

SOUTHERN CALIFORNIA



**ASSOCIATION of
GOVERNMENTS**

Main Office

818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

Officers

President

Pam O'Connor, Santa Monica

First Vice President

Glen Becerra, Simi Valley

Second Vice President

Greg Pettis, Cathedral City

Immediate Past President

Larry McCallon, Highland

**Executive/Administration
Committee Chair**

Pam O'Connor, Santa Monica

Policy Committee Chairs

Community, Economic and

Human Development

Bill Jahn, Big Bear Lake

Energy & Environment

Margaret Clark, Rosemead

Transportation

Paul Glaab, Laguna Niguel

MEETING OF THE

COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE

PLEASE NOTE TIME

Thursday, January 5, 2012

10:00 a.m. – 12:00 p.m.

**SCAG Main Office
818 W. 7th Street, 12th Floor
Policy Committee Room B
Los Angeles, CA 90017
(213) 236-1800**

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Deby Salcido at (213) 236-1993 or via email salcido@scag.ca.gov

Agendas & Minutes for the Community, Economic, and Human Development Committee are also available at:
www.scag.ca.gov/committees/cehd.htm

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation in order to participate in this meeting. If you require such assistance, please contact SCAG at (213) 236-1993 at least 72 hours in advance of the meeting to enable SCAG to make reasonable arrangements. To request documents related to this document in an alternative format, please contact (213) 236-1928.

This Page Left Blank Intentionally

Community, Economic, and Human Development Committee

Membership – January 2012

<u>Members</u>	<u>Representing</u>
Chair* 1. Hon. Bill Jahn	Big Bear Lake District 11
Vice Chair* 2. Hon. Paula Lantz	Pomona District 38
3. Hon. Sam Allevato	San Juan Capistrano OCCOG
4. Hon. Josue Barrios	Cudahy GCCOG
5. Hon. James Butts, Jr.	Inglewood SBCCOG
6. Hon. Don Campbell	Brawley ICTC
7. Hon. Carol Chen	Cerritos Gateway Cities
* 8. Hon. Ginger Coleman	Town of Apple Valley SANBAG
* 9. Hon. Margaret Finlay	Duarte District 35
10. Hon. Ron Garcia	Brea OCCOG
* 11. Hon. James Gazeley	Lomita District 39
12. Hon. Joseph J. Gonzales	South El Monte SGVCOG
13. Hon. Elba Guerrero	Huntington Park GCCOG
14. Hon. Julie Hackbarth-McIntyre	Barstow SANBAG
* 15. Hon. Jon Harrison	Redlands District 6
* 16. Hon. Steven Hofbauer	Palmdale District 43
17. Hon. Elaine Holmes	Indio CVAG
* 18. Hon. Sukhee Kang	Irvine District 14
* 19. Hon. Darcy Kuenzi	Menifee WRCOG
20. Hon. Randon Lane	Murrieta WRCOG
* 21. Hon. Joel Lautenschleger	Laguna Hills District 13
22. Hon. Mike Leonard	Hesperia SANBAG
* 23. Hon. Ronald Loveridge	Riverside District 4
* 24. Hon. Bryan A. MacDonald	Oxnard District 45
25. Hon. D. Scott Malsin	Culver City WSCCOG
26. Hon. Charles Martin	Morongo Band of Mission Indians

Community, Economic, and Human Development Committee

Membership – January 2012

Members

Representing

* 27. Hon. Larry McCallon	Highland	District 7
28. Hon. Kathryn McCullough	Lake Forest	OCCOG
29. Hon. Susan McSweeney	Westlake Village	LVMCOG
* 30. Hon. Brad Mitzelfelt	San Bernardino County	SANBAG
* 31. Hon. Carl Morehouse	Ventura	District 47
32. Hon. Gene Murabito	Glendora	SGVCOG
* 33. Hon. Kris Murray	Anaheim	District 19
34. Hon. Ray Musser	Upland	SANBAG
* 35. Hon. John Nielsen	Tustin	District 17
36. Hon. Laura Olhasso	La Cañada/Flintridge	Arroyo Verdugo Cities
37. Hon. John Palinkas		Pechanga Band of Luiseño Indians
* 38. Hon. Linda Parks	Ventura County	VCOG
39. Hon. R. Rex Parris	Lancaster	North Los Angeles County
* 40. Hon. Jan Perry	Los Angeles	District 56
* 41. Hon. Andy Quach	Westminster	District 20
* 42. Hon. Ed Reyes	Los Angeles	District 48
43. Hon. Bob Ring	Laguna Woods	OCCOG
* 44. Hon. Deborah Robertson	Rialto	District 8
45. Hon. Gino Sund	Altadena	SGVCOG
46. Hon. Cathy Warner	Whittier	GCCOG

*Regional Council Member

COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE AGENDA JANUARY 5, 2012

The Community, Economic, and Human Development Committee may consider and act upon any of the items listed on the agenda regardless of whether they are listed as information or action items.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

(Hon. Bill Jahn, Chair)

PUBLIC COMMENT PERIOD – Members of the public desiring to speak on items on the agenda, or items not on the agenda, but within the purview of the Committee, must fill out and present a Public Comment Card to the Assistant prior to speaking. Comments will be limited to three (3) minutes per speaker provided that the Chair has the discretion to reduce this time limit based upon the number of speakers. The Chair may limit the total time for all public comments to twenty (20) minutes.

REVIEW AND PRIORITIZE AGENDA ITEMS

CONSENT CALENDAR

Time Page No.

Approval Item

- | | | |
|---|------------|---|
| 1. <u>Minutes of the November 3, 2011 Meeting</u> | Attachment | 1 |
| 2. <u>Information Regarding Receipt of Transfer Agreement Related to the Regional Housing Needs Assessment (RHNA)</u> | Attachment | 6 |

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) SUBCOMMITTEE REPORT

(Hon. Bill Jahn, Chair)

ACTION ITEMS

- | | | | |
|---|------------|----------|----|
| 3. <u>Proposed Policies for Regional Housing Needs Assessment (RHNA) Transfers Due to Annexations and Incorporations</u>
<i>(Frank Wen, Manager of Research, Analysis & Information Services; Ma'Ayn Johnson, Senior Regional Planner)</i> | Attachment | 15 mins. | 28 |
|---|------------|----------|----|

Recommended Action: Recommend Regional Council approval of the proposed Policies for RHNA transfers due to annexations and incorporations.

- | | | | |
|---|------------|----------|----|
| 4. <u>Draft Regional Housing Needs Assessment (RHNA) Allocation Plan</u>
<i>(Frank Wen, Manager of Research, Analysis & Information Services; Ma'Ayn Johnson, Senior Regional Planner)</i> | Attachment | 15 mins. | 36 |
|---|------------|----------|----|

Recommended Action: Review and recommend that the Regional Council approve the distribution of the draft RHNA Allocation Plan in February 2012.

COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE AGENDA JANUARY 5, 2012

ACTION ITEMS - continued

Time Page No.

5. Regional Housing Needs Assessment (RHNA) Procedures for Revision Requests, Appeals and Trade & Transfers Attachment 30 mins. 47
(Joann Africa, Chief Counsel)

Recommended Action: Recommend that the CEHD Committee recommend to the Regional Council approval of the procedures for addressing RHNA revision requests, appeals, and trade & transfers.

INFORMATION ITEM

6. Draft 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and Program Environmental Impact Report (PEIR) Process—Next Steps Attachment 15 mins. 78
(Douglas Williford, Deputy Executive Director, Planning and Programs)

CHAIR'S REPORT

STAFF REPORT

(Mark C. Butala, SCAG Staff)

FUTURE AGENDA ITEMS

Any Committee member or staff desiring to place items on a future agenda may make such a request.

ANNOUNCEMENTS

ADJOURNMENT

The next regular meeting of the CEHD Committee will be held on Thursday, February 2, 2012, at the SCAG Los Angeles Office.

**COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE
of the
SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS**

**November 3, 2011
Minutes**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE. AN AUDIO RECORDING OF THE ACTUAL MEETING IS AVAILABLE FOR LISTENING.

The Community, Economic & Human Development Committee held its meeting at SCAG's downtown Los Angeles office.

Members Present

Hon. Josue Barrios, City of Cudahy	GCCOG
Hon. Don Campbell, Brawley	ICTC
Hon. Carol Chen, Cerritos	GCCOG
Hon. Ginger Coleman, Town of Apple Valley	District 65
Hon. Margaret Finlay, Duarte	District 35
Hon. Ron Garcia, Brea	OCCOG
Hon. James Gazeley, Lomita	District 39
Hon. Jon Harrison, Redlands	District 6
Hon. Steve Hofbauer, Palmdale	District 43
Hon. Bill Jahn, Big Bear Lake (Chair)	District 11
Hon. Sukhee Kang, City of Irvine	District 14
Hon. Randon Lane, Murrieta	WRCOG
Hon. Paula Lantz, Pomona (Vice-Chair)	District 38
Hon. Joel Lautenschleger, Laguna Hills	District 13
Hon. Ronald Loveridge, Riverside	District 4
Hon. Bryan MacDonald, Oxnard	District 45
Hon. Scott Malsin, Culver City	WSCCOG
Hon. Larry McCallon, Highland	District 7
Hon. Kathryn McCullough, Lake Forest	OCCOG
Hon. Carl Morehouse, San Buenaventura	District 47
Hon. John Nielsen, Tustin	District 17
Hon. Linda Parks	Ventura County
Hon. Bob Ring, Laguna Woods	OCCOG
Hon. Gino Sund, Altadena	SGVCOG

Members Not Present

Hon. Sam Allevato, City of San Juan Capistrano	OCCOG
Hon. James Butts, Inglewood	SBCCOG
Hon. Joseph Gonzales, South El Monte	SGVCOG
Hon. Elba Guerrero, Huntington Park	GCCOG
Hon. Elaine Holmes, Indio	CVAG

Members Not Present (Cont'd)

Hon. Darcy Kuenzi, Menifee	WRCOG
Hon. Mike Leonard, Hesperia	SANBAG
Hon. Charles Martin	Morongo Band of Mission Indians
Hon. Julie Hackbarth-McIntyre, Barstow	SANBAG
Hon. Brad Mitzelfelt	SANBAG
Hon. Susan McSweeney, Westlake Village	LVMCOG
Hon. Gene Murabito, Glendora	SGVCOG
Hon. Kris Murray, Anaheim	District 19
Hon. Laura Olhasso, La Canada-Flintridge	Arroyo Verdugo COG
Hon. John Palinkas	Pechanga Band of Luiseno Indians
Hon. Rex Parris, Lancaster	North Los Angeles County
Hon. Jan Perry, Los Angeles	District 56
Hon. Andy Quach, Westminster	District 20
Hon. Ed Reyes, Los Angeles	District 48
Hon. Deborah Robertson, Rialto	District 8
Hon. Cathy Warner, Whittier	GCCOG

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Hon. Bill Jahn, Chair, called the meeting to order at 9:30 AM and asked the Hon. Gino Sund to lead the Committee in the Pledge of Allegiance.

PUBLIC COMMENT PERIOD

Hon. MaryAnn MacGillivray, Council Member with the City of Sierra Madre, asked for clarification as to when the jurisdictions will receive their draft allocation. Doug Williford, Deputy Executive Director of Transportation Planning, stated that the jurisdictions will receive their draft allocation in early December and their final allocation by October 2012.

REVIEW AND PRIORITIZE AGENDA ITEMS

There was no reprioritization of the agenda.

CONSENT CALENDAR

Approval Items

1. Minutes of June 2, 2011 Meeting
A MOTION was made (Nielsen) to approve the Minutes of September 1, 2011. The MOTION was SECONDED (McCullough) and UNANIMOUSLY APPROVED.

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) SUBCOMMITTEE REPORT

2. Final RHNA Allocation Methodology
Hon. Bill Jahn, Chair, stated that the proposed final RHNA Allocation Methodology, previously reviewed and supported by the RHNA Subcommittee, is being presented to CEHD to recommend Regional Council approval. Chair Jahn introduced Ma'Ayn Johnson, Senior Regional Planner, who provided a brief overview of the Allocation Methodology. Following a brief discussion, a MOTION was made (Loveridge) to recommend to the Regional Council the approval of the final RHNA Allocation

Methodology. The MOTION was SECONDED (Coleman) and UNANIMOUSLY APPROVED.

CHAIR'S REPORT

Chair Jahn stated that the RHNA Subcommittee met briefly on October 11th, at which time an explanation was provided as to how the excess vacancy credits are applied as part of the RHNA methodology. Chair Jahn further stated that the November 4th meeting of the RHNA Subcommittee was cancelled due to lack of a quorum, and the next meeting will be held in December.

STAFF REPORT

Mark Butala, Manager of Comprehensive Planning, reminded the CEHD members to take their name tents with them to the Regional Council meeting.

FUTURE AGENDA ITEMS

There were no future agenda items addressed.

ANNOUNCEMENTS

Hon. Kathryn McCullough distributed poppies in honor of Veterans' Day on November 11th, and reminded the members to thank veterans for their service.

ADJOURNMENT

The Chair adjourned the meeting at 9:46 AM.

Minutes Approved By:

A handwritten signature in black ink, appearing to read 'M. Butala', written over a horizontal line.

Mark Butala, Manager,
Comprehensive Planning

Community, Economic & Human Development Committee Attendance Report

2011

Member (including Ex-Officio) LastName, FirstName	Representing	X = County Represented						X = Attended = No Meeting NM = New Member EA = Excused Absence											
		I C	L A	O C	R C	S B	V C	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Allevato, Sam	OCCOG			X				X	X										
Barrios, Josue	Gateway Cities		X					X	X		X				X			X	
Butts, James	SBCCOG		X																
Campbell, Don*	ICTC	X													X			NM	X
Chen, Carol	Gateway Cities		X											X	X			X	X
Coleman, Ginger	Apple Valley (Dist. 65)					X			X	X					X				X
Finlay, Margaret*	Duarte (District 35)		X					X		X	X			X	X			X	X
Garcia, Ron	OCCOG			X				X	X	X	X			X	X			X	X
Gazeley, James*	Lomita (District 39)		X												X			NM	X
Gonzales, Joseph J.	SGVCOG		X					X	X	X				X	X			X	
Guerrero, Elba	Gateway Cities		X																
Harrison, Jon	District 6					X												X	X
Hofbauer, Steve	Palmdale (District 43)		X					X	X	X				X				X	X
Holmes, Elaine	CVAG				X						X			X				X	
Jahn, Bill* Chair	SANBAG (District 11)					X			X	X	X			X	X			X	X
Kang, Sukhee*	City of Irvine (District 14)							X	X	X	X			X				X	X
Kuenzi, Darcy	WRCOG				X			X	X	X	X				X			X	
Lane, Randon	WRCOG				X					X				X	X				X
Lantz, Paula* Vice-Chair	Pomona (District 38)		X					X	X	X	X			X	X			X	X
Lautenschleger, Joel	District 13			X							X	X			X				X
Leonard, Mike	SANBAG					X													
Loveridge, Ronald*	Riverside (District 4)				X				X										X
MacDonald, Bryan*	Oxnard (District 45)						X	X		X	X				X			X	X

Community, Economic & Human Development Committee Attendance Report

2011

Member (including Ex-Officio) LastName, FirstName	Representing	X = County Represented						X = Attended = No Meeting NM = New Member EA = Excused Absence											
		I C	L A	O C	R C	S B	V C	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Malsin, D. Scott	Westside Cities COG		X					X	X	X			X	X				X	
Martin, Charles	Morongo Indians				X				X							X			
McCallon, Larry*	Highland (District 7)					X		X	X	X	X		X	X		X		X	
McCullough, Kathryn	OCCOG			X				X	X	X			X	X		X		X	
Hackbarth-McIntyre, Julie	SANBAG										X		X			X			
McSweeney, Susan	Las Virgenes/Malibu COG		X																
Mitzelfelt, Brad*	SANBAG					X								X					
Morehouse, Carl*	VCOG (District 47)						X	X	X	X				X				X	
Murabito, Gene	SGVCOG		X											X		NM			
Murray, Kris*	Anaheim (District 19)															X			
Nielsen, John*	Tustin (District 17)			X						X				X		X		X	
Olhasso, Laura	Arroyo Verdugo		X										X						
Palinkas, John	Pechanga Indians				X														
Parks, Linda*	Ventura County						X		NM	X				X		X		X	
Parris, Rex	North L.A. County Subregion		X																
Perry, Jan	Los Angeles		X																
Quach, Andy*	Westminster (District 20)			X															
Reyes, Ed*	Los Angeles		X					X	X	X	X		X						
Ring, Bob	OCCOG			X				X			X		X			X		X	
Robertson, Deborah*	Rialto (District 8)					X			X		X		X	X		X			
Sund, Gino	L. A. County (District 5)		X					X	X	X				X		X		X	
Warner, Cathy	Gateway Cities COG		X						X				X			X			

Regional Council Member*

This Page Left Blank Intentionally

REPORT

DATE: January 5, 2012
TO: Community, Economic and Human Development Committee (CEHD)
FROM: Ma’Ayn Johnson, Senior Regional Planner, 213-236-1975, johnson@scag.ca.gov
SUBJECT: Information Regarding Receipt of Transfer Agreement Related to the Regional Housing Needs Assessment (RHNA)

EXECUTIVE DIRECTOR’S APPROVAL: 

RECOMMENDED ACTION:
Information Only – No Action Required.

EXECUTIVE SUMMARY:
AB 242 (Blakeslee) set forth the process for addressing RHNA transfers related to annexation and incorporation of new cities. In the last several months, SCAG staff has been informed of agreements reached by counties and cities related to these RHNA transfers. Information related to these transfer agreements is provided herein.

STRATEGIC PLAN:
This item supports SCAG’s Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

BACKGROUND:
AB 242 (Blakeslee), which was codified into state law in 2008 as part of the California Government Code Section 65584.07, governs the transfer of regional housing needs between a county and city in the event of an annexation or incorporation. If the annexation or incorporation was not accounted for when the RHNA numbers were first determined and distributed, the county and the city may mutually agree to a transfer or RHNA need (hereinafter referred to as a “transfer agreement”), which must be accepted by the Council of Governments (COG). Despite the requirement that the COG accept the transfer agreement, the actual transfer agreement is effective immediately upon receipt by the COG.

Alternatively, if a transfer agreement cannot be reached by the respective city and county, either party may submit a written request (hereinafter referred to as a “written request”) to the COG to consider the facts, data, and methodology presented by both parties and make a determination on the number of units, by income category, that should be transferred from the county’s allocation to the city. The COG has 180 days from receipt of the written request to finalize the RHNA transfer for the subject city and county.

