



Introduction to the Housing Element Update for Planning Period 2021-2029



January 27, 2021

Joanne Coletta

Community Development Director

**Rincon Consultants, Brenna Weatherby
Veronica Tam Associates, Veronica Tam**

Topics Covered

- What is the Housing Element and what does it cover?
- What is the Regional Housing Needs Assessment (RHNA)?
- Adopted State Legislation on Housing Elements.
- Corona's Housing Element Schedule.
- What does it mean to not have a Housing Element certified by California Department of Housing and Community Development (HCD).



What is the Housing Element?

- The Housing Element is one of the eight mandatory elements of the City's General Plan.
- The Housing Element is governed by California Government Code Article 10.6 [Sections 65580 -65589.11]
- Required to be updated every 8 years in accordance with the Regional Housing Needs Assessment Cycle.



CITY OF CORONA

2020–2040 General Plan



What does the Housing Element Cover?



**Existing and
Projected
Housing Need**



**Goals, Policies &
Quantified
Objectives**



**Financial
Resources**



**Scheduled
programs for the
preservation of
housing**



**Identification of Adequate Housing Sites
for:**

- All economic segments of the community.
- Persons with Special Needs.
- Emergency shelters.

What is the Regional Housing Needs Assessment (RHNA)

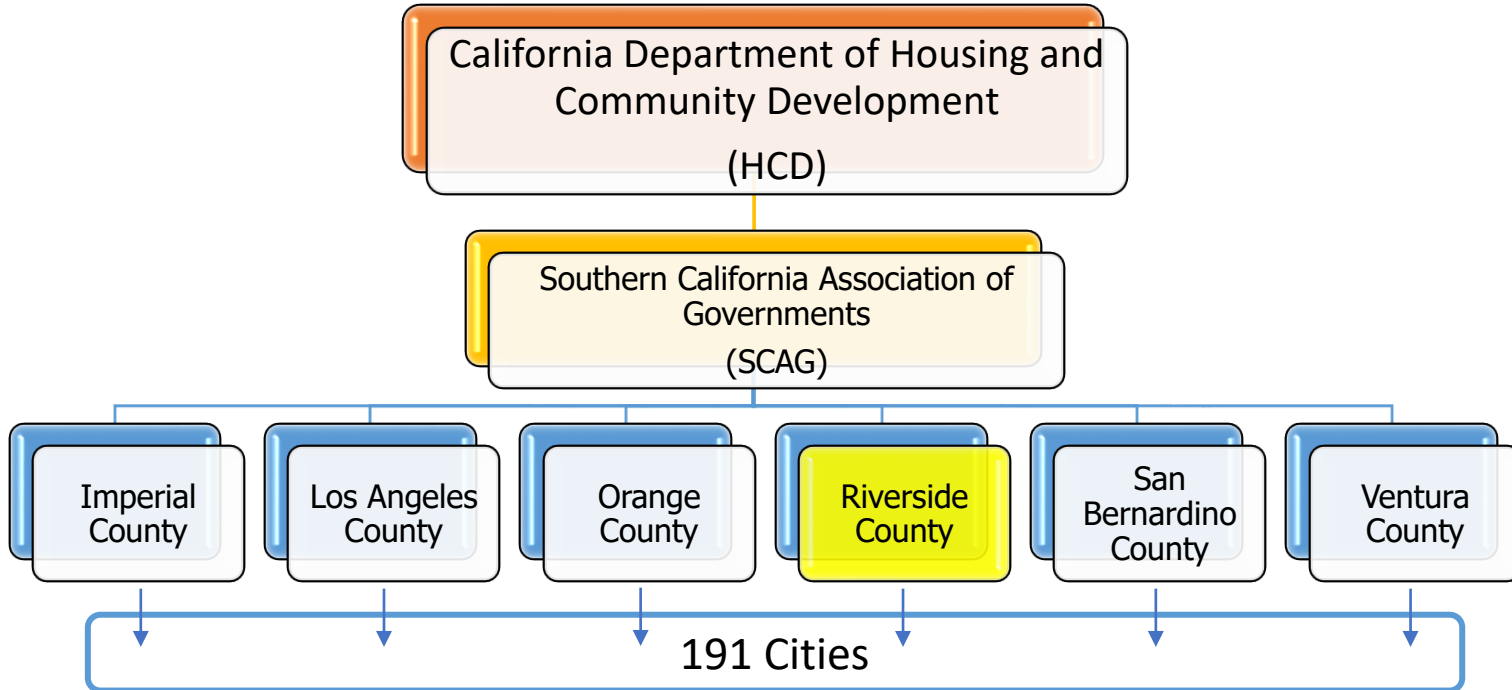
- RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan.
- The RHNA quantifies the need for housing within each jurisdiction during specified planning periods.
 - 8 Year Planning Periods
 - Housing Element Update for 6th Cycle RHNA (Planning Period 2021-2029)
- RHNA is used in the local land use planning process to address future housing needs resulting from population, employment and household growth.
- RHNA addresses social equity and fair share housing needs for all economic segments of the community.

