



Rancho Palos Verdes Housing Element Update *FAQ*

What is the Housing Element?

California (State) communities are required to have a Housing Element as part of their adopted General Plan. The Housing Element is the city's guide for meeting the housing needs of all segments of Rancho Palos Verdes' (City of RPV) population. State law requires that the City of RPV prepare, and update, the Citywide Housing Element every 8 years.

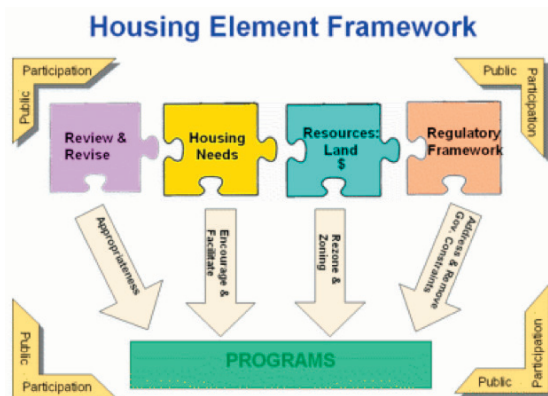
Why update the Housing Element?

Updating the Housing Element makes the City eligible for State housing grants, this would accommodate future growth for all segments of the population. The City will work proactively to provide goals, policies, and improvements for the development of housing needs.

What is Included in the Housing Element?

The Housing Element is comprised of the following major components:

- Review the effectiveness of the existing Housing Element
- Assess existing and projected housing needs
- Identify resources – financial, land, and administrative
- Evaluate housing constraints
- Provide a Housing Plan - goals, policies, and programs



The framework graphic above illustrates how the Housing Element components are connected. Results from each of the four key components of the analysis -- review & revise, housing needs, resources, and constraints -- are reflected in the goals, policies and programs in the implementation plan. The entire process must reflect public participation from the draft stage, to final adoption.

What is the schedule for the current Housing Element Update?

The 6th Cycle Housing Element and associated environmental document(s) will be reviewed for compliance with State law by the California Housing and Community Development Department (HCD). It is the City's goal to have the 6th Cycle Housing Element adopted by the City Council by Fall 2021.

How much new housing does Rancho Palos Verdes have to allow?

The Southern California Association of Governments (SCAG) has allocated the region's 1,341,827 housing unit growth needs to each city and county through a process called the Regional Housing Needs Allocation (RHNA). Rancho Palos Verdes' finalized RHNA for the 2021-2029 planning period (6th RHNA cycle) is 639 units. This number is substantially higher than the planned needs that were established during the 5th RHNA cycle. The 639 units required for the 6th RHNA cycle is distributed among the following income categories:

RHNA Allocation Table

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

How is affordable housing defined?

State and Federal definitions of housing affordability are generally based on the standard of spending no greater than 30% of household income on housing costs. This percentage includes utility payments, taxes, insurance, homeowner association fees, etc. Affordable housing is relative to the amount households of different income levels and sizes can afford to pay for housing.

Why does Rancho Palos Verdes have to plan for more housing?

State law requires that each city and county plan for their “fair share” of the State’s housing growth needs. Based on economic and demographic forecasts, the State has determined that the SCAG region, consisting of six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, Ventura) and 191 cities, needs to accommodate 1,341,827 housing units between 2021 and 2029 to meet future housing demand.

What is the City’s obligation to accommodate its Regional Housing Needs Allocation (RHNA) and what happens if at the end of the Housing Element Cycle if the City falls short of its RHNA goals?

The City’s RHNA represents a planning target and is not a building quota. However, the City must provide sufficient sites, which are realistic and probable for housing development within the prescribed timeframe, and the City cannot impose constraints to development. Otherwise, if the City falls short of its RHNA goals, the City can be penalized. For example, in jurisdictions that did not permit enough housing consistent with RHNA goals for the current (5th Cycle) planning period, residential projects that meet certain conditions may proceed under a streamlined approval process with no public hearings.

What happens if RPV does not have its Housing Element certified by the State Department of Housing and Community Development (HCD)?

There are a number of potentially significant consequences:

- Risk of litigation from housing advocacy groups, housing developers, or others based on the City having an inadequate General Plan.
- If the HDC rules the Housing Element invalid; courts can impose a range of sanctions. These include placing State HCD into the role of approving housing development projects in the City, or having such matters decided ministerially (no hearings) via a court-appointed official; and placing a moratorium on non-residential development until the Housing Element is brought into compliance.
- State housing, parks and infrastructure grant and loan funds require verification of Housing Element compliance for eligibility. Failure to secure an HCD certification may result in a loss of funding.
- Where a jurisdiction’s prior Housing Element failed to identify adequate housing sites to address the RHNA, the unmet RHNA carries over to the next Housing Element. This makes compliance in future housing element cycles tremendously challenging.
- AB 72 now expands HCDs enforcement authority to refer non-compliant jurisdictions to the State Attorney General’s Office for litigation, as evidenced by the lawsuit the State brought against the City of Huntington Beach.



How can the public be involved in the Housing Element process?

The RPV Housing Element update is a community-based process that will include a variety of public engagement opportunities. These include:

- On-line housing needs and sites survey
- Public study sessions before Planning Commission and City Council
- Social media engagement
- Community-wide workshops
- Environmental scoping meetings
- Public hearings before Planning Commission and City Council

Join the mailing list for news and updates on the 2021-2029 Housing Element Update process at **Notify Me®** via our website.

If you have questions, please send us an email HousingElement@rpvca.gov.

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