LOCAL PLANNING FACTOR
SURVEYS RECEIVED
<u>SCAG REGION – ALL COUNTIES</u>

LOCAL PLANNING FACTOR
SURVEYS RECEIVED

IMPERIAL COUNTY

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Brawley
County	Imperial

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Most new jobs are lower wage. We have and continue to entitle restricted income housing projects.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	None
Availability of land suitable for urban development	None

Lands protected from development under Federal or State programs	None
County policies to preserve agricultural land	None
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	None
Agreements between a county and cities to direct growth to incorporated areas of the county	This should be the case, however, the County has continued to entitle new housing projects in unincorporated areas.

Loss of low income units through contract expirations	None
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Per data from the last Housing Element: Renters that pay more than 30% - 45.8% Renters that pay more than 50% - 25.4% Owners that pay more than 30% - 33.8% Owners that pay more than 50% - 11.4%
[NEW] Rate of overcrowding	Unknown
Farmworker housing needs	None

Housing needs generated by the presence of a university campus within the jurisdiction	None
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	None
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	None
Other factors	None

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	County of Imperial
County	Imperial

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Approx. 179,957 people living in Imperial County. Median Household income $44,779, Poverty rate 23.8%. Imperial, CA grew at a rate of 2.3% from 58.5k to 59.8k employees.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	most of communities throughout the County of Imperial are smaller older communities with limited ability for expansion due to low percentage of growth.
Availability of land suitable for urban development	no shortage of availability of land for urban development, however, expansion of services and extension of services is difficult due to lack of resources in these communities.

Lands protected from development under Federal or State programs	these types of lands are outside the urban areas of the county and mostly don't impact any development.
County policies to preserve agricultural land	The County's Agriculture Element adopted in 1993 by the Board of Supervisors, has numerous policies on the preservation of agriculture. the County of Imperial is allocated over 3.1 million acre feet of Colorado river water per year and 97% is for agricultural purposes.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	most communities in the unincorporated areas of the county have very limited to no public transportation available. ex. Seeley, Winterhaven, Ocotillo, Niland, Salton Sea communities
Agreements between a county and cities to direct growth to incorporated areas of the county	most of the available infrastructure for expansion and development is near or in the cities of Imperial County. Brawley, El Centro, Calipatria, Westorland, Holtville, Calexico and City of Imperial. any expansion of services outside of cities service area would require LAFCO & City approvals.

Loss of low income units through contract expirations	NA
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Between 2017 and 2018, 100 households were assisted with the Tenant Based Rental Assistance Program (TBRA), in which families received rental subsidies to assist them with their housing needs. All 100 household's rent amount exceeded the allowable 30% or 50% of their income towards rent, per program guidelines. During the implementation of the program, 205 households applied for the program. As previously mentioned, 100 households were assisted; 56 households were income eligible, however they were unable to find an eligible housing unit; 49 households were found not to be eligible for the program. There are currently 1,155 households on the TBRA interested persons list waiting to be called to receive assistance, however, the program is unavailable until is funded by the State of California, Home Investment Partnerships Program (HOME).
[NEW] Rate of overcrowding	NA
Farmworker housing needs	Little to no farm worker housing in the valley designed specifically for farm workers. most of these units were built decades ago and have been abandoned or torn down.

Housing needs generated by the presence of a university campus within the jurisdiction	the only university in the County jurisdiction is a junior college and there appears mostly to be impacts on the rental market for low cost bedrooms.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	N\A
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Targets through Sept. 30, 2018 / targets beginning Oct. 1, 2018 2020 / 2035 / 2020 / 2035 SCAG: -8% / -13% / -8% / -19%
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Imperial
County	Imperial

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	• In 2015, total jobs in the City of Imperial numbered 4,547, an increase of 60.7 percent from 2007. •In 2015, the Public sector was the largest job sector, accounting for 51.8 percent of total jobs in the city. • Between 2007 and 2015, the number of retail trade jobs in the city increased by 158 percent. • Other large sectors included Education (18 percent), Leisure (6.9 percent), and Retail (6.3 percent). • Average salaries for jobs located in the city increased from $41,132 in 2003 to $51,811 in 2015, a 26 percent change. The City of Imperial is not considered a disadvantaged community by the State of California standards. Correlative Data for projected jobs and affordable housing is not available for the City of Imperial.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	As projects are proposed within the City, the applicant is made aware what infrastructure improvements will be triggered based on the type of project and the proposed use before and during the application process.
Availability of land suitable for urban development	The City of Imperial has approximately 893.01 acres of vacant residential land suitable of urban development.

Lands protected from development under Federal or State programs	No Impact on Jurisdiction.
County policies to preserve agricultural land	No Impact on Jurisdiction.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Heading towards infill development and just recently began operating the "Transit Park" , but this item on the survey does not apply to the City of Imperial because we are not considered a "High Quality Transit Area" per the SCAG Regional Transportation Plan.
Agreements between a county and cities to direct growth to incorporated areas of the county	There are no contracts between the City of Imperial and the County of Imperial to direct growth elsewhere.

Loss of low income units through contract expirations	None to date.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	• Housing costs accounted for an average of 22.9 percent of total household income for homeowners. • Housing costs accounted for an average of 21.8 percent of total household income for renters. • Between 2000 and 2016, homeownership rates decreased and the share of renters increased. • 5.8% of renters pay more than 30% of their net income and 25.8% of renters are paying more than 50% of their net income, per the 2013 American Community Survey Data available.
[NEW] Rate of overcrowding	The City of Imperial (per the 2008-2012 American Community Survey) is experiencing a 4.8% rate of overcrowding.
Farmworker housing needs	The City of Imperial has a 0.8% need for Agricultural housing needs per the SCAG "2017 Local Profile".

Housing needs generated by the presence of a university campus within the jurisdiction	There are not any "University" campuses within the jurisdiction.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	There has not been a state of emergency regarding "rebuild" within the City of Imperial.
[NEW] The region’s greenhouse gas emission targets provided by the California Air Resources Board	The City of Imperial implements the standards set through AB32 and the "Climate Change Scoping Plan" for the SCAG region, provided by the State of California's Air Resource Board.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Westmorland
County	Imperial

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	significant impact (since the City is a small, low-income, high unemployment, rural community that has experience zero housing growth for more than 10 years).
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Currently this factor has no impact. The City currently has sufficient water and sewer capacity (infrastructure was constructed with USDA/BECC/NADB/SWRCB grant funds and local assessment district funds in 2002). The two plants are currently running at about half of their design capacity.
Availability of land suitable for urban development	Significant impact. Currently, there is one 60-acre annexation zoned for residential development (but there has been no developer interest in the project for more than 10 years). That site would accommodate about 250 residential units. Aside from that property, any additional development would necessitate annexation of adjoining agricultural property (most of which is not of statewide significance) and all of the costs associated with the annexation/environmental processes.

Lands protected from development under Federal or State programs	No impact
County policies to preserve agricultural land	Limited impact
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Significant impact (imposes an economic hardship on the City in light of the zero growth history of the community). Since the city has not been able to accommodate/incorporate the mandatory RHNNA numbers, the City is unable to access CDBG/HCD housing funding.
Agreements between a county and cities to direct growth to incorporated areas of the county	Limited impact. Currently, the County of Imperial typically requires developments to obtain water and sewer services from incorporated cities. This has the effect of steering the development toward annexation to a city.

Loss of low income units through contract expirations	No impact at present
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	more than 30% of income spent for rent: 56% more than 50% of income spent for rent: 0%
[NEW] Rate of overcrowding	unknown
Farmworker housing needs	Some impact With limited housing available in Westmorland, farmworkers who need housing in the area must go to other communities to find housing.

Housing needs generated by the presence of a university campus within the jurisdiction	No impact
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No impact
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Unknown (since there has been no building activity for more than 10 years). This could be a potential impact if the cost of constructing housing is driven higher due to the greenhouse requirements.
Other factors	There appears to be no interest on the part of developers to construct housing in Westmorland at present.

LOCAL PLANNING FACTOR
SURVEYS RECEIVED

LOS ANGELES COUNTY

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Agoura Hills
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	Yes
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	No
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Yes - Nine (9) single-family residential units were destroyed in 2018 by the Woolsey Fire.
[NEW] The region’s greenhouse gas emission targets provided by the California Air Resources Board	Yes
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Alhambra
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes Overall, housing cost burden in Alhambra was most prevalent among very low income households (80 percent) while extremely low income households also experienced a high rate of overpayment (75 percent). Housing cost burden was most severe among extremely low income large family renter- and owner-households; 100 percent of these households experienced a severe housing cost burden.
[NEW] Rate of overcrowding	No The 2007-2011 ACS, approximately nine percent of households in Alhambra were overcrowded (2,584 units), significantly less than the 25 percent of households that were considered overcrowded in 2000. The incidence of overcrowding was significantly higher in Alhambra and in the Count (12 percent). Nearly one-third of the overcrowded units were severely overcrowded in Alhambra (833 units), owner-occupied units in Alhambra during 2007-2011, with nearly one-third of all rental units being overcrowded compared to only 17 percent of owner-occupied units.
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	Yes
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Yes In 2013, the City of Alhambra adopted an Energy Efficiency Chapter of a Climate Action Plan (EECAP). In the plan, a GHG inventory was prepared for the City for baseline years 2005 and 2010, and forecasted for the year 2020. Community-wide emissions totaled 516,680 metric tons of carbon dioxide equivalent (MT CO2e) for 2005, 587,140 MT CO2e in 2010, and an estimated forecast of 430,690 MT CO2e for the year 2020. The 2020 forecasted emissions would achieve the 15 percent reduction below 2005 levels, as required in Assembly Bill (AB) 32 (Alhambra 2013).
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Azusa
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	The ability to acquire adequate housing is almost solely dependent on the income of the household. Azusa's MHI has historically & continues to be lower than the County. Therefore, residents have a more limited choice in housing they can afford. Labor & employment characteristics have a direct impact upon current & future housing needs in Azusa. Generally, managerial/professional positions garner larger incomes, however Azusa residents have proportionally held fewer of these jobs than the County at large.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	City staff is unaware of this being an issue at this time. However, like many other cities, Azusa would be impacted by decisions made outside of the jurisdictions control.
Availability of land suitable for urban development	Land suitable for urban development is located in the City's Downtown, TOD specific plan area, & perhaps along other major corridors. The City has been active in pursuing & approving development in these areas & will continue to do so. However, these areas are limited due to the make-up of the City, including the fact that over 36% of the City is designated & used as some sort of open space.

Lands protected from development under Federal or State programs	Protected lands in the City are focused in the San Gabriel Mountains & River areas that are a key priority for preservation and restoration as well as habitat and recreational resources. Over the years industrialization nearly wiped out soft and green connections to these areas, so protecting them is a vital environmental responsibility. Therefore, policies have been adopted in the General Plan (and elsewhere) that serve to limit new development on undeveloped lands within the canyons, foothills, and in the mountains.
County policies to preserve agricultural land	City staff is unaware of this being an issue at this time.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	In 2015, the City adopted a TOD specific plan. It set forth a vision that established a renewed focus on the then future Gold Line rail stations, Azusa's Downtown, & adjacent residential neighborhoods. Emphasis of this plan was placed on the importance of mixed-use and pedestrian oriented development. Strategies set forth in the plan provide ample opportunity to accommodate projected population and employment growth in a manner that will support transit use and walkability.
Agreements between a county and cities to direct growth to incorporated areas of the county	City staff is unaware of this being an issue at this time. However, agreements of this type would certainly be a factor impacting the creation of new housing and development in general. With a budget deficit and little resources readily available to the City, directing/redirecting growth would be troublesome.

Loss of low income units through contract expirations	The City is currently working to determine the impact of this factor.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	The ability to acquire adequate housing is almost solely dependent on the income of the household. Azusa's MHI has historically & continues to be lower than the County. Therefore, residents have a more limited choice in housing they can afford. These conditions, combined with steadily increasing housing costs, have led to households spending a higher percentages of their income on housing. Over half of renter households in the City are overpaying.
[NEW] Rate of overcrowding	The incidence of overcrowding has been higher in Azusa than in LA County over the last several years. More than a quarter of the overcrowded unites were severely overcrowded. Rental units were far more likely to be overcrowded than owner occupied units. Overcrowding occurs when the relatively high cost of housing either forces a household to double up with another household or live in a smaller housing unit in order to afford food and other basic needs. These factors are prevalent in the City and have therefore led to overcrowding.
Farmworker housing needs	This is not a factor in the City of Azusa.

Housing needs generated by the presence of a university campus within the jurisdiction	The City is home to one university campus and a community college sits just outside of the City's easterly boundary. Over the years the university has expanded and purchased property within the City to do so. While housing for students is criticalt, staff is unaware of it being a significant issue at this time.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	This is not a factor in the City of Azusa.
[NEW] The region’s greenhouse gas emission targets provided by the California Air Resources Board	Staff is unaware of this being a factor at this time.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Baldwin Park
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	No

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	39% PAYING MORE THAN 50% 67% PAYING MORE THAN 30%
[NEW] Rate of overcrowding	22%
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	N/A, the city does not have a university campus within the jurisdiction.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	N/A
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	The City will be complying with SB743 as the City will be shifting from LOS to VMT.
Other factors	None

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Bradbury
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	No

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	None
[NEW] Rate of overcrowding	None
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	None
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	None
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Burbank
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Burbank continues to be a major employment center. Currently the City has 154,000 jobs and a jobs-to-housing ratio of approximately 3.5. Burbank strives to continue providing new housing that represents a variety of housing types and densities to meet diverse housing needs. It is likely that Burbank will always be employment-heavy due to the strong presence of the media industry and major employers such as Warner Bros., Disney, Providence St. Joseph Medical Center, and the Hollywood-Burbank Airport. In February of 2019, the City Council approved a housing goal of building 12,000 dwelling units over the next 15 years, with much of the housing growth focused in the Downtown Burbank/Burbank Center Plan area, Airport District (Golden State Specific Plan) area, and parts of the Media District Specific Plan area. Fulfillment of this goal would facilitate a jobs-to-housing ratio of 2.57.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Burbank anticipates that it will be able to upgrade and expand its sewer system and water reclamation plant as needed to meet future demands. Burbank's water supply is provided by the Metropolitan Water District (MWD) and ground water resources and as such is subject to the same restrictions and water supply concerns as other Southern California communities. Recycled water is extensively used throughout Burbank for landscape irrigation and industrial applications. Recycled water is available in most locations where future infill development is expected to occur.
Availability of land suitable for urban development	The most recent policy direction from the City Council is to focus on infill development opportunities along the I-5 Freeway, a major transportation corridor, which includes portions of the City within the Downtown/Burbank Center Plan and the Airport District/Golden State Specific Plan areas, which are major employment centers. In addition, the City is looking at possible opportunities for infill development projects within the Media District Specific Plan area. The focused development in these areas currently made up primarily of underutilized commercial, industrial, and higher density residential are the primary areas within the City suitable for new development.

Lands protected from development under Federal or State programs	Burbank is a fully built-out community. The only remaining undeveloped land is in the Verdugo Mountains, which are zoned Open Space and designated in the General Plan for open space and conservation uses only.
County policies to preserve agricultural land	Not applicable to Burbank.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Existing City General Plan (Burbank2035) policies identify the most intensive growth to occur within those areas of the City that have more robust public transportation opportunities (i.e., major transit centers like the Metrolink stations and high frequency bus routes). One of the primary transit centers is within the Downtown core area of the City, which is a major employment center and where the highest densities are established and where the most growth is projected. The City's Media District as well as the Golden State Specific Plan Area near the Hollywood Burbank Airport are also identified as major transit and employment centers and opportunity areas to accommodate additional housing growth. As noted previously, the City Council has supported a housing goal of building 12,000 dwelling units during the next 15 years. As of March 2019, the City is also underway on a citywide Complete Streets plan that will in part examine the connection between future development and implementation of bike, pedestrian, and safety-related improvements that would collectively support the goal of aligning new infill housing developments near transit centers as a way of facilitating use of public transportation.
Agreements between a county and cities to direct growth to incorporated areas of the county	Not applicable to Burbank.

Loss of low income units through contract expirations	The City of Burbank 2014-2021 Housing Element analyzes the potential of any of the City's assisted rental housing to convert to market rate prior to 2024, and has identified three projects - Wesley Tower (97 units) , Pacific Manor (166 units) and Harvard Plaza (150 units)- at potential risk of conversion. All three projects are managed by Falkenberg/Gilliam & Associates, Inc., a property management company specializing in managing non-profit housing for the elderly. According to discussions with their Director of Operations, both Wesley Tower and Pacific Manor complexes are currently in the process of refinancing their mortgages with HUD that will result in new 20-year Section 8 contracts. Harvard Plaza currently receives Section 8 contacts in five-year intervals, but will qualify for a 20-year contract. They will apply for a new Section 8 contract prior to their affordability expiration date. In summary, while each of these projects are "technically" considered at-risk of conversion to market rents over the next ten years, the risk of conversion is very low. In addition, HUD grants high priority to the renewal of Section 8 contracts for at-risk affordable apartment complexes that serve the elderly or disabled.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	According to a housing market study completed for the City in 2019, 46% of Burbank households are housing cost-burdened (paying more than 30% of income on housing), accounting for both renter and owner-occupied housing units. Among renter-occupied units, 53% of households are considered cost-burdened. According to the same study, approximately 33% of cost-burdened renter-occupied households earn less than $20,000 annually, and 26% earn between $20,000-34,000. The most recent data available identifies households paying more than 30% of income on housing. As of 2013 data, approximately 48% of lower income households were identified as paying more than 50% of their income on housing.
[NEW] Rate of overcrowding	According to a housing market study completed for the City in 2019, Burbank has a relatively low percentage of overcrowded households, at 5.5 percent, compared to 11.8 percent countywide and relative to peer cities. As part of the ongoing effort to address the City's housing needs, new proposed development projects are reviewed, among other things, in the context of unit size and bedroom count to ensure that an appropriate mix of family-sized households are represented in new housing stock. Concurrently, the City has adopted new zoning regulations to facilitate the development of new Accessory Dwelling Units on single family residential lots that have resulted in more than 200 ADUs submitted for plan review and of these more than 160 ADUs already entitled and under construction.
Farmworker housing needs	Not applicable to Burbank.

Housing needs generated by the presence of a university campus within the jurisdiction	Not applicable to Burbank.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Not applicable to Burbank.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	In 2013, the City adopted a Greenhouse Gas Reduction Plan (GGRP) as a part of the General Plan update at the time. The Plan describes measures intended to reduce greenhouse gas emissions by the community at-large and from City operations. The GGRP includes a baseline GHG emissions inventory, projections of future emissions, a communitywide GHG reduction target, and a GHG reduction plan to identify strategies and measures to meet the reduction target. Reduction measures are primarily transportation and building-related, including energy efficiency in new construction and retrofits, water conservation, and waste reduction.
Other factors	Over the past two years, City Council has been working with the development community to facilitate responsible development that includes housing affordable to various income levels in the community and incorporates incorporate project design features into their projects that reduce the impact to the environment through GHG and VMT reduction. These include: robust tree canopies to reduce the heat island effect; incorporation of cool roofs and photovoltaics to reduce energy consumption; integration of electric vehicle charging stations within the project; subsidies to for transit passes and bicycle and pedestrian infrastructure and amenities into the project and along adjacent public right of ways that facilitate the development of complete streets, which are intended to encourage use of alternate modes of transportation and reduce the number of vehicle miles traveled.

Additionally, the Los Angeles County area median income is approximately 11% lower than Burbank's median income. Therefore, Burbank residents, on an average, can afford to spend more on their monthly housing costs than LA County residents as a whole. For this reason, staff has developed a housing affordability chart that outlines both HUD's affordability calculations combined with Burbank's affordability numbers. This chart has been updated to reflect 2019 numbers and is used as a definition of what is considered affordable specifically in Burbank. The goal is to provide housing that is affordable to households at all income levels; including the Burbank workforce that may have incomes above HCD and HUD defined income levels for subsidized housing.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Calabasas
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes. The Las Virgenes Municipal Water District (LVMWD) provides both water and wastewater service in Calabasas. The General Plan directs new development to areas with adequate water and sewer facilities, or where facilities are planned consistent with the LVMWD's master plan. However, the Calabasas Highlands and Old Topanga residential areas are antiquated subdivisions with limited water service and sewer availability. New development in these areas are constrained due to the lack of water and sewer service.
Availability of land suitable for urban development	Yes. The 2030 General Plan recognizes that the City's land use pattern is well established and not intended to change over time. Future growth will primarily consist of infill development. The General Plan's vision is to continue to be a low intensity, primarily residential community. In general, urban development will not extend beyond areas that are now developed or designated for urban development.

Lands protected from development under Federal or State programs	Yes. The current inventory of designated open space within City boundaries is approximately 3,423 acres. These open space areas include public parks managed by the City of Calabasas and Los Angeles County, as well as active recreation areas owned and managed by the National Park Service as part of the Santa Monica Mountains National Recreation Area. Once designated Open Space (OS) by the City, these lands cannot be redesignated for a non-open space use without approval, in a general election, of two thirds of the voters of the city casting votes on the subject.
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	Yes. Calabasas contained two apartment complexes (Malibu Canyon and Archstone) originally financed through the LA County Multi-family Mortgage Revenue Bond Program. Under the County's program, 20% of each project's units are required to be provided to low-income households at affordable rents. The restrictions for Malibu Canyon expired in 2012; however, Avalon Bay extended their bond through 2025. Unfortunately, Avalon Bay decided to pay off their bond in 2018, which expired 120 affordable units. The City has been in contact with LA County CDC and the property owner to find a solution to maintain the affordable units. Recently, the LA CDC agreed to provide funding to the property owner to maintain appx 100 units at the affordable rate while the property owner seeks entitlements to develop additional units.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes. According to the US Census, appx 64% of renters pay more than 30% of their gross income towards rent (American Community Survey, 2013-2017).
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Yes. Appx 12 residential units were destroyed in the Woolsey Fire in 2018.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	The entire City is located within the Very High Fire Severity Zone, which results in the most restrictive building code requirements for fire safety and a corresponding increase in cost. Development is further constrained by hillside conditions and substandard roads that were installed per antiquated subdivision.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Carson
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Certain households in Carson may have a more difficult time finding decent, affordable housing, including the elderly, persons with disabilities and persons with developmental disabilities, extremely low income households, large families, female-headed households, farmworkers, and the homeless. It is extremely low income persons who are the highest need group because they require the deepest subsidies to make housing affordable. Carson has been able to satisfy some of the needs of various special needs residents in the City through the licensing of group homes and other similar facilities that can accommodate special needs housing. For example, there are currently 58 licensed adult residential care facilities in Carson which accommodate 6 or fewer adults. One exception is the Olivia Isabel Manor adult residential care facility which accommodates 110 residents. There are also six Special needs groups can further be served by the City by making more affordable housing available. Homeless persons require special needs housing such as emergency shelters to meet their immediate needs and transitional housing to stabilize their lives and move them toward permanent housing. Housing needs for persons with physical disabilities must be met through making housing accessible.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	There is no lack of capacity for sewer or water service due to outside jurisdiction control. The City of Carson receives water service from two water purveyors: the California Water Service Company (Cal Water) Dominguez District and the Southern California Water Company (SCWC), Southwest District. SCWC serves approximately 13 percent of the City of Carson with the other 87 percent served by Cal Water. Water is also provided to the City from groundwater sources and treated surface water is purchased from the Metropolitan Water District (MWD) respectively to serve residential development within the Carson city limits. The City of Carson owns the local sanitary sewers within the City. The Los Angeles County Department of Public Works Consolidated Sewer Maintenance District (CSMD)maintains these sewers lines.
Availability of land suitable for urban development	According to our Land Use Plan (last updated March 2017), the City of Carson has 6.7 acres allocated to Urban residential.

Lands protected from development under Federal or State programs	N/A
County policies to preserve agricultural land	N/A
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	N/A
Agreements between a county and cities to direct growth to incorporated areas of the county	N/A

Loss of low income units through contract expirations	We do not have current data on the loss of low income units, however, we do a have a list of low income housing complexes that are at-risks of conversion to market rate in the future.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Households with a cost burden of > 30% income comprise 9.6% of all households. Households with a cost burden of > 50% of income comprise 10.8% of all households.
[NEW] Rate of overcrowding	Households that are experiencing overcrowding but the housing is not substandard comprise of 2.5% of all households. Households that are experiencing severe overcrowding comprise 2.5% of all households.
Farmworker housing needs	The special housing needs of many farmworkers stem from their low wages and the insecure nature of their employment. The 2010 Census identified 178 farmworkers in Carson. Like other lower income individuals, the housing needs of farmworkers can be addressed through the provision of affordable housing opportunities.

Housing needs generated by the presence of a university campus within the jurisdiction	California State University Dominguez Hills is within the City boundary. The City of Carson General Plans includes Land Use GOAL 4.5; Encourage California State University Dominguez Hills to build student, faculty and staff housing to meet the needs of their campus.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	N/A
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	N/A
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Cerritos
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	The City continues to seek opportunities to provide affordable housing. Currently, the City is awaiting approval from Caltrans for authorization to acquire existing State-owned property along the I-5 Freeway at Valley View Boulevard for the potential development of affordable housing and mixed use development. The Caltrans property was acquired for the I-5 bridge widening project, which is near completion. The City has reached out to Caltrans in an effort to obtain authorization to begin the planning and design process for the accommodation of housing in the future for said parcel. The proposed project is subject to Planning Commission and City Council approval, and would create additional housing options for qualified residents.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	In an effort to maintain adequate sewer and water service, the City requires developers to provide fiscal support to ensure the City's infrastructure is able to accommodate the addition of housing within the area.
Availability of land suitable for urban development	While a vast majority of the City has been built out/developed, vacant sites suitable for land development within the City of Cerritos have been identified through the City's Housing Element as potential housing locations. Currently, the City is working to develop two (2) identified sites within the Housing Element, Site 1 and Site 7. A prospective developer has recently approached the City with conceptual housing plans for Site 1. A completed application has not yet been submitted by the developer, but City staff is working with the developer to facilitate and expedite the future development of the site. The City has identified Site 7, currently owned by Caltrans District 7, for the construction of affordable housing. The City has repeatedly notified Caltrans of the City's interest in acquiring the property, as City staff has observed the Caltrans project nearing completion. However, Caltrans has indicated that no action can be taken by Caltrans until the project is completed. City staff has reached out to Assemblywoman Cristina Garcia for additional assistance in obtaining approval from Caltrans in this matter.

Lands protected from development under Federal or State programs	The City of Cerritos does not maintain lands protected from development under Federal or State programs.
County policies to preserve agricultural land	There are two (2) privately owned properties located within the City of Cerritos zoned for Agricultural use. One property is currently being utilized as a horse stable, providing a therapeutic riding program for the community, and the other property remains undeveloped and under-utilized. The City continues to preserve these lands, in accordance with County policy.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	As indicated in the SCAG Local Profile 2019, the City's existing population is aging in place at a significant rate. Between 2000 and 2018, the age group 65+ experienced the largest increase growing from 9.7% to 21.8%. In response to this aging trend, the City is working to ensure community members have transportation access through the City's fixed-transit service (Cerritos on Wheels), regional transit operations (LA County Metro, Long Beach Transit, Norwalk Transit, Bellflower Bus, and OCTA), and the City's demand-response service (Dial-A-Ride). The City has observed a significant increase in enrollment in the City's Dial-A-Ride program, and is expected to continue providing Dial-A-Ride services to Cerritos resident seniors and persons with disabilities.
Agreements between a county and cities to direct growth to incorporated areas of the county	The City of Cerritos does not currently maintain any agreements with the County of Los Angeles to direct growth into incorporated areas of the County.

Loss of low income units through contract expirations	The City of Cerritos currently monitors four (4) affordable senior housing developments, totaling 340 affordable units, within the community. The affordability of the units has been established through recorded affordability covenants, which are projected to sunset within the next ten (10) years. The City is considering renewal of the covenants however, California Gov Code Section 65583.1(c) limits the City's ability to obtain RHNA credit for the extension of affordability covenants. The City anticipates addressing these expiring covenants in the Cycle 6 Housing Element with the objective of receiving RHNA credit.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Per the US Census American Community Survey 5-Year (2013-2017) Estimates, approximately 48% of Cerritos residents spend 35% or more of their income on rent. In efforts to ensure adequate access to housing, the City has facilitated the construction of three hundred forty (340) affordable housing units. The purchase price of the affordable units is set by the State, based on very low-, low-, and moderate- income levels. In addition, the City is working to expand its existing stock of affordable housing, as described in the City's approved Housing Element, as previously noted herein.
[NEW] Rate of overcrowding	The City does not currently have an overcrowding issue, as a large number of homes are occupied by the original owners who are considered to be aging in place, resulting in a reduction of the City's population over the past thirty (30) years. Further, the City has recently facilitated the development of 355 multi-family rental housing units to increase housing stock within the community.
Farmworker housing needs	The City of Cerritos is largely built out and only has two properties that are zoned Agricultural, and as a result is not in need of farmworker housing.

Housing needs generated by the presence of a university campus within the jurisdiction	The City of Cerritos is home to one (1) community college, which does not provide housing for either students and/or faculty. Specifically, Cerritos College does not provide housing for students and faculty resulting in said individuals commuting locally to campus. Accordingly, the City may consider partnering with Cerritos College to construct student/faculty housing, while continuing to promote use of public transportation for transporting students to and from school, including the City's fixed-route transit service.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	The City of Cerritos has not experienced a loss of units due to a declared state of emergency.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	The City continues to provide adequate housing stock to support jobs within the community, as part of its on-going effort to decrease vehicle trips and to lower greenhouse gas emissions. The City maintains a strong and stable economic base, and expects to maintain growth consistent with State and National averages over the next decade. In light of this anticipated growth, the City is working to build additional housing units as identified in the City's State-certified Housing Element to support the growing workforce.
Other factors	None.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Los Angeles
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	No

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	Yes
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	More than 30% - 57.8% More than 50% - 31.7% Source: 5 yr ACS (2013-2017)
[NEW] Rate of overcrowding	More than 1.01 occupants per room: Owner Occupied = 5.8% Renter Occupied = 17.8% Source: 5 yr ACS (2013-2017)
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	Yes
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Covina
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	there is almost no vacant land in Covina. All development requires demolition and reconstruction, which is far more difficult and costly than development on vacant land.

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	(census data)
[NEW] Rate of overcrowding	(census data)
Farmworker housing needs	No major agriculture in Covina, therefore no need for farmworker housing

Housing needs generated by the presence of a university campus within the jurisdiction	No universities in Covina
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	
Other factors	

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Culver City
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes Culver City is a built-out City, and any new housing will involve the redevelopment/ recycling of existing developed properties; vacant land is scarce.

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	Yes This is especially true for covenanted ownership units.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes Based on ACS (2017), households with a mortgage paying 30-34.9 percent of income for housing is 8.6%, households paying 35% or more is 34.9 percent. For households paying rent, those paying 30-34.9 percent of household income for rent is 9.1%, and those paying 35% or more is 36.6 percent.
[NEW] Rate of overcrowding	No Based on ACS (2017) data, housing units that are overcrowded (1.01 to 1.5 occupants per room) is 3.3%, while housing units that are extremely overcrowded (1.51 or more occupants per room) comprised 2.2% of housing units.
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No There are no known projects within Culver City that would conflict with GHG targets.
Other factors	None known/identified

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Diamond Bar
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	In 2013, there was a total of 18,478 housing units within the City (including single-family residential, multi-family residential and mobile home units) (Diamond Bar 2013-2021 Housing Element). It is projected that about 20,745 units will be built by 2040, resulting in a gain of 2,267 new units. According to the Census, it is projected that the City will grow from approximately 16,500 jobs in 2016 to 19,300 jobs in 2040, resulting in a gain of 2,800 new jobs. The projected growth of jobs is slightly higher than the projected growth of housing units to be built within the City. Existing jobs in the City are generally higher paying compared to that of Los Angeles County. Large-scale employers such as the South Coast Air Quality Management District, Kaiser Permanente and Niagara Bottling Company are located in the City's largest office district, the Gateway Corporate Center. The number of jobs paying more than $3,333 per month are higher in the City at 35%, compared to the County at 29% (Diamond Bar General Plan Update Existing Conditions Report Vol. 2, December 2016). Given that the City is largely built out, development will likely be targeted at one of the opportunity sites for redevelopment identified in the Comprehensive General Plan Update, where a mix of high-density housing types and retail commercial could provide an opportunity for affordable housing and lower-wage jobs.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	L.A. County provides wastewater collection and treatment services under contract to the City. The L.A. County Public Works Department (LACPWD) provides operation and maintenance services on the local collection system, while L.A. County Sanitation District (LACSD) provides operation and maintenance services on the trunk sewers and wastewater treatment services. The City is currently negotiating ownership and maintenance responsibilities for the local collection system with the LACPWD. The LACPWD maintains that the system is owned by the City and maintained by LACPWD; however, the City asserts that the system is both owned and maintained by LACPWD. While the system is generally in good order, there has not been an area-wide sewer study completed in the last 10 years that identifies all deficiencies within the City's sewage infrastructure system. This effort is currently underway.
Availability of land suitable for urban development	Diamond Bar is primarily built out, though some undeveloped areas still exist on the periphery and on individual vacant lots. The majority of vacant property is undevelopable due to topographic constraints and deed restrictions that protect open space. This results in slow growth projections for both population and housing. Given that the City is largely built out, the demand for development will likely be targeted at one of the opportunity sites for redevelopment identified in the Comprehensive General Plan Update.

Lands protected from development under Federal or State programs	Developable land in Diamond Bar has already been developed, and much of the remaining land has a variety of geotechnical and topographic conditions that may constrain the development of affordable residential units. Environmental constraints include physical features such as steep slopes, fault zones, ancient landslides, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the State Fish and Game Code and Alquist-Priolo Act) (Diamond Bar 2013-2021 Housing Element).
County policies to preserve agricultural land	Not applicable.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	According to the Longitudinal Employer Household Dynamics database, only 6.7% of residents worked in the City and 93.3% worked elsewhere in 2014. The vast majority of commuters drive, primarily in single-occupant vehicles. The single-occupant mode share for Diamond Bar is higher than the average for Los Angeles County and the state. Public transit, walking, and bicycling mode shares are less than half of the mode share in the rest of the county. In addition, carpooling is somewhat lower in Diamond Bar, even though the City provides two park-and-ride lots. Reasons for this high level of vehicular travel include the city's land use pattern, which is primarily residential and requires residents to travel elsewhere for work. The steep grade on some major roadways can also discourage residents from walking or bicycling (Diamond Bar General Plan Update Existing Conditions Report Vol. 1, December 2016).
Agreements between a county and cities to direct growth to incorporated areas of the county	None identified.

Loss of low income units through contract expirations	None at this time. The City contains only one assisted housing project, the 149-unit Seasons Apartments (formerly "Heritage Park") for senior citizens. This project was constructed in 1988 and was originally financed under the Los Angeles County Multi-Family Mortgage Revenue Bond program. The project was refinanced in November 1999 under the California Community Development Authority's Multi-Family Housing Re-funding Bond, and was transferred to the Corporate Fund for Housing, a non-profit organization. According to the terms of the new bond agreement, income restrictions for residents and corresponding rent limits were set. For the duration of the bond, which expires December 2, 2034, all units will be affordable: 30 units (20%) will be very-low-income, 82 units (55%) will be low-income, and 37 units will be moderate-income (defined as 100% AMI) (Diamond Bar 2013-2021 Housing Element).
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	An internet survey showed market rents compared to the amounts lower-income households can afford to pay. It was clear that very-low and extremely-low-income households have a difficult time finding housing without overpaying. The gap between market rent for a typical 2-bedroom, 1-bath apartment and affordable rent at the very-low-income level is about $400 - $500 per month, while the gap at the extremely-low-income level is about $800 - $900 per month. However, at the low-income and moderate-income levels, households are much more likely to find affordable rentals (Diamond Bar 2013-2021 Housing Element). This is also apparent in Census information that show 9.6% of extremely-low and 12.5% of very-low income households were overpaying by 30% or more on rent in Diamond Bar. However, these rates are lower than what is found on a county-wide basis, where 19.1% of extremely-low and 16.5% of very-low income households were overpaying by 30% or more on rent (Census: 2013-2017 American Community Survey 5-Year Estimates).
[NEW] Rate of overcrowding	The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room and severely overcrowded when there are more than 1.5 occupants per room. Overcrowding was more prevalent among renters than for owner-occupied units. Approximately 5.3% of the City's renter-occupied households were overcrowded compared to 1.8% of owner-occupied households. However, the rate of overcrowding within the City is below than that compared to county-wide rates, where 16.8% of the county's renter-occupied households and 5.7% of owner-occupied households that experience overcrowding (Census: 2013-2017 American Community Survey 5-Year Estimates).
Farmworker housing needs	Diamond Bar does not have major agricultural areas and has no significant need for permanent on-site farmworker housing. The only quasi-agricultural activity in Diamond Bar consists of intermittent cattle grazing, which requires minimal personnel to oversee.

Housing needs generated by the presence of a university campus within the jurisdiction	A community college and university are located within commuting distance of Diamond Bar, but not located within the jurisdiction.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	None identified.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	With the Comprehensive General Plan Update, the City is working towards creating additional land uses that encourage a mix of high-density housing types in the Transit Oriented Mixed Use, Neighborhood Mixed Use, and Town Center Mixed Use land use designations. These mixed use areas would promote sustainability by integrating mobility with appropriate land uses. This long-term vision is consistent with SCAG's RTP/SCS goals. Additionally, the City is preparing a Climate Action Plan (CAP) that would represent the City's commitment to reducing greenhouse gas emissions and demonstrate compliance with State GHG reduction standards, as well as consistency with the regional growth forecast. The City is also preparing an environmental impact report for the General Plan Update and CAP.
Other factors	Diamond Bar is a "hillside community" with physical constraints such as steep slopes. Construction of hillside properties generally result in higher costs and lower densities, which contribute to higher housing costs.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Duarte
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes. One recent project produced a Water Supply Assessment (WSA) and one current project is being required to provide a WSA due to a lack of water available from our water purveyor, Cal-Am Water. The 2016 WSA for the City of Hope Specific Plan concluded there was a lack of water resources for this project, and a new supply well was required (yet to be built). A 700 unit TOD mixed-use project that has applied for entitlements also needs a WSA to permit residential development. There is concern that the result of the WSA will be that Cal-Am may not be able to purvey the water resources to permit the development.
Availability of land suitable for urban development	Yes. There are several reasons this is an impact. First, there are two privately owned hillside properties that have very limited development potential. The topography of the properties, in addition to hillside development standards that regulate grading impacts amongst other topics, severely limit development potential, and likely result in a very small yield of units - much less than the maximum development density allowed per zoning. Second, the City has rezoned a series of industrial, institutional, and commercial properties to residential, TOD, and mixed-use zones or specific plans. Since the last RHNA cycle, the City has created two specific plan zones, that entitle 800 residential units in the Town Center SP and 475 units in the Duarte Station Specific Plan. Currently the City is processing a specific plan amendment to increase the allowable development capacity of the Duarte Station SP to 1,400 units (+925 DU). Finally, the City is working with CalOES on a flood mitigation project that was a result of the the 2016 Fish Fire and subsequent mud and debris flows (FEMA declared emergency,FM-5129). CalOES has recognized the need for the project and grant funding for implementation of the flood mitigation is pending. The undeveloped hillside parcel on which the mitigation project is situated, and adjacent properties affected by this project, will experience a reduction in development potential since flood control facilities will occupy land area within the vacant parcels. If the flood mitigation project is not approved/constructed, adjacent parcels downstream of the unmitigated property would be subject to flooding and to mitigation measures from a project EIR that would result in a reduction in development potential.

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes. Since the 5th RHNA Cycle, the Gold Line LRT and Duarte Station have been completed. The City has embraced and planned for significant growth in the area surrounding the station. In December 2013, the City approved the Duarte Station Specific Plan (DSSP), which was designed to support TOD. The plan approved up to 475 residential units, commercial and hospitality uses. Currently, development interest in one of the three parcels within the 19-acre project site has spurred a revision to the DSSP. Entitlements and a subsequent EIR are now underway to permit up to 1,400 residential units on the site.
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	Yes. The City produced a mid-RHNA cycle affordable housing strategy that contained a section dedicated to affordable housing preservation of the six publicly-assisted, rent restricted housing complexes in Duarte. The City will be considering the strategy and resources necessary to extend affordability controls.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes. Apartment rents relative to incomes are at a level that many lower income households face significant housing overpayment. The 2012-2016 American Community Survey documents 62% of Duarte's renters are spending over 30% of their income on housing (State and Federal standards for housing overpayment), with one-third spending over half of their income for shelter (severe overpayment). A February 2018 rent survey (Table 1) documents median apartment rents ranging from $1,420 for a one-bedroom, $1,675 for a two-bedroom, and $2,195 for a three-bedroom unit. Apartment rents have increased significantly in recent years, with nearly a 25% increase in the median rent for a two bedroom unit compared to the 2013 rent survey conducted for Duarte's Housing Element. Duarte median rents exceed the level affordable to very low and low income households (using the standard of spending no greater than 30% of income on housing), although a limited number of apartments were advertised at rents affordable to small (2 -3 person) low income households. Households earning moderate incomes can generally afford market rents, though rents in 3+ bedroom townhome units exceed affordability for moderate income households.
[NEW] Rate of overcrowding	Yes. Decreases in families with children and smaller household sizes has resulted in decreased levels of household overcrowding. While the City's renter households are more likely to experience overcrowded living conditions than owner households, the level of renter overcrowding (defined as > 1.01 persons/room) has declined significantly over the past decade, from 21% in 2000 to 12% in 2010. Overall, household overcrowding remains a relatively minor issue in Duarte.
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	Revisions to the Duarte Station Specific Plan and EIR, described above, include a potentially significant affordability component. The developer seeking entitlement to build additional residential units on the site is working with METRO on the potential disposition and development of the current Duarte Gold Line surface parking lot into an 70-90 unit affordable housing project with integrated/structured transit parking. This development is consistent with METRO's Joint Development Program, which includes a Metro goal that 35% of total housing units in the Program portfolio be affordable to households earning 60% of area median income (AMI) or below.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	El Monte
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	No

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	23%
[NEW] Rate of overcrowding	25%
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	N/A
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	-8% by 2020 -19% by 2035
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	El Segundo
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes, Recent count of vacant residential parcels found only 3.

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes. 51% of renters pay more than 30% of household income. Percentage above 50% of household income is not known.
[NEW] Rate of overcrowding	No. Assumed. Do not have data but not aware of this as an issue here.
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	No

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Hawaiian Gardens
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	Yes
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	yes
[NEW] Rate of overcrowding	yes
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	no
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	no
Other factors	none, maybe the cost of land is out of reach to our local community

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Hawthorne
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	No

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	No
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	NA

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Hermosa Beach
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Hermosa Beach is "housing rich/jobs poor" as compared to the SCAG region: Hermosa Beach jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 0.78 (SCAG region - 1.25) 2040: 1.02 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	There is almost no vacant developable land in Hermosa Beach. All development requires demolition and reconstruction, which is far more difficult and costly than development on vacant land.

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Hermosa Beach is "housing rich/jobs poor" as compared to the SCAG region: Hermosa Beach jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 0.78 (SCAG region - 1.25) 2040: 1.02 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG. There are no designated major transit stops, high quality transit corridors or transit priority areas in Hermosa Beach.
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	(census data)
[NEW] Rate of overcrowding	(census data)
Farmworker housing needs	No farmland in Hermosa Beach, and no need for farmworker housing.

Housing needs generated by the presence of a university campus within the jurisdiction	No university campus in Hermosa Beach
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Hermosa Beach is "housing rich/jobs poor" as compared to the SCAG region: Hermosa Beach jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 0.78 (SCAG region - 1.25) 2040: 1.02 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG. There are no designated major transit stops, high quality transit corridors or transit priority areas in Hermosa Beach.
Other factors	1. Virtually all developable land has already been developed and vacant land is dedicated for public parks. 2. Most housing development activity consists of remodels or demolition/replacement on the same site. Affordable housing is not feasible due to extraordinary land cost near the coast and the lack of parcels of sufficient size for affordable housing development. 3. New State law (Government Code 65583.2[g][2]) states: "An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period." The effect of this new law is that even if the entire city were rezoned for high-density residential development, few if any of the rezoned properties would qualify as "adequate sites" for purposes of demonstrating Housing Element RHNA capacity.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Hidden Hills
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Hidden Hills is "housing rich/jobs poor" as compared to the SCAG region: Hidden Hills jobs/household ratio (source: SCAG 2016 RTP/SCS): 2012: 0.50 (SCAG region - 1.25) 2040: 0.50 (SCAG region - 1.34)
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	The city is almost completely developed and only a few scattered single-family residential lots are available for development.

Lands protected from development under Federal or State programs	NA
County policies to preserve agricultural land	NA
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No HQTAs, Major Transit Stops or Transit Priority Areas in Hidden Hills.
Agreements between a county and cities to direct growth to incorporated areas of the county	NA

Loss of low income units through contract expirations	none
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	census data
[NEW] Rate of overcrowding	census data
Farmworker housing needs	No significant agricultural areas in the city

Housing needs generated by the presence of a university campus within the jurisdiction	No university campus in the city
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	no
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	na
Other factors	Most of the city is within a designated Moderate, High or Very High Fire Hazard Zone

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	La Canada Flintridge
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	The City has a larger proportion of houses without sewer connections than would be expected in a jurisdiction with similar demographics and income levels. (This factor contributes to the semi-rural character that many residents appreciate.) The added complication is that there are portions of the City where the soil doesn't percolate adequately for septic systems, thereby limiting development.
Availability of land suitable for urban development	A significant portion of the City (929.81 acres or 19.4%) is designated for public and private open space land uses. This is a result of the City's prioritization of preserving the open space and trails within the City limits. This limits the availability of land suitable for urban development.

Lands protected from development under Federal or State programs	NASA's Jet Propulsion Laboratory (JPL), a federally funded research and development center, is located within the city's limits and has an Institutional land use designation. JPL covers approximately 177 acres, which are protected from development due to its ownership by the Federal government.
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Approximately 40% of La Canada Flintridge's population is overpaying for housing.
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	As noted earlier, a large portion of City land is designated for public and private open space uses. Land uses within the open space designation includes the La Canada Flintridge Country Club Golf Course, Descanso Gardens (a 150 acre botanical garden), and Cherry Canyon Park and Trail. In addition, 192.55 acres or 4% of land is designated for institutional uses. This includes private schools, churches, childcare facilities, and residential retirement facilities. An additional 55.04 acres or 1.2% of land is designated for Parks and Recreation uses. The presence of these designations can make urban development more difficult.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	County of Los Angeles
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	Yes
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	Yes
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes. % households that pay between 30-50% of their income on rent: • Extremely Low Income 7%, Very Low Income 43%, Low Income 46%, Lower Moderate Income 45%, and Upper Moderate Income 17% % households that pay more than 50% of their income on rent: • Extremely Low Income 59%, Very Low Income 43%, Low Income 26%, Lower Moderate Income 4%, and Upper Moderate Income 0% (Source: Los Angeles County Affordable Housing Action Plan, Appendix B, Table 2.15, 2010-2014 Consolidated Planning/Comprehensive Housing Affordability Strategy (CHAS) Data, http://planning.lacounty.gov/assets/upl/project/housing_la_ahap_action-plan-full.pdf)
[NEW] Rate of overcrowding	Yes. 2010: Overcrowding 9% (24,779 units), Severe Overcrowding 5% (13,509 units) 2015: Overcrowding 8% (23,834 units), Severe Overcrowding 4% (12,933 units) *Overcrowding: 1.01 to 1.50 occupants; Severe Overcrowding: 1.51 or more occupants (Source: Los Angeles County Affordable Housing Action Plan, Appendix B, Table 2.10, 2010 and 2015 American Community Survey (ACS), 5-Year Estimates), http://planning.lacounty.gov/assets/upl/project/housing_la_ahap_action-plan-full.pdf)
Farmworker housing needs	Yes

Housing needs generated by the presence of a university campus within the jurisdiction	Yes
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Yes. Creek Fire Estimates: Approximately 31 structures destroyed; 4 structures had major damage (25-50%) (Source: data collected by self-reporting; 'structures' include all accessory structures;) Woolsey Fire: Approximately 634 structures destroyed; 9 structures had major damage (25-50%) (Source: data originally collected from Cal Fire, and further refined by City/County departments; 'Structures' include all accessory structures; Only residential or commercial/residential mixed use structures are reflected.)
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Yes. To help achieve the State's target of reducing current emissions levels 15% of 1990 emissions levels by 2020, County set the target of 11% below 2010 levels by 2020 for the unincorporated communities (or 7.10 million metric tons Co2e). (Source: County's Community Climate Action Plan 2020, http://planning.lacounty.gov/assets/upl/project/ccap_final-august2015.pdf)
Other factors	Homelessness

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	La Puente
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	La Puente is very "housing rich/jobs poor" as compared to the SCAG region: La Puente jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 0.66 (SCAG region - 1.25) 2040: 0.70 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Virtually all developable land in the city has already been developed. All development involves demolition and clearance of existing structures, which is more difficult and costly than development on vacant land.

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	La Puente is very "housing rich/jobs poor" as compared to the SCAG region: La Puente jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 0.66 (SCAG region - 1.25) 2040: 0.70 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG. There are no designated major transit stops or transit priority areas in La Puente.
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	(census data)
[NEW] Rate of overcrowding	(census data)
Farmworker housing needs	There are no agricultural lands in La Puente; therefore, no need for farmworker housing.