What is the Regional Housing Needs Assessment (RHNA)

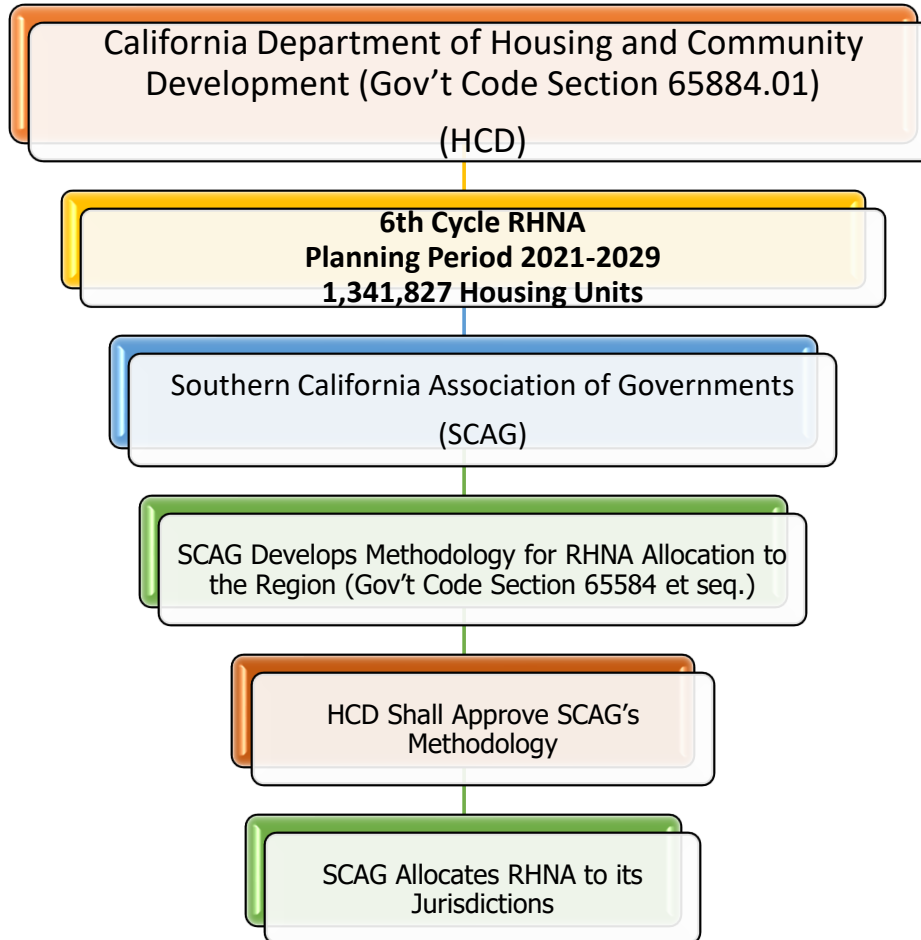
- Economic Segments include the following income units:
 - Very-low income units between **31 and 50% AMI**
 - Low income units between **51 and 80% AMI**
 - Moderate income units between **81 and 120% AMI**
 - Above-moderate income units greater than **120% AMI**

AMI= Area Median Income of the Metropolitan Statistical Area

How is the RHNA Allocated to the Region and Local Agencies?



How is the RHNA Allocated to the Region and Local Agencies?