Any transfer of RHNA numbers, whether by way of a transfer agreement or resulting from the written request submitted to the COG, shall neither reduce the total regional housing needs nor change the regional housing needs allocated to other cities and counties. Based upon the review of the written request and any additional documentation, the final determination of the COG must be based on the methodology used to assign the RHNA Allocation Plan within the region. A copy of the transfer finalized by the COG shall be submitted to the Department of Housing and Community Development (HCD).

REPORT

Newly incorporated cities receiving RHNA transfers are required to amend their housing element and identify sites where the transfer may be implemented within 30 months from the date of incorporation. Cities receiving RHNA transfers as a result of an annexation of unincorporated land must update their housing elements and identify suitable sites within 180 days from the effective date of transfer.

Receipt of Four Transfer Agreements

Recently, SCAG staff has been notified of four transfer agreements that have taken place. All transfers became effective immediately on the date of SCAG's receipt.

1. County of Riverside and City of Eastvale
The County of Riverside has transferred a total of 1,549 units to the newly incorporated City of Eastvale. SCAG received written notice from the City of Eastvale on October 24, 2011 of the agreement.
2. County of Riverside and City of Wildomar
The County of Riverside has transferred a total of 1,471 units to the newly incorporated City of Wildomar. SCAG received written notice from the City of Wildomar on November 2, 2011 of the agreement
3. County of Los Angeles and City of Calabasas
The County of Los Angeles has transferred a total of nine (9) units to the City of Calabasas as a result of annexation. SCAG received written notice on December 7, 2011 of a letter of agreement, dated March 24, 2011 from the City of Calabasas to receive the transfer.
4. County of Los Angeles and City of Los Angeles
The County of Los Angeles has transferred a total of zero (0) units to the City of Los Angeles as a result of annexation. SCAG received written notice from the County of Los Angeles on November 3, 2011 of the agreement.

FISCAL IMPACT:

Work associated with this item is included in the current FY 11-12 General Fund Budget (12-800.0160.03: RHNA).

ATTACHMENTS:

1. Letter from Hasan Ikhata regarding RHNA transfer for City of Eastvale, dated December 9, 2011
2. Letter from Hasan Ikhata regarding RHNA transfer for City of Wildomar, dated December 9, 2011
3. Letter from Hasan Ikhata regarding RHNA transfer for City of Los Angeles, dated December 9, 2011
4. Letter from Hasan Ikhata regarding RHNA transfer for City of Calabasas, dated December 9, 2011



ASSOCIATION of GOVERNMENTS

Main Office

818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435

t (213) 236-1800
f (213) 236-1825

www.scag.ca.gov

Officers

- President
Pam O'Connor, Santa Monica
- First Vice President
Glen Becerra, Simi Valley
- Second Vice President
Greg Pettis, Cathedral City
- Immediate Past President
Larry McCallon, Highland

Executive/Administration Committee Chair

Pam O'Connor, Santa Monica

Policy Committee Chairs

- Community, Economic and Human Development
Bill Jahn, Big Bear Lake
- Energy & Environment
Margaret Clark, Rosemead
- Transportation
Paul Glaab, Laguna Niguel

December 9, 2011

Cathy Creswell
California Department of Housing and Community Development
1800 3rd Street, Room 450
Sacramento, CA 95811

Subject: The Southern California Association of Governments' (SCAG) Acceptance of Transfer of RHNA Units between the County of Riverside and the City of Eastvale

Dear Ms. Creswell: *Cathy*

Please be advised that the County of Riverside (County) and the City of Eastvale (City) have reached a mutually acceptable agreement related to their respective Regional Housing Needs Allocation (RHNA). Given that the City was not incorporated at the time that SCAG completed its 4th RHNA cycle Plan, SCAG provided not housing allocation to the City. Since the City's incorporation, the County and City have reached agreement on a transfer of 1,549 units from the County to the City. Further details relating to this transfer are set forth in the attached letter dated October 24, 2011 from the City of Eastvale to which SCAG received notice of on or about the same date.

In accordance with Government Code Section 65584.07, subdivision (c), the subject transfer agreement became effective on October 24, 2011, the date in which SCAG received notice thereof. This letter represents SCAG's formal acceptance of the transfer based upon our review of the information set forth in the City's letter.

As a result of this transfer on October 24, 2011, the respective Final RHNA allocations for the County of Riverside and the City of Eastvale are as follows:

County of Riverside (Planning period of January 1, 2006 – June 30, 2014)

Number of very low income household units	Number of low income household units	Number of moderate income household units	Number of above moderate income household units	Total
12,328	8,565	9,635	21,557	52,085

City of Eastvale (Planning period of October 1, 2010 – June 30, 2014)

Number of very low income household units	Number of low income household units	Number of moderate income household units	Number of above moderate income household units	Total
367	254	287	641	1,549

If you have any questions regarding this letter, please contact Ma'Ayn Johnson, Senior Regional Planner, at (213) 236-1975 or johnson@scag.ca.gov.

Sincerely,



Hasan Ikhata

Executive Director

Southern California Association of Governments

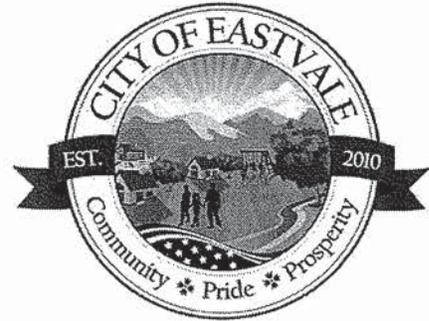
HI:mj

Enclosure: Letter dated October 24, 2011 from Eric Norris, Planning Director, City of Eastvale

cc: Tom Mullen II, County of Riverside
Eric Norris, City of Eastvale

City of Eastvale

12363 Limonite Avenue, Suite 901
Eastvale, CA 91752
(951) 361-0900
www.ci.eastvale.ca.us



October 24, 2011

Tom Mullen, TLMA Deputy Director
COUNTY OF RIVERSIDE
Transportation and Land Management Agency
P.O. Box 1605
Riverside, CA 92501-1605

RE: ACCEPTANCE OF PROPOSED RHNA NUMBERS FOR THE CITY OF EASTVALE

Mr. Mullen:

This letter serves as the City of Eastvale's formal acceptance of the County's proposed RHNA numbers for the 4th Round Housing Element cycle for the period 2010 - 2014. We have reviewed your methodology and agree with the methods and your proposed allocation.

As we discussed at our meeting on Wednesday, these are (in numbers of housing units):

- 1.367 Very Low Income (23.7% of total)
- 2.254 Low Income (16.4% of total)
- 3.287 Moderate Income (18.5% of total)
- 4.641 Above Moderate (41.4% of total)

As you know, we are currently in the process of preparing an updated Housing Element for adoption in Spring 2012. We will use the RHNA methodology and allocation you proposed in the preparation of that Element.

Regarding the 5th Cycle projections--we agree with your methodology, but we look forward to receiving additional information from SCAG to indicate how the projections you provided (for a total housing unit growth of 2,322 units between 2011 and 2021) will translate into a RHNA for the 5th Cycle. We will continue to work with the County and WRCOG on the process of developing the 5th Cycle RHNA.

Per our discussion, this letter is sufficient to allow the City to begin using the allocations shown above for our Housing Element. If there is anything else I need to do, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Norris'.

Eric Norris
Planning Director
CITY OF EASTVALE

copy: City Manager
City Attorney

Mullen II, Tom

From: Mullen II, Tom
Sent: Tuesday, October 25, 2011 10:03 AM
To: 'Eric Norris'
Cc: Robert Van Nort; John Cavanaugh; Jennifer Gastelum; Coyle, Frank; Syms Luna, Carolyn; Gayk, Bill; McDermott, JiHong
Subject: RE: Acceptance of the RHNA Methodology

Mr. Norris,

We accept your letter in conjunction with the methodology as the full agreement for the 4th cycle RHNA allocation agreement between the City of Eastvale and the County of Riverside. Additionally, we will transmit to SCAG the 5th cycle housing unit growth projections for their use in generating the 2011-2021 5th cycle RNHA allocations for the City of Eastvale.

Thank you,

Tom Mullen II
TLMA Deputy Director
Riverside County
4080 Lemon Street, 14th Floor
PO Box 1605
Riverside, CA 92502-1605

Office: 951-955-1850
Fax: 951-955-1859

EMAIL CONFIDENTIALITY NOTICE: This email message, including any attachments, is intended for the sole viewing and use of the individual or entity to which it is addressed, and may contain confidential and privileged information, which is prohibited from disclosure. Any unauthorized review, use, disclosure, distribution, or the taking of any action in reliance on the information contained in this email, including attachments, is prohibited. If you are not the intended recipient, you are hereby notified that any dissemination or copy of this message, or any attachment, is strictly prohibited. If you have received a copy of this email in error, please notify the sender by reply email immediately, and remove all copies of the original message, including attachments, from your computer.

From: Eric Norris [<mailto:ENorris@ci.eastvale.ca.us>]
Sent: Tuesday, October 25, 2011 8:55 AM
To: Mullen II, Tom
Cc: Robert Van Nort; John Cavanaugh; Jennifer Gastelum
Subject: Acceptance of the RHNA Methodology

Mr. Mullen:

Attached is a letter accepting the County's proposed methodology for calculating the RHNA transfer to the City of Eastvale for the 4th Cycle.

We look forward to continuing with the RHNA process for the 5th Cycle.

Please let me know if you have any questions.

--Eric Norris
City of Eastvale Planning Director
enorris@ci.eastvale.ca.us
530-574-4875

RHNA Allocation Methodology for Eastvale

October 2011

4th Cycle RHNA

The following methodology was used by Riverside County to calculate the 4th Cycle Regional Housing Needs Assessment (RHNA) transfer to the City of Eastvale.

1. Within the Eastvale city boundary, housing unit projections for the years 2005 to 2015 were created by using the adopted 2006 Riverside County Projections (RCP06). The adopted data is in 5-year increments, such as 2005, 2010 and 2015.
2. The planning period of the 4th Cycle RHNA is from January 1, 2006 to June 30, 2014.
3. The number of housing units within Eastvale's boundary on January 1, 2006 were calculated by adding new units built (2000 to 2006) to the 2000 US Census total for the area.
4. The linear interpolation method was used to create annual (July) housing growth.
5. Vacancy rates were calculated from the 2000 US Census block information for those census blocks within the City of Eastvale.
6. Household projections were derived by applying Census 2000 vacancy rates to the housing unit projections.
7. The household growth delta from 2006 to 2014 is 3,389.
8. Following SCAG's approved 4th Cycle RHNA policy methods (which was guided by HCD), the following factors were used in the calculation of total housing needs:
 - a. The previously approved HCD healthy market vacancy factors of 2.3% vacancy rate for owner occupied units and a 5% vacancy rate for renter occupied units.
 - b. The housing tenure rates from the 2000 Census of 76.8% for owner occupied and 23.2% for renter occupied for unincorporated Riverside County.
 - c. Unincorporated Riverside County received;
 - i. a replacement need of 339 units,
 - ii. a 461 units low income jurisdiction credit, and

RHNA Allocation Methodology for Eastvale
October 2011

- iii. an additional 490 units allocation from jurisdictions with successful RHNA appeals. (After other cities appealed and reduced their RHNA number, SCAG assigned some of those units to County).
 - d. In 2006, Eastvale share of county households is 4.8%. We applied 4.8% factor to the replacement need, low income area credit and the extra burden units from RHNA appeal process.
 - e. Total Housing Need is 3,511 units from 2006 to 2014.
9. The 3,511 need was prorated, because the City of Eastvale incorporated on Oct.1st, 2010, which is 44.1% of the RHNA planning cycle from January 1st 2006 to June 30th 2014.
10. The Final Prorated Housing Need for Eastvale is 1,549.
11. After consulting with SCAG staff, County suggests to use same affordability distribution as used within the County's unincorporated area. This method insures that the RHNA transfer does not affect the portion of the lower fair share of the region nor any other communities within the SCAG region.

Riverside County proposes to transfer a 4th Cycle RHNA allocation of 1,549 housing units to the City of Eastvale, as detailed in the table below:

Proposed Eastvale Transfer of 4th Cycle RHNA Prorated Housing Need Allocation (2010 to 2014)

	% Very Low Income Households	% Low Income Households	% Moderate income Households	% Above moderate Income Households	Total
Percentage	23.7%	16.4%	18.5%	41.4%	100.00%
Housing Units	367	254	287	641	1,549

RHNA Allocation Methodology for Eastvale

October 2011

5th Cycle RHNA

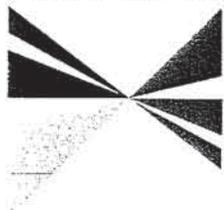
The following methodology was used by Riverside County to calculate the household growth for use in the 5th Cycle Regional Housing Needs Assessment (RHNA).

1. The housing unit projections from the adopted 2010 Riverside County Projections (RCP10). The adopted data is in 5-year increments, such as 2010, 2015, 2020 and 2025.
2. The boundaries of the City of Eastvale were overlaid on the RCP-10 small area geography to determine the housing unit projections that corresponded to the city's area.
3. Because RCP10 was adopted before Census 2010 data release, the housing unit projections were updated with the official 2010 Census information.
4. For the purpose of calculating the 5th Cycle RHNA housing need, SCAG is using growth from January 1, 2011 to September 1, 2021. The DOF January 1, 2011 E-5 housing unit estimate was used for the baseline housing unit counts. The September 1, 2021 was derived using quarterly linear interpolation for the projection period of July 2020 to July 2025.
5. Census 2010 vacancy rates were used and were calculated from 2010 census blocks information within the area corresponding to the City of Eastvale.
6. Household projections were derived from applying Census 2010 vacancy rates.

Proposed Eastvale Housing Growth (2011 and 2021) based on RCP10

	2010	2011	2015	2020	2021	2025	Growth 2011 to 2021
Housing Units	14,495	14,555	14,999	16,728	16,877	17,323	2,322
Households	13,641	13,694	14,115	15,742	15,883	16,302	2,189
Vacancy Rate	5.90%	5.90%	5.90%	5.90%	5.90%	5.89%	

This Page Left Blank Intentionally



ASSOCIATION OF GOVERNMENTS

Main Office

818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435

t (213) 236-1800
f (213) 236-1825

www.scag.ca.gov

Officers

President
Pam O'Connor, Santa Monica

First Vice President
Glen Becerra, Simi Valley

Second Vice President
Greg Pettis, Cathedral City

Immediate Past President
Larry McCallon, Highland

Executive/Administration Committee Chair

Pam O'Connor, Santa Monica

Policy Committee Chairs

Community, Economic and Human Development
Bill Jahn, Big Bear Lake

Energy & Environment
Margaret Clark, Rosemead

Transportation
Paul Glaab, Laguna Niguel

December 9, 2011

Cathy Creswell
California Department of Housing and Community Development
1800 3rd Street, Room 450
Sacramento, CA 95811

Subject: The Southern California Association of Governments' (SCAG) Acceptance of Transfer of RHNA Units between the County of Riverside and the City of Wildomar

Dear Ms. Creswell: *(Handwritten signature)*

Please be advised that the County of Riverside (County) and the City of Wildomar (City) have reached a mutually acceptable agreement related to their respective Regional Housing Needs Allocation (RHNA). Given that the City was not incorporated at the time that SCAG completed its 4th RHNA cycle Plan, SCAG provided not housing allocation to the City. Since the City's incorporation, the County and City have reached agreement on a transfer of 1,471 units from the County to the City. Further details relating to this transfer are set forth in the attached letter dated November 2, 2011 from the City of Wildomar to which SCAG received notice of on or about the same date.

In accordance with Government Code Section 65584.07, subdivision (c), the subject transfer agreement became effective on November 2, 2011, the date in which SCAG received notice thereof. This letter represents SCAG's formal acceptance of the transfer based upon our review of the information set forth in the City's letter.

As a result of this transfer on November 2, 2011, the respective Final RHNA allocations for the County of Riverside and the City of Wildomar are as follows:

County of Riverside (Planning period of January 1, 2006 – June 30, 2014)

Number of very low income household units	Number of low income household units	Number of moderate income household units	Number of above moderate income household units	Total
11,979	8,324	9,363	20,948	50,614

City of Wildomar (Planning period of July 1, 2008 – June 30, 2014)

Number of very low income household units	Number of low income household units	Number of moderate income household units	Number of above moderate income household units	Total
349	241	272	609	1,471

If you have any questions regarding this letter, please contact Ma'Ayn Johnson, Senior Regional Planner, at (213) 236-1975 or johnson@scag.ca.gov.

Sincerely,



Hasan Ikhrata

Executive Director

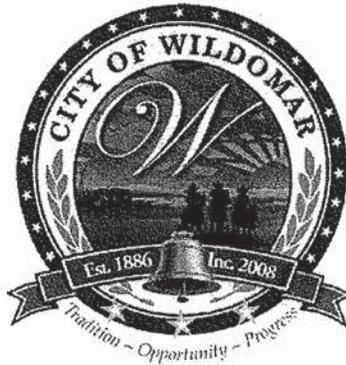
Southern California Association of Governments

HI:mj

Enclosure: Letter dated November 2, 2011 from Matthew C. Bassi, Planning Director, City of Wildomar

cc: Tom Mullen II, County of Riverside
Matthew C. Bassi, City of Wildomar

Marsha Swanson, Mayor
Ben Benoit, Mayor Pro Tem
Bob Cashman, Council Member
Bridgette Moore, Council Member
Timothy Walker, Council Member



23873 Clinton Keith Rd, Ste 201
Wildomar, CA 92595
951.677.7751 Phone
951.698.1463 Fax
www.CityofWildomar.org

November 2, 2011

Tom Mullen, Deputy Director
Transportation and Land Management Agency
County of Riverside
P.O. Box 1605
Riverside, CA 92501-1605

RE: ACCEPTANCE OF PROPOSED RHNA NUMBERS FOR THE CITY OF WILDOMAR

Dear Mr. Mullen:

This letter serves as the City of Wildomar's formal acceptance of the County's proposed RHNA numbers for the 4th Round Housing Element cycle for the period 2010 - 2014. We have reviewed your methodology and agree with the methods and your proposed allocation for the City of Wildomar.

As we discussed at our meeting on Thursday, October 27, 2011, the total housing unit allocation is 1,471 broken down as follows:

- 349 Very Low Income (23.7% of total)
- 241 Low Income (16.4% of total)
- 272 Moderate Income (18.5% of total)
- 609 Above Moderate (41.4% of total)

As you know, we are currently in the process of preparing an updated Housing Element for adoption in Spring 2012. We will use the RHNA methodology and allocation you proposed in the preparation of that Element.

In regard to the 5th Cycle projections, we agree with the methodology, and we look forward to receiving additional information from SCAG regarding the city of Wildomar's RHNA allocation. We will continue to work with the County and WRCOG on the process of developing the 5th Cycle RHNA.