Housing needs generated by the presence of a university campus within the jurisdiction	None
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	La Puente is very "housing rich/jobs poor" as compared to the SCAG region: La Puente jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 0.66 (SCAG region - 1.25) 2040: 0.70 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG. There are no designated major transit stops or transit priority areas in La Puente.
Other factors	Virtually all developable land has already been developed.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	La Verne
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Minimal as we have adopted a requirement to either provide affordable housing or pay an in-lieu fees.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	None
Availability of land suitable for urban development	The City of La Verne is heavily built out with a large amount single-family residential, which reinforces the city being identified as a bedroom community. Limited infill development areas.

Lands protected from development under Federal or State programs	Yes, the northern most areas of the city.
County policies to preserve agricultural land	None
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	None
Agreements between a county and cities to direct growth to incorporated areas of the county	None

Loss of low income units through contract expirations	See Attached
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Based on Data provided by the US Census Bureau, American FactFinder, the combined percentage of household paying more than 30% of their income on rent is approximately 58.2%
[NEW] Rate of overcrowding	According to data provided by the 2017 US Census Bureau, American FactFinder, the rate of overcrowding is 257 of the 11,236 household in La Verne. Also, 80 households of the households in La Verne are considered severely overcrowded.
Farmworker housing needs	None

Housing needs generated by the presence of a university campus within the jurisdiction	See Attached.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	None
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Targets: An 8% reduction by 2020 and a 19% reduction by 2035.
Other factors	N/A

“Loss of low income units through contract expirations?”

Recent information has identified two developments which either have terminated their covenant on the property or are anticipated to terminate the convenient. The total potential loss in affordable units is 252. Both are senior living sites with age-restricted occupancy.

“Housing needs generated by the presence of a university campus within the jurisdiction?”

The City of La Verne encompasses the University of La Verne campus (ULV). ULV recently adopted a Master Plan which has identified three phases of development through 2035. An emerging online and commuter campus trend was the focus of the plan with ambitious internal pedestrian circulation and campus west improvements to further connect the students to campus.

Additionally, the City adopted a Specific Plan referred to as the Old Town La Verne Specific Plan which includes the potential opportunity for mixed-use development, additional housing (for-sale and rental), and increased density. The reason for mentioning this specific plan is because it is directly abutting the ULV campus. The relationship between the Old Town area and the ULV campus is equally important.

A recent multi-family development referred to as “The Landing” (40 units) has identified they are marketing to the ULV campus base (faculty and student). However, there doesn’t appear to be any concrete evidence regarding the need for additional housing generated by the presence of the ULV campus it does appear a more progressive Specific Plan for the Old Town La Verne area would provide an opportunity for future housing; pro ULV or otherwise.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Lakewood
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes. Lakewood has a significant land use imbalance. Over 70% of properties are zoned for residential uses, where as 8% is zoned for commercial uses, less than 3% is zoned for manufacturing uses, and the balance is zoned for open space uses. This imbalance impacts transportation systems inside and outside of Lakewood's boundaries. It also impacts the City's budget due to a small amount of sales tax producing commercial land.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction’s control	Yes. There are some areas where sewer lines are at or near capacity and upgrades to those lines would require work to downstream sewer lines outside of Lakewood's municipal boundaries. Water usage throughout the city may be restricted due to severe drought conditions in the state.
Availability of land suitable for urban development	Yes. Lakewood is nearly built-out. There are approximately 3.6 acres of vacant residentially-zoned parcels remaining, with the potential to accommodate 77 dwelling units.

Lands protected from development under Federal or State programs	No. Does not apply to Lakewood.
County policies to preserve agricultural land	No. It should be noted that Lakewood has 7.27 acres of land zoned for agriculture, which accounts for 0.16% of Lakewood properties.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes. Lakewood is served by primarily by Long Beach Transit, as well as Metro and OCTA bus service.
Agreements between a county and cities to direct growth to incorporated areas of the county	No.

Loss of low income units through contract expirations	Yes. Lakewood's current housing element includes a units at risk preservation program. It is anticipated that this program will be continued into the next housing element cycle.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	It is unknown whether households pay more than 30% of their income on rent.
[NEW] Rate of overcrowding	It is unknown whether households experience overcrowding.
Farmworker housing needs	No. There is no significant amount of agricultural land in or around Lakewood.

Housing needs generated by the presence of a university campus within the jurisdiction	No. There are no university campuses within Lakewood.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No. There has not been a declared state of emergency in Lakewood resulting in a loss of units.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Yes. The GHG targets may impact land use decisions in Lakewood.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Lancaster
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	The jobs-housing balance is an important issue facing the growth of Lancaster. Many living in Lancaster continue to commute long distances for work. The expansion of local job opportunities and diversification of the City's employment base remain critical for achieving economic self-sufficiency.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction’s control	Lancaster's population has grown and will continue to grow. This will result in an increase of water demand, but water allocation for the Antelope Valley from the State Water Project has been reduced and the retrieval of ground water has been judicially regulate.
Availability of land suitable for urban development	No impact

Lands protected from development under Federal or State programs	No impact
County policies to preserve agricultural land	No impact
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No impact
Agreements between a county and cities to direct growth to incorporated areas of the county	No impact

Loss of low income units through contract expirations	No impact
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Over 1/3 of Lancaster household tend to overpay for housing. 43% of homeowners and 57% of renter pay over 30% of their income towards housing.
[NEW] Rate of overcrowding	No impact
Farmworker housing needs	No impact

Housing needs generated by the presence of a university campus within the jurisdiction	No impact
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No impact
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No impact
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Lawndale
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	NO. There are jobs available to low income residents as the city has a large amount of retail and service based business that are located along hawthorne boulevards which promote job creation especially for low wage jobs. In addition the city encourages the development of mixed use, which encourages the creation of jobs where people live.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No. Sewer capacity and water have been readily provided and maintained through partnership with the la county sanitation district and with golden state water .
Availability of land suitable for urban development	Yes. There are underutilized sites within the city that are availible for development. Additionally, given that 75% of the residential zones in the city are Zoned R-2 there is availability for residents to develop two or more residential dweling units on a given parcel of land.

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No. Lawndale is a completely urbanized city with no agricultural lands.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No. The entire city is within 1/2 mile of public transit and within a quarter mile of light rail transit. Additionally the city encourages the development of housing near transit stops and has created a model TOD ordinance for the development of projects near transit stops.
Agreements between a county and cities to direct growth to incorporated areas of the county	No. The City works in partnership with the county to encourage development within the City and the surrounding neighborhoods.

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes. The housing cost burden affected about 51 percent of households within the City. The incidences of housing overpayment was slightly lower for households who owned their homes (roughly 48 percent) and those that rented their homes (roughly 52 percent).
[NEW] Rate of overcrowding	Roughly 16 percent of Lawndale's households are overcrowded
Farmworker housing needs	No. No farmland provided within the City of Lawndale

Housing needs generated by the presence of a university campus within the jurisdiction	No. (There are no university campuses within the City of Lawndale)
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	NO. No emergency disasters have related to loss of units. However the city has recently updated the safety element to address housing needs in case of emergency disasters.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Yes, The city has enacted a climate action plan that aims to reduce GHG s to below significant levels by 2035. SEE 2017 Climate action plan
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Lomita
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	No

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Insufficent Informaiton
[NEW] Rate of overcrowding	Insufficent Informaiton
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Long Beach
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	Yes
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	Yes
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Per the 2017 5-year ACS, 54.3% of renter households in the city pay at least 30% of their income on rent; 28.7% of renter households in the city pay at least 50% of their income on rent;
[NEW] Rate of overcrowding	Citywide overcrowding is 12.6%, with 5.4% severe overcrowding. For owners the rates are 6.2% and 1.8% respectively, and for renters they are 16.8% and 7.9% respectively.
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	Yes
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region’s greenhouse gas emission targets provided by the California Air Resources Board	N/A. SCAG's GHG emission targets remain the same for Long Beach (8% for 200, 19% for 2035).
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Lynwood
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes
[NEW] Rate of overcrowding	Yes
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Yes
Other factors	Yes - Unfunded State Mandates

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Malibu
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	According to the most recent Census ACS data (2017 5 yr sample, Table DP03) 17.4% of employed Malibu residents worked at home, and an additional 3.9% walked to work from home. 4% of all occupied units do not pay cash rent at all, which speaks to the population living in second units/ ADUs as extended family, domestic employees, etc as well.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes - Wastewater - All properties in the City are currently served by individual onsite wastewater treatment systems (OWTS); with the exception of those served by six small package treatment plants within the City. Any new development that is not served by the treatment plants is required to install its own OWTS. The lack of a municipal sewer system constrains the amount of development that the City can accommodate; however, the underlying constraint is the steep terrain that is not suited to a community sewer system. Additional high-density residential development to accommodate the City's assigned regional housing need would require either the construction of a municipal wastewater treatment system or small package treatment plants to serve individual developments. Water - Domestic water for City residents is supplied by County Waterworks District No. 29 ("District 29") from the Metropolitan Water District of Southern California (MWD). Many of the City's water mains and tanks have been identified by the City and by District 29 as severely undersized. For projects located in areas with limited to no service by District 29, property owners may install water tanks to serve the property's needs. New construction projects do not receive final approval from Los Angeles County Fire Department (LACFD) unless they can show adequate fire flow capacity. Furthermore, the Fire Department will no longer accept onsite water tanks to be used as a primary source of water for fire-fighting purposes. The problem with these new requirements is that the majority of remaining vacant properties in the City are located within the mountain canyons. These properties do not have ready access to water lines; therefore, they cannot prove adequate fire flow. The problem has been compounded by the aging water infrastructure regulated by District 29 . In many of the more remote areas of the City, there is no infrastructure currently. Currently, the LACFD will not issue final approval without District 29 sign-off and LACFD approval. The City is in negotiations with both departments, but has not rectified the problems to date.
Availability of land suitable for urban development	Yes - Malibu is located on a narrow coastal strand on the southern slope of the Santa Monica Mountains, which is characterized by steep and rugged hillsides and canyons draining into the Pacific Ocean. More than 80% of Malibu is hillside area; the remaining relatively flat land is subject to ocean and/or canyon (creek) flooding, sea level rise, or other significant environmental constraints. Geologic and seismic hazards include landslides, soil erosion, mudflows, and liquefaction potential. Additionally, the City is located in the Very High Fire Hazard Severity Zone, and the majority of the City has experienced major wildfires in recent decades. Since its incorporation in 1991, the City of Malibu has had seven federally declared disasters and two federally declared emergencies. Although the City is characterized by a large amount of vacant land, only a small portion of that land is suitable for development due to these natural constraints. Development in steeply sloping properties would require substantial modification to the natural terrain, which would significantly add to the cost of development. Development on the steep hillsides would also add to erosion and landslide potential.

Lands protected from development under Federal or State programs	Yes - All new single-family residences and multi-family residential development in the City require a Coastal Development Permit pursuant to the development requirements of the LCP, which limit grading on steep slopes and encroachment into environmentally sensitive habitat areas (ESHAs). Development is also constrained by federal and state laws (e.g., Federal Emergency Management Agency floodplain regulations, Clean Water Act, Endangered Species Act; and California Fish and Game Code and Alquist-Priolo Earthquake Fault Zoning Act). In addition, the City of Malibu contains approximately 1,000 acres of federal and state park land.
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	There are no High Quality Transit Areas, Major Transit Stops, or High Quality Transit Corridors in the City of Malibu. In addition, most sources of employment in the City are not tied to locations which can take advantage of particular public transit routes. According to the most recent Census ACS data (2017 5 yr sample, Table DP03) 17.4% of employed Malibu residents worked at home, and an additional 3.9% walked to work; therefore, over 21% did not use the transportation system for work trips. For Los Angeles County as a whole, only 5.3% of employed persons worked at home and 2.7% walked to work (total 8.0%). Furthermore, there is only one main east-west road through the City which is very long and narrow, that is largely constrained to its current dimensions by the ocean on one side and steep bluffs on the other - limiting the opportunities for public transit.
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	According to U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data (which relied on 2011-2015 ACS data), in the City of Malibu, for 600 owners (5% of the population) and 295 renters (2% of the population) between 30% and 50% of their Housing Urban Development Area Median Family Income (HAMFI) goes to housing costs. 1,010 (8%) and 480 (4%) pay more than 50% of their HAMFI to housing costs. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.
[NEW] Rate of overcrowding	According to 2017 ACS data only 74 housing units have 1.01 to 1.5 people per room (1.3% of occupied housing units) and 31 have 1.51 or more people per room (0.6% of all occupied housing units). It should be noted that the margin of error for all data points exceeds the numbers stated above.
Farmworker housing needs	No - There is no significant commercial agriculture in Malibu; therefore, no need for farmworker housing

Housing needs generated by the presence of a university campus within the jurisdiction	No - There are no private universities or UC or California State universities in Malibu. Pepperdine University is not within the boundaries of the City.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Yes - 488 residential structures were lost during the 2018 Woolsey Fire and subsequent debris flows. In addition, units lost in previous fires have also yet to be rebuilt. Currently, residents are experiencing housing rebuild costs between $500 and $1000 a square foot, much higher than the rate at which many residents were insured.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	There are no High Quality Transit Areas, Major Transit Stops, or High Quality Transit Corridors in the City of Malibu. In addition, according to the most recent Census ACS data (2017 5 yr sample, Table DP03) 17.4% of employed Malibu residents worked at home, and an additional 3.9% walked to work; therefore, over 21% did not use the transportation system for work trips. For Los Angeles County as a whole, only 5.3% of employed persons worked at home and 2.7% walked to work (total 8.0%).
Other factors	Future development in Malibu will be further constrained by impacts due to climate change including: -sea level rise -increased fire hazard -water supply vulnerabilities - increased flood hazard

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Monrovia
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	Yes
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	44%
[NEW] Rate of overcrowding	6.4%
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Norwalk
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	Yes
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes
[NEW] Rate of overcrowding	Yes
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Yes
Other factors	Yes -I-5 widening freeway causing demolition of units, as well as freezing of development on remaining parcels until such time properties are released. - increased density in single family residential areas where accessory dwelling units are permitted

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Palmdale
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes
Availability of land suitable for urban development	No

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes
[NEW] Rate of overcrowding	Yes, mostly for renters
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Palos Verdes Estates
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	High property values and development costs due to topography heavily impact affordable housing in Palos Verdes Estates. Additionally, commercial/office zoning in the City is minimal.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	None
Availability of land suitable for urban development	City's location on the hillside/bluffside has significant impact on development possibilities

Lands protected from development under Federal or State programs	The California Coastal Commission's Coastal Zone runs through the City, requiring extra permitting and approvals for some properties.
County policies to preserve agricultural land	None - the City preserves its lands as well by way of our "Open Space" zoning district and deed restrictions
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Public transportation through Palos Verdes Estates is minimal - weekday-only with large headways.
Agreements between a county and cities to direct growth to incorporated areas of the county	Palos Verdes Estates is incorporated.

Loss of low income units through contract expirations	
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	According to the U.S. Census American Community Survey, in 2017, housing costs accounted for an average of 19.9 percent of total household income for homeowners and an average of 27.9 percent of total household income for renters.
[NEW] Rate of overcrowding	The City implements a Neighborhood Compatibility Ordinance which requires every new single-family home or major addition to undergo a highly scrutinized public process. Planning Commission makes the final decision and appeals are heard by City Council. This analysis includes a study of overcrowding that could occur due to the proposed home.
Farmworker housing needs	

Housing needs generated by the presence of a university campus within the jurisdiction	N/A
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	N/A
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Paramount
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Stable.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	In terms of sewer capacity, many sewer lines are not large enough to support additional flows. Sewer infrastructure is under the control of Sanitation Districts of Los Angeles County.
Availability of land suitable for urban development	Paramount is an urbanized, built-out city surrounded by other geographical jurisdictions and no designated sphere of influence (SOI). Of the 4.8 square miles within Paramount boundaries, 23% of the land has historically been in use for industrial/manufacturing, which amounts to a significant amount of land that would require soil and other environmental remediation for repurposing to residential use. No substantial underutilized parcels are distressed.

Lands protected from development under Federal or State programs	n/a
County policies to preserve agricultural land	n/a
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	A station is planned for the West Santa Ana Branch light rail transit corridor, which is expected to be completed as early as 2028.
Agreements between a county and cities to direct growth to incorporated areas of the county	n/a

Loss of low income units through contract expirations	14 moderate-income units terminated with the conclusion of a covenant term in 2017.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	24% of city households pay between 30% and 50% of their income on rent, and 26.5% pay more than 50% of their income on rent according to the ACS.
[NEW] Rate of overcrowding	13% in owner-occupied and 23.71 in renter-occupied according to the ACS 2017.
Farmworker housing needs	n/a

Housing needs generated by the presence of a university campus within the jurisdiction	n/a
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	n/a
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Nominal impact.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Pasadena
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	The City serves as a major employment center in the region. SCAG's growth forecasts used in the 2016 RTP estimates a 30% employment growth for Pasadena in 2040. And according to SCAG's most recent Local Profiles Report for the City of Pasadena, the Education sector (30.6%), Professional sector (19%), and the Leisure sector (11%) were the largest in the City (2017). It is important to note that the Leisure-Hospitality sector provided the lowest annual salary per job in 2017 ($30,000). For these low wage workers, housing costs cannot exceed $750 per month to not be considered an overpayment for housing. In 2017, the median rent in Pasadena was $1,388 per month. Low wage workers in the City would need to pay over 30% of their monthly income towards housing costs. In a recent economic study completed for the City, Pasadena's jobs-housing ratio was 1.88 in 2015. During the same time, LA County's jobs-housing ratio was 1.2. Pasadena's jobs-housing ratio reflects the City's status as an employment center.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	The City is not responsible for the management, planning, construction, or operation of sewer treatment facilities, these responsibilities are within the jurisdiction of the LACSD. Developers proposing construction in the City are required to pay a connection fee per unit. The City has its own water purveyor, Pasadena Water and Power. Water supply is drawn from a combination of groundwater, local surface water, imported water, and short-term water exchanges with neighboring jurisdictions and water agencies.
Availability of land suitable for urban development	The City is essentially built out with minimal vacant land available for future development. The lack of readily developable vacant land, combined with a strong housing market, means that land in the City is expensive to acquire for new development. Other factors influencing land prices in the City include the costs associated with clearing existing structures, potential costs of relocating existing uses, the assembly of multiple parcels under different ownership, and environmental remediation costs when developing in commercial areas.

Lands protected from development under Federal or State programs	There are no parcels in the City protected from development under Federal or State programs.
County policies to preserve agricultural land	There is no agricultural land in the City preserved by County policies.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	In 2006, the City adopted standards to encourage TOD within one-quarter mile of a light rail station platform, and within the greater Central District TOD area. TOD can be new construction of redevelopment of structures whose design and orientation facilitate transit use.
Agreements between a county and cities to direct growth to incorporated areas of the county	There is no agreement between the County and City to direct growth to incorporated areas of the county.

Loss of low income units through contract expirations	A percentage of the City's affordable housing is due to the Inclusionary Housing Ordinance program. Rental units are guaranteed to be affordable in perpetuity and for-sale units remain affordable for at least 45 years. Since the beginning of the current planning period, the City has successfully preserved lower income units at-risk of converting to market rate through the following methods: financial assistance to transfer the property to another owner who is able to secure tax credits; rental rehabilitation loans that extends affordability covenants; and acquisition of units to keep them affordable.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	According to the Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD, 57% of Pasadena households pay more than 30% of their monthly income towards housing costs. And 20% of households pay more than 50% of their monthly income towards housing costs.
[NEW] Rate of overcrowding	According to the most recently available data from the American Community Survey (2017), 5.8% of total households in Pasadena are considered overcrowded (more than 1 person per room).
Farmworker housing needs	Farmworker housing need is not identified in the City's current Housing Element.

Housing needs generated by the presence of a university campus within the jurisdiction	The City of Pasadena is home to four major colleges. Although the student population exceeds 35,000, approximately 5,000 students attend four year colleges as of the last adopted Housing Element. The zoning code allows student housing as a by-right use in higher density residential zones and several non-residential zones. The City works with institutions to review their Master Development Plans to include student housing.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	The City has not recently lost any housing units during a declared state of emergency.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	The City recently adopted the citywide Climate Action Plan, a long range qualified GHG reduction plan that provides a strategy to reduce GHG emissions from community-wide activities and municipal operations to support state efforts to reduce GHG emissions. The CAP's climate strategy includes: energy conservation and efficiency; sustainable mobility and land use; water conservation; waste reduction; and urban greening. Pasadena's CAP includes a Climate Action Plan Consistency Checklist intended to be a tool for new development projects to demonstrate consistency with Pasadena's CAP, which results in certainty for projects with conducting CEQA review and State-wide targets. This Checklist has been developed as part of the CAP implementation and monitoring process and will support the achievement of individual CAP measures as well as Pasadena's overall GHG reduction goals. In addition, this Checklist will further Pasadena's sustainability goals and policies that encourage sustainable development and aim to conserve and reduce the consumption of resources, such as energy and water, among others.
Other factors	

CITY OF RANCHO PALOS VERDES

April 30, 2019

Ma'Ayn Johnson
Southern California Association of Governments
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017

TRANSMITTED ELECTRONICALLY

**SUBJECT: REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)-
METHODOLOGY SURVEY PACKET
CITY OF RANCHO PALOS VERDES**

Dear Ms. Johnson,

The Community Development Department of the City of Rancho Palos Verdes respectfully submits this letter and its related enclosures in response to the RHNA Methodology Survey Packet, which was provided to the City on March 19, 2019. More specifically, this letter provides responses related to the (1) Local Planning Factor Survey; (2) Affirmatively Furthering Fair Housing Survey and; (3) Replacement Need Survey. It is the City's understanding the Southern California Association of Governments (SCAG) will use the information collected through these surveys as part of the development of the proposed 6th Cycle RHNA methodology.

The City's responses to the Local Planning Factors Survey and the Affirmatively Furthering Fair Housing Survey are being submitted as separate documents to the SCAG provided survey forms. These documents identify the survey questions in **bold**, followed by the City's response. In cases where survey questions were not applicable, responses were noted as such. Responses to the Replacement Need Survey are being submitted directly on the SCAG provided survey form.

Thank you for the opportunity to collaboratively work with SCAG to ensure that the City's input and feedback is considered through this very important process. Should you have any questions, please feel free to contact me at (310) 544-5234 or via email at octavios@rpvca.gov.

Sincerely,

Octavio Silva
Senior Planner

Encl: Local Planning Factor Survey
Affirmatively Furthering Fair Housing Survey
Replacement Need Survey

Cc: Ara Mihranian, Director of Community Development
So Kim, Deputy Director of Community Development

CITY OF RANCHO PALOS VERDES
LOCAL PLANNING FACTORS SURVEY

JURISDICTION: City of Rancho Palos Verdes

COUNTY: Los Angeles

Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing

According to the Southern California Association of Governments' (SCAG) 2017 Local Profile Report, in 2015 almost 6,000 jobs were located in the City of Rancho Palos Verdes, which represented a decrease of 701 jobs from 2007. Table 1 below, shows the total jobs change and by each job sector within the City. The largest jobs losses occurred in the Finance and Leisure Sectors.

Table 1 further includes wage and salary jobs and jobs held by business owners and self-employed persons. Workers who work at home are included in the "Other" job sector. The total job count does not include unpaid volunteers or family workers, and private household workers.

Table 1
City of Rancho Palos Verdes
Jobs by Sector: 2007 and 2015

	2007		2015		Net
Job Sector	**Number**	**Percent**	**Number**	**Percent**	**Change**
Public	85	1.3%	82	1.4%	-3
Transportation	92	1.4%	94	1.6%	2
Wholesale	105	1.6%	100	1.7%	-5
Manufacturing	131	2.0%	88	1.5%	-43
Information	151	2.3%	176	3.0%	25
Construction	159	2.4%	147	2.5%	-12
Other[1]	302	4.6%	264	4.5%	-38
Retail	361	5.5%	440	7.5%	79
Finance	980	14.9%	622	10.6%	-358
Leisure	1,045	15.9%	869	14.8%	-176
Professional	1,184	18.0%	1,117	19.0%	-67
Education	1,980	30.1%	1,875	31.9%	-105
Total	6,575	100.0%	5,874	100.0%	-701

[1]Includes 0.2% for Agriculture in 2007
Source: Southern California Association of Governments, City of Rancho Palos Verdes Local Profile Report, May 2017, pages 24 and 27
Note: Job sector percentages on page 27 were applied to the total jobs to compute jobs estimates per sector.

According to the 2017 Local Profile Report, the job totals are for jobs located within the City. In contrast to SCAG's 2017 Local Profile Report, in 2018, SCAG provided the City with a 2016 jobs estimate total of 7,954. This jobs estimate is included in SCAG's transmittal of the Bottom-Up Local Input and Envisioning Process for the 2020 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). This document defines "employment" as "…the number of

total jobs counted by place of work." City staff does not know why there is a difference in the 2017 Local Profile Report and SCAG's Bottom-Up Local Input transmittal with respect to the number of jobs located in the City. As noted in SCAG's April 1, 2019 report to the RHNA Subcommittee, an important factor in determining housing need is the growth in jobs, which the City, as described below is considered to be "jobs poor" and "house rich."

In 2015, the Education sector was the largest job sector, accounting for 31.9% of total jobs in the City. Other large sectors, according to the 2017 Local Profile Report, included Professional (19%), Leisure (14.8%) and Finance (10.6%).

The 2017 Local Profile Report shows that average salaries for jobs located in the City increased from $33,760 in 2003 to $44,923 in 2015, a 33.1% change. In 2015, the employment sector providing the highest salary per job was Information ($100,323). The Agriculture sector provided the lowest salary per job ($13,951). This sector, however, accounts for only 12 jobs (0.2% of all jobs).

In 2015, the American Community Survey estimated that the City is comprised of 15,820 households. Table 1 indicates that in 2015, the total number of jobs in the City was 5,874. Therefore the ratio of jobs to housing is .37 (5,874/15,820).

SCAG's April 1st report stated that as a general concept "the ideal ratio of jobs to housing is around 1.0. Jurisdictions with a ratio lower than 1.0 are considered to be 'jobs poor' or 'housing rich.'"[i]

The Bottom-Up Local Input and Envisioning Process for the 2020 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) forecasts an incremental increase of 272 jobs between 2016 and 2045. This same source forecasts an increase of 81 jobs between 2020 and 2030 (essentially the same time period as the 6th Cycle RHNA period).

The modest incremental increase in jobs means that the City will remain "jobs poor" or "housing rich."

Lack of capacity for sewer or water service due to decisions made outside the jurisdiction's control

According to the 2019 Five-Year Capital Improvement Program, the City owns the sanitary sewer system and the County of Los Angeles has the primary responsibility for ongoing maintenance of the system, which does not include the City-maintained Abalone Cove sewer system. The County maintenance and repair program does not provide for replacement of pipeline due to capacity issues. Although projects were identified in the City's 2009 Wastewater Master Plan Update, none of the projects required replacement to provide additional capacity.

California Water Service Company (Cal Water) is an investor-owned public utility supplying water service to 1.7 million Californians through 435,000 connections. Its 24 separate water systems serve 63 communities from Chico in the North to the Palos Verdes Peninsula in Southern California. Cal Water incorporated in 1926 and has provided water service to communities served by the Palos Verdes District since 1970. The District serves customers in the cities of Palos Verdes Estates, Rolling Hills, Rolling Hills Estates, Rancho Palos Verdes, and a portion of Lomita.

According to Cal Water's 2015 Urban Water Management Plan, Cal Water is assuming that purchased water will be sufficient to serve all demands through 2040 under all hydrologic conditions. Constraints on water sources have been identified. The Metropolitan Water District's

(MWD) Draft UWMP states that actions are needed with regard to investments in conservation, local supplies, and the California WaterFix. Without these actions, “Metropolitan’s service area would experience unacceptable level of shortage allocation frequency in the future.”

Availability of land suitable for urban development

There are 8,274 acres of land within the City of Rancho Palos Verdes. The City has determined that 1,710 acres of land is *not suitable* for urban development. These acres of land include Natural Environment/Hazard Areas which are lands designated as “Hazard,” “Open Space Hillside” and “Open Space Preserve” by the Land Use Element.

The Hazard areas possess extreme physical constraints, such as active landslide, sea cliff erosion hazard, and extreme slopes of 35 percent and greater.

The Open Space Hillside areas also are subject to extreme physical constraints and will be maintained as open space, with very light-intensity uses permitted, such as landscaping, agriculture, passive recreational activities, and very minor structures, for the protection of the public health, safety, and welfare. The constraints include active landslide and extreme slope of 35% or greater.

The Open Space Preserve areas are composed of the City’s approximately 1,400 acre Palos Verdes Nature Preserve. These are lands that have been acquired by the City as permanent open space, which are managed by the Palos Verdes Peninsula Land Conservancy (PVPLC). The purpose of these lands is to provide permanent open space buffers within the community, to protect sensitive plant and animal communities, and to provide opportunity for passive recreational uses that are compatible with this purpose.

Of the 6,564 acres available for urban development, 5,111 acres have already been developed as Urban Activity Areas; that is, sites that have been set-aside for some structured use that either directly or indirectly serve a function oriented to urbanization.

Residential activities are the major land use in the City with existing and proposed residential uses encompassing approximately 5,500 acres (66.5% of the total land area). The predominance of residential use and related density ranges is based on several factors: the ability of residential activity to produce low environmental stress, the geographic location of the community with no major transportation facilities, the geology of the site, lack of market potential for any major commercial development, and need for support facilities only to meet the community’s demand.

Lands protected from development under federal or State programs

The City of Rancho Palos Verdes includes area of lands that are protected from development as a result of Federal and State programs. More specifically, the City has adopted a Natural Community Preservation Plan and Habitat Conservation Plan (NCCP/HCP or Plan). The Plan was prepared to maximize the benefits to wildlife and vegetation communities while accommodating appropriate economic development within the City. The City’s primary conservation strategy is to dedicate 1,402.4 acres of habitat protection for the NCCP/HCP Preserve assembly. The dedication includes Existing Public Lands that are currently owned by the City (1,123.0 acres) and the Palos Verdes Peninsula Land Conservancy (PVPLC) (20.7 acres). The remainder of the Preserve is comprised of 258.7 acres of City owned land or land that will eventually be owned by the City which has been previously dedicated for conservation as mitigation for certain private projects and will be added to the Preserve. The City also includes

the Abalone Cove, which contains a State Ecological Preserve with important natural marine resources at the bottom of the Portuguese Bend landslide area.

In addition to the large areas of the City dedicated to wildlife and vegetation communities, the City also is home to three federal facilities. These include the Point Vicente Lighthouse and Coast Guard Station (29 acres), the United States Air Force and Federal Aviation Administration Radar Station (11 acres) on San Pedro Hill, and a World War II bunker and Coast Guard antenna site (4 acres) at Point Vicente Park/Civic Center.

County policies to preserve agricultural land

The City of Rancho Palos Verdes is surrounded by the incorporated cities of Palos Verdes Estates, Rolling Hills, and Rolling Hills Estates and the urbanized community of San Pedro. There are no agricultural lands adjacent to Rancho Palos Verdes which are preserved by County policies, such as participation in Williamson Act contracts.

Distribution of household growth assumed for regional planning and opportunities to maximize use of public transportation

As part of The Bottom-Up Local Input and Envisioning Process for the 2020 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), the City provided SCAG with the following household growth forecasts:

Year	Number of Households
2016	15,717
2020	15,753
2030	15,781
2035	15,809
2045	15,843

Between 2016 and 2045, the forecasts indicate an incremental increase of 126 households. During the 2020-2030 decade, the forecasts suggest that an incremental increase of 28 households will occur.

According to the 2013-2017 American Community Survey (ACS), only 1.2% of all workers in the City use public transportation to commute to work. Residents have public transportation available for work- and non-work related trips. For example, regional public bus transit service is provided to the City by the Los Angeles County Metropolitan Transportation Authority and the Los Angeles Department of Transportation. Both providers provide fixed-route transit service lines with numerous bus stops in the City.

In addition, residents have access to the Palos Verdes Peninsula Transit Authority, which provides fixed-route and dial-a-ride services on the Peninsula. The fixed route service includes nine routes that service the City and the greater Peninsula area, offering riders a stable, reliable, and continuous mode of transportation. These routes offer frequent drop-off/pick-up stops at a variety of locations along major arterials, as well as all schools, libraries, and shopping centers. Specific bus lines also offer transportation to bus and train stations located outside of the City.

Lastly, residents also have access to dial-a-ride services, which provides off the Peninsula services for medical purposes. The service goes to all hospitals, medical buildings, and doctors' offices in Torrance, Harbor City, San Pedro, and Redondo Beach.

The City's recently updated General Plan includes goals and policies opportunities to maximize use of public transportation and to enable residence to have access to adequate public transportation, such as those listed below:

A goal of the 2018 Circulation Element is to -

- *Facilitate mobility of residents through an adequate public transportation system with consideration of the City's demographics.*

A policy of the 2018 Circulation Element is to:

- *Work with other Peninsula cities and/or regional agencies to improve public transportation on the Peninsula and to provide access to other destinations in the region.*

Agreements between a county and cities to direct growth to incorporated areas of the county

Unlike Ventura County's Guidelines for Orderly Development, the County of Los Angeles does not implement similar guidelines and; therefore, as the City of Rancho Palos Verdes is located within Los Angeles County, is not a party to such an agreement.

Loss of low income housing units through contract expiration

The City has not lost any low income rental housing units because of the expiration of affordability covenants or contract expiration.

Four affordable housing units were developed as a part of the Trump National Golf Club. These units are affordable for 30 years from the date of final permit, which happened on January 14, 2005. Thus, they are affordable until 2035.

In 2009, the City approved the Crestridge Senior Affordable Housing project, also known as Mirandela. A total of 33 low income units were approved to accommodate extremely low, very low and low income households. The project was completed and occupied in 2010 and has a 55-year affordability term.

More recently, in 2018, the City approved the Sol Y Mar residential development project, which included a total of 3 affordable housing units and included 30-year affordability terms. The City also approved 1 affordable housing unit as part of the residential development of Tract No.52666 within the City.

Percentage of households that pay more than 30% and 50% of their income on rent

Cost burden refers to renter households whose housing costs as a percentage of their income exceeds 30%.

Extreme cost burdens means that renter households are spending 50% or more of their income on housing costs.

Housing cost is defined in terms of "gross rent" which is the "contract rent plus utilities". Housing analysts prefer "gross rent" compared to "contract rent" as a housing cost measure because, "it is a more comprehensive measure of renters' costs and using it ensures that the same housing cost components are included for all renters."[ii]

The most often used indicator of housing affordability is the percent of income spent on housing costs. The 30% of household income indicator of "cost burden" evolved from the United States National Housing Act of 1937 and has become the rent standard for today's federal rental housing programs.[iii]

In terms of household housing costs in the City, the following figures are currently available:

- 49.4% (1,540/3,120) of *all* the City's renter households are cost burdened.
- 25.6% (800/3,120) of *all* the City's renter households are *severely* cost burdened.
- A much higher percentage of the City's *low- and moderate income* (<80% of the area median income) renters are housing cost burdened: 72.6% (785/1,080).
- 56% (605/1,080) of the City's *low- and moderate-income* renter households are *severely* cost burdened.

The renter cost burden percentages of Rancho Palos Verdes are similar to those of all renters residing in Los Angeles County, More specifically, the following figures are currently available:

- 54.9% (968,030/1,763,190) of all the County's renter households are cost burdened.
- 30.1% (530,855/1,763,190) of all the County's renter households are severely cost burdened.
- 74.3% (884,330/1,190,665) of all the County's low- and moderate income renter households are cost burdened.
- 44% (523,665/1,190,665) of the County's low and moderate income renter households are severely cost burdened.

Table 2 below, shows the number and percentage of cost burdened renters by income group and severity of cost burdens. The table demonstrates that extremely low and low income renter households comprise one third of all the City's renter households that are cost burdened and the vast majority of these households are severely cost burdened.

Table 2
City of Rancho Palos Verdes
Number and Percentage of Renters Cost Burdened by Income Group

Household Income Group	Cost Burden 30-50%	% of All Cost Burden	Cost Burden 50%+	% of All Cost Burden
<30%	0	0%	230	14.9%
30-50%	0	0%	285	18.5%
50-80%	180	11.7%	90	5.8%

80-100%	95	6.2%	120	7.8%
>100%	465	30.2%	75	4.9%
Total	740	48.1%	800	51.9%

Note: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities).

Source: Comprehensive Housing Affordability Strategy (CHAS) Data, 2011-2015 American Community Survey

Rate of overcrowding

Government Code Section 65584.01(b)(1) states that a council of governments must provide the data assumptions from the council's projections regarding the percentage of households that are "overcrowded" which, according to Section 65584.01(b)(1)(C)(i), means one person per room in a dwelling.

The State's Housing and Community Development Department (HCD) guidance to localities regarding the preparation of housing elements states that the "U.S. Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded."

The U.S Census and ACS actually do not provide a definition of an overcrowded housing unit/household. They both provide data on the ratio of the number of persons occupying a housing unit to the number of rooms in the dwelling. These data are often used as an *indicator* of the magnitude of overcrowded households. There are, however, several other indicators of overcrowded households such as persons per bedroom, square footage per person, and Uniform Building Code occupancy standards.

Demographers have offered the following explanation of the ratio:

> "Persons per room has been used as the primary indicator for measuring overcrowding. In this calculation, all persons (adults and children of both sexes) are counted equally, as are all rooms. The room count does not include bathrooms, hallways, closets, and porches."
>
> "To measure overcrowding, we combine two variables to form the ratio of the number of persons in the household to the number of rooms reported in the housing unit. This ratio is trichotomized to reflect key policy thresholds: one person or fewer per room, 1.01 to 1.50 persons per room, and more than 1.50 persons per room. …*the highest of the three categories measures severe overcrowding and is proposed as a less culturally restrictive assessment of behavior that constitutes a 'problem'*." [Emphasis added][iv]

Table 3, below, shows that overcrowding is a problem experienced by few households residing in Rancho Palos Verdes. Only 2.1% of all households have 1.01 or more persons per room. Less than 1% of all households in the City have 1.51 or more persons per room.

Table 3
City of Rancho Palos Verdes
Persons per Room by Tenure – 2017

Persons Per Room	Owner Occupied	Percent of all HHs	Renter Occupied	Percent of all HHs	Total Households	Percent
Less than 1.00	12,451	78.9%	2,994	19.0%	15,445	97.9%
1.01 to 1.50	44	0.3%	167	1.0%	211	1.3%
1.51 to 2.00	58	0.4%	66	0.4%	124	0.8%
2.01 or More	0	0.0%	0	0.0%	0	0.0%
Total	12,553	79.6%	3,227	20.4%	15,780	100.0%

Source: 2013-2017 American Community Survey 5-Year Estimates, Table B25014, Tenure by Occupants Per Room

Farmworker housing needs

A farm worker is defined –

- A person who performs manual and/or hand tool labor to plant, cultivate, harvest, pack and/or load field crops and other plant life.
- A person who attends to live farm, ranch or aqua-cultural animals including those produced for animal products. [v]

According to the General Plan Land Use Element, adopted in 2018, there are no land uses within the City designated for Agriculture. There is one farm that is located on a leased portion of City-owned Alta Vicente Reserve, which could be maintained as a visual accent without placing a major limitation on the uses that share the site.

According to the 2013-2017 American Community Survey six residents were employed full-time in the "agriculture, forestry, fishing, and hunting" industry, all in management occupations[vi].

The Agriculture, Forestry, Fishing and Hunting sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, and harvesting fish and other animals from a farm, ranch, or their natural habitats. The establishments in this sector are often described as farms, ranches, dairies, greenhouses, nurseries, orchards, or hatcheries. [vii]

The *housed* "farmworkers" who reside in the Rancho Palos Verdes would live in a household and occupy a housing unit. As such, they would be among the existing households counted in SCAG's estimates of existing and projected housing needs.

Consequently, the resident low-income "farmworker" households – if any -- would be included among all the households. That is, the resident farmworker housing needs would be counted as part of the lower income households experiencing problems of cost burdens and overcrowding.

Housing needs generated by the presence of a university campus within the jurisdiction

Marymount California University has a campus location within the City Rancho Palos Verdes. This campus location has a maximum enrollment cap of 943 students per semester. Housing for 400

students is provided within the Villas at Marymount University campus in San Pedro. Housing consists of a two-story townhome development.

Loss of units during a declared state of emergency that have yet to be rebuilt at the time of this survey.

The City of Rancho Palos Verdes has not loss any units as a result of a declared state of emergency.

The region's greenhouse gas emission targets provided by the California Air Resources Board

Senate Bill 375 requires that SCAG and other Metropolitan Planning Organizations (MPOs) throughout the state develop a Sustainable Communities Strategy to reduce per capita greenhouse gas emissions through integrated transportation, land use, housing and environmental planning.

For the SCAG region, the ARB targets are set at 8% below 2005 per capita emissions levels by 2020 and 13% below 2005 per capita emissions levels by 2035. The 2016 RTP/SCS achieves per capita greenhouse gas emissions reductions relative to 2005 of 8% in 2020, 18% in 2035, and 21% in 2040, which exceeded the reductions that ARB required when the 2016 RTP/SCS was completed.

In 2017, the City Council adopted an Emissions Reduction Action Plan (ERAP). The strategies contained in the ERAP are estimated to reduce greenhouse gas emissions to meet the City's reduction goals of 15% below 2005 levels by 2020, 49% below 2005 levels by 2035, and 80% below 1990 levels by 2050. Thus, the City's goals reduce GHG emissions to a greater extent than the ARB targets and SCAG estimates.

Beginning on October 1, 2018, the SB 375 regional GHG emission targets for the SCAG Region remained the same for 2020; however, the 2035 target was revised to 19% below the 2005 level. The City's goals exceed the 2035 target.

It should be noted that targets are expressed as a percent change in per capita passenger vehicle greenhouse gas emissions relative to 2005.

Other Factors

Portuguese Bend Landslide Complex

The Portuguese Bend Landslide Complex (PBLC), which is the largest fastest moving landslide in North America, is located along the south central section of the Palos Verdes Peninsula within the City of Rancho Palos Verdes. The terminus of the active landslide complex, and generally the southwest boundary of the PBLC is the Pacific Ocean. The PBLC is divided into two parts with the main landslide having an area of about 190 acres and the other segment having an area of about 70 acres. The PBLC moves at various rates and over the last several decades has resulted in significant infrastructure damage to homes, utilities, and roadways. The City has expended nearly 50 million dollars over the years repairing and maintaining the damage and addressing the overall technical and administrative issues associated with managing such a complex problem. As a result of geologic and geotechnical studies, the City prohibits the construction on vacant lots within the entire PBLC through with the establishment of a landslide moratorium area.

[i] Source: RHNA Subcommittee Meeting, April 1, 2019, page 19 of 36.

[ii] Source: Joint Center for Housing Studies, Harvard University, Measuring the Nation's Rental Housing Affordability Problems, June 2005, pages 21-23.

[iii] Source: Mary Schwartz and Ellen Wilson, U.S. Census Bureau, Who Can Afford to Live in a Home, pages 1 and 2.

[iv] Source: Dowell Myers and Seong Woo Lee, *Immigration Cohorts and Residential Overcrowding in Southern California*, Demography, Volume 33-Number 1, February 1996, pages 52 and 55.

[v] Source: State of California, Employment Development Department, Labor Market Information Division Occupational Definition.

[vi] Source: 2013-2017 American Community Survey 5-Year Estimates, Table S2403 Industry by Sex for the Civilian Employed Population 16 Years and Over and Table S2405 Industry by Occupation for the Civilian Employed Population 16 years and Over.

[vii] Source: Executive Office of the President, Office of Management and Budget, North American Industry Classification System, United States, 2017, page 81.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Redondo Beach
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes; The City of Redondo Beach has one of the lowest "Jobs to Household" ratio of the following Cities: a. El Segundo, Torrance, Manhattan Beach, City of Los Angeles, Inglewood, and Hermosa Beach. b. Currently the City of Redondo Beach's "Jobs to Household" ratio is approximately 0.83 and by 2040 it is projected to be 0.90 (SCAG 2016 RTP; City's "Demographic and Economic Trends Analysis" (June 2017)). c. There exists a significant mismatch between Redondo Beach's residents' professions and the opportunity to find employment within that profession within the City. d. Significant commute flows (US Census LEHD, and 2011-2015 ACS): i. 2,491 Redondo Beach residents worked within the City in 2014, while 23,440 workers commuted from elsewhere to work in Redondo Beach. 1. This indicates that a small fraction of jobs in Redondo Beach are actually held by local residents, requiring a large daily inflow. ii. In 2014, an estimated 92.5 percent of working residents in Redondo Beach commuted outside the City to reach their job site, according to LEHD data. Only 7.5 % of Redondo Beach's working residents work within the City limits. iii. Redondo Beach imports most of its workforce from other jurisdictions, suggesting a potential mismatch between skills and education levels of Redondo Beach residents and available jobs within the City. This significant mismatch between skills and education levels of Redondo Beach residents and available jobs within the City has risen to the top of the General Plan update priority list and must be addressed in order to maintain and improve the overall quality of life for residents of the City of Redondo Beach.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes; There are significant existing planning circumstances that affect and impede the potential for future urban growth in the City of Redondo Beach. Primarily the City of Redondo Beach is largely built out with very little remaining General Plan capacity for additional residential growth in particular. In fact, the number of existing residential units within the City of Redondo Beach actually exceeds the current allowable General Plan capacity for residential units for the entire City. There are over 4,000 existing residential units than the maximum number of residential units permitted in Redondo Beach per the existing allowable General Plan densities. There is some remaining potential for residential development as not all residentially designated properties have built to their General Plan capacity however residential development potential is severely limited. In addition, there is very limited demand (or need) for new residential development as demonstrated by the very low number of new housing units constructed since the year 2000. Over the past 17 years the average annual growth rate is 0.22%. The City is currently updating its General Plan and as the General Plan update process continues, three (3) existing land use issues are emerging as major themes and constraints to any future residential growth that require attention as a priority in order for the City to preserve and improve upon its stated goal of maintaining and improving the existing high quality of life: 1. Existing parks and open space deficiencies. a. Currently the City of Redondo Beach's parks area per population ratio is approximately 2.27 acres per 1,000 residents. Three (3) acres of parks per 1,000 population is considered a minimum acceptable standard. Surrounding adjacent communities have over 5 acres of parkland per 1000 population. Redondo Beach has the lowest parks area per population ratio in the greater South Bay area. 2. The City's jobs to housing imbalance. 93% of the cities working residents commute outside of the City for their work. Pursuant to a recently development Citywide market analysis there is currently demand for nearly 400,000 sf of professional office. The City is pursuing the redevelopment of some commercial areas with professional offices to better align jobs in Redondo Beach with its residents. 3. Over the past 5 decades the City has converted nearly two-thirds of it's originally envisioned and predominately single family residential suburban community to multiple family zones. Contrary to many of the local regions communities that have sought to protect in place their single family residential suburban areas, the City of Redondo Beach has actively and responsibly committed to providing housing types of all densities and types. This has lead to increased stress on the infrastructure of the City which was originally planned with single family residential land use patterns. It is noteworthy and significant to recognize Redondo Beach's historical commitment to providing housing at much greater densities throughout the City than most of the surrounding jurisdictions. Redondo Beach was originally developed as a "typical suburban single family residential" community as demonstrated by the standard small lot subdivisions (4,000 sf - 6000 sf on average) that make up the cities many residential neighborhoods. Unlike the majority of the surrounding jurisdictions the City of Redondo Beach has transitioned approximately 66% of these neighborhoods to much higher densities with R-2, R-3, and RMD and R-H zoning. Redondo Beach has recognized and acted upon their responsibly to provide housing for all segments of the local and subregional community with a much more varied housing stock than all of its neighbors... look carefully at the City's zoning map and consider the residential land use patterns as allocations for existing housing are considered. Redondo has been and continues to be a responsible steward for the provision of housing and has embraced this responsibility rather and should not be asked to pick up the existing housing deficits created in the region by jurisdictions that have not behaved similarly to Redondo Beach.