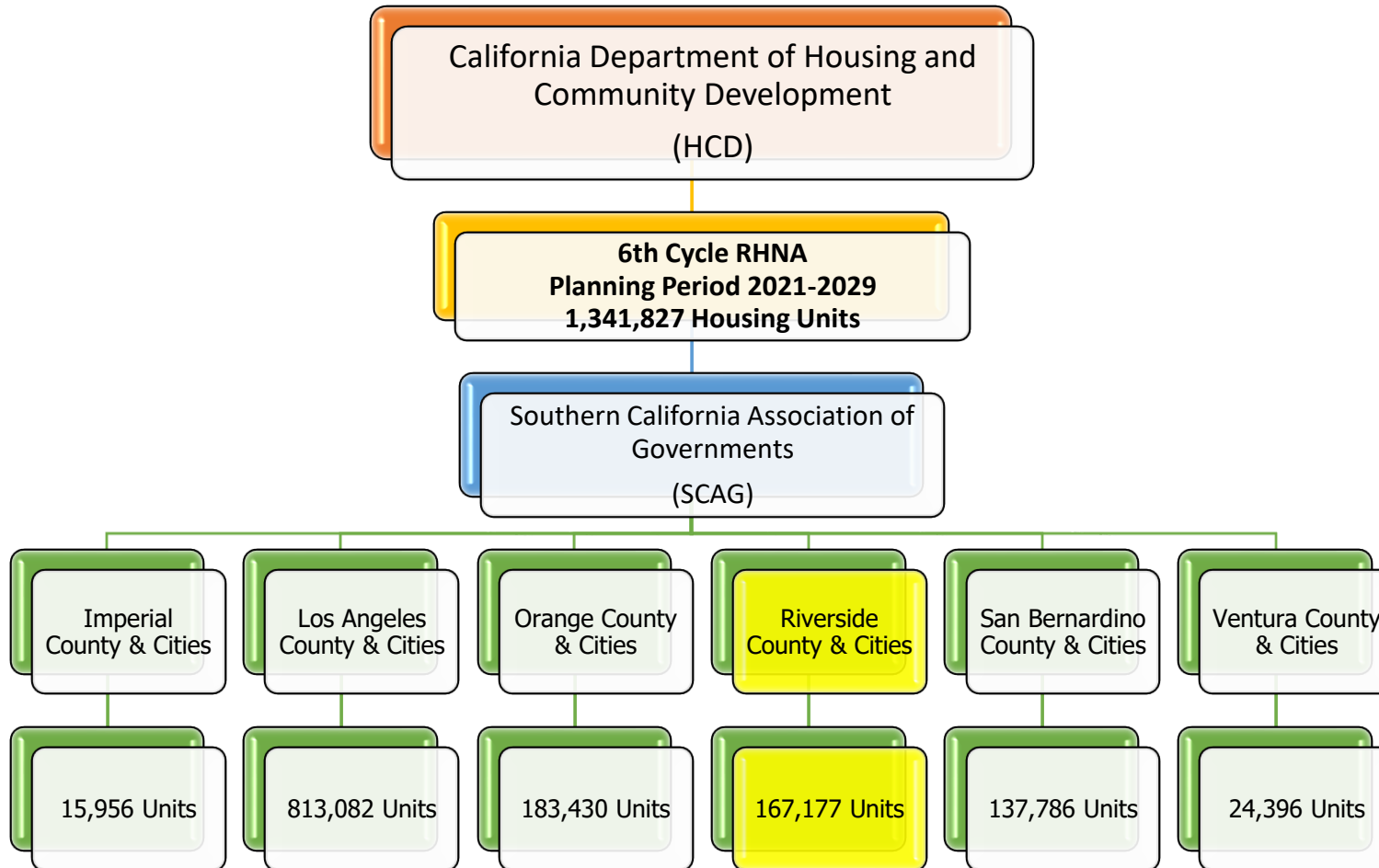
SCAG's Methodology to Allocate the RHNA from HCD?

The methodology used to allocate the RHNA shall further the following objectives.

- 1** Increase the housing supply and the mix of housing types, tenure and affordability.
- 2** Promote infill development and socioeconomic equity, protection of env and agricultural resources, encouragement of efficient development patterns, and achievement of GHG reductions.
- 3** Improve relationship between jobs and housing, and improve balance between low wage jobs and affordable housing available.
- 4** Allocate a lower proportions of housing need to an income category when the jurisdiction already has a disproportionately high share of households in that income category.
- 5** Affirm furthering fair housing.



How is the RHNA Allocated to the Region and Local Agencies?