Tom Mullen Letter
RHNA Allocation
November 2, 2011
Page 2

Per your direction, this letter will be sufficient to allow the City of Wildomar to begin using the allocations shown above for our Housing Element. If there is anything else I need to do, please let me know at your earliest convenience. If you need to get in touch with me, please call me at (951) 677-7751, Ext. 213.

Respectfully Submitted,



Matthew C. Bassi
Planning Director
City of Wildomar

cc: Frank Oviedo, City Manager
Jennifer Gastelum, Housing Manager

RHNA Allocation Methodology for Wildomar

October 2011

4th Cycle RHNA

The following methodology was used by Riverside County to calculate the 4th Cycle Regional Housing Needs Assessment (RHNA) transfer to the City of Wildomar.

1. Within the Wildomar city boundary, housing unit projections for the years 2005 to 2015 were created by using the adopted 2006 Riverside County Projections (RCP06). The adopted data is in 5-year increments, such as 2005, 2010 and 2015.
2. The planning period of the 4th Cycle RHNA is from January 1, 2006 to June 30, 2014.
3. The number of housing units within Wildomar's boundary on January 1, 2006 were calculated by adding new units built (2000 to 2006) to the 2000 US Census total for the area.
4. The linear interpolation method was used to create annual (July) housing growth.
5. Vacancy rates were calculated from the 2000 US Census block information for those census blocks within the City of Wildomar.
6. Household projections were derived by applying Census 2000 vacancy rates to the housing unit projections.
7. The household growth delta from 2006 to 2014 is 2,008.
8. Following SCAG's approved 4th Cycle RHNA policy methods (which was guided by HCD), the following factors were used in the calculation of total housing needs:
 - a. The previously approved HCD healthy market vacancy factors of 2.3% vacancy rate for owner occupied units and a 5% vacancy rate for renter occupied units.
 - b. The housing tenure rates from the 2000 Census of 76.8% for owner occupied and 23.2% for renter occupied for unincorporated Riverside County.
 - c. Unincorporated Riverside County received;
 - i. a replacement need of 339 units,
 - ii. a 461 units low income jurisdiction credit, and

RHNA Allocation Methodology for Wildomar
October 2011

- iii. an additional 490 units allocation from jurisdictions with successful RHNA appeals. (After other cities appealed and reduced their RHNA number, SCAG assigned some of those units to County).
 - d. In 2006, Wildomar share of county households is 5.37%. We applied 5.37% factor to the replacement need, low income area credit and the extra burden units from RHNA appeal process.
 - e. Total Housing Need is 2,084 units from 2006 to 2014.
9. The 2,084 Housing Need was prorated, because the City of Wildomar incorporated in 2008, which is 70.6% of the RHNA planning cycle from January 1st 2006 to June 30th, 2014.
10. The Final Prorated Housing Need for Wildomar is 1,471.
11. After consulting with SCAG staff, County suggests to use same affordability distribution as used within the County's unincorporated area. This method insures that the RHNA transfer does not affect the portion of the lower fair share of the region nor any other communities within the SCAG region.

Riverside County proposes to transfer a 4th Cycle RHNA allocation of 1,471 housing units to the City of Wildomar, as detailed in the table below:

**Proposed Wildomar Transfer of 4th Cycle RHNA Prorated Housing
 Need Allocation (2008 to 2014)**

	% Very Low Income Households	% Low Income Households	% Moderate income Households	% Above moderate Income Households	Total
Percentage	23.7%	16.4%	18.5%	41.4%	100.00%
Housing Units	349	241	272	609	1,471



ASSOCIATION of GOVERNMENTS

Main Office

818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435

t (213) 236-1800
f (213) 236-1825

www.scag.ca.gov

Officers

President
Pam O'Connor, Santa Monica
First Vice President
Glen Becerra, Simi Valley
Second Vice President
Greg Pettis, Cathedral City
Immediate Past President
Larry McCallon, Highland

Executive/Administration Committee Chair

Pam O'Connor, Santa Monica

Policy Committee Chairs

Community, Economic and Human Development
Bill Jahn, Big Bear Lake

Energy & Environment
Margaret Clark, Rosemead

Transportation
Paul Glaab, Laguna Niguel

December 9, 2011

Cathy Creswell
California Department of Housing and Community Development
1800 3rd Street, Room 450
Sacramento, CA 95811

Subject: The Southern California Association of Governments' (SCAG) Acceptance of Transfer of RHNA Units between the County of Los Angeles and the City of Los Angeles

Dear Ms. Creswell: *Cathy*

As you may be aware, the County of Los Angeles (County) and the City of Los Angeles (City) have reached a mutually acceptable agreement for a transfer of zero (0) housing units relating to the 4th RHNA cycle Plan. Further details related to this transfer are set forth in the attached letter dated November 3, 2011 from the Los Angeles Chief Executive Office to which SCAG received notice of on or about the same date. This letter represents SCAG's formal acceptance of the transfer based upon our review of the information set forth in the County's letter.

As a result of the agreement, the respective Final RHNA allocations as of November 3, 2011 for the planning period of January 1, 2006 – June 30, 2014 for the County and City will remain as follows:

County of Los Angeles

Number of very low income household units	Number of low income household units	Number of moderate income household units	Number of above moderate income household units	Total
14,423	9,071	9,812	23,853	57,159

City of Los Angeles

Number of very low income household units	Number of low income household units	Number of moderate income household units	Number of above moderate income household units	Total
27,238	17,495	19,304	48,839	112,876

If you have any questions regarding this letter, please contact Ma' Ayn Johnson, Senior Regional Planner, at (213) 236-1975 or johnson@scag.ca.gov.

Sincerely,



Hasan Ikhata

Executive Director

Southern California Association of Governments

HI:mj

Enclosure: Letter dated November 3, 2011 from Rita L. Robinson, Deputy Chief Executive Officer, County of Los Angeles

cc: Rita L. Robinson, County of Los Angeles
Michael LoGrande, City of Los Angeles



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

November 3, 2011

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

Michael LoGrande
Director of City Planning
City of Los Angeles
200 North Spring Street, Room 750
Los Angeles, CA 90012

Dear Mr. LoGrande:

RHNA TRANSFER - JORDAN DOWNS SPECIFIC PLAN

On September 12, 2011, you and other representatives from the City of Los Angeles met with my staff to discuss the proposed Regional Housing Needs Assessment (RHNA) transfer related to the Jordan Downs Specific Plan. This is in follow-up to your request that my Office provide written notification of the transfer agreement.

Based upon the two methodologies utilized by the Los Angeles County Department of Regional Planning to determine the RHNA unit transfer, and in accordance with County's Annexation Policy, we have concluded that there will be a zero (0) unit transfer related to the annexation of County unincorporated area to the City of Los Angeles as part of the Jordan Downs Specific Plan.

By copy of this letter, the Chief Executive Office is notifying the Southern California Association of Governments of this transfer agreement. We thank you for your cooperation regarding this matter. If you have questions, please contact Angie Gentry at (213) 974-1197, or via e-mail at agentry@ceo.lacounty.gov.

Sincerely,

RITA L. ROBINSON
Deputy Chief Executive Officer
Community Services Cluster and Capital Programs

RLR:DSP
AG:acn

c: Supervisor Mark Ridley-Thomas, Second Supervisorial District
Andrea Sheridan Ordin, County Counsel
Richard J. Bruckner, Director of Planning
Ma'Ayn Johnson, Senior Regional Planner, Southern California Association of Governments
Paul Novak, Executive Director, Los Angeles Local Agency Formation Commission

U:\CHRONO 2011\CHRONO 2011 [WORD]\OUAS\rhna Transfer - Jordan Downs Specific Plan_Michael LoGrande.doc

"To Enrich Lives Through Effective And Caring Service"

**Please Conserve Paper – This Document and Copies are Two-Sided
Intra-County Correspondence Sent Electronically Only**

This Page Left Blank Intentionally



ASSOCIATION of GOVERNMENTS

Main Office

818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435

t (213) 236-1800
f (213) 236-1825

www.scag.ca.gov

Officers

President
Pam O'Connor, Santa Monica

First Vice President
Glen Becerra, Simi Valley

Second Vice President
Greg Pettis, Cathedral City

Immediate Past President
Larry McCallon, Highland

Executive/Administration Committee Chair

Pam O'Connor, Santa Monica

Policy Committee Chairs

Community, Economic and Human Development
Bill Jahn, Big Bear Lake

Energy & Environment
Margaret Clark, Rosemead

Transportation
Paul Glaab, Laguna Niguel

December 9, 2011

Cathy Creswell
California Department of Housing and Community Development
1800 3rd Street, Room 450
Sacramento, CA 95811

Subject: The Southern California Association of Governments' (SCAG) Acceptance of Transfer of RHNA Units between the County of Los Angeles and the City of Calabasas

Dear Ms. Creswell: *Cathy*

As you may be aware, the County of Los Angeles (County) and the City of Calabasas (City) have reached a mutually acceptable agreement for the transfer of nine (9) housing units related to their respective Regional Housing Needs Allocation (RHNA). Further details relating to this transfer are set forth in the attached letter dated March 24, 2011 from the City of Calabasas to which SCAG received notice.

While SCAG has not received a copy of the actual transfer agreement between the County and the City on this matter, it is our understanding that the parties did reach agreement on the transfer of the nine RHNA units. Therefore in the interest of time, SCAG has elected to consider the March 24, 2011 letter as sufficient evidence to document "a mutually acceptable transfer agreement" between the County and the City.

In accordance with Government Code Section 65584.07, subdivision (d), the subject transfer agreement became effective on March 24, 2011, the date in which SCAG received notice thereof. This letter represents SCAG's formal acceptance of the transfer based upon our review of the information set forth in the City's letter.

As a result of this transfer, the respective Final RHNA allocations for the County of Los Angeles and the City of Calabasas are amended, as follows:

County of Los Angeles (Planning period of January 1, 2006 – June 30, 2014)

Number of very low income household units	Number of low income household units	Number of moderate income household units	Number of above moderate income household units	Total
14,423	9,071	9,812	23,853	57,159

City of Calabasas (Planning period of July 1, 2008 – June 30, 2014)

Number of very low income household units	Number of low income household units	Number of moderate income household units	Number of above moderate income household units	Total
137	87	96	210	530

Total number of units transferred from County to City:

Number of very low income household units	Number of low income household units	Number of moderate income household units	Number of above moderate income household units	Total
0	1	3	5	9

If you have any questions regarding this letter, please contact Ma'Ayn Johnson, Senior Regional Planner, at (213) 236-1975 or johnson@scag.ca.gov.

Sincerely,



Hasan Ikhrata

Executive Director

Southern California Association of Governments

HI:mj

Enclosure: Letter dated March 24, 2011 from Anthony M. Coroalles, City Manager, City of Calabasas

cc: William T. Fujioka, County of Los Angeles
Anthony M. Coroalles, City of Calabasas



CITY of CALABASAS

March 24, 2011

Mr. William T. Fujioka, Chief Executive Officer
County of Los Angeles
Kenneth Hahn Hall of Administration
500 W. Temple Street, Room 713
Los Angeles, CA 90012

Sent Via Electronic Mail and U.S. Mail

Dear Mr. Fujioka:

I write in response to your offer letter dated March 24, 2011 outlining a proposed agreement for transfer of Regional Housing Needs Assessment Allocation from the County of Los Angeles to the City of Calabasas for the Mont Calabasas Annexation, 2009-09.

The terms of the County's offer are acceptable to the City. The City will accept an additional nine (9) housing units from Los Angeles County, with a maximum of five units being allocated from the "Above Moderate" income category, and the remaining four units being allocated from any combination of the affordable categories (e.g., "Very Low", "Lower", or "Moderate" income). Furthermore, while the City continues to believe its allocation transfer methodologies, as presented to County staff and SCAG officials on March 7, 2011 are appropriate and reasonable, we understand and accept the County's position that no such particular methodology is being adopted in contemplation of future annexations.

Finally, we appreciate that the County will withdraw its opposition to the annexation based upon this agreement. Thank you.

Sincerely,



Anthony M. Coroalles
City Manager

c: Supervisor Zev Yaroslavsky, Third Supervisorial District
Paul A. Novak, Executive Officer, Los Angeles County LAFCO
Richard J. Bruckner, Director of Regional Planning, County of Los Angeles
Andrea Sheridan Ordin, County Counsel, County of Los Angeles
Tom Bartlett, AICP, City Planner, Calabasas
Michael Colantuono, City Attorney, Calabasas

100 Civic Center Way
Calabasas, CA 91302
(818) 224-1600
Fax (818) 225-7324

Ma'Ayn Johnson

From: Talyn Mirzakhonian <tmirzakhonian@cityofcalabasas.com>
Sent: Thursday, December 08, 2011 4:03 PM
To: Ma'Ayn Johnson
Cc: Tom Bartlett
Subject: RE: Agreement

Categories: RHNA Comments

Ma'Ayn,

The allocation of the RHNA units transferred to the City upon annexation was made with careful consideration of the current site inventory in the City's Certified Housing Element. Therefore, the distribution of the 9 units we gained as a result of this annexation shall be as follows:

Very low: 0
Low: 1
Moderate: 3
Above moderate: 5

Feel free to contact me with any further questions.

Sincerely,

Talyn Mirzakhonian
Planner
100 Civic Center Way
Calabasas, CA 91302
Tel: (818) 224-1712
Fax: (818) 225-7329

REPORT

DATE: January 5, 2012

TO: Community, Economic and Human Development Committee (CEHD)

FROM: Frank Wen, Manager, Research, Analysis and Information Services, 213-236-1854, wen@scag.ca.gov
Ma' Ayn Johnson, Senior Regional Planner, johnson@scag.ca.gov, 213-236-1975

SUBJECT: Proposed Policies for Regional Housing Needs Assessment (RHNA) Transfers Due to Annexations and Incorporations

EXECUTIVE DIRECTOR'S APPROVAL: 

RECOMMENDED ACTION:

Recommend Regional Council approval of the proposed policies for RHNA transfers due to annexations and incorporations.

EXECUTIVE SUMMARY:

SCAG staff has developed proposed policies to establish conditions and process that SCAG will follow for handling the transfer of RHNA allocations resulting from annexations and incorporations.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

BACKGROUND:

AB 242 (Blakeslee), codified into state law in 2008 as part of Government Code Section 65584.07, governs the transfer of regional housing needs between a county and city in the event of an annexation or incorporation after the adoption of the final RHNA plan. If both parties reach a mutual agreement for the transfer of RHNA need, then the parties must submit their agreement to SCAG and the transfer agreement is effective immediately upon receipt.

However, if a transfer agreement cannot be reached by both parties, either party may submit a written request to SCAG to consider the facts, data, and methodology presented by both parties. Subsequently, SCAG would make a determination as to the number of units, by income category, that should be transferred from the county's allocation to the city. SCAG has 180 days from receipt of this written request to finalize the RHNA transfer for the city and county. The findings will be consistent with the final RHNA methodology, which was adopted by the Regional Council on November 3, 2011.

The SCAG region has recently experienced several incorporations and annexations, which occurred after the final 4th cycle RHNA plan was adopted. As a result, the provisions in Government Code Section 65584.07 were applied. SCAG staff anticipates that incorporations and annexations may also occur after the 5th cycle RHNA plan is adopted in October 2012. For this reason, staff has developed proposed policies to guide the process for RHNA transfers due to incorporations and annexations.

REPORT

The proposed Policies were distributed to all SCAG jurisdictions in mid-October to review and comment. Based on comments received, staff has added clarification to methodology Step #2 on page 4 of the Policies to explain that SCAG will consider General Plan designations and small area household figures for annexations occurring in areas not covered by spheres of influence. Based on comments received at the RHNA Subcommittee meeting on December 9, 2011, staff has clarified on Guideline #6 to note that possible methodologies considered will review the proportion of developable land designated by general plans. Furthermore, Guideline #7 has been clarified further to state that the disaggregation by income category will use the unincorporated county distribution. Guideline #7 has also been edited to include that final transfer determinations will be reviewed and approved by the SCAG CEHD and Regional Council.

To maintain consistency between the 4th and 5th RHNA planning periods, the RHNA transfer methodology will apply to incorporations and annexations occurring after October 2012, and only upon the written request by either the respective county or city for SCAG to make the determination regarding the number of RHNA units to be transferred. For incorporations and annexations occurring before October 2012, SCAG will use the 2008 RTP Small Area Growth Forecast dataset used for the 4th RHNA cycle. SCAG will follow a similar process described above, but use the 2008 RTP Growth Forecast.

FISCAL IMPACT:

Work associated with this item is included in the current FY 11-12 General Fund Budget (12-800.0160.03: RHNA).

ATTACHMENTS:

1. Policies for RHNA Transfers Due to Annexations and Incorporations
2. Government Code Section 65584.07

Policies for RHNA Transfers Due to Annexations and Incorporations

The following policies will establish the conditions and process that SCAG will follow for handling the transfer of RHNA allocations resulting from annexations and incorporations. The Regional Council shall accept a mutual agreement on a RHNA transfer signed by both a county and city within the SCAG region or make the final decision on a RHNA transfer when there is a written request for SCAG to intervene by either a county or city within the SCAG region, based upon the recommendation of the CEHD Policy Committee. After making a determination in response to a written request, SCAG will report its determination to HCD as well as the respective parties in the matter.

