



Local Planning Factor Survey
7th Cycle Regional Housing Needs Assessment (RHNA)
Southern California Association of Governments

Local Planning Factor Survey

Contact Information

Jurisdiction	
County	
Respondent Name	
Respondent Title	
Respondent Email	
Respondent Phone	

Background and Instructions

In accordance with Government Code 65584.04 (b), SCAG is surveying its member jurisdictions on local planning factors. Responses to this survey will help inform the development of the 7th Cycle RHNA methodology. For each planning factor listed below, please describe the opportunity or constraint level it has on your jurisdiction. The planning factors in the table below are abbreviated. For the full language used, please refer to Government Code Section 65584.04 (e) or the attached reference list.

Please note that information provided may not be used as a basis for reducing the total housing need for the SCAG region established by the Regional Housing Needs Determination (RHND). Additionally, pursuant to Government Code Section 65584.04 (g), there are several criteria that cannot be used to determine or reduce a jurisdiction's RHNA allocation:

- (1) Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
- (2) Underproduction of housing units as measured by the last RHNA cycle allocation
- (3) Stable population numbers as measured by the last RHNA cycle allocation

Responses must be reviewed and approved by the City Manager, County Chief Executive Officer (CEO), equivalent official, or designee prior to submittal to SCAG. Please complete this survey and submit by 5:00 pm on January 29, 2027. If you have any questions about the survey, please contact housing@scag.ca.gov.

Planning Factors

Planning Factor	Opportunity/Constraint Level on Jurisdiction				Explanation
	High	Moderate	Low	None	
Lack of local housing available to meet the needs of workers (especially lower-wage workers) and imbalance between projected job growth and household growth	☐	☐	☐	☐	
Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control	☐	☐	☐	☐	
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	☐	☐	☐	☐	

Planning Factor	Opportunity/Constraint Level on Jurisdiction				Explanation
	High	Moderate	Low	None	
Lands protected from development under Federal or State programs to protect open space, farmland, environmental habitats, and natural resources	☐	☐	☐	☐	
County policies to preserve agricultural land	☐	☐	☐	☐	
Emergency evacuation route capacity, wildfire risk, sea level rise, and other impacts caused by climate change	☐	☐	☐	☐	

Planning Factor	Opportunity/Constraint Level on Jurisdiction				Explanation
	High	Moderate	Low	None	
Opportunities to accommodate housing growth near public transportation and existing transportation infrastructure	☐	☐	☐	☐	
Agreements between a county and cities to direct growth to incorporated areas of the county	☐	☐	☐	☐	
Loss of low-income units through contract expirations	☐	☐	☐	☐	

Planning Factor	Opportunity/Constraint Level on Jurisdiction				Explanation
	High	Moderate	Low	None	
Rent burdened and severely rent burdened households	☐	☐	☐	☐	
High rate of overcrowding	☐	☐	☐	☐	
Farmworker housing needs	☐	☐	☐	☐	

Planning Factor	Opportunity/Constraint Level on Jurisdiction				Explanation
	High	Moderate	Low	None	
Housing needs generated by the presence of a university campus within the jurisdiction	☐	☐	☐	☐	
Housing needs of individuals and families experiencing homelessness	☐	☐	☐	☐	
Loss of units during a declared state of emergency that have yet to be rebuilt at the time of this survey	☐	☐	☐	☐	

Planning Factor	Opportunity/Constraint Level on Jurisdiction				Explanation
	High	Moderate	Low	None	
The region's greenhouse gas emission targets provided by the California Air Resources Board	☐	☐	☐	☐	
Development pattern in the region's sustainable communities strategy of the regional transportation plan	☐	☐	☐	☐	
Federally owned lands and military installations, including military bases and training facilities	☐	☐	☐	☐	
Other: _____	☐	☐	☐	☐	

Submission Verification

☐ By checking this box, I certify that my jurisdiction's responses have been reviewed and approved by the City Manager, County CEO, equivalent official, or their designee prior to submission.

Next Steps

Thank you for completing SCAG's Local Planning Factor Survey. Your contributions will help SCAG as it develops the 7th Cycle RHNA methodology. Results will be analyzed by SCAG staff and shared as part of the proposed RHNA methodology process.