Lands protected from development under Federal or State programs	Yes
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes; The City has recognized the connections between regional transportation planning and higher density housing by allowing for some of it's highest residential densities in proximity to planned regional transportation nodes, i.e. the Commercial Regional zoning designation allows for a residential density of 35 DU/AC and is located adjacent to a proposed transit center adjacent to a planned extension of the Greenline... Additionally, immediately adjacent to the planned transit center and greenline station the City's General Plan Advisory Committee is recommending significant increases in residential density. Redondo Beach has a significant amount of it's higher residential zoning densities along and adjacent to the City's commercial corridors in recognition of existing transit routes. It is worth noting that since most local public transit is not actually "regional" the City has designated higher densities in proximity. Because of the limitations of the supposed regional transportation networks (i.e. high capacity transit corridors) the automobile remains the existing preferred transportation mode resulting in significant existing traffic impacts at many intersections along the City's primary corridors, most exceed LOS F during AM and PM peak hours, causing negative impacts to surrounding residential neighborhoods due to cut through traffic resulting in a general degradation of the quality of life in the adjacent residential neighborhoods. The regional transportation network needs to "catch up" to the land use patterns planned for its support.
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	No. Similar to most communities in California, the City is impacted by housing cost burden. However, according to the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data, 36 percent of households in Redondo Beach had a housing cost burden of over 30 percent, significantly below the 47 percent of the households countywide.
[NEW] Rate of overcrowding	No. Overcrowding (defined as more than one person per room), affects less than one percent of the City's owner-households and three percent of the renter-households. County-wide average, six percent of the owner-households and 17 percent of the renter-households are considered overcrowded, according to the 2013-2017 American Community Survey. While household overcrowding is not a factor in Redondo Beach, the City is overcrowded in the use of land. Over the years, the City has upzoned some of its single-family neighborhoods to R-2 and R-3 zoning. Parcels equivalent in size to single-family lots in other neighboring communities are developed with multi units. As a result, the City is among one of the densest communities in Southern California, with a population density of 10,874 per square mile.
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No.
[NEW] The region’s greenhouse gas emission targets provided by the California Air Resources Board	No.
Other factors	Redondo Beach is largely built out. When Redondo Beach was initially designed and developed it was planned as a typical single family detached residential suburban community with commercial corridors providing local goods and services. Over the past 5 decades the City of Redondo Beach has recognized it's responsibility to provide housing of all types. Zoning designations, standards, and processes have changed significantly in support of the cities continued commitment to the provision of housing. It is important to recognize that although the original land use subdivision patterns within the City of Redondo Beach have not changed from their initial single family neighborhood configurations, the City has nevertheless rezoned and converted nearly 2/3 of the City's residentially zoned areas to multiple family zones. Currently only 35% of the City's residentially zoned properties are for standard single family detached units (R-1). The remaining 65% is for much higher densities with 33% allowing densities of 17.5 DU/AC and 5% allowing densities of 35 DU/AC. Further evidence of Redondo Beach's unique support for the development of all housing types and at all densities is the Cities reduced plan review time frames for multi family projects. Current review and processing times for multiple family projects is approximately 2-3 months, unless the development includes less than four units, in which case the processing time takes less than two months. This plan review/approval process is significantly less than surrounding communities.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Rolling Hills Estates
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	US census data 2017 states that 45% pay more than 30%. 96 units out of 213 units are estimated. GRAPI 30-34.9% = 6.1% (10 units) 35% or more = 52.1% (86 units) and 48 units not computed.
[NEW] Rate of overcrowding	Occupants greater than 1.5 per room = 0 according to US census info; we do not believe we have any issues of ocercrowding.
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	0
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	We do not have this information for the region.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Rolling Hills
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No, there are no jobs in the City of Rolling Hills. It is primarily a residential City. Other than City Hall, the Homeowners Association, and the school district activities, there are no employment opportunities.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes, almost the entire City is on septic service and the requirements for septic systems are governed by the Los Angeles County Public Health Department.
Availability of land suitable for urban development	Yes, there are vacant properties that are theoretically eligible for housing development. However, a number of those properties are located in an active landslide area and are vacant specifically because the residences previously on the properties were destroyed by the landslide that occurred in the 1980s. However, there are still some undeveloped sites in the City for housing development that are not located on active slide.

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No, the City allows limited agricultural uses alongside residential uses with special zoning.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No, there isn't significant need for public transportation from households within the City.
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No, there are no expiring units.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	No, older residents with a fixed income typically have a home paid off. The younger demographic of residents tend to have a higher income. The homeownership rate in 2018 was 96.6%; there are very few rental units available.
[NEW] Rate of overcrowding	No
Farmworker housing needs	No, properties are sufficiently large to accommodate housing for workers if needed because the City allows for guest houses, ADUs, and JADUs.

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No, because no known state of emergency was declared. However, a number of vacant properties that are theoretically eligible for housing development are located in an active landslide area and are vacant specifically because the residence previously on the property was destroyed by the landslide and no replacement home was ever built.
[NEW] The region’s greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	The City was exempt from the State's second unit requirement for several decades due to the reliance on septic tanks. This has impacted the number of new housing units constructed over time. This has now been addressed by the City passing an ordinance facilitating the construction of accessory dwelling units.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Rosemead
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	No
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	San Fernando
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Significant impact.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Little impact.
Availability of land suitable for urban development	Significant impact as San Fernando is a completely built-out 2.4 square mile city.

Lands protected from development under Federal or State programs	Little to no impact.
County policies to preserve agricultural land	Little to no impact.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Significant impact.
Agreements between a county and cities to direct growth to incorporated areas of the county	Little impact.

Loss of low income units through contract expirations	Moderate impact.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Moderate impact.
[NEW] Rate of overcrowding	Significant impact.
Farmworker housing needs	Little to no impact.

Housing needs generated by the presence of a university campus within the jurisdiction	Little to no impact.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Little to no impact.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Moderate impact as it may relate to CEQA and VMT provisions.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Santa Clarita
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	The City of Santa Clarita has many unique attributes. This formerly small town community was once home to a variety of agricultural fields and orchards, yet now has some of the biggest names in business, thriving retail centers, destination dining and attractions, and bustling transit systems. Focusing on four key industries including entertainment, aerospace, biomedical, and technology, the City has seen a 20% increase in the total number of jobs in Santa Clarita, and a 50% decrease in unemployment since 2010. The General Plan of the City of Santa Clarita set a goal of providing two jobs for every new housing unit constructed since the General Plan was adopted in 2011. As of October, 2018, the city-wide jobs/housing ratio was 1.06 to 1.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Sewer: The City of Santa Clarita assesses the capacity of sewer service on an ongoing basis. As new developments are submitted, the Engineering Services Division determines if a sewer area study is required for the project. If a study is required and the results indicate that additional infrastructure is required, appropriate improvements are required and installed. As a result, not only is the current sewer capacity adequate, but a process is in place so it remains adequate. Water: The Urban Water Management Plan prepared by SCV Water, the regional water wholesaler and retail for the City of Santa Clarita, demonstrates that adequate water supplies exist through 2050. The plan, and other resources, can be accessed at the link below: https://yourscvwater.com/your-water/#uwmp
Availability of land suitable for urban development	Since a the amount of vacant land within the City is shrinking, future housing development will either occur via infill development or annexation of land currently in the Unincorporated County of Los Angeles. Please consult the most recent HCD approved suitable sites analysis for the City of Santa Clarita which was adopted in 2013.

Lands protected from development under Federal or State programs	There are currently two portions of the City that are included in the Angeles National Forest. The total area is approximately 1,600 acres of undeveloped land and is generally zoned as open space. In addition, the City is adjacent to the Angeles National Forest on the north, east and south.
County policies to preserve agricultural land	There are no County policies within Santa Clarita to designate or preserve agricultural land.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Information on the distribution of household growth assumed for regional transportation planning can be found at the following link: http://santaclaritatransit.com/resources/transit-studies/
Agreements between a county and cities to direct growth to incorporated areas of the county	Although no formal agreements exist between the City and the County regarding the direction of growth, the City and surrounding County areas adopted a joint General Plan that contains similar goals, objectives and polices regarding land use and housing.

Loss of low income units through contract expirations	No units have been lost to conversion over the last ten years.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Housing Cost Burden (HCB) is a measure of how much above 30% of annual income a household pays for housing. Moderate HCB pays 31-50% of household income for housing. Severe HCB pays over 50% for housing. Renter households o 52% of renter households have moderate HCB o 25% of renter households have a severe HCB Owner households o 40% of owner households have moderate HCB o 17% of owner households have a severe HCB
[NEW] Rate of overcrowding	Overcrowding (OC) is occupancy of a housing unit by more than one person per room (including living and dining room, but excluding kitchen and bathrooms). Moderate OC is above 1 pp room, up to 1.5 pp room. Severe OC is more than 1.5 pp room. 6% of all households have some level of OC. This has declined since 2008 when OC overall was 8%. o 13% of renter households have moderate or severe OC o 2% of owner households have moderate or severe OC * source 2012-2016 Americas Community Survey
Farmworker housing needs	There is no designated farmworker housing located in the City of Santa Clarita.

Housing needs generated by the presence of a university campus within the jurisdiction	The City has three college campuses; one public community college and two, private, four-year universities. The private universities each provide dormitory housing for a portion of their student body, while the community college relies on housing stock in the community to meet the housing needs for its student body. The City does not currently track housing need associated specifically with colleges within its boundary.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	One unit lost to the Sand Fire in 2016 has not been rebuilt as of the date of this survey.
[NEW] The region’s greenhouse gas emission targets provided by the California Air Resources Board	The City of Santa Clarita adopted a Climate Action Plan (CAP) in 2012. The document demonstrated that the City's General Plan was in compliance with the requirements of AB32. The City is currently in process of revising the current CAP in order to continue to meet all requirements of the State of California regarding greenhouse gas emissions.
Other factors	N/A

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	**Santa Monica**
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Existing and projected affordable housing is not sufficient for existing and projected low-wage jobs in Santa Monica.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	N/A
Availability of land suitable for urban development	N/A

Lands protected from development under Federal or State programs	N/A
County policies to preserve agricultural land	N/A
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	The City's 2010 Land Use and Circulation Element directed the new residential growth toward commercial corridors and activity areas near transit stations. The 2013-2021 Housing Element identified suitable sites exclusively in commercial areas zoned for mixed use and the City has complied with its RHNA target largely through the mixed-use and multi-family developments constructed over the last five years in those districts, including affordable units required in these developments.
Agreements between a county and cities to direct growth to incorporated areas of the county	N/A

Loss of low income units through contract expirations	N/A Deed restricted affordable housing is tracked in the Housing Element APR. No units lost in recent years and no units vulnerable to loss based on City protective covenants.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Percentage of households that pay at least 30% of household income on rent: 47.5% Source: 2013-2017 ACS 5-Year Estimates. Percentage of renter households with cost burden >50%: 23% Source: 2011-2015 ACS 5-Year Estimates "CHAS" data (Comprehensive Housing Affordability Strategy)
[NEW] Rate of overcrowding	Percentage of households with 1.01 or more occupants per room: 3% Source: 2013-2017 American Community Survey 5-Year Estimates
Farmworker housing needs	N/A

Housing needs generated by the presence of a university campus within the jurisdiction	N/A
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	N/A
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	SB 375 Regional Plan Climate Targets SCAG Targets Beginning October 1, 2018 2020: -8% 2035: -19% Source: California Air Resources Board
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Sierra Madre
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Minimal impact -- The majority of Sierra Madre residents work in other parts of metropolitan Los Angeles as there are few opportunities outside of service and retail employment within the City itself. Many of the occupations that make up Sierra Madre's workforce earn limited incomes, making it challenging to afford to live within the community. Occupations earning low and moderate incomes include health care aides, preschool teachers, and retail workers. Employment estimates indicate that there were a total of 2,190 jobs in the City in 2016. This number is estimated to increase to 2,332 by 2035. Sierra Madre is a predominately urbanized, built-out community characterized by low density single-family residential and commercial uses. The residential uses in Sierra Madre occupy 93 percent of the land area and commercial & light manufacturing occupy 4 percent of the land area, with the balance designated for other uses, such as institutional and municipal uses. Little land in this 3.03-square-mile City remains for new development. Affordable housing development constraints limits opportunities for development for the following reasons: (1) Approximately one-half of the undeveloped hillsides are subject to conservation easements held in trust by the Sierra Madre Mountain Conservancy. Legally, such property cannot be developed; (2) 40 acres of land in the Hillside Management Zone are subject to flood control easements; (3) hillside areas are in the City's Very High Fire Hazard Zone, which are prone to wildfires; (4) Sierra Madre's hillsides has been characterized by numerous landslide related dangers throughout the City's history. The urban/wildland interface areas above the city are most prone to major flooding, and (5) Fifth, because of the steep slopes, significant grading would be required to allow for any buildable pads. The weight of multifamily housing would require significant and costly engineering improvements that would not be necessary for single family residences. Further, in some instances, construction of the necessary winding roads and infrastructure (sewer, electricity, etc.) would add significant cost. Collectively, these topography-related costs often would make the construction of multifamily housing economically infeasible.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Significant impact --The City's groundwater supply levels have been in a downward trend since the 1970s. During the most recent drought the adjudicated right of the City was cut in half from 1,764 acre feet of water per year to 980 acre feet of water per year. This state mandated reduction in the adjudicated right will not be restored until such a time when the aquifer in question returns to "500 feet" above mean sea level. Currently the aquifer is at 230 feet above mean sea level. The City does not anticipate the aquifer will recover and the pumping rights will be restored in the next several years, if at all. The City is operating in an environment where the ability to provide water to meet demand stands at 48%, and this percentage will continue to decrease as time passes. All water which cannot be produced locally, must be imported. As the percentage of imported water increases, the costs and strain on the water system also increase. As a result, the City of Sierra Madre adopted a water meter moratorium on July 8, 2014 and implemented a mandatory water conservation plan to minimize the effects of a water shortage to the water customers of the City, to comply with the California Water Code, and to significantly reduce the delivery and consumption of water, thereby extending the period of available water to match the water which may be supplied or delivered to the distribution system of the City.
Availability of land suitable for urban development	Significant impact -- The hillside areas above the city are prone to major flooding and mudslides, especially in the years immediately following a brush fire in the foothills, rendering these areas extremely hazardous to persons and property during rainfall events. Furthermore, the Sunnyside, Floral, Sierra Madre Dam, and Sturtevant facilities do not have capacity to contain the amount of debris that their watersheds could produce, exposing residential areas below these facilities to significant risks of debris-flow damage. With respect to potential residential development within commercial areas, just four percent (80 acres) of the Sierra Madre's land area is designated for commercial and light manufacturing use under the General Plan, and thus it is important for Sierra Madre's continued economic viability to maintain its limited commercial base. Parcel sizes in the City's commercial zone are small and shallow, not permitting development of significant structures and their required parking. Moreover, the majority of commercial buildings is over 50 years in age, and is occupied by boutique-type shops which are unlikely to be converted to housing. In addition, there are no remaining vacant lots within the commercial zone to accommodate potential mixed use or multi-family housing.

Lands protected from development under Federal or State programs	No impact -- While there are no protected State or Federal lands within the boundaries of the City, approximately one-half of the undeveloped hillsides are subject to conservation easements held in trust by the Sierra Madre Mountain Conservancy. Additionally, approximately 40 acres of land in the Hillside Management Zone are subject to flood control easements.
County policies to preserve agricultural land	No impact -- The City does not possess any agricultural lands within it's boundaries.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Minimal Impact -- The City of Sierra Madre is located approximately 3 miles from the nearest transit station. Two Metro bus lines provide linkage to regional rail service in Arcadia and Pasadena. Local "Round About" bus service provides transportation options at fixed sites within Sierra Madre. Dial-a-ride provides curb-to-curb service within a 2 mile radius of the City. Kensington Assisted Living facility consists of 77 units located besides a regional bus line route with connections to Arcadia and Pasadena rail transit stations (Gold line). This facility maximizes the use of public transportation. Development in the City of Sierra Madre development mainly consists of infill single family residential housing with public transportation options as noted above.
Agreements between a county and cities to direct growth to incorporated areas of the county	Significant impact -- As part of the Local Input Process, the Southern California Association of Governments growth forecast allocated an additional 146 households by year 2035 . This is high considering that Sierra Madre is predominantly urbanized with low-density residential uses, limited number of undeveloped properties, substandard streets, and significant topographical constraints also physically and financially hinder prospects for new development. In addition, the City's groundwater supply levels have been in a downward trend since the 1970s. The City is operating in an environment where the ability to provide water to meet demand stands at 48%, and this percentage will continue to decrease as time passes. All water which cannot be produced locally, must be imported. As the percentage of imported water increases, the costs and strain on the water system also increase. The factors above make further constrains production of the number of units that would be required to support SCAG's population projections.

Loss of low income units through contract expirations	Not applicable.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Minimal Impact -- The level of rents in Sierra Madre are well above the level of affordability for very low income households, regardless of household size. For low income households, median rents for one bedroom units fall just within the maximum affordable rent level ranging between $800 and $1,580 per month. Households earning moderate incomes can afford on and two bedroom median rents, the the significant jump in three bedroom rents even exceeds the level of affordability to moderate income households.
[NEW] Rate of overcrowding	Not applicable.
Farmworker housing needs	Not applicable.

Housing needs generated by the presence of a university campus within the jurisdiction	Not applicable.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Not applicable.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	The effect is undetermined -- The City does not currently have an applicable plan, policy, or regulation in place; however, the City is actively working with solid waste requirements to increase organics recycling; procurement practices to acquire alternatively fueled fleet vehicles, and enforcement of Title 24 green building requirements.
Other factors	None.

City of Signal Hill Submitted Local Planning Factor Survey

Planning Factor	Impact on Other Jurisdictions within Subregion
[UPDATED] Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	
Availability of land suitable for urban development	See Attachment A, regarding constraints to housing production in Signal Hill which include: - DOGGR regulations prohibiting development over and in close proximity to abandoned oil and gas wells, (SH has 10+ abandoned wells per acre). - Sales Tax Redistribution. - Rising construction costs. - EIFD Constraints for No/Low property tax cities. - Geologic constraints. ~~- Legacy oil field environmental constraints~~ - Loss of Redevelopment $.

Lands protected from development under Federal or State programs	
County policies to preserve agricultural land	
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	
Agreements between a county and cities to direct growth to incorporated areas of the county	

Loss of low income units through contract expirations	
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	
[NEW] Rate of overcrowding	
Farmworker housing needs	

Housing needs generated by the presence of a university campus within the jurisdiction	
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	
Other factors as adopted by SCAG	

City of Signal Hill Submitted Local Planning Factor Survey

Planning Factor	Impact on Jurisdiction
[UPDATED] Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	
Availability of land suitable for urban development	Due to the City's legacy as an extremely high producing oil and gas field, State regulatory agencies such as the Division of Oil Gas and Geothermal Resources (DOGGR) which no longer allows construction over or in close proximity to abandoned wells, contradict the States' desire for more housing. The City's legacy of oil drilling and production has resulted in on average 10+ abandoned wells per acre citywide and the cost of remediation to develop properties with wells leaves large portions of the City unsuitable for development of any type.

Lands protected from development under Federal or State programs	
County policies to preserve agricultural land	
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	
Agreements between a county and cities to direct growth to incorporated areas of the county	

Loss of low income units through contract expirations	
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	
[NEW] Rate of overcrowding	
Farmworker housing needs	

Housing needs generated by the presence of a university campus within the jurisdiction	
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	
Other factors as adopted by SCAG	

Signal Hill Supplemental Information
SCAG 2019 Surveys

This supplemental information is provided as a follow-up to our 2019 survey information and contributing to consideration of our 6th Cycle Regional Housing Needs Assessment (RHNA). The City appreciates the fact that SCAG has given local jurisdictions more opportunities to offer input during process as it allows us to more thoroughly document the multiple and unique constraints to development in Signal Hill.

Signal Hill's Unique Constraints

Although there are undoubtedly many municipalities in California which face constraints to development, we believe none face more unique and complicated constraints than Signal Hill. The most unique constraint is that Signal Hill is situated over the Long Beach Oil Field, one of the largest historic oil fields in the State, which still produces and is expected to continue production long into to the future. Only about one-third of the recoverable resources have been extracted to date. We note that there are no constraint maps that allow us to identify the locations of active or abandoned wells. Conversely there are multiple maps for other constraints such as flood hazard zones, endangered species, and sea rise level areas, to name only a few. This is likely due to the fact that most oil production areas throughout the State are located in rural rather than urban areas where impacts aren't as significant. Signal Hill is centrally located in the Los Angeles basin, in proximity to the largest ports in the United States and the economic hub of one of the three largest cities in the country. In Signal Hill the density of abandoned wells is more than ten wells per acre (Attachment A). At first glance, the large amount of vacant property in the City gives the appearance of development opportunity which is not the case. In fact, most of the undeveloped area is due to either existing oil field facilities, abandoned facilities, or related soil contamination issues. We appreciate the opportunity to document the constraint details and request that SCAG include these limitations in our data input as a mathematical factor during preparation of the 6th Cycle RHNA.

The three significant citywide constraints to development include:

- The number, density and location of abandoned and active oil and gas wells, storage tanks, restricting easements, and soil contamination.
- The Alquist Priolo Special Study Zone associated with the Newport –Inglewood fault.
- The steep slopes and unstable soils in large portions of vacant land which are generally unsuitable for intensive development.

1. Oil Field Constraints

Abandoned Wells

Over 2,900 wells have been drilled throughout the 2.2 square mile city of Signal Hill. More than 2,400 abandoned wells, 400 active wells, and numerous petroleum storage tanks remain. Before a property with existing or previous oil-related activity

can be developed, it must achieve compliance with stringent Federal, State and local regulations. Regulations for building over or in close proximity to abandoned wells have historically been established by the State Division of Oil Gas and Geothermal Resources (DOGGR) and the Signal Hill Municipal Code (SHMC). DOGGR regulations have increased in stringency several times since 2010. Although the City spent ample resources, time and money from 2010 to 2015 documenting safe and stringent procedures under which to allow development over and in close proximity to abandoned wells, the majority of abandoned wells were abandoned before the 1970's and virtually none meet the most current DOGGR regulations. This fact typically results in limited or no development on all or portions of a property. In addition, many developers choose not to participate in the expensive and time consuming procedures required to make a determination whether wells meet abandonment standards and even fewer are willing to take on the risk and cost associated with re-abandonment with no guarantee of successfully developing a property.

The most recent and restrictive regulation change occurred in 2018, resulting in the virtual abolishment of the allowance to build over or in close proximity to abandoned wells. As an example, a residential development approved in 2014, which consisted of 25 homes on a three-acre site has 19 wells. There are 17 abandoned wells, two active wells, and three associated storage tanks (Attachment B). The lot housing the active wells and storage tanks could not be developed at all. Eight homes were at risk of not being developed due to the location of the abandoned wells; however, they demonstrated they could meet the City's standard for building over or in close proximity to wells, and proper methane assessment and mitigation was installed at additional expense. Under the newest 2018 DOGGR regulations, these homes could only be constructed if the City and the developer accepted the liability of assuming the expense of re-abandoning the wells in the future if required by DOGGR. The cost of re-abandonment is highly variable and can range from hundreds of thousands of dollars to over one million dollars per well. In addition, there is no guarantee that any well can be successfully re-abandoned to DOGGR standards which would render the area undevelopable after an overwhelming expenditure. Two residential projects completed in 2007 and 2010 were required to re-abandon a total of 13 wells at a total cost of $4,450,000 and an average cost per well of $314,000.

Well Abandonment Costs

Aragon	81 condominium units	3 acre site	9 Previously abandoned wells	Total Abandonment Cost $3,500,000	Cost Per Well $390,000
Signal Hill Collection	54 condominium units	2.25 acre site	4 Previously abandoned wells	Total Abandonment Cost $950,000	Cost Per Well $238,000

Finally, the State Regional Water Quality Board and State Department of Toxic Substances Control require any soils contamination (including hydrocarbons related to oil production) to be exported or remediated to satisfactory levels before dwellings may be constructed.

The character of Signal Hill remains entwined with oil production. This legacy results in substantial constraints to development and negatively impacts the availability of land suitable for residential development in the City. The situation is worsened because traditional lending institutions are more reluctant to finance development in former oil field areas.

Active Wells

There are also significant constraints associated with the more than 400 active wells operating throughout the City. In addition to limitations on the distance development must maintain from active wells (50'-300' min. allowed by fire code), the building and fire codes restrict the type of construction, and limit or restrict windows, doors, and landscaping for development facing active wells (Attachment C). The most significant restriction to development, however, is the large areas of otherwise developable land designated as access easements and surface rights, where no development is allowed. As an example, a minimum 50' by 20' access path must be maintained for access to all wells. Moreover, there are seven active drill sites throughout the City, which house multiple active wells and must maintain a minimum dimension of 200' in in any direction (Attachment D). Finally, while most pipelines and pipeline easements are located in right-of-ways, pipelines on private property may not be developed over.

2. <u>Earthquake Faults</u>

Due to the presence of three active splinter faults associated with the Newport-Inglewood Fault, sizable portions of Signal Hill are located within the Alquist-Priolo Special Studies Zone (Attachment E). The Zone cuts diagonally across the City. The State Geologist and State Law prohibit structures from being constructed

across the trace of an active fault or within 50 feet of the fault trace. This effectively creates a 100-foot "no build" zone along the length of any fault.

The precise locations of earthquake faults can only be determined upon exhaustive geologic investigation. Recent investigations in Signal Hill have discovered extensive faulting. In 2001, for example, the approved site plan for the residential development of the South Slope of the hilltop area had to be modified to respond to the discovery of previously unknown faults. This resulted in a 17 percent reduction in the number of dwellings ultimately built (100 on 36.4 acres instead of 121).

Implementation of the setback requirements of State Law as contained in the Alquist-Priolo Special Studies Zone Act significantly reduces the availability of land in Signal Hill suitable for urban development.

3. Steep Slopes and Unstable Soil

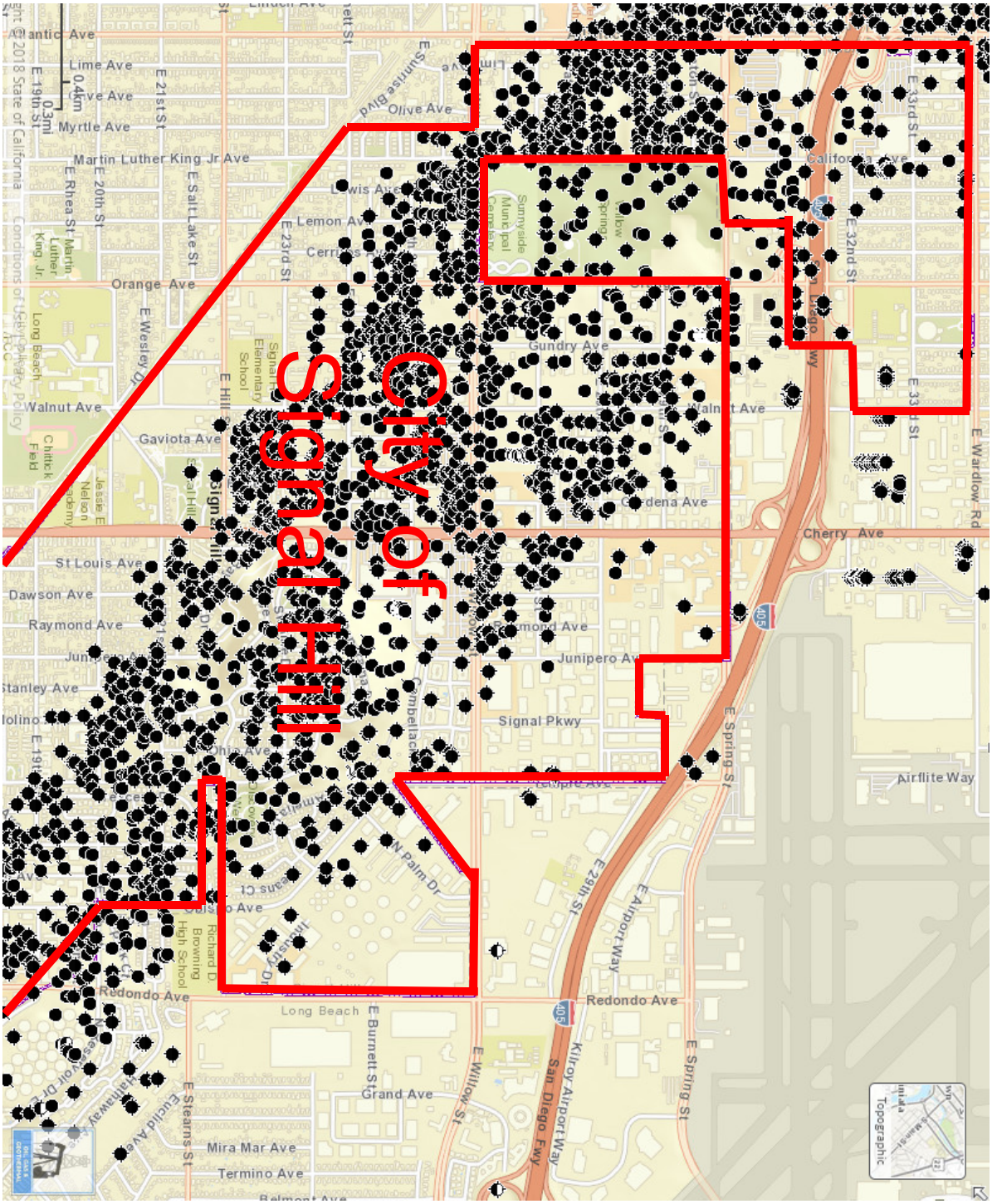
The predominant characteristic of Signal Hill is the "hill" itself. While the hilltop is relatively flat, the slope of the flanks range from 10 to 80 percent. Properties with slopes of greater than 20 percent are generally unsuitable for intensive development due to the significant amount of grading required. One low-density development on the slope of the hill includes retaining walls up to 43 feet tall.

Several of the sloping portions of the hill area are identified as being earthquake-induced landslides on the State's Seismic Hazards Zone Map (Attachment F). Several landslides occurred in 1998 along the north slope of the hill that resulted in the closure of Panorama Drive between Dawson and Raymond Avenues. The street was subsequently converted to a pedestrian promenade.

Areas of steep slopes and unstable soil reduce the availability of land in Signal Hill suitable for urban development.

These unique and significant constraints to development, density and affordability, which most other communities in the State do not have, serve to greatly limit the number of available development sites in Signal Hill. We request that these constraints be reflected in the 6th Cycle RHNA allocation as a mathematical factor similar to the constraints maps currently used by SCAG.

City of Signal Hill Submitted Local Planning Factor Survey



Attachment A

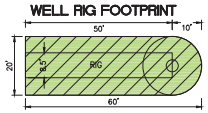
Attachment B

City of Signal Hill Submitted Local Planning Factor Survey

WELL SCHEDULE
California Zone 5 NAD83 Grid Coordinates & Latitude–Longitude

OPERATOR	WELL NAME	API NO.	WELL LOCATION NORTHING	WESTING	NORTH LATITUDE	WEST LONGITUDE	Lot No.	ACCESS PROVIDED	Existing Cut Off. Elevation
INDEPENDENT EX	14	037–11833	1750733.515	6519582.672	33 48 10.79900	118 10 17.16100	6	Access Provided	167.98'
INDEPENDENT EX	21	037–11840	1750784.556	6509528.485	33 48 11.30300	118 10 17.80400	4	Access Provided	167.98'
SMITH ARMSTRONG	LBC 2	037–11821	1750755.442	6509582.279	33 48 11.01600	118 10 17.16600	6	No Access	168.42'
SHWU	D–29	037–00337	1750783.796	6509791.292	33 48 11.30000	118 10 14.69000	13	No Access	170.31'
SHWU	D–30	037–09990	1750696.841	6509861.014	33 48 10.44100	118 10 13.86200	CA	Access Provided	169.58'
SHWU	D–80	037–10612	1750631.711	6509704.353	33 48 09.79400	118 10 15.71700	9	No Access	168.02'
TEXACO	BUELL #1	037–11497	1750751.543	6509919.759	33 48 10.98300	118 10 13.16700	17	Access Provided	170.69'
TEXACO	HOCKING 4	037–09982	1750636.208	6509669.844	33 48 09.83800	118 10 16.12600	9	No Access	171.02'
TEXACO	RYDER 1	037–10758	1750756.203	6510027.453	33 48 11.03100	118 10 11.89100	20	No Access	171.38'
TEXACO	BUELL RYDER 1	037–11498	1750644.523	6509958.492	33 48 09.92500	118 10 12.70600	CA	Access Provided	171.25'
GEO HOCKING	HOCKING 4	037–09986	1750650.969	6509669025	33 48 09.98400	118 10 16.13600	9	Access Provided	169.27'
EXERTER	HOCKING 2	037–09980	1750633.322	6509708.154	33 48 09.81000	118 10 15.67200	9	No Access	172.31'
OIL CO.	BUELL 1–A	037–10173	1750709.449	6509937.082	33 48 10.56700	118 10 12.96100	24	Access Provided	171.03'
FRANWIN	RYDER 1	037–09780	1750632.463	6510029.944	33 48 09.80700	118 10 11.85900	23	No Access	165.56'
HOPE OIL CO.	MAY RICHARDS 1	037–09991	1750741.660	6509764.008	33 48 10.34000	118 10 14.33000	25	No Access	171.56'
SHWU	D–32	037–09989	WELL INACCESIBLE UNDER EXISTING TANK FARM				28	Not a Part	
E. B. CAMPBELL	CAMPBELL 2	037–09560	WELL INACCESIBLE UNDER EXISTING TANK FARM				28	Not a Part	

WELL RIG FOOTPRINT



SIGNAL HILL
URGENCY OIL WELL ORDINANCE

CRESCENT VILLAGE DEVELOPMENT

LEGAL DESCRIPTION
PARCEL A, LOT LINE ADJUSTMENT NO. 05–02 RECORDED MARCH 15, 2006 AS INSTRUMENT NO. 06–552339 OF OFFICIAL RECORDS.

BENCH MARK
LOCATION: 25TH STREET & WALNUT AVE.
DESCRIPTION: SW COR. BRASS DISK SET IN 1' SQ CONC. 45' S & 80' W/O C.L. (1' W/O BCR & 1' S/O CF)
C.L.B. No. 95
ELEVATION : 158.588 (1985)

PREPARED BY:
DMS CONSULTANTS, INC.
CIVIL ENGINEERS
12231 Lewis St. #203 Garden Grove CA. 92840 P. 714-740-8940 F. 714-740-8942

VESTING TENTATIVE TRACT NO. 72594
WELL DISPOSITION PLAN
CITY OF SIGNAL HILL

OWNER/PREPARED FOR:
SUMMERHILL HOMES
18401 Von Karman Ave. Suite 420
Irvine, CA 92612
(949) 250–9002

DATE: 07/28/15

SHEET 1 OF 1

APN: 7214–002–060

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

01/04

CONSTRUCTION ADJACENT TO OIL WELLS

The 2013 Los Angeles County Fire Code Section 5706.3 requires the buildings not necessary to the operation of the well shall not be constructed within 100 feet of the oil well and 300 feet if the building is used as a place of assembly, institution or school. The Fire Code allows the Chief to approve the use of alternate materials and methods, provided that he finds that the proposed design meets the intent of the code and is at least equivalent to that which is prescribed by the code. Due to the uniqueness of the oil field and pumping operations in the City of Signal Hill the following alternate methods of protection are approved. Mitigation may be provided at the well **or** at the structure as listed below:

Mitigation at the well (all occupancies)

- Maintain a minimum 50-foot setback from the building to the oil well wellhead.
- Install an in ground concrete cellar box around each wellhead.
- Install steel plate covers on the cellar boxes with a maximum open area around the wellhead of 3 feet by 3 feet.
- Install float controlled automatic shut off switches in the cellar boxes to turn off the oil well pump should a leak develop. In the event the pump should become shut off reactivation of the pump must occur at the pump location.
- Activation of the float-controlled shut off switch shall initiate an alarm at an approved central station or a constantly attended location. The float control switch shall be tested at least once a month.
- A six-foot high concrete block wall shall be constructed between the oil well and the proposed structure.
- The well shall not be located in any required yard used for allowable area increase.

Mitigation at the structure (R-1 and R-3 occupancies)

- Maintain a minimum 50-foot setback from the building to the oil well wellhead.
- The exterior wall facing the oil well shall be one-hour fire resistive construction.

- All openings on the exterior wall shall be protected by ¾ hour fire assemblies.

- The building shall be fire sprinklered throughout.

Mitigation at the structure (all other occupancies)

Location between 75 and 100 feet from the well:

- The exterior wall facing the oil well shall be one-hour fire resistive construction.
- All openings on the exterior wall shall be protected by ¾ hour fire assemblies.

Location between 50 and 75 feet from the well:

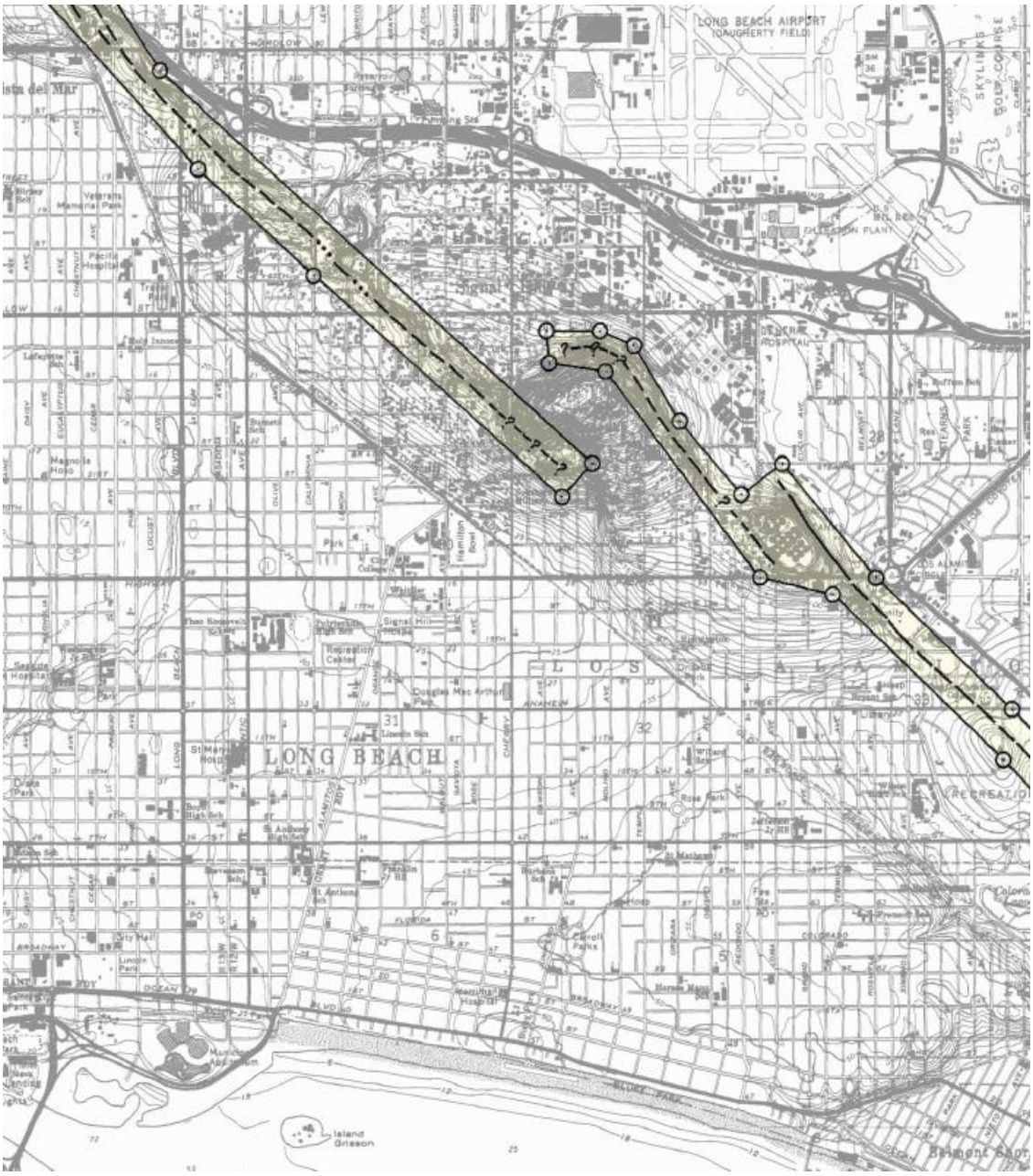
- The exterior wall facing the oil well shall be two-hour fire resistive construction.
- No glazed openings allowed. All other openings shall be protected by 1-1/2 hour fire assemblies.
- The building shall be fire sprinklered throughout.
- No combustible storage (or vegetation over 36" high) shall be allowed between the building and the oil well.
- The well shall not be located in any required yard used for allowable area increase.

Location between 35 and 50 feet from the well:

- Use all the "Mitigation at the well" measures listed above.
- The exterior wall facing the oil well shall be non-combustible four-hour fire resistive construction.
- No openings allowed.
- The building shall be fire sprinklered throughout.
- The well shall not be located in any required yard used for allowable area increase.
- There shall be a minimum distance between the well and pumping unit to the structure equal to 125% of the height of the exterior wall.

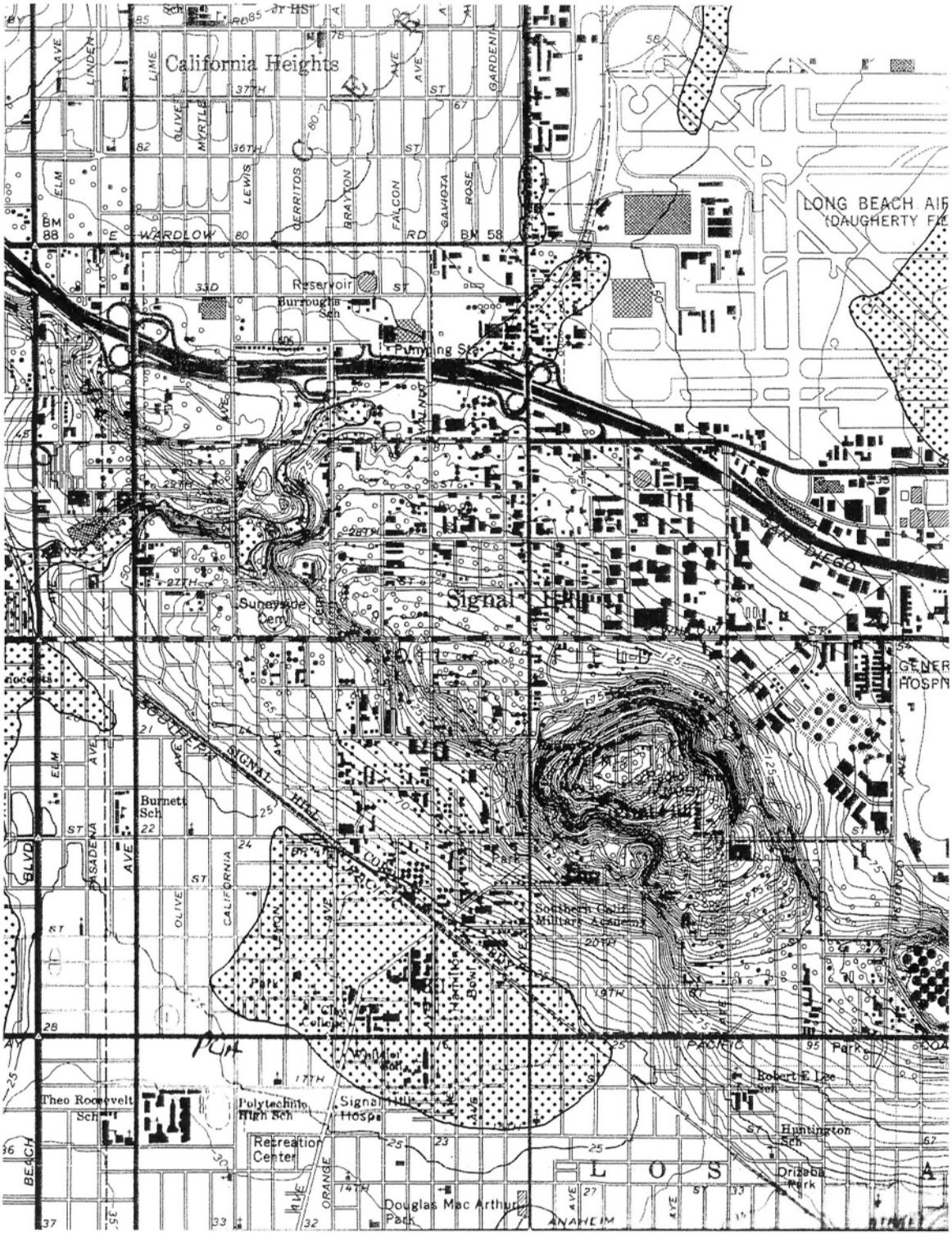
California Ave
California Ave
San Diego Fwy
Petco
Ross Dress for Less
Garden Center at The Home Depot
The Home Depot
Indoor Lumber Yard
Starbucks
Applebee's Grill + Bar
Jack in the Box
In-N-Out Burger
Drill Site #1
E Spring St
E Spring St
E Spring St
Lincoln Spring Farm Stand
Atlantic Ave
Atlantic Ave
Atlantic Ave

EARTHQUAKE FAULT MAP



City of Signal Hill Submitted Local Planning Factor Survey

Seismic Hazards Zone Map



Attachment F

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	South El Monte
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	City of South El Monte median Household income is $50,436 which is still 24% less than the County's median income at $69,300. The city has a limited number of units considered affordable. The correlation is off. Not enough affordable housing for low-wage workers. About 16.2% of families and 19.0% of the population were below the poverty line, including 22.7% of those under age 18 and 11.0% of those age 65 or over.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction’s control	The City of South El Monte has not experienced lack of capacity for sewer/water service due to decisions made outside the jurisdiction's control.
Availability of land suitable for urban development	City of South El Monte is 2.8 square miles of city. 65% of the City's land is zoned as Industrial. We don't hold enough land in our jurisdiction to develop urban housing. We have the Whitter Narrows park to the south and Whittier Narrows Golf Course to the east, we have limited resources.

Lands protected from development under Federal or State programs	The Army Corps of Engineers has placed restrictions on development on properties south of State Route 60 and along the Santa Anita Corridor. Per Army Corp, the available open space in this area is being used for flood purposes.
County policies to preserve agricultural land	The City of South El Monte does not have any agricultural land to preserve.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	In our region, due to the proximity of our jurisdiction to the Transit Oriented Development locations, there is an expected growth due to regional transportation planning efforts in effect through the year 2035. The projected annual growth rate is only 0.9 percent as a region in whole, while our city has seen an average 0.60% increase in population growth over the past 7 years, it does not include the potential growth assumed for regional transportation growth.
Agreements between a county and cities to direct growth to incorporated areas of the county	The City of South El Monte does not have an agreement in place with any Los Angeles County agency addressing specific instruction to "direct growth".

Loss of low income units through contract expirations	n/a
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	About 49% of the population in South El Monte pay between 30% - 50% of their income on rent.
[NEW] Rate of overcrowding	City of South El Monte averages about 4 people per household.
Farmworker housing needs	The City of South El Monte does not provide any Farmworker housing needs.

Housing needs generated by the presence of a university campus within the jurisdiction	The City of South El Monte does not provide housing to the university population within our jurisdiction as we do not operate a campus within our city limits.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	None Applicable - The City of South El Monte has not declared state of emergency for units to rebuild.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	SCAG Regional Gas Emission Targets: Thru 2020 decline -8% Thru 2035 decline -13% Begining 10/1/18 Thru Year 2020 decline -8% Begining 10/1/2018 Thru Year 2035 decline -19%
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	South Gate
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	No

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	No. According to the 2011-2015 CHAS data developed by HUD, 55 percent of all households in South Gate had a cost burden of 30 percent or more, compared to 47 percent county-wide. For severe cost burden (over 50 percent of income on housing costs), the proportion in South Gate was 27 percent compared to 24 percent county-wide. This level of cost burden in South Gate does not constitute a disproportionate greater need by HUD definition (at least a 10-percentage point difference).
[NEW] Rate of overcrowding	Yes. Overcrowding rates in the City are 17 percent of owner-occupied housing and 31 percent of renter-occupied housing. Countywide, the rates are six percent of owner-occupied housing and 17 percent of renter-occupied housing. However, the City is 95 percent Hispanic, a culture that tends to have large household size and live with extended family members. Therefore, a portion of the overcrowding could be attributable to cultural practice and choice.
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	Existing population density of the communities should be a consideration with distributing the RHNA. The City of South Gate ranks Top 8 in terms of population density in the Gateway Cities subregion. The City (at 12,839 per square mile) is also 72 percent more dense than the countywide average (7,372). As a densely populated community, the City has higher burdens on its infrastructure and roads, open space, schools, and other services.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Temple City
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes. There is limited transit service- no light or heavy rail. Bus routes run on a headway of 15 minutes or greater.
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	No
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	No

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	West Hollywood
County	Los Angeles

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	The relationship between jobs and housing in West Hollywood is similar to many cities in Southern California, where a majority of the individuals employed in the city live outside of West Hollywood. According to the latest data (Census 2015; onthemap.ces.census.gov) 94% (23,356) of the 24,865 people employed in West Hollywood lived outside of the City. Only 6% of workers live in the City. This is attributable to a number of factors including the fact that nearly 40% of all jobs are either in the accommodation and food services (23%) or retail trade (16.5) industries, two typically low-wage industries, in a community with higher than average housing costs.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	N/A, the City of West Hollywood doesn't own any of the water service within our boundaries. They are owned by either LADWP or Beverly Hills Water, but there is no lack of capacity. Water and sewer sections of the lines are upsized as new developments are constructed.
Availability of land suitable for urban development	The City of West Hollywood is less than 2 square miles. Overall, that limits the availability of land. However, almost all of the land within the City is suitable for urban development (with limited exceptions for open space/park/public uses). There is very little vacant land to be developed. Infill development is limited by properties that are legally nonconforming as to the number of units (have more existing dwelling units than are allowed to be constructed on the site). These sites tend to not be redeveloped due to the economics of the site.

Lands protected from development under Federal or State programs	N/A. The City does not have any lands protected from development under federal or state programs.
County policies to preserve agricultural land	N/A. The City does not have any agricultural land nor is it impacted by county policies to preserve agricultural land.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	The City of West Hollywood has positioned new growth of households along major corridors. These commercially zoned properties are permitted to include residential units and typically have no existing residential units. Almost 100% of the City of West Hollywood is in a transit priority area, which means within ½ mile of a transit stop with frequent service. This allows for a vast majority of household growth to be within walking distance of public transit.
Agreements between a county and cities to direct growth to incorporated areas of the county	There is no specific agreement between the county and the City of West Hollywood to direct growth to incorporated areas of the county.

Loss of low income units through contract expirations	We are not expecting any loss of units through contract expiration.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Per the 2013-2017 ACS Survey for West Hollywood estimates that 48.4% of households in West Hollywood pay 30% or more of their income for rent. The ACS does not calculate more than 50%, but it does calculate more than 35%, which is estimated to be 40% of households in West Hollywood.
[NEW] Rate of overcrowding	The 2013-2017 ACS survey for West Hollywood shows very little overcrowding in the City. 98.7% of units are occupied by 1 occupant or less.
Farmworker housing needs	N/A.

