

CITY OF HAWTHORNE



4455 West 126th Street • Hawthorne, California 90250-4482

September 12, 2019

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

Subject:

The City of Hawthorne appreciates the opportunity provided by SCAG to comment on the proposed RHNA methodology for the 6th Housing Element Cycle. On September 10, 2019, the City Council reviewed the three methodology methods proposed by SCAG and, at this time, finds that each methodology is difficult to support due to concerns with the underlying assumptions. Furthering our concern is the impact from the RHNA distribution by the state Department of Housing and Community Development (HCD) causing the housing unit allocation for each methodology to greatly exceed any previous allocation for the City of Hawthorne.

Hawthorne will continue to address housing in compliance with Housing Element law. During the 5th RHNA cycle, the City of Hawthorne's total allocation was 683. The City's Housing Element for the period of 2013-2021 was updated to include a housing plan establishing goals, policies, programs and objectives to address the identified housing needs. Our efforts have demonstrated substantial success in achieving identified housing production and preservation goals. We will continue to consider high density multi-family development in areas that are appropriate and will focus in-fill development along our commercial corridors and multi-family zone districts.

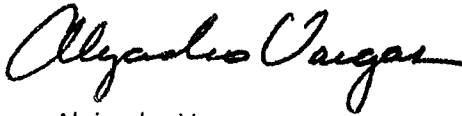
On August 22, 2019, the California Department of Housing and Community Development (HCD) issued a RHNA Determination of 1,344,740 total housing units to the SCAG region. This is significantly more than the housing units anticipated by SCAG when the RHNA methodologies were created. Of the three methodology options proposed for this 6th RHNA cycle, all three options yield a number higher than the 5th RHNA cycle. In the case of the 6th RHNA cycle and using SCAG's calculations on the RHNA methodologies released in June 2019, the City of Hawthorne would have a RHNA allocation of 5,509 housing units under Option 1, 7,251 housing units under Option 2 and 1,422 housing units under Option 3.

The City of Hawthorne strongly supports an action by SCAG to file an Objection to the HCD determination of 1,344,740. After reviewing the methodology options provided by SCAG utilizing the HCD determination, the City of Hawthorne does not believe enough available sites could be identified to accommodate upwards of 7,251 housing units in the next Housing Element cycle. The City of Hawthorne

would support a RHNA methodology that includes the local input process, recognizes the existing population density of local communities and builds upon the collaborative process and determinations within the 2020 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS).

The City of Hawthorne appreciates the efforts by SCAG to critically evaluate the HCD determination and supports creating a RHNA methodology that is fair and equitable to all the jurisdictions in the SCAG region.

Sincerely,

A handwritten signature in black ink, appearing to read "Alejandro Vargas". The signature is fluid and cursive, with a long horizontal stroke at the end.

Alejandro Vargas
Mayor

cc: City Council
City Manager
SBCCOG