan makes RPV eligible for a variety of state grants, including funds for affordable housing, parks and infrastructure improvements.
- If Rancho Palos Verdes does not meet its deadline to create a plan to accommodate the State's forecasted housing needs, the City could face a variety of sanctions that might include financial penalties, or loss of land use control, until a plan is approved by the State.
- Without an approved housing plan, the risk of housing-related lawsuits increases.

Regional Housing Needs Allocation (RHNA)

The Regional Housing Needs Allocation (RHNA) is mandated by State law to quantify the need for housing throughout the State and each city in the Southern California region. This assessment guides the local planning process to address existing, and future housing needs resulting from projected state-wide growth in population, employment, and households.

As the Council of Governments (or regional planning agency), SCAG is responsible for overseeing the RHNA process for the Southern California region. This region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura) and 191 cities in an area covering more than 38,000 square miles. SCAG is currently overseeing the 6th cycle RHNA for the 2021-2029 planning period. In August of 2019, HCD issued its final Regional Housing Need Determination to SCAG, stating that the minimum regional housing need for the six-county region is 1,341,827 new housing units. HCD then directed SCAG to develop a methodology for allocating all 1.34 million units throughout the region, based on statutory guidelines for housing needs and development.

Housing Need Determination by County



RPV has been provided a finalized RHNA for 639 units to accommodate the estimated growth needs at various income levels. The Housing Element must provide sites to accommodate this estimated growth at each income level. The draft 6th cycle RHNA for Rancho Palos Verdes is as follows:

RHNA Allocation Table

Income Category	Number of Units
Very Low	253
Low	139
Moderate	125
Above Moderate	122
Total	639

These figures are substantially larger than what was established during the 5th Housing Element cycle, meaning that the City has a greater challenge accommodating its RHNA for the 6th cycle.

What is the Housing Element?

Since 1969, California law has required that all cities and counties adequately plan to meet the housing needs of everyone in the community. The State forecasts the need for additional housing based on population projections, and then each region must show how it will accommodate that need. When these forecasts are updated, housing plans, known as Housing Elements, must be updated too.

California communities are required to have a Housing Element as one of seven State-mandated elements of their adopted General Plan. The Housing Element of the General Plan is intended to provide the city with a comprehensive strategy for promoting the production of safe, decent and affordable housing within the community. A priority of both State and local governments. Government Code Section 65580 states the intent of creating Housing Elements:

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order."

California law acknowledges that for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans, and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. As a result, housing policy in California rests largely on the effective implementation of local General Plans and local Housing Elements.

Potential Sites to Accommodate Housing Inventory

One of the important steps in the Housing Element Update process is to identify sites that can accommodate the housing units assigned to RPV in the above RHNA allocation table, at all income levels. Choosing sites is completed with a thorough analysis of site-specific constraints including, but not limited to, zoning, access to utilities, location, development potential, density and whether the site was in a previous Housing Element.

Sites are also selected to accommodate the housing needs of very low and low-income households. These sites typically include higher density developments to accommodate multifamily housing. Ideally, new multifamily developments will be introduced that are at, or above, the default minimum density for RPV.

Get involved & create the next update!

Over the next several months, our community will need to make important decisions about the future of housing in the City of Rancho Palos Verdes.

You are invited to join the City Council and Planning Commission and City staff for a Study Session on **August 24, 2021, at 7:00 p.m. at Fred Hesse, Jr. Community Park**. During the Study Session, HCD and the cities selected contractors, will provide an update on the RHNA process, and collect comments from the residents.



Additional meeting dates and times will be posted on the project webpage, RPV city calendar and RPV social media channels. Your input is vital to the success of the 6th Housing Element update draft and City Council adoption.

Contact: Octavio Silva, Deputy Director/Planning Manager

Email: HousingElement@rpvca.gov
Phone: (310) 544-5234
Website: rpvca.gov/housingelement