Nine RHNA Transfer Policies

1. In cases of annexation or incorporation of a new city and where a city and county may reach a mutually acceptable agreement for transfer of a portion of the county's RHNA allocation to the city, SCAG shall accept such an agreement and the transfer shall be effective immediately upon receipt by SCAG. The transfer shall not reduce the total regional housing needs and can only occur between a county and a city within that county.
2. SCAG will accept a transfer agreement or make a determination, if necessary, on a RHNA transfer related to an annexation or new city only after an annexation or incorporation has occurred per the requirements contained in Government Code 65584.07(c) and (d).
3. SCAG encourages cities and counties to engage in negotiations over RHNA transfers during the annexation or incorporation process to reach a mutually acceptable agreement and SCAG is willing to help facilitate those discussions.
4. A city or county can request for SCAG to facilitate meetings between both parties in order to reach a mutual agreement during the RHNA transfer process. SCAG will facilitate an initial meeting between the city and county within thirty (30) days of a written request for information or meeting facilitation by either party. SCAG may also provide information to the city and county to guide the negotiation process. This information will be consistent with the current adopted RHNA methodology. But in no case shall SCAG make any determination before the respective incorporation or annexation is completed in accordance with Government Code 65584.07, subsections (c) and (d).
5. SCAG will not “approve” a single county or city methodology for purposes of RHNA transfers in the case of annexation or incorporation. Since the RHNA allocation is not adopted below the city and county level per Government Code 65584(b), SCAG must reserve its authority to consider all reasonable approaches for disaggregating the county’s RHNA allocation as part of the annexation or incorporation process. The current adopted RHNA methodology will be used to guide the process.
6. In evaluating RHNA transfer calculations and disputes, SCAG shall apply the following methodology: (1) Determine the transfer units based on household

- growth assigned in the Spheres of Influence (SOI) areas through Integrated Growth Forecasting; (2) For annexations occurring in areas not covered by the SOI, determine the transfer units based on General Plan designations and small area household figures at the Tier 2 Transportation Analysis Zone (TAZ) level used for corresponding modeling analysis of RTP/SCS, and distribute them based on proportion of developable land based on general plan designations, if necessary; (3) Adjust above household figures with healthy market vacancy allowance and replacement needs, if any; and (4) SCAG shall ensure that its determination is consistent with adopted RHNA allocation methodology used to distribute the share of regional housing need in accordance Government Code Section 65584.04.
7. In evaluating RHNA affordable housing requirements by income category, SCAG shall disaggregate the transfer of units by income level of the annexed areas using the income distribution of the unincorporated county. SCAG's final determination in response to a written transfer request will include an income breakdown of the total number of units transferred. Final transfer determinations will be reviewed and approved by the SCAG Community, Economic & Human Development Committee and Regional Council.
 8. If the annexed or incorporated land is subject to a development agreement authorized under subdivision (b) of Government Code Section 65865 that was entered into by a city or county and a landowner prior to January 1, 2008, the revised determination shall be based upon the number of units allowed by the development agreement, per Government Code Section 65584.07(d).
 9. In regards to the 4th RHNA cycle, spheres of influence were not included as part of the Integrated Growth Forecast used to determine each jurisdiction's RHNA allocation. Therefore, with respect to annexations related to the 4th RHNA cycle, SCAG will determine the transfer units based on consideration of General Plan designations and small area household figures at the appropriate TAZ level used for corresponding modeling analysis of the RTP and distribute them based on proportion of developable land, if necessary.

Summary Table of the Process Regarding RHNA Transfers after an Annexation or Incorporation

RHNA Transfers for Incorporations – Portion of county’s allocation shall be transferred to new city			
	Submittal	Submittal Deadline	Effective
Mutually agreed upon RHNA transfer by city and county	Mutually agreed upon transfer agreement <ul style="list-style-type: none"> • Specifies agreed upon RHNA transfer, by income category 	Within 90 days after incorporation; can be extended by SCAG if appropriate	Upon SCAG’s receipt of RHNA transfer agreement SCAG sends copy of transfer agreement to HCD
SCAG-determined RHNA transfer	Written request by city or county for SCAG to determine RHNA transfer <ul style="list-style-type: none"> • Both parties present facts, data and methodologies • SCAG determines transfer, by income category, and based on SCAG’s adopted RHNA allocation methodology • Copy of written request to SCAG is submitted to HCD 	Within 90 days after incorporation; can be extended by SCAG if appropriate	180 days after SCAG’s receipt of written request for SCAG to determine RHNA transfer SCAG notifies all parties and HCD of its final determination
RHNA Transfers for Annexations – Portion of county’s allocation maybe transferred to annexing city			
	Submittal	Submittal Deadline	Effective
Mutually agreed upon RHNA transfer by city and county	Mutually agreed upon transfer agreement <ul style="list-style-type: none"> • Specifies agreed upon RHNA transfer, by income category 	Within 90 days after annexation; can be extended by SCAG if appropriate	Upon SCAG’s receipt of RHNA transfer agreement SCAG sends copy of transfer agreement to HCD
SCAG-determined RHNA transfer	Written request by city or county for SCAG to determine RHNA transfer <ul style="list-style-type: none"> • Both parties present facts, data and methodologies • SCAG determines transfer, by income category, and based on SCAG’s adopted RHNA allocation methodology 	Within 90 days after annexation; can be extended by SCAG if appropriate	180 days after SCAG’s receipt of written request for SCAG to determine RHNA transfer SCAG notifies all parties and HCD of its final determination

Methodology for RHNA Transfers Due to Annexations and Incorporations

The SCAG proposed allocation methodology for the 5th RHNA cycle, which was approved by the Regional Council on November 3, 2011, provides two key policies for determining housing need at the sub- jurisdictional level for cases of incorporation and annexation. The two principles described are:

1. Potential RHNA transfers will assess future growth within spheres of influence (SOI) areas; and
2. For areas outside a sphere of influence, the proposed methodology recognizes the existence of the small area dataset used for the Regional Transportation Plan (RTP)/ Sustainable Communities Strategy (SCS) modeling as a framework to derive RHNA transfers in those specific areas.

The jurisdictional boundaries that serve as the starting point for analysis for the 5th RHNA cycle will be based on the dataset as of January 1, 2011 and any future relevant changes.

After the 5th cycle RHNA plan is adopted, either a county or city may request that SCAG make the determination as to the number of RHNA units to be transferred. SCAG staff proposes to apply the following steps, consistent with the 5th cycle proposed allocation methodology:

1. Determine the transfer units based on household growth assigned in the SOI areas through the Integrated Growth Forecast;
2. For annexations occurring in areas not covered by SOI, determine the transfer units based on consideration of General Plan designations and small area household figures at Tier 2 Transportation Analysis Zone (TAZ) level used for corresponding modeling analysis of RTP/SCS, and distribute those households based on proportion of developable land, if applicable;
3. Adjust above household figures with healthy market vacancy allowance and replacement needs, if any; and
4. Ensure that the transfer determination is consistent with the adopted RHNA methodology used to distribute the share of regional housing need pursuant to Government Code Section 65584.04.

Government Code Section 65584.07

Effective: January 1, 2009

➔ § 65584.07. Reduction of county share of regional housing needs; conditions; amended housing elements; revision upon incorporation of new city; revision upon annexation

(a) During the period between adoption of a final regional housing needs allocation and the due date of the housing element update under [Section 65588](#), the council of governments, or the department, whichever assigned the county's share, shall reduce the share of regional housing needs of a county if all of the following conditions are met:

(1) One or more cities within the county agree to increase its share or their shares in an amount equivalent to the reduction.

(2) The transfer of shares shall only occur between a county and cities within that county.

(3) The county's share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county's share of moderate- and above moderate-income housing is reduced.

(4) The council of governments or the department, whichever assigned the county's share, shall approve the proposed reduction, if it determines that the conditions set forth in paragraphs (1), (2), and (3) above have been satisfied. The county and city or cities proposing the transfer shall submit an analysis of the factors and circumstances, with all supporting data, justifying the revision to the council of governments or the department. The council of governments shall submit a copy of its decision regarding the proposed reduction to the department.

(b)(1) The county and cities that have executed transfers of regional housing needs pursuant to subdivision (a) shall use the revised regional housing need allocation in their housing elements and shall adopt their housing elements by the deadlines set forth in [Section 65588](#).

(2) A city that has received a transfer of a regional housing need pursuant to subdivision (c) shall adopt or amend its housing element within 30 months of the effective date of incorporation.

(3) A county or city that has received a transfer of regional housing need pursuant to subdivision (d) shall amend its housing element within 180 days of the effective date of the transfer.

(4) A county or city is responsible for identifying sites to accommodate its revised regional housing need by the deadlines set forth in paragraphs (1), (2), and (3).

(5) All materials and data used to justify any revision shall be made available upon request to any interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship. A fee may be charged to interested parties for any additional costs caused by the amendments made to former subdivision (c) of Section 65584 that reduced from 45 to 7 days the time within which materials and data were required to be made available to interested parties.

(c)(1) If an incorporation of a new city occurs after the council of governments, subregional entity, or the department for areas with no council of governments, has made its final allocation under [Section 65584.03](#), [65584.04](#), [65584.06](#), or [65584.08](#), a portion of the county's allocation shall be transferred to the new city. The city and county may reach a mutually acceptable agreement for transfer of a portion of the county's allocation to the city, which shall be accepted by the council of governments, subregional entity, or the department, whichever allocated the county's share. If the affected parties cannot reach a mutually acceptable agreement, then either party may submit a written request to the council of governments, subregional entity, or to the department for areas with no council of governments, to consider the facts, data, and methodology presented by both parties and determine the number of units, by income category, that should be transferred from the county's allocation to the new city.

(2) Within 90 days after the date of incorporation, either the transfer, by income category, agreed upon by the city and county, or a written request for a transfer, shall be submitted to the council of governments, subregional entity, or to the department, whichever allocated the county's share. A mutually acceptable transfer agreement shall be effective immediately upon receipt by the council of governments, the subregional entity, or the department. A copy of a written transfer request submitted to the council of governments shall be submitted to the department. The council of governments, subregional entity, or the department, whichever allocated the county's share, shall make the transfer effective within 180 days after receipt of the written request. If the council of governments allocated the county's share, the transfer shall be based on the methodology adopted pursuant to [Section 65584.04](#) or [65584.08](#). If the subregional entity allocated the subregion's share, the transfer shall be based on the methodology adopted pursuant to [Section 65584.03](#). If the department allocated the county's share, the transfer shall be based on the considerations specified in [Section 65584.06](#). The transfer shall neither reduce the total regional housing needs nor change the regional housing needs allocated to other cities by the council of governments, subregional entity, or the department. A copy of the transfer finalized by the council of governments or subregional entity shall be submitted to the department. The council of governments, the subregional entity, or the department, as appropriate, may extend the 90-day deadline if it determines an extension is consistent with the objectives of this article.

(d)(1) If an annexation of unincorporated land to a city occurs after the council of governments, subregional entity, or the department for areas with no council of governments, has made its final allocation under [Section 65584.03](#), [65584.04](#), [65584.06](#), or [65584.08](#), a portion of the county's allocation may be transferred to the city. The city and county may reach a mutually acceptable agreement for transfer of a portion of the county's allocation to the city, which shall be accepted by the council of governments, subregional entity, or the department, whichever allocated the county's share. If the affected parties cannot reach a mutually acceptable agreement, then either party may submit a written request to the council of governments, subregional entity, or to the department for areas with no council of governments, to consider the facts, data, and methodology presented by both parties and determine the number of units, by income category, that should be transferred from the county's allocation to the city.

(2)(A) Except as provided under subparagraph (B), within 90 days after the date of annexation, either the transfer, by income category, agreed upon by the city and county, or a written request for a transfer, shall be submitted to the council of governments, subregional entity, and to the department. A mutually acceptable transfer agreement shall be effective immediately upon receipt by the council of governments, the subregional entity, or the department. The council of governments, subregional entity, or the department for areas with no council of governments, shall make the transfer effective within 180 days after receipt of the written request. If the council of governments allocated the county's share, the transfer shall be based on the methodology adopted pursuant to [Section 65584.04](#) or [65584.08](#). If the subregional entity allocated the subregion's share, the transfer shall be based on the methodology adopted pursuant to [Section 65584.03](#). If the department allocated the county's share, the transfer shall be based on the considerations specified in [Section 65584.06](#). The transfer shall neither reduce the total regional housing needs nor change the regional housing needs allocated to other cities by the council of governments, subregional entity, or the department for areas with no council of governments. A copy of the transfer finalized by the council of governments or subregional entity shall be submitted to the department. The council of governments, the subregional entity, or the department, as appropriate, may extend the 90-day deadline if it determines an extension is consistent with the objectives of this article.

(B) If the annexed land is subject to a development agreement authorized under [subdivision \(b\) of Section 65865](#) that was entered into by a city and a landowner prior to January 1, 2008, the revised determination shall be based upon the number of units allowed by the development agreement.

(3) A transfer shall not be made when the council of governments or the department, as applicable, confirms that the annexed land was fully incorporated into the methodology used to allocate the city's share of the regional housing needs.

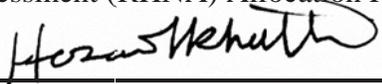
REPORT

DATE: January 5, 2012

TO: Community, Economic and Human Development Committee (CEHD)

FROM: Frank Wen, Manager, Research, Analysis and Information Services, 213-236-1854, wen@scag.ca.gov
Ma' Ayn Johnson, Senior Regional Planner, 213-236-1975, johnson@scag.ca.gov

SUBJECT: Draft Regional Housing Needs Assessment (RHNA) Allocation Plan

EXECUTIVE DIRECTOR'S APPROVAL: 

RECOMMENDED ACTION:
Review and recommend that the Regional Council approve the distribution of the draft RHNA Allocation Plan in February 2012.

EXECUTIVE SUMMARY:
The Draft RHNA Allocation Plan (Draft RHNA Plan) represents the draft projected housing need for each city and county in the SCAG region for the 2013-2021 planning period. The Draft RHNA Plan was developed using the RHNA Allocation Methodology, which was adopted by the Regional Council on November 3, 2011. The revision request and appeals processes will occur subsequent to the Draft RHNA Plan approval for distribution by the Regional Council in February 2012.

STRATEGIC PLAN:
This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

BACKGROUND:
Per Government Code Section 65584.05, SCAG is required to distribute a draft allocation of regional housing needs to each local government in the region based on the RHNA Allocation Methodology, which was adopted by the Regional Council on November 3, 2011. The Draft RHNA Plan must be distributed prior to the adoption of the final Regional Transportation Plan (RTP), which is scheduled to take place in April 2012.

Using the adopted RHNA Allocation Methodology, staff has developed the attached Draft RHNA Plan, which represents the total draft housing need allocation by income category, for all cities and unincorporated counties. Per the adopted RHNA Allocation Methodology, each draft allocation comprises the need derived by calculating the projected household growth, healthy market vacancy need, and replacement need for the 2013-2021 5th housing element cycle planning period. For jurisdictions with significantly high existing vacancy rates, for this cycle only, an excess vacancy credit as authorized by the California Department of Housing and Community Development (HCD) is applied to the sub-total need determined by the three (3) growth components. To ensure a minimal fair share for all jurisdictions in accordance with Government Code Section 65584 (d)(1), which requires that the RHNA plan result in each jurisdiction receiving an allocation of units for low- and very low- income households, all jurisdictions will receive a minimum draft allocation of two (2) units. In cases where the excess vacancy credit is higher than the sub-total need, SCAG will assign a minimum draft allocation of 1% of the jurisdiction's sub-total need,

REPORT

with a minimum of two (2) units.

Once the Draft RHNA Plan has been considered by the CEHD Committee, and ultimately, approved by the Regional Council, SCAG will begin the revision request process, which will subsequently be followed by the appeals process. Draft guidelines for these two processes are also included with today's CEHD agenda packet for action and further recommendation from CEHD to the Regional Council for approval.

After the conclusion of the revision request and appeals processes, SCAG will issue a proposed final RHNA Plan by September 2012 that shall include appropriate adjustments to the draft allocations as a result of the revision request and appeals processes. Within 45 days of the release of the proposed final RHNA Plan, SCAG will hold a public hearing to adopt the final RHNA Plan, anticipated to occur in October 2012. Once the final RHNA Plan is adopted, jurisdictions in the SCAG region will have one year to complete their local housing element update and submit to HCD by October 2013.

FISCAL IMPACT:

Work associated with this item is included in the current FY 11-12 General Fund Budget (12-800.0160.03: RHNA).

ATTACHMENTS:

1. Draft Example Calculation of Draft RHNA Allocation
2. Draft RHNA Allocation Plan

Draft RHNA Allocation Formula: Example

500	Household Growth (2014-2021)
+	
14	Base Vacancy Needs
+	
6	Total Replacement Needs
<hr/>	
520	HH Growth + base vacancy needs + replacement needs
-	
220	Vacancy Credit
<hr/>	
300	City A Net Draft RHNA Allocation

This Page Left Blank Intentionally

<i>Draft</i>	County	Household Growth (2014-2021)	Base Vacancy Needs	Total Replacement Needs	Vacancy Credit	Net RHNA	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
	Imperial	17,428	479	49	1,404	16,551	4,194	2,553	2,546	7,258	16,551
	Los Angeles	200,572	6,131	1,268	28,297	180,067	45,720	27,497	30,074	76,779	180,070
	Orange	41,530	1,143	414	6,150	37,965	8,734	6,246	6,971	16,015	37,966
	Riverside	120,308	2,948	175	22,059	101,372	24,117	16,319	18,459	42,479	101,374
	San Bernardino	70,623	1,890	469	16,833	57,208	13,399	9,265	10,490	24,053	57,207
	Ventura	19,628	523	41	647	19,553	4,612	3,160	3,617	8,164	19,553
	SCAG	470,089	13,113	2,416	75,390	412,716	100,776	65,040	72,157	174,748	412,721

Draft Regional Housing Needs Allocation (by Components and Income), 1/1/2014-9/30/2021

<i>Draft</i>		Household Growth (2014-2021)	Base Vacancy Needs	Total Replacement Needs	Vacancy Credit	Net RHNA	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
County	City										
Imperial	Brawley city	3,080	90	4	141	3,034	760	470	466	1,338	3,034
Imperial	Calexico city	3,139	91	8	13	3,224	817	489	490	1,428	3,224
Imperial	Calipatria city	187	5	0	48	144	37	22	22	63	144
Imperial	El Centro city	2,118	64	8	265	1,924	487	300	297	840	1,924
Imperial	Holtville city	222	7	1	20	209	54	31	32	92	209
Imperial	Imperial city	1,367	32	1	91	1,309	349	205	202	553	1,309
Imperial	Westmorland city	230	7	3	8	233	57	35	36	105	233
Imperial	Unincorporated	7,085	182	25	819	6,474	1,633	1,001	1,001	2,839	6,474
Los Angeles	Agoura Hills city	113	2	0	0	115	31	19	20	45	115
Los Angeles	Alhambra city	1,580	52	0	141	1,492	380	224	246	642	1,492
Los Angeles	Arcadia city	1,141	30	0	117	1,054	276	167	177	434	1,054
Los Angeles	Artesia city	112	3	5	0	120	31	18	20	51	120
Los Angeles	Avalon city	149	6	3	79	80	20	12	14	34	80
Los Angeles	Azusa city	868	25	6	120	779	198	118	127	336	779
Los Angeles	Baldwin Park city	528	14	15	0	557	142	83	90	242	557
Los Angeles	Bell city	40	1	6	0	47	11	7	8	21	47
Los Angeles	Bellflower city	91	3	0	115	2	1	1	0	0	2
Los Angeles	Bell Gardens city	33	1	12	0	46	11	7	8	20	46
Los Angeles	Beverly Hills city	271	9	34	324	3	1	1	1	0	3
Los Angeles	Bradbury city	7	0	1	7	2	1	1	0	0	2
Los Angeles	Burbank city	2,767	88	62	234	2,684	694	413	443	1,134	2,684
Los Angeles	Calabasas city	325	7	0	3	330	88	54	57	131	330
Los Angeles	Carson city	1,662	36	0	0	1,698	447	263	280	708	1,698
Los Angeles	Cerritos city	84	2	0	0	86	23	14	14	35	86
Los Angeles	Claremont city	372	9	0	8	373	98	59	64	152	373
Los Angeles	Commerce city	44	1	0	0	46	12	7	7	20	46
Los Angeles	Compton city	11	0	4	302	2	1	1	0	0	2
Los Angeles	Covina city	310	9	2	90	230	60	35	38	97	230
Los Angeles	Cudahy city	303	12	3	0	318	80	46	51	141	318
Los Angeles	Culver City city	180	5	0	0	185	48	29	31	77	185
Los Angeles	Diamond Bar city	1,122	23	0	0	1,146	308	182	190	466	1,146
Los Angeles	Downey city	854	25	19	84	814	210	123	135	346	814
Los Angeles	Duarte city	329	8	0	0	337	87	53	55	142	337

