



RHNA REFORM PUBLIC LISTENING SESSION

1 PM – 3 PM
June 22 & 27, 2023

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WELCOME

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RHNA Reform Information and Input Session

Today's Agenda

- Welcome (20 min)
 - House Rules
 - Background/ Purpose of RHNA Reform
 - 2022 Engagement Process
 - HCD's Outreach Process
 - Timeline
- Information Session (15 min)
 - Comment Review Process
 - Recommendations
- Input Session (70 min)
 - Feedback on Recommendations
- Next steps (10 min)

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RHNA Reform Public Listening Session

House Rules

- *Be considerate and respectful*
- *Listen & don't talk over others*
- *Refrain from harassing, discriminatory or demeaning conduct*
- *Inappropriate misconduct may result in immediate removal from the session*

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Background/ Purpose of RHNA Reform

- Issues were raised in 6th RHNA cycle process
 - Calculation of regional determination
 - Factors used to determine housing distribution in the methodology
 - Role of Connect SoCal household projections
 - And more!
- SCAG committed to review these issues and facilitate conversations with HCD to reform RHNA

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Background/ Purpose of RHNA Reform

State RHNA Reform

- AB 101 (2019) requires the California Department of Housing and Community Development (HCD) to *“develop a recommended improved RHNA allocation process and methodology that promotes and streamlines housing development and substantially addresses California’s housing shortage”*
- Includes statewide stakeholder participation
- Limited to RHNA (Government Code 65584 through 65584.2)
 - **Does not include zoning or housing element issues**
- HCD must submit a report to the Legislature by December 31, 2023

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SCAG RHNA Reform Process


- Initial engagement in 2022 to gather input and feedback on RHNA reform.
- Feedback was reviewed and draft recommendations have been prepared for public input through June 30:
 - Survey
 - Two virtual public listening sessions
 - Additional comments to housing@scag.ca.gov
- Draft recommendations will be presented to CEHD and Regional Council for feedback in August and September 2023.
- The recommendations will inform a comment letter to HCD by early-mid-September

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SCAG RHNA Reform Timeline



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INFORMATION SESSION

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RHNA Reform Public Listening Session

Comment Review Process & Recommendations

- SCAG Staff reviewed written and verbal comments
(written comments available online)

Four Themes:

1. Regional Determination
2. Methodology
3. Appeals
4. Other



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graph LR
    A((Public Comments)) --- B(+)
    C((Staff Review)) --- B
    B --> D((27 Recommendations))
  
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INPUT SESSION


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RHNA Reform Public Listening Session

Feedback on Recommendations

Actions

- Legislative changes
- SCAG and/or HCD Administrative Changes
- 7th cycle RHNA recommendations
- No change



Determination

Methodology

Appeals

Other

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Legislative Change Recommendations

- [1] Decades of existing housing should be spread over multiple RHNA cycles.
- Determination
- Increase transparency by:
 - [2] Establish procedures to publicize data sources
 - [5] Establish formal processes to document considerations and convene a panel of experts
 - Codify an earlier date to receive a regional determination:
 - [7] Allows more time to develop and review the methodology
 - [7] Additional time for appeals
- Other
- [2, 23] Reinstate trade and transfer with limitations that ensure furthering AFFH

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SCAG and/or HCD Administrative Changes

- Determination
- [4] Continue furthering a strong jobs and housing relationship as part of conversations with HCD (SCAG and HCD)
- Other
- [22] Support consideration of RHNA allocations for housing funding opportunities (SCAG and HCD)
 - [25] Ensure more time between the issuance of final RHNA allocation and housing element adoption (SCAG)
 - [27] Request HCD review housing element law to address challenges to housing building and production (SCAG and HCD)

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7th Cycle RHNA and Methodology Recommendations

Methodology

- [14] Consider factors not included in the 6th cycle methodology, such as:
 - Unavailable land for development or sites
 - Density and overcrowding
 - Presence of a university
 - Remote work

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7th Cycle RHNA and Methodology Recommendations

Methodology

- Review:
 - [10] Assumptions of factors used in the methodology such as horizon years (e.g., long-term forecasts for jobs and transit)
 - [11] Methods to include equity and further AFFH (e.g., formulas to designate disadvantaged communities)
 - [13] Methods and approaches to continue a strong jobs housing relationship and additional methods to consider transit as a factor

Appeals

- [19] Explore preparation of guiding materials and information for filing appeals

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No Change

Determination

- [3] Continue to exclude institutional populations (e.g., *dormitories, prisons, and nursing homes*), market factors, and available land and development capacity

Methodology

- Continue to:
 - [8] Encourage jurisdictions to consider potential for increased residential development using alternative zoning ordinances and land use restrictions.
 - [12] Ensure higher income jurisdictions receive their share of regional need.
 - [9] Link common goals of the Connect SoCal (RTP/SCS) and RHNA and ensure that the RHNA is consistent with the development pattern of the SCS

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No Change

Appeals

- Continue:
 - [17] Allowing other jurisdictions to appeal another jurisdiction's RHNA allocation
 - [18] Current bases for appeal and review use of other factors in the 7th cycle methodology
 - [20] Reviewing merits of each appeal to maintain transparency and fairness

Other

- Continue:
 - [24] Allowing ption for RHNA subregional delegation
 - [26] To apply audit findings to reform the RHNA process without separately auditing SCAG's 6th cycle regional determination

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Other Issues

- Are there other issues not covered in recommendations?

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RHNA Reform Public Listening Session

Next Steps

June 27, 2023	Public listening session #2
June 30, 2023	End of SCAG outreach period
July 1, 2023	HCD progress update to Legislature
Aug 16, 2023	Special CEHD meeting
Sep 7, 2023	Sept. Regional Council meeting
Early Sept. 2023	Submit comment letter on approved recommendations to HCD
Dec. 31, 2023	Due date for HCD's report to the Legislature on RHNA Reform

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THANK YOU!

For more information, please visit:

<https://scag.ca.gov/rhna-reform>