Housing needs generated by the presence of a university campus within the jurisdiction	N/A. There are no universities located within the boundaries of West Hollywood.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	N/A.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	The City of West Hollywood adopted a Climate Action Plan (CAP) in 2011 as an implementation measure of the General Plan 2035. It sets local community-wide goals for greenhouse gas emissions reduction and contains a toolbox of implementation actions. While we've made great progress, our jurisdiction now seeks to align with more aggressive global and State carbon neutrality targets. Regional level GHG reduction targets set by CARB can better define our guide path on achieving these goals and encourage collective climate action with other cities across the region.
Other factors	N/A.

LOCAL PLANNING FACTOR
SURVEYS RECEIVED

ORANGE COUNTY

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Aliso Viejo
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Aliso Viejo is "housing rich/jobs poor" as compared to the SCAG region: Aliso Viejo jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 1.02 (SCAG region - 1.25) 2040: 1.08 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	None

Lands protected from development under Federal or State programs	Yes Aliso and Wood Canyons Wilderness Park.
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Aliso Viejo is "housing rich/jobs poor" as compared to the SCAG region: Aliso Viejo jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 1.02 (SCAG region - 1.25) 2040: 1.08 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG. Additionally, there are currently no forms of public transportation operating in the City.
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Please refer to census data
[NEW] Rate of overcrowding	Please refer to census data
Farmworker housing needs	No major agriculture in Aliso Viejo; therefore, no significant need for farmworker housing

Housing needs generated by the presence of a university campus within the jurisdiction	Yes; however there are 500 students and 500 dorm rooms on the Soka University Campus therefore student housing is contained on-site.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Aliso Viejo is "housing rich/jobs poor" as compared to the SCAG region: Aliso Viejo jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 1.02 (SCAG region - 1.25) 2040: 1.08 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG
Other factors	1. Nearly all developable land has already been developed and remaining vacant land is almost entirely dedicated for public parkland or private deed-restricted open space and manufactured slopes. 2. Substantial portions of the city's western and southern areas are within the Very High Fire Hazard Severity Zone. 3. Most existing structures are relatively new and constructed at a density much greater than the County average; therefore, substantial redevelopment for housing is not feasible due to market factors.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Anaheim
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes. The estimated total number of jobs in Anaheim is 248,910, with 132,729 of these considered low-wage jobs. (Emsi Q2 2019 Dataset) The total number of housing units in Anaheim is 108,222. (CADOF 1/1/18).
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Not applicable
Availability of land suitable for urban development	Yes. In November 2018, the City provided SCAG with a GIS layer depicting areas for potential infill opportunities. This layer includes vacant sites, sites located in the "T" Transition Zone and the Residential Opportunity (RO) Overlay Zone, and sites included in the City's Successor Agency Long Range Property Management Areas. Staff refined the original map provided to the City by SCAG due to local knowledge of certain sites and development patterns. Further, Anaheim has approximately 1,204 acres of land within Special Flood Hazard Area (SFHA) zones, as designated by FEMA. The City participates in FEMA's Community Rating System (CRS), a voluntary program to minimize flood hazards and educate the community about the dangers of living in a SFHA zones. Construction in these areas is limited and regulated by FEMA to minimize impacts to people and structure during flood events. While these area can be developed with residential uses, FEMA highly discourages development in these areas and requires significant improvements for properties that are developed in a SFHA zone. Finally, the City expects to complete a General Plan Update by 2022, which would analyze the availability of land suitable for urban development.

Lands protected from development under Federal or State programs	There are a few acres within the City of Anaheim that are classified as "Unique Farmland" by the State of California. These properties are all located within public utilities easements that consists of overhead electricity power lines. These properties are undevelopable due to the farmland designation and the existing easements.
County policies to preserve agricultural land	Not applicable
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes. Approximately 333.5 acres of land identified as potential infill opportunities sites are located along High Quality Transit Corridors (HCTC) and Transit Priority Areas (TPA), as determined by the Orange County Transit Authority (OCTA). There are six HCTC that traverse the City of Anaheim. In addition, there are two rail transit stations in Anaheim, including one at the Anaheim Regional Transportation Intermodal Center (ARTIC), which provides rail, bus, taxi and other services for daily commuters, visitors and other travelers. The other station is located within Anaheim Canyon, one of Orange County's largest industrial and business centers. The Anaheim General Plan provides for residential uses along these arterial thoroughfares and within close proximity to the transit stations. Recent long range planning efforts focused on increasing residential densities in these some of these areas. The Beach Boulevard Specific Plan (2018) increased residential densities up to 60 dwelling units per acre along this arterial. The Anaheim Canyon Specific Plan (2014) established residential densities of up to 60 dwelling units per acre for properties surrounding the Anaheim Canyon Metrolink Station. The City expects to complete a comprehensive General Plan Update by 2022, which would analyze the feasibility of further increasing residential densities near public transit.
Agreements between a county and cities to direct growth to incorporated areas of the county	Not applicable

Loss of low income units through contract expirations	Yes. The Anaheim Housing Authority has 17 affordable housing developments, totaling 203 units, that are at-risk of losing its affordability over the next 5 years. These include 8 developments that house low-income families and 9 that house low-income seniors.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes. According to the 2017 American Community Survey 1-year estimates, approximately 59.9% of Anaheim renters spent more than 30% of their household income on rent and approximately 31.4% of renters spent more than 50% of their household income on rent.
[NEW] Rate of overcrowding	Yes - However, Anaheim has seen a decrease in the rate of overcrowding Per the 2012 5-Year ACS estimates, approximately 8.1 percent of owner-occupied households had more than one occupant per room, and approximately 27 percent of renter-occupied households had more than one occupant per room. Per 2017 ACS 5-Year estimates, about 6.8 percent of owner-occupied households had more than one occupant per room, and approximately 22.5 percent of renter-occupied households had more than one occupant per room.
Farmworker housing needs	Not applicable

Housing needs generated by the presence of a university campus within the jurisdiction	Yes. While there are no university campuses within the City, California State University at Fullerton and Chapman University are in close proximity to Anaheim. In 2017, Chapman University acquired a 399-unit apartment complex in Anaheim and re-purposed it to provide housing for up to 900 students.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Yes. In October 2017, Anaheim declared a state of emergency due to wildfires in the Anaheim Hills area of the City. The wildfires affected 30 single-family residences, with 14 of these "red-tagged" and declared uninhabitable. Of the 14 "red-tagged" residences, one has been rebuilt and occupied, and eight are in the building permit process.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Not applicable
Other factors	In 1991, the City adopted the Mountain Park Specific Plan, which is comprised of approximately 3,001 acres of undeveloped land. Located at the eastern edge of the City near the interchange of SR-91 and SR-241, the specific plan allows for the development of up to 2,500 single-family residential units. The majority of the land encompassed by the specific plan was owned by the Irvine Company. In 2016, the Irvine Company donated the land to the County of Orange to be preserved as open space. Accordingly, the City of Anaheim will rescind the specific plan and process a General Plan Amendment to redesignate the land to open space.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Costa Mesa
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes. Housing is expected to grow by approximately 4.2% from 2016 to 2030. Likewise, job growth could grow by approximately 7% in the same time period. The growth of both housing and jobs will ensure that a healthy job to housing balance within the City exists. The City's jobs to housing balance exceeds 1.5 due to the educational cluster our community supports. Educational institutes like OCC, Vanguard University, UCI, and many others generate a space of artificially inflated job opportunities due to innovation and entrepreneurship near these institutions. To account for additional housing for such transient populations would be detrimental to the demand on the space within the City that these commercial or industrial uses need to grow and succeed.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes. While aggressive regulations from the water districts which serve the City have been relaxed post-drought, water resources and allocation continue to be a concern throughout Southern California, an area historically subject to prolonged droughts.
Availability of land suitable for urban development	Yes. The City of Costa Mesa is 99% built out and, due to age of development within the City and the approximate life span of construction, the potential for redevelopment is limited. The two parcels most suitable for development are currently used for agricultural production and are already fully entitled including approved development agreements which dictate future development on the sites.

Lands protected from development under Federal or State programs	Yes. The City contains state-owned properties containing uses for schools, development centers, and a fairgrounds including the OC Fairgrounds, Orange Coast College, the Fairview Developmental Center, as well as the Santa Ana Army Air Base. In addition, the City contains a Federally-listed endangered species (Salt marsh bird's beak), as well as several Federal species of concern (Southern tarplant, Coulter's goldfields, Aphanisma, South coast saltscale, Parish's brittlescale and Los Angeles sunflower).
County policies to preserve agricultural land	No. While the City has two properties identified as agricultural resources, neither is identified as prime farmland.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No.
Agreements between a county and cities to direct growth to incorporated areas of the county	No. We do not have an urban growth boundary.

Loss of low income units through contract expirations	Yes. The City has lost a total of 88 units over the past 5 years due to contract expirations.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes. However, specific data regarding the percentage of households which pay more than 30% and more than 50% of their income on rent is not readily available.
[NEW] Rate of overcrowding	Yes.
Farmworker housing needs	No. Only two operating farms are located in the City of Costa Mesa. They have been operating for decades, the City's assumption is that farm workers have sufficient access to housing.

Housing needs generated by the presence of a university campus within the jurisdiction	The City contains only one 4-year university (Vanguard University) and it provides dormitories for its students and is surrounded by a sufficient supply of multi-family housing. Other educational colleges/universities within the City are commuter-based or meant to serve the local population.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Meeting GHG standards in an area of the State with limited public transit continues to be a challenge for housing development throughout southern California.
Other factors	

Jurisdiction	January 1, 2008		January 1, 2018		2008-2018 Numerical Growth		2008-2018 Percent Growth	
	Population	Housing Units	Population	Housing Units	Population	Housing Units	Population	Housing Units
Aliso Viejo	46,131	18,047	51,950	19,992	5,819	1,945	12.6%	10.8%
Anaheim	330,659	101,791	357,084	108,222	26,425	6,431	8.0%	6.3%
Brea	38,922	14,581	44,890	16,359	5,968	1,778	15.3%	12.2%
Buena Park	79,302	24,280	83,995	25,051	4,693	771	5.9%	3.2%
Costa Mesa	107,514	41,020	115,296	42,836	7,782	1,816	7.2%	4.4%
Cypress	47,436	16,611	49,978	16,372	2,542	-239	5.4%	-1.4%
Dana Point	33,616	15,942	34,071	16,081	455	139	1.4%	0.9%
Fountain Valley	54,779	18,785	56,920	19,316	2,141	531	3.9%	2.8%
Fullerton	133,872	47,090	144,214	49,429	10,342	2,339	7.7%	5.0%
Garden Grove	167,980	47,232	176,896	47,864	8,916	632	5.3%	1.3%
Huntington Beach	190,018	78,007	202,648	81,656	12,630	3,649	6.6%	4.7%
Irvine	202,947	77,680	276,176	102,474	73,229	24,794	36.1%	31.9%
Laguna Beach	22,900	13,253	23,309	13,007	409	-246	1.8%	-1.9%
Laguna Hills	30,656	11,153	31,818	11,298	1,162	145	3.8%	1.3%
Laguna Niguel	62,721	24,908	65,377	25,888	2,656	980	4.2%	3.9%
Laguna Woods	16,327	13,629	16,597	13,079	270	-550	1.7%	-4.0%
La Habra	59,874	19,932	62,850	20,271	2,976	339	5.0%	1.7%
Lake Forest	76,582	26,384	84,845	29,412	8,263	3,028	10.8%	11.5%
La Palma	15,477	5,131	15,948	5,240	471	109	3.0%	2.1%
Los Alamitos	11,461	4,422	11,863	4,395	402	-27	3.5%	-0.6%
Mission Viejo	93,709	34,278	95,987	34,915	2,278	637	2.4%	1.9%
Newport Beach	82,720	42,711	87,182	44,670	4,462	1,959	5.4%	4.6%
Orange	134,780	44,319	141,952	45,719	7,172	1,400	5.3%	3.2%
Placentia	49,857	16,463	52,755	17,168	2,898	705	5.8%	4.3%
Rancho Santa Margarita	47,764	16,793	49,329	17,344	1,565	551	3.3%	3.3%
San Clemente	63,318	27,138	65,543	26,402	2,225	-736	3.5%	-2.7%
San Juan Capistrano	34,438	11,877	36,759	12,380	2,321	503	6.7%	4.2%
Santa Ana	324,653	75,424	338,247	78,052	13,594	2,628	4.2%	3.5%
Seal Beach	24,107	14,537	25,984	14,527	1,877	-10	7.8%	-0.1%
Stanton	37,715	11,161	39,470	11,379	1,755	218	4.7%	2.0%
Tustin	73,270	25,994	82,344	28,118	9,074	2,124	12.4%	8.2%
Villa Park	5,828	2,021	5,951	2,025	123	4	2.1%	0.2%
Westminster	88,746	27,419	94,476	27,918	5,730	499	6.5%	1.8%
Yorba Linda	63,603	21,893	69,121	23,502	5,518	1,609	8.7%	7.3%
Remainder Unincorporated	120,639	39,008	129,278	41,808	8,639	2,800	7.2%	7.2%
County Total	2,974,321	1,030,914	3,221,103	1,094,169	246,782	63,255	8.3%	6.1%

State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State-* May 2018.

2008 Population data is updated from: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2001-2010, with 2000 & 2010 Census Counts. Sacramento, California, November 2012

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	County of Orange
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	Yes
County policies to preserve agricultural land	Yes
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	Yes
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Share of renter households spending 30% or more on rent is 55%. Share of renter households spending 50% or more on rent is 28%.
[NEW] Rate of overcrowding	4%
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Yes
Other factors	N/A

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Fountain Valley
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	No
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Fullerton
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes - As evidenced in the Existing Land Use data previously provided to SCAG, limited vacant properties exist in the City therefore most development is infill in nature.

Lands protected from development under Federal or State programs	N/A
County policies to preserve agricultural land	N/A
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No - The Fullerton Plan, the City's general plan adopted in 2012, identified twelve Focus Areas for growth, generally creating the opportunity for land use changes along/at key corridors/nodes, outside of existing single family neighborhoods. Many of these areas coincide to serve major transit stops and high quality transit corridors.
Agreements between a county and cities to direct growth to incorporated areas of the county	N/A

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes - According to Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Tables B25070 & S2503, 57.7% of renter households spend 30% or more on rent while 28.1% spend 50% or more on rent. For comparison purposes, the Orange County averages are 54.0% and 26.9%.
[NEW] Rate of overcrowding	Yes - According to Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table B25014, 3.0% of owner-occupied units, 15.8% of renter-occupied units, and 9.2% of total units are over-crowded. For comparison purposes, the Orange County averages are 3.1%, 12.3%, and 6.8%.
Farmworker housing needs	N/A

Housing needs generated by the presence of a university campus within the jurisdiction	Yes - Fullerton is home to California State University Fullerton (CSUF). CSUF is currently working on their Master Plan, last updated in 2003 and structured to guide the physical growth of the campus for the next 10 -15 years. The 2003 plan was designed to accommodate 25,000 full time equivalent students (FTES) while the current plan is looking at 32,000 FTES by 2039. A key component of the Master Plan is promoting an active 24/7 campus by enhancing on-campus housing. Although in the early stages, plans indicate the provisions on student and faculty housing in 1,500 bed increments. On-campus housing is recognized as a key programmatic action to support student success.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	N/A
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No - The Fullerton Plan, the City's general plan adopted in 2012, identified twelve Focus Areas for growth, generally creating the opportunity for land use changes along/at key corridors/nodes, outside of existing single family neighborhoods. Many of these areas coincide to serve major transit stops and high quality transit corridors.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Garden Grove
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes, the City of Garden Grove strives to attract affordable housing developers to produce housing for all segments of the workforce population to create an adequate job/housing balance.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes, lack of vacant land requires creativity in re-purposing existing, underutilized properties.

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes, according to the American Community Survey (ACS), 45.81% of households pay more than 30% of income on rent. However, the ACS does not give data on the number of households paying more than 50% of their income on rent.
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Yes, environmental requirements increase the planning and construction costs of all housing types.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Huntington Beach
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	Yes
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	No
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Irvine
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No. Over the past 30 years, the City of Irvine has developed more affordable housing for families and individuals at-risk of homelessness than any other Orange County city. Irvine has provided over $6.7 million in grant funding to nonprofit organizations for homelessness prevention programs. The City has an ambitious affordable housing program that is an integral part of its broad strategy to prevent homelessness. With over 3,600 housing units that are deeply affordable for extremely low and very low households (the most in Orange County), Irvine provides housing security to families and individuals often considered at-risk. The City creates affordable housing primarily through its inclusionary housing requirement that 15 percent of all new development be affordable to low income households. The City also creates affordable housing pursuant to State density bonus law. Together these programs have led to the construction of 73 properties with affordable housing with 4,494 total affordable units with 84% of these units for extremely low or very low incomes.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No known issues, but would need to confirm with the Irvine Ranch Water District that there are no deficient areas that would be developed. Also, water and sewer capacity are planned to accommodate the current growth projection for the City of Irvine.
Availability of land suitable for urban development	Yes. The majority of land available for development is entitled through development agreements that allow units to be constructed in phases. In addition, nearly all planning areas have met the maximum number of units and there is no land available. Nearly all the residential units in Irvine are less than 50 years old, with the majority of the units constructed since the mid 1990s. The housing stock is new and would not be available for redevelopment. The neighborhoods are primarily single family neighborhoods that will not be redeveloped. The City of Irvine has areas identified as Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) which is protected and not suitable or permitted for urban development.

Lands protected from development under Federal or State programs	Yes. In the mid 1990s, the City of Irvine joined the regional Natural Community Conservation Plan (NCCP). The NCCP created a regional network of land reserves to protect entire communities of native plants and animals, while allowing development to move forward in other areas. The majority of the NCCP lands are also identified in the Habitat Conservation Plan (HCP) that is the mechanism by which the Federal government permitted the City of Irvine land use and conservation program. In addition, the City of Irvine has identified additional areas of locally preserved open space under the City of Irvine Open Space Initiative that permanently protects specific areas from development.
County policies to preserve agricultural land	The City of Irvine General Plan Conservation and Open Space Element includes Objective L-10 that encourages the maintenance of agriculture in undeveloped areas of the City until the time of development and in areas not available for development.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	The growth forecast for the City of Irvine included in the adopted 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) is consistent with the City's existing General Plan and Zoning Code. However, if the growth forecast deviates from local input and is placed in areas where there is no remaining zoning potential, there will be an impact on the jurisdiction.
Agreements between a county and cities to direct growth to incorporated areas of the county	Not applicable.

Loss of low income units through contract expirations	Yes. Between 2013 and 2021, the City will have 519 assisted rental units in six developments that are at risk of converting to market rate. These are all HUD Section 8 and Section 202 funded units and will be renewed annually by HUD.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	According to the United States Census Bureau, 2013-2017 American Community Survey 5-year Estimates, Tables B25070 and S2503, the share of owner-occupied housing units where monthly costs are 30% or more of household income is 33.2%. The share of renter households spending 30% or more on rent is 49.2% and the share of renter households spending 50% or more on rent is 25.2%
[NEW] Rate of overcrowding	According to the United States Census Bureau, 2017 American Community Survey Table B25014 Fact Finder, 817 out of 44,762 owner occupied units are considered overcrowded (0.018%). 4,437 out of 48,107 renter occupied units (0.092%) are considered overcrowded.
Farmworker housing needs	Not applicable.

Housing needs generated by the presence of a university campus within the jurisdiction	Yes. The University of California, Irvine and Concordia University are four year university campuses located within the jurisdiction. Since the University of California is an autonomous entity, the City of Irvine does not receive information on the number of housing units constructed or dormitory beds provided versus the actual need of faculty and students. The City of Irvine is aware of dormitory beds provided on campus for its students, separate housing designated for graduate students, and separate housing for faculty. Additional housing opportunities can be found adjacent to the UCI Campus. It can also be assumed that a certain percentage of the students are commuter students and are not in need of student housing on campus. Concordia University currently has approximately 900 dormitory beds for use by students 21 and under.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No. There has not been a loss of units.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	The City of Irvine growth forecast adopted with the 2016 RTP/SCS is consistent with planned development/local input. However, if the SCAG region is unable to meet the very aggressive greenhouse gas emission reduction target of 19%, the region may be forced to redirect land use. If the growth forecast is modified for the 2020 RTP/SCS and results in shifts to the City's local input, there would be a significant impact.
Other factors	1. Areas of the Great Park Neighborhoods will be developed, but with non-residential development due to soil contamination that has not been cleaned to residential standards. 2. The City of Irvine has standing Development Agreements that limit development in certain planning areas. 3. Rancho San Joaquin has limitations on what portions of the site can be converted to residential due to active methane gas emissions. 4. Homeowner Associations may have guidelines in their CCRs that limit the ability to provide accessory dwelling units. 5. Existing unit caps in areas such as the Irvine Business Complex.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	La Habra
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	There is no sufficient data available to address this factor
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	There are no known constraints for development of additional housing based on the lack of capacity for sewer or water service
Availability of land suitable for urban development	There is private property that is available for urban development

Lands protected from development under Federal or State programs	There are no lands that are preserved or protected from urban development with the City
County policies to preserve agricultural land	There are no County or agricultural land within the City
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	There are no know limitations for household growth
Agreements between a county and cities to direct growth to incorporated areas of the county	There are no longer any County or unincorporated areas within the City

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Please see attached 2158 Factors Income share file
[NEW] Rate of overcrowding	Please see attached 2158 Factors overcrowding
Farmworker housing needs	The City does not have any agricultural zones

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	There are no City imposed constraints on the development of housing based on greenhouse gas emissions
Other factors	

Place	Share of owner-occupied housing units where monthly housing costs are 30% or more of household income	Share of renter households spending 30% or more on rent	Share of renter households spending 50% or more on rent
Orange County	33.0%	55.0%	28.0%
Aliso Viejo	32.5%	48.1%	23.6%
Anaheim	33.7%	59.6%	30.6%
Brea	31.1%	44.9%	21.9%
Buena Park	34.7%	56.3%	28.9%
Costa Mesa	33.2%	50.6%	27.1%
Cypress	30.0%	47.4%	18.4%
Dana Point	40.4%	51.9%	27.9%
Fountain Valley	33.3%	58.7%	28.2%
Fullerton	33.6%	57.7%	28.1%
Garden Grove	32.5%	60.6%	31.4%
Huntington Beach	30.2%	49.3%	26.3%
Irvine	33.2%	49.2%	25.2%
Laguna Beach	30.8%	49.1%	24.4%
Laguna Hills	37.7%	52.5%	27.4%
Laguna Niguel	35.0%	59.1%	27.8%
Laguna Woods	41.3%	70.7%	45.6%
La Habra	32.5%	50.0%	26.6%
Lake Forest	29.7%	54.9%	25.8%
La Palma	22.5%	58.3%	23.3%
Los Alamitos	27.3%	50.6%	24.1%
Mission Viejo	29.7%	56.9%	25.5%
Newport Beach	36.4%	44.4%	25.2%
Orange	30.6%	53.7%	27.3%
Placentia	31.9%	52.3%	23.0%
Rancho Santa Margarita	37.1%	57.9%	27.0%
San Clemente	35.3%	55.7%	29.6%
San Juan Capistrano	41.7%	63.5%	41.0%
Santa Ana	33.9%	63.1%	30.4%
Seal Beach	23.0%	38.7%	16.9%
Stanton	36.9%	62.2%	34.4%
Tustin	37.2%	53.7%	25.3%
Villa Park	37.8%	32.7%	3.7%
Westminster	33.7%	61.5%	34.8%
Yorba Linda	31.1%	59.0%	28.0%
Source Tables	S2503	B25070	B25070

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Tables B25070 & S2503.

GEO.id	GEO.id2	GEO.displa	HD01_VD0	HD02_VD0	HD01_VD0	HD02_VD0	HD01_VD0	HD02_VD0	HD01_VD0	HD02_VD0
Id	Id2	Geography	Estimate; T	Margin of E	Estimate; C	Margin of E	Estimate; C	Margin of E	Estimate; C	Margin of E
0500000US	6059	Orange Cou	1024976	2063	588551	3300	403441	3035	163336	2600
1600000US	600947	Aliso Viejo	18661	332	11234	470	7636	453	3452	302
1600000US	602000	Anaheim ci	100280	964	45052	892	26876	839	15129	631
1600000US	608100	Brea city, C	15099	314	9230	398	6723	416	2378	234
1600000US	608786	Buena Park	23118	529	12699	479	7321	486	4679	419
1600000US	616532	Costa Mesa	40557	592	15853	562	11181	570	4247	305
1600000US	617750	Cypress city	15840	323	10652	402	7351	375	3007	228
1600000US	617946	Dana Point	14616	462	8810	513	7560	516	1239	202
1600000US	625380	Fountain V	18527	368	12881	425	8699	463	3882	304
1600000US	628000	Fullerton ci	45476	758	23481	840	16185	660	6588	520
1600000US	629000	Garden Gro	47536	612	25598	679	12801	570	10553	523
1600000US	636000	Huntingtor	76709	830	44724	884	34480	832	9788	476
1600000US	636770	Irvine city,	92869	1108	44762	1374	30234	1382	13711	890
1600000US	639178	Laguna Bea	10485	374	6553	370	5454	421	1029	219
1600000US	639220	Laguna Hill	10368	291	7326	411	5490	370	1728	234
1600000US	639248	Laguna Nig	25075	616	17687	562	14315	575	3242	319
1600000US	639259	Laguna Wo	11251	249	8561	370	7961	433	578	168
1600000US	639290	La Habra ci	18899	345	10745	376	6616	394	3386	297
1600000US	639496	Lake Forest	27965	500	19384	621	13592	568	5409	350
1600000US	640256	La Palma ci	4907	174	3342	190	2254	186	1023	124
1600000US	643224	Los Alamito	4110	209	1794	127	1383	151	343	101
1600000US	648256	Mission Vie	33833	497	26225	621	19711	650	6346	319
1600000US	651182	Newport B	37971	668	21644	783	18508	793	3084	392
1600000US	653980	Orange city	42625	646	24281	743	16798	730	6906	487
1600000US	657526	Placentia c	16408	374	10648	376	7269	415	3033	322
1600000US	659587	Rancho San	17339	342	12289	391	8527	447	3640	328
1600000US	665084	San Clemer	24565	465	16137	555	12760	611	3215	359
1600000US	668028	San Juan Ca	12229	534	9071	516	7048	591	1806	323
1600000US	669000	Santa Ana	75980	1014	34471	860	14001	642	13942	680
1600000US	670686	Seal Beach	12452	284	9390	324	7890	397	1436	194
1600000US	673962	Stanton cit	10926	310	5211	330	2719	245	2001	242
1600000US	680854	Tustin city,	26185	638	12590	536	7949	479	4091	407
1600000US	682744	Villa Park c	1998	86	1891	111	1624	134	267	64
1600000US	684550	Westminst	27687	574	14638	515	8529	503	5327	352
1600000US	686832	Yorba Linda	21972	362	18158	556	13575	551	4407	348

HD01_VD0	HD02_VD0	HD01_VD0	HD02_VD0	HD01_VD0	HD02_VD0	HD01_VD0	HD02_VD0	HD01_VD0	HD02_VD0	HD01_VD1
Estimate; C	Margin of E	Estimate; C	Margin of E	Estimate; C	Margin of E	Estimate; F	Margin of E	Estimate; F	Margin of E	Estimate; F
15820	676	4451	367	1503	311	436425	3043	179862	2506	186862
125	61	4	8	17	23	7427	419	3730	361	3384
2483	258	397	150	167	66	55228	992	17775	832	25027
122	65	7	19	0	26	5869	332	2956	295	2496
528	144	163	77	8	13	10419	506	3232	448	5157
349	122	76	56	0	29	24704	673	11094	784	10381
265	83	22	19	7	10	5188	348	2055	284	2726
11	19	0	26	0	26	5806	421	3429	448	2148
272	87	28	27	0	29	5646	320	2469	316	2569
467	160	200	87	41	44	21995	699	7585	646	10925
1548	241	538	116	158	58	21938	613	6598	486	10649
358	120	89	58	9	16	31985	869	17448	815	12185
541	214	121	78	155	145	48107	1399	21252	1328	22418
70	56	0	23	0	23	3932	377	2471	328	1381
99	78	9	12	0	26	3042	300	1175	232	1494
114	72	11	17	5	9	7388	484	4032	480	2892
0	19	22	37	0	19	2690	278	2465	269	225
526	141	142	70	75	51	8154	351	2642	302	3713
314	88	58	45	11	16	8581	501	4044	457	3538
65	57	0	19	0	19	1565	163	627	168	736
50	53	18	21	0	19	2316	190	1218	203	1004
128	60	40	28	0	29	7608	436	3855	416	3337
52	47	0	29	0	29	16327	708	10834	627	4999
389	161	131	64	57	55	18344	638	7369	533	8010
185	74	120	69	41	37	5760	360	2462	309	2413
122	67	0	26	0	26	5050	360	2322	364	2414
135	91	0	29	27	43	8428	510	5014	503	2687
180	107	19	30	18	28	3158	340	1392	305	1184
4321	363	1674	213	533	129	41509	927	8428	630	15665
15	23	49	35	0	23	3062	229	1768	225	1217
363	117	72	44	56	38	5715	270	1673	216	2536
412	155	113	76	25	29	13595	577	5322	583	5911
0	17	0	17	0	17	107	61	45	45	44
574	119	159	73	49	49	13049	545	5217	466	5763
141	75	24	28	11	18	3814	363	1809	309	1729

HD02_VD1	HD01_VD1	HD02_VD1	HD01_VD1	HD02_VD1	HD01_VD1	HD02_VD13
Margin of E	Estimate; R	Margin of E	Estimate; R	Margin of E	Estimate; R	Margin of Error; Renter occupied: - 2.01 or more occupa
2623	43873	1219	18961	859	6867	591
336	267	101	46	38	0	29
1187	8217	534	3323	430	886	199
321	145	65	233	101	39	32
489	1434	303	406	152	190	119
553	2047	254	950	210	232	111
278	332	135	46	31	29	32
314	126	89	76	75	27	41
298	477	165	61	47	70	78
804	2166	282	1078	232	241	101
616	3274	307	1038	178	379	108
682	1609	280	577	191	166	97
1128	3166	404	1007	300	264	146
288	61	38	19	20	0	23
274	197	105	176	102	0	26
411	379	192	51	46	34	39
101	0	19	0	19	0	19
389	1343	217	312	109	144	81
389	572	180	364	142	63	50
143	185	81	17	25	0	19
147	75	55	19	21	0	19
349	239	93	158	118	19	32
586	275	124	197	95	22	25
524	1977	316	662	187	326	143
314	596	146	199	88	90	55
319	221	111	93	78	0	26
356	245	110	438	165	44	51
278	365	154	128	94	89	105
797	9089	543	5254	461	3073	376
187	14	15	54	45	9	15
278	990	201	423	144	93	58
587	1616	256	661	266	85	65
31	9	14	0	17	9	14
442	1268	218	618	139	183	65
269	244	102	10	16	22	33

Geography	Orange Co	Aliso Viejo	Anaheim ci	Brea city, C	Buena Park
Estimate; Total:	1024976	18661	100280	15099	23118
Estimate; Owner occupied:	588551	11234	45052	9230	12699
Estimate; Owner occupied: - 0.50 or less occupants per room	403441	7636	26876	6723	7321
Estimate; Owner occupied: - 0.51 to 1.00 occupants per room	163336	3452	15129	2378	4679
Estimate; Owner occupied: - 1.01 to 1.50 occupants per room	15820	125	2483	122	528
Estimate; Owner occupied: - 1.51 to 2.00 occupants per room	4451	4	397	7	163
Estimate; Owner occupied: - 2.01 or more occupants per room	1503	17	167	0	8
Estimate; Renter occupied:	436425	7427	55228	5869	10419
Estimate; Renter occupied: - 0.50 or less occupants per room	179862	3730	17775	2956	3232
Estimate; Renter occupied: - 0.51 to 1.00 occupants per room	186862	3384	25027	2496	5157
Estimate; Renter occupied: - 1.01 to 1.50 occupants per room	43873	267	8217	145	1434
Estimate; Renter occupied: - 1.51 to 2.00 occupants per room	18961	46	3323	233	406
Estimate; Renter occupied: - 2.01 or more occupants per room	6867	0	886	39	190
Owner-occupied over-crowding (more than 1.0 occupants per roo	3.7%	1.3%	6.8%	1.4%	5.5%
Renter-occupied over-crowding (more than 1.0 occupants per roo	16.0%	4.2%	22.5%	7.1%	19.5%
Total over-crowding (more than 1.0 occupants per room)	8.9%	2.5%	15.4%	3.6%	11.8%

Costa Mes	Cypress cit	Dana Point	Fountain V	Fullerton c	Garden Gr	Huntingtor	Irvine city,	Laguna Bea	Laguna Hill	Laguna Nig
40557	15840	14616	18527	45476	47536	76709	92869	10485	10368	25075
15853	10652	8810	12881	23481	25598	44724	44762	6553	7326	17687
11181	7351	7560	8699	16185	12801	34480	30234	5454	5490	14315
4247	3007	1239	3882	6588	10553	9788	13711	1029	1728	3242
349	265	11	272	467	1548	358	541	70	99	114
76	22	0	28	200	538	89	121	0	9	11
0	7	0	0	41	158	9	155	0	0	5
24704	5188	5806	5646	21995	21938	31985	48107	3932	3042	7388
11094	2055	3429	2469	7585	6598	17448	21252	2471	1175	4032
10381	2726	2148	2569	10925	10649	12185	22418	1381	1494	2892
2047	332	126	477	2166	3274	1609	3166	61	197	379
950	46	76	61	1078	1038	577	1007	19	176	51
232	29	27	70	241	379	166	264	0	0	34
2.7%	2.8%	0.1%	2.3%	3.0%	8.8%	1.0%	1.8%	1.1%	1.5%	0.7%
13.1%	7.8%	3.9%	10.8%	15.8%	21.4%	7.4%	9.2%	2.0%	12.3%	6.3%
9.0%	4.4%	1.6%	4.9%	9.2%	14.6%	3.7%	5.7%	1.4%	4.6%	2.4%

Laguna Wc	La Habra ci	Lake Forest	La Palma ci	Los Alamit	Mission Vie	Newport B	Orange city	Placentia c	Rancho Sar	San Clemer
11251	18899	27965	4907	4110	33833	37971	42625	16408	17339	24565
8561	10745	19384	3342	1794	26225	21644	24281	10648	12289	16137
7961	6616	13592	2254	1383	19711	18508	16798	7269	8527	12760
578	3386	5409	1023	343	6346	3084	6906	3033	3640	3215
0	526	314	65	50	128	52	389	185	122	135
22	142	58	0	18	40	0	131	120	0	0
0	75	11	0	0	0	0	57	41	0	27
2690	8154	8581	1565	2316	7608	16327	18344	5760	5050	8428
2465	2642	4044	627	1218	3855	10834	7369	2462	2322	5014
225	3713	3538	736	1004	3337	4999	8010	2413	2414	2687
0	1343	572	185	75	239	275	1977	596	221	245
0	312	364	17	19	158	197	662	199	93	438
0	144	63	0	0	19	22	326	90	0	44
0.3%	6.9%	2.0%	1.9%	3.8%	0.6%	0.2%	2.4%	3.2%	1.0%	1.0%
0.0%	22.1%	11.6%	12.9%	4.1%	5.5%	3.0%	16.2%	15.4%	6.2%	8.6%
0.2%	13.5%	4.9%	5.4%	3.9%	1.7%	1.4%	8.3%	7.5%	2.5%	3.6%

San Juan C	Santa Ana	Seal Beach	Stanton cit	Tustin city,	Villa Park c	Westminst	Yorba Linda city, California
12229	75980	12452	10926	26185	1998	27687	21972
9071	34471	9390	5211	12590	1891	14638	18158
7048	14001	7890	2719	7949	1624	8529	13575
1806	13942	1436	2001	4091	267	5327	4407
180	4321	15	363	412	0	574	141
19	1674	49	72	113	0	159	24
18	533	0	56	25	0	49	11
3158	41509	3062	5715	13595	107	13049	3814
1392	8428	1768	1673	5322	45	5217	1809
1184	15665	1217	2536	5911	44	5763	1729
365	9089	14	990	1616	9	1268	244
128	5254	54	423	661	0	618	10
89	3073	9	93	85	9	183	22
2.4%	18.9%	0.7%	9.4%	4.4%	0.0%	5.3%	1.0%
18.4%	42.0%	2.5%	26.4%	17.4%	16.8%	15.9%	7.2%
6.5%	31.5%	1.1%	18.3%	11.1%	0.9%	10.3%	2.1%

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	La Palma
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	Yes
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	Yes* *City of La Palma is completely built out 1.8 square miles. Majority of property 58.1% zoned residential leading to job / housing imbalance. Majority of residents leave the City to work with only 12.9% property zoned retail / commercial / industrial. Balance of land 29% zoned public / institutional creates fiscal challenges.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Laguna Beach
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	In 2013 the Housing & Human Services Committee updated a survey that was previously conducted by the Committee in 1997 for the purpose of determining how many full- and part-time employees had salaries equal to or less than the very-low income rate of $16.22 per hour. Of the 108 Laguna Beach businesses responding to the survey it was determined that there were 654 full time employees and 446 part-time employees for a total of 1,100 employees. The survey results indicate that 57% of full-time employees earned salaries at or below the very-low income range and 85% of part-time employees earn very low income wages. The purpose of the survey was to determine the affordable housing need for individuals employed in Laguna Beach. The results also concluded that only 254 persons or 23% of the very-low income Laguna Beach wage earners actually lived in the City at that time. Based on the outcome of the survey, housing for extremely-low and very low-income Laguna Beach wage earners has been targeted by the City as a high priority. (page III-12 of Housing Element)
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes; The City is a built-out community at approximately 90% capacity. The hillside terrain of the coastal community restricts further development.

Lands protected from development under Federal or State programs	Yes
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	Yes
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	YES. SEE ATTACHED
[NEW] Rate of overcrowding	OVERCROWDING LESS PREVALENT IN LAGUNA BEACH. SEE ATTACHED
Farmworker housing needs	NO

Housing needs generated by the presence of a university campus within the jurisdiction	YES
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	1993 FIRE DESTROYED 286 HOMES. NEARLY ALL THE HOMES DESTROYED HAVE BEEN RECONSTRUCTED. 2005 LANDSLIDE DAMAGED 41 PROPERTIES AND RESULTED IN DEMOLITION OF 13 HOMES. THERE ARE APPROXIMATELY 10 VACANT LOTS THAT HAVE YET TO BE REBUILT.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	CARB staff's top-down analysis estimates that a 25 percent reduction in statewide per capita GHG emissions relative to 2005 by 2035 is needed to meet the State's climate goals, as it relates to the Scoping Plan Update (shown as the "Scoping Plan Scenario" dashed line). CARB staff's recommended targets would achieve a 19 percent reduction in statewide average GHG emissions compared to 2005 levels. (page 34-Final Report-Proposed Update to SB 375 Greenhouse Gas Emission Reduction Targets). Locally, the City of Laguna Beach adopted a Climate protection Action Plan in 2009 and updated in 2012. The plan provides a number of recommended measures for reducing carbon emissions by reducing energy use, promoting green building practices, encouraging alternative transportation options, conserving water, reducing energy consumption, an encouraging energy reductions in the private sector.
Other factors	

Place	Share of owner-occupied housing units where monthly housing costs are 30% or more of household income	Share of renter households spending 30% or more on rent	Share of renter households spending 50% or more on rent
Orange County	33.0%	55.0%	28.0%
Aliso Viejo	32.5%	48.1%	23.6%
Anaheim	33.7%	59.6%	30.6%
Brea	31.1%	44.9%	21.9%
Buena Park	34.7%	56.3%	28.9%
Costa Mesa	33.2%	50.6%	27.1%
Cypress	30.0%	47.4%	18.4%
Dana Point	40.4%	51.9%	27.9%
Fountain Valley	33.3%	58.7%	28.2%
Fullerton	33.6%	57.7%	28.1%
Garden Grove	32.5%	60.6%	31.4%
Huntington Beach	30.2%	49.3%	26.3%
Irvine	33.2%	49.2%	25.2%
Laguna Beach	30.8%	49.1%	24.4%
Laguna Hills	37.7%	52.5%	27.4%
Laguna Niguel	35.0%	59.1%	27.8%
Laguna Woods	41.3%	70.7%	45.6%
La Habra	32.5%	50.0%	26.6%
Lake Forest	29.7%	54.9%	25.8%
La Palma	22.5%	58.3%	23.3%
Los Alamitos	27.3%	50.6%	24.1%
Mission Viejo	29.7%	56.9%	25.5%
Newport Beach	36.4%	44.4%	25.2%
Orange	30.6%	53.7%	27.3%
Placentia	31.9%	52.3%	23.0%
Rancho Santa Margarita	37.1%	57.9%	27.0%
San Clemente	35.3%	55.7%	29.6%
San Juan Capistrano	41.7%	63.5%	41.0%
Santa Ana	33.9%	63.1%	30.4%
Seal Beach	23.0%	38.7%	16.9%
Stanton	36.9%	62.2%	34.4%
Tustin	37.2%	53.7%	25.3%
Villa Park	37.8%	32.7%	3.7%
Westminster	33.7%	61.5%	34.8%
Yorba Linda	31.1%	59.0%	28.0%
Source Tables	S2503	B25070	B25070

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Tables B25070 & S2503.

GEO.id	GEO.id2	GEO.displa	HD01_VD0	HD02_VD0	HD01_VD0	HD02_VD0	HD01_VD0	HD02_VD0	HD01_VD0	HD02_VD0
Id	Id2	Geography	Estimate; T	Margin of E	Estimate; C	Margin of E	Estimate; C	Margin of E	Estimate; C	Margin of E
0500000US	6059	Orange Cou	1024976	2063	588551	3300	403441	3035	163336	2600
1600000US	600947	Aliso Viejo	18661	332	11234	470	7636	453	3452	302
1600000US	602000	Anaheim ci	100280	964	45052	892	26876	839	15129	631
1600000US	608100	Brea city, C	15099	314	9230	398	6723	416	2378	234
1600000US	608786	Buena Park	23118	529	12699	479	7321	486	4679	419
1600000US	616532	Costa Mesa	40557	592	15853	562	11181	570	4247	305
1600000US	617750	Cypress city	15840	323	10652	402	7351	375	3007	228
1600000US	617946	Dana Point	14616	462	8810	513	7560	516	1239	202
1600000US	625380	Fountain V	18527	368	12881	425	8699	463	3882	304
1600000US	628000	Fullerton ci	45476	758	23481	840	16185	660	6588	520
1600000US	629000	Garden Gro	47536	612	25598	679	12801	570	10553	523
1600000US	636000	Huntingtor	76709	830	44724	884	34480	832	9788	476
1600000US	636770	Irvine city,	92869	1108	44762	1374	30234	1382	13711	890
1600000US	639178	Laguna Bea	10485	374	6553	370	5454	421	1029	219
1600000US	639220	Laguna Hill	10368	291	7326	411	5490	370	1728	234
1600000US	639248	Laguna Nig	25075	616	17687	562	14315	575	3242	319
1600000US	639259	Laguna Wo	11251	249	8561	370	7961	433	578	168
1600000US	639290	La Habra ci	18899	345	10745	376	6616	394	3386	297
1600000US	639496	Lake Forest	27965	500	19384	621	13592	568	5409	350
1600000US	640256	La Palma ci	4907	174	3342	190	2254	186	1023	124
1600000US	643224	Los Alamito	4110	209	1794	127	1383	151	343	101
1600000US	648256	Mission Vie	33833	497	26225	621	19711	650	6346	319
1600000US	651182	Newport B	37971	668	21644	783	18508	793	3084	392
1600000US	653980	Orange city	42625	646	24281	743	16798	730	6906	487
1600000US	657526	Placentia c	16408	374	10648	376	7269	415	3033	322
1600000US	659587	Rancho San	17339	342	12289	391	8527	447	3640	328
1600000US	665084	San Clemer	24565	465	16137	555	12760	611	3215	359
1600000US	668028	San Juan Ca	12229	534	9071	516	7048	591	1806	323
1600000US	669000	Santa Ana	75980	1014	34471	860	14001	642	13942	680
1600000US	670686	Seal Beach	12452	284	9390	324	7890	397	1436	194
1600000US	673962	Stanton cit	10926	310	5211	330	2719	245	2001	242
1600000US	680854	Tustin city,	26185	638	12590	536	7949	479	4091	407
1600000US	682744	Villa Park c	1998	86	1891	111	1624	134	267	64
1600000US	684550	Westminst	27687	574	14638	515	8529	503	5327	352
1600000US	686832	Yorba Linda	21972	362	18158	556	13575	551	4407	348

HD01_VD0	HD02_VD0	HD01_VD0	HD02_VD0	HD01_VD0	HD02_VD0	HD01_VD0	HD02_VD0	HD01_VD0	HD02_VD0	HD01_VD1
Estimate; C	Margin of E	Estimate; C	Margin of E	Estimate; C	Margin of E	Estimate; F	Margin of E	Estimate; F	Margin of E	Estimate; F
15820	676	4451	367	1503	311	436425	3043	179862	2506	186862
125	61	4	8	17	23	7427	419	3730	361	3384
2483	258	397	150	167	66	55228	992	17775	832	25027
122	65	7	19	0	26	5869	332	2956	295	2496
528	144	163	77	8	13	10419	506	3232	448	5157
349	122	76	56	0	29	24704	673	11094	784	10381
265	83	22	19	7	10	5188	348	2055	284	2726
11	19	0	26	0	26	5806	421	3429	448	2148
272	87	28	27	0	29	5646	320	2469	316	2569
467	160	200	87	41	44	21995	699	7585	646	10925
1548	241	538	116	158	58	21938	613	6598	486	10649
358	120	89	58	9	16	31985	869	17448	815	12185
541	214	121	78	155	145	48107	1399	21252	1328	22418
70	56	0	23	0	23	3932	377	2471	328	1381
99	78	9	12	0	26	3042	300	1175	232	1494
114	72	11	17	5	9	7388	484	4032	480	2892
0	19	22	37	0	19	2690	278	2465	269	225
526	141	142	70	75	51	8154	351	2642	302	3713
314	88	58	45	11	16	8581	501	4044	457	3538
65	57	0	19	0	19	1565	163	627	168	736
50	53	18	21	0	19	2316	190	1218	203	1004
128	60	40	28	0	29	7608	436	3855	416	3337
52	47	0	29	0	29	16327	708	10834	627	4999
389	161	131	64	57	55	18344	638	7369	533	8010
185	74	120	69	41	37	5760	360	2462	309	2413
122	67	0	26	0	26	5050	360	2322	364	2414
135	91	0	29	27	43	8428	510	5014	503	2687
180	107	19	30	18	28	3158	340	1392	305	1184
4321	363	1674	213	533	129	41509	927	8428	630	15665
15	23	49	35	0	23	3062	229	1768	225	1217
363	117	72	44	56	38	5715	270	1673	216	2536
412	155	113	76	25	29	13595	577	5322	583	5911
0	17	0	17	0	17	107	61	45	45	44
574	119	159	73	49	49	13049	545	5217	466	5763
141	75	24	28	11	18	3814	363	1809	309	1729

HD02_VD1	HD01_VD1	HD02_VD1	HD01_VD1	HD02_VD1	HD01_VD1	HD02_VD13
Margin of E	Estimate; R	Margin of E	Estimate; R	Margin of E	Estimate; R	Margin of Error; Renter occupied: - 2.01 or more occupa
2623	43873	1219	18961	859	6867	591
336	267	101	46	38	0	29
1187	8217	534	3323	430	886	199
321	145	65	233	101	39	32
489	1434	303	406	152	190	119
553	2047	254	950	210	232	111
278	332	135	46	31	29	32
314	126	89	76	75	27	41
298	477	165	61	47	70	78
804	2166	282	1078	232	241	101
616	3274	307	1038	178	379	108
682	1609	280	577	191	166	97
1128	3166	404	1007	300	264	146
288	61	38	19	20	0	23
274	197	105	176	102	0	26
411	379	192	51	46	34	39
101	0	19	0	19	0	19
389	1343	217	312	109	144	81
389	572	180	364	142	63	50
143	185	81	17	25	0	19
147	75	55	19	21	0	19
349	239	93	158	118	19	32
586	275	124	197	95	22	25
524	1977	316	662	187	326	143
314	596	146	199	88	90	55
319	221	111	93	78	0	26
356	245	110	438	165	44	51
278	365	154	128	94	89	105
797	9089	543	5254	461	3073	376
187	14	15	54	45	9	15
278	990	201	423	144	93	58
587	1616	256	661	266	85	65
31	9	14	0	17	9	14
442	1268	218	618	139	183	65
269	244	102	10	16	22	33

Geography	Orange Co	Aliso Viejo	Anaheim ci	Brea city, C	Buena Park
Estimate; Total:	1024976	18661	100280	15099	23118
Estimate; Owner occupied:	588551	11234	45052	9230	12699
Estimate; Owner occupied: - 0.50 or less occupants per room	403441	7636	26876	6723	7321
Estimate; Owner occupied: - 0.51 to 1.00 occupants per room	163336	3452	15129	2378	4679
Estimate; Owner occupied: - 1.01 to 1.50 occupants per room	15820	125	2483	122	528
Estimate; Owner occupied: - 1.51 to 2.00 occupants per room	4451	4	397	7	163
Estimate; Owner occupied: - 2.01 or more occupants per room	1503	17	167	0	8
Estimate; Renter occupied:	436425	7427	55228	5869	10419
Estimate; Renter occupied: - 0.50 or less occupants per room	179862	3730	17775	2956	3232
Estimate; Renter occupied: - 0.51 to 1.00 occupants per room	186862	3384	25027	2496	5157
Estimate; Renter occupied: - 1.01 to 1.50 occupants per room	43873	267	8217	145	1434
Estimate; Renter occupied: - 1.51 to 2.00 occupants per room	18961	46	3323	233	406
Estimate; Renter occupied: - 2.01 or more occupants per room	6867	0	886	39	190
Owner-occupied over-crowding (more than 1.0 occupants per roo	3.7%	1.3%	6.8%	1.4%	5.5%
Renter-occupied over-crowding (more than 1.0 occupants per roo	16.0%	4.2%	22.5%	7.1%	19.5%
Total over-crowding (more than 1.0 occupants per room)	8.9%	2.5%	15.4%	3.6%	11.8%

Costa Mes	Cypress cit	Dana Point	Fountain V	Fullerton c	Garden Gr	Huntingtor	Irvine city,	Laguna Bea	Laguna Hill	Laguna Nig
40557	15840	14616	18527	45476	47536	76709	92869	10485	10368	25075
15853	10652	8810	12881	23481	25598	44724	44762	6553	7326	17687
11181	7351	7560	8699	16185	12801	34480	30234	5454	5490	14315
4247	3007	1239	3882	6588	10553	9788	13711	1029	1728	3242
349	265	11	272	467	1548	358	541	70	99	114
76	22	0	28	200	538	89	121	0	9	11
0	7	0	0	41	158	9	155	0	0	5
24704	5188	5806	5646	21995	21938	31985	48107	3932	3042	7388
11094	2055	3429	2469	7585	6598	17448	21252	2471	1175	4032
10381	2726	2148	2569	10925	10649	12185	22418	1381	1494	2892
2047	332	126	477	2166	3274	1609	3166	61	197	379
950	46	76	61	1078	1038	577	1007	19	176	51
232	29	27	70	241	379	166	264	0	0	34
2.7%	2.8%	0.1%	2.3%	3.0%	8.8%	1.0%	1.8%	1.1%	1.5%	0.7%
13.1%	7.8%	3.9%	10.8%	15.8%	21.4%	7.4%	9.2%	2.0%	12.3%	6.3%
9.0%	4.4%	1.6%	4.9%	9.2%	14.6%	3.7%	5.7%	1.4%	4.6%	2.4%

Laguna Wc	La Habra ci	Lake Forest	La Palma ci	Los Alamit	Mission Vie	Newport B	Orange city	Placentia c	Rancho Sar	San Clemer
11251	18899	27965	4907	4110	33833	37971	42625	16408	17339	24565
8561	10745	19384	3342	1794	26225	21644	24281	10648	12289	16137
7961	6616	13592	2254	1383	19711	18508	16798	7269	8527	12760
578	3386	5409	1023	343	6346	3084	6906	3033	3640	3215
0	526	314	65	50	128	52	389	185	122	135
22	142	58	0	18	40	0	131	120	0	0
0	75	11	0	0	0	0	57	41	0	27
2690	8154	8581	1565	2316	7608	16327	18344	5760	5050	8428
2465	2642	4044	627	1218	3855	10834	7369	2462	2322	5014
225	3713	3538	736	1004	3337	4999	8010	2413	2414	2687
0	1343	572	185	75	239	275	1977	596	221	245
0	312	364	17	19	158	197	662	199	93	438
0	144	63	0	0	19	22	326	90	0	44
0.3%	6.9%	2.0%	1.9%	3.8%	0.6%	0.2%	2.4%	3.2%	1.0%	1.0%
0.0%	22.1%	11.6%	12.9%	4.1%	5.5%	3.0%	16.2%	15.4%	6.2%	8.6%
0.2%	13.5%	4.9%	5.4%	3.9%	1.7%	1.4%	8.3%	7.5%	2.5%	3.6%

San Juan C	Santa Ana	Seal Beach	Stanton cit	Tustin city,	Villa Park c	Westminst	Yorba Linda city, California
12229	75980	12452	10926	26185	1998	27687	21972
9071	34471	9390	5211	12590	1891	14638	18158
7048	14001	7890	2719	7949	1624	8529	13575
1806	13942	1436	2001	4091	267	5327	4407
180	4321	15	363	412	0	574	141
19	1674	49	72	113	0	159	24
18	533	0	56	25	0	49	11
3158	41509	3062	5715	13595	107	13049	3814
1392	8428	1768	1673	5322	45	5217	1809
1184	15665	1217	2536	5911	44	5763	1729
365	9089	14	990	1616	9	1268	244
128	5254	54	423	661	0	618	10
89	3073	9	93	85	9	183	22
2.4%	18.9%	0.7%	9.4%	4.4%	0.0%	5.3%	1.0%
18.4%	42.0%	2.5%	26.4%	17.4%	16.8%	15.9%	7.2%
6.5%	31.5%	1.1%	18.3%	11.1%	0.9%	10.3%	2.1%

City of Laguna Beach

Existing Affordable Housing Programs, Policies and Zoning Regulations

Residential subdivisions of two (2) or more lots or units, OR development of three (3) or more units on existing building sites (no subdivision proposed in conjunction with development). Housing Element Policy 2.4: Programs 7,9,13,and 19	Requires that 25% of the new lots or units be designated as low or moderate income units, OR if the development has ten or fewer units, the applicant may pay an established in-lieu housing fee, based on 30% of the number of lots/units in the subdivision or development. Developments of 11 or more units must provide the required affordable housing either on-site or off-site in the City. The fees are recalculated annually. (Pages IV-21 and VII-3)
Conversion or demolition of any low or moderate-income housing units. Mello Act: California Government Code Section 65590 and 65590.1. The Mello Act is a statewide law which seeks to preserve housing for persons and families with low and moderate incomes in California's Coastal Zone. Housing Element Policy 2.1 Programs 7, 10, 18, 19, 23	State law and the City's policy require the replacement of an equivalent number of low or moderate-income housing units in the City at the time a conversion or demolition is taking place, OR alternatively, the applicant may pay an in-lieu housing fee for each residence that is being removed or converted, based on the square footage. (Pages IV-21 and VII-2)
Conversion of existing rental housing units to condominiums, or the construction of new condominiums on sites previously occupied by rental units. Housing Element Policy 1.10 and Land Use Element Policy 6.13 Programs 12,19,20	The policy prohibits the conversion of existing residential rental units, unless an equivalent number of rental units are replaced in the City during the same time as the conversion, OR alternatively, the applicant may pay a fee in-lieu of replacing the rental housing. Artist Live/Work units shall not replace residential rental units. (Pages IV-21 and VII-2)
Two Family or Multi-Family: Removal or conversion of one or more residential units within an existing two-family or multi-family development that is located in a zone that allows medium or high density housing, and the existing number of residences comply with the density standard of that zone. (Housing Element Policy 1.8) (If any of the residences are determined to be low or moderate income, they are subject to Housing Element Policy 2.1, as explained above.)	The policy prohibits the removal or conversion of existing residential units unless an equivalent number of units are replaced, OR alternatively, the applicant may pay an in-lieu housing fee for each residence that is being removed or converted, based on the square footage.