Draft Regional Housing Needs Allocation (by Components and Income), 1/1/2014-9/30/2021

<i>Draft</i>							Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
County	City	Household Growth (2014-2021)	Base Vacancy Needs	Total Replacement Needs	Vacancy Credit	Net RHNA					
Los Angeles	El Monte city	2,069	67	34	28	2,142	529	315	352	946	2,142
Los Angeles	El Segundo city	60	2	7	0	69	18	11	12	28	69
Los Angeles	Gardena city	394	12	0	9	397	98	60	66	173	397
Los Angeles	Glendale city	2,291	77	61	411	2,017	508	310	337	862	2,017
Los Angeles	Glendora city	661	15	9	0	686	181	106	115	284	686
Los Angeles	Hawaiian Gardens city	124	4	3	2	129	32	19	21	57	129
Los Angeles	Hawthorne city	711	26	0	55	683	170	101	112	300	683
Los Angeles	Hermosa Beach city	1	0	0	0	2	1	1	0	0	2
Los Angeles	Hidden Hills city	18	0	3	2	18	5	3	3	7	18
Los Angeles	Huntington Park city	845	31	18	0	895	216	128	149	402	895
Los Angeles	Industry city	0	0	0	0	0	0	0	0	0	0
Los Angeles	Inglewood city	1,159	39	75	261	1,013	250	150	167	446	1,013
Los Angeles	Irwindale city	15	0	1	1	15	4	2	2	7	15
Los Angeles	La Canada Flintridge city	110	2	0	0	112	30	18	20	44	112
Los Angeles	La Habra Heights city	117	2	1	1	119	32	19	21	47	119
Los Angeles	Lakewood city	425	10	0	32	403	107	63	67	166	403
Los Angeles	La Mirada city	230	5	0	0	235	62	37	40	96	235
Los Angeles	Lancaster city	3,980	107	33	1,610	2,510	627	384	413	1,086	2,510
Los Angeles	La Puente city	942	25	0	0	967	246	143	159	419	967
Los Angeles	La Verne city	585	13	3	39	562	147	88	94	233	562
Los Angeles	Lawndale city	368	13	0	0	381	96	57	62	166	381
Los Angeles	Lomita city	36	1	9	0	47	12	7	8	20	47
Los Angeles	Long Beach city	9,487	309	0	2,748	7,048	1,773	1,066	1,170	3,039	7,048
Los Angeles	Los Angeles city	95,023	3,186	0	16,207	82,002	20,427	12,435	13,728	35,412	82,002
Los Angeles	Lynwood city	453	14	27	0	494	123	72	81	218	494
Los Angeles	Malibu city	130	3	3	198	2	1	1	0	0	2
Los Angeles	Manhattan Beach city	37	1	0	0	38	10	6	7	15	38
Los Angeles	Maywood city	50	2	1	0	53	13	8	9	23	53
Los Angeles	Monrovia city	388	12	14	25	389	101	61	65	162	389
Los Angeles	Montebello city	1,031	32	3	0	1,066	269	161	175	461	1,066
Los Angeles	Monterey Park city	755	21	41	2	815	205	123	137	350	815
Los Angeles	Norwalk city	187	5	9	0	201	52	31	33	85	201

Draft Regional Housing Needs Allocation (by Components and Income), 1/1/2014-9/30/2021

<i>Draft</i>							Number of	Number of	Number of	Number of	
County	City	Household Growth (2014-2021)	Base Vacancy Needs	Total Replacement Needs	Vacancy Credit	Net RHNA	very low income households	low income households	moderate income households	above moderate income households	Total
Los Angeles	Palmdale city	6,432	158	0	1,139	5,452	1,395	827	898	2,332	5,452
Los Angeles	Palos Verdes Estates city	3	0	15	2	16	4	3	3	6	16
Los Angeles	Paramount city	151	5	0	51	105	26	16	17	46	105
Los Angeles	Pasadena city	2,051	65	29	812	1,332	340	207	224	561	1,332
Los Angeles	Pico Rivera city	829	20	0	0	850	217	131	140	362	850
Los Angeles	Pomona city	3,862	110	0	346	3,626	919	543	592	1,572	3,626
Los Angeles	Rancho Palos Verdes city	30	1	0	0	31	8	5	5	13	31
Los Angeles	Redondo Beach city	1,293	38	121	56	1,397	372	223	238	564	1,397
Los Angeles	Rolling Hills city	9	0	2	5	6	2	1	1	2	6
Los Angeles	Rolling Hills Estates city	14	0	2	11	5	1	1	1	2	5
Los Angeles	Rosemead city	550	17	35	0	601	153	88	99	262	602
Los Angeles	San Dimas city	457	11	4	9	463	121	72	77	193	463
Los Angeles	San Fernando city	221	6	5	15	217	55	32	35	95	217
Los Angeles	San Gabriel city	958	29	0	57	930	236	142	154	398	930
Los Angeles	San Marino city	2	0	0	0	2	1	1	0	0	2
Los Angeles	Santa Clarita city	8,338	197	2	216	8,322	2,208	1,315	1,410	3,389	8,322
Los Angeles	Santa Fe Springs city	350	9	0	35	324	82	50	53	139	324
Los Angeles	Santa Monica city	1,745	64	83	218	1,674	428	263	283	700	1,674
Los Angeles	Sierra Madre city	60	2	0	7	55	14	9	9	23	55
Los Angeles	Signal Hill city	197	6	0	34	169	44	27	28	70	169
Los Angeles	South El Monte city	162	5	6	0	172	43	25	28	76	172
Los Angeles	South Gate city	1,172	37	53	0	1,262	314	185	205	558	1,262
Los Angeles	South Pasadena city	130	4	3	74	63	17	10	11	25	63
Los Angeles	Temple City city	531	14	61	2	603	159	93	99	252	603
Los Angeles	Torrance city	1,416	40	38	43	1,450	380	227	243	600	1,450
Los Angeles	Vernon city	0	0	0	0	2	1	1	0	0	2
Los Angeles	Walnut city	892	17	0	0	908	246	144	155	363	908
Los Angeles	West Covina city	806	20	5	0	831	217	129	138	347	831
Los Angeles	West Hollywood city	408	16	0	347	77	19	12	13	33	77
Los Angeles	Westlake Village city	44	1	0	0	45	12	7	8	18	45
Los Angeles	Whittier city	911	25	3	60	878	228	135	146	369	878
Los Angeles	Unincorporated	30,574	804	269	1,503	30,144	7,854	4,650	5,060	12,581	30,145

Draft Regional Housing Needs Allocation (by Components and Income), 1/1/2014-9/30/2021

<i>Draft</i>		Household Growth (2014-2021)	Base Vacancy Needs	Total Replacement Needs	Vacancy Credit	Net RHNA	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Orange	Aliso Viejo city	38	1	0	0	39	9	7	7	16	39
Orange	Anaheim city	6,877	209	0	1,385	5,702	1,256	907	1,038	2,501	5,702
Orange	Brea city	1,826	47	4	26	1,851	426	305	335	785	1,851
Orange	Buena Park city	349	10	7	27	339	76	53	62	148	339
Orange	Costa Mesa city	174	6	24	312	2	1	1	0	0	2
Orange	Cypress city	295	7	6	0	308	71	50	56	131	308
Orange	Dana Point city	474	13	17	178	327	76	53	61	137	327
Orange	Fountain Valley city	350	8	0	0	358	83	59	65	151	358
Orange	Fullerton city	2,163	62	32	416	1,841	411	299	337	794	1,841
Orange	Garden Grove city	715	20	12	0	747	164	120	135	328	747
Orange	Huntington Beach city	1,478	40	11	175	1,353	313	220	248	572	1,353
Orange	Irvine city	12,686	380	0	918	12,149	2,817	2,034	2,239	5,059	12,149
Orange	Laguna Beach city	32	1	1	172	2	1	1	0	0	2
Orange	Laguna Hills city	124	3	0	166	2	1	1	0	0	2
Orange	Laguna Niguel city	158	4	21	0	182	43	30	34	75	182
Orange	Laguna Woods city	129	3	0	443	2	1	1	0	0	2
Orange	La Habra city	135	4	0	135	4	1	1	1	1	4
Orange	Lake Forest city	2,663	63	0	0	2,727	647	450	497	1,133	2,727
Orange	La Palma city	9	0	0	0	9	2	2	2	3	9
Orange	Los Alamitos city	55	2	4	0	61	14	10	11	26	61
Orange	Mission Viejo city	173	4	0	0	177	42	29	33	73	177
Orange	Newport Beach city	533	15	0	608	5	1	1	1	2	5
Orange	Orange city	394	11	7	49	363	83	59	66	155	363
Orange	Placentia city	479	12	1	0	492	112	81	90	209	492
Orange	Incho Santa Margarita ci	12	0	1	31	2	1	1	0	0	2
Orange	San Clemente city	662	17	4	101	581	134	95	108	244	581
Orange	San Juan Capistrano city	625	14	0	2	638	147	104	120	267	638
Orange	Santa Ana city	503	15	25	339	204	45	32	37	90	204
Orange	Seal Beach city	19	0	10	186	2	1	1	0	0	2
Orange	Stanton city	329	10	2	28	313	68	49	56	140	313
Orange	Tustin city	1,219	36	127	155	1,227	283	195	224	525	1,227
Orange	Villa Park city	14	0	0	0	14	3	2	3	6	14

Draft Regional Housing Needs Allocation (by Components and Income), 1/1/2014-9/30/2021

<i>Draft</i>		Household Growth (2014-2021)	Base Vacancy Needs	Total Replacement Needs	Vacancy Credit	Net RHNA	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Orange	Westminster city	110	3	5	297	2	1	1	0	0	2
Orange	Yorba Linda city	633	13	24	0	669	160	113	126	270	669
Orange	Unincorporated	5,094	111	67	0	5,272	1,240	879	979	2,174	5,272
Riverside	Banning city	4,120	101	8	437	3,792	872	593	685	1,642	3,792
Riverside	Beaumont city	5,415	122	2	289	5,250	1,267	854	969	2,160	5,250
Riverside	Blythe city	565	17	15	194	402	91	64	75	172	402
Riverside	Calimesa city	2,439	51	1	150	2,341	543	383	433	982	2,341
Riverside	Canyon Lake city	141	3	0	61	83	21	14	16	32	83
Riverside	Cathedral City city	1,241	32	19	693	600	141	95	110	254	600
Riverside	Coachella city	6,871	181	1	283	6,771	1,555	1,059	1,212	2,945	6,771
Riverside	Corona city	1,081	27	5	343	770	192	128	142	308	770
Riverside	Desert Hot Springs city	4,944	151	3	903	4,196	946	661	772	1,817	4,196
Riverside	Hemet city	2,797	74	0	2,267	604	134	96	112	262	604
Riverside	Indian Wells city	291	6	1	138	160	40	27	31	62	160
Riverside	Indio city	4,053	103	0	1,131	3,025	714	487	553	1,271	3,025
Riverside	Lake Elsinore city	5,211	131	11	424	4,929	1,196	801	897	2,035	4,929
Riverside	Menifee city	6,842	150	0	748	6,245	1,488	1,007	1,140	2,610	6,245
Riverside	La Quinta city	1,336	30	18	1,020	364	91	61	66	146	364
Riverside	Moreno Valley city	7,114	182	15	1,142	6,169	1,500	993	1,112	2,564	6,169
Riverside	Murrieta city	2,174	52	4	657	1,573	395	262	289	627	1,573
Riverside	Norco city	809	17	4	12	818	205	136	151	326	818
Riverside	Palm Desert city	1,960	50	0	1,596	413	98	67	76	172	413
Riverside	Palm Springs city	2,010	55	8	1,802	272	63	43	50	116	272
Riverside	Perris city	4,693	118	4	536	4,280	1,026	681	759	1,814	4,280
Riverside	Rancho Mirage city	594	12	0	511	95	23	15	18	39	95
Riverside	Riverside city	9,534	270	35	1,556	8,283	2,002	1,336	1,503	3,442	8,283
Riverside	San Jacinto city	3,000	74	5	646	2,433	562	394	441	1,036	2,433
Riverside	Temecula city	1,903	46	14	470	1,493	375	251	271	596	1,493
Riverside	Wildomar city	2,620	60	1	146	2,535	621	415	461	1,038	2,535
Riverside	Unincorporated	36,548	834	0	3,903	33,478	7,956	5,396	6,115	14,011	33,478
San Bernardino	Adelanto city	3,276	91	8	534	2,841	633	459	513	1,236	2,841
San Bernardino	Apple Valley town	4,055	98	0	819	3,334	764	541	622	1,407	3,334

Draft Regional Housing Needs Allocation (by Components and Income), 1/1/2014-9/30/2021

<i>Draft</i>							Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
County	City	Household Growth (2014-2021)	Base Vacancy Needs	Total Replaceme nt Needs	Vacancy Credit	Net RHNA					
San Bernardino	Barstow city	1,456	44	4	662	843	188	138	154	363	843
San Bernardino	Big Bear Lake city	188	5	11	776	2	1	1	0	0	2
San Bernardino	Chino city	3,008	73	0	187	2,894	707	478	533	1,176	2,894
San Bernardino	Chino Hills city	844	18	0	0	862	217	148	164	333	862
San Bernardino	Colton city	2,265	67	17	425	1,923	443	302	347	831	1,923
San Bernardino	Fontana city	6,385	155	0	564	5,977	1,442	974	1,090	2,471	5,977
San Bernardino	Grand Terrace city	158	4	0	44	118	28	19	22	49	118
San Bernardino	Hesperia city	2,416	60	7	768	1,715	398	274	314	729	1,715
San Bernardino	Highland city	1,744	44	3	291	1,500	349	246	280	625	1,500
San Bernardino	Loma Linda city	1,354	45	3	308	1,095	254	177	202	462	1,095
San Bernardino	Montclair city	709	19	3	35	697	164	114	125	294	697
San Bernardino	Needles city	359	10	3	191	181	38	29	34	80	181
San Bernardino	Ontario city	10,921	310	22	392	10,861	2,592	1,745	1,977	4,547	10,861
San Bernardino	Rancho Cucamonga city	1,002	26	9	188	848	209	141	158	340	848
San Bernardino	Redlands city	2,765	74	8	418	2,429	579	396	453	1,001	2,429
San Bernardino	Rialto city	3,304	85	0	674	2,715	636	432	496	1,151	2,715
San Bernardino	San Bernardino city	6,116	183	113	2,028	4,384	980	696	808	1,900	4,384
San Bernardino	Twentynine Palms city	807	28	2	384	454	103	72	84	195	454
San Bernardino	Upland city	1,945	54	3	412	1,589	382	260	294	653	1,589
San Bernardino	Victorville city	8,679	230	42	1,579	7,371	1,698	1,207	1,342	3,124	7,371
San Bernardino	Yucaipa city	1,942	44	13	395	1,605	376	261	299	669	1,605
San Bernardino	Yucca Valley town	1,262	33	2	366	930	209	149	172	400	930
San Bernardino	Unincorporated	3,662	89	197	4,392	39	9	6	7	17	39
Ventura	Camarillo city	2,229	54	0	59	2,224	539	366	411	908	2,224
Ventura	Fillmore city	714	18	2	40	694	160	112	128	294	694
Ventura	Moorpark city	1,135	25	4	0	1,164	289	197	216	462	1,164
Ventura	Ojai city	382	11	0	22	371	87	59	70	155	371
Ventura	Oxnard city	7,090	200	11	0	7,301	1,688	1,160	1,351	3,102	7,301
Ventura	Port Hueneme city	162	5	0	173	2	1	1	0	0	2
Ventura	Buenaventura (Ventura)	3,706	105	6	163	3,654	861	591	673	1,529	3,654
Ventura	Santa Paula city	1,261	35	2	14	1,285	288	201	241	555	1,285
Ventura	Simi Valley city	1,228	28	0	0	1,256	310	208	229	509	1,256

Draft Regional Housing Needs Allocation (by Components and Income), 1/1/2014-9/30/2021

<i>Draft</i>							Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
County	City	Household Growth (2014-2021)	Base Vacancy Needs	Total Replacement Needs	Vacancy Credit	Net RHNA					
Ventura	Thousand Oaks city	188	4	0	0	192	47	32	36	77	192
Ventura	Unincorporated	1,534	37	15	177	1,410	342	233	262	573	1,410

Notes

* The city boundaries for the base year and the projected year are based on January 1, 2011.

** Eastvale and Jurupa Valley RHNA figures are still part of Riverside County RHNA allocation and will be determined and provided shortly.

*** Draft RHNA allocation (by components) = household growth (1/1/2014-9/30/2021)+base market vacancy needs+total replacement needs- vacancy credit

**** Draft RHNA allocation (by components) by jurisdiction is subject to rounding adjustment.

***** Tribal Land household growth credit (2,810) was already applied to household growth of selected local jurisdictions.

***** If the excess vacancy credit exceeds the sum of household growth, base vacancy needs, and replacement needs, then Draft RHNA allocation (Net RHNA) can be either of 2 units or 1% of the sum of household growth, base vacancy needs, and replacement needs, whichever is bigger.

REPORT

DATE: January 5, 2012

TO: Community, Economic and Human Development Committee (CEHD)

FROM: Regional Housing Needs Assessment (RHNA) Subcommittee

BY: Joann Africa, Chief Counsel, 213-236-1928, africa@scag.ca.gov

SUBJECT: Regional Housing Needs Assessment (RHNA) Procedures for Revision Requests, Appeals and Trade & Transfers

EXECUTIVE DIRECTOR'S APPROVAL: 

RECOMMENDED ACTION:

Recommend that the CEHD Committee recommend to the Regional Council approval of the procedures for addressing RHNA revision requests, appeals and trades & transfers.