SCAG RHNA Allocation To Western Riverside Cities

Riverside County
includes 28 cities
& Unincorporated
Area



Western Riverside
County = 18 cities

WRCOG Region	6 th Cycle RHNA
Banning	1,668
Beaumont	4,202
Calimesa	2,013
Canyon Lake	128
Corona	6,075
Eastvale	3,022
Hemet	6,450
Jurupa Valley	4,485
Lake Elsinore	6,666

WRCOG Region	6 th Cycle RHNA
Menifee	6,594
Moreno Valley	13,596
Murrieta	3,034
Norco	454
Perris	7,786
Riverside	18,415
San Jacinto	3,385
Temecula	4,183
Wildomar	2,709
Unincorporated County	40,768

Corona's 6th Cycle RHNA Unit Allocation by Economic Segments for 2021-2029

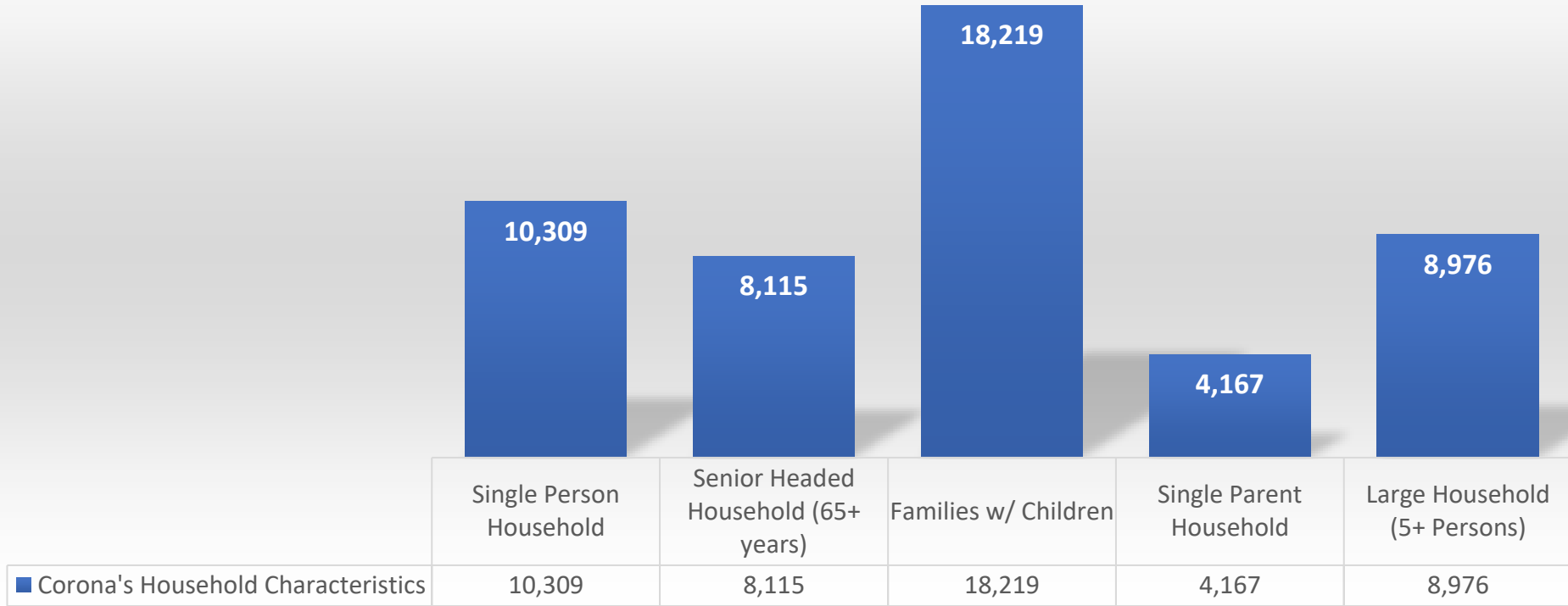
Income Category	Number of Units to Accommodate
Very Low Income	1748
Low Income	1038
Moderate Income	1094
Above-Moderate Income	2195
Total	6075

Corona's Latest Households By Income Category

Income Category	Households	Percent
Extremely Low Income (30% AMI or less)	4,360	8.7%
Very Low Income (31% to 50% AMI)	4,435	8.9%
Low Income (51% to 80% AMI)	6,655	13.3%
Moderate or Above Moderate (over 80% AMI)	34,500	69.1%
Total	49,955	100%

Source: Department of Housing and Urban Development (HUD); Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

