
From: c.dreike <[REDACTED]>
Sent: Wednesday, January 13, 2021 11:34 AM
To: Regional Housing <Housing@scag.ca.gov>; [REDACTED]
Subject: Fwd: RHNA new (old) information

To whom it may concern.

The letter below was sent to Assembly Person Al Muratsuchi on July 15, 2020 and sent to the Torrance City Council on Sunday January 10, 2021. Please take those facts into consideration. None of the state statistics support the RHNA numbers being distributed. It is your job to protect our cities, NOT HCD, and to have this corrected. Please return the entire Southern California RHNA numbers to HCD with refusal to distribute until the numbers match reality.

Regards,
Chris Dreike,
Torrance, CA
[REDACTED]

Dear Mayor and Council,

Below is information provided to Al Muratsuchi in a zoom meeting we had with him in July of last year. I think it is relevant to any argument with SCAG regarding the RHNA numbers. I hope this may be helpful or at least enlightening.

Best Regards,
Chris Dreike

Torrance
[REDACTED]

7/15/2020

Thank you Assemblyman Muratsuchi for meeting with us today. I will provide some population growth perspective on why the current raft of housing bills are unnecessary. I have found this information primarily in a May 1, 2020 report by the California Department of Finance (1) and also from Dept. of Housing and Community Development (2) and SCAG (3).

In 2019 California's population grew by only 0.2 percent, continuing an historically slow growth trend since the Great Recession. 0.2% equates to an increase of 80,000 people per year. According to the charts, the population growth rate has been declining consistently since 1991 and there is no indication that the growth rate will increase.

Los Angeles County, the state's most populous county, has now lost population the last two years, dropping 0.3 percent in 2018 and 0.1 percent in 2019. Torrance, Redondo, Hermosa, Manhattan, Carson all lost population.

2019 is the first time the state has added more housing units than people. We are now building more housing than we need. Continuing an 8 year trend, we are now building more apartments than single family homes by about 8600 units.

In looking at Housing and Community Development RHNA calculations, HCD is projecting a need for over 1.3 million housing units by October 2029 ONLY in the SCAG region. Further, SCAG has objected (3) to this large number and countered with a total need of 800-900,000. Juxtapose both of these estimates with a constant 0.2% population growth driven need for housing of approximately 400-600,000 units for the entire state over this period. And the questions arise, "Why is the legislature creating all of these housing bills?" and "Why have the RHNA estimates not been reduced to match the data?".

Thank you for your time and please consider a NO vote on the housing measures.

Links to the official reports:

- 1) http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-1/documents/E-1_2020PressRelease.pdf
- 2) <https://scag.ca.gov/sites/main/files/file-attachments/hcd-scag-rhna-final-determination-101519.pdf?1602190258>
- 3) <http://www.scag.ca.gov/programs/Documents/RHNA/SCAG-Objection-Letter-RHNA-Regional-Determination.pdf?1602190274>

Best Regards,
Chris Dreike
Torrance
[REDACTED]

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Scientists seek to understand what is, while engineers seek to create what never was. As the "Bad Astronomer" Phil Plait says, "Teach a man to reason, and he can think for a lifetime."