EXECUTIVE SUMMARY:

Staff presents for the CEHD Committee's review and consideration the procedures for handling the revision requests, appeals and trades & transfers processes related to the 5th cycle RHNA. Given that the Draft RHNA Plan is scheduled to go before the Regional Council on February 2, 2012, it would be advisable to have the procedures approved and in place at the time the Draft RHNA Plan is approved for distribution.

The RHNA Subcommittee reviewed and approved the procedures on December 9, 2011, subject to staff incorporating minor suggested changes into the procedures which includes clarification with respect to the trade & transfers process, that the transfer group be comprised of local jurisdictions that are geographically contiguous and preferably located within the same county, except in cases where the jurisdictions are geographically contiguous but located in bordering counties.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

BACKGROUND:

Attached for the CEHD Committee's review are the procedures for handling revision requests, appeals and trades & transfers related to the 5th cycle RHNA. Staff seeks approval of the procedures at this time in order to comply with the current RHNA schedule. The Draft RHNA Plan is scheduled to be reviewed and approved for distribution by the Regional Council on February 2, 2012. The attached procedures propose that the revision requests process commence shortly thereafter, followed by the appeals process. Therefore, it is advisable to have the procedures approved before or at the time that the Draft RHNA Plan is approved for distribution. A timeline is included within the procedures (see, Exhibit "A" in the procedures).

As described in detail in the procedures, there are three (3) processes whereby local jurisdictions within

REPORT

SCAG may seek to modify their draft housing allocations outlined in SCAG's Draft RHNA Plan. These processes are:

- (1) the revision request process where a jurisdiction may seek an adjustment based upon its planning factors (also known as the "AB 2158 planning factors");
- (2) the appeals process where jurisdiction may seek an adjustments based upon SCAG's failure to appropriately apply the adopted allocation methodology, SCAG's failure to consider information regarding the jurisdiction's local planning factors, or a significant and unforeseen change in circumstances that merits a revision of the information previously submitted by the local jurisdiction; and
- (3) the trade & transfer process where two or more local jurisdictions agree to an alternate distribution but maintain the total number of units originally assigned to the group.

Legal staff intends to briefly go over the various aspects of the attached procedures, including the role of the RHNA Subcommittee with respect to addressing revision requests and appeals. The RHNA Subcommittee reviewed and approved the procedures on December 9, 2011, subject to staff incorporating minor suggested changes. Staff has incorporated the changes suggested by the RHNA Subcommittee, including clarifying within the guidelines of the trade & transfer process, that the transfer group be comprised by local jurisdictions that are geographically contiguous and preferably located within the same county. However, the exception may be made for jurisdictions that are geographically contiguous and located within counties that border one another.

FISCAL IMPACT:

Work associated with this item is included in the current FY 11-12 General Fund Budget (12-800.0160.03: RHNA).

ATTACHMENT:

RHNA Procedures regarding Revision Requests, Appeals and Trades & Transfers



5TH CYCLE REGIONAL HOUSING NEED ASSESSMENT

PROCEDURES REGARDING REVISION REQUESTS, APPEALS AND TRADE & TRANSFERS

In accordance with Government Code Section 65584.05, there are three (3) processes whereby local jurisdictions within the SCAG region may seek to modify their allocated share of the regional housing need included as part of SCAG’s Draft Regional Housing Needs Assessment (RHNA) Allocation Plan, hereinafter referred to as the “Draft RHNA Plan.”

The first process involves local jurisdictions requesting a revision of its draft allocation. This “revision process” is outlined in Section I herein.

As outlined in Section II, the second process involves a formal appeal with SCAG if the local jurisdiction’s draft allocation was not modified as part of the revision process.

The third process involves two or more local jurisdictions proposing a “trade and transfer” or alternative distribution of their draft RHNA allocations by way of a written agreement. This document sets forth the process and guidelines to accomplish trades and transfers, as outlined in Section IV herein.

In accordance with state law, local jurisdictions shall not be allowed to file more than one appeal, and no appeal shall be allowed relating to post-appeal reallocation adjustments made by SCAG, as further described in Section II, below.

I. REVISION PROCESS

A. DEADLINE TO FILE

Under existing law¹, SCAG can determine the period by which local jurisdictions may request a revision of its draft allocation. According to SCAG’s current schedule for the 5th cycle RHNA Plan, attached hereto as Exhibit “A,” the Draft RHNA Plan is currently projected to go before SCAG’s Regional Council for

¹ Unless otherwise stated, any reference to “existing law” herein shall mean a reference to California Government Code Section 65584.05.

review and distribution on February 2, 2012. The period to request revisions shall commence on February 9, 2012. In order to comply with SCAG's current RHNA schedule, any jurisdiction seeking to request a revision of its draft RHNA allocation must submit the request by March 15, 2012. Late revision requests shall not be accepted by SCAG, and any request shall be subject to the limits and alternative data requirements for appeals, as noted in Section II.D and E.

B. FORM OF REVISION REQUEST

In accordance with existing law, local jurisdictions may "request a revision of its share of the regional housing need in accordance with the factors described in paragraphs (1) through (9), inclusive, of subdivision (d) of Section 65584.04, including any information submitted by the local government pursuant to subdivision (b) of that section." Specifically, a local jurisdiction may request a revision of its draft RHNA allocation based upon AB 2158 factors, including any information submitted by the jurisdiction regarding the AB 2158 factors as a result of SCAG's local survey process. These AB 2158 factors are outlined in Section II, subsection C herein, relating to the appeals process. A local jurisdiction shall submit its revision request using the form attached hereto as Exhibit "B."

SCAG staff shall consider and recommend what action should be taken regarding any revision request, subject to the approval of the RHNA Subcommittee. The RHNA Subcommittee was previously established by SCAG's Regional Council to guide the development of the 5th cycle RHNA plan. The RHNA Subcommittee is comprised of six (6) members and six (6) alternates, each representing one of the six (6) counties in the SCAG region. There shall be a quorum of the RHNA Subcommittee when each county is represented, and while alternates are permitted to participate in the appeal hearing process, each county shall only be entitled to one vote.

Decisions regarding revision requests shall be made within sixty (60) days after the deadline to request revisions. During this period, SCAG staff shall review the revision request and make a formal recommendation related to the revision request to the RHNA Subcommittee. The RHNA Subcommittee shall thereafter review staff's recommendations as part of a RHNA Subcommittee public meeting. Local jurisdictions shall be notified in advance of the RHNA Subcommittee's review of their revision requests.

The decision of the RHNA Subcommittee regarding revision requests based upon SCAG staff's recommendation shall be to (1) grant the revision request and approve the total amount of housing units requested by the jurisdiction be revised as part of the request; (2) partially grant the revision request and approve part of the amount of housing units requested by the jurisdiction be revised as part of the request; or (3) deny the revision request and make no modification to the jurisdiction's draft share of regional housing need.

Any decision by the RHNA Subcommittee to grant or partially grant a revision request shall result in an adjustment to the total regional number provided in the Draft RHNA Plan. There will also be proportional adjustments made across the four income categories in the Draft RHNA Plan. In considering and determining any revision requests, the RHNA Subcommittee shall maintain the total regional housing need determined by the California Department of Housing and Community Development (HCD) of 409,060 to 438,030 housing units for the period of 2013-2021. Any revision requests granted by the RHNA Subcommittee shall not result in SCAG's total regional housing need to be lower than 409,060 housing units. Adjustments resulting from successful revision requests shall not be subject to reallocation. The local jurisdiction shall be notified in writing of the RHNA Subcommittee's decision regarding its revision request.

II. APPEALS PROCESS

A. DEADLINE TO FILE

A local jurisdiction may file an appeal of its draft RHNA allocation with SCAG if the jurisdiction requested a revision under the process described in Section I above and does not accept the decision regarding the request by the RHNA Subcommittee, except in the cases where the jurisdiction is filing an appeal based upon SCAG's application of the allocation methodology or a change in circumstances. The period to file appeals shall commence on April 23, 2012. In order to comply with SCAG's current RHNA schedule, any jurisdiction seeking to appeal its draft allocation of the regional housing need must file an appeal by May 29, 2012. Late appeals shall not be accepted by SCAG.

B. FORM OF APPEAL

The local jurisdiction shall state the basis and specific reasons for its appeal on the appeal form prepared by SCAG, a copy of which is attached hereto as Exhibit "C". Additional documents may be submitted by the local jurisdiction as attachments, and all such attachments should be properly labeled and numbered.

C. BASES FOR APPEAL

Local jurisdictions shall only file an appeal based upon the criteria listed below. In order to provide guidance to potential appellants, information regarding SCAG's allocation methodology approved by SCAG's Regional Council on November 3, 2011, and application of local factors in the development of SCAG's allocation methodology is attached hereto as Exhibit "D".

1. Methodology – That SCAG failed to determine the jurisdiction’s share of the regional housing need in accordance with the information described in the allocation methodology established and approved by SCAG.
2. AB 2158 Factors – That SCAG failed to consider information submitted by the local jurisdiction relating to certain local factors outlined in Govt. Code § 65584.04(b), including the following:
 - a. Each jurisdiction’s existing and projected jobs and housing relationship.
 - b. The opportunities and constraints to development of additional housing in each jurisdiction, including the following:
 - (1) lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period;
 - (2) the availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities;
 - (3) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.
 - (4) County policies to preserve prime agricultural land, as defined pursuant to Government Code Section 56064, within an unincorporated area.

- c. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.
 - d. The market demand for housing.
 - e. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.
 - f. The loss of units contained in assisted housing developments that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.
 - g. High housing costs burdens.
 - h. The housing needs of farmworkers.
 - i. The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.
3. Changed Circumstances – That a significant and unforeseen change in circumstances has recently occurred in the jurisdiction that merits a revision of the information previously submitted by the local jurisdiction.

D. LIMITS ON SCOPE OF APPEAL

Existing law limits SCAG's scope of review of appeals. Specifically, in accordance with existing law, SCAG shall not grant any appeal based upon the following:

- 1. Any other criteria other than the criteria in Section II.C above.

2. A local jurisdiction's existing zoning ordinance and land use restrictions, including but not limited to, the contents of the local jurisdiction's current general plan. In accordance with Government Code Section 65504.04(d)(2)(B), SCAG may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions.
3. Any local ordinance, policy, voter-approved measure or standard limiting residential development. Pursuant to Government Code Section 65584.04(f), any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits shall not be a justification for a determination or a reduction in a city's or county's share of regional housing need.

E. ALTERNATIVE DATA REQUIREMENTS

To the extent a local jurisdiction submits alternative data or evidentiary documentation to SCAG in support of its appeal, such alternative data shall meet the following requirements:

1. The alternative data shall be readily available for SCAG's review and verification. Alternative data should not be constrained for use by proprietary conditions or other conditions rendering them difficult to obtain or process.
2. The alternative data shall be accurate, current, and reasonably free from defect.
3. The alternative data shall be relevant and germane to the local jurisdiction's basis of appeal.
4. The alternative data shall be used to support a logical analysis relating to the local jurisdiction's request for a change in its regional housing need allocation.

F. HEARING BODY

SCAG's Regional Council has delegated the responsibility of considering appeals regarding draft allocations to the RHNA Subcommittee. All provisions of the RHNA Subcommittee's charter shall apply with respect to the conduct of the

appeal hearings. In the event that a local jurisdiction has requested a revision and filed an appeal solely based on AB 2158 factors, the RHNA Subcommittee shall have the right to deny the appeal if it has previously granted or partially granted the jurisdiction's revision request.

G. APPEAL HEARING

Hearings related to appeals shall occur no later July 13, 2012. Notice shall be provided to the appealing jurisdiction in accordance with existing law. The appeal hearing(s) may take place provided that each county is represented either by a member or alternate of the RHNA Subcommittee. Alternates are permitted to participate in the appeal hearing, provided however, that each county shall only be entitled to one vote when deciding on the appeal. In the event the hearing involves the member's or alternate's respective jurisdiction, the member or alternate shall be disqualified and is not permitted to participate in the hearing, except as a member of the public.

The hearing(s) shall be conducted to provide the appealing jurisdiction with the opportunity to make its case regarding a change in its draft regional housing need allocation, with the burden on the appealing jurisdiction to prove its case. The RHNA Subcommittee need not adhere to formal evidentiary rules and procedures in conducting the hearing. An appealing jurisdiction may choose to have technical staff present its case at the hearing. At a minimum, technical staff should be available at the hearing to answer any questions of the RHNA Subcommittee. SCAG staff shall also be permitted to present its position and may make a recommendation on the technical merits of the appeal to the RHNA Subcommittee, subject to any rebuttal by the appealing jurisdiction.

H. DETERMINATION OF APPEAL

The RHNA Subcommittee shall issue a written decision to the appealing jurisdiction within one (1) week of the conclusion of the public hearing(s). The decision shall be to: (1) grant the appeal and approve the total amount of housing units requested by the jurisdiction to be modified as part of its appeal; (2) partially grant the appeal and approve part of the amount of housing units requested by the jurisdiction to be modified as part of its appeal; or (3) deny the appeal and reject any modification to the jurisdiction's draft regional housing need allocation. The decision of the RHNA Subcommittee shall be final, and local jurisdictions shall have no further right to appeal. In accordance with existing law, the final determination on an appeal by the RHNA Subcommittee may require the adjustment of allocation of a local jurisdiction that is not the subject of an appeal.

III. POST-APPEAL REALLOCATION OF REGIONAL HOUSING NEED

In accordance with existing law (see, Government Code Section 65584.05(g)), after the conclusion of the appeals process, SCAG shall total the successfully

appealed housing need allocations. If the adjustments total seven percent (7%) or less of the regional housing need, SCAG shall distribute the adjustments proportionally to all local jurisdictions, including to those jurisdictions who filed appeals.

If the adjustments total more than seven percent (7%) of the regional housing need, existing law provides that SCAG can develop a methodology to distribute the amount greater than seven percent to local governments. In this situation, SCAG's methodology shall be to distribute the remainder proportionally to all local jurisdictions, including to those jurisdictions who filed appeals.

IV. TRADE AND TRANSFER PROCESS

As an alternative to the revision request or appeals processes, a local jurisdiction may attempt a "trade and transfer" of its allocation with another jurisdiction(s), for the purpose of developing an alternative distribution of housing need allocations consistent with existing law. SCAG shall facilitate or assist in trade and transfer efforts by local jurisdictions, to the extent reasonably feasible. As such, local jurisdictions need not request a revision or file an appeal with SCAG in order to attempt trades and transfers. The alternative distribution shall be evidenced by way of a written agreement or other documentation outlining the respective jurisdictions' modified allocations. Any alternative distribution shall be submitted to SCAG prior to SCAG's issuance of the Final RHNA Plan, and shall be subject to any post-appeal reallocations as described in Section III above.

SCAG shall include the alternative distribution proposed by the local jurisdictions in the Final RHNA Plan, provided that the proposed alternative distribution maintains or accounts for the total housing need originally assigned to these jurisdictions and complies with the following guidelines:

- A. Transfer request shall have at least two willing parties and the total number of units originally assigned to the group requesting the transfer (hereinafter referred to as the "transfer group") cannot be reduced.
- B. All members of the transfer group are local jurisdictions that are geographically contiguous and preferably located within the same county; exceptions may be made where the local jurisdictions are geographically contiguous but located in counties that border one another.
- C. All members of the transfer group shall retain some allocation of very-low and low-income units. SCAG advises that a minimum of twenty percent (20%) of the original allocations be retained for very-low and low-income units.

- D. The proposed transfer includes a description of incentives and/or resources that will enable the jurisdiction(s) receiving an increased allocation to provide more housing choices absent the proposed transfer and accompanying incentives or resources.
- E. The proposed transfer shall be consistent with existing housing law, including the RHNA objectives set forth in Government Code Section 65584(d) (1) through (4).
- F. If the proposed transfer results in a greater concentration of very-low income or low-income units in a receiving jurisdiction which has a disproportionately high share of households in that income category, the transfer group shall provide a reasonable justification to SCAG so as to address the RHNA objectives set forth in Government Code Section 65584(d) (1) through (4).
- G. The proposed transfer shall not prohibit SCAG from making a determination that its Final RHNA Plan is consistent with SCAG's regional transportation plan (RTP) and related Sustainable Communities Strategy (SCS).
- H. The transfer group shall retain its originally assigned allocations in the event the agreement involving the proposed transfer is not completed by the respective deadline.

V. FINAL RHNA PLAN

After SCAG makes any adjustments resulting from the revision request process, reallocates units to all local jurisdictions resulting from successful appeals, and incorporates any alternative distributions of transferring jurisdictions, SCAG's Regional Council shall review and consider adoption of the Final RHNA Plan for SCAG's 5th cycle RHNA. This is scheduled to occur on October 4, 2012.

Exhibit "A" -- RHNA Timeline (February 2012-October 2013)

February 2, 2012	SCAG's Regional Council reviews and considers distribution of SCAG's Draft RHNA Plan.
February 9, 2012	Start of period for local jurisdictions to request revision of its draft allocation based upon AB 2158 factors.
March 15, 2012	Last day for local jurisdictions to request revision based upon AB 2158 factors.
April 19, 2012	Deadline to address all revision requests by SCAG staff and RHNA Subcommittee.
April 23, 2012	Start of period for local jurisdiction to file appeal of its draft allocation based upon application of SCAG's methodology, AB 2158 factors or changed circumstances.
May 29, 2012	Last day for local jurisdiction to file appeal based upon application of SCAG's methodology, AB 2158 factors or changed circumstances.
June 8, 2012	Deadline for SCAG to notify jurisdiction of public hearing date before RHNA Subcommittee regarding appeal.
July 9-13, 2012	Period in which public hearing(s) before RHNA Subcommittee can be held for appealing jurisdictions.
July 23, 2012	End of the appeals process; RHNA Subcommittee to issue written decisions regarding all appeals by this date.
August 17, 2012	Deadline for jurisdictions who have undertaken the trade & transfer process to submit alternative distribution of draft allocations to SCAG.
Month of August 2012	Staff to begin preparing the proposed final RHNA Allocation Plan (Final RHNA Plan), which shall include alternative distribution/transfers and adjustments resulting from post-appeal reallocation process.
September 4, 2012	RHNA Subcommittee to review and recommend approval of Final RHNA Plan by SCAG's CEHD Committee.
September 6, 2012	CEHD Committee to review and recommend approval of the Final RHNA Plan by SCAG's Regional Council. SCAG staff notifies jurisdictions of public hearing date relating to the adoption of the Final RHNA Plan.
October 4, 2012	SCAG's Regional Council holds a public hearing to review and consider adoption of the Final RHNA Plan.
October 5, 2012	SCAG submits its adopted 5 th cycle Final RHNA Plan to HCD.
Dec 3, 2012	Deadline for final approval of SCAG's Final RHNA Plan by HCD.
October 31, 2013	Due date for jurisdictions in the SCAG Region to submit revised Housing Elements to HCD.



