



ROOM #1: REGIONAL DETERMINATION

- Are the data sources used in the 6th cycle sufficient to capture regional housing need?
 - What strengths and weaknesses do American Community Survey (ACS) data have?
 - How do we minimize double-counting (e.g., overcrowding and cost-burden)?
 - What other ways are there to measure regional undersupply, latent demand, or existing need?
- What is a comparable region to SCAG?
 - For the 6th cycle HCD compared SCAG to the U.S. average
- What data sources should be used for demolished units and units lost?
 - Currently a fixed rate of 0.5%
- What are your thoughts on a panel of experts reviewing individual regional determinations from HCD before they are finalized?
 - Who should be on this panel? What role could it have?

Regional Determination

SCAG: 10.1%
US avg: 3.4%

5 th cycle calculation	
Existing + Projected households	6,516,345
-Occupied Units (and Tribal HH)	-6,044,940
=Subtotal	468,595
+Vacancy need	13,445
+Replacement need, 0.5%	2,410
-Vacant units	-75,390
=Regional determination	409,060

6 th cycle calculation	
Existing + Projected households	6,801,760
+Vacancy need	178,896
+Overcrowding, 6.7% (new!)	459,917
+Replacement need, 0.5%	34,010
-Occupied Units	-6,250,261
=Subtotal	1,224,352
+Cost burden (new!)	117,505
=Regional determination	1,341,827

HCD REGIONAL HOUSING NEED DETERMINATION (LOW RANGE): SCAG

5th cycle RHNA
Regional Determination

HCD Determined Population, Households, & New Housing Need: January 1, 2014-October 1, 2021 (7.75 years)				
1	Population: October 1, 2021 (SCAG Projection)			19,730,980
2	<i>less: Group Quarters Population (SCAG's estimate)</i>			-347,750
3	Household (HH) Population			19,383,230
	Household Formation Groups	HH Population	HH Formation or Headship Rate (ACS)	Households
	Age Groups (DOF)	19,383,230		6,516,345
	Under 15	4,103,915	-	-
	15 - 24 years	2,625,930	8.31%	218,223
	25 - 34 years	2,825,093	38.62%	1,091,002
	35 - 44 years	2,494,520	49.16%	1,226,416
	45 - 54 years	2,380,969	52.39%	1,247,429
	55 - 64 years	2,236,911	53.97%	1,207,223
	65 and older	2,715,892	56.19%	1,526,052
4	Projected Households			6,516,345
5	<i>less: Households at Beginning of Projection Period (January 1, 2014, interpolated)</i>			-6,044,940
6	<i>less: Household Growth on Tribal Lands</i>			-2,810
7	Household Growth: 7.75 Year Projection Period (New Housing Unit Need)			468,595
8	Vacancy Allowance	Owner	Renter	Total
	Tenure Percentage	54.39%	45.61%	
	HH Growth (New Unit Need)	254,869	213,726	468,595
	Vacancy Rate (SCAG)	1.50%	4.50%	
	Vacancy Allowance	3,825	9,620	13,445
9	Replacement Allowance (minimum)	0.50%		482,040
10	<i>less: Adjustment for Absorption of Existing Excess Vacant Units</i>			
	Estimate 10% Absorbed, 90% Not Absorbed by 2014	Effective Vacant Units	Healthy Market Units	Differential
	Derived (2010 Census, HH Growth, & Vacancy Rate)	(252,023)	175,240	-76,783
	Total 2011 Housing Stock	6,348,741		
	Existing Vacant Unit (Others) Adjustment	1.39%	1.28%	
	Total Adjusted Existing Vacant Units (Others)	(88,247)	81,264	-6,984
	Estimated Units (Others) Not Absorbed by 2014	90%		-83,766
				-75,390
	FINAL REGIONAL HOUSING NEED DETERMINATION (Low Range of New Housing Unit Need)			409,060

6th cycle RHNA Regional Determination

HCD REGIONAL HOUSING NEED DETERMINATION SCAG: June 30, 2021 – October 15, 2029 (8.3 years)

