



CITY OF LA MIRADA
DEDICATED TO SERVICE

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March 2, 2020

SENT VIA EMAIL

Kome Ajise, Executive Director
Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700
Los Angeles, CA 90017

SUBJECT: REQUEST TO AMEND RHNA METHODOLOGY FOR 6TH CYCLE

Dear Mr. Ajise:

The City of La Mirada requests SCAG to amend the Regional Housing Needs Assessment (RHNA) methodology to reinstate local input as a factor in the existing need. The City of Cerritos recently submitted a proposal dated February 4, 2020, which recommends that household growth forecasts be included in the calculations for the existing need as follows: household growth (33.3%), job accessibility (33.3%), and population within high quality transit areas (33.3%). These household growth projections are important, as they take into consideration the unique characteristics of each jurisdiction. Moreover, these growth projections more closely align the RHNA with the development pattern established within Connect SoCal as required by State law. Finally, as stated in the staff-recommended RHNA methodology staff report for the Regional Council meeting held November 7, 2019, including household growth into the existing need would further the five objectives of State housing law.

Furthermore, the City of La Mirada requests that SCAG object again to the Department of Housing and Community Development (HCD) for the way it made its regional determination [see Government Code Section 65584.01(a)]. The Department of Finance recently updated its population projections, which show a significant decrease compared to its previous forecast. Similar muted regional population growth forecasts have been presented recently by the LAEDC and Chapman University. The regional determination of 1.34 million housing units combined with an inequitable RHNA methodology are setting up local jurisdictions for failure to comply with State housing law.

The City of La Mirada requests the CEHD Policy Committee and Regional Council consider these two recommendations prior to the adoption of the RHNA. While it is recognized that such actions may interfere with time constraints established by State law, the major impacts proposed under the existing RHNA methodology will affect jurisdictions well over the next decade and beyond. Therefore, it is imperative that the RHNA be finalized in a way that is equitable and attainable in responding to the housing crisis.

Sincerely,

CITY OF LA MIRADA

Jeff Boynton
City Manager