Fifth Regional Housing Needs Assessment (RHNA) Cycle Revision Request

All revision requests must be received by SCAG March 15, 2012, 5 p.m. Late submissions will not be accepted.

Date: _____

Jurisdiction: _____

County: _____

Subregion: _____

Contact: _____

Phone/Email: _____

REVISION REQUEST AUTHORIZED BY:

PLEASE CIRCLE BELOW:

Name: _____

Mayor Chief Administrative Officer City Manager

Chair of
County Board
of Supervisors Other: _____

BASES FOR REVISION REQUEST

- AB 2158 Factors (See Government Code Section 65584.04(d))
 - Existing or projected jobs-housing balance
 - Sewer or water infrastructure constraints for additional development
 - Availability of land suitable for urban development or for conversion to residential use
 - Lands protected from urban development under existing federal or state programs
 - County policies to preserve prime agricultural land
 - Distribution of household growth assumed for purposes of comparable Regional Transportation Plans
 - Market demand for housing
 - County-city agreements to direct growth toward incorporated areas of County
 - Loss of units contained in assisted housing developments
 - High housing cost burdens
 - Housing needs of farmworkers
 - Housing needs generated by the presence of a university campus within a jurisdiction

Brief Description of Revision Request and Desired Outcome:

List of Supporting Documentation, by Title and Number of Pages:

- 1.
- 2.
- 3.

FOR STAFF USE ONLY:

Date _____

Hearing Date: _____

Planner: _____



Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request

All appeal requests must be received by SCAG May 29, 2012, 5 p.m. Late submissions will not be accepted.

Date: _____

Jurisdiction: _____

County: _____

Subregion: _____

Contact: _____

Phone/Email: _____

APPEAL AUTHORIZED BY:

PLEASE CIRCLE BELOW:

Name: _____

- Mayor Chief Administrative Officer City Manager
- Chair of
County Board
of Supervisors Other: _____

BASES FOR APPEAL*

- RHNA Methodology
- AB 2158 Factors (See Government Code Section 65584.04(d))
 - Existing or projected jobs-housing balance
 - Sewer or water infrastructure constraints for additional development
 - Availability of land suitable for urban development or for conversion to residential use
 - Lands protected from urban development under existing federal or state programs
 - County policies to preserve prime agricultural land
 - Distribution of household growth assumed for purposes of comparable Regional Transportation Plans
 - Market demand for housing
 - County-city agreements to direct growth toward incorporated areas of County
 - Loss of units contained in assisted housing developments
 - High housing cost burdens
 - Housing needs of farmworkers
 - Housing needs generated by the presence of a university campus within a jurisdiction
- Changed Circumstances

Brief Description of Appeal Request and Desired Outcome:

List of Supporting Documentation, by Title and Number of Pages:

- 1.
- 2.
- 3.

*Per Government Code Section 65584.05(d), appeals to the draft RHNA Allocation Plan can only be made by jurisdictions that have previously filed a revision request and do not accept the revision request findings made by SCAG, except for appeals based on RHNA methodology and changed circumstances.

FOR STAFF USE ONLY:

Date _____

Hearing Date: _____

Planner: _____

SB 375 requires SCAG's Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) and Regional Housing Needs Assessment (RHNA) to be developed under an integrated process—one process that will facilitate internal consistency amongst these policy initiatives, while also fulfilling the multiple objectives required by the applicable laws and planning regulations.

As the region's Council of Governments, SCAG is responsible for the development of the 2012 RTP/SCS and allocation of the state-determined regional housing needs among all local jurisdictions in the SCAG region. SCAG and the California Department of Housing and Community Development (HCD) officially started the consultation process to determine the total housing needs for the SCAG region on June 20, 2011. As a result of the consultation process, on August 17, 2011, HCD determined SCAG's regional housing need to be a range of 409,060 to 438,030 units for the period 2013-2021.

This report describes the Data/GIS and Integrated Growth Forecast process, methodology, and results that will serve as the framework and foundation for the 2012 RTP/SCS development, and will also be used to produce the 5th Cycle RHNA Allocation Methodology (also referred to as "Allocation Methodology" herein), which shall be applied to distribute the regional housing need to produce a draft housing allocation to all local jurisdictions within the SCAG region. All key elements of the 5th Cycle RHNA Allocation Methodology are presented in detail in the later portion of this report.

The Stepwise Procedure of 5th Cycle RHNA Allocation Methodology

The RHNA Allocation Methodology includes the following components and steps:

- (1) Each jurisdiction's projected housing needs, or its RHNA allocation, is determined by three components: (a) projected household growth, (b) healthy market vacancy need, and (c) housing replacement need;
- (2) Projected household growth for each jurisdiction should be consistent with 2012 RTP/SCS Integrated Growth Forecast process and results. (*See, Appendix IV for Preliminary Allocation as of May 13, 2011, subject to further discussion with local jurisdictions, additional refinement and adjustment consistent with 2012 RTP/SCS development process and results*);
- (3) Healthy market vacancy need is determined by applying 1.5%-owner vacancy rate and 4.5%-renter vacancy rate to each jurisdiction's projected household growth, split by the proportion of owner occupied units and renter occupied units from the 2010 Census;
- (4) Replacement need is determined by applying each jurisdiction's share of SCAG's historical demolitions to the region's housing replacement need, as determined by HCD. A jurisdiction's share of the region's demolitions will be derived using historical demolitions data from the Department of Finance (DOF). The replacement need will then be adjusted by applying the share to the jurisdiction's input gathered through SCAG's Housing Unit Demolition Survey. (*See, Appendix V*). Due to limited data availability regionwide, the replacement need will be applied to the individual jurisdiction's total draft allocation, prior to determining housing need by income category;
- (5) Determine each jurisdiction's projected housing needs that can be met with "excess" vacant units in their existing housing stock. The excess vacant unit credit for the region is 69,105 for effective vacancies and 6,286 for "other" vacant unit types, as determined by HCD (*See, Appendix VIII for vacant unit statistics and credit determination*). Due to limited data availability regionwide, the excess vacancy credit will be applied to the individual jurisdiction's total draft allocation, prior to determining housing need by income category;

- and,
- (6) Provide income distribution for each jurisdiction to allocate housing needs into four income categories, consistent with the 110% fair-share/over-concentration adjustment policy as adopted by SCAG's RHNA Subcommittee (*See*, Appendix VI).

In addition, the Allocation Methodology will address potential RHNA transfers due to future annexations by assessing future growth within spheres of influence areas. For any annexation areas outside a sphere of influence, the Allocation Methodology recognizes the existence of the small area dataset used for RTP/SCS modeling as a framework to derive the potential RHNA transfers in those specific areas. The jurisdictional boundaries as the starting point for this analysis will be based on the dataset as of January 1, 2011 and any future changes thereafter.

The key RHNA Allocation Methodology components are summarized below:

- (1) Existing housing needs
- (2) Projected housing needs for the RHNA planning period (October 1, 2013 – October 1, 2021)
 - (i) Total Regional Housing Needs Determination (as determined through SCAG's consultation with HCD)
 - (ii) RHNA Allocation Methodology
 - Projected household growth and AB 2158 factors
 - Healthy market vacancy need
 - Housing replacement need
 - The number of excess vacant units in a jurisdiction's existing housing stock
- (3) The interactions between the RHNA process and the RTP/SCS development process
 - (i) Housing planning needs to be coordinated and integrated with the RTP/SCS
 - (ii) To achieve this goal, the RHNA allocation plan shall distribute housing units within the region consistent with the development pattern included in the SCS
 - (iii) The SCS shall identify areas within the region sufficient to accommodate an eight-year projection of the regional housing needs for the region pursuant to Government Code Section 65584 (RHNA); and
- (4) SCAG 2012 Integrated Growth Forecast Process and results for RTP/SCS and RHNA

Existing Housing Needs

Approach to addressing existing housing needs in the SCAG Region

To meet the requirements of assessing existing housing needs and to help local jurisdictions prepare potential updates to their housing elements, SCAG has committed to collaborate with other government agencies, stakeholders, and local jurisdictions to process data from the 2010 Census along with housing related statistics from other sources for the purpose of providing value-added information as required by housing law. Statistics required to meet the existing housing needs include:

- (1) Local jurisdiction's share of the regional housing needs in accordance with Section 65584
- (2) Statistics on household characteristics, including over-payment, overcrowding, and housing stock condition
- (3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment

- (4) An analysis of any special housing needs, such as elderly, persons with disabilities, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter
- (5) Statistics on existing assisted housing developments

The data set described above was distributed in draft form to stakeholders, interested parties, and on SCAG's RHNA webpage in late July 2011 (*See, Appendix I*).

Projected Regional Total Housing Needs for RHNA Planning Period

Before HCD determines the total housing needs and its allocation by income category for the SCAG region, Government Code 65584.01 provides a procedure and process to guide the consultation process between SCAG, DOF, and HCD to reach the determination. The stepwise methodologies are as follows:

- (1) Determine SCAG's regional population growth for the RHNA projection period
- (2) Determine the headship rate
- (3) Determine SCAG's regional household growth by applying the headship rate to population growth
- (4) Subtract population and household growth located on Tribal Lands
- (5) Determine the healthy market vacancy rates for both owner-occupied (1.5%) and renter-occupied (4.5%) housing units
- (6) Determine the data and methodology that will be used to estimate the housing replacement need (SCAG applied 0.7% to projected household growth)
- (7) Total SCAG regional housing needs = [household growth x (1 + healthy market vacancy rate)] + [housing replacement need]
- (8) Apply "excess" vacant units in existing housing stock to partially meet SCAG's total RHNA need
- (9) Total housing needs breakdown by income category [Above Moderate (>120%), Moderate (80%-120%), Low (50%-80%), and Very Low (<50%)] based on county median household income (MHI)¹ from the 2005-2009 American Community Survey (ACS)

Based on the 2012 RTP/SCS Integrated Growth Forecast process and results, staff presented the Draft HCD/DOF consultation packet to the RHNA Subcommittee on May 27, to CEHD on June 2, and officially begun the consultation process with HCD on June 20, 2011. HCD issued its final determination for the SCAG region in August 2011.

The RHNA Allocation Methodology

The Allocation Methodology is the tool used to assign each jurisdiction in the SCAG region its share of the region's total housing needs. No more than six months before the adoption of the Allocation Methodology, SCAG has to conduct a survey of all local jurisdictions on the factors described below, which shall be used to develop the Allocation Methodology.

A survey was distributed to all local jurisdictions in mid-June 2011 requesting information on the factors listed in Section 65584.04(d). Ninety-four (out of 197) jurisdictions responded to the survey and staff reviewed the responses for developing the RHNA Allocation Methodology (*See, Appendix II for the complete survey responses of RHNA allocation planning factors from jurisdictions*).

¹ According to 5-year ACS average data, the estimated SCAG region MHI=\$58,271. The estimated MHI for SCAG region counties are: Imperial (\$37,595), Los Angeles (\$54,828), Orange (\$73,738), Riverside (\$58,155), San Bernardino (\$55,461), and Ventura (\$74,828). All figures are in 2009 dollars.

- (1) Existing and projected jobs and housing relationship
- (2) The opportunities and constraints to develop additional housing in each member jurisdiction, including all of the following:
 - (i) Lack of capacity for sewer or water service
 - (ii) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities
 - (iii) Lands preserved or protected from urban development
 - (iv) County policies to preserve prime agricultural land
- (3) The distribution of household growth assumed for purposes of a comparable period of RTP and opportunities to maximize the use of public transportation and existing transportation infrastructure
- (4) The market demand for housing
- (5) Agreements between a county and cities in the county to direct growth toward incorporated areas of the county
- (6) The loss of units contained in assisted housing developments
- (7) High housing costs burdens
- (8) The housing needs of farmworkers
- (9) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction
- (10) Any other factors adopted by the Council of Governments

The RHNA Allocation Methodology must also address the goals of state housing law in Government Code Section 65584 (d), including:

- (1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the 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 needs to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census

Housing goals #1 to #3 as well as all RHNA allocation planning factors were generally addressed through the 2012 RTP/SCS Integrated Growth Forecast process and the results are described in the following section. State housing goal #4 listed above was addressed by the RHNA Subcommittee in its meeting on June 24, 2011 through the adoption of moving 110% towards county distribution in each of its four income categories for all local jurisdictions in SCAG region, which was the same adjustment used in the 4th RHNA. For additional information regarding this regional overconcentration/fair-share adjustment, please refer to Appendix VI of this Allocation Methodology.

The goals of the RHNA aim to promote social equity and address housing issues for all income groups by allocating a fair share of projected household needs for the corresponding planning period. However, the RHNA process is limited in its ability to directly implement housing needs for all segments of the population. Rather, implementation of affordable housing is identified in individual housing elements through a variety of implementation tools that address various housing needs. Identifying and utilizing implementation tools so as to result in housing for all income groups are particularly important due to the

integration of the RHNA process with that of the RTP/SCS.

Moreover, as presented in the HCD/DOF consultation packet, the SCAG growth projection framework and methodology directly and explicitly call for providing adequate housing to accommodate all population growth, taking into account for natural increase, domestic and international migration, and employment growth. First, population growth is consistent with employment growth through labor force participation and implied unemployment. Second, appropriate headship rates benchmarked with the latest Census information were applied to convert population growth into household formation. As a result of this procedure, both population and workers are closely linked with employment growth, and their demands on housing opportunities are also adequately addressed.

In addition, historical data on the flow of commuters/workers indicates that the region has been housing an increasing number of workers for jobs located outside the SCAG region. The excess or the difference between the number of workers living in the SCAG region and taking jobs outside the region versus the number of workers commuting into the region for jobs increased 14 fold – from 4,280 in 1980 to 59,921 in 2008. Thus, the region continues to increase the housing supply and the mix of housing types, tenure, and affordability not only in all cities and counties within the region in an equitable manner, but also to address housing needs for workers commuting for jobs located outside the SCAG region.

The Integrated Growth Forecast process and results derived through the two-year (May 2009 to July 2011) top-down and bottom-up process basically provide one growth pattern scenario (along with an associated RHNA allocation plan). Local considerations and SCAG’s survey of RHNA allocation planning factors were incorporated as part of the Allocation Methodology, with information and input received from SCAG workshops and additional discussions and comments with individual jurisdictions, after further assessment by SCAG staff and policy committees, shaping the Allocation Methodology.

Development of Allocation Methodology

For the purposes of undertaking RHNA and developing an Allocation Methodology, SCAG utilized the information generated as part of the development of the regional Draft Integrated Growth Forecast. The Draft Integrated Growth Forecast of household growth in 2021 is the starting basis for RHNA planning. At the regional level, the total regional household growth that is projected between 2011 and 2021, plus vacancy and housing replacement adjustment, is the draft projected housing needs for the region (see below for details).

The household forecast for each county in the year 2021 provided by the Draft Integrated Growth Forecast is the foundation of the RHNA allocation plan at the county level. Similarly, the household forecast for each jurisdiction in the year 2021, including unincorporated areas within each county, forms the basis of the RHNA allocation plan at the jurisdictional level.

Each jurisdiction’s household distribution, which uses county level median household income based on 2005-2009 5-year ACS data, is the starting point for the RHNA housing allocation plan by income category.

Based upon staff’s evaluation and assessment of local jurisdictions’ responses to the survey of RHNA allocation planning factors, it is concluded that all factors listed above have been adequately addressed through the 2012 RTP/SCS Integrated Growth Forecast process and are reflected in the current version of the regional housing needs allocation plan.

Consideration of several RHNA allocation planning factors has been incorporated in the Draft Integrated Growth Forecast by way of analysis of aerial land use data, employment and job growth data from InfoUSA's employment database, data from the Census Transportation Planning Package (CTPP), local general plan data, parcel level property data from each county's tax assessor's office, building permit data, demolition data and forecast surveys distributed to local jurisdictions.

However, because the Draft Integrated Growth Forecast alone arguably does not adequately address some of the RHNA allocation planning factors, such as the loss of units contained in assisted housing developments and the housing needs for farm workers, the Allocation Methodology depended on obtaining additional information from local jurisdictions regarding the RHNA allocation planning factors and also on the outcome of RTP/SCS development as a result of SCAG's subregional workshops.

As of October 27, 2011, 94 jurisdictions have responded to the local planning factor survey. Based on the comments received, SCAG concludes there is no need to further refine the Allocation Methodology. The RHNA allocation planning factors have been considered in the Integrated Growth Forecast process as follows:

(1) Each member jurisdiction's existing and projected jobs and housing relationship

Staff evaluation and assessment of responses from SCAG's survey to local jurisdictions indicated that the Integrated Growth Forecast process and results have adequately addressed and maintained the existing and projected jobs/housing balance for most of the counties, subregions, and cities in the SCAG region. However, the jobs/housing balance issue may need to be further discussed through the RTP/SCS process to credibly promote additional job growth in areas where desirable jobs/housing ratios are difficult to achieve.

The resulting jobs/housing relationships show a gradual improvement for all local jurisdictions throughout the forecasting/planning horizon. In addition, spatial distribution of SCAG's jobs/housing ratio can be analyzed by the Index of Dissimilarity (IOD). An IOD ranges from 0 to 1. If IOD is 0, then the region is perfectly balanced because each subarea will be exactly the same as the regional figure. If IOD is 1, then the region is completely imbalanced, meaning that there is great diversity from one zone to the next. Using the IOD to analyze the Integrated Growth Forecast, it can be seen that growth from 2011 to 2021 shows improvement in jobs/housing balance throughout the SCAG region (See, Appendix III: Jobs/Housing Balance and Index of Dissimilarity Analysis).

(2) The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following, (i) lack of sewer or water service due to laws or regulations, (ii) the availability of land suitable for urban development or for conversion to residential use, (iii) lands preserved or protected from urban development under governmental programs designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis, and (iv) county policies to preserve prime agricultural land within an unincorporated area

Consideration of the above planning factors has been incorporated into the Integrated Growth Forecast process and results by way of analysis of aerial land use data, general plan, parcel level property data from tax assessor's office, open space, agricultural land and resources areas, and forecast surveys distributed to local jurisdictions. The Integrated Growth Forecast process started with an extensive outreach effort involving all local jurisdictions regarding their land use and development constraints. All subregions and local jurisdictions were invited to provide SCAG their respective growth perspective and inputs. In addition, Transit Priority Project (TPP) growth opportunity areas defined

by Public Resources Code and transportation efficient places as defined by mortgage & transportation costs efficient areas are identified throughout the region to redirect growth that favors an urban form consistent with equity, efficiency, regional mobility, and air quality goals.

ftp://javierm:scag123@data.scag.ca.gov/Data_Map_Guide_Example.zip

Moreover, staff evaluation and assessment of responses from this survey of local jurisdictions concluded that the above factors may need to be further considered before a draft housing needs allocation is determined for a few jurisdictions. SCAG's Integrated Growth Forecast process and results have adequately incorporated these factors for almost all counties and cities in the SCAG region.

