RHNA REFORM PUBLIC LISTENING SESSION

1 PM – 3 PM
June 22 & 27, 2023

WELCOME

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Today's Agenda

• Welcome (20 min)
  • House Rules
  • Background/ Purpose of RHNA Reform
  • 2022 Engagement Process
  • HCD’s Outreach Process
  • Timeline

• Information Session (15 min)
  • Comment Review Process
  • Recommendations

• Input Session (70 min)
  • Feedback on Recommendations

• Next steps (10 min)

House Rules

• Be considerate and respectful
• Listen & don’t talk over others
• Refrain from harassing, discriminatory or demeaning conduct
• Inappropriate misconduct may result in immediate removal from the session
Background/ Purpose of RHNA Reform

- Issues were raised in 6th RHNA cycle process
  - Calculation of regional determination
  - Factors used to determine housing distribution in the methodology
  - Role of Connect SoCal household projections
  - And more!

- SCAG committed to review these issues and facilitate conversations with HCD to reform RHNA

State RHNA Reform

- AB 101 (2019) requires the California Department of Housing and Community Development (HCD) to “develop a recommended improved RHNA allocation process and methodology that promotes and streamlines housing development and substantially addresses California's housing shortage”

- Includes statewide stakeholder participation

- Limited to RHNA (Government Code 65584 through 65584.2)
  - Does not include zoning or housing element issues

- HCD must submit a report to the Legislature by December 31, 2023
SCAG RHNA Reform Process

• Initial engagement in 2022 to gather input and feedback on RHNA reform.

• Feedback was reviewed and draft recommendations have been prepared for public input through June 30:
  • Survey
  • Two virtual public listening sessions
  • Additional comments to housing@scag.ca.gov

• Draft recommendations will be presented to CEHD and Regional Council for feedback in August and September 2023.

• The recommendations will inform a comment letter to HCD by early–mid–September

SCAG RHNA Reform Timeline
INFORMATION SESSION

Comment Review Process & Recommendations

- SCAG Staff reviewed written and verbal comments
  (written comments available online)

Four Themes:

1. Regional Determination
2. Methodology
3. Appeals
4. Other

27 Recommendations
INPUT SESSION

Feedback on Recommendations

- Legislative changes
- SCAG and/or HCD Administrative Changes
- 7th cycle RHNA recommendations
- No change

Determination
Methodology
Appeals
Other
### Legislative Change Recommendations

- [1] Decades of existing housing should be spread over multiple RHNA cycles.

- Increase transparency by:
  - [2] Establish procedures to publicize data sources
  - [5] Establish formal processes to document considerations and convene a panel of experts

- Codify an earlier date to receive a regional determination:
  - [7] Allows more time to develop and review the methodology
  - [7] Additional time for appeals

- [2, 23] Reinstate trade and transfer with limitations that ensure furthering AFFH determination

### SCAG and/or HCD Administrative Changes

- [4] Continue furthering a strong jobs and housing relationship as part of conversations with HCD (SCAG and HCD)

- [22] Support consideration of RHNA allocations for housing funding opportunities (SCAG and HCD)

- [25] Ensure more time between the issuance of final RHNA allocation and housing element adoption (SCAG)

- [27] Request HCD review housing element law to address challenges to housing building and production (SCAG and HCD)
**7th Cycle RHNA and Methodology Recommendations**

- [14] Consider factors not included in the 6th cycle methodology, such as:
  - Unavailable land for development or sites
  - Density and overcrowding
  - Presence of a university
  - Remote work

**Methodology**

- [10] Assumptions of factors used in the methodology such as horizon years (e.g., long-term forecasts for jobs and transit)
- [11] Methods to include equity and further AFFH (e.g., formulas to designate disadvantaged communities)
- [13] Methods and approaches to continue a strong jobs housing relationship and additional methods to consider transit as a factor

**Appeals**

- [19] Explore preparation of guiding materials and information for filing appeals
**No Change**

- [3] Continue to exclude institutional populations (e.g., dormitories, prisons, and nursing homes), market factors, and available land and development capacity.

**Methodology**
- Continue to:
  - [8] Encourage jurisdictions to consider potential for increased residential development using alternative zoning ordinances and land use restrictions.
  - [12] Ensure higher income jurisdictions receive their share of regional need.
  - [9] Link common goals of the Connect SoCal (RTP/SCS) and RHNA and ensure that the RHNA is consistent with the development pattern of the SCS.

**Appeals**
- Continue:
  - [17] Allowing other jurisdictions to appeal another jurisdiction’s RHNA allocation.
  - [18] Current bases for appeal and review use of other factors in the 7th cycle methodology.
  - [20] Reviewing merits of each appeal to maintain transparency and fairness.

**Other**
- Continue:
  - [26] To apply audit findings to reform the RHNA process without separately auditing SCAG’s 6th cycle regional determination.
Other Issues

• Are there other issues not covered in recommendations?

Next Steps

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<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>June 27, 2023</td>
<td>Public listening session #2</td>
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<tr>
<td>June 30, 2023</td>
<td>End of SCAG outreach period</td>
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<tr>
<td>July 1, 2023</td>
<td>HCD progress update to Legislature</td>
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<tr>
<td>Aug 16, 2023</td>
<td>Special CEHD meeting</td>
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<td>Sep 7, 2023</td>
<td>Sept. Regional Council meeting</td>
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<td>Early Sept. 2023</td>
<td>Submit comment letter on approved recommendations to HCD</td>
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<tr>
<td>Dec. 31, 2023</td>
<td>Due date for HCD’s report to the Legislature on RHNA Reform</td>
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THANK YOU!

For more information, please visit:

https://scag.ca.gov/rhna-reform