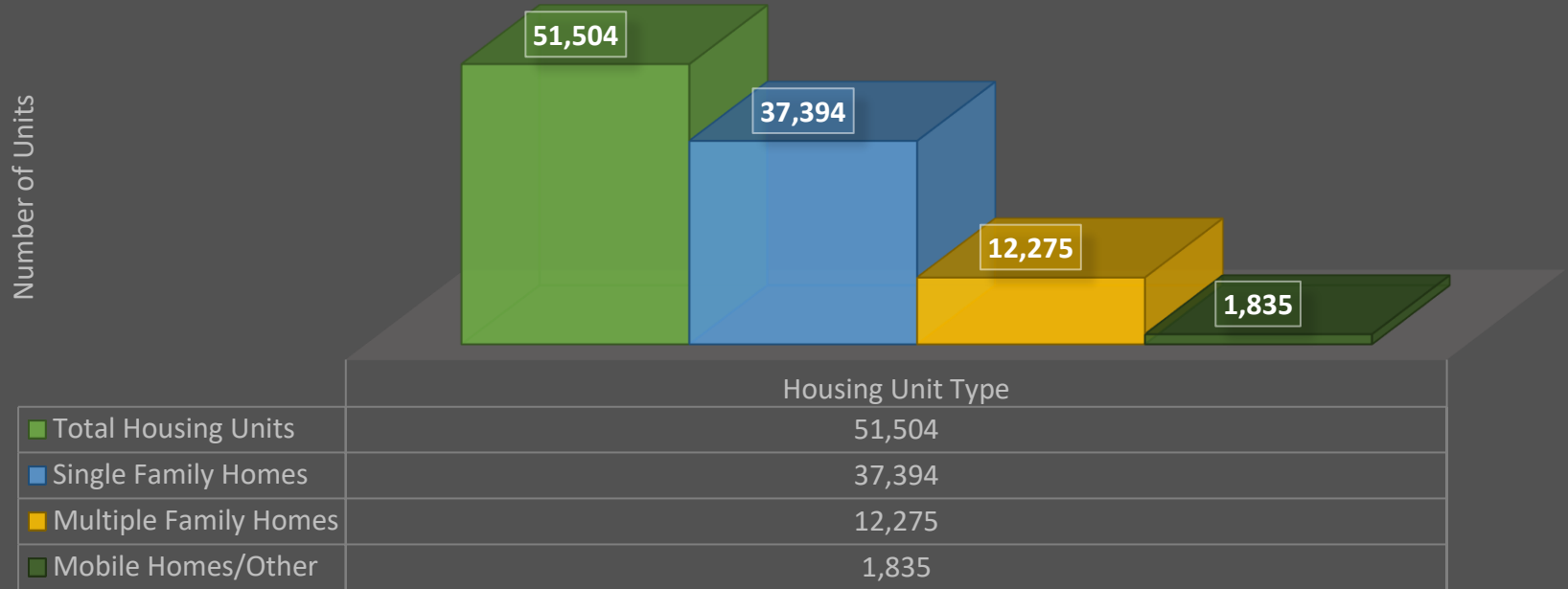
Corona's Household Characteristics



Source: American Community Survey, 2014-2018; SCAG Corona Local Data

CORONA'S HOUSING UNITS BY TYPE

■ Total Housing Units ■ Single Family Homes ■ Multiple Family Homes ■ Mobile Homes/Other



Source: American Community Survey, 2014-2018

How will the City meet its 6th Cycle RHNA Allocation?

- Building Permits issued for housing on July 1, 2021 and thereafter get applied toward the 6th Cycle.
- Construction of Accessory Dwelling Units (ADUs) on properties with existing residential dwellings.
- Sites inventory evaluation of vacant land zoned for residential uses, including underutilized land zoned for residential.

How will the City meet its 6th Cycle RHNA Allocation?

- Some sites may need to be rezoned to accommodate a higher density to meet the allocation for very low and low income units.
 - Credit for lower income sites need to be at least 30 dwelling units/acre.
 - HCD allows cities up to 3 years from the beginning of the Housing Element planning period to rezone sites identified in Housing Element or other sites that may not have been identified.

