



FUTURE READY FOUNTAIN VALLEY

2040 General Plan

GPAC Status Update - November 2019

Schedule Adjustment

As a reminder, the General Plan Update schedule and GPAC meetings were postponed until early 2020 to align with the state mandated Regional Housing Needs Assessment (RHNA), which is the allocation of housing and affordable housing that each jurisdiction must accommodate. The schedule will likely be extended until the spring of 2020, when it is hoped that the state will provide a determination on Accessory Dwelling Units (see below for an explanation).

RHNA Update

The following is a summary of the latest developments in regards to the RHNA process:

- In late August, the California Department of Housing and Community Development (HCD) provided a draft regional housing allocation for the Southern California Association of Governments (SCAG) region of 1,344,740 housing units. Several jurisdictions, including the City of Fountain Valley, and SCAG objected to that allocation and, on October 15, 2019, HCD revised the regional allocation downward by 2,913 units to 1,341,827 units. More information can be found here: <http://www.scag.ca.gov/programs/Documents/RHNA/HCD-SCAG-RHNA-Final-Determination-101519.pdf>
- On November 7, 2019, a majority of SCAG's Regional Council voted against their staff's recommendation and accepted an alternative draft RHNA methodology, which has been forwarded to HCD for review. More information can be found here: <http://www.scag.ca.gov/programs/Documents/RHNA/RHNA-Draft-Methodology.pdf>
- As it stands, the new draft methodology results in 4,756 units that the City of Fountain Valley would need to accommodate (not build, but ensure zoning capacity for). More information can be found here: http://www.scag.ca.gov/programs/Documents/RHNA/SCAG_RHNA_MethodologyWorksheet_110419_Submotion.xlsx (change the city in the yellow box to Fountain Valley)

- This was a much larger RHNA allocation than anticipated, and much larger than the version originally offered by SCAG staff. A comparison can be found here: [http://www.scag.ca.gov/programs/Documents/RHNA/RHNA-Submotion Comparison 110519.pdf](http://www.scag.ca.gov/programs/Documents/RHNA/RHNA-Submotion%20Comparison%20110519.pdf)
- HCD has 60 days to review the draft methodology and it is anticipated that SCAG will act upon HCD's input and adopt a final methodology in early 2020. More information can be found here: <http://www.scag.ca.gov/programs/Documents/RHNA/RHNA-2020-Timeline.pdf>
- Critical for our General Plan Update process will be a determination by the state on the number of Accessory Dwelling Units (ADUs aka granny units) that a city will be allowed to assume toward meeting their RHNA allocation. In October, the Governor signed a package of housing bills that allows three units on every single-family lot: the main house, an ADU, and a Junior ADU. More information on ADUs can be found here: <https://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>
- Fountain Valley has approximately 12,500 single-family lots, which roughly translates to an additional 25,000 units of capacity based on state ADU law. This is more than enough capacity to accommodate the RHNA allocation. In order for the GPAC to effectively plan, the state needs to provide direction on how many of those ADUs can be assumed to count toward the RHNA allocation and how many of those ADUs will be able to count as affordable housing. On November 13, 2019, our General Plan consultant met with the director of HCD to discuss this issue and the importance of their determination on this matter. HCD is aware of this issue and is in the process of figuring out how to best provide direction.

As the RHNA process unfolds, we will provide periodic updates.

If you would like background on the justifications for the RHNA allocation, you can see the following: <https://housingtoolkit.ca-ilg.org/affordable-housing-crisis>