

## Ma'Ayn Johnson

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**From:** Gail Shiomoto-Lohr <[REDACTED]>  
**Sent:** Sunday, December 2, 2018 10:34 AM  
**To:** Regional Housing  
**Cc:** Wilberg, Dennis; Keith Rattay; Lister, Elaine; Larry Longenecker; Bucknum, Wendy; Wendy Bucknum; Trish Kelley; Marnie O'Brien Primmer; Marika Modugno Poynter; Kim, Susan; ddiiep@[REDACTED]; Kome Ajise; Joann Africa; Kevin Kane; Ma'Ayn Johnson  
**Subject:** City of Mission Viejo Comments: SCAG RHNA Subcommittee Meeting Agenda Packet of 12/03/2018  
**Attachments:** RHNA Subcommittee Agenda Packet of 12-03-2018\_City of Mission Viejo Comments.pdf

Dear Interested Parties:

The City of Mission Viejo has had an opportunity to review the agenda packet for the 12/03/2018 SCAG RHNA Subcommittee meeting.

Based upon our review of the staff reports, the City of Mission Viejo has identified policy and technical questions on certain agenda items, which are summarized in the attachment. The City of Mission Viejo would greatly appreciate if SCAG staff could consider and address said questions, either at the 12/03/2018 SCAG RHNA Subcommittee meeting or in any future meetings.

Gail Shiomoto-Lohr, representing the City of Mission Viejo, will also be present at the 12/03/2018 RHNA Subcommittee meeting to submit these questions for SCAG's consideration, as part of the Public Comment portion of the meeting.

With appreciation,

Gail Shiomoto-Lohr, representing the City of Mission Viejo  
[REDACTED]  
[REDACTED]

**City of Mission Viejo Comments and Questions  
 SCAG RHNA Subcommittee Agenda Packet\_12-03-2018 Meeting**

Agenda Item	Agenda Title	Page	City of Mission Viejo Comments and Questions
3	Proposed Final RHNA Subcommittee Charter	Subcommittee Charter: Page 2 of 2	<p><u>RHNA Trades and Transfers</u>: The Proposed Final RHNA Subcommittee Charter (Responsibilities Section, page 2 of 2) identifies that the RHNA Subcommittee would review and make decisions on the criteria for trades and transfers of RHNA allocations.</p> <p><u>Question</u>: Is the opportunity for RHNA trades and transfers maintained in housing statute, after the legislative amendments resulting from SB 828 and AB 1771? If not, should this reference be deleted in the RHNA Subcommittee charter?</p>
5	RHNA Subregional Delegation	Staff Report: Page 3 of 4	<p><u>Understanding the Benefits of RHNA Subregional Delegation: Different Methodology</u>: Page 3 of the staff report identifies that one of the benefits to accepting RHNA subregional delegation, is that " Delegate subregions develop their own methodology and <i>are not subject to SCAG's review process.</i>"</p> <p><u>Question</u>: Page 3 of the draft Subregional delegation agreement (Exhibit B: Section III. Duties of SCAG: Review of Subregional Allocation Methodology) states that a subregional allocation methodology is subject to review by both State HCD and SCAG, to insure consistency with state housing statute and with the RHNA agreement. This provision seems to require that the methodology undergo a review process by SCAG, in addition to State HCD. Please clarify.</p>

**City of Mission Viejo Comments and Questions  
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Agenda Item	Agenda Title	Page	City of Mission Viejo Comments and Questions
5	RHNA Subregional Delegation	Exhibit B: Delegation Agreement: Page 5 of 11	<p><u>Financial Assistance to Subregions for Subregional RHNA Delegation:</u> Section V: Financial Assistance (Exhibit B: Delegation Agreement, page 5 of 11) states that financial assistance will be provided by SCAG to subregions that undertake RHNA subregional delegation, in the amount not to exceed \$2,500 for each local jurisdiction in the subregion. The Delegation Agreement further states that subregions shall be responsible for any additional costs beyond this allocation.</p> <p><u>Question:</u> Please clarify if subregions are wholly responsible for any legal challenges that may be filed against the subregion on the RHNA allocation. Will SCAG provide any legal consultation or assistance on any legal challenges that are filed against the Subregion on its RHNA allocation?</p>
6	SCAG's Regional Growth Forecast and Recent Housing Related Data Trends	Presentation: Page 3, First Slide  Page 5, Second Slide	<p><u>Occupants Per Room (Overcrowding):</u> The slide presentation identifies key data elements that will be considered in the development of SCAG's regional housing need for the next RHNA cycle. One of the new elements that SCAG will be required to analyze, per recent housing statute changes, is "overcrowding." The first slide on page 3 and the second slide on page 5 of the slide presentation, identify that "overcrowding" is based on the number of occupants per room, defined as housing units with more than one resident per room.</p> <p><u>Questions:</u></p> <p>a) In future presentations on the definition of "overcrowding," could a footnote be provided that identifies which types of rooms qualify for an occupancy count, and which rooms are excluded?</p> <p>b) The first slide on page 6 identifies that SCAG's overcrowding rate of 9.8% is the highest in the nation. From a policy perspective, will the SCAG region be required to adjust its regional housing need by adding more units to some as-yet-undetermined level, to address overcrowding? Has State HCD provided any guidance or clarification on this issue?</p>