Mixed Use: Removal or conversion of one or more residential units in a mixed-use development that is located in a commercial zone (Housing Element Policy HE-1.9). (If any of the residences are determined to be low or moderate income, they are subject to Housing Element Policy 2.1, as explained above.)	The policy prohibits the removal or conversion of residential units unless an equivalent number of units are replaced, OR alternatively, the applicant may pay an in-lieu housing fee for each residence that is being removed or converted, based on the square footage.
Second Residential Unit Ordinance	100% of all building, planning and zoning fees are refundable if deed restricted to low income housing or senior for 55 years. 50% of all building, planning and zoning fees are refundable if deed restricted to moderate housing or senior for 55 years. ADUs shall not be considered new residential for the purposes of calculating connection fees or capacity charges, utility, including water and sewer service. This only applies to ADUs in existing structures.
Mobilehome Zone LBMC 25.46.002	The city recognizes that existing mobilehome parks provide a viable housing alternative for the community, especially for low- and *moderate*-income households. Therefore, the primary intent of this chapter is to allow existing mobile-homes and associated improvements to be maintained by establishing a zoning district that encourages mobilehome park use.
Historic Preservation Ordinance LBMC 25.45.006	Owners of properties rated "K" or "E" on the historic register are eligible to apply for Mill's Act contract, which provides a tax incentive. 100% of all building permit and planning fees for structures placed on the historic register are refundable
Parking Incentives for Affordable Housing LBMC 25.52.012 (Multi-Family)	Multi-Family: The city may reduce or waive parking requirements for housing projects with units committed to long-term, low-income or senior citizen's housing, e.g., as defined under the Federal Government Section 8 Housing or its equivalent.

LBMC 25.52.006 (G)-Low Income or Disabled Housing Project	If proposed use is a very low or low income, or disabled housing project, the city council may approve a conditional use permit, upon recommendation by the approval authority, to reduce the parking standards required under this chapter where the proposed use provides for and promotes the use of alternative modes of transportation such as ride-sharing, carpools, vanpools, public transit, bicycles and walking; and where the reduced parking requirement will not adversely impact public access to beaches, parks, open spaces, and trails.
LBMC 25.16.050 (A)(5)-Artist Live/Work Commercial and Industrial Zones	1.5 parking spaces shall be provided for each artist's working and living unit in all zones. As an incentive to provide additional affordable units beyond the minimum twenty-five percent affordable unit requirement, the planning commission may allow 1 parking space per unit.
LBMC Artist Live/Work LBMC 25.16.010	The purpose of this chapter is to provide Laguna Beach artists the opportunity to create art in a combined working and living environment. This chapter is intended to facilitate the provision of an affordable lifestyle, for artists of limited or modest income and an incentive to locate and remain in Laguna Beach.
LBMC 25.16.080 Enforcement	It is a misdemeanor for any person to sell to another person an affordable artists' working and living unit at a price that exceed the maximum allowable price as required by the city, OR to sell an affordable unit to a household not qualified or not determined to be eligible to purchase an affordable unit, or to rent an affordable unit.
Density Bonus Housing Element Policy 2.8	Provide incentives (i.e. density bonus, fee reductions/exemptions, assistance with federal and other funding applications, liberalized development standards, fast-tracking, etc.) to developers of projects that include very-low and low-income housing units.

Open Space Conservation Element 8J Historic Preservation Ordinance LBMC 25.45.006	Encourage applicants to utilize the density transfer process by granting a density bonus in conjunction with the density transfer in order to protect an environmentally sensitive area that would otherwise be developed. If appropriate, such density transfer should incorporate the concept of clustering on the receiving site to minimize impacts of the density bonus. Historic structures located in the local business professional zone and in the downtown specific plan area may be eligible for residential density bonuses.
Support for Local Shelters	ASL and Friendship Shelter
Support for persons with HIV and AIDS	Hagan Place 24-unit project for persons disabled by AIDS. Hagan Place an adaptive reuse housing development.
Senior Services Coordinator	Senior Services Coordinator at Susi-Q
Nonconforming Multi-Family Units on Single-Family Sites LBMC 25.39.090 LBMC 25.56.006	Units which do not comply with this section, including existing two-family dwellings, apartments and multiple-family units on single-family legal building sites, shall be permitted to remain as existing nonconforming uses. Nonconforming structures, however, may be added to or enlarged pursuant to Section 25.56.008 of this code, if such units are made available to low- and *moderate*-income households under an agreement approved by the city. In no case shall these improvements exceed fifty percent of the existing floor area of said units If any nonconforming use or portion thereof is abandoned or ceases for a period of twelve or more consecutive months, or is changed to a conforming use, it shall not thereafter be reestablished or reopened.
Downtown Specific Plan	Please refer to Downtown Specific Plan Policies- To provide publicly financed, affordable housing for senior, disabled and /or low-income individuals. Incentives include density bonuses, reduced development standards, financial assistance, and in-lieu housing fee. (Pages III-29, V-8, V-II, V-27,

General Plan Policy-Mixed Use Development (General Plan Policy –Action 6.12.1)	Evaluate incentives for the development of affordable residential units in conjunction with mixed-use development in commercial zones.
Promote the provision of housing to serve the City's low and moderate-income households, including City employees Land Use Policy 6.4.1	Explore housing solutions that include public/private partnership
Existing Neighborhoods and Preservation Enhancement Policy 1.14	Encourage the preservation and continued affordability of low and moderate-income housing in the City.
Village High Density (Land Use Element) 6-3 to 6-4	Affordable housing projects are also permissible at densities above the standards of this category, subject to the City approving an affordable housing plan consisting of: 1. Housing units shall be made exclusively available to households earning 120% or less of the County median income. 2 Housing units shall be offered for sale or rent at affordable levels as defined below: a. Selling price shall be equal to or less than an amount that produces a monthly payment (including principle, interest, taxes, insurance and homeowner's association uses) that is no more than 30% of the monthly household income. b. Monthly rent paid by the tenant shall not exceed 30% of monthly household income. 3. Provision shall be made to ensure continued housing affordability for a minimum duration of 50 years after completion of the project. 4. The maximum permissible density for affordable housing projects shall be un-prescribed but should take into account on-site constraints, infrastructure capabilities, and design and aesthetic factors.

DP03

SELECTED ECONOMIC CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	Laguna Beach city, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	19,753	+/-340	19,753	(X)
In labor force	12,580	+/-522	63.7%	+/-2.5
Civilian labor force	12,557	+/-517	63.6%	+/-2.5
Employed	11,734	+/-530	59.4%	+/-2.6
Unemployed	823	+/-206	4.2%	+/-1.0
Armed Forces	23	+/-26	0.1%	+/-0.1
Not in labor force	7,173	+/-514	36.3%	+/-2.5
Civilian labor force	12,557	+/-517	12,557	(X)
Unemployment Rate	(X)	(X)	6.6%	+/-1.6
Females 16 years and over	10,036	+/-395	10,036	(X)
In labor force	5,695	+/-433	56.7%	+/-3.6
Civilian labor force	5,683	+/-431	56.6%	+/-3.6
Employed	5,314	+/-429	52.9%	+/-3.6
Own children of the householder under 6 years	952	+/-220	952	(X)
All parents in family in labor force	557	+/-206	58.5%	+/-15.3
Own children of the householder 6 to 17 years	2,882	+/-411	2,882	(X)
All parents in family in labor force	1,624	+/-335	56.3%	+/-9.2
COMMUTING TO WORK				
Workers 16 years and over	11,504	+/-523	11,504	(X)
Car, truck, or van -- drove alone	8,638	+/-556	75.1%	+/-3.1
Car, truck, or van -- carpooled	435	+/-152	3.8%	+/-1.3
Public transportation (excluding taxicab)	61	+/-46	0.5%	+/-0.4
Walked	399	+/-134	3.5%	+/-1.1
Other means	163	+/-91	1.4%	+/-0.8
Worked at home	1,808	+/-288	15.7%	+/-2.6
Mean travel time to work (minutes)	27.0	+/-1.4	(X)	(X)

Subject	Laguna Beach city, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPATION				
Civilian employed population 16 years and over	11,734	+/-530	11,734	(X)
Management, business, science, and arts occupations	6,991	+/-532	59.6%	+/-3.7
Service occupations	1,201	+/-218	10.2%	+/-1.9
Sales and office occupations	2,980	+/-414	25.4%	+/-3.3
Natural resources, construction, and maintenance occupations	258	+/-89	2.2%	+/-0.7
Production, transportation, and material moving occupations	304	+/-154	2.6%	+/-1.3
INDUSTRY				
Civilian employed population 16 years and over	11,734	+/-530	11,734	(X)
Agriculture, forestry, fishing and hunting, and mining	0	+/-23	0.0%	+/-0.3
Construction	445	+/-154	3.8%	+/-1.3
Manufacturing	931	+/-190	7.9%	+/-1.6
Wholesale trade	367	+/-127	3.1%	+/-1.1
Retail trade	1,469	+/-282	12.5%	+/-2.4
Transportation and warehousing, and utilities	196	+/-121	1.7%	+/-1.0
Information	312	+/-135	2.7%	+/-1.1
Finance and insurance, and real estate and rental and leasing	1,810	+/-386	15.4%	+/-3.1
Professional, scientific, and management, and administrative and waste management services	2,241	+/-271	19.1%	+/-2.3
Educational services, and health care and social assistance	2,370	+/-362	20.2%	+/-3.1
Arts, entertainment, and recreation, and accommodation and food services	783	+/-176	6.7%	+/-1.4
Other services, except public administration	488	+/-166	4.2%	+/-1.4
Public administration	322	+/-131	2.7%	+/-1.1
CLASS OF WORKER				
Civilian employed population 16 years and over	11,734	+/-530	11,734	(X)
Private wage and salary workers	8,923	+/-544	76.0%	+/-3.0
Government workers	949	+/-211	8.1%	+/-1.8
Self-employed in own not incorporated business workers	1,836	+/-318	15.6%	+/-2.7
Unpaid family workers	26	+/-30	0.2%	+/-0.3
INCOME AND BENEFITS (IN 2017 INFLATION-ADJUSTED DOLLARS)				
Total households	10,485	+/-374	10,485	(X)
Less than $10,000	466	+/-140	4.4%	+/-1.3
$10,000 to $14,999	227	+/-86	2.2%	+/-0.8
$15,000 to $24,999	496	+/-162	4.7%	+/-1.5
$25,000 to $34,999	501	+/-176	4.8%	+/-1.7
$35,000 to $49,999	658	+/-156	6.3%	+/-1.5
$50,000 to $74,999	1,163	+/-291	11.1%	+/-2.6
$75,000 to $99,999	1,099	+/-229	10.5%	+/-2.2
$100,000 to $149,999	1,534	+/-246	14.6%	+/-2.5
$150,000 to $199,999	1,048	+/-219	10.0%	+/-2.2
$200,000 or more	3,293	+/-367	31.4%	+/-3.4
Median household income (dollars)	117,586	+/-11,504	(X)	(X)
Mean household income (dollars)	193,102	+/-18,051	(X)	(X)
With earnings	8,236	+/-388	78.6%	+/-2.9
Mean earnings (dollars)	181,060	+/-16,602	(X)	(X)
With Social Security	3,318	+/-304	31.6%	+/-2.5
Mean Social Security income (dollars)	22,878	+/-1,422	(X)	(X)
With retirement income	1,867	+/-248	17.8%	+/-2.2
Mean retirement income (dollars)	54,821	+/-7,425	(X)	(X)
With Supplemental Security Income	133	+/-68	1.3%	+/-0.6

Subject	Laguna Beach city, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Mean Supplemental Security Income (dollars)	8,211	+/-2,867	(X)	(X)
With cash public assistance income	44	+/-36	0.4%	+/-0.3
Mean cash public assistance income (dollars)	2,034	+/-1,989	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	105	+/-53	1.0%	+/-0.5
Families	5,974	+/-260	5,974	(X)
Less than $10,000	99	+/-53	1.7%	+/-0.9
$10,000 to $14,999	57	+/-41	1.0%	+/-0.7
$15,000 to $24,999	181	+/-120	3.0%	+/-2.0
$25,000 to $34,999	235	+/-138	3.9%	+/-2.3
$35,000 to $49,999	301	+/-103	5.0%	+/-1.7
$50,000 to $74,999	476	+/-136	8.0%	+/-2.3
$75,000 to $99,999	450	+/-136	7.5%	+/-2.2
$100,000 to $149,999	933	+/-205	15.6%	+/-3.3
$150,000 to $199,999	726	+/-181	12.2%	+/-3.0
$200,000 or more	2,516	+/-295	42.1%	+/-4.7
Median family income (dollars)	163,871	+/-19,901	(X)	(X)
Mean family income (dollars)	235,297	+/-21,579	(X)	(X)
Per capita income (dollars)	88,016	+/-8,851	(X)	(X)
Nonfamily households	4,511	+/-487	4,511	(X)
Median nonfamily income (dollars)	74,722	+/-4,523	(X)	(X)
Mean nonfamily income (dollars)	134,204	+/-26,390	(X)	(X)
Median earnings for workers (dollars)	65,575	+/-8,639	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	122,629	+/-15,775	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	78,678	+/-3,309	(X)	(X)
HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population	23,201	+/-83	23,201	(X)
With health insurance coverage	22,102	+/-300	95.3%	+/-1.3
With private health insurance	19,392	+/-525	83.6%	+/-2.2
With public coverage	6,272	+/-536	27.0%	+/-2.3
No health insurance coverage	1,099	+/-292	4.7%	+/-1.3
Civilian noninstitutionalized population under 19 years	4,290	+/-351	4,290	(X)
No health insurance coverage	125	+/-75	2.9%	+/-1.8
Civilian noninstitutionalized population 19 to 64 years	13,586	+/-443	13,586	(X)
In labor force:	10,810	+/-507	10,810	(X)
Employed:	10,084	+/-512	10,084	(X)
With health insurance coverage	9,463	+/-551	93.8%	+/-2.0
With private health insurance	9,248	+/-544	91.7%	+/-2.2
With public coverage	380	+/-127	3.8%	+/-1.2
No health insurance coverage	621	+/-205	6.2%	+/-2.0
Unemployed:	726	+/-189	726	(X)
With health insurance coverage	559	+/-165	77.0%	+/-11.1
With private health insurance	450	+/-168	62.0%	+/-12.7
With public coverage	134	+/-62	18.5%	+/-10.2
No health insurance coverage	167	+/-91	23.0%	+/-11.1
Not in labor force:	2,776	+/-330	2,776	(X)
With health insurance coverage	2,601	+/-316	93.7%	+/-3.0
With private health insurance	2,377	+/-290	85.6%	+/-3.9
With public coverage	306	+/-92	11.0%	+/-3.1
No health insurance coverage	175	+/-89	6.3%	+/-3.0

Subject	Laguna Beach city, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	(X)	2.8%	+/-1.1
With related children of the householder under 18 years	(X)	(X)	3.6%	+/-2.5
With related children of the householder under 5 years only	(X)	(X)	4.5%	+/-8.3
Married couple families	(X)	(X)	2.3%	+/-1.1
With related children of the householder under 18 years	(X)	(X)	2.3%	+/-2.3
With related children of the householder under 5 years only	(X)	(X)	5.6%	+/-10.6
Families with female householder, no husband present	(X)	(X)	7.4%	+/-6.6
With related children of the householder under 18 years	(X)	(X)	11.4%	+/-9.6
With related children of the householder under 5 years only	(X)	(X)	0.0%	+/-59.2
All people	(X)	(X)	6.6%	+/-1.4
Under 18 years	(X)	(X)	4.3%	+/-2.6
Related children of the householder under 18 years	(X)	(X)	3.5%	+/-2.4
Related children of the householder under 5 years	(X)	(X)	4.1%	+/-6.4
Related children of the householder 5 to 17 years	(X)	(X)	3.4%	+/-2.3
18 years and over	(X)	(X)	7.1%	+/-1.5
18 to 64 years	(X)	(X)	7.7%	+/-1.8
65 years and over	(X)	(X)	5.4%	+/-2.0
People in families	(X)	(X)	2.7%	+/-1.2
Unrelated individuals 15 years and over	(X)	(X)	17.0%	+/-3.6

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Employment and unemployment estimates may vary from the official labor force data released by the Bureau of Labor Statistics because of differences in survey design and data collection. For guidance on differences in employment and unemployment estimates from different sources go to Labor Force Guidance.

Workers include members of the Armed Forces and civilians who were at work last week.

Industry codes are 4-digit codes and are based on the North American Industry Classification System 2012. The Industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.

Occupation codes are 4-digit codes and are based on Standard Occupational Classification 2010.

Logical coverage edits applying a rules-based assignment of Medicaid, Medicare and military health coverage were added as of 2009 -- please see https://www.census.gov/library/working-papers/2010/demo/coverage_edits_final.html for more details. The 2008 data table in American FactFinder does not incorporate these edits. Therefore, the estimates that appear in these tables are not comparable to the estimates in the 2009 and later tables. Select geographies of 2008 data comparable to the 2009 and later tables are available at https://www.census.gov/data/tables/time-series/acs/1-year-re-run-health-insurance.html. The health insurance coverage category names were modified in 2010. See https://www.census.gov/topics/health/health-insurance/about/glossary.html#par_textimage_18 for a list of the insurance type definitions.

Beginning in 2017, selected variable categories were updated, including age-categories, income-to-poverty ratio (IPR) categories, and the age universe for certain employment and education variables. See user note entitled "Health Insurance Table Updates" for further details.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

S1701

POVERTY STATUS IN THE PAST 12 MONTHS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	Laguna Beach city, California				
	Total		Below poverty level		Percent below poverty level
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Population for whom poverty status is determined	23,134	+/-119	1,528	+/-322	6.6%
AGE					
Under 18 years	3,899	+/-351	168	+/-97	4.3%
Under 5 years	785	+/-192	32	+/-49	4.1%
5 to 17 years	3,114	+/-411	136	+/-77	4.4%
Related children of householder under 18 years	3,868	+/-358	137	+/-93	3.5%
18 to 64 years	13,910	+/-435	1,070	+/-251	7.7%
18 to 34 years	3,210	+/-455	393	+/-157	12.2%
35 to 64 years	10,700	+/-437	677	+/-188	6.3%
60 years and over	7,552	+/-561	434	+/-149	5.7%
65 years and over	5,325	+/-452	290	+/-113	5.4%
SEX					
Male	11,615	+/-393	790	+/-210	6.8%
Female	11,519	+/-416	738	+/-191	6.4%
RACE AND HISPANIC OR LATINO ORIGIN					
White alone	20,586	+/-549	1,292	+/-286	6.3%
Black or African American alone	201	+/-130	19	+/-27	9.5%
American Indian and Alaska Native alone	33	+/-41	0	+/-23	0.0%
Asian alone	1,034	+/-404	111	+/-68	10.7%
Native Hawaiian and Other Pacific Islander alone	92	+/-106	22	+/-35	23.9%
Some other race alone	485	+/-240	37	+/-44	7.6%
Two or more races	703	+/-225	47	+/-48	6.7%
Hispanic or Latino origin (of any race)	1,959	+/-444	132	+/-86	6.7%
White alone, not Hispanic or Latino	19,036	+/-647	1,205	+/-259	6.3%
EDUCATIONAL ATTAINMENT					
Population 25 years and over	17,846	+/-455	1,088	+/-250	6.1%
Less than high school graduate	564	+/-155	108	+/-80	19.1%
High school graduate (includes equivalency)	1,589	+/-285	142	+/-75	8.9%
Some college, associate's degree	4,047	+/-437	556	+/-171	13.7%

Subject	Laguna Beach city, California				
	Total		Below poverty level		Percent below poverty level
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Bachelor's degree or higher	11,646	+/-502	282	+/-94	2.4%
EMPLOYMENT STATUS					
Civilian labor force 16 years and over	12,557	+/-517	563	+/-157	4.5%
Employed	11,734	+/-530	320	+/-113	2.7%
Male	6,420	+/-464	133	+/-78	2.1%
Female	5,314	+/-429	187	+/-78	3.5%
Unemployed	823	+/-206	243	+/-106	29.5%
Male	454	+/-158	157	+/-75	34.6%
Female	369	+/-147	86	+/-54	23.3%
WORK EXPERIENCE					
Population 16 years and over	19,753	+/-340	1,360	+/-286	6.9%
Worked full-time, year-round in the past 12 months	7,928	+/-503	68	+/-60	0.9%
Worked part-time or part-year in the past 12 months	5,122	+/-449	405	+/-125	7.9%
Did not work	6,703	+/-526	887	+/-217	13.2%
ALL INDIVIDUALS WITH INCOME BELOW THE FOLLOWING POVERTY RATIOS					
50 percent of poverty level	979	+/-257	(X)	(X)	(X)
125 percent of poverty level	1,809	+/-357	(X)	(X)	(X)
150 percent of poverty level	2,041	+/-354	(X)	(X)	(X)
185 percent of poverty level	2,904	+/-501	(X)	(X)	(X)
200 percent of poverty level	3,186	+/-505	(X)	(X)	(X)
300 percent of poverty level	4,724	+/-628	(X)	(X)	(X)
400 percent of poverty level	6,393	+/-710	(X)	(X)	(X)
500 percent of poverty level	8,050	+/-752	(X)	(X)	(X)
UNRELATED INDIVIDUALS FOR WHOM POVERTY STATUS IS DETERMINED	6,248	+/-679	1,064	+/-237	17.0%
Male	3,073	+/-479	552	+/-179	18.0%
Female	3,175	+/-425	512	+/-144	16.1%
15 years	31	+/-40	31	+/-40	100.0%
16 to 17 years	0	+/-23	0	+/-23	-
18 to 24 years	405	+/-160	261	+/-145	64.4%
25 to 34 years	676	+/-218	91	+/-52	13.5%
35 to 44 years	747	+/-232	96	+/-67	12.9%
45 to 54 years	1,439	+/-341	236	+/-105	16.4%
55 to 64 years	1,274	+/-277	153	+/-98	12.0%
65 to 74 years	974	+/-207	135	+/-72	13.9%
75 years and over	702	+/-207	61	+/-47	8.7%
Mean income deficit for unrelated individuals (dollars)	8,305	+/-881	(X)	(X)	(X)
Worked full-time, year-round in the past 12 months	2,712	+/-467	41	+/-45	1.5%
Worked less than full-time, year-round in the past 12 months	1,698	+/-276	343	+/-124	20.2%
Did not work	1,838	+/-353	680	+/-186	37.0%

Subject	Laguna Beach city, California Percent below poverty level Margin of Error
Population for whom poverty status is determined	+/-1.4
AGE	
Under 18 years	+/-2.6
Under 5 years	+/-6.4
5 to 17 years	+/-2.5
Related children of householder under 18 years	+/-2.4
18 to 64 years	+/-1.8
18 to 34 years	+/-4.5
35 to 64 years	+/-1.8
60 years and over	+/-1.8
65 years and over	+/-2.0
SEX	
Male	+/-1.7
Female	+/-1.6
RACE AND HISPANIC OR LATINO ORIGIN	
White alone	+/-1.3
Black or African American alone	+/-14.3
American Indian and Alaska Native alone	+/-53.6
Asian alone	+/-7.1
Native Hawaiian and Other Pacific Islander alone	+/-49.2
Some other race alone	+/-9.3
Two or more races	+/-7.1
Hispanic or Latino origin (of any race)	+/-4.1
White alone, not Hispanic or Latino	+/-1.3
EDUCATIONAL ATTAINMENT	
Population 25 years and over	+/-1.4
Less than high school graduate	+/-12.4
High school graduate (includes equivalency)	+/-4.2
Some college, associate's degree	+/-3.8
Bachelor's degree or higher	+/-0.8
EMPLOYMENT STATUS	
Civilian labor force 16 years and over	+/-1.2
Employed	+/-1.0
Male	+/-1.2
Female	+/-1.4
Unemployed	+/-12.0
Male	+/-15.8
Female	+/-14.3
WORK EXPERIENCE	
Population 16 years and over	+/-1.4
Worked full-time, year-round in the past 12 months	+/-0.8
Worked part-time or part-year in the past 12 months	+/-2.3
Did not work	+/-3.1
ALL INDIVIDUALS WITH INCOME BELOW THE FOLLOWING POVERTY RATIOS	
50 percent of poverty level	(X)
125 percent of poverty level	(X)
150 percent of poverty level	(X)
185 percent of poverty level	(X)
200 percent of poverty level	(X)

Subject	Laguna Beach city, California
	Percent below poverty level
	Margin of Error
300 percent of poverty level	(X)
400 percent of poverty level	(X)
500 percent of poverty level	(X)
UNRELATED INDIVIDUALS FOR WHOM POVERTY STATUS IS DETERMINED	+/-3.6
Male	+/-5.1
Female	+/-4.3
15 years	+/-55.3
16 to 17 years	**
18 to 24 years	+/-17.1
25 to 34 years	+/-7.7
35 to 44 years	+/-8.0
45 to 54 years	+/-7.4
55 to 64 years	+/-7.3
65 to 74 years	+/-6.9
75 years and over	+/-7.0
Mean income deficit for unrelated individuals (dollars)	(X)
Worked full-time, year-round in the past 12 months	+/-1.7
Worked less than full-time, year-round in the past 12 months	+/-6.5
Did not work	+/-8.3

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Laguna Hills
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	According to Orange County Projections for employment, population and housing compiled by CDR, no significant employment increases are expected to occur in the city through 2050. Previously approved infill projects are expected to increase high density housing supply by 1,188 units.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Not known at this time. The city does not control water and sewer infrastructure, which is subject to the management of two water districts (El Toro Water District and Moulton Niguel Water District).
Availability of land suitable for urban development	The City is completely built out and under-utilized sites are very limited. The city has already approved 1,477 units on its two primary under-utilized sites, and 289 units have been constructed as a result. Given the limited number of under-utilized sites remaining, availability of land suitable for urban development will be difficult. Please see the city's comments submitted as part of the analysis SCAG provided to the city concerning under potential infill parcels from October, 2018. Also, CalTrans has now proposed to reduce the capacity at one infill site to facilitate freeway improvements for I-5.

Lands protected from development under Federal or State programs	None.
County policies to preserve agricultural land	None.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	The city has no high quality transit infrastructure. The city has no suitable/ developable land located within 1/2 mile of high quality transit infrastructure that is located beyond city boundaries.
Agreements between a county and cities to direct growth to incorporated areas of the county	No such agreements exist at this time.

Loss of low income units through contract expirations	None.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	The city is experiencing high housing costs like the rest of the county. American Community Survey (ACS) estimates indicate 42% of Orange County households are paying 30% or more of their income toward housing costs. ACS estimates for Laguna Hills also indicate 42% of the city's households are paying 30% or more of household income toward housing costs.
[NEW] Rate of overcrowding	NA. On average, the city has a population per household (PPH) of 2.8. In 2017 the city conducted a study of population per household based on housing type which indicated the PPH was 3.08 in areas where density was less than 3.5 units per acre, 2.72 in areas where density was between 3.5-18 units per acre, and 1.42 PPH in areas where density was greater than 18 units per acre.
Farmworker housing needs	NA. No land within the City of Laguna Hills is designated for agricultural use.

Housing needs generated by the presence of a university campus within the jurisdiction	NA - There are no university campuses located in the city that may place more burden on housing need. Small vocational colleges exist where students commute to and from campus.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	NA
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	The city has no high quality transit infrastructure. The city has no suitable/ developable land located within 1/2 mile of high quality transit infrastructure located beyond city boundaries.
Other factors	Environmental Constraints: Hillsides- The City has special development regulations that apply to all property within the City having a slope gradient of 15% or greater. Flooding- Portions of the City's Open Space- 2 Drainage Facilities District may be located in the flood plain overlay zone established by the Federal Emergency Management Administration (FEMA) maps. The City does not allow any permanent building or structure development to occur within a floodplain except those that meet FEMA standards and criteria. Approximately 500 acres. of the city's 4,200 acres are constrained as a result of slopes or floodplain issues.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Laguna Niguel
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	
[NEW] Rate of overcrowding	
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	City of Lake Forest
County	County of Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No: The City of Lake Forest functions as both a bedroom community and employment hub, with major commuting both into and out of the City for work. However, overall, more of its employed residents commute to jobs out of the City than come in from elsewhere, resulting in a jobs housing balance and daytime population that is slightly lower than the Trade Area and County average. The City has a jobs-to-household ratio of 1.40 compared to Trade Area and County ratios of 1.78 and 1.55 respectively. (source: LEHD: ACS; Economic Planning Systems)
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No: The City of Lake Forest has not had any proposed development projects/applications that were halted, denied or reduced in scale as a consequence of lack of sewer or water service capacity.
Availability of land suitable for urban development	Yes:the City is largely built-out, with less than 0.28% (31 acres) suitable for urban development that is not already entitled and under construction.

Lands protected from development under Federal or State programs	No: The City has not experienced any incidents (e.g., within the prior 10 years) of proposed development projects/applications that were halted, denied or reduced in scale as a consequence of protections under Federal or State programs.
County policies to preserve agricultural land	No: The City is not aware of any County policy to preserve agricultural land that impacts that City of Lake Forest.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No: To date, the City has not experienced instances where a proposed housing development was limited or constrained as a result of regional transportation planning assumptions.
Agreements between a county and cities to direct growth to incorporated areas of the county	No: The City is not aware of any agreement with the County that provides for growth to be directed to the City of Lake Forest, as opposed to unincorporated areas.

Loss of low income units through contract expirations	Yes: The City lost affordable housing units through contract expirations as follows: 2007: 22 units; 2014: 187 units; 2018: 6 units; 2019: 38 units
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	No: According to the 16 Orange County Cities Regional Analysis of Impediments to Fair Housing Choice (March 9, 2016), The City of Lake Forest has 39.4 of households experiencing overpayment (cost burden > 30%) and 15.5 percent of household experiencing severe overpayment (cost burden > 50%); which is less than the Orange County averages of 44.5% and 21.2% respectively.
[NEW] Rate of overcrowding	No: According to the 16 Orange County Cities Regional Analysis of Impediments to Fair Housing Choice (March 9, 2016), Lake Forest's average household size in both 2000 and 2013 was 2.89, which is below the 2013 Orange County average (3.0) and only slightly above the 2013 California average 2.87.
Farmworker housing needs	No: Lake Forest has a single agricultural operation, the 90-acre Nakase nursery. Because there is only one, there is not a significant need for permanent farm worker housing. The City is currently processing an application to rezone and develop the Nakase nursery property for residential use.

Housing needs generated by the presence of a university campus within the jurisdiction	No: The closest university campus is located approximately 12 miles from the approximate City center. Moreover, according to the 16 Orange County Cities Regional Analysis of Impediments to Fair Housing Choice (March 9, 2016), Lake Forest's 18-34 aged population was 22.5% in 2013, which is near, but slightly below, both the Orange County and the California percentage for the same age bracket.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No: Lake Forest has not lost any housing units for causes related to a declared state of emergency since City incorporation in 1991.
[NEW] The region’s greenhouse gas emission targets provided by the California Air Resources Board	No: the City has not experienced instances where a housing development proposal has been halted, denied or reduced in scale based on the region's greenhouse gas emission targets. The City is currently updating its General Plan, which will include a qualified Greenhouse Gas Analysis, that will be used evaluate potential impacts associated with buildout of the preferred plan and identification of appropriate mitigation strategies.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Los Alamitos
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	None at this time.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	None
Availability of land suitable for urban development	The City of Los Alamitos is virtually built out. Future urban development will primarily require redevelopment. As a result, availability of land is scarce.

Lands protected from development under Federal or State programs	None
County policies to preserve agricultural land	None
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Public transportation service is available within a reasonable walking distance to all parts of our community. Thus, future household growth will be served by public transportation.
Agreements between a county and cities to direct growth to incorporated areas of the county	None

Loss of low income units through contract expirations	None
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	The percentage of such in in Los Alamitos is generally consistent with other neighboring jurisdictions in the Orange County and Los Angeles County areas.
[NEW] Rate of overcrowding	This is not an issue that we are aware of in this City.
Farmworker housing needs	None

Housing needs generated by the presence of a university campus within the jurisdiction	None
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	None
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Incorporated as part of the 2015 General Plan update.
Other factors	None

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Mission Viejo
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	The City of Mission Viejo has a jobs/housing relationship of 1.11 in both Year 2016 and Year 2045. This is in comparison to an Orange County jobs/housing relationship of 1.58 in Year 2016 and 1.64 in Year 2045. The City of Mission Viejo jobs/housing relationship is also improved from the 2012 RTP/SCS growth forecasts, which identified a Year 2016 jobs/housing relationship of 1.12 and a Year 2040 jobs/housing relationship of 1.15. This is also in comparison to a SCAG jobs/housing relationship of 1.25 in Year 2012 and 1.34 in Year 2040 (Source data: OCP-2018 and SCAG 2012 RTP/SCS growth forecasts).
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	None
Availability of land suitable for urban development	The City of Mission Viejo has only four vacant parcels within its jurisdictional boundaries: two of the parcels are designated as multi-family housing sites for affordable units in the City's 2012 Housing Element Update; one parcel is a SFD residential lot; and, the fourth parcel is a 1.85 acre parcel owned by AT&T that is zoned Business Park/Industrial. The dissolution of redevelopment funds has restricted the ability of developers to receive subsidies to construct affordable housing units on the two vacant RHNA sites. AB 1397 (2017) additionally imposes significant restrictions in the City's ability to designate non-residential sites as potential housing sites for the 2020 RHNA, due to the lack of substantial evidence to confirm that the existing land uses on the non-residential sites would be gone during the RHNA planning period, to be able to consider the site as a potential housing site. The remaining "undeveloped" sites are land dedicated for public parks and General Plan-designated open space corridors, private, deed-restricted open space (private parks and homeowner association owned private open space), privately-owned golf courses, and open spaces with easements for utilities such as Southern California Edison transmission lines.

Lands protected from development under Federal or State programs	The City of Mission Viejo participates in the County of Orange Natural Community Conservation Plan/Habitat Conservation Plan programs (NCCP/HCP) for the Southern subregion of the County of Orange, which were prepared in cooperation with the U.S. Fish and Wildlife Service and the California Department of Fish and Game to provide long-term, regional production of natural vegetation and wildlife diversity. The City also participates in the NCCP/HCP for Coastal Sage Scrub that targets the protection of the California gnatcatcher, the coastal cactus wren and the orange-throated whiptail lizard. Future planning efforts include an assessment of existing vegetation and species, an identification of habitat improvement constraints and opportunities, and development of Habitat Conservation Plans for specific areas within the City, to complement the Orange County Southern Subregion Habitat Conservation Plan and improve the status of threatened and endangered species such as the gnatcatcher and the Bell's vireo.
County policies to preserve agricultural land	Not applicable. There is no acreage in the City of Mission Viejo that is under agricultural cultivation or agricultural preserve.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	
Agreements between a county and cities to direct growth to incorporated areas of the county	None.

Loss of low income units through contract expirations	According to the California Housing Partnership Corporation's 2011 inventory of federally-subsidized residential property listings, there are no housing units at risk through contract expirations in the City of Mission Viejo during the 5th and 6th RHNA cycles.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	According to the U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Tables B25070 and S25, the share of owner-occupied housing units where the monthly housing costs are 30% or more of household income, is 29.7 % in the City of Mission Viejo. The share of renter households spending 30% or more on rent, is 56.9%. The share of renter households spending 50% or more on rent, is 25.5%.
[NEW] Rate of overcrowding	According to the U.S. Census Bureau, 2017 American Community Survey, Table B25014 FactFinder, 168 of 26,225 owner occupied units, or 0.64%, are considered overcrowded (per U.S. Census Bureau definition of more than 1.0 individuals per room). This is in comparison to an Orange County overcrowded rate for owner occupied units of 3.7%. For renter occupied units, 416 units of 7,608 renter units, or 5.47%, are considered overcrowded, per U.S. Census Bureau definition. This is in comparison to an Orange County overcrowded rate for renter occupied units of 15.97%.
Farmworker housing needs	There are no identified farmworker housing needs in the City of Mission Viejo, as there is no acreage in the City of Mission Viejo that is under agricultural cultivation or agricultural preserve.

Housing needs generated by the presence of a university campus within the jurisdiction	Not applicable. There are no private universities or a campus of the California State University or the University of California within the jurisdictional boundaries of the City of Mission Viejo.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	None.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	
Other factors	1. The City of Mission Viejo has only four vacant parcels within its jurisdictional boundaries: two of the parcels are designated as multi-family RHNA housing sites for affordable units in the City's 2012 Housing Element Update; one parcel is a SFD residential lot; and, the fourth parcel is a 1.85 acre parcel owned by AT&T that is zoned Business Park/Industrial. The remaining "undeveloped" sites are: land dedicated for public parks and General Plan-designated open space corridors; private, deed-restricted open space (private parks and homeowner association owned private open space); privately-owned golf courses; and open spaces with easements for utilities such as Southern California Edison transmission lines. 2. AB 1397 (Low) further restricts the use of non-vacant, non-residential sites to be considered as acceptable housing sites in its Housing Element to meet its RHNA, due to the requirement that substantial evidence be provided that any such sites' existing, non-residential land uses will be discontinued during the RHNA planning period to allow for the site's feasible conversion to residential use. During the 6th cycle RHNA planning period, the City will need to rely on outside, private market forces to determine the financial feasibility of purchasing and converting potential sits for residential units that would satisfy the City's RHNA allocation. 3. Areas along the City's eastern and northern borders are within the Very High Fire Hazard Severity Zone/Local Responsibility Area.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Newport Beach
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	According to SCAG's RTP/SCS 2016-2040 the jobs/ housing balance is forecasted to slightly decrease between 2012-2040.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No impact.
Availability of land suitable for urban development	The following are major constraints on the availability of land: • No vacant land available. Banning Ranch (primarily in County jurisdiction, but in City's Sphere of Influence) was the only remaining vacant site and on September 7, 2016, the California Coastal Commission denied a coastal development permit for the project due to its impact to environmentally sensitive habitat areas. On December 12, 2017, the City Council adopted Ordinance No. 2017-17, which repealed all approvals for the Newport Banning Ranch project. • Over 63 percent of the City is in the Coastal Zone. One of the major goals of the California Coastal Act and the City's adopted Coastal Land Use Plan and Local Coastal Program Implementation Plan is to assure the priority for coastal-dependent and coastal-related development over other development in the Coastal Zone, which is a constraint on residential development, particularly in areas on or near the shoreline. The Coastal Land Use Plan indicates that areas within the Coastal Zone designated for residential use include senior citizen housing facilities (whose occupancy is limited to senior persons, as defined by state or federal law). In addition, the Coastal Land Use Plan contains restrictions applicable to twelve sensitive habitat areas that limit potential residential development areas and that control and regulate locations on new buildings and structures to ensure preservation of unique natural resources and to minimize alteration of natural land forms along bluffs and cliffs. The shoreline height limit further restricts heights within the Coastal Zone. • Development in the Airport Area is restricted due to the noise impacts of JWA. Much of the southwestern portion of the area is located in the JWA Airport Environs Land Use Plan (AELUP) 65 dBA CNEL, which is unsuitable for residential and other "noise-sensitive" uses. Additionally, there are building heights and other standards that may restrict housing developments (safety zones near runways). •Charter Section 423 could be a constraint to development if a development proposal exceeds the updated General Plan levels for market rate units and/or affordable units beyond those provided for in state density bonus law. Should a developer propose a housing project that exceeds the allocation provided in the General Plan, or propose a change in land use of an underperforming property, a General Plan Amendment would be required and review of the project would be subject to review pursuant to the Measure S Guidelines. If the project exceeds the established threshold(s) and is approved by the City Council, the General Plan amendment would then be subject to a vote. The project proponent would then have to wait until the next regular municipal election or until a special election if the City and project proponent enter into an agreement to share the costs of the special election.

Lands protected from development under Federal or State programs	A majority of the City's remaining open space is protected as environmentally significant habitat areas and can't be rezoned for residential development. • Over 63 percent of the City is in the Coastal Zone, which is regulated by the California Coastal Commission. One of the major goals of the California Coastal Act and the City's adopted Coastal Land Use Plan and Local Coastal Program Implementation s to assure the priority for coastal-dependent and coastal-related development over other development in the Coastal Zone, including scenic preservation. • In July of 1996, the City became a signatory agency in the Orange County Central-Coastal Subregion Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP). The plan covers nearly 38,000 acres in coastal southern California and is a collaboration of federal and state resource agencies, local governments, special districts, and private property owners. The NCCP uses a multi-species habitat conservation approach rather than a species specific approach resulting in the preservation of some of the most valuable native habitats while freeing other properties for development. As a signatory agency, the City is responsible for enforcing mitigation measures and other policies identified in the NCCP/Habitat Conservation Plan Implementation Agreement for properties located within the City Limit that are part of the NCCP Subregional Plan. •Several of the natural communities that occur in Newport Beach are designated rare by the California Department of Fish and Game (CDFG) and are easily disturbed or degraded by human activity and therefore are presumed to meet the definition of Environmental Sensitive Habitat Area (ESHA) under the Coastal Act. • Western Snowy Plover Federally designated critical habitat.
County policies to preserve agricultural land	None
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	None
Agreements between a county and cities to direct growth to incorporated areas of the county	None

Loss of low income units through contract expirations	• Housing Program 4.1.1 - Annually contact owners of affordable units as part of the City's annual monitoring of affordable housing agreements to obtain information regarding their plans for continuing affordability on their properties, inform them of financial resources available, and to encourage the extension of the affordability agreements for the developments beyond the contract years. • The City of Newport Beach is registered as a Qualified Preservation Entity with HCD since 2012. When notification is received, City staff will evaluate the potential use of monies to preserve the affordable units. The following activities demonstrate continuous successful efforts to preserve low income units: • Seaview Lutheran Plaza Project – Seaview Lutheran Plaza was awarded $1.6 million to assist with the rehabilitation of an existing 100-unit apartment building that is affordable to low-income seniors located at 2800 Pacific View Drive. On July 26, 2016, the City and Seaview Lutheran entered into an affordable housing grant agreement for $800,000 of the award for upgrades to existing bathrooms. The design and permits were approved late 2016 and construction was underway throughout 2017. By spring 2018 all 100 units were complete. The grant agreement extended the affordability requirement through 2069. • An agreement with Community Development Partners granting $1,975,000 to assist with the acquisition, rehabilitation and conversion of an existing 12-unit apartment building located at 6001 Coast Boulevard for affordable housing – 6 for low-income veterans and 6 with a priority for low-income seniors and veterans (Newport Veterans Project). In June 2017, the project closed on construction financing. Building permits were issued and construction began in July 2017. The lease-up of the units were completed in 2018. • Senior Home Repair Program - An agreement with Habitat for Humanity Orange County (Habitat OC) granting up to $600,000 for critical home repair for low-income seniors. This enables low-income seniors to remain in their homes, otherwise would be displaced as they can not afford the repairs that are considered critical. There has been $194,000 spent with eight projects completed and one in the process at the end of 2018. These projects include repairing and weatherizing roofing, bringing landscaping up to code, repairing stairs and railings, and replacing furnaces and windows, emergency plumbing.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	According to the 2013-2017 American Community Survey data, 36.4 percent of Newport Beach home owners and 44.4 percent of renter households had a housing cost burden (paying more than 30 percent of income on housing). The percent of home owners was slightly higher than the County average of 33 percent, but the percent of renters was less than the County average of 55 percent.
[NEW] Rate of overcrowding	The 2013-2017 American Community Survey data indicates that in Newport Beach, 0.2 percent owner-occupied units and 3 percent renter-occupied units included more than one person per room and are considered overcrowded. A total of 1.4 percent of all units are considered overcrowded (more than 1.0 occupants per room). According to the 2013-2017 American Community Survey data, within Orange County as a whole, overcrowding rates are considerably higher compared to the City: County-wide 3.7 Percent owner-occupied units and 16 percent renter-occupied units are considered overcrowded.
Farmworker housing needs	None

Housing needs generated by the presence of a university campus within the jurisdiction	Students attending the University of California, Irvine (UCI) or Orange Coast College (OCC) in Costa Mesa also reside in Newport Beach. The Student Housing Offices provide information to students on locating housing but students do not necessarily obtain housing through the offices. Also, Student Housing Offices have no way of tracking residences of students.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	None
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	CEQA level Air Quality and Green House Gas analysis is performed on all applicable projects on a project by project basis.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Placentia
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Placentia is moderately "housing rich/jobs poor" as compared to the SCAG region: Placentia jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 1.14 (SCAG region - 1.25) 2040: 1.24 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Placentia has only a limited amount of vacant land suitable for development.

