

RHNA 101

An Overview of the Regional Housing Needs Assessment



Purpose of RHNA



A DROP IN HOME BUILDING

1970-1980



1 NEW UNIT PER



1.74 PERSONS ADDED

1990-2000



1 NEW UNIT PER



4.52 PERSONS ADDED

2010-2018



1 NEW UNIT PER



3.32 PERSONS ADDED

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



Objectives of RHNA



- 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



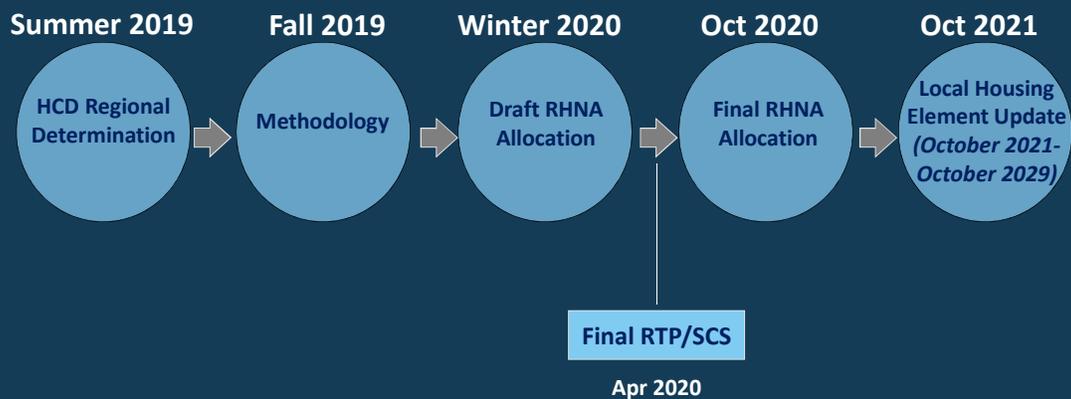
Regional Housing Needs Assessment



- 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



Differences between 5th and 6th RHNA Cycles



Issue	5 th RHNA Cycle (adopted October 2012)	6 th RHNA Cycle (adoption date of October 2020)
Objectives	4	5: addition of affirmatively furthering fair housing
Factors for regional determination	Jobs-housing fit, replacement need, etc	Addition of overcrowding, cost-burden, and minimum vacancy need
Draft methodology review	SCAG reviews and adopts final RHNA methodology	HCD has a 60 day comment period on the RHNA methodology prior to SCAG adoption

Differences between 5th and 6th RHNA Cycles



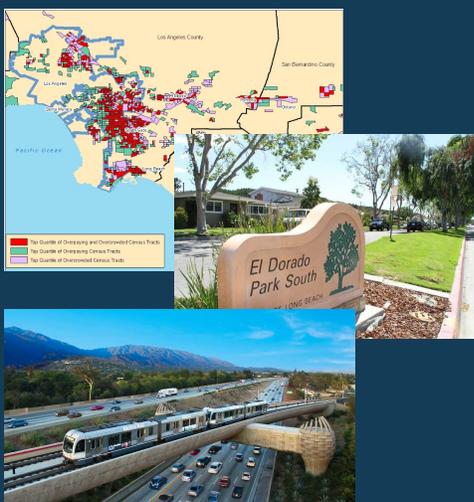
Issue	5 th RHNA Cycle (adopted October 2012)	6 th RHNA Cycle (adoption date of October 2020)
Basis for Appeals	Cannot appeal based on voter-approved measures that limit residential building permits issued	Addition of disallowance of using underproduction of housing or stable population growth as a basis for appeal
Appeals process	Two separate processes: revision request and appeals	Only one appeal process
Who can appeal a draft RHNA allocation	Only the jurisdiction itself	Any jurisdiction and HCD may appeal a draft RHNA allocation
Trade and transfer	Jurisdictions could trade and transfer RHNA units	Option no longer available

Regional Determination Process



- HCD provides a regional determination in consultation with SCAG and the Department of Finance (DOF)
- 4th Cycle regional determination (2006–2014)
 - 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

