



City of Lake Forest REQUEST TO SPEAK

#11

Housing
Element

If you wish to speak before the City Council, please complete this form and submit to the City Clerk. There is a three (3) minute time limit per speaker. All information completed on this Speaker's Card is optional and subject to release under the California Public Information Act.

PLEASE PRINT ALL INFORMATION LEGIBLY

Meeting Date: August 18 2022

Please check boxes as appropriate:

☐ I have read and understood the Rules and Procedures for addressing the City Council.

☒ I would like to speak on Agenda Item #: 11 Housing Element

☐ I am speaking under Public Comments (subjects NOT on the current agenda)

Name: Randy Johnson

Address: _____

City: Lake Forest Zip: _____

Phone: (____) _____ Email: _____

Council may direct follow up to your inquiry. Providing contact information allows us to communicate with you and in aiding in the completion of the Minutes.

TO: Lake Forest Council (addendum to “RHNA APPEAL AND PUBLIC DISCLOSURE”)

FROM: Randy Johnson, Lake Forest Resident

DATE: October 20, 2020

SUBJ: SCAG 6th Cycle Draft RHNA Allocation

I appeared before your Council on February 18, 2020 during public general comments and voiced my concern about the large number of RHNA housing units that were allocated to the City of Lake Forest by SCAG. At that particular time our total allocation was **3,163** units. I warned that if Lake Forest did not fight the allocation through appeal that the number would grow – and that’s exactly what happened. Today our number stands at **3,228 units**. Of those 3,228 units – **1,495** are specifically allocated for Very Low-Income (VLI) and Low-Income (LI) housing units – similar to the Mountain View Low-Income/Permanent Supportive Housing project you approved on August 18, 2020. That VLI+LI allocation for Lake Forest is **46.3%** of total allocated RHNA units!

On September 03, 2020 the SCAG Regional Council received and filed the very latest RHNA draft allocations – which have been reported to all So. California cities.

All cities have the right to appeal their allocations – and many are in the process of doing just that. **The deadline to appeal is October 26, 2020 at 5pm, via email.**

When compared to our South OC neighbors, Lake Forest’s RHNA allocation is particularly ominous. In the table below I have compared the Lake Forest allocation to those of seven (7) other neighboring South OC cities. Based on population you will find a comparison of combined VLI+LI unit per capita allocation for every 1,000 residents. Additionally I provided a comparison of combined VLI+LI unit allocation per square mile. As noted, Lake Forest ranks second only to Laguna Hills for the highest VLI+LI assigned allocations, as ranked according to population and land mass:

<u>City</u>	<u>Pop.</u>	<u>Land Sq Miles</u>	<u>RHNA Units</u>	<u>VLI+LI Units</u>	<u>Per Cap. VLI+LI Units</u>	<u>Per Sq Mi VLI+LI Units</u>
Aliso Viejo	50,044	7.47	1,193	543	10.90	72.70
Dana Point	33,146	6.50	530	231	7.00	35.50
Laguna Hills	31,508	6.70	1980	919	29.20	137.20
Laguna Niguel	65,316	14.80	1,204	548	8.40	37.00
Lake Forest	84,711	16.60	3,228	1,495	17.60	90.00
Mission Viejo	94,267	17.70	2,211	1,072	11.40	60.60
Rancho S. Margarita	48,793	13.00	680	329	6.70	25.30
San Clemente	64,581	18.70	978	444	6.90	23.70

It's apparent that Lake Forest has received an unfair RHNA allocation, head and shoulders above our OC neighbors when population and land mass are evaluated. Mission Viejo has an extra square mile of land mass and nearly 10,000 more people than Lake Forest – yet was assigned 1,017 fewer total RHNA units and 423 fewer combined Very Low-Income + Low-Income housing units. Despite this, at the September 08, 2020 Mission Viejo council meeting – several council members were alarmed at their RHNA allocation and wanted the city manager to appeal the decision. During the meeting it was mentioned that other cities are hastily moving toward the appeals process. I invite you to view the meeting for yourselves. It's commendable that the Mission Viejo council shows concern for the future of their city and for the quality of life of their residents.

Keep in mind that if other cities in our region appeal their allocations and prevail in reducing their assigned units – those extra units will be reassigned to neighboring cities. So, hypothetically, if Mission Viejo appealed and successfully reduced their allocation by 10% - those units could be added to Lake Forest's 3,228 allocation, making our mandate even more burdensome! And there's no formal appeal available to us to fight that reassignment! Last chance! Please, protect our citizens!

In recent years Lake Forest has been one of the fastest growing cities in California – with the construction of over 5,000 new homes, along with hundreds of affordable units. Why are we being burdened with a disproportionately high RHNA allocation when we've gone above and beyond our neighbors in adding thousands of new housing units and growing our population by nearly 10,000 or 12% in the last 15 years? This makes no sense. Who's negotiating these RHNA allocations on our behalf? Who's working to protect us from the unfair housing assignments that will overwhelm Lake Forest with more VLI/LI/PSH, a higher population density and more traffic congestion when we can't properly manage the vehicle traffic we have today? Is anyone sounding the alarms? Do you support improving or diminishing the quality of life for our Lake Forest residents?

And why hasn't our Lake Forest council updated our residents with the latest SCAG/RHNA 6th Cycle developments like the Mission Viejo council did for their residents on back on September 08, nearly a full month ago? This is a very serious matter that will eventually damage our quality of life. Our residents need to know about this potential impending danger and how you intend to fight it!

Is Lake Forest government going to take action and appeal the final RHNA allocation or just cross your fingers and hope for the best while other cities appeal theirs, placing the Lake Forest residents at great risk?

Randy Johnson
23 Year Lake Forest Resident, District 5