Methodology

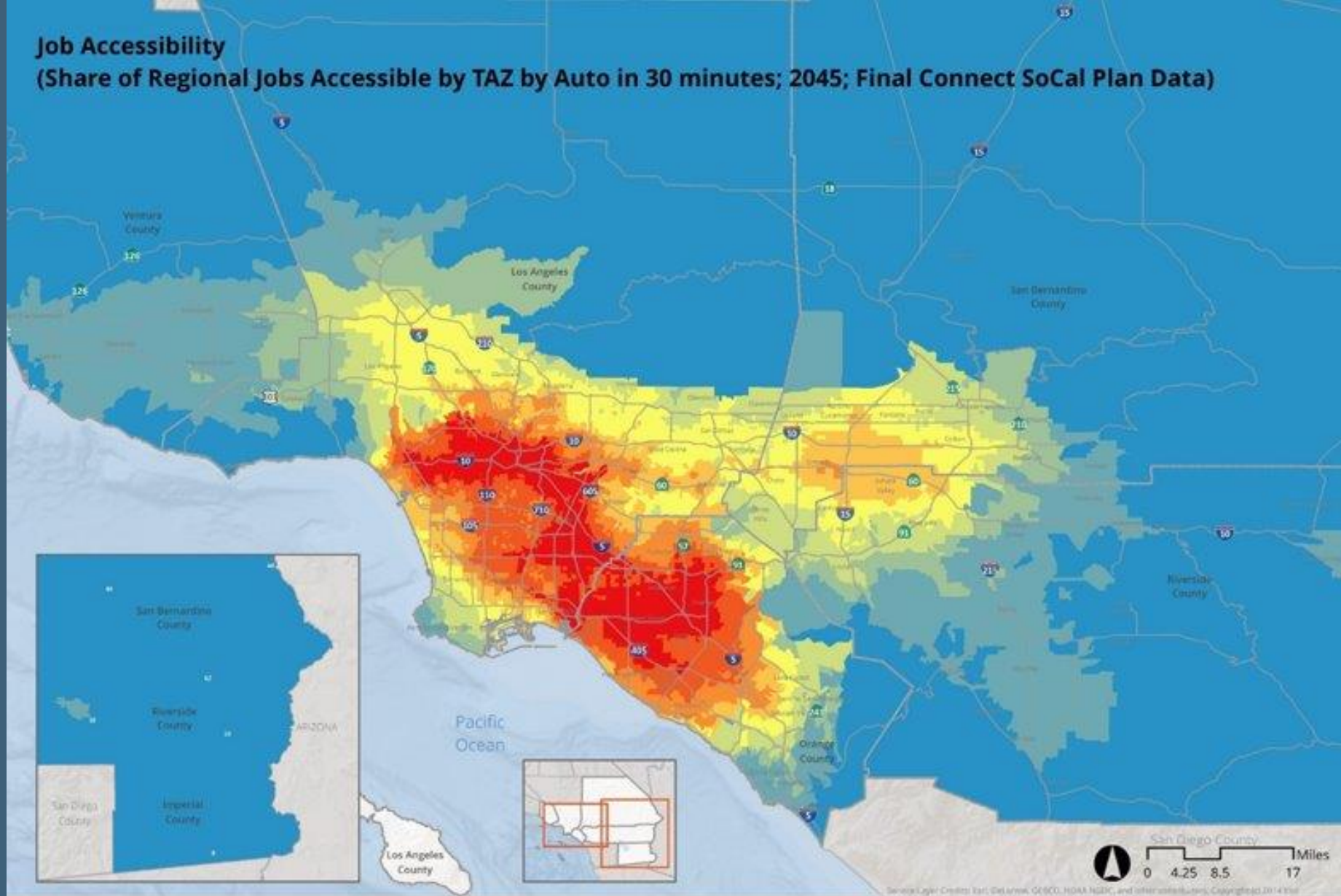
SCAG: June 30, 2021-October 15, 2029 (8.3 Years) HCD Determined Population, Households, & Housing Need					
1.	Population: DOF 6/30/2029 projection adjusted +3.5 months to 10/15/2029				20,455,355
2.	<i>- Group Quarters Population: DOF 6/30/2029 projection adjusted +3.5 months to 10/15/2029</i>				-363,635
3.	Household (HH) Population: October 15, 2029				20,079,930
	Household Formation Groups	HCD Adjusted DOF Projected HH Population	DOF HH Formation Rates	HCD Adjusted DOF Projected Households	
		20,079,930		6,801,760	
	under 15 years	3,292,955	n/a	n/a	
	15 – 24 years	2,735,490	6.45%	176,500	
	25 – 34 years	2,526,620	32.54%	822,045	
	35 – 44 years	2,460,805	44.23%	1,088,305	
	45 – 54 years	2,502,190	47.16%	1,180,075	
	55 – 64 years	2,399,180	50.82%	1,219,180	
	65 – 74 years	2,238,605	52.54%	1,176,130	
	75 – 84 years	1,379,335	57.96%	799,455	
	85+	544,750	62.43%	340,070	
4.	Projected Households (Occupied Unit Stock)				6,801,760
5.	+ Vacancy Adjustment (2.63%)				178,896
6.	+ Overcrowding Adjustment (6.76%)				459,917
7.	+ Replacement Adjustment (.50%)				34,010
8.	<i>- Occupied Units (HHs) estimated (June 30, 2021)</i>				-6,250,261
9.	+ Cost Burden Adjustment (Lower Income: 10.63%, Moderate and Above Moderate Income: 9.28%)				117,505
6th Cycle Regional Housing Need Assessment (RHNA)					1,341,827



