RHNA 101
An Overview of the Regional Housing Needs Assessment

Purpose of RHNA

<table>
<thead>
<tr>
<th>Year</th>
<th>Units Added</th>
<th>Per Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970-1980</td>
<td>1.74</td>
<td>1 NEW UNIT</td>
</tr>
<tr>
<td>1990-2000</td>
<td>4.52</td>
<td>1 NEW UNIT</td>
</tr>
<tr>
<td>2010-2018</td>
<td>3.32</td>
<td>1 NEW UNIT</td>
</tr>
</tbody>
</table>
Objectives of RHNA

1) To increase the housing supply and mix of housing types, tenure and affordability within each region in an equitable manner

2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns

3) Promoting an improved intraregional relationship between jobs and housing

4) Allocating a lower proportion of housing need in income categories in jurisdictions that have a disproportionately high share in comparison to the county distribution

5) Affirmatively furthering fair housing
Regional Housing Needs Assessment

- State housing law requirement to determine regional housing needs
- 8 year planning period
- 5th cycle: 2013–2021
- 6th cycle: 2021–2029
- Final allocation adoption October 2020

The RHNA Process

- Summer 2019: HCD Regional Determination
- Fall 2019: Methodology
- Winter 2020: Draft RHNA Allocation
- Oct 2020: Final RHNA Allocation
- Oct 2021: Local Housing Element Update (October 2021-October 2029)
- Final RTP/SCS: Apr 2020
### Differences between 5th and 6th RHNA Cycles

<table>
<thead>
<tr>
<th>Issue</th>
<th>5th RHNA Cycle (adopted October 2012)</th>
<th>6th RHNA Cycle (adoption date of October 2020)</th>
</tr>
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<tbody>
<tr>
<td><strong>Objectives</strong></td>
<td>4</td>
<td>5: addition of affirmatively furthering fair housing</td>
</tr>
<tr>
<td><strong>Factors for regional determination</strong></td>
<td>Jobs–housing fit, replacement need, etc</td>
<td>Addition of overcrowding, cost–burden, and minimum vacancy need</td>
</tr>
<tr>
<td><strong>Draft methodology review</strong></td>
<td>SCAG reviews and adopts final RHNA methodology</td>
<td>HCD has a 60 day comment period on the RHNA methodology prior to SCAG adoption</td>
</tr>
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### Differences between 5th and 6th RHNA Cycles

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<td><strong>Basis for Appeals</strong></td>
<td>Cannot appeal based on voter–approved measures that limit residential building permits issued</td>
<td>Addition of disallowance of using underproduction of housing or stable population growth as a basis for appeal</td>
</tr>
<tr>
<td><strong>Appeals process</strong></td>
<td>Two separate processes: revision request and appeals</td>
<td>Only one appeal process</td>
</tr>
<tr>
<td><strong>Who can appeal a draft RHNA allocation</strong></td>
<td>Only the jurisdiction itself</td>
<td>Any jurisdiction and HCD may appeal a draft RHNA allocation</td>
</tr>
<tr>
<td><strong>Trade and transfer</strong></td>
<td>Jurisdictions could trade and transfer RHNA units</td>
<td>Option no longer available</td>
</tr>
</tbody>
</table>
Regional Determination Process

- HCD provides a regional determination in consultation with SCAG and the Department of Finance (DOF)
  - 699,368
- 5th Cycle regional determination (2013–2021)
  - 412,137
- 6th Cycle regional determination (2021–2029)
  - TBD by HCD in August 2019
  - (likely higher than the 5th cycle)

Methodology

- Applied to the regional determination to determine a draft RHNA allocation
- Developed by SCAG
- Survey of jurisdictions on local planning factors and fair housing policies
- Public review process
How should we distribute regional housing need?

• 6th cycle
  • Local input on household growth?
  • High quality transit areas?
  • Recent building permit activity?
  • Share of regional population?
  • Household income distribution?
  • Job centers?
  • Overcrowding?

Proposed RHNA Methodology*

Option 1
• Share of population
• Share of population within high quality transit areas
• Share of regional undersupply of building permits issued
• Local input/Future vacancy need/Replacement need
• Social equity adjustment

Option 2
• Share of population
• Share of population within high quality transit areas
• Social equity adjustment

Option 3
• Local input/Future vacancy need/Replacement need
• Social equity adjustment

*pending Regional Council action on August 1, 2019
Proposed RHNA Methodology: Review Process

- Public Review
  - Recommended release August 1 by CEHD and Regional Council
  - Four public hearings second half of August
  - Submit comments at public hearings or send to housing@scag.ca.gov

- HCD Review
  - HCD reviews and provides draft RHNA methodology, 60 days

Draft RHNA and Appeals

- After the distribution of the draft RHNA allocation, jurisdictions may file an appeal within 45 days
  - HCD and other jurisdictions may file an appeal to any jurisdiction’s draft RHNA allocation

- Appeals cannot be based on
  - Voter-approved measures that restrict residential permits issued
  - Underproduction of units based on the prior RHNA allocation
  - Stable population numbers based on the last RHNA cycle

- Additional 45 day comment period for jurisdictions and HCD to review submitted appeals before public hearing
**Final RHNA Adoption**

- Successful appeals are reallocated back to the region
- Must be consistent with the Connect SoCal (Sustainable Communities Strategy) development pattern
- Final RHNA Allocation adoption October 2020

**Next Steps**

- August 1, 2019
  - CEHD Committee and Regional Council meetings
  - Proposed RHNA methodology options release for public review
- August 2019 (second half)
  - Public hearings on proposed RHNA methodology
- Winter 2020
  - Draft RHNA allocation
- Summer 2020
  - RHNA appeals process
- October 2020
  - Adoption of final RHNA allocation plan
Opportunities for Public Participation

- Public Meetings
  - CEHD and Regional Council, next meeting August 1

- Proposed RHNA Methodology Public Hearings
  - Four public hearings
  - Second half of August
  - Notices will be sent out by August 2

- Email: housing@scag.ca.gov

- RHNA mailing list

For more information

www.scag.ca.gov

Email: housing@scag.ca.gov