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Placentia is moderately "housing rich/jobs poor" as compared to the SCAG region: Placentia jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 1.14 (SCAG region - 1.25) 2040: 1.24 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG.
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	(census data)
[NEW] Rate of overcrowding	(census data)
Farmworker housing needs	There is no commercial agriculture in Placentia; therefore, no need for farmworker housing

Housing needs generated by the presence of a university campus within the jurisdiction	No university campus within Placentia
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Placentia is moderately "housing rich/jobs poor" as compared to the SCAG region: Placentia jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 1.14 (SCAG region - 1.25) 2040: 1.24 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Rancho Santa Margarita
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	Yes
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	Yes
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	No
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	San Clemente
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes - The City has more residents that work outside the City than within it. There is a higher unmet need for housing to support residents with low-wage jobs
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes - City's stock of vacant greenfield sites is low. Most projects are now redevelopment and in-fill. in 2008, the "Measure V" initiative passed that requires voter approval to change open space land use designations and permitted uses to non-open space uses with limited exceptions. While Measure V limits options for development in designated open space, most of the City's open space land is unsuitable for housing due to the existence of topographical constraints, conservation easements, open space easements, and other factors.

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes - There is limited bus service (headways and city coverage). While there are rail stations, headways and scheduling do not facilitate commuter travel in-and-out of the City for standard operating hours of professional type jobs (i.e. 9 am to 5 pm)
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes; According to the HUD 2011-2015 Comprehensive Housing Affordability Strategy (CHAS), of 8,370 total renter-occupied households, 55.9% (4,680) of households pay over 30% of income on rent and 32.1% (2,690) of renter-occupied households pay over 50% of income on rent. Of total households (24,070), 19.4% pay over 30% on rent and 11.1% pay over 50% on rent. For more analysis and data, please refer to the attached excerpt from the 2017 City's Housing Element Mid-Term Update
[NEW] Rate of overcrowding	No; According to the Census 2017 American Community Survey (ACS), overcrowding was not an issue in the City. Approximately 1.5% of all households in San Clemente were overcrowded and 2.1% were severely overcrowded. Overcrowding was significantly more prevalent among renter-households than owner-households. Countywide a larger proportion of households were considered overcrowded. For more analysis and data, please refer to the attached excerpt from the 2017 City's Housing Element Mid-Term Update
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	Higher land values affect return-on-investment for affordable housing projects with lack of adequate subsidies available. Additional funding is needed to provide adequate subsidies that will sufficiently incentivize the development of income restricted units and/or support for the City to acquire property as a capital resource for partnership projects

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	San Juan Capistrano
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	Yes
County policies to preserve agricultural land	Yes. The City has adopted a UAIZ program which requires County approval to implement.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	No
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Santa Ana
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes
Agreements between a county and cities to direct growth to incorporated areas of the county	Yes

Loss of low income units through contract expirations	Yes
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes
[NEW] Rate of overcrowding	Yes
Farmworker housing needs	Yes

Housing needs generated by the presence of a university campus within the jurisdiction	Yes
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	Existing homeless shelters and beds within jurisdictions to address local and regional needs.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Tustin
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No - The City of Tustin has successfully provided for the development of affordable housing units through inclusionary housing requirements at Tustin Legacy and through the implementation of State Density Bonus Law throughout the City. These programs have led to the development of affordable housing units in Tustin which are available to low-wage workers.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Not applicable - There is no known lack of capacity for sewer or water service to accommodate projected growth for the City of Tustin.
Availability of land suitable for urban development	Yes - There is land available for development in Tustin. However, there are large single family neighborhoods and newly developed areas within Tustin Ranch and Tustin Legacy that would not be likely candidates for redevelopment during the 6th RHNA cycle. There is also land protected by the Natural Community Conservation Plan (NCCP) which is not suitable, nor allowed to be developed.

Lands protected from development under Federal or State programs	Yes - in the 1990s, the City of Tustin joined the regional Natural Community Conservation Plan (NCCP) which protects communities of native plants and animals by setting aside land from development.
County policies to preserve agricultural land	Not applicable - There are no County policies in place in Tustin to preserve agricultural land.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	The growth forecast for the City of Tustin that was included in the adopted 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) was consistent with the City of Tustin General Plan. If the growth forecast were to deviate from local input, there could be impacts to Tustin.
Agreements between a county and cities to direct growth to incorporated areas of the county	Not applicable - There is no agreement between the County of Orange and the City of Tustin that directs growth to the City of Tustin.

Loss of low income units through contract expirations	Yes - There are 210 low income family housing units in Tustin that would be at risk of converting to market rate through contract expirations during the 6th RHNA cycle.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Per the U.S. Census Bureau, 2013-2017 American Community Survey 5-year Estimates, the share of owner-occupied housing units where monthly costs are 30% or more of household income is 37.2% . The share of renter households spending 30% or more on rent is 53.7%, and the share of renter households spending 50% or more on rent is 25.3%.
[NEW] Rate of overcrowding	Per the U.S. Census Bureau, 2017 American Community Survey, 550 out of 12,590 owner occupied units are considered overcrowded (4.4%). 2,362 out of 13,595 renter occupied units (17.4%) are considered overcrowded.
Farmworker housing needs	Not applicable to Tustin.

Housing needs generated by the presence of a university campus within the jurisdiction	Not applicable - There is no four-year degree program university campus within the City of Tustin. The South Orange County Community College District (SOCCCD), in concert with Saddleback College and Irvine Valley College (IVC), is developing a new education park at Tustin Legacy. The first building opened for instruction in March 2018 and is designed to house career technical programs for Irvine Valley College.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Not applicable to Tustin.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	The City of Tustin growth forecast adopted with the 2016 RTP/SCS was consistent with planned development. However, if the SCAG region does not meet the GHG emission reduction target and the growth forecast is modified for the 2020 RTP/SCS and local input is not protected, there may be a significant impact.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Villa Park
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Villa Park is "housing rich/jobs poor" as compared to the SCAG region: Villa Park jobs/household ratio (source: SCAG 2016 RTP/SCS): 2012: 0.75 (SCAG region - 1.25) 2040: 0.85 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	n.a.
Availability of land suitable for urban development	Villa Park is almost fully developed. Approximately 14 vacant lots remain in the entire city, nearly all of which have topographical constraints.

Lands protected from development under Federal or State programs	Flood hazard zones
County policies to preserve agricultural land	n.a.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No HQTAs, Major Transit Stops or Transit Priority Areas in Villa Park.
Agreements between a county and cities to direct growth to incorporated areas of the county	n.a.

Loss of low income units through contract expirations	none
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Census data
[NEW] Rate of overcrowding	Census data
Farmworker housing needs	There are no significant agricultural operations in Villa Park or adjacent areas; therefore, no need for farmworker housing.

Housing needs generated by the presence of a university campus within the jurisdiction	No university campus in Villa Park.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	None
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Villa Park is "housing rich/jobs poor" as compared to the SCAG region: Villa Park jobs/household ratio (source: SCAG 2016 RTP/SCS): 2012: 0.75 (SCAG region - 1.25) 2040: 0.85 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Yorba Linda
County	Orange

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes - According to the 2016 Orange County Projections (OCP), the City has over 23,000 housing units and approximately 17,400 jobs. Therefore, the City has significantly more housing units than jobs. The City believes that SCAG has more data from other sources to better evaluate these jobs-housing relationships. However, it is important to note that the City does not have any major job centers. Given the State's finding that "insufficient housing in job centers hinders the state's environmental quality and runs counter to the state's environmental goals" [see Government Code Section 65584(a)(3)], this factor could potentially have an impact on the City.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes - Subdivisions, redevelopment, and ADUs on properties with septic systems are required to connect to the sewer per requirements of the Santa Ana Regional Water Quality Board. In fact, Yorba Linda has the highest concentration of septic systems (nearly 30%) of all septic systems within Orange County. Converting from septic to sewer is a significant cost that often prevents property owners from subdividing, redeveloping or adding ADUs onto their properties.
Availability of land suitable for urban development	Yes - The majority of land suitable for urban development in the City of Yorba Linda has already been developed and the City is nearing build-out conditions. As of today, there are approximately 15 vacant properties (totaling less than 10 acres) remaining in the City that have not been developed, entitled, or are in the process of entitlement that are available for urban development. The majority of these properties are undeveloped single-family parcels averaging approximately 0.5 acres in size. The only remaining large vacant or underutilized property a 26-acre vacant parcel that is restricted through a development agreement for public use purposes. Over the past housing cycle, the City has either constructed or entitled urban development on nearly 80 acres of vacant or underutilized properties.

Lands protected from development under Federal or State programs	Yes - Chino Hills State Park takes up approximately 1,500 acres of open space within the City boundary. Furthermore, Featherly Regional Park takes up more than 600 acres of open space within the City boundary. Development of any of these properties would necessitate action by the State or the County to unenroll this dedicated parkland from its restricted use.
County policies to preserve agricultural land	No - There are no known County agricultural lands located within the City's jurisdictional boundary and no known County policies within the City to preserve agricultural land. As stated above, the County has regional parkland within the City's jurisdictional boundary, which is a factor that should be considered in the RHNA methodology.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes - The Orange County Transportation Authority (OCTA) operates local public transit routes that extend into and through portions of Yorba Linda. The 2016 OCTA Bus Service Plan revised bus service in order to address the decline in bus ridership and revenue. The revised plan eliminated two bus routes in Yorba Linda (Lines 20 and 26). Following this change, there will be three bus routes that serve areas in close proximity to the City limit (with only two lines actually entering into the City). The Inland Empire/OC Metrolink line runs east to west just south of Yorba Linda with the nearest station stop located in Anaheim Canyon. Moreover, there is no vacant or underutilized land located within 1/2 mile of any public transit. Unless OCTA changes its Bus Service Plan, the majority of any new housing units built in the City would likely not be serviced by public transportation services. The City is also concerned that the Regional Transportation Plan should be used as a planning factor. This is because planning for housing growth in jurisdictions without the transportation plan in place to support that housing is detrimental to transit-oriented development principles. Furthermore, this would promote the State's objective of RHNA to "encourage efficient development patterns, and the achievement of the region's greenhouse gas reductions targets" (see Government Code Section 65584(d)(2).
Agreements between a county and cities to direct growth to incorporated areas of the county	No - However, Orange County Local Formation Commission (OC-LAFCO) has had a long-standing policy discouraging the creation of "unincorporated islands."

Loss of low income units through contract expirations	No - Staff if not aware of any low income units with any upcoming contract expirations in the near future.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	The City does not track percentage of household income used for rental purposes. The City believes that SCAG has more data and resources to evaluate this planning factor. However, the City is concerned with the appropriateness of utilizing this standard in the RHNA methodology. This is based on a HUD standard that does not seem to appropriately fit many California communities. Furthermore, throughout the SCAG region, the cost of living varies significantly among counties and even within counties. This standard, if used, should be adjusted to take into account high cost regions.
[NEW] Rate of overcrowding	Although the 2018 Department of Finance figures show an average of 3.04 persons per household in Yorba Linda, the City does not track the number of occupants per dwelling unit. The City is concerned that the definition of "overcrowding" has not been clearly established. Therefore, any jurisdictional responses to this question would not be an accurate comparison. The City recommends that SCAG determine a consistent and perhaps more appropriate definition of overcrowding rather than using the US Census definition of one person per room. The current Census definition would determine that a married couple in a studio apartment would be overcrowded or that a family of six would be overcrowded if living in a three bedroom home. Neither of these are extreme examples but would constitute overcrowding under the current Census definition.
Farmworker housing needs	No - In their 2012 RHNA Existing Needs Statement, SCAG identified just 31 Yorba Linda residents employed in the industries of farming, fishing or forestry, representing 0.1 percent of the City's labor force. Yorba Linda retains some limited land dedicated to agricultural production. Therefore, given the extremely limited presence of farmworkers in the community, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

Housing needs generated by the presence of a university campus within the jurisdiction	No - The City of Yorba Linda does not have a university campus located within the jurisdiction. Furthermore, the closest university campuses (Cal State University - Fullerton and Chapman University in Orange) are not located close enough to the City's jurisdictional boundary to generate the need to provide university housing for students. The City does recognize that some students at these universities and other Southern California universities and college campuses likely reside in the City; however, in most cases, these students are living at home with their families.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Yes - In 2008, the Freeway Complex Fire was a declared state of emergency by Governor Arnold Schwarzenegger. The fire completely burned 123 homes and partially burned 82 homes in the City of Yorba Linda. While most of these homes have been rebuilt, there are still a number of properties that have yet to rebuild.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Yes - Yorba Linda does not have a large employment center and has a skewed jobs-housing balance towards the housing side of the ratio. Moreoever, given that Yorba Linda has extremely limited public transit opportunities, the addition of more housing units (especially affordable housing units) in Yorba Linda would likely increase the number of vehicle miles traveled (VMT) within the region, which could potentially conflict with AB 32 and SB 375 goals. Furthermore, CARB has established goals of reducing GHGs in the SCAG region by 19% by 2035 beginning October 1, 2018. Previously, the targets were to reduce GHGs by 13% by 2035. This 6% target reduction could potentially limit housing production within the City as these target adjustments result in increased housing production costs. This principle is supported by several sections of state's RHNA methodology process (see Government Code Section 65584(a)(3), 65584(d)(2), and 65584(d)(3).
Other factors	The City of Yorba Linda has many properties that are impacted by oil wells. These properties are restricted in their use by the Division of Oil, Gas, and Geothermal Resources (DOGGR). Furthermore, these properties often have impacted soils that require remediation prior to residential development. These remediation plans can be cost-prohibitive in worst case scenarios, but often add significant cost to housing development in most cases. The City has approximately 330 acres located within oil-production areas. The City would also recommend that SCAG consider other planning factors such as potential impacts from natural disasters (i.e., earthquakes, fires, floods, liquefaction, landslides, dam inundation, etc.). History of natural disasters should also be taken into consideration. Furthermore, cities like Yorba Linda have a large number of properties located in areas with slopes in excess of 15% grade. These slopes significantly restrict and add major cost increases to development opportunities. In other words, when evaluating the availability and suitability of land for urban development, it is important to note that hillside areas are extremely challenging and expensive to develop.

LOCAL PLANNING FACTOR
SURVEYS RECEIVED

RIVERSIDE COUNTY

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Banning
County	Riverside

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Banning actually has a higher number of residents that work within the City limits; however, the majority of these jobs are within the service industry (approximately 47% of residents who live and work within the City work either in one of two industries: Government or Service Commercial).
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Banning is a direct purveyor of water, sewer, wastewater, and electric utility service and infrastructure. As such, all decisions regarding capacity, service, and utility connections are made within the same jurisdiction which acts as the Lead Agency for land use decisions. The City has an approved Urban Water Management Plan (UWMP) which sets forth adequate water and sewer capacity for the next 20-years.
Availability of land suitable for urban development	Banning yields a reasonable amount of land that is available for land use development opportunities. Large acreages have been planned, through the development of two master planned communities. However, Banning has several infill properties available for development where higher densities are suitable.

Lands protected from development under Federal or State programs	Banning has property within the northern and northeastern portions of the City that are under BLM management; however, these areas designated as Open Space on the City's General Plan due to their grades being in excess of 25% slopes. Lands that protected from development are considered inappropriate for development due to the lack of emergency access, high fire conditions, and extreme slope conditions.
County policies to preserve agricultural land	Banning does not have any policies to preserve the long-term protection of agricultural lands. The City does not have a strong agricultural industry or any defined "cottage industry" for farming. The built-up and urbanized nature of the
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	The distribution of household growth is below the anticipated assumptions provided through the 2035 RTP/SCS. In addition, Banning does not offer many opportunities to maximize the use of public transportation. The City partners with "The Pass Transit Agency"; which currently serves the Cities of Banning, Beaumont, and the unincorporated communities of Cherry Valley, San Gorgonio, and Whitewater. Ridership has remained steady, yet, commuter opportunities are not currently maximized.
Agreements between a county and cities to direct growth to incorporated areas of the county	Banning does not have any negotiated and/or executed agreements with the County of Riverside to direct growth to our incorporated areas, within the City limits. The County's General Plan dictates land use associated with unincorporated areas that surround the City to the east and south. To the north of the City limits is mostly adjacent to the County of San Bernardino and to the east, the Morongo Tribal Government dictates their land use decisions with notification and consultation with the City of Banning.

Loss of low income units through contract expirations	The City does not have any units that are at-risk of contract expiration.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	The City estimates that more than half of the City's permanent residents pay more than 30% of their income on either rent or a mortgage. The estimates of residents that pay more than 50% of their income on either rent of a mortgage is approximately 15%.
[NEW] Rate of overcrowding	The City has not specifically calculates the rate of overcrowding nor have any specific indication of overcrowding.
Farmworker housing needs	The City does not have any Farmworker housing needs as the City does not have an agricultural community.

Housing needs generated by the presence of a university campus within the jurisdiction	The City does not have a university campus within our jurisdiction. Banning does have a Community College Campus that serves a commuter student population.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	The City has not experienced a declared state of emergency within the last decade. No units have been lost to due to a declared state of emergency.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	The City of Banning does not currently have a Climate Action Plan (CAP) that has measured our GHG emissions inventory.
Other factors	Not Applicable.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Beaumont
County	Riverside

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	The majority of the City's residents commute to jobs outside of the City. The city's jobs/housing balance is currently being analyzed as part of our General Plan Update. Like most cities, Beaumont would like to increase the technical and professional jobs available in the City to balance with the volume of moderate income housing stock.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction’s control	Yes. The City does not have control over water service. This is the biggest impediment to getting residential projects approved. The water district either can't serve or the cost to buy water wholesale in the amount required by the district makes the project cost prohibitive.
Availability of land suitable for urban development	Not really an impact. The City has designated enough land for housing development to meet the RHNA allocation.

Lands protected from development under Federal or State programs	The City has a fair amount of land under MSHCP/State/Federal jurisdiction. However, we are still able to zone for our required allocation.
County policies to preserve agricultural land	NA
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Through the general plan update process, the City is focusing on transportation corridors and increasing the opportunity for residential and mixed use developments to maximize transit
Agreements between a county and cities to direct growth to incorporated areas of the county	NA

Loss of low income units through contract expirations	NA
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	I don't have that data available
[NEW] Rate of overcrowding	Beaumont is a fairly suburban community with 26 square miles within its incorporated boundary. There are approximately 1,923 people per square mile in the City.
Farmworker housing needs	NA

Housing needs generated by the presence of a university campus within the jurisdiction	NA
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	NA
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Considering the SCAQMD basin has been in non-attainment for years, these targets are a problem.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Corona
County	Riverside

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No. The city is its own water and sewer provider. The city has an adopted Water Management Plan based on its potential growth.
Availability of land suitable for urban development	Yes. The availability of vacant land within the city is scarce. The city is over 100 years old and has experienced urban growth over the last 40 years. Small infill sites are available in existing neighborhoods, but not large enough to accommodate high density development which is normally the preferred land use for creating affordable housing units. Maintaining compatibility with existing neighborhoods is important when developing infill sites.

Lands protected from development under Federal or State programs	Yes. The city borders the Cleveland National Forest. Therefore, development is limited in those areas. There are some pockets of federal land within the city's incorporated boundary that are designated open space and protected from future development.
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No. The city has no such agreement with the county, but the city is notified by the county of development within the unincorporated sphere of influence because of the direct or indirect impact the development may have on the city.

Loss of low income units through contract expirations	Yes. As private entities approach expiration deadlines on existing bonds that have been used to subsidize affordable housing, it is their choice as to whether they would apply for another round of financing to support the continued existence of affordable housing units. The city's Housing Asset Funds are limited due to the dissolution of the city's former Redevelopment Agency. Therefore, the city's Housing Authority has limited financing options available to encourage the continuation of these units.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	No
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	County of Riverside
County	Riverside

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Job-Household Ratios, Unincorporated Riverside County, 2014: 1.18
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Unincorporated county government provides development related services in the form of roads, flood control facilities and landfills which are constrained by funding availability. A more significant constraint in the unincorporated area is the unavailability of water and sewer services. Such services would allow for densification which would then provide opportunities for balanced development and transit to connect urbanizing areas. Water and sewer services in the unincorporated area are provided by independent service districts and not by county government.
Availability of land suitable for urban development	As part of its 2013-2021 housing element update, the county up zoned approximately ___ acres suitable for high density residential and mixed use development. Most of this land has not been utilized in the interim for the purpose intended because of a lack of market demand, deficient or non-existent water and/or sewer service, lack of area employment, and a lack of mobility options notwithstanding the fact the land is "suitable" for development. Future development allocations should therefore be targeted to spheres of influence (incorporated lands adjacent to cities) where a full range of services and a balanced land use is most likely to be found, and to unincorporated communities where character, identity and a mix of land uses already exist as forerunners to future incorporation.

Lands protected from development under Federal or State programs	Because these areas are well established and are not expected to significantly change, there are minimal jurisdictional impacts associated therewith. These areas primarily consist of tribal lands, the March ARB associated lands, the Multiple Species Habitat Conservation areas, and other lands planned for open space and conservation.
County policies to preserve agricultural land	Both the General Plan and the land use ordinance allow for maintenance of and new agricultural activities including crops, animal husbandry, and vineyards because agriculture remains a major component of the county economy, especially in the eastern Coachella Valley. Because these areas are well established and are not expected to significantly change, there are minimal jurisdictional impacts associated therewith.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Historically, during the present, and what can be expected in the future is that the distribution of household growth is and will be along mobility corridors and near employment centers.
Agreements between a county and cities to direct growth to incorporated areas of the county	There are no such agreements in place.

Loss of low income units through contract expirations	The Planning Department has no contracted units.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Percent of Low-Income Households Overpaying for Housing, 2014 (Unincorporated Riverside County): Owner-occupied households (HH): 29% Renter-occupied HH: 42% Total HH: 43%
[NEW] Rate of overcrowding	Overcrowding, 2014 (Unincorporated Riverside County) Owner-occupied households (HH): 5% Renter-occupied HH: 13% Total HH: 7%
Farmworker housing needs	The County is updating its land use ordinance to allow for employee and farmworker housing in more zoning districts by right, or in agricultural districts, in the same manner as other agricultural uses are allowed.

Housing needs generated by the presence of a university campus within the jurisdiction	There are no university campuses located in the unincorporated county.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	In 2018, the County was in a state of emergency due to several fire and associated flood events. The total number of units lost that have yet to be rebuilt as a result of events is undetermined.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	The County has 2015 adopted Climate Action Plan and is currently processing an update thereof with greenhouse gas reduction measures to be implemented between the present and 2045.
Other factors	None.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Desert Hot Springs
County	Riverside

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Large Impact
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Medium Impact
Availability of land suitable for urban development	No Impact

Lands protected from development under Federal or State programs	No Impact
County policies to preserve agricultural land	No Impact
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Large Impact. Desert Hot Springs is not ideally located to take advantage of Public Transportation
Agreements between a county and cities to direct growth to incorporated areas of the county	No Impact

Loss of low income units through contract expirations	No Impact
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Large Impact
[NEW] Rate of overcrowding	Large Impact
Farmworker housing needs	No Impact

Housing needs generated by the presence of a university campus within the jurisdiction	None - no campus within jurisdiction
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No Impact
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	unknown
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Eastvale
County	Riverside

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	According to Insight Market Analysis by ECONSolutions, there are 7,729 jobs in the City with an average employee salary of $46,615. As reported to SCAG during the RTP/SCS process, the City anticipates that number to reach 13,020 by 2020 and 19,537 by 2035. With respect to housing, there were 14,106 housing units according to the 2008-2010 American Community Survey (as reported in the City of Eastvale's most recent Housing Element). The City reported to SCAG as part of the RTP/SCS update that it anticipates the number of housing units to reach 16,723 by 2020 and 18,424 by 2035. The City's Housing Element, which was certified by the State of California Department of Housing and Community Development, seeks to address affordable housing needs by designating land for and facilitating residential development at a density of at least 22 units per acre.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No Impact. The Jurupa Community Services District 2015 Urban Water Management Plan planning horizon is through 2040. Based on current plans, JCSD anticipates build-out by 2039.
Availability of land suitable for urban development	As reported in the 2014-2021 Housing Element, the City has about 683 acres of available land suitable for urban development. This includes sites with residential zoning and sites with non-residential zoning that can be converted to residential zoning.

Lands protected from development under Federal or State programs	Lands protected from development under Federal or State programs do not pose a constraint to development in Eastvale.
County policies to preserve agricultural land	Eastvale is incorporated and, therefore, not subject to County agricultural preservation policies.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Access to public transportation is currently limited in Eastvale, as compared to other, more densely developed communities. As shown in SCAG's 2040 RTP/SCS, Eastvale does not include a High Quality Transit Area. The City has designated future development of higher density residential in areas located on primary transportation corridors and proximate to retail and commercial uses where access to transit is more viable than in other areas of the City.
Agreements between a county and cities to direct growth to incorporated areas of the county	Eastvale does not have an agreement with the County of Riverside to direct growth to the city.

Loss of low income units through contract expirations	Not a factor.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	According the 2008-2010 American Community Survey, the rate of households that paid more than 30% of their income on housing are as follows: - 1.5% of those making less than $20,000 - 2.8% of those making $20k to $34,999 - 6.9% of those making $35k to $49,999 - 13.1% of those making $50k to $74,999 - 33.0% of those making $75k or more Staff could not locate information on the number or percent of households paying more than 50% of their income on rent.
[NEW] Rate of overcrowding	Based on data available from the American Community Survey, overcrowding is not a factor in Eastvale. Among owner-occupied households 1.0% of households were overcrowded and only 0.5% were severely overcrowded. In contrast, in Riverside County 3.4% of owner-occupied households were overcrowded and 1.1% severely overcrowded. For renter-occupied households, 4.5% of Eastvale households were overcrowded and only 0.8% were severely overcrowded. These rates were less than the county where 9.1% of households were overcrowded and 4.0% severely overcrowded.
Farmworker housing needs	Not a factor

Housing needs generated by the presence of a university campus within the jurisdiction	Not a factor
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Not a factor
[NEW] The region’s greenhouse gas emission targets provided by the California Air Resources Board	Eastvale is participating in WRCOG's subregional CAP and has committed to a variety of strategies to reduce greenhouse gas emissions. These include shade trees, a bicycle network, requiring bicycle parking, increasing fixed-route transit service miles and frequency, yard waste collection, increased community-wide household and employment density, and improving the city’s jobs/housing ratio.
Other factors	No other factors.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	La Quinta
County	Riverside

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	Yes
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes
[NEW] Rate of overcrowding	No (3.6% per Housing Element)
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Moreno Valley
County	Riverside

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes - Moreno Valley has a very low jobs-to-housing ratio. As noted in the Housing Element 2014-2021, Moreno Valley's small economy is in part due to its relative young age as a city, having only been incorporated as a city in 1984. It is also in part due to the rapid expansion of its housing market without the foresight to adequately plan for and attract job generating industries. Consequently, Moreno Valley has a small base of office employment and a small base of manufacturing and distribution employment. The Top 5 Employers include March Air Reserve Base, Amazon , Moreno Valley Unified School District, Riverside University Health Systems Medical Center, and Ross Dress For Less Distribution. The City is active in attracting and retaining businesses within the community to provide local employment opportunities for city residents. The City continues to focus on economic development and redevelopment within the community, facilitating the relocation of new businesses into the community and providing assistance to those existing businesses that are already located within Moreno Valley. The City has also developed an Economic Development Action Plan.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes - Eastern Municipal Water District is the city's primary water and sewer purveyor, which adequately serves the majority of Moreno Valley. The only exception is water constraints for parcels in the Box Springs Mutual Water Company (BSMWC) area, which serves the Edgemont community (western City boundary between Alessandro Blvd in the south, north to Eucalyptus Ave and west of Day St). The City of Moreno Valley has completed a water infrastructure analysis for the BSMWC service area in 2009 to fully assess the infrastructure needs. However, the cost to remove the water constraint is currently estimated at $15 million and the City does not have the resources to remove the constraint. Action 4.8 of the Housing Element goal is to obtain grant funds to upgrade water infrastructure in the BSMWC service area. As of 2019, none has been received.
Availability of land suitable for urban development	No - Moreno Valley has a sufficient amount of undeveloped land throughout the whole city. The Site Inventory in the Housing Element 2014-2021 accommodates a total of 19,988 housing units on vacant parcels throughout the City.

Lands protected from development under Federal or State programs	No - However, the State of California does own land in the southeast corner of the City, near Lake Perris State Recreation Area, which is zoned Open Space (OS).
County policies to preserve agricultural land	No - The County of Riverside has no policies requiring the preservation of agricultural land within the City of Moreno Valley.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes - Action 1.4 in the Housing Element 2014-2021 encourages a mixture of diverse housing types and densities in new developments, guided by specific plans and the Mixed Use Overlay District, around Sunnymead and Alessandro Boulevards and throughout the City. Focus development activity within the Village Specific Plan (SP 204) area to suitably zoned underutilized land and the potential for mixed-use projects exists for the development of affordable housing. Alessandro Boulevard has been designated by the Riverside Transit Agency (RTA) as potential route to support Bus Rapid Transit (BRT) services.
Agreements between a county and cities to direct growth to incorporated areas of the county	No, The City of Moreno Valley and the County of Riverside have not entered into any agreements to direct growth to incorporated areas of Riverside County.

Loss of low income units through contract expirations	No - At this time, the City of Moreno Valley does not have affordable units at risk of conversion. Rent restricted units, funded through the City's Rental Rehabilitation Program are restricted for thirty years. These restricted units will continue to be rent restricted for the next sixteen to twenty-two years. New projects designed to incorporate affordable housing have affordability covenants of 55 years.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	2017 American Community Survey (ACS) data finds that 60.39% (12,298 households) of renters and 31.5% (9,038 households) of owners were paying over 30% of their income towards rent/mortgage and were therefore "cost burdened". According to the Moreno Valley 2018-2023 Consolidated Plan, the most common housing problem in Moreno Valley is housing cost burden.
[NEW] Rate of overcrowding	Overcrowding also does not contribute significantly to housing problems. The 2011-2015 ACS estimates that approximately 2,100 owners and 3,400 renters are overcrowded (1.01 or more occupants per room). When the standard of 1.51 or more occupants per room is used to measure overcrowding, the scope of the problem is reduced to 300 owners and 1,000 renters (source: Moreno Valley 2018-2023 Consolidated Plan).
Farmworker housing needs	All affordable housing in the City of Moreno Valley is available to farm workers. Chapter 9.09: Specific Use Development Standards of the Municipal Code permits, farmworker housing by right in all multiple family residential zoning districts (R10, R15, R20, and R30), to more fully address the housing needs farmworker households.

Housing needs generated by the presence of a university campus within the jurisdiction	N/A
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	N/A
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	All development projects are reviewed for Compliance with the California Environmental Quality Act.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Murrieta
County	Riverside

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes, City has four different water/sewer districts. Decisions on capacity and expansion are dependent upon these districts. City is working in coordination with the districts on providing overall coverage to all areas of City.
Availability of land suitable for urban development	No

Lands protected from development under Federal or State programs	Yes; Lands Preserved - Per Multi-Species Habitat Conservation Plan (MSHCP) www.wrc-rca.org
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Based upon 2012 Housing Element data: Percentage of households that pay more than 30%: 49% Percentage of households that pay more than 50%: 20%.
[NEW] Rate of overcrowding	According to 2009-2011 American Community Survey, overcrowding affected 643 units (2.1%) of all households in Murrieta.
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	0
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	City of Murrieta is processing a Focused General Plan Update which includes an Update to the existing Climate Action Plan (to be completed by end of 2019).
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Rancho Mirage
County	Riverside

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes. Future expansion Agua Caliente (Indian land) will affect City even though it is not in the jurisdiction.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	No

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No. The City takes an active role in preserving low-income units.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	While the City does not have the data or ability to track at this point in time, it can be estimated, based on the Department of Finance data "Gross rent and renter-occupied monthly costs 2012 - 2016" the percentage of households that pay more than 30% to 34.9% is at 6.3% and those that pay more than 35% or more is 55.1%.
[NEW] Rate of overcrowding	None
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	None
[NEW] The region’s greenhouse gas emission targets provided by the California Air Resources Board	No. SCAG implemented action plan & City's energy action plan in effect.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Wildomar
County	Riverside

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	No

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Households paying >30% for rent: 1,730 Households paying >50% for rent: 860
[NEW] Rate of overcrowding	6%
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	0
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	WRCOG prepared a Climate Action Plan for the region. Please refer to that for greenhouse gas emission targets.
Other factors	

LOCAL PLANNING FACTOR
SURVEYS RECEIVED

SAN BERNARDINO COUNTY

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Chino
County	San Bernardino

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Eighty-four percent all low/moderate income renters are cost burdened and 16.5% live in crowded conditions. Seventy-five percent of all low/moderate income owners are cost burdened and seven percent live in crowded conditions.
[NEW] Rate of overcrowding	16.5 % of low/moderate income renters live in crowded conditions. 7% of low/mod income owners live in crowded conditions.
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	None
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	SBCTA is completing a GHG Inventory for the SB County region.
Other factors	N/A

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	County of San Bernardino
County	San Bernardino

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Primarily, the focus of the County of San Bernardino is to encourage development and growth to be in there Spheres of Influence. This direction is supported by the County's 2007 General Plan, the Countywide Plan proposed policies (General Plan update) and by the lack of infrastructure. The relationship between jobs and housing in the County is that there is much more housing in the County than there are jobs. Many of the County's residents commute to Orange and LA counties for their work. The County continues to provide affordable housing for its residents, in both the incorporated and unincorporated areas. Many of the jobs available in the County are low-wage jobs but the County continues to work on getting higher-paying jobs to our area. (2040 growth projections: population: 535,600 incorporated areas, 46,350 unincorporated areas; housing: 208,900 incorporated areas, 14,300 unincorporated areas; employment growth: 334,900 incorporated areas, 12,500 unincorporated areas note: these growth projections were prepared in 2017 as part of the Countywide Plan and represent an update to the 2016 RTP/SCS to account for annexations, a recent market analysis, and discussions with regional planning organizations including SBCTA/SBCOG and SCAG)
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Since the County of San Bernardino does not provide any sewer service and negligible water service, this factor would be exclusively addresses by the water and sewer agencies. The County of San Bernardino Special Districts has control over several water agencies which combined proved an extremely small percentage of water for the unincorporated areas of the County. These Special Districts include: • The Cedar Glen Water Agency (formerly the Arrowhead Manor Water Company) is now County Service Area 70, Zone CG. • CSA 70, Zone J – Oak Hills • CSA 42 – Oro Grande • CSA 64 – Spring Valley Lake (Victorville) • CSA 70 F – Little Morongo (Yucca Valley area) • CSA 70 W-1 – Goat Mountain (Landers) • CSA 70 W-3 – Hacienda (Yucca Valley Area) • CSA 70 W-4 – Pioneertown (Yucca Valley Area)
Availability of land suitable for urban development	The County of San Bernardino is committed to having development concentrated in the SOI limits for residential use. Due to the lack of infrastructure it is not feasible to support the conversion to residential use of underutilized land. A large portion of the County's undeveloped land is protected by its use as open space and agricultural preserves or farmland which preserves these parcels from conversion to urban uses. The County is in the development of the Countywide Plan that will encompass the update to the General Plan. The expected date of adoption is in 2019. The Development Code update, which will include land use zoning designations that reflect the needs of the unincorporated areas, is expected to be adopted in 2020. In the 2007 General Plan Update for the County of San Bernardino the Sphere of Influence issue summary is as follows: SUMMARY OF SOI BUILD-OUT POTENTIAL According to the County land use designations, the spheres have a total build-out potential of 148,932 dwelling units, 109 million square feet of commercial million square feet of industrial space. According to the cities' land use designations, the spheres have a total build-out capacity of 124,853 dwelling units, 72.3 million square feet of commercial spaces, and 244.8 million square feet of industrial space. As seen in the table, the holding capacity within the spheres is higher according to the County land use designations as compared to the cities' land use designations. space, and 302.4 million square feet of industrial space. According to the cities' land use designations, the spheres have a total build-out capacity of 124,853 dwelling units, 72.3 million square feet of commercial spaces, and 244.8 million square feet of industrial space. As seen in the table, the holding capacity within the spheres is higher according to the County land use designations as compared to the cities' land use designations. The Policies in the General Plan related to the Sphere of Influence are: Land Use Element Policies and Programs LU 6.4 To facilitate future development of employment centers, design incentive actions to be consistent and compatible with adopted applicable city sphere of influence policies and other regulations and policies.

Lands protected from development under Federal or State programs	Contained within the unincorporated area of San Bernardino County, a significant amount of protected lands occurs. These parcels may either be categorized as open space, range land, agricultural preserves, California Land Conservation Program participants or farmlands supporting crops. The Agriculture Weights and Measures Department of the County of San Bernardino is currently collaborating with the State of California regarding the assessment procedures to monitor the newly permitted hemp crops. There has been noted inquiries to begin this type of crop. On February 11, 2016, President Obama signed a proclamation declaring the Sand to Snow National Monument east of Los Angeles in Southern California, a portion of which is located in the County of San Bernardino.
County policies to preserve agricultural land	In support of the County's commitment to preserving agricultural land the past several years there have been four new Agricultural Preserve (Land Conservation) Contracts initiated. Currently there are not any Agricultural Preserve (Land Conservation) Contacts in the non-renewal process. Open Space Element - 2010 General Plan Annual Report The Open Space (OS) Element describes measures for the preservation of open space for the protection of natural resources and includes those goals, policies and programs to ensure an enhanced quality of life for the citizens of the County. In 2014, 175 acres of prime farmland were placed in a Williamson Act Contract and in 2017 an additional 136 acres of prime farmland were placed in a Williamson Act Contract. Currently there are not any parcels in non-renewal contracts for any parcels in Williamson Act Contracts.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	The RTP/SCS 2016 plan identifies 1,022 San Bernardino County-specific projects, including express lanes on Interstate 10 ($1.2 billion) and Interstate 15 ($672 million), rail service from downtown San Bernardino to the University of Redlands ($242 million) and an express bus route connecting Rancho Cucamonga, Fontana, Ontario, Montclair and Pomona ($246 million). Of the $38.8 billion, 26 percent would go to transit projects, 61 percent for highways and 13 percent for local streets and roads. These improvements would meet the needs of a rapidly growing population. By 2040, San Bernardino County is expected to add more than 660,000 people, raising the total population to 2.731 million. The Redlands Passenger Rail Projects will expand transit options in San Bernardino and Redlands, which provide regional transportation benefits to the unincorporated areas near the proposed projects.The Downtown San Bernardino Passenger Rail Project is proposed to expand mass the transit use option for commuters traveling from west San Bernardino to Downtown. Within the west San Bernardino area there is an unincorporated area of the County that will benefit from this public transportation expansion project. SANBAG's proposed Redland s Passenger Rail Project will expand the mass transit use option for commuters traveling the I-10 corridor from Downtown San Bernardino to the University of Redlands which, will benefit several unincorporated areas near some of the proposed station locations. The San Bernardino County Transportation Authority Studies for the unincorporated areas in 2014 and 2016 are: 1. Morongo Basin Area Transportation Study: A transportation assessment was performed for the Morongo Basin Area in San Bernardino County, California. The assessment analyzes the existing transportation conditions and future transportation demands within the Morongo Basin to assist in planning and programing for future transportation needs. The existing transportation setting in the Morongo Basin consists of the backbone access roadways along State Route 62 (SR-62) and State Route 247 (SR-247). These regional facilities provide access to developed areas in the basin, including Yucca Valley, Joshua Tree and Twentynine Palms. The existing traffic volumes are relatively low on facilities throughout the study area and all analyzed roadway segments currently operate below capacity. 2. Mountain Area Transportation Study: The San Bernardino Mountain Area stretches from the Los Angeles County Line on the west to the Lucerne Valley on the east. The communities of San Bernardino County within the study area include Wrightwood, Crestline, Blue Jay, Lake Arrowhead, Running Springs, Green Valley Lake, Arrowbear and Big Bear City as well as the City of Big Bear Lake. The primary access roadways of SR-18, SR-330, and SR-38 experience unique traffic patterns associated with visitors to the area. While the full time population and associated employment are relatively low, substantial increases occur during the peak winter and summer seasons. As a result, traffic congestion occurs for extended periods as visitors and associated additional employees attempt to access the San Bernardino Mountain communities. Traffic congestion can also discourage would-be visitors, hindering the local economy in the San Bernardino Mountains. All relevant parties including the County of San Bernardino, the City of Big Bear Lake, Caltrans, SANBAG, SCAG, and the California Highway Patrol are committed to finding solutions to improve access to the study area by identifying, analyzing, and mitigating congested intersections and roadway segments.
Agreements between a county and cities to direct growth to incorporated areas of the county	The update to the General Plan, Countywide Plan, is anticipated to provide policies that will state the intent of the Countywide Plan is for the unincorporated areas where growth is in the Sphere of Influence of a city. The adoption of the Countywide Plan (General Plan Update) is anticipated to be in late 2019. The following are proposed Goals and Policies: Goal LU-3 Annexations and Sphere Development Annexations and development in spheres of influence that improve the provision of public services to incorporated and unincorporated residents and businesses. Policy LU-3.1 Annexation of unincorporated areas We support the annexation of unincorporated areas when it will result in a more effective and efficient provision of public services and a net fiscal benefit to the County. Policy LU-3.2 Annexations with planned incompatible land uses We oppose annexations when future planned land uses for the proposed annexation area would be incompatible with the remaining adjacent unincorporated lands. Policy LU-3.3 City/town standards in SOIs Upon negotiation with individual jurisdictions, we may require new development in unincorporated municipal sphere of influence areas to apply the improvement standards for roads and sidewalks of the incorporated jurisdiction. Policy LU-3.4 Development project annexations

Loss of low income units through contract expirations	For over 20 years there have not been any Housing Incentive Program (HIP) applications for projects. The lack of infrastructure may have contributed to the inability for developers to complete applications in the unincorporated areas of the County. Any HIP contract in existence would have expired if they were submitted prior to 1990.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	All San Bernardino County (incorporated and unincorporated) more than 50% income spent on housing: 29% of renters [20% total (renters and owners)] 30% - 50% income spent on housing: 25% of renters [22% total(renters and owners)] total percentage of households that pay more than 30% and more than 50% on income on housing: 54% of renters Unincorporated San Bernardino County Average more than 50% income spent on housing: 25% of renters [17% total (renters and owners)] 30% - 50% income spent on housing: 23% of renters [19% renters and owners)] total percentage of households that pay more than 30% and more than 50% on income on housing: 48% of renters (note: unincorporated average calculated from the County's 14 adopted community planning areas, a majority of the county's unincorporated population lives in these 14 community planning areas)
[NEW] Rate of overcrowding	All San Bernardino County (incorporated and unincorporated) 1.01 or more persons per room, renter occupied units: 14% (34,547 households) 1.01 or more persons per room, owner occupied units: 5% (20,213 households) 1.01 or more persons per room, total: 9% (54,760 households) Unincorporated San Bernardino County 1.01 or more persons per room, renter occupied units: 13% (4,273 households) 1.01 or more persons per room, owner occupied units: 5% (3,161 households) 1.01 or more persons per room, total: 8% (7,434 households) (Source: ACS 2017 5-year estimates)
Farmworker housing needs	In a Development Code Amendment effective on October 23, 2008, the County of San Bernardino made changes to 84.01.030 Agricultural Accessory Structures and Uses Section relative to Agritourism. These changes now allow recreational vehicles to be used as temporary labor quarters for agricultural that are limited to three months or less of the year that encompass the harvest season of an agricultural product. A Site Plan Permit is required to ensure proper services are provided, and a Special Use Permit is required to monitor the use. This amendment provided a much need way in which to allow more affordable housing for farm workers. The latest data for the number of farm workers hired in the 2017 according to the National Agricultural Statistics Service from the United States Department of Agriculture for the County of San Bernardino stated that there were approximately 11,465 workers hired in 2017.

Housing needs generated by the presence of a university campus within the jurisdiction	An unincorporated area of the County is within approximately one-half a mile from the campus of California State University, San Bernardino. The area's land use zoning designation is primarily multiple residential or (RM) and therefore is a supportive presence in generating some augmented housing availability for California State University, San Bernardino. The multiple residential land use zoning area includes a number of apartment complexes that provide student occupancy. Specifically, in the County of San Bernardino unincorporated areas there are no universities or campuses of the California State University, the University of California. Copper Mountain College District is a two-year community college. Copper Mountain College (CMC), located six miles east of Joshua Tree, is renowned as the college built by the people, its first phase having been paid for almost entirely with local private money and subsequent phases with substantial private help. When State Senator James Brulte (R-Rancho Cucamonga) learned of Copper Mountain College's desire to achieve college status, he introduced legislation that created the Copper Mountain Community College District. By a 90 percent vote in November 1999, Morongo Basin residents endorsed their new college. As a final step, in June 2001, CMC was granted full accreditation status by the Accrediting Commission for Community and Junior Colleges of the Western Association of Schools and Colleges. Traditionally, CMC has prepared area residents for transfer to private and state universities and colleges, and provides vocational training in accounting, administration of justice, automotive technology, fire science, nursing, early childhood education certification, and computer technology. Local pride in the "new" institution has forged closer bonds between the college and the business, education, and military sectors. Our students' academic calendar can now be set so that it reflects that of the local Morongo Unified School District. CMC offers Associate degrees and certificate programs in 24 fields of study. Classes are offered at the Joshua Tree Campus and in various other locations convenient to neighborhood residents. CMC's Developmental Education program provides all adults of the Morongo Basin the opportunity to enroll in classes directed at completing a high school diploma and/or GED. Copper Mountain Colleges' academic calendar includes a fall, spring, and summer session beginning in August, January, and June respectively. Some of the essential services that are offered to students, who attend CMC, include financial aid, registration, counseling, transfer empowerment, library, food service, and a bookstore. The Greenleaf Library provides a multitude of benefits to all residents of the local district. In addition to books, the library offers a computer study area with online access to assist students. This community college is a commuter college and attendees live in the surrounding unincorporated areas of San Bernardino County.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	A total of 109 units were lost during the Blue Cut Fire, a state of emergency declared by Governor Brown, in 2016. At this time, none of the units lost have been replaced likely due to the amount of time it takes for homeowners to received insurance money to cover the costs associated with rebuilding. note: total number of units includes Single Family Dwellings, mobile home trailers, prefabricated homes, and accessory dwelling units and includes. Also note that the total number of units provided above includes structures that were either damaged or completely destroyed in the Blue Cut Fire.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	The County's 2020 goal is to decrease both the External and Internal Inventories of emissions to a level at least 15% below Current (2007) year emissions. To achieve this goal, by 2020 the External Inventory will be reduced by approximately 2,272,000 MTCO2e (compared to 2020 unmitigated levels) to a level of approximately 5,315,000 MTCO2e. This constitutes a reduction of approximately 30 percent. In 2015 Greenhouse Gas Emissions Development Review Process was updated with language for the performance standards and brought up to date with the current code, and improved upon the menu of options within the screening tables. The County GHG Emissions Reduction Plan The Plan includes a set of inventories as follows: 2007 Emissions = 6.25 MTCO2e 2020 Unmitigated Emissions = 7.59 MTCO2e (Results by applying predicted growth rates to the 2007 emissions in predicting 2020 unmitigated emissions) Reduction Target = 5.31 MTCO2e [requires new development in the County to achieve a 31% reduction (in the aggregate) from the 2020 unmitigated emissions scenario to reduce total emissions in the County down to this level]
Other factors	VMT: in an effort to reduce Vehicle Miles Traveled the County is encouraging growth in the incorporated areas of the County TOD: The County encourages Transit Oriented Development; most of these areas are within the incorporated areas of the County GHG: The County encourages Greenhouse Gas emission reduction efforts in a number of ways one of which is by discouraging development of rural regions of the County. Land Conservation groups are purchasing significant amounts of land that have strategic conservation values that would be protected from development.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Fontana
County	San Bernardino

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes, Fontana is predominately a bedroom community that has high percentage of low-wage jobs and multi-family housing.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes, currently there is a lack of sewer availability in the infill areas and within areas that have been annexed from the County. Additionally, the State Water Quality Control Board prohibits small development of less than two (2) acres to provide septic, which makes it challenging for new development. Additionally, there is a lack of infrastructure for water lines etc, which is controlled by five (5) other water companies that include Fontana Water, West Valley Water, Cucamonga Valley Water, Marygold Mutual and Crawford Canyon Mutual Water Districts.
Availability of land suitable for urban development	No, Fontana has a limited amount of land that is suitable for urban development outside of infill areas and land that is already part of an approved specific plans. Additionally, many of the properties present challenges due to the size, lack of infrastructure. The topography of some of the properties also makes it challenging to drain and to provide proper sewer drainage without additional development cost to the developer.