(3) *The distribution of household growth assumed for purposes of a comparable period of regional transportation plan and opportunities to maximize the use of public transportation and existing transportation infrastructure*

The current version of projected household growth and distribution is consistent with the Integrated Growth Forecast process and results, and is also used to develop the 2012 RTP/SCS. As mentioned above, TPP growth opportunity areas defined by Public Resources Code and transportation efficient places as defined by mortgage and transportation costs efficient areas are identified throughout the region for each local jurisdiction to redirect growth favoring an urban form consistent with equity, efficiency, regional mobility, and air quality goals.

ftp://javierm:scag123@data.scag.ca.gov/Data_Map_Guide_Example.zip

(4) *The market demand for housing*

All indicators of market demand, such as trends of building permits, household growth, employment growth and population growth are built into the forecasting methodology and model throughout all geographic levels. In addition, SCAG's Integrated Growth Forecast process and results have incorporated the latest economic statistics and updated data from the 2010 Census. Based upon staff's evaluation and assessment of jurisdictions' responses to the AB 2158 factors survey, local jurisdictions are concerned with the continuing weakness and depressed state of the housing market, and anticipate very negative impacts on economic and job growth. All these point to a persistent high level of vacancy rates, if not higher, in the foreseeable future. SCAG researched the number of "excess" vacant units from for sale, for rent, and from other vacant units and it was proposed to HCD to use these "excess" units to partially meet the projected future housing needs in the region, which will help all counties and cities in the SCAG region to effectively address their concerns. As part of its RHNA need determination, HCD accepted SCAG's proposal to allow excess units of jurisdictions to address projected future housing needs.

(5) *Agreements between a county and cities in a county to direct growth toward incorporated areas of the county*

This is addressed through an extensive survey of all local jurisdictions and subregion/local jurisdiction inputs/comments process. In addition, a GIS/Data packet including agricultural lands, Spheres of Influence (SOI), open space, etc., were produced and provided to each local jurisdiction and subregion as a basis to develop the RTP/SCS and RHNA.

Moreover, staff's evaluation of responses from the local jurisdiction survey concluded that agreement between a county and cities in a county to direct growth toward incorporated areas of the county only occurred in Ventura County, and it has been adequately addressed and incorporated into

the Integrated Growth Forecast process and results through bottom-up input received from Ventura County local jurisdictions.

(6) The loss of units contained in assisted housing development.

The conversion of low-income units into non-low-income units is not explicitly addressed through the Integrated Growth Forecast process. Staff has provided statistics to local jurisdictions on the potential loss of units in assisted housing developments. The loss of such units affects the proportion of affordable housing needed within a community and the region as a whole.

In addition, staff's assessment and evaluation of responses from the survey of this factor concluded that local jurisdictions had provided adequate documentation and discussion about their assisted affordable units and potential losses, and as was in last cycle of RHNA is best addressed through combining an existing housing needs statement giving local jurisdictions the discretion to deal with this factor. This factor will not be addressed as part of SCAG's Allocation Methodology. Instead, SCAG will provide the data for this factor to local jurisdictions to adequately plan for the loss of at risk low income units in preparing their housing elements.

(7) High-housing costs burdens

The collapse of the sub-prime mortgage market in 2007 was one of the key factors causing the Great Recession. Currently, the housing market remains severely depressed; the volume of transactions, prices, and permits issued are all at historical lows. In contrast, the housing affordability is at historical high due to high inventory of distressed properties from foreclosures. Thus current concerns on the housing market were translated into the Integrated Growth Forecast process and results are primarily focused on job growth and reductions in unemployment rates, such that people can afford housing in the future and will form new households. This is consistent with staff evaluation and assessment of jurisdictions' responses of the local planning factor survey that jurisdictions are concerned about the continuing weakness and depressed state of the housing market, and their negative impacts on economic and job growth. All these issues pointed to a persistent high level of vacancy rates, if not higher, in the foreseeable future. SCAG's analysis of "excess" vacant units from for sale, for rent, and from other vacant units and the proposal to HCD to use these "excess" units to partially meet the projected future housing needs in the region will help all local jurisdictions to effectively address their concerns. As part of its RHNA need determination, HCD accepted SCAG's proposal to allow excess units of jurisdictions to address projected future housing needs.

(8) The housing needs of farm workers

The Integrated Growth Forecast provides projection of agricultural jobs (wage and salary jobs plus self employment) by place of work. The corresponding requirements of workers were also provided by place of residence. There is no information regarding the forecasts of migrant workers.

The housing needs of farm workers are not always included in a housing Allocation Methodology. Farm worker housing needs are concentrated geographically and across farm communities in specific SCAG region counties and sub areas. However, staff evaluation and assessment of responses from the local planning factor survey indicate that farm worker housing needs are only applicable to a few jurisdictions, and have been mostly addressed locally. As the policy adopted in

the last cycle of RHNA combines an existing housing needs statement with giving local jurisdictions the discretion to deal with farm worker housing needs, this factor will not be formally addressed in SCAG's Allocation Methodology. Instead, SCAG will provide the farm worker housing needs data for local jurisdictions to adequately plan for such need in preparing their housing elements. These data include:

- Farm workers by occupation
- Farm workers by industry
- Place of work for agriculture

(9) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction

Staff prepared enrollment estimates for private universities or campuses of California State University or the University of California by SCAG region cities and counties as part of the statistics for existing housing needs. Also, from assessment and evaluation of local jurisdiction's responses to the local planning factor survey, most housing needs related to university enrollment are addressed and met by on-campus dormitories provided by universities; no jurisdictions expressed concerns about student housing needs due to presence of universities in their communities.

(10) Others factors adopted by the council of governments.

No other planning factors are being considered by SCAG as part of the Allocation Methodology.

The Interactions between RHNA and the RTP/SCS Development Process

As required by housing law, housing planning needs to be coordinated and integrated with the RTP/SCS process. To achieve this goal, the allocation plan shall allocate housing units within the region consistent with the development pattern included in the SCS, and the SCS shall identify areas within the region sufficient to house an eight-year projection of the regional housing needs for the region pursuant to Section 65584.

SCAG, in cooperation with the respective subregions within the SCAG region, conducted 18 public workshops in July and August 2011 for local jurisdictions, members of the public, and interested parties to provide input to SCAG with regard to:

- Developing the draft 2012 RTP/SCS and RHNA
- Refining SCAG's initial assessment of the growth and housing capacity of cities as reflected in the Integrated Growth Forecast and land uses through development types as required for the development of the RTP/SCS and RHNA

Staff has incorporated accordingly input received from the workshops stated above as part of this Allocation Methodology.

Finally, although there are currently no programs that directly provide incentives for jurisdictions to accept more units than allocated in the draft RHNA plan, there are several programs that provide funding or assistance to jurisdictions that implement affordable housing. These programs, subject to available funding, include the HCD Housing Related Parks Program, which rewards jurisdictions with grant funds which can

be used to create new parks or rehabilitation or improvement to existing parks, as well as the federal Home Investment Partnerships Program, which provides housing rehabilitation, new construction, and acquisition and rehabilitation for projects serving lower income renters and owners.

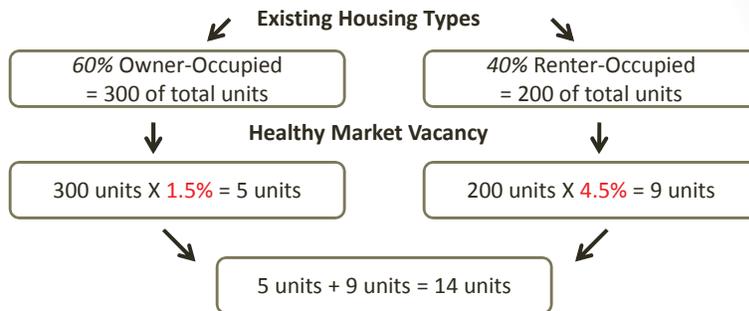
APPENDICES:

- I. *Statistics for Existing Housing needs: the 5th Cycle of Regional Housing Needs Assessment (RHNA)*
- II. *Complete Survey Responses of Local Planning Factors from Jurisdictions*
- III. *Jobs/Housing Balance and Index of Dissimilarity Analysis of SCAG Integrated Growth Forecast Results*
- IV. *Preliminary Projected Household Allocation as of May 13, 2011, subject to further discussion with local jurisdictions, additional refinement, and adjustment consistent with 2012 RTP/SCS process and results*
- V. *Replacement Need Allocation Methodology*
- VI. *Regional Fair-Share/Over-concentration Adjustment: 110% Move toward County Distribution of Each Income Category*
- VII. *Integrated Growth Forecast Process and Results for 2012 RTP/SCS and RHNA*
- VIII. *Vacant Unit Statistics and Excess Vacancy Credit Determination*

Due to their large size, the 5th Cycle RHNA Allocation Methodology appendices are available on the RHNA website (www.scag.ca.gov/rhna), and a public copy will be made available at all public meetings and hearings related to the Allocation Methodology.

Proposed RHNA Methodology: Example

City A = 500 units of Projected Household Growth



500 units + 14 units =
514 units of Growth and Vacancy Need

Proposed RHNA Methodology: Sample

514	Growth and vacancy need
+	
6	Replacement need
<hr style="border: 0.5px solid black;"/>	
520	Growth + vacancy need + replacement need

Current Market Excess Vacancy Credit



- Two types
 - Effective Vacancy Credit
 - For sale and for rent units
 - Healthy market assumption depends on existing housing stock
 - Regional credit: 69,105
 - “Other” Vacant Units Credit
 - Vacant due to legal disputes, “shadow inventory”, unknown, etc.
 - Regional credit: 6,286
 - Healthy market assumption of 1.28% across the region

Effective Vacancy Credit: City A

283	Total vacant units for rent and for sale (Census)
-14	Healthy market vacancy need
<hr/>	
269	Surplus vacant units above healthy market need



Calculate City A's *share* of excess vacancy:

269	Surplus vacant units
÷	
86,864	Total regional excess vacancy [fixed]
<hr/>	
0.31%	City A's regional share



Effective Vacancy Credit: City A

Determine share of regional credit:

0.31% City A's regional share

X

69,105 Regional credit [fixed]

216 Excess effective vacancy credit

Excess "Other" Vacant Unit Credit: City A

Determine normal market condition share:

5,000 City A's total housing units (Census)

X

1.28% Percentage of units that are "other"[fixed]

64 Normal market condition assumption

↓

77 City A's total "other" vacant units (Census)

-

64 Normal market condition assumption

13 "Other" vacant units above normal market

Excess "Other" Vacant Unit Credit: City A

Calculate City A's share of excess vacancy:

13 "Other" vacant units above normal market

÷

21,478 total regional excess vacancy [fixed]

0.06% City A's regional share



Determine share of regional credit:

0.06% City A's regional share

X

6,286 Regional credit [fixed]

4 Excess other vacancy credit

Total Excess Vacancy Credit: City A

216 Excess effective vacancy credit

+

4 Excess "other" vacancy credit

220 Total excess vacancy credit

Proposed Methodology: City A

520	Growth + vacancy need + replacement need
-	
220	Total excess vacancy credit
<hr/>	
300	City A Total Draft RHNA Allocation

RHNA Household Allocation (Adjusted for Equity)

Existing Conditions:

Household Income Level	City A	County Distribution
Very Low Income	30.1%	22.9%
Low Income	27.9%	16.8%
Moderate Income	23.5%	18.5%
Above Moderate Income	18.5%	41.8%

To mitigate the over-concentration of income groups each jurisdiction will move 110% towards county distribution in all four categories:

Household Income Level	City A Adjusted Allocation
Very Low Income	$30.1\% - [(30.1\% - 22.9\%) \times 110\%] = 22.2\%$
Low Income	$27.9\% - [(27.9\% - 16.8\%) \times 110\%] = 15.7\%$
Moderate Income	$23.5\% - [(23.5\% - 18.5\%) \times 110\%] = 17.9\%$
Above Moderate Income	$18.5\% - [(18.5\% - 41.8\%) \times 110\%] = 44.2\%$

Final RHNA Allocation

Income Category	City A Adjusted Distribution	RHNA Allocation (units)
Very Low	22.2%	67
Low	15.7%	47
Moderate	17.9%	54
Above Moderate	44.2%	132
Total	100%	300



This Page Left Blank Intentionally

REPORT

DATE: January 5, 2012

TO: Regional Council (RC)
Community, Economic and Human Development (CEHD)
Energy and Environment Committee (EEC)

FROM: Douglas Williford, Deputy Executive Director of Planning and Programs, 213-236-1919,
willifor@scag.ca.gov

SUBJECT: Draft 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and Program Environmental Impact Report (PEIR) Process—Next Steps

EXECUTIVE DIRECTOR'S APPROVAL: 

RECOMMENDED ACTION:
For Information Only – No Action Required.

EXECUTIVE SUMMARY:
On December 1, 2011, the Southern California Association of Governments (SCAG) Regional Council approved the release of the Draft 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) for a 55-day public review and comment period, which commenced on December 20, 2011 and will close on February 14, 2012. The Draft 2012-2035 Program Environmental Impact Report (PEIR) was released on December 30, 2011. The public review and comment period on the Draft PEIR will also close on February 14, 2012. To continue SCAG's cooperative and inclusive outreach process, a number of workshops and public hearings will occur throughout the region from January to February 2012, culminating in the adoption of the Final 2012-2035 RTP/SCS in April 2012.

STRATEGIC PLAN:
This item supports SCAG's Strategic Plan, Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective: a) Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

BACKGROUND:
As the Metropolitan Planning Organization (MPO) representing the Southern California region, SCAG is responsible for the development of the long-range RTP/SCS. The RTP/SCS must be updated through a collaborative, coordinated and continuous process that involves key stakeholders, including six (6) county transportation commissions, Caltrans, transit operators, local jurisdictions, marine and airport authorities, Air Quality Management Districts, state and federal regulatory and resources agencies, interest groups and the public. To provide information and solicit comments on the Draft 2012-2035 RTP/SCS, SCAG will hold outreach workshops with elected officials throughout the region (two per county) and one public hearing in each county. Subsequent input from these workshops, public hearings, and comments received during the public review and comment periods will be discussed at the Joint Regional Council and Policy Committees meeting on March 1, 2012; and possibly a second meeting in March, if necessary. The adoption of the Final 2012-2035 RTP/SCS and certification of the Final PEIR are anticipated in April 2012 at the SCAG Regional Conference and General Assembly. A tentative schedule is provided in the attached flyer.

ATTACHMENT:
Draft 2012-2035 RTP/SCS Next Steps flyer



REGIONAL TRANSPORTATION PLAN
2012-2035 RTP
 SUSTAINABLE COMMUNITIES STRATEGY
 Towards a Sustainable Future



S O U T H E R N C A L I F O R N I A A S S O C I A T I O N O F G O V E R N M E N T S

Draft 2012-2035 Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS)

December 20, 2011

- Release Draft RTP/SCS with Technical Appendices for Public Review and Comment
- Begin Formal Public Review and Comment Period

December 30, 2011

- Release Draft Program Environmental Impact Report (PEIR) for Public Review and Comment
- Launch iRTP website

Next Steps — January – February 2012

- Outreach Workshops with Elected Officials two per county (*open to the public*)
- Public Hearings – a total of six (*dates & locations attached*)

February 14, 2012

- Close of Comment Period for Draft RTP/SCS and PEIR

April 4, 2012

- Regional Council Certification of Final PEIR and Adoption of 2012-2035 RTP/SCS

Workshops with Elected Officials & Public Hearings

VENTURA COUNTY

Workshop: January 6, 2012 / 9:00 a.m.

Camarillo Council Chambers
601 Carmen Drive
Camarillo, CA 93010

Workshop: January 19, 2012 / 12:00 p.m.

Public Hearing following workshop / 2:00 p.m.

Camarillo Library
4101 Las Posas Road
Camarillo, CA 93010

LOS ANGELES COUNTY

Workshop: January 17, 2012 / 3:00 p.m.

Carson Community Center
3 Civic Plaza Drive
Carson, CA 90745

Workshop: February 2, 2012 / 1:00 p.m.

Public Hearing* following workshop / 3:00 p.m.

Southern California Association of Governments (SCAG)
818 W. 7th Street, 12th Floor
Los Angeles, CA 90017

**Videoconferencing for the Los Angeles public hearing will be available at SCAG's regional offices in Imperial, Orange, Riverside, San Bernardino and Ventura counties.*

SAN BERNARDINO

Workshop*: January 18, 2012 / 1:00 p.m.

Public Hearing following workshop / 3:00 p.m.

San Bernardino Associated Governments (SANBAG)
Santa Fe Depot
1170 W. 3rd Street, 2nd Floor (Super Chief Room)
San Bernardino, CA 92410

**Workshop immediately following the 12:00 p.m. SANBAG Plans & Programs Policy Committee meeting*

Workshop: January 20, 2012 / 10:00 a.m.

Development Services Building
Apple Valley Conference Center
14975 Dale Evans Parkway
Apple Valley, CA 92307

**Workshop immediately following the 9:00 a.m. SANBAG Mountain/Desert Committee meeting*

RIVERSIDE COUNTY

Workshop: January 23, 2012 / 10:00 a.m.

Public Hearing following workshop / 1:00 p.m.

County of Riverside Administrative Center
4080 Lemon Street, 1st Floor (Board Chambers)
Riverside, CA 92501

Workshop: January 24, 2012 / 1:00 p.m.

Coachella Valley Association of Governments
73-710 Fred Waring Drive, Room 119
(Executive Committee Board Room)
Palm Desert, CA 92260

IMPERIAL COUNTY

Public Hearing: January 25, 2012 / 2:00 p.m.

Workshop following public hearing / 4:00 p.m.

County of Imperial Administrative Center
940 Main Street
El Centro, CA 92243

Workshop*: February 2, 2012 / 1:00 p.m.

SCAG Imperial County Office
1405 N. Imperial Avenue
El Centro, CA 92243

**Will be available by videoconference from SCAG Main Office in Los Angeles*

ORANGE COUNTY

Workshop: January 26, 2012 / 3:00 p.m.

Public Hearing following workshop / 5:00 p.m.

City of Anaheim, Council Chambers
200 S. Anaheim Boulevard
Anaheim, CA 92805

Workshop: February 6, 2012 / 3:00 p.m.

Brandman University
16355 Laguna Canyon Road
Irvine, CA 92618

The dates and times for all upcoming workshops and public hearings will be posted on the SCAG website at www.scag.ca.gov/rtp2012.