ROOM #2: METHODOLOGY/ DISTRIBUTION

- Is the formulaic approach to RHNA distribution appropriate for SCAG?
- Should there be a stronger relationship between a housing element and a RHNA allocation? How should this be incorporated into SCAG's methodology? Should this be codified or left up to the COGs?
- How can SCAG strengthen the connection between the RHNA distribution pattern and the Connect SoCal plan?
- How can we continue furthering the objective of affirmatively furthering fair housing?
- What other factors should the RHNA methodology consider? Should these additional factors be codified or adopted by the COG?

Job Accessibility (Share of Regional Jobs Accessible by TAZ by Auto in 30 minutes; 2045; Final Connect SoCal Plan Data)



Job Accessibility (Share of Regional Jobs Accessible by TAZ by Auto in 30 minutes; 2045; Final Connect SoCal Plan Data)



Source: SCAG, 2020

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ROOM #3: APPEALS

- Only a jurisdiction can appeal its own RHNA allocation based on the application of the methodology or change in circumstance. Should these appeals bases be expanded to other jurisdictions and HCD?
- What would be an example of change in circumstance?
 - Should HCD provide a guidance memo on the definition?
- What is your experience in filing an appeal?
What are ways to strengthen engagement with our jurisdictions?
- Are there other factors that should be considered during the appeal process?

Bases for Appeals

1. Application of adopted RHNA methodology
2. Change in circumstance

Bases for Appeals

3. Local planning factors

- Existing or projected jobs/housing balance
- Sewer or water infrastructure constraints for additional development
- Availability of land suitable for urban development
- Lands protected from urban development under existing federal or state programs
- County policies to preserve prime agricultural land
- Distribution of household growth toward incorporated areas of County
- Loss of units contained in assisted housing developments
- High housing cost burdens
- The rate of overcrowding
- Housing needs of farmworkers
- Housing needs generated by the presence of a university campus within a jurisdiction
- Loss of units during a state of emergency
- The region's greenhouse gas emissions targets
- AFFH
- Other factors adopted by the COG



ROOM #4: OTHER

- Would you be interested in taking on subregional delegation for RHNA?
Are there ways to incentivize this option?
- Should trade and transfer of RHNA units be allowed?
When should this be allowed during the process?
Should there be parameters, such as only applying to market rate units?
- What are your thoughts on the length of the RHNA planning process?
Is 8 years too short for both projection and planning periods?

6th Cycle RHNA Timeline