Lands protected from development under Federal or State programs	Yes, there are some limitations to development in the northern portions of the City that is part of our Multi-Species Habitat Conservation Plan (MSHCP), however there are provisions to allow development with payment of mitigation fees. Additionally, there are portions of north and south Fontana that are in the Fire Safety Overlay that have certain restrictions as well.
County policies to preserve agricultural land	No, there is currently no policies to preserve agricultural in the City and we don't have any agricultural land, except for a few small grape vineyards.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No, currently the city has land use opportunities in the some of our Walkable Mixed Use Zoning properties along some of the major corridors such as Sierra Avenue and Foothill Boulevard that maximize the use of public transportation.
Agreements between a county and cities to direct growth to incorporated areas of the county	No, we have no agreements with the County.

Loss of low income units through contract expirations	No, once they get within 10-years of expiring, the developers will approach the project/city to re-apply for tax credits to put more money into the project to renovate/rehab and place new afford-ability covenants on the property.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	According to 2007-2011 American Community Survey (ACS) that was used in the City of Fontana's Housing Element that was approved on Feb 11, 2014 for the years of 2014-2021 the data reports that approximately 59.5 percent of households pay 30 % or more on rent and that approximately 28 percent of households pay 50 percent or more of their income towards rent.
[NEW] Rate of overcrowding	According to HUD 2006-2010 Comprehensive Housing Afford-ability Strategy (CHAS) information, for lower and moderate-income households the City of Fontana has approximately 12.4 percent of the City's total household are overcrowded. According to the California Department of Finance, Fontana had 51,517 households with an average of 4.07 persons per household, which was the highest average household size in San Bernardino County.
Farmworker housing needs	No, the City currently does not have any designated agricultural land and if any farms exist it's very minimal.

Housing needs generated by the presence of a university campus within the jurisdiction	No, the City does not have a university of college campus that generates housing needs. We have a satellite campus for Chaffey College and some small technical and trade schools.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No, we have not had any loss of units due to a declared state of emergency.
[NEW] The region’s greenhouse gas emission targets provided by the California Air Resources Board	No. It is expected that any new residential development to fall below the targets provided by CARB, because the City's land use policy relies upon sustainability efforts.
Other factors	As previously mentioned Fontana is a bedroom community. Even-though, we have vacant properties that are zoned Multi Family Medium/High Residential (R-4) and Multi Family High Residential (R-5), which allow up to 39 du/ac and 50 du/ac respectively. We have not had any developments that have been approved and built with a density of 30 du/ac or higher within the last ten years.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Grand Terrace
County	San Bernardino

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Grand Terrace is very "housing rich/jobs poor" as compared to the SCAG region: Grand Terrace jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 0.50 (SCAG region - 1.25) 2040: 0.93 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Most of the vacant land in Grand Terrace is steep slopes or floodplains and not suitable for development. The eastern portion of the city is within the Very High Fire Hazard Severity Zone, is not served by infrastructure (i.e. roads, sewer, water, etc.), and is constrained by significant geotechnical and topographical issues. Because of these constraints the area is undevelopable. In the 2017 Data-Map Book (p. 30) the existing land use for this area is designated "Vacant." This area should be redesignated "undevelopable."

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Grand Terrace is very "housing rich/jobs poor" as compared to the SCAG region: Grand Terrace jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 0.50 (SCAG region - 1.25) 2040: 0.93 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG. There are no major transit stops or High Quality Transit Corridors in Grand Terrace.
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	(census data)
[NEW] Rate of overcrowding	(census data)
Farmworker housing needs	There is no major agriculture in Grand Terrace; therefore, no significant need for farmworker housing

Housing needs generated by the presence of a university campus within the jurisdiction	No university campus in Grand Terrace
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Grand Terrace is very "housing rich/jobs poor" as compared to the SCAG region: Grand Terrace jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 0.50 (SCAG region - 1.25) 2040: 0.93 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG. There are no major transit stops or High Quality Transit Corridors in Grand Terrace.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Hesperia
County	San Bernardino

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes. There is a jobs-housing imbalance in Hesperia, as there is a greater population in Hesperia than there are jobs. A lot of residents commute to other parts of the region for employment. The majority of jobs in Hesperia are low-wage. The housing in Hesperia is already affordable, which is the reason why many people are moving here, compared to the rest of the region.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No. There are no capacity issues due to decisions made by outside jurisdictions, although the cost to produce water is increasing.
Availability of land suitable for urban development	No. There is land to develop multi-family and single-family residential developments, but development is dictated by the economy and cost of development. Some land requires significant upgrades to local infrastructure, in order for development to occur. Upgrades to infrastructure include street widening/extensions, drainage improvements, and extension of water/sewer lines.

Lands protected from development under Federal or State programs	No. However, in some parts of the City, development is limited along washes and drainage courses by Fish and Wildlife, Lahontan RWQB, and Army Corps of Engineers that limit development in those areas. There are some agricultural land that is affected by the Williamson Act. In Summit Valley, there are parts that have conservation easements for the arroyo toad and Native American Resources.
County policies to preserve agricultural land	No. Little active agricultural/farm land in Hesperia
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No. Household growth is not expected as a result of regional transportation planning and there is little opportunity to maximize use of public transportation. Hesperia is served by Victor Valley Transit Authority (VVTA), the local bus provider. There is not a lot of regional transit in Hesperia other than local bus system.
Agreements between a county and cities to direct growth to incorporated areas of the county	No. No such agreements exist.

Loss of low income units through contract expirations	No. Contracts, such as density bonus agreement, for low-income units are usually for a period of 30 to 55 years. The inventory of low-income units associated with these contracts are relatively new (built 5 to 15 years ago). These units will be deed restricted for another 15 to 50 years.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	No. 24% of total households (HH) in Hesperia pay more than 30% and 50% of their income on rent. Percentage of HH that pay more than 30%: 15% (3,905/26,255) Percentage of HH that pay more than 50%: 9% (2,175/26,255) Source: HUD Comprehensive Housing Affordability Strategy (CHAS) dataset, 2011-2015
[NEW] Rate of overcrowding	No. There has been a decrease in overcrowding since 2000. In 2011, about 8 percent of all households were overcrowded while 2.4 percent were severely overcrowded in Hesperia. In 2017, about 6.4 percent of all households were overcrowded while 1.7 percent were severely overcrowded in Hesperia.
Farmworker housing needs	No. There is little to no farms in Hesperia; therefore, no need for farmworker housing

Housing needs generated by the presence of a university campus within the jurisdiction	No. There are no universities in Hesperia.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No. No loss of units during a declared state of emergency.
[NEW] The region’s greenhouse gas emission targets provided by the California Air Resources Board	The City of Hesperia adopted a Climate Action Plan prepared on July 20, 2010. The plan proposes to reduce per capita emissions 29 percent below business as usual emission levels by the year 2020. The City will need to update the plan, and evaluate progress in achieving reduction targets thus far. The City will need to determine if reductions, both present and future efforts and targets are in line with the region's emission targets.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Loma Linda
County	San Bernardino

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	No

Lands protected from development under Federal or State programs	Yes The San Timoteo wash is considered to be regulated waters. blue line streams (riparian and wetland areas) San Timoteo Creek Aviary Sanctuary
County policies to preserve agricultural land	Yes
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Cost Burden >30% to <=50% is 1,090 or 18% Cost Burden >50% is 1,580 or 27% taken from https://www.huduser.gov/portal/datasets/cp.html
[NEW] Rate of overcrowding	In 2006, SCAG estimated that 718 of Loma Linda's 7,489 households (9.6%) lived in overcrowded conditions. These rates are less than the San Bernardino County average of 14.3 percent of households living in overcrowded housing units. (Loma Linda General Plan)
Farmworker housing needs	n/a

Housing needs generated by the presence of a university campus within the jurisdiction	Yes
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	n/a
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	n/a

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Ontario
County	San Bernardino

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No. However, approximately 2,500 acres of land located in the southwestern portion of the City, within the former San Bernardino County Agriculture Preserve, has no sewer or water infrastructure in place. The City has planned for development and growth within these areas and has adequate water supply, but relies on partnerships with regional entities and private developers to fund infrastructure. Installation of backbone sewer and water infrastructure in these specific areas is dependent on market conditions with regards to timing and funding.
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	Yes. There are properties under Williamson Act contracts within the City that will expire in 9 years or not at all during this period. Additionally, certain properties in the City are precluded from new residential development due to proximity to either Chino Airport or Ontario international Airport pursuant to Government Code Section 21670 et. seq. the ALUCP for ONT and Caltrans Airport Land Use Planning Handbook.
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes. The City's highest density residential growth opportunities are contingent upon the existence of new public transportation opportunities which are not anticipated to be available during this planning period including the Gold Line extension, Metrolink Station in the downtown, and BRT routes in Ontario Ranch. The City has set aside significant land area within its General Plan for transit orientated development that embraces SCAG's Compass Blueprint concepts along and near these future public transportation routes.
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Yes. As the emissions targets become more stringent, associated cost effective technologies are not fully developed and/or not available within the supply chain, all impacting development within our sub-region.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Upland
County	San Bernardino

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	Yes
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	Yes
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	See Attachment 1
[NEW] Rate of overcrowding	See Attachment 1
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	N/A
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	N/A

Attachment 1

Housing Problems

The AFFH-T Data Documentation states the following: "To assist communities in describing and identifying disproportionate housing needs in their jurisdictions and regions, the AFFH-T provides data identifying instances where housing problems or severe housing problems exist. The AFFH-T presents housing problems overall, as well as variations by race/ethnicity, household type and household size."

The AFFH-T provides data on the number and share of households with one of the following four housing problems:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower.
3. Overcrowding: A household is considered overcrowded if there are more than 1.01 people per room.
4. Cost Burden: A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Additionally, the AFFH-T provides data on the number and share of households with one or more of the following "severe" housing problems, defined as:

1. Lacks complete kitchen facilities: Household does not have a stove/oven and refrigerator.
2. Lacks complete plumbing facilities: Household does not have running water or modern toilets.
3. Severe Overcrowding: A household is considered severely overcrowded if there are more than 1.5 people per room.
4. Severe Cost Burden: A household is considered severely cost burdened if the household pays more than SO percent of its total income for housing costs.

According to the data in **Table 11-20** on the following page, the total number of households within the jurisdiction is 26,095. Of those households, 12,075, or 46.27 percent, experience housing problems. Among those 12,075 households experiencing problems, 6,480, or 24.83 percent of the total, experience severe housing problems. These percentages are roughly in line with the region, wherein the incidences of housing problems and severe housing problems are 49.19 percent and 27.82 percent respectively.

Attachment 1

Table 11-20

Demographics of Households with Disproportionate Housing Needs

	(Upland, CA CDBG) Jurisdiction			(Riverside-San Bernardino-Ontario, CA} Region		
Households experiencing any of 4 housing problems	**#with problems**	**# households**	**%with problems**	**#with problems**	**# households**	**%with problems**
Race/Ethnicity						
White, Non-Hispanic	5,235	13,405	39.05%	248,500	615,660	40.36%
Black, Non-Hispanic	885	1,640	53.96%	56,215	96,380	58.33%
Hispanic	4,600	**8,155**	56.41%	276,310	469,370	58.87%
Asian or Pacific Islander, Non-Hispanic	1,130	2,324	48.62%	37,085	75,739	48.96%
Native American, Non-Hispanic	0	65	0.00%	2,874	5,864	49.01%
Other, Non-Hispanic	229	519	44.12%	12,120	24,015	50.47%
Total	12,075	26,095	46.27%	633,100	1,287,025	49.19%
Household Type and Size						
Family households, <5 people	6,650	15,435	43.08%	310,890	715,300	43.46%
Family households, 5+ people	1,685	2,925	57.61%	160,795	249,069	64.56%
Non-family households	3,740	7,730	48.38%	161,420	322,655	50.03%
Households experiencing any of 4 Severe Housing Problems	**#with severe problems**	**# households**	**%with severe problems**	**#with severe problems**	**# households**	**%with severe problems**
Race/Ethnicity						
White, Non-Hispanic	2,365	13,405	17.64%	122,935	615,660	19.97%
Black, Non-Hispanic	445	1,640	27.13%	32,125	96,380	33.33%
Hispanic	2,865	**8,155**	35.13%	174,310	469,370	37.14%
Asian or Pacific Islander, Non-Hispanic	720	2,324	30.98%	20,279	75,739	26.77%
Native American, Non-Hispanic	0	65	0.00%	1,499	**5,864**	25.56%
Other, Non-Hispanic	**80**	519	15.41%	6,870	24,015	28.61%
Total	6,480	26,095	**24.83%**	358,025	1,287,025	27.82%

Source: Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T), U.S. Department of Housing and Urban Development, November 2017.

Note 1: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

Note 2: All% represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.

Note 3: Data Sources: CHAS

Note 4: Refer to the Data Documentation for details (http://www.hudexchange.info/ resource/ 4848/affh-data-documentation).

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Victorville
County	San Bernardino

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Victorville has an unbalanced jobs to housing ratio. Policies and efforts have historically been used to help this balance (i.e. efforts at SCLA, pro-growth policies).
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	None
Availability of land suitable for urban development	Ample vacant land is available in Victorville.

Lands protected from development under Federal or State programs	None/Little i.e Mojave River
County policies to preserve agricultural land	None/little agriculture land in Victorville
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Within the past 5 years the Old Town Specific Plan and the Civic Center Specific Plan have been approved which have increase densities within an urban/infill core with public transportation available
Agreements between a county and cities to direct growth to incorporated areas of the county	None

Loss of low income units through contract expirations	None
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	For owner households above 30% the percentage has decreased from 6.9% in 2013 to 4.4% in 2017. For 35% or more (no figure available for 50%+) the number has decreased from 38.5% to 26.4% during the same period. For renters above 30% the % has increased from 4.4% to 6.6% and for 35% or more has decreased from 52.1% to 51.5%.
[NEW] Rate of overcrowding	The average household size for owners has decreased from 3.89 persons per household to 3.33 and has decreased for renters from 3.47 to 3.45 from 2013 to 2017.
Farmworker housing needs	None

Housing needs generated by the presence of a university campus within the jurisdiction	There are no University Campuses in Victorville, only a Junior College (VVC).
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	None
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Reduce the 2008 levels by 15% or 29% below 2020 BAU levels per the City of Victorville CAP.
Other factors	None

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Yucaipa
County	San Bernardino

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes; The City of Yucaipa is considered as a bedroom community, and does not currently provide a substantial amount of jobs for the residential community. This equates to a greater need for the City's residents to commute to other jurisdictions.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes; The City of Yucaipa is served by the Yucaipa Valley Water District for sewer services, and the Yucaipa Valley Water District, South Mesa Water Company, and Western Heights Water Company for potable water. Water supply limitations are needed to be addressed by the water purveyors. Ares within the City are also limited to septic connections due to Regional Water Quality Control Board requirements, and sewer connections are not yet available.
Availability of land suitable for urban development	Yes; the City of Yucaipa is supportive of new development, and has been actively approving projects. However, infrastructure and school impact fee costs, which are due to decisions made outside of the jurisdiction's control, have impacted production of those approved projects.

Lands protected from development under Federal or State programs	Yes; The City of Yucaipa features substantial areas of protected open space that are under public ownership and subject to deed restrictions that preclude all development activity. This includes mitigation land areas, conservancy-held areas, and the State of California-operated Wildwood Canyon State Park.
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	No

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Per ACS Survey Total Households: 5,516 households of 18,038 total households pay 30% or more towards home cost (30%) For renter-occupied units: 2,333 households of 4,987 total renter-occupied households pay 30% or more towards rent (46.7%)
[NEW] Rate of overcrowding	Per ACS survey: 1.01-1.5 occupants per room: 657 units of 18,038 units total - 3.6% 1.51 occupants or more per room : 238 units of 18,038 units total - 1.3%
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	The City has adopted a Climate Action Plan, which calls for the implementation of a performance standard to reduce GHG emissions attributable to new discretionary development projects by at least 29 percent of Business as Usual.
Other factors	

LOCAL PLANNING FACTOR
SURVEYS RECEIVED

VENTURA COUNTY

Jurisdiction	Camarillo
County	Ventura

Planning Factor	**Impact on Jurisdiction**
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Based on the SCAG bottom-up local input process recently completed in 2018, where staff hand counted and conducted field surveys to obtain accurate TAZ level data, in 2016 Camarillo had 25,767 households, 37,679 jobs, and population of 69,423. It is projected that in 2020, Camarillo will have 27,082 households, 39,085 jobs, and population of 73,814; in 2030 Camarillo will have 29,721 households, 42,668 jobs, and population of 77,872; in 2035 Camarillo will have 30,742 households, 44,144 jobs, and population of 79,624; in 2045 Camarillo will have 32,326 households, 47,241 jobs, and population of 82,963.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Sewer and water capacity studies are required for any new development to determine if there is adequate infrastructure to support the development or if upgrades are needed. A little less than half the City's water comes from three local groundwater wells with the remaining amount imported from northern California purchased from the Calleguas Municipal Water District via the Metropolitan Water District of Southern California. Several other water companies provide water service to portions of Camarillo, including Camrosa Water District, Crestview Mutual Water Company and the Pleasant Valley Mutual Water Company. The City does not have full control over the water and sewer service provided by other Districts and is subject to the water allocated by Fox Canyon Groundwater Management Agency.
Availability of land suitable for urban development	The present Housing Element demonstrates that there is land available for residential development to meet RHNA. Many of the units projected in the Housing Element will be carried over into the next Housing Element. The city is nearing capacity of General Plan buildout.

Lands protected from development under Federal or State programs	Camarillo has floodways, faults, agricultural preservation areas, military buffer areas, and airport land use limits that serve to protect open space, farmland environmental habitats, and natural resources on a long term basis. Agencies such as the Department of Defense, CA Fish and Wildlife, FEMA, VC Dept. of Airports, VC Agricultural Commissioner, among others have jurisdiction over development of land in Camarillo. Camarillo has floodways as well as Conejo Creek and Calleguas Creek that are identified on the FEMA maps. Within the flood plains identified on the FEMA maps, development is either restricted or is required to make improvements to remove the land from the flood plain areas. The area surrounding the Camarillo Airport is identified on the VC Airport Land Use Plan with landing paths that limit the use of land in proximity to the airport. The limits include restrictions on building height, land use, and building area; as well as not permitting residential use in the Outer Safety Zone and in areas above 60 CNEL. The landing path to the airport at Point Mugu Naval Air Station that is part of Naval Base Ventura County crosses the City of Camarillo. The area within the flight path has restrictions on the use of land and intensity of development. Camarillo has agricultural areas within the City limits as well as immediately surrounding the city limits. The areas outside the City are protected by the Ventura County SOAR protection program. The City also has CURB. In addition there are greenbelt agreements on the Oxnard Plain and Santa Rosa Valley. The Agricultural Commissioner reviews development proposals to make sure there will not be impacts on the operations of agricultural uses, including requiring adequate buffers and preservation of prime agricultural farmland.

	CA Dept. of Fish and Wildlife reviews development proposals to ensure wildlife and plant habitats are not impacted by new development in streambed and barranca areas. Wildlife corridors can also be required to permit passage of animals between habitat areas. Camarillo is party to the Ventura County Guidelines for Orderly Development adopted by the County Board of Supervisors in 1969 and maintain the consistent theme that urban development should be located within incorporated cities whenever practical. In addition there are greenbelt agreements on the Oxnard Plain and Santa Rosa Valley. The Alquist-Priolo Fault Hazard Maps, as well as the City's more comprehensive studies, identified fault hazards within city limits that restrict development.
County policies to preserve agricultural land	The citizens of Ventura County adopted a countywide agricultural protection program in 1998, which was extended in 2018 and will end on December 31, 2050, unless extended again. Land within the unincorporated area can only be converted to an urban use after a ballot initiative is approved. Camarillo has agricultural land within the City and immediately surrounding the City that are protected by CURB, which surrounds the municipal boundary of Camarillo. In addition there are greenbelt agreements on the Oxnard Plain and Santa Rosa Valley.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	The City continues to create opportunities for housing while continuing to make sure it is in proximity to jobs generators. Household growth is anticipated in infill areas such as Camarillo Commons which is walkable to jobs.
Agreements between a county and cities to direct growth to incorporated areas of the county	The citizens of Ventura County adopted a countywide agricultural protection program in 1998, which was extended in 2018 and will end on December 31, 2050, unless extended again. Land within the

	unincorporated area can only be converted to an urban use after a ballot initiative is approved. Camarillo has agricultural land within the City and immediately surrounding the City that are protected by CURB, which surround the municipal boundary of Camarillo. In addition there are greenbelt agreements on the Oxnard Plain and Santa Rosa Valley.
Loss of low income units through contract expirations	The City of Camarillo has one affordable rental housing covenant that will terminate in 2020. The City will work with this rental property owner in an effort to preserve the loss of 32 low-income units to market-rate. The City does not have any other affordable housing covenants that will terminate during the current or during the next 8-year Housing Element planning period (October 15, 2021- October 15, 2029).
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	• Percentage of households that pay more than 30% of their income on rent: 26% (1,890 of 7,340 renter households) • Percentage of households that pay more than 50% of their income on rent: 24% (1,935 of 7,340 renter households) • Note: The remaining 49% spend less than 30% on housing, and no data is available on 1%. Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data Query Tool (via HCD website)
[NEW] Rate of overcrowding	Camarillo has an average persons per household factor of 2.69. In 2010, the average persons per household was 2.64 and increased slightly to 2.69 in 2013 and since that time the persons per household has remained relatively unchanged.
Farmworker housing needs	According to ACS 2017, 1-year estimates, Camarillo has 647 agriculture, forestry, fishing, and hunting workers. This makes up approximately 1.9% of Camarillo's total workforce. Farmworker housing uses are permitted "by right," with no discretionary review or public hearing, within Agricultural Exclusive (A-E) Zone. This is consistent with the State Employee Housing Act, which regulates farmworker housing and generally requires that facilities with no more than 36 beds or 12 units be treated as an agricultural land use

	that is not subject to any conditional use permit not required of other agricultural uses in the same zone. In 2012, the City amended its Zoning Code to remove farmworker housing as a conditionally permitted use in the OS and RE zones, with findings that these zones are not intended to have agricultural uses as primary uses and there are limited opportunities for agricultural activities in these zones. The amendment also made farmworker housing a permitted use in the AE zone, which is designated for exclusive agricultural uses.
Housing needs generated by the presence of a university campus within the jurisdiction	California State University Channel Islands is located in the county unincorporated area, approximately six miles away from the City of Camarillo. It has a present enrollment of 7,095 students with a projected enrollment of approximately 10,000 students by 2025. There are student dormitories as well as faculty housing provided on campus. The university is planning on increasing student housing on-site by adding 600 beds to accommodate for future growth.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	All units except for one single-family dwelling unit that was red tagged during the debris flow event in 2014 have been rebuilt.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	The City does not have an adopted Climate Action Plan. All projects are reviewed for impacts on greenhouse gas emissions as part of the California Environmental Quality Act review process.
Other factors	None.

Attachment A
Local Planning Factors

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	County of Ventura
County	Ventura

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes Please see Attachment A-1 for a detailed response to this Local Planning Factor.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes Please see Attachment A-1 for a detailed response to this Local Planning Factor.
Availability of land suitable for urban development	Yes Please see Attachment A-1 for a detailed response to this Local Planning Factor.

Lands protected from development under Federal or State programs	Yes Please see Attachment A-1 for a detailed response to this Local Planning Factor.
County policies to preserve agricultural land	Yes Please see Attachment A-1 for a detailed response to this Local Planning Factor.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No Please see Attachment A-1 for a detailed response to this Local Planning Factor.
Agreements between a county and cities to direct growth to incorporated areas of the county	Yes Please see Attachment A-1 for a detailed response to this Local Planning Factor.

Loss of low income units through contract expirations	No Please see Attachment A-1 for a detailed response to this Local Planning Factor.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes Please see Attachment A-1 for a detailed response to this Local Planning Factor.
[NEW] Rate of overcrowding	Yes Please see Attachment A-1 for a detailed response to this Local Planning Factor.
Farmworker housing needs	Yes Please see Attachment A-1 for a detailed response to this Local Planning Factor.

Housing needs generated by the presence of a university campus within the jurisdiction	Yes Please see Attachment A-1 for a detailed response to this Local Planning Factor.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Yes Please see Attachment A-1 for a detailed response to this Local Planning Factor.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Yes Please see Attachment A-1 for a detailed response to this Local Planning Factor.
Other factors	

Attachment A-1
Supplemental Information for the Local Planning Factors Survey

1. **Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing (Gov. Code section 65584.04 (e)(1))**
   The jobs/housing balance for the unincorporated areas of Ventura County (County) indicates that there are 31,838 jobs for a total of 32,191 households. This results in approximately 0.98 jobs per household in the County.[1,2] The unincorporated areas of Ventura County accounted for 8.9% of the county's overall job base and 11.8% of the households in the County. Aside from the agricultural industry, some of the major employers located in the unincorporated County are associated with state and federal facilities, such as Naval Base Ventura County, Naval Air Station Point Mugu, Naval Construction Battalion Center Port Hueneme, and California State University Channel Islands.

   As mentioned in the April 2019 RHNA Subcommittee Meeting Agenda, the concept behind a jobs-housing ratio is complicated by various factors and is an imperfect measure. However, to provide further context regarding "jobs housing fit", a large concentration of jobs in the unincorporated areas are in the agricultural industry, with smaller concentrations in construction, manufacturing, and education. Agriculture accounted for 14,458 jobs, or 43.7%, of job demand in the county's unincorporated areas.[3] Traditionally, jobs in low-wage sectors, such as those found in hospitality, retail and food services, are concentrated within the County's incorporated areas. To support employment in the agricultural industry, the County has implemented several measures to facilitate the development of farmworker housing as outlined below in Factor No. 11. Most new farmworker housing built in the unincorporated County is located on the site of employment, or in close proximity. However, farmworker housing complexes built in remote areas away from services and amenities (transportation, schools, grocery stores, etc.), have had more difficulty finding interested tenants.

   The Ventura County General Plan contains the following policy to address potential jobs/housing balance issues (Section 3.4, Goals, Policies and Programs):

   > Employment generating discretionary development resulting in 30 or more new full-time and full-time-equivalent employees shall be evaluated to assess the project's impact on lower- income housing demand within the community in which the project is located or within a 15-minute commute distance of the project, whichever is more appropriate.

---

[1] http://scagrtpscs.net/Documents/DataMapBooks/UnincorporatedVenturaCounty.pdf
[2] ADE, Inc.; data from California Department of Finance City/County Populations and Housing Estimates 2016, and American Community Survey Five-Year Sample (2010-2014 and 2006-2010 data).
[3] County of Ventura. 2018. Ventura County General Plan Update, Draft Background Report. Chapter 2. Demographics and Economics, Table 2-25,

This policy is implemented during environmental impact analysis for a commercial project.

2. **Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control (Gov. Code section 65584.04 (e)(2)(A))**
The lack of capacity for sewer and water service in the unincorporated areas of Ventura County is a significant constraint on new development and is to a large degree outside the control of the County Board of Supervisors and County staff. This section presents a summary explanation of this issue that identifies the following:

- Countywide regulations that constrain sewer and water service and their relationship to State Law;
- Housing Element site inventory analysis that confirm the status of sewer/water service constraints on development; and,
- Regulatory actions made by sewer and water purveyors that resulted in prohibitive costs for service upgrades or a lack of sewer/water facilities and capacity.

To provide a context for this discussion, it's important to note that land with sewer or water service is only located within areas designated as "Existing Community" or "Urban" within the General Plan. Approximately 1.3% of unincorporated land is designated "Existing Community" and 0.4% is designated "Urban". However, not all land designated as "Existing Community" has water and sewer service. Outside the "Existing Community" and "Urban" areas lies agricultural land, open space land, rural areas, or land occupied by State and Federal facilities. Additionally, the areas that do have water and sewer are serviced by hundred of service providers.

The lack of sewer and water service in Ventura County was confirmed during the preparation of the last County of Ventura Housing Element. In 2011, staff conducted a comprehensive study that evaluated the availability of suitable parcels for high-density residential development. Not much has changed since this study was conducted. The Site Inventory Analysis found that even parcels within the spheres of influence of cities were generally constrained by water service/storage issues and that, in many cases, the extension of sewer service would be prohibitively costly. Also, the study confirmed that regulatory actions and decisions made by sewer and water purveyors in Ventura County resulted in: (1) a lack of facilities and capacity for both sewer and water service; and (2) the need for cost prohibitive upgrades to existing facilities or development of new facilities in order to accommodate new growth.

Countywide Regulations in Relationship to Federal and State Laws
Since 1969, Ventura County has protected its open space and agricultural resources through a comprehensive policy agreement called the Guidelines for Orderly Development.[4] This agreement, between the County and eight of the cities, contains policies that promote urban-level development within city boundaries and discourages urban-level development within the unincorporated County. Under the Guidelines for

[4] https://docs.vcrma.org/images/pdf/planning/brochures/Guidelines_for_Orderly_Development.pdf

Orderly Development, proposed urban development within the sphere of influence of a city, would annex to the city to receive municipal services, rather than forming new or expanding existing County service areas. Consistent with this policy, public sewer and water service providers planned facility development and expansion has supported development within cities until annexation occurred. This results in a lack of capacity for sewer and water service in the unincorporated areas of Ventura County.

The Guidelines for Orderly Development, as well as the planning principles that underlie this agreement, are consistent with Government Code Sections 65561 and 65562 and the intent of SB 375.

- Government Code Sections 65561 and 65562 require local jurisdictions to protect open space land for the "...maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources."
- SB 375 (2009) calls for reduction in greenhouse gas emissions through infill and other environmentally friendly development.

Over the past five decades, the Guidelines for Orderly Development resulted in the preservation of agricultural land and open space lands within the County of Ventura, including farmland designated as prime, of statewide importance, and locally important farmland in the California Department of Conservation's Farmland Mapping and Monitoring Program. Currently, about 97% of the unincorporated land in Ventura County is preserved for agriculture and open space purposes.

Lack of Water Service

Water service in the "Existing Communities" and "Urban" areas of the unincorporated County is almost exclusively provided by small mutual water companies or private wells. There are over 150 water purveyors in Ventura County, including cities, water districts, mutual water companies, private water companies and private wells. Many of the small mutual water companies have undersized, aging facilities and infrastructure that are in need of repair or were not designed to serve high-density development. Two specific examples, described below, illustrate the problems associated with finding suitable sites for development with adequate water service in the unincorporated areas.

- El Rio/Del Norte Area Plan: Three parcels were evaluated in the El Rio/Del Norte Area Plan, which is adjacent to the City of Oxnard. Water service is provided by Cloverdale Mutual Water Company, a small mutual water company. The County's evaluation of these parcels found that providing water service to selected parcels, which would otherwise be suitable for higher density development, was not feasible because it would result in over-extraction of groundwater resources and system upgrade costs that would be prohibitive.

  Cloverdale's water extraction is monitored by the Fox Canyon Groundwater Management Agency (FCGMA). The FCGMA was created by State legislation in

1982 to manage groundwater with the objective of controlling over-drafting in the Oxnard Forebay Basin. The FCGMA establishes water extraction allocations for each of the water purveyors within its boundaries. Estimates indicate that Cloverdale currently exceeds its allocation by approximately 3%. The FCGMA requires Cloverdale to pay surcharge fees for extractions in excess of its allocation. The water system does not have any interties to other water systems or any outside source of water supply. Water service within the Cloverdale service area is currently unmetered. The current water service lines that extend to the parcels are 2-inch lines that would be too small and need to be upgraded to serve high density residential development. In addition, upgrades to the water storage and distribution system will be necessary in order to meet water supply requirements for fire-fighting.

- Saticoy and N. Ventura Avenue Area Plans: The second example concerns two unincorporated communities located within the sphere of influence of the City of Ventura: North Ventura Avenue and Saticoy. Both areas receive water service from the City of Ventura and are regulated by the City's Water Service Policy (See Exhibit 1, City of Ventura Water Policy, and Exhibit 2, Map of North Ventura Avenue and Saticoy). If a property is planned for development within these two areas and requires either new water service or an increase in water demand, the project is subject to the City's Water Rights Dedication and Water Resource Net Zero Policy.[5] This Policy requires projects to offset new or increased water demand through one or more compliance options, including a dedication of water rights, extraordinary conservation measures, and/or payment of a one-time fee. Additionally, a water service agreement is required as part of the current process.

  Although the Water Rights Dedication and Water Resource Net Zero Policy is available for both the North Ventura Avenue and Saticoy areas, the City's policies do not practically allow for high density development in either community. Many properties in Saticoy are currently served through a ¾ inch diameter water service line, which is insufficient to support high-density residential development. Increases in water meter sizes (i.e., anything larger than a ¾ inch meter) in Saticoy must be individually approved by the Ventura City Council, although currently the City has not identified the criteria by which such a request would be evaluated. Additionally, there are land use inconsistencies between the County and the City's General Plan, which prohibits any expansion of water service unless the development proposal undergoes a General Plan Amendment with the City. In North Ventura Avenue, the City's water policy does not allow new water service unless the development proposal is consistent with the City's General Plan, which promotes non-residential uses. Thus, it would be a challenge to develop higher density development in the North Ventura Avenue or Saticoy communities due to lack of water service.

[5] https://www.cityofventura.ca.gov/905/Net-Zero

As these two examples demonstrate, the lack of water service within unincorporated communities is a major limitation to finding suitable sites for new residential development.

Lack of Sewer Service

Similar to water service, sewer service limitations act as a major constraint on finding suitable sites for new residential development, especially sites where affordable housing could be constructed. The costs associated with improving existing sewer systems would effectively eliminate these areas as potential sites for affordable, multi-family residential development. Also, most properties in the unincorporated area that are not within an existing community/urban area are served by private septic systems that do not support urban-level development.

Currently, public sewer service for the unincorporated County is provided by a variety of agencies, including some cities and several different types of special districts. Some agencies only own and operate sewer collection systems and contract with other agencies for wastewater treatment services. These wastewater treatment systems were built to serve existing and planned development, but only development already contemplated in the County's General Plan. Planned improvements and upgrades to these facilities would not expand service or increase capacity. Moreover, adding new multi-family development that would be serviced by these facilities would result in high development costs because the developer would be required to provide funds to the local sewer service provider to expand capacity or add/improve conveyance lines to service the proposed development.

An example is the El Rio community, which is located in the unincorporated County of Ventura but within the City of Oxnard sphere of influence. In 2011, this area was connected to the City of Oxnard treatment plant for sewer service via extensive upgrades to the local sewer lines. One of the existing Housing Element inventory sites is located within this sewer service area. However, the site is located far from the treatment plant, is currently used for agricultural production, and was planned for low-density residential development. In order to increase development capacity on this site, the sewer provider would require a sewer study and expensive upgrades to the conveyance system.

Water and Sewer Service Improvements Costs

An additional obstacle to urban development in the unincorporated area of Ventura County involves funding constraints for development of new/upgraded water and sewer facilities. If an affordable housing residential development were to be located in an area with insufficient sewer or water service, it is likely that the necessary improvements would be borne by the developer and cost-prohibitive for this type of project. Because the County and cities within the County have been operating under the premise that urban development should occur within the cities whenever and wherever feasible, no funding sources have been identified or considered for upgrades to the small, older systems.

This is demonstrated by the examples provided above. Specifically, although upgrades to the El Rio sewer system were recently completed that connected the area to the City of Oxnard sewer treatment plant, the system was designed to accommodate existing development and existing General Plan development capacity which does not include high density residential projects. Increasing the density would require a sewer study and potentially expensive costs.

In addition, extensive upgrades to the small mutual water systems would be required to serve high density development and meet fire flow standards. Finally, in some areas the adjacent jurisdictions will not serve high density development unless the properties are annexed or a General Plan amendment is approved in their jurisdiction. All of these examples would require a lengthy process, significant cost, and with no guarantee of necessary approvals. These situations are clearly out of the control of the Ventura County decision-makers.

3. **Availability of land suitable for urban development (Gov. Code section 65584.04 (e)(2)(B))**

According to the County of Ventura's General Plan, "urban development" is defined as:

> "Existing and planned urban centers which include commercial and industrial uses as well as residential uses where the building intensity is greater than one principal dwelling unit per two acres."

Much of the unincorporated area cannot be developed at high densities because of water, sewer, flood and slope limitations. Only 1.7% of all unincorporated land is potentially suitable for urban development because it is located within existing communities where services are potentially available. As discussed in Factor No. 2 above, a recent study indicates that the amount of land that is suitable for urban development is further limited due to lack of available infrastructure (water, sewer).

Most land that meets the definition of "urban development" is located within the sphere of influence of incorporated cities. However, much of that land cannot support high-density residential development because adequate water and/or sewer service is not available. As discussed in Factor No. 2 above, the Guidelines for Orderly Development encourage the annexation of parcels within the sphere of influence of a city if that parcel is to be developed for urban purposes. This is a countywide policy that cannot be changed through the action of the unincorporated County. It is a long-standing agreement between the County and eight of the cities of Ventura County, an agreement intended to locate urban development within city boundaries where there is access to urban amenities and services.

4. **Lands protected from development under Federal and State programs ((Gov. Code section 65584.04 (e)(2)(C))**

Approximately 97% of the unincorporated County consists of land that is protected open space and agricultural land. This breaks down to 88% open space and 9% agricultural land (Please see Exhibit 3, County of Ventura Agriculture and Open

Space Map, for reference). Many of these lands are protected through a variety of state and federal agencies and programs, such as the Los Padres National Forest, the Coastal Conservancy, Santa Monica Mountains Conservancy, and the State Land Conservation Act. Furthermore, many private land trusts have been established to protect the biological diversity of these lands. For example, the Ojai Valley Land Conservancy, Ventura Hillside Conservancy, etc. Open space and agricultural lands are further protected through the Save Open-Space and Agricultural Resources Ordinance, which is a voter approved initiative. These programs align with SCAG's 2016 RTP/SCS Plan, which strives to "Protect Natural and Farm Lands" and "suggests redirecting growth away from high value habitat areas to existing urbanized areas." (2016 RTP/SCS, page 84)

State Land Conservation Act (LCA)

A State of California program that protects open space and agricultural land is the State Land Conservation Act (LCA), also known as the Williamson Act. This voluntary program preserves open space and agricultural land through contracts established between the County and qualifying landowners. As of April 1, 2019, the County had 1,088 active LCA contracts (covering approximately 130,000 acres) that are renewable with no expiration date (Please see Exhibit 4, Local Conservation Act Map, for reference). An LCA contract restricts contracted land to agricultural or open space uses for 10 to 20 years. In exchange for the land use restriction, the landowner receives reduced property taxes. The contract will automatically be renewed unless the owner of the land decides to terminate it.

Save Open-Space and Agricultural Resources (SOAR) Ordinance

The Save Open-Space and Agricultural Resources (SOAR) Ordinance is a voter-approved initiative, which was initially passed by the County in November 1998. Most recently in November 2016, voters approved a continuation of this initiative through Measure C, which sunsets on December 31, 2050.[6] This initiative protects all land designated by the County's General Plan as Open Space, Agriculture, or Rural – which accounts for 1,023,500 acres or 98% of unincorporated land. Furthermore, the initiative also includes measures to strengthen the local agricultural economy and preserve the County's quality of life. Consistent with California Government Code section 65584.04 (e)(2)(C), this local ballot measure protects open space, farmland, environmental habitats, and natural resources from urban development by prohibiting conversion to non-agricultural and open space uses without a vote of the electorate.

In certain cases, the Board of Supervisors may redesignate these land use designations, provided they can make all findings supported by substantial evidence as listed within the Initiative. The County's SOAR Ordinance is consistent with the Guidelines for Orderly Developmentand with goals stated in SCAG's 2016 Regional Transportation Plan regarding protection of Natural and Farm Lands.[7]

[6] https://docs.vcrma.org/images/pdf/planning/ordinances/SOAR_Measure_C_2050.pdf
[7] http://scagrtpscs.net/Documents/2016/final/f2016RTPSCS.pdf

A SOAR ordinance has also been voted upon and adopted by the cities of Ventura, Camarillo, Fillmore, Moorpark, Oxnard, Santa Paula, Simi Valley, and Thousand Oaks. Each SOAR ordinance adopted by the cities establishes a "City Urban Restriction Boundary" (CURB) line around the respective city. Before any land located outside the CURB lines can be developed under the city's jurisdiction for urban purposes, it must obtain citywide voter approval. The goal of each of the city ordinances is to preserve open space and agriculture, and all of them now sunset on the same date as the County's ordinance, December 31, 2050.

5. County policies to preserve agricultural land (Gov. Code section 65584.04 (e)(2)(D))

Ventura County is the nation's eleventh largest county in crop value[8] and eight largest in the state[9]. This high productivity is made possible by the County's abundance of natural resources, which is required for agricultural production. To continue the preservation of the agricultural industry, the County adopted the following General Plan policies and programs (Section 1.6 - Goals, Policies, and Programs):

- Discretionary development located on land designated as Agricultural (see Land Use Chapter of the County of Ventura General Plan) and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory, shall be planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.
- Land Conservation Act Contracts shall be encouraged on irrigated farmlands.
- The Public Works Agency shall plan transportation capital improvements so as to mitigate impacts to important farmlands to the extent feasible.
- The County shall preserve agricultural land by retaining and expanding the existing Greenbelt Agreements and encouraging the formation of additional Greenbelt Agreements.
- Discretionary development adjacent to Agricultural-designated lands shall not conflict with the agricultural use of those lands.

These policies not only apply to land designated for agricultural use within the General Plan, they also apply to land zoned for agriculture within the Open Space designation. Currently, approximately 205,287 acres of the unincorporated area is zoned Agricultural Exclusive. Non-agricultural development on land zoned Agricultural Exclusive is severely limited, particularly when soils are classified as Prime, Statewide Importance, Unique or Locally Important.

Greenbelt Agreements

[8] O'Conner, Teresa. "Ventura County Helps Keep Farming Alive in Southern California – from the UC Food Observer." CDFA's Planting Seeds Blog, California Department of Food and Agriculture, 12 Mar. 2019, plantingseedsblog.cdfa.ca.gov/wordpress/?p=17372.

[9] Ross, Karen. California Agricultural Statistics Review, 2017-2018. California Department of Food and Agriculture, 2018, www.cdfa.ca.gov/Statistics/PDFs/2017-18AgReport.pdf.

Greenbelt agreements are another tool used by the County and participating cities to protect open space and agricultural land. These agreements reassure property owners that land within these areas will not be prematurely converted to uses that are incompatible with agriculture or open space uses. In addition, greenbelt agreements reinforce the County's Guidelines for Orderly Development. These agreements have been executed as joint or co-adopted resolutions/ordinances by the County and the participating cities. (See Exhibit 5, Ventura County Greenbelt Map, for reference).

Currently, Ventura County has approximately 172,000 acres protected under greenbelt agreements for the following areas:

- Ventura – Santa Paula – County of Ventura (Ordinance adopted 2006)
- Santa Paula – Fillmore – County of Ventura (Ordinance adopted 2010, amended 2017)
- Fillmore – County of Ventura – (Ordinance adopted 2000)
- Ventura – Oxnard – County of Ventura (Resolution 1994, amended 2015)
- Oxnard – Camarillo – County of Ventura (Resolution 1984)
- Camarillo – County of Ventura (Resolution 1985)
- Thousand Oaks – Simi Valley – Moorpark – County of Ventura (Ordinance adopted 2009)

LCA Contracts and SOAR Initiative

Once again, the State Land Conservation Act (LCA), also known as the Williamson Act and the voter-approved SOAR initiative protect agricultural land as well as open space lands as noted in item No. 4 above. The County has 1,088 active LCA contracts that cover approximately 130,000 acres of land. These contracts are renewable with no expiration date (Please see Exhibit 4, Land Conservation Act Map, for reference). Additionally, SOAR protections apply to much of the unincorporated area, which is described in detail under Factor No. 4.

6. Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation (Gov. Code section 65584.04 (e)(3))

Countywide, Gold Coast Transit District and the Ventura County Transportation Commission provides bus transit services. However, public transportation services are limited in unincorporated Ventura County in that there are fewer bus stops and bus routes have longer headway times between buses. The 2020 Regional Transportation Plan/Sustainable Communities Strategy Data Map Book identified a sliver of unincorporated County land located within a High-Quality Transit Corridor radius that is directly to the north of the City of Ventura. Otherwise, the County does not have identified high quality transit areas.

However, the County does have programs with respect to multi-modals networks and the access they provide for public transportation. The County of Ventura has 103 miles of trails and 58 miles of bike lanes in the unincorporated areas. As part of the 2040

General Plan Update, the County is focusing on closing gaps in the countywide bikeway network that were identified in the Ventura Countywide Bicycle Master Plan (2007) and continuing to address its multi-modal transportation needs. Improving the connections within the existing network can improve systemwide connectivity and provide additional facilities for publicly available active transportation options. This strategy integrates existing recreational and arterial networks to better serve transit, employment, and activity centers.

7. **Agreements between a county and cities to direct growth toward incorporated areas of the county (Gov. Code section 65584.04 (e)(4))**
As described in Factor No. 2, above, since 1969 the County and the cities of Ventura County have protected open space and agricultural resources through a comprehensive policy agreement called the Guidelines for Orderly Development. This agreement is unique to Ventura County and directly aligns with Government code section 65584.04(e)(4). The Guidelines contains policies that promote urban-level development within the city boundaries and that discourage urban-level development within the unincorporated County. Under the Guidelines for Orderly Development, proposed urban development within the spheres of influence of a city would annex to the adjacent city to receive municipal services, rather than forming new or expanding existing County service areas. Consistent with this policy, public sewer and water service providers planned facility development and expansion to support development within cities until annexation occurred. Thus, the lack of capacity for sewer and water service in the unincorporated areas of Ventura County is a significant constraint on new development.

The Guidelines for Orderly Development, as well as the planning principles that underlie this agreement, are consistent with Government Code Sections 65584, 65561 and 65562 and the intent of SB 375.

- Government Code section 65584, which outlines the objectives of RHNA, promotes the "… protection of environmental and agricultural resources, the encouragement of efficient development patterns…".
- Government Code sections 65561 and 65562 require local jurisdictions to protect open space land for the "...maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources."
- Recently adopted SB 375 (2009) also calls for reduction in greenhouse gas emissions through infill and other environmentally friendly development.

Over the past five decades, the Guidelines for Orderly Development coupled with the SOAR Ordinance, the voter local ballot measure described in detail in Factor No. 4, and other policies and programs have resulted in the preservation of agricultural land and open space lands within Ventura County. Currently, about 97% of the unincorporated land in Ventura County is preserved for that purpose.

8. **Loss of low-income housing units in assisted housing developments due to contract expirations (Gov. Code section 65584.04 (e)(5))**
   The County of Ventura is not anticipating the loss of any housing units in assisted housing developments in the unincorporated areas.

9. **Percentage of households that pay more than 30% and more than 50% of their income on rent (Gov. Code section 65584.04 (e)(6))**
   According to the 2017 5-year American Community Survey data (Table B25070), approximately 60% of the residents in the unincorporated area pay 30% or more of their income on rent and 35% of the residents pay 50% or more of their monthly income on rent. Please note that the American Community Survey data should not be interpreted as actual fact but rather as a tool to illustrate general proportion, as it provides estimates based on statistically significant samples rather than a complete count of demographic data as provided by the US decennial Census.

10. **Rate of overcrowding (Gov. Code section 65584.04 (e)(7))**
    SCAG establishes the definition of "overcrowding" as more than one person per room. According to 2017 American Community Survey data (Table S2501), approximately 5% of occupied housing units in the unincorporated County had more than one occupant per room. Please note that the American Community Survey data should not be interpreted as actual fact but rather as a tool to illustrate general proportion, as it provides estimates based on statistically significant samples rather than a complete count of demographic data as provided by the US decennial Census.

11. **Farmworker housing needs (Gov. Code section 65584.04 (e)(8))**
    As stated in Factor No. 1, above, agriculture is a key industry in the County. The 2014-2021 Ventura County Housing Element identifies farmworkers as a special needs housing group since they are particularly vulnerable to living in overcrowded, substandard dwelling conditions. Official counts of farmworkers in the County likely underestimate their true numbers, with undocumented and extremely low-income residents most likely to be undercounted. Farmworkers are notoriously difficult to count due to their mobility, the shared and substandard housing available to them, their fear of authorities, and their lack of involvement in a foreign and unfamiliar culture.[10] Nonetheless, the 2017 US Census of Agriculture, prepared by the Department of Agriculture, reported that there were a total of 22,694 farmworkers in Ventura County of which 10,529 (46%) worked 150 days or more a year.[11] The local House Farm Workers! non-profit organization estimates that there are 36,000 farmworkers working throughout Ventura County, though most of them are likely to live in cities, closer to services.

[10] https://docs.vcrma.org/images/pdf/planning/plans/GENERAL_PLAN_Land_Use_Appendix.pdf

[11] https://www.nass.usda.gov/Publications/AgCensus/2017/Full_Report/Volume_1,_Chapter_2_County_Level/California/st06_2_0007_0007.pdf

The Planning Division, at the direction of the Board of Supervisors, has dedicated significant time and effort toward facilitating the development of farmworker housing. Some of the efforts included the following: (1) conducting interviews with local non-profit developers on farmworker housing needs; (2) creating informational brochures to provide guidance on farmworker housing development; and, (3) providing pre-engineered standardized plans available at various sizes (700, 900, and 1,200 sq. ft.) to develop farmworker dwelling units. From 2014 through 2018, 71 building permits were issued in the unincorporated County for farmworker housing.