Adopted State Legislation Concerning Housing Elements

AB 744 – Density Bonus	AB 1771 – RHNA
AB 1934 – Development Bonus - Mixed Use	AB 686- Affirmatively Further Fair Housing
AB 2208 – Inventory of Land for Residential Development	AB 2162 – Supportive Housing
AB 2685 – Housing Element Adoption	AB 2372 – Floor Area Ratio Bonus
SB 35/SB 765 – Affordable Housing Streamlined Approval	AB 2797 – Density Bonuses
SB 166 – Residential Density and Affordability	AB 3194 – Housing Acct Act: Project Approval
SB 229 – Accessory Dwelling Units	SB 828 – RHNA
SB 540 – Workforce Housing Opportunity Zone	SB 1227 – Density Bonuses
AB 1505 – Zoning (Inclusionary Housing Ord.)	AB 587 – Separate Sale or Conveyance: ADU
AB 72 – Housing Element Compliance	AB 686 – Affirmatively Furthering Fair Hsg.
AB 678/SB 167 – Housing Accountability Act	AB 670 – ADU; Common Interest Dev.
AB 879 – Housing Development Fees	AB 1783 H-2A – Worker Housing
SB 330 – Housing Crisis Act of 2019	

Highlights of Certain Housing Element Legislation

SB 35/SB 765

This law establishes a streamlined, ministerial review process for certain multifamily affordable housing projects that are proposed in local jurisdictions that have not met regional housing needs until 2026. Developments must be infill, comply with zoning, have 10% of units for lower-income, and projects over 10 units must use prevailing wage and skilled and trained labor.

SB 166

This law amends the No Net Loss Zoning provisions to require that local governments accommodate their remaining unmet housing needs throughout the housing element planning period for all levels of income.

SB 229

This law makes numerous changes to ADU law, including defining parking requirements, zoning for single-family dwellings, sizing floorspace, charging for utility services, and distinguishing ADU renting and selling.

Highlights of Certain Housing Element Legislation

SB 540

This law authorizes a city or county to establish Workforce Housing Opportunity Zones, which would focus workforce and affordable housing in areas close to jobs and transit and conform to California's GHG laws.

AB 1505

This law authorizes a city or county, as a condition of the development of residential rental units, to establish inclusionary housing ordinances that require the development to include a certain percentage of affordable housing units. It authorizes HCD to review inclusionary ordinances in specified circumstances (if ordinances require more than 15% of the units to be 80% or less AMI).

AB 72

This law provides HCD with broad new authority to find a city or county Housing Element out of substantial compliance if it determines that the city or county acts or fails to act in compliance with its Housing Element and allows HCD to refer violations of the law to the Attorney General.

Highlights of Certain Housing Element Legislation

AB 678/ SB 167

Strengthens the Housing Accountability Act by increasing the documentation necessary and the standard of proof required for a local agency to legally defend its denial of low and moderate-income housing projects, and allows courts to impose a fine of \$10,000 or more per unit on local agencies that fail to legally defend their denial.

AB 1771

This law amends the RHNA process to include an objective to increase access to areas of high opportunity for lower-income residents, while avoiding displacement and affirmatively furthering fair housing.

AB 2797

This law requires any density bonus, concessions, incentives, waivers, or reductions of development standards and parking ratios to which the applicant is entitled to under State density bonus law to be permitted in a manner that is consistent with both density bonus law.

Highlights of Certain Housing Element Legislation

SB 330

Prohibits an affected city or county from enacting a development policy or standard that would:

- reduce intensity of land use unless an equivalent increase in intensity is provided elsewhere,
- impose design review standards that are not objective,
- limit housing through moratoriums, land use approvals or permits, or capping housing units.

Cities are prevented from enacting ordinances that would negatively affect housing developments that have already submitted a preliminary application. Projects shall have a no net loss in residential units for affordable housing.

Housing Element Update Timeline



What Does it Mean if a City does not have a Certified Housing Element?

- City would be in violation of state law which mandates the General Plan have a certified Housing Element.
- AB 72 - Gives HCD the authority to refer the violation of the law to the Attorney General.
- City is exposed to lawsuits from housing advocates and persons of low income.
- If the Housing Element is found to be out of compliance, the jurisdiction's entire General Plan is at risk of being deemed inadequate, and therefore invalid.
- Findings of General Plan consistency are required in most planning and development decisions, including non-residential projects, therefore a jurisdiction runs the risk of approving projects based on a noncompliant General Plan and creates the potential for being sued when making land use decisions for all types of development.
- A jurisdiction would be ineligible for several housing, community development and infrastructure funding programs that require Housing Element compliance.
- A jurisdiction would be ineligible for several state and federal grant and loan programs.

Information on the Housing Element Update available at www.CoronaCA.gov/GPUUpdate



As information becomes available the webpage will be updated.

QUESTIONS?



951-736-2434



Joanne.Coletta@CoronaCA.gov



www.CoronaCA.gov