For Reference Only
Not For Submission



Affirmatively Furthering Fair Housing (AFFH) Survey
7th Cycle Regional Housing Needs Assessment (RHNA)
Southern California Association of Governments

Affirmatively Furthering Fair Housing (AFFH) Survey

Contact Information

Jurisdiction	
County	
Respondent Name	
Respondent Title	
Respondent Email	
Respondent Phone	

Background and Instructions

Pursuant to Government Code Section 65584.04, SCAG is surveying local jurisdictions regarding issues, strategies, and actions related to affirmatively furthering fair housing (AFFH) as part of its development of the proposed methodology for the 7th Cycle Regional Housing Needs Assessment (RHNA). Information related to AFFH may be obtained from Assessments of Fair Housing (AFH), Analysis of Impediments (AI), Housing Element's AFFH analysis, community engagement efforts, and other relevant sources. Please note that the information provided may not be used as a basis for reducing the total housing need for the SCAG region established by the Regional Housing Needs Determination (RHND).

Please complete the questions below about AFFH issues, strategies, and actions in your community and submit your answers no later than 5:00 pm on January 29, 2027. Responses must be reviewed and approved by the City Manager, County Chief Executive Officer (CEO), equivalent official, or designee prior to submittal to SCAG. If you have any questions about the survey, please contact housing@scag.ca.gov.

Survey Questions

Section 1: Fair Housing Issues

1. What data sources does your jurisdiction use to assess fair housing issues? Please check all that apply:

- ☐ Housing Element AFFH Analysis
- ☐ Environmental Justice Element
- ☐ Community-based Research

- ☐ American Community Survey, Census Bureau, and other government datasets
- ☐ Community Outreach Events and Surveys
- ☐ Assessment of Fair Housing (AFH)
- ☐ Analysis of Impediments to Fair Housing Choice (AI)
- ☐ Other (please describe): _____

2. Describe demographic trends and patterns in your jurisdiction over the past ten years. Do any groups experience disproportionate housing needs or barriers to housing opportunity?

3. Are there areas within your jurisdiction that have historically experienced racial, ethnic, or economic segregation? If yes, have conditions improved, worsened, or remained unchanged during the 6th Cycle?

4. Are there areas within your jurisdiction that experience disproportionately high exposure to environmental burdens or climate risks (e.g., extreme heat, flooding, wildfire risk, poor air quality, industrial emissions)?

5. What fair housing issues are identified in your jurisdiction's 6th Cycle Housing Element AFFH analysis? Please check all that apply and describe the issues that are most prevalent in your community.

- ☐ Underproduction of affordable housing

- ☐ Housing cost burden
- ☐ Limited affordable housing near transit and job centers
- ☐ Loss of existing deed-restricted or naturally occurring affordable housing
- ☐ Overcrowding
- ☐ Patterns of racial and/or economic segregation and concentrated poverty
- ☐ Housing discrimination
- ☐ Environmental justice issues
- ☐ Climate vulnerability and environmental hazards
- ☐ Community opposition to affordable and supportive housing
- ☐ Unequal access to employment centers, schools, open space, and other community resources
- ☐ Displacement risks
- ☐ Lack of housing for individuals with disabilities
- ☐ Lack of housing for individuals experiencing homelessness
- ☐ Lack of family-sized housing
- ☐ Limited housing choice
- ☐ Disparities in homeownership rates
- ☐ Exclusionary land use practices
- ☐ Other: _____

6. Are there barriers to accommodating additional housing in high-resource or high-opportunity areas in your jurisdiction? If yes, please describe.

7. What regional conditions (e.g. housing affordability, funding availability, infrastructure constraints etc.) tend to hinder fair housing outcomes the most in your local community?

Section 2: Fair Housing Strategies and Actions

8. Which public engagement strategies do you use to encourage participation in planning processes related to fair housing? Please check all that apply.

Strategy		
Partnership with non-profit and community-based organizations	☐	
Partnership with faith-based organizations	☐	
Partnership with schools	☐	
Partnership with health institutions	☐	
Public hearings	☐	
Variety of venues and times to hold community meetings	☐	
Door-to-door outreach	☐	
Increased mobile and digital engagement	☐	
Multilingual outreach	☐	
Pop-up/community event outreach	☐	
Other (please describe): _____	☐	

9. What steps has your jurisdiction undertaken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

10. What steps has your jurisdiction undertaken to avoid, minimize, or mitigate the displacement of low-income households?

11. Which AFFH strategies were identified in your 6th Cycle Housing Element? What progress has your jurisdiction made on implementing these strategies?