Additionally, the County is actively promoting farmworker housing, housing for the homeless, and low-income housing throughout the County of Ventura, not only in the unincorporated areas but also in incorporated cities. In May 2015, the Board of Supervisors appropriated $1,000,000 in General Funds towards the construction of farmworker housing. This funding will contribute to the creation of 97 new dwelling units dedicated to the farmworker and their families, however the new dwellings are located within the cities of Oxnard and Ventura, closer to services and amenities.

12. Housing needs generated by the presence of a university campus within the jurisdiction (Gov. Code section 65584.04 (e)(9))

The only public California State University located within the unincorporated area of Ventura County is California State University, Channel Island (CSUCI). As of Fall 2017, CSUCI had enrolled 7,053 students.[12] Currently, a portion of the student and faculty housing needs are met through University-owned housing and auxiliary (contract) on-campus housing. On-campus student housing provides housing for 1,660 or approximately 24% of the student population. University Glen, which is university-owned housing adjacent to the campus, is home to 2,000 residents including employees of the campus, educational allies, military partners, alumni and the general public.[13] Students and faculty also utilize housing options located in the neighboring cities of Camarillo, Thousand Oaks, and Ventura.

The University plans to provide additional on-campus housing for through Phase 2 of the University Glen project. This development will provide housing for future students, faculty, and the public in the form of 120 for-sale residences, 310 apartments, and 170 age-restricted/affordable apartments for seniors.

13. Loss of units during a declared state of emergency that have yet to be rebuilt at the time of this survey (Gov. Code section 65584.04 (e)(10))

In December 2017, Governor Jerry Brown declared a State of Emergency in Ventura County for the Thomas Fire. In November 2018, Governor Gavin Newsom issued an emergency proclamation for Los Angeles and Ventura counties due to the effects of the Hill and Woolsey fires, which destroyed homes, threatened critical infrastructure and caused the evacuation of residents.

---

[12] "California State University Channel Islands." Enrollment History - Institutional Research - CSU Channel Islands, www.csuci.edu/ir/campus-numbers/enrollment-history.htm.

[13] http://universityglen.csuci.edu/

Unincorporated Ventura County was disproportionately affected by the Thomas Fire and then the Woolsey and Hill Fires less than a year later. There were 191 demolition permits issued for dwelling units destroyed by the Thomas Fire, of which 27 (15%) have been rebuilt or have been issued building permits to rebuild as of April 1, 2019. Not enough time has elapsed for all of these dwellings to be replaced.

The Hill and Woolsey Fire is so recent that the debris cleanup effort by the State of California is still underway in affected areas. As such, accurate data on the number of demolition permits that will be issued for dwelling units is not yet available. If requested, County staff can provide this information to SCAG at a later date.

14. The region's greenhouse gas emission targets provided by the California Air Resources Board (Gov. Code section 65584.04 (e)(11))

Pursuant to SB 375, new greenhouse gas emission targets were adopted by the California Air Resources Board for the entire SCAG region. Starting October 1, 2018, the expectation is a 19% reduction per capita by 2035 compared to an 18% reduction per capita, which was the goal in the 2016 Regional Transportation Plan/Sustainable Communities Strategy.

Exhibits:

Exhibit 1 City of Ventura Water Policy
Exhibit 2 Map of North Ventura Avenue and Saticoy Existing Communities
Exhibit 3 County of Ventura Agriculture and Open Space Map
Exhibit 4 Land Conservation Act Contracts Map
Exhibit 5 Ventura County Greenbelt Map

Exhibit 1
City of Ventura Water Policy

Sec. 22.110.055. Water connections outside city limits.

A. The City will provide water service to land uses on property located outside of the incorporated territory of the City meeting any one of the following four criteria:

1. The use is a single family dwelling unit or a second unit built or to be built on a lot of record in existence on the date an application for water service is filed with the City, provided that the use can be supplied with City water service without extending the City's water distribution mains.

2. The use is a low water consuming commercial or industrial use, provided that:

a. The use meets the zoning and land use requirements of the County of Ventura;

b. The use does not require a land division of five or more parcels regardless of whether the land division is accomplished by a subdivision map or parcel map;

c. The use does not conflict with the City's land use, open space, phasing, hillside, flood plain, or other related land use policies, and does not include irrigated agricultural cultivation; and

d. The use does not require extending the City's water distribution mains and does not require a water meter larger than three-fourths inch.

3. The use is any residential, commercial or industrial use located on property within the North Avenue Community, as defined and delineated in the City's Comprehensive Plan, provided that:

a. The use meets the zoning and land use requirements of the County of Ventura; and

b. The use meets all appropriate policies of the City's Comprehensive Plan, including RGMP policies, zoning and subdivision requirements.

4. The use is any residential, commercial or industrial use located on property within the boundaries of the Saticoy Country Club area as described and delineated in recorded tract maps 1619, 1900, 4061 and 4236.

B. Water service will to be provided to a land use located on property outside of the incorporated territory of the City that meets one of the criteria set forth in subpart A. of this section, only if the owner of such property also complies with all of the following conditions:

1. Constructs and installs, or causes the construction and installation of any public improvements and facilities necessary to provide water service to the property;

2. Complies with the provision of Section 912 of the Uniform Plumbing Code relating to water saving devices;

3. Enters into an agreement recorded against the property that:

a. Sets forth the terms and conditions under which water service is being provided to the property; and

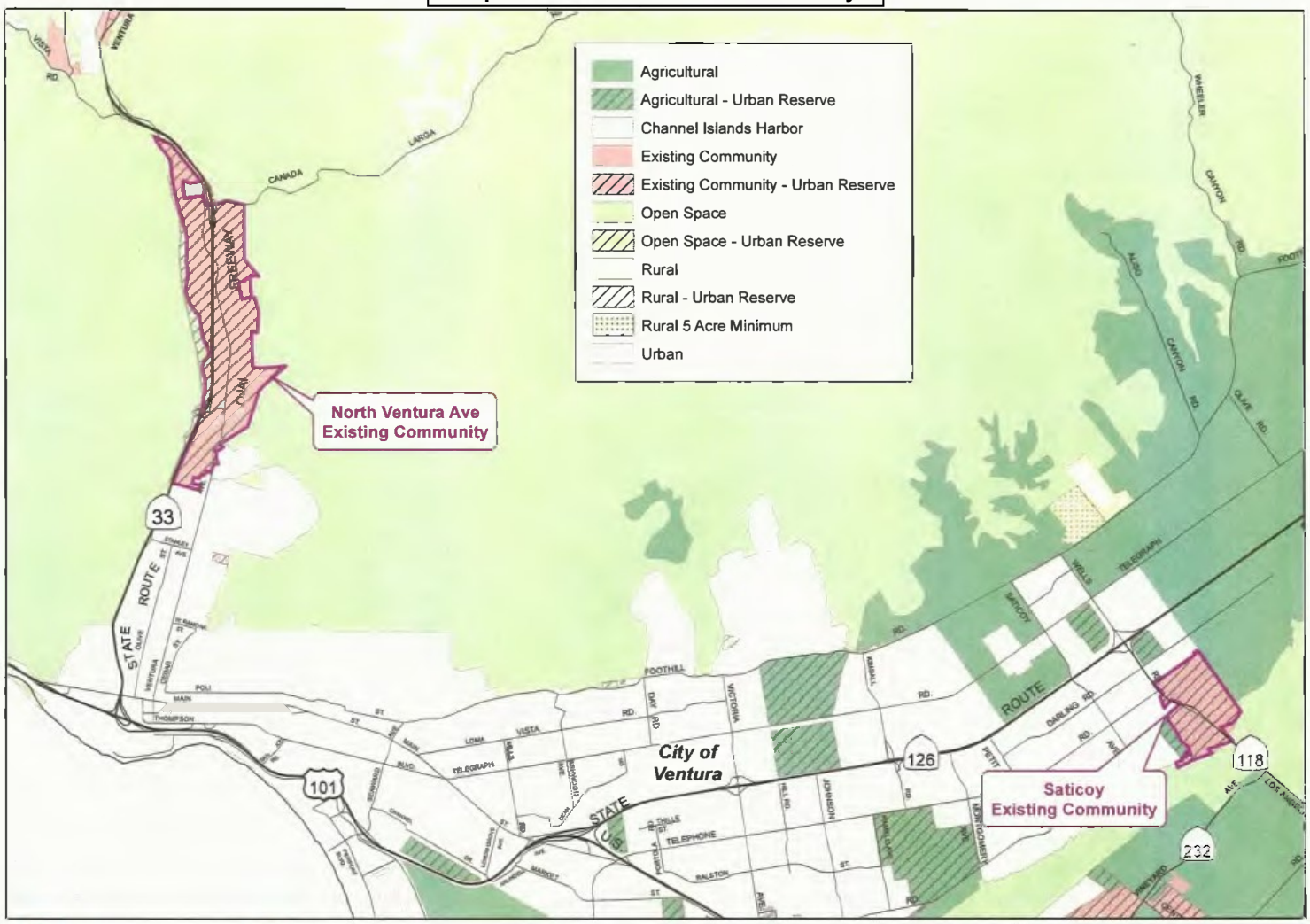
b. Includes the property owner's waiver of any right to protest annexation of the property to the incorporated territory of the City, except in those cases where the property is located within the boundaries of the Saticoy Country Club;

4. Reimburses the City for all costs and expenses, including City staff costs, incurred in connection with proceedings before the Ventura Local Agency Formation Commission that are required to obtain Commission approval to the extension of water service to the property; and

5. Also reimburses the City for all costs and expenses, including City staff costs, incurred in connection with proceedings before the Ventura Local Agency Formation Commission that are required to annex the property to the incorporated territory of the City in those cases where the property is contiguous to the incorporated boundaries of the City.

(Ord. No. 2001-12, § 1, 7-2-01; Ord. No. 2004-006, § 1, 4-5-04)

Exhibit 2
Map of North Ventura Ave. and Saticoy



Ventura County
Resource Management Agency
Information Systems Department
Map created on 03/12/2012

North Ventura Ave and Saticoy Existing Communities

0 2,500 5,000 10,000 Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency, Mapping Services - GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein

County of Ventura Agriculture and Open Space Map

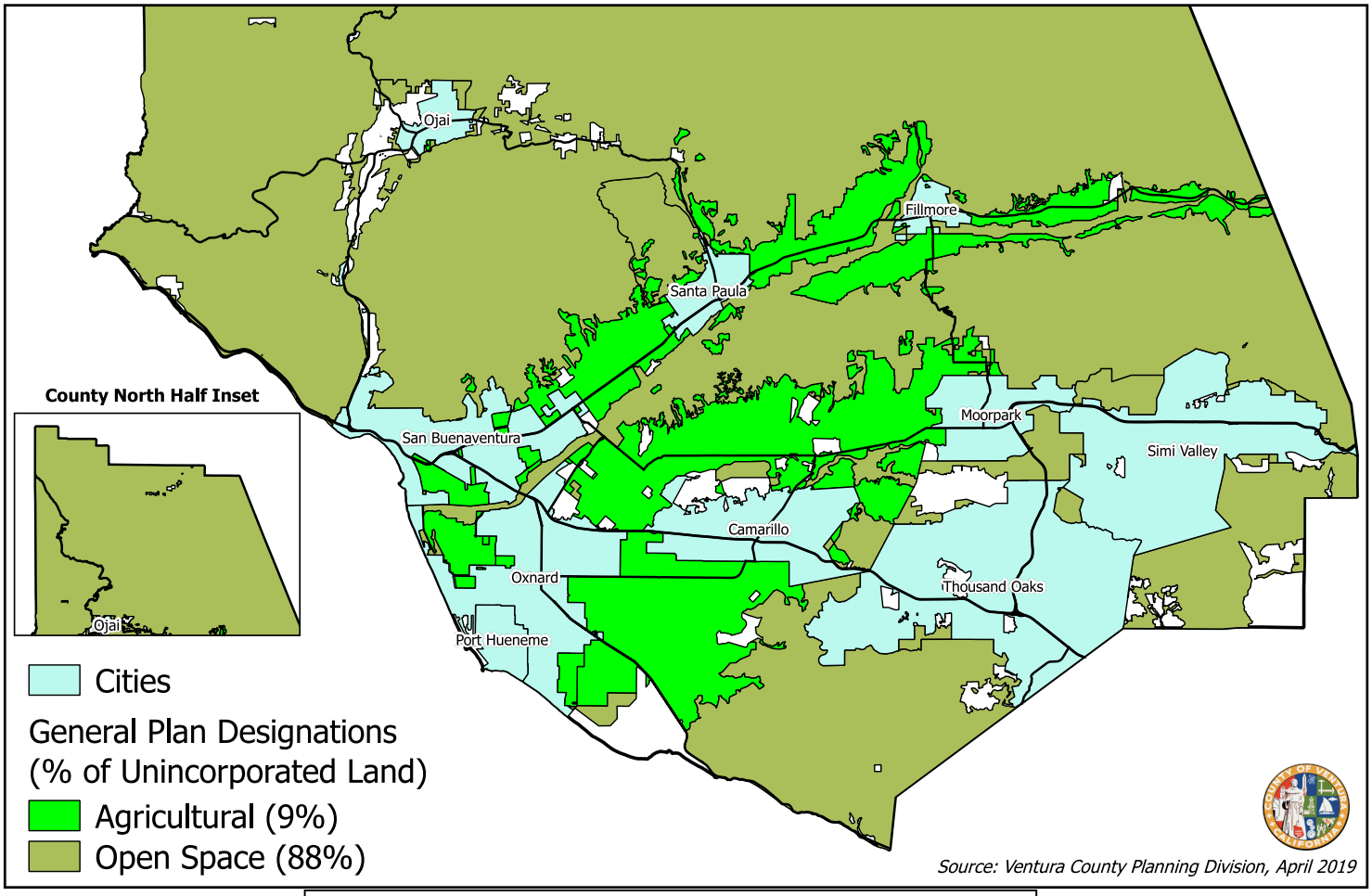


Exhibit 3
County of Ventura Agriculture and Open Space Map

Land Conservation Act Contracts Map

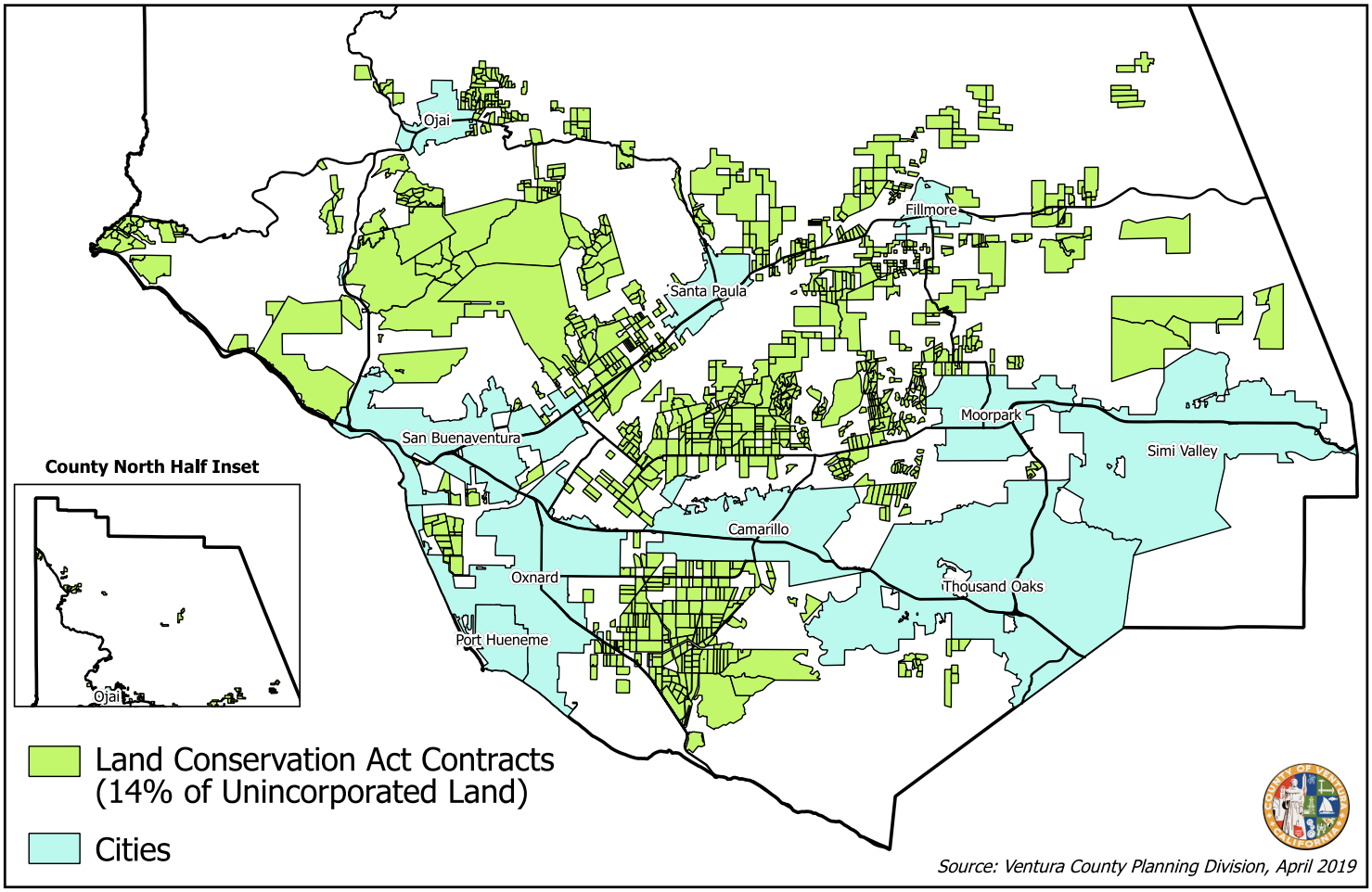
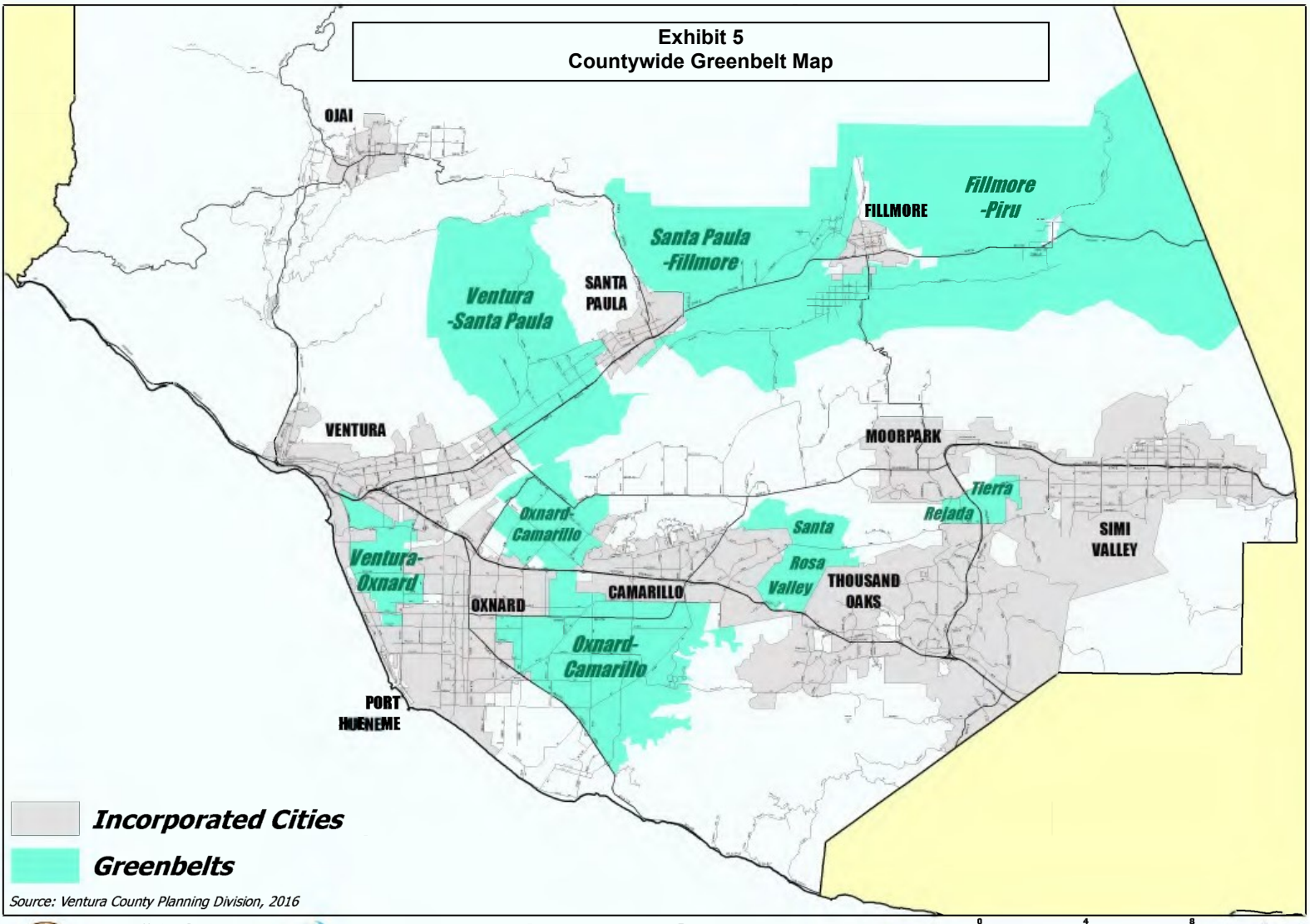


Exhibit 4
Land Conservation Act Contracts Map



Source: Ventura County Planning Division, 2016

Ventura County
Resource Management Agency
Information Systems - GIS Services
Map created on 07/07/2016

RMAgis

County of Ventura Greenbelts Map

0 4 8 Miles

Disclaimer: this map was created by the Ventura County Resource Management Agency, Mapping Services - GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	City of Moorpark
County	Ventura County

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Yes. Moorpark has historically been, and continues to be, a suburban community with a jobs-to-housing balance tilted heavily toward housing. Between 2007 and 2017, even as the City grew its population by 10%, the number of jobs was flat, going from 12,378 in 2007 to 12,235 in 2017. Within those numbers, though, the nature of the jobs are transitioning from middle-income sectors (construction, manufacturing) into high-income sectors (finance, professional, management), with average annual salaries increasing 29% between 2013 and 2017 alone (from $43,585 to $56,141).
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes. Moorpark developed as a suburban city within Ventura County. Moorpark's City limits already reach to its sphere of influence, so the City has very limited ability to annex land or grow in size. While protecting farmland consistent with state law and focusing on aggressively pursuing housing during the last RHNA cycle, Moorpark's Vacant Land Inventory, as identified in the 2014 General Plan Housing Element, has decreased from 404 acres to 278 acres due to approved development entitlements in the intervening years.

Lands protected from development under Federal or State programs	No
County policies to preserve agricultural land	Yes. While there are no significant agricultural uses located within the City of Moorpark, there are farms located on all four sides of Moorpark. Ventura County's General Plan has designated these areas as either Open Space (one unit per 40 acres) or Agriculture (one unit per 10 acres). These areas are subject to Ventura County's Save Open Space and Agricultural Resources (SOAR) Initiatives, which require a majority vote of the people in order to rezone unincorporated open space, agricultural, or rural land for urban development.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	Yes. Ventura County and its ten cities have adopted the "Guidelines for Orderly Development," which prescribe that "urban development should occur, whenever and wherever practical, within incorporated cities which exist to provide a full range of municipal services and are responsible for urban land use planning." To that end, the City has aggressively urbanized, building a lot of housing, with an eye toward affordability, and resulting in 4.3% of the City's housing stock encumbered with affordable deed restrictions. However, the City's urbanization is nearly complete as it approaches buildout.

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes. The proportion of renters spending at least 30% of their income on rent has been stable, with 63% of renter households belonging to this category in both 2010 and 2017, due in part to the City's aggressive development of deed-restricted affordable housing. In 2015, approximately 24% of (655 of 2,795 renter-occupied units) paid at least 50% of their income on housing costs. This is the only data point for this category.
[NEW] Rate of overcrowding	No
Farmworker housing needs	Yes. While there are no farms located within the City, there are farms adjacent to the City. In 2017, approximately 5.5% of jobs in Moorpark were in the agricultural sector, trailing behind the education, professional, finance/information, retail, wholesale, manufacturing, and leisure sectors of the economy.

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Yes. While the SCAG region is expected to meet or exceed state mandated GHG targets, placement of significant housing requirements on suburban communities away from core employment centers may work against those goals. While the City of Moorpark is situated along a Metrolink line, it is still a suburban city where personal vehicles are a necessity. Because Moorpark is not a core employment center, continued allocation of required housing units to Moorpark will serve to exponentially grow a commuter community that must out migrate Monday through Friday for employment.
Other factors	

CITY OF MOORPARK

799 Moorpark Avenue, Moorpark, California 93021
Main City Phone Number (805) 517-6200 | Fax (805) 532-2205 | moorpark@moorparkca.gov

April 29, 2019

TRANSMITTED ELECTRONICALLY

Mr. Kome Ajise, Director of Planning
Ms. Ma'Ayn Johnson, Housing & Land Use Planner
Southern California Association of Governments
housing@scag.ca.gov

RE: REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) METHODOLOGY SURVEY PACKET

Dear Mr. Ajise and Ms. Johnson:

Thank you for the opportunity to provide input to SCAG as it develops its methodology to determine RHNA Allocations. As requested, transmitted herewith are the three surveys requested by SCAG on March 19, 2019.

While completing the surveys, several recurring themes became apparent that I would like to share with SCAG as it develops its RHNA methodology:

1) **Moorpark is producing housing**. Moorpark has made great strides in removing impediments to the creation of new housing and has entitled and built a significant amount of new housing units, including affordable units. Since adoption of its 2014 Housing Element, the City added 518 new market-rate units and 61 below market-rate units. We have further entitled projects for 860 market-rate units and 280 below market-rate units. The City is also processing five private developments that would provide 1,070 market-rate units and 41 below market-rate units. Taken together, this growth would reflect approximately 25% growth of the City since 2014, even though the City was already mostly developed by the 1990s.

2) **Moorpark is producing affordable housing**. Despite not containing any "disadvantaged" census tracts, Moorpark has historically been very aggressive in developing affordable housing. In fact, a full 4.3% of Moorpark's residential stock is deed-restricted below market-rate units. Moorpark takes its responsibility to produce affordable housing seriously, not shying away from entitling or even contributing financially to affordable housing development.

3) **Moorpark is nearly built out**. The rate of housing production in Moorpark is not sustainable in the next period, as the City is near build-out. The City has already incorporated out to its sphere of influence, so further annexation is very difficult. The City's Vacant Land Inventory is nearly exhausted.

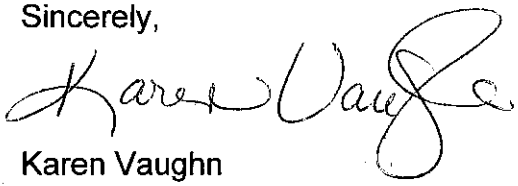
JANICE S. PARVIN, Mayor | CHRIS ENEGREN, Councilmember | ROSEANN MIKOS, Ph.D., Councilmember | DAVID POLLOCK, Councilmember | KEN SIMONS, Councilmember

4) **Moorpark is a suburban community, not a core employment center**. Moorpark continues to be largely a residential suburb. Even as the City has grown over the past decade, jobs have not kept pace. In fact, Moorpark lost jobs according to our most recent statistics, falling from 12,378 in 2007 to 12,235 in 2017, despite the City's economic development efforts. Without the job centers to accompany it, continued large-scale residential development in Moorpark will have negative impacts on traffic congestion and greenhouse gas emissions.

   While the City does house one of the last stops along Metrolink's Ventura County line, only 189 (approximately 6%) of the line's ridership boards in Moorpark. While the City has been directly involved in developing three multi-family affordable apartment complexes next to the Metrolink Station, and is currently directly involved in developing our first mixed-use project along the commercial corridor where the Metrolink Station is located, any further significant development along the rail corridor would result in demolition of existing housing in some of the most affordable neighborhoods in Moorpark.

We look forward to our continued collaboration with SCAG to develop and implement a RHNA Allocation Plan that is fair, logical, and productive. Please feel free to contact me at kvaughn@moorparkca.gov or (805) 517-6281 if you have questions or need any additional information.

Sincerely,



Karen Vaughn
Community Development Director

cc: City Manager
Assistant City Manager
Assistant to the City Manager
Community Services Manager

Attachments
Planning Factor Survey
Affirmative Furthering Fair Housing Survey
Replacement Need Survey

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	City of Oxnard
County	Ventura

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Oxnard has a jobs-housing balance (JHB) ratio of 1.33 jobs per occupied unit. About 1/3rd of the residents work and live in the City. Household incomes and wages are modest compared to higher-cost cities like Thousand Oaks to the east and Santa Barbara to the west (SCAG, 2018 Profiles). With its relatively affordable housing, Oxnard sees its efforts to provide affordable housing to its residents competing with workers priced out of neighboring cities. While the Oxnard JHB ratio should remain about the same into the future, the JHB ratio metric does not reflect when local residents are out-bid for housing by workers in neighboring cities that do not provide enough affordable housing for planned increases in employment. The City recommends that a Oxnard's JHB ratio not be considered as a metric without accounting for the JHB of other jurisdictions within the local commute area and to what extent Oxnard provides housing that other cities that have, and plan for, more jobs than housing, especially affordable housing.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Oxnard is already stressed to meet the water and wastewater treatment needs of its current residents and businesses with no readily available additional capacity. The City relies on three sources for potable water; 1) MWD imported via Calleguas MWD, 2) City recycled water, and 3) groundwater pumping regulated by the Fox Canyon Groundwater Management Agency (FCGMA). FCGMA is the designated agency to prepare and implement the 2014 Sustainable Groundwater Management Act and adopt a groundwater sustainability plan (GSP) The aquifer serving Oxnard is designated high priority in critical overdraft. The FCGMA has determined that a sustainable yield is about 65 percent of the current pumping rate. The City's pumping allocation will be reduced by about half over 20 years resulting in higher-cost imported water and/or significantly increasing its recycling capacity just to maintain service to the existing population and commercial uses. In addition, local farmers are asking to buy the City's recycled water in order to remain competitive and in operation. These State-mandated competing priorities to achieve sustainable yield and support agriculture on surrounding prime agricultural land directly compete with serving existing water customers and maintaining adequate fire-fighting supply and pressure. The City's wastewater facility is over 50 years old and in need of substantial repairs and relocation to move out of the sea-level rise hazard area, per State-mandated climate change coastal planning policy. Both wastewater and water rates are already rising by 35 percent. Finally, water conservation measures continue and will meet the State mandated per capita consumption rates, leaving little ability to reliably count additional reduced water demand as new supply.
Availability of land suitable for urban development	Oxnard is a nearly fully-developed 26 square-mile city with a density of over 7,700 persons per square mile. City staff identified for SCAG about 100 acres of vacant land, as of 2016, that was not zoned for industrial uses or within the Oxnard Airport flight patterns. Most of these 100 acres are on parcels now actively seeking entitlements. Areas surrounding the city are in active agricultural use and designated as Greenbelts. The City is greatly discouraged from converting and incorporating these areas by the Ventura County LAFCo that applies State-mandates and policies (GC 56301(a) and 56301 and) to preserve and enhance agricultural use and provide well-ordered, efficient urban development patterns with consideration of open space and agricultural uses.

Lands protected from development under Federal or State programs	Oxnard is almost surrounded by protected lands under Federal and State programs, effectively prohibiting outward development and annexations. Prime agricultural lands are located to the north and east in the Oxnard-Ventura and Oxnard-Camarillo Greenbelts. Naval Base Ventura County is to the south and Oxnard is a signatory to the Defense Department's Joint Land Use Study that has specific land use policies that maintain military operations. To the west is the Pacific Ocean and that portion of the City under jurisdiction of the Coastal Commission and the Coastal Act. All undeveloped land, other than scattered parcels within existing subdivisions, is designated for wetlands or dunes preservation in the Oxnard Local Coastal Program. Housing is a low priority within the Coastal Zone per the Coastal Act. The recent adoption of a new coastal hazards map by FEMA and mapping of future sea level rise further inhibits additional development in the Coastal Zone.
County policies to preserve agricultural land	Oxnard has incorporated into the General Plan the local voter-initiated City Urban Restriction Boundary (CURB) for the past 20 years that extends to 2050. The CURB can only be amended to allow urban development in unincorporated land adjacent to Oxnard with approval by Oxnard voters. The County may only change a land use to urban use with Countywide voter approval. There are limited exceptions for affordable housing. These city and county ordinances enable the County Agricultural Commissioner and Ventura LAFCo to effectively implement State statutory and policy directives to maintain and enhance agriculture on what is one of the most productive, valuable, year-round growing areas in the Nation. Oxnard's CURB, then, is an essential part of the county's implementation of state mandates and policies for the protection of agricultural land.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	The RTP should direct regional growth to existing and future planned transit capacity that also maximizes GHG emission reduction potential and not be based on continuation of past growth trends, or at least not necessarily at past rates. Past RTP planning, and planning in general, often starts by extending past trends into the future planning period as a necessary growth target. If the community does grow due to its own visioning and desire to grow, then the trend-extension method seems accurate and is used again. SCAG and the RTP need to recognize that there are areas that should not grow based just on a trend extension, and that there are areas that probably should not have been developed in the first place for safety reasons (wildfire areas, for example). In keeping with this comment, Oxnard is proposing additional housing in the downtown near the Metrolink station, the City's only high-quality transit service area.
Agreements between a county and cities to direct growth to incorporated areas of the county	Ventura County and its cities and LAFCo have all adopted and implemented the Guidelines for Orderly Development (GOD) since 1969 that steer urban development to the 10 incorporated cities. Agricultural greenbelts adopted through ordinance, wildlife corridors, open space, and rugged mountain ranges separate nearly all the cities from each other. This ag/urban development pattern has wide support by residents, City Council's, and the County Board of Supervisors. It is the centerpiece of Countywide land use planning and in many instances requires a vote of the people to be amended. Orderly and reasonable growth will be accommodated within the 10 cities by infill and incrementally increased density.

Loss of low income units through contract expirations	Oxnard does not have affordable units at risk due to contract expirations.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	For Oxnard, the American Community Survey (Table CP-04, 2013-2017) provides data on the number of renter households paying more than 30% (60.4%) and owners with a mortgage (43.6%) compared to CA (56.0% and 39.0%, respectively). Oxnard has about 9% more of its households in this status than the State. The Oxnard estimate of both renter and owners-with-mortgages households is 3,590. Adding almost 3,600 units to the 2021-2029 RHNA to 'reduce overpayment' is an untested and very tenuous policy with no supporting evidence: it is a simplistic interpretation of supply and demand with no supporting evidence. Adding relatively affordable housing in coastal California is just as likely to increase demand, as housing demand is elastic based, not fixed.
[NEW] Rate of overcrowding	Adding units to the 2021-2029 RHNA to reduce overcrowding is an untested policy. Based on Dept. of Finance Report E-5, Oxnard added 1,301 households between 2010 and 2018 and 8,600 residents in those households, a ratio of 6.6:1. That high ratio was the result of very low housing development during the Great Recession that has only recently increased. The opposite is not guaranteed to occur if housing exceeds population growth, relatively speaking. As Oxnard is a coastal city with many amenities, adding relatively affordable housing is just as likely to attract new demand from outside the City, as regional housing demand is elastic, not fixed. Oxnard is a leader in developing affordable housing for its residents and has had a 10% inclusionary ordinance for over 20 years. A better, certainly a complementary approach, is to require affordable units in all housing developments. At least these affordable units are more likely to decrease overcrowding among existing lower income households.
Farmworker housing needs	About 25% of the west Ventura County economy is related to agriculture, from field operations to packaging and shipping. The SCAG 2017 Oxnard profile cites EDD data as 7,500 city residents. These residents likely live in regular housing and work year-round in local operations. During peak harvest season, the agriculture labor force increases to about 20,000. Two labor camps house about 600 field workers. The remainder find housing in Oxnard and other communities, including living in converted garages and group homes. Oxnard has long housed a large majority of farmworkers who work in the County. The County has some responsibility to foster seasonal farmworker housing on farms.

Housing needs generated by the presence of a university campus within the jurisdiction	The Oxnard Community College (OCC) is one of three two-year campuses in the county and had a 2016 enrollment of 7,136 students with 74% self-identified as Hispanic (www.oxnardcollege.edu). The campus has no housing and is centrally located in the city and served by several Gold Coast Transit bus lines. While OCC students do eventually form their own households, these same people would be forming households in the city even if they were not enrolled at OCC. In this sense, the OCC does not create a significant need for additional student housing and no additional units should be added just because of the OCC enrollment.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Oxnard has had no loss of housing units due to natural disasters.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	It is not clear how this factor may be addressed by a city within a region that has a Sustainable Community Strategy intended to comply with ARB GHG reduction emission targets. Oxnard has a downtown Metrolink station with commuter service to Los Angeles. The city supports additional transit oriented design housing development around the station to the extent city infrastructure and regional long-term water supply are adequate. Residents who commute outside the west county area, thereby contributing disproportionately to vehicle miles traveled and GHG emission, are frequently living in Oxnard because the cities with employment centers are not providing a fair share of regional housing. Oxnard supports the approach that jurisdictions with large employment centers need to plan for additional housing to match additional employment.
Other factors	The realistic availability of the construction trades to actually build housing targets coming out of the 2021-2029 RHNA and RTP should be a factor. The addition of units to reduce overcrowding, and reduce housing costs to existing and projected housing need may set a RHNA target over 8 years may simply be unrealistic. If this happens, cities will be rezoning to unrealistic expectations and incurring unnecessary public backlash, jeopardizing the RTP/RHNA program. Instead, cities should incrementally rezone to maintain an inventory of opportunity sites in excess of actual development.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	City of San Buenaventura (Ventura)
County	Ventura

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Yes
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	Yes
County policies to preserve agricultural land	Yes
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	No
Agreements between a county and cities to direct growth to incorporated areas of the county	Yes

Loss of low income units through contract expirations	30 units lost through
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	TBD pending 'Analysis of Impediments to Fair Housing Choice'
[NEW] Rate of overcrowding	Pop/DU - 2.61. No other information at this time.
Farmworker housing needs	Yes

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Of 611 units lost to Thomas Fire, December, 2017, 9 have been restored and occupied. 602 units remain outstanding. Structure losses included: 522 single family homes; 3 apartment complexes totaling 89 units.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Unknown
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Santa Paula
County	Ventura

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	Santa Paula is "housing rich/jobs poor" as compared to the SCAG region: Santa Paula jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 0.92 (SCAG region - 1.25) 2040: 1.02 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	In 2018 Ventura LAFCo removed over 7,000 acres of land from the Santa Paula sphere of influence. That territory was anticipated to accommodate approximately 900 new housing units. Without annexation and development of that former SOI area it is questionable whether the city can achieve the level of residential development assumed in the RTP/SCS.

Lands protected from development under Federal or State programs	Large portions of the city are affected by designated flood hazard zones, sensitive habitat areas, steep slopes, and/or the very high fire hazard severity zone.
County policies to preserve agricultural land	Yes - SOAR/CURB initiative ordinance limiting development until 2050 was approved by the voters in 2016.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Santa Paula is "housing rich/jobs poor" as compared to the SCAG region: Santa Paula jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 0.92 (SCAG region - 1.25) 2040: 1.02 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG. There are no major transit stops, high quality transit corridors, or transit priority areas in Santa Paula.
Agreements between a county and cities to direct growth to incorporated areas of the county	Yes - SOAR/CURB initiative ordinance limiting development until 2050 was approved by the voters in 2016.

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	(census data)
[NEW] Rate of overcrowding	(census data)
Farmworker housing needs	No land zoned for agriculture in Santa Paula.

Housing needs generated by the presence of a university campus within the jurisdiction	No university campus in Santa Paula
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	No
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	Santa Paula is "housing rich/jobs poor" as compared to the SCAG region: Santa Paula jobs/household ratios (source: SCAG 2016 RTP/SCS): 2012: 0.92 (SCAG region - 1.25) 2040: 1.02 (SCAG region - 1.34) Additional commercial & industrial development is needed to create more local employment opportunities for city residents, reduce trip lengths and GHG. There are no major transit stops, high quality transit corridors, or transit priority areas in Santa Paula.
Other factors	

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Simi Valley
County	Ventura

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	As with most Ventura County cities, the population is getting older and aging in place. As a result, housing turnover that allows a younger and family-oriented population has not occurred. The City continues to assess the impact of the jobs to housing ratio. Recently, the City approved over 750,000 square feet of industrial space that could result in an additional 1,650 jobs in the community. In order to provide labor for these new job opportunities as well as filling jobs within the existing employment base, housing opportunities at all levels needs to increase. Further, due to the State's elimination of redevelopment, over $400 million was stripped from cities to provide affordable housing opportunities. All cities, including Simi Valley, will be pressed to be creative in enticing various types of housing stock including multi-family, SRO units, apartments, and one-bedroom ownership units. However, zoning and timeline demands only place additional burdens on local governments that are reducing staffing. The State needs to create an equitable funding source, as redevelopment provided, in order to subsidize builders to create affordable units.
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	Calleguas Municipal Water District imports and distributes water from Metropolitan Water District of Southern California; water that arrives via the State Water Project from northern California. Simi Valley residents use water purchased exclusively by the two retail purveyors from Calleguas' distribution system. The two retail purveyors would include Golden State Water Company and Ventura County Waterworks District No. 8 (District). Approximately forty percent (40%) of the City residents are served by Golden State Water Company. The other sixty percent (60%) are served by the District. The District's Board of Directors, has adopted a Level 1 Water Supply condition calling for voluntary conservation actions, in addition to permanent water use mandates.
Availability of land suitable for urban development	Within the City boundary, beyond 80% of Simi Valley's total land area are single- and multi-family residential housing, leaving less than 20% of its total land area for commercial and industrial uses to meet its workforce needs. Less than 2% of total area remains vacant and accessible for development. Therefore additional growth beyond current capacity will be limited to infill and land use changes. For decades, Simi Valley has been a housing rich and jobs poor commuter community, serving primarily the Los Angeles metropolitan area. As the recent market shifts in favor of housing development, the City continues to lose job-generating lands through developer initiated General Plan amendments. Further intensify existing planned land uses to accommodate more housing without preserving what's left of the community's job-generating land will undermine the regional efforts to reduce trips traveled and green house gas emissions.

Lands protected from development under Federal or State programs	The National Park Service preserves over 2,500 acres of rough mountain terrain bounded to the southern City boundary. The Mountains Recreation and Conservation Authority (MRCA) preserves 1,000-acre of rough mountain terrain within the City boundary. Additionally, the MARC also preserves over 5,450-acre of rough mountain terrain bounded to the northwestern and southern City boundary. The MRCA is a government public entity established through partnership between Santa Monica Mountains Conservancy (state agency established by the Legislature), and two local park agencies (the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District).
County policies to preserve agricultural land	SOAR (Save Open Space and Agricultural Resources) Ordinance ensures that until December 31, 2050, property designated Agricultural, Open Space and Rural land use designations may not be changed to a more intense, urban designation except by vote of the people City Urban Restriction Boundary (CURB) represents urban growth boundaries adopted by ballot initiatives or city councils. Development of property outside these boundaries requires the approval of the voters of the relevant city Tierra Rejada Valley Greenbelt Agreement, County ordinance was adopted in 1982 with subsequent amendments, with the intent to: protect agricultural and/or open space areas beyond City limits; to reassure property owners located within these area will not prematurely convert their land to agriculturally incompatible uses; and a commitment from the County and participating adjacent cities not to annex any property within the greenbelt to restrict development to uses consistent with existing County zoning.
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Development in the proximity of the existing Metrolink/Amtrak rail transit station is targeted to foster transit use to reduce automobile trips and greenhouse gas emissions. This Transit-Oriented Mixed-Use Development area, or "Transit Village," is General Planned to accommodate more intense multi-family residential uses, vertical mixed-uses of very-high density residential development with first floor office/commercial, and parking structure to serve existing and future park-and-ride needs. Additionally, adjacent commercial land uses are also amended to accommodate vertical mixed-uses. Furthermore, existing adjacent business park area is also enhanced to improve pedestrian access to support the Transit Village.
Agreements between a county and cities to direct growth to incorporated areas of the county	Ventura County's Guidelines for Orderly Development were adopted in 1969 by the Ventura LAFCo, Ventura County and each of the cities in the County. The Guidelines for Orderly Development are statements of local policies which provide that urban development should occur, whenever and wherever practical, within incorporated cities. Urban development is defined as the need for a new community sewer system or the expansion of an existing community sewer system, the creation of residential lots less than two acres in area, or the establishment of commercial or industrial uses that are not related to agriculture or the production of mineral resources. The result of the implementation of the Guidelines for Orderly Development has been that the County of Ventura does not compete for urban development with cities and the County does not allow urban development to occur in a city's sphere of influence unless the area involved is annexed to a city. For County areas outside a city's sphere of influence, urban development is allowed only in limited circumstances within the areas designated "Existing Communities" or "Unincorporated Urban Centers" in the County General Plan.

Loss of low income units through contract expirations	There were a total of 251 affordable units in Simi Valley at risk of converting to market-rate before 2023. This period of analysis for this Housing Element is October 15, 2013 through October 15, 2023. Since the Housing Element's adoption, 57 affordable units were built, rented-up, and added to the City's affordable housing stock. An additional 130 affordable units were approved and scheduled to be built in the coming years.
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Approximately 43.8% of households pay more than 30% of their income on rent/mortgage. Approximately 18% of households pay more than 50% of their income on rent/mortgage. SOURCE: Housing Element, HUD Comprehensive Housing Affordability Strategy, based on 2006-2010 American Community Survey - Census Bureau
[NEW] Rate of overcrowding	Approximately 2.9% of households experience greater than 1.0 person/room of overcrowding. Approximately 0.8% of households experience greater than 1.5 person/room of overcrowding. SOURCE: Housing Element, 2007-2011 American Community Survey - Census Bureau
Farmworker housing needs	Based on Department of Conservation, Farmland Mapping and Monitoring Program, Simi Valley has extremely limited agricultural industry. Approximately 0.4 percent of the population were employed in farming, forestry, and fishing occupations. This category includes people employed in plant nurseries. SOURCE: Housing Element, 2007-2011 American Community Survey - Census Bureau

Housing needs generated by the presence of a university campus within the jurisdiction	There are no college or university campuses located within the jurisdiction.
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	There were no units lost from the recent emergencies.
[NEW] The region's greenhouse gas emission targets provided by the California Air Resources Board	In 2020, the City is projected to emit a total of 1.5 MMT CO2e without the incorporation of reduction measures (percent of emission by land use: Non-Residential at 53.8%; Residential at 44.8%; Municipal at 1.4%). With incorporation of the reduction measures, the City emissions for 2020 are estimated to be reduced to 1.1 MMT CO2e, which is below the 1990 levels of 1.2 MMT CO2e. The 1,113,977 MT CO2e of reduced GHG emissions for 2020 is an estimated decrease of 401,112 MT CO2e from 2020 BAU and a decrease of 92,514 MT CO2e from 1990 levels. The outlook for 2030 (General Plan Build Out) total emissions projection will be1.84 MMT CO2e without the incorporation of reductions measures, a 52.38% increase from 1990. Acceleration in housing production and production beyond build out will change the projection, and must be addressed in th 2021 Housing Element and the 2020 CAP. SOURCE: City of Simi Valley - Climate Action Plan
Other factors	Regarding the City's Capital Improvements Program, the City is experiencing significant financial impact from deferred maintenance of our existing streets and roads alone, with the primary sources of funding coming from County/State/Federal grant funds. This cost does not include proposed future/new developments and up zoning of our land use to accommodate more housing and necessary services. Public Works estimated approximately $160 million worth of deferred streets and roads report work that are still needed and will require options in how to increase funding and address this in lobbing with the State.

Regional Housing Needs Assessment (RHNA) Local Planning Factor Survey

The RHNA process requires that SCAG survey its jurisdictions on local planning factors (formerly known as "AB 2158 factors") prior to the development of a proposed RHNA methodology, per Government Code 65584.04 (b). Information collected from this survey will be included as part of the proposed RHNA methodology.

Between October 2017 and October 2018, SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. If your jurisdiction answered this part of the survey, your reply has been pre-populated in the table. Please review each factor and provide any information that may be relevant to the RHNA methodology. You may attach additional information to the survey. Please keep in mind that recent housing-related legislation has updated some of the factors listed, which were not included in the prior survey.

Per Government Code Section 65584.04 (g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

(1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
(2) Underproduction of housing units as measured by the last RHNA cycle allocation
(3) Stable population numbers as measured by the last RHNA cycle allocation

The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please review and submit the survey by 5 p.m. April 30, 2019 to housing@scag.ca.gov.

RHNA Methodology Local Planning Factor Survey

Jurisdiction	Thousand Oaks
County	Ventura

Planning Factor	Impact on Jurisdiction
Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing	No
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	No
Availability of land suitable for urban development	Yes

Lands protected from development under Federal or State programs	Yes
County policies to preserve agricultural land	No
Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation	Yes
Agreements between a county and cities to direct growth to incorporated areas of the county	Yes

Loss of low income units through contract expirations	No
[NEW] Percentage of households that pay more than 30% and more than 50% of their income on rent	Yes
[NEW] Rate of overcrowding	No
Farmworker housing needs	No

Housing needs generated by the presence of a university campus within the jurisdiction	No
[NEW] Loss of units during a declared state of emergency that have yet to rebuilt at the time of this survey	Yes. Thomas fire losses in other jurisdictions of Ventura County impacted City's rental market. Many homes destroyed during the fire have not been replaced yet.
[NEW] The region’s greenhouse gas emission targets provided by the California Air Resources Board	No
Other factors	Need for workforce housing. Need for rental housing.