

Marsha Swanson, Mayor, District 5  
Dustin Nigg, Mayor Pro Tem, District 2  
Bridgette Moore, Council Member, District 4  
Ben J. Benoit, Council Member, District 1  
Joseph Morabito, Council Member, District 3



23873 Clinton Keith Road, Suite 201  
Wildomar, CA 92595  
951-677-7751 Phone  
951-698-1463 Fax  
www.CityofWildomar.org

September 12, 2019

The Honorable Peggy Huang, Chair  
RHNA Subcommittee  
Southern California Association of Governments  
900 Wilshire Blvd, Ste. 1700  
Los Angeles, CA 90017

**Subject: Regional Housing Needs Assessment Allocation (RHNA) Methodology (6<sup>th</sup> Cycle)**

Dear Ms. Huang,

The City of Wildomar would like to thank you for the opportunity to provide comments on the Regional Housing Needs Assessment (RHNA) draft methodology options for the SCAG region. We would like to stress that Wildomar is an active partner in this process and is willing to take on its fair share of the region's housing needs. However, it is important for the City, as well as for all of the partnering jurisdictions, that the selected RHNA allocation methodology is equitable, achievable and results in sustainable development.

The City of Wildomar has reviewed each of the three (3) RHNA draft methodology options released for public input. Based on our review, the City supports **Option #2** as the preferred option for the region due to the following reasons:

- Option 2 does not separate existing and projected need which unfairly hurts small jurisdictions like Wildomar;
- Option 2 is based on a population share that results in a more objective and balanced approach to RHNA, and is not based on projections which can change;
- Option 2 includes a proximity to transit (HQTA) calculation which we feel is more fair; and
- Option 2 is the least complex of the methodologies; and
- Option 2 is the least impactful to the City especially since HCD has historically been unwilling to modify its current zoning density standard of 30 units/acre to achieve affordable housing. This "one size fits all" density requirement significantly impacts smaller rural and semi-rural communities like Wildomar.

The City of Wildomar also recommends that SCAG appeal the regional determination number provided by the California Department of Housing and Community Development (HCD) as we believe SCAG has substantial basis to do so. These regional numbers seem unfairly high for our region.

For the reasons identified above, the City of Wildomar supports RHNA Methodology **Option 2** because it is the most appropriate for the SCAG Region.

The Honorable Peggy Huang, Chair  
RHNA Methodology Letter  
September 12, 2019  
Page 2

The City appreciates the opportunity to provide input into the RHNA methodology process. Should you have any questions, please contact me via phone at (951) 677-7751, Ext. 213, or email at [mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org).

Sincerely,

A handwritten signature in blue ink that reads "Matthew Bassi".

Matthew C. Bassi  
Planning Director

Cc: Gary Nordquist, City Manager