12. What lessons from implementation of your 6th Cycle Housing Element should be considered in developing the 7th Cycle RHNA methodology to better AFFH?

Submission Verification

☐ By checking this box, I certify that my jurisdiction's responses have been reviewed and approved by the City Manager, County CEO, equivalent official, or their designee prior to submission.

Next Steps

Thank you for completing SCAG's AFFH Survey. Your contributions will help SCAG as it develops the 7th Cycle RHNA methodology. Pursuant to Government Code Section 65584.04(c), SCAG will electronically report the results of this survey, including common themes and an analysis of barriers to affirmatively further fair housing at the regional level.

Local Planning Factors in Government Code Section 65584.04(e)

(1) Each member jurisdiction's existing and projected jobs and housing relationship. This shall include an estimate based on readily available data on the number of low-wage jobs within the jurisdiction and how many housing units within the jurisdiction are affordable to low-wage workers as well as an estimate based on readily available data, of projected job growth and projected household growth by income level within each member jurisdiction during the planning period.

(2) The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:

(A) 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.

(B) 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. The council of governments 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. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.

(C) 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, including land zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts conversion to nonagricultural uses.

(D) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot

measure that was approved by the voters of that jurisdiction that prohibits or restricts its conversion to nonagricultural uses.

(E) Emergency evacuation route capacity, wildfire risk, sea level rise, and other impacts caused by climate change.

(3) 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.

(4) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of the jurisdiction that prohibits or restricts conversion to nonagricultural uses.

(5) The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.

(6) The percentage of existing households at each of the income levels listed in subdivision (f) of Section 65584 that are paying more than 30 percent and more than 50 percent of their income in rent.

(7) The rate of overcrowding.

(8) The housing needs of farmworkers.

(9) (A) 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, the distribution of those students among jurisdictions within the region, and for a campus of the California State University or the University of California, the optimization of transit, pedestrian, and other nonvehicle trip efficiency by students to the campus, including off-campus facilities.

(B) (i) No more than six months before the development of the methodology, the Regents of the University of California are requested to, and the Trustees of the California State University shall, provide to each council of governments a forecast of changes in enrollment levels at its campuses, including off-campus facilities, within the region, based on factors including, but not limited to, (I) cohort progression projections, (II) improvements in the percentage of California residents meeting university admission and transfer standards, and (III) improvements in degree completion by noncohort students. The forecast shall not be limited to students who will be recent high school graduates. The

Regents of the University of California are requested to, and the Trustees of the California State University shall, provide copies of the forecast to the Director of Finance, the Director of Housing and Community Development, and the Chairperson of the Joint Legislative Budget Committee.

(ii) Clause (i) shall apply to the seventh and each subsequent housing element cycle, except as specified in clause (iii).

(iii) With respect to all of the following councils of governments, clause (i) shall apply to the eighth and each subsequent housing element cycles:

(I) The Humboldt County Association of Governments.

(II) The Lake Area Planning Council.

(III) The Mendocino Council of Governments.

(C) The Regents of the University of California are requested to, and the Trustees of the California State University shall, provide trip and travel data to the council of governments upon request.

(10) The housing needs of individuals and families experiencing homelessness. If a council of governments has surveyed each of its member jurisdictions pursuant to subdivision (b) on or before January 1, 2020, this paragraph shall apply only to the development of methodologies for the seventh and subsequent revisions of the housing element.

(11) The loss of units during a state of emergency that was declared by the Governor pursuant to the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2), during the planning period immediately preceding the relevant revision pursuant to Section 65588 that have yet to be rebuilt or replaced at the time of the analysis.

(12) The region's greenhouse gas emissions targets provided by the State Air Resources Board pursuant to Section 65080.

(13) The development pattern set forth in the region's sustainable communities strategy of its regional transportation plan.

(14) Any other factors adopted by the council of governments, that further the objectives listed in subdivision (d) of Section 65584, provided that the council of governments specifies which of the objectives each additional factor is necessary to further. The council of governments may include additional factors unrelated to furthering the objectives listed in subdivision (d) of Section 65584 so long as the additional factors do not undermine the objectives listed in subdivision (d) of Section 65584 and are applied equally across all

household income levels as described in subdivision (f) of Section 65584 and the council of governments makes a finding that the factor is necessary to address significant health and safety conditions.