



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
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SPECIAL MEETING OF THE

COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE

***Members of the Public are Welcome to Attend
In-Person & Remotely***

***Wednesday, August 16, 2023
9:30 a.m. – 12:30 p.m.***

To Attend In-Person:

**SCAG Main Office – Policy B Meeting Room
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017**

To Watch or View Only:

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To Attend and Participate by Phone:

**Call-in Number: 1-669-900-6833
Meeting ID: 116 153 109**

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If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Maggie Aguilar at (213) 630-1420 or via email at aguilarm@scag.ca.gov. Agendas & Minutes are also available at: www.scag.ca.gov/committees.

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Instructions for Participating and Public Comments

Members of the public can participate in the meeting via written or verbal comments.

1. **In Writing:** Written comments can be emailed to: ePublicComment@scag.ca.gov. Written comments received **by 5pm on Tuesday, August 15, 2023**, will be transmitted to members of the legislative body and posted on SCAG’s website prior to the meeting. You are **not** required to submit public comments in writing or in advance of the meeting; this option is offered as a convenience should you desire not to provide comments in real time as described below. Written comments received after 5pm on Tuesday, August 15, 2023, will be announced and included as part of the official record of the meeting. Any writings or documents provided to a majority of this committee regarding any item on this agenda (other than writings legally exempt from public disclosure) are available at the Office of the Clerk, at 900 Wilshire Blvd., Suite 1700, Los Angeles, CA 90017 or by phone at (213) 630-1420, or email to aguilarm@scag.ca.gov.

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2. **Remotely:** If participating in real time via Zoom or phone, please wait for the presiding officer to call the item for which you wish to speak and use the “raise hand” function on your computer or *9 by phone and wait for SCAG staff to announce your name/phone number.
3. **In-Person:** If participating in-person, you are invited but not required, to fill out and present a Public Comment Card to the Clerk of the Board or other SCAG staff prior to speaking. It is helpful to indicate whether you wish to speak during the Public Comment Period (Matters Not on the Agenda) and/or on an item listed on the agenda.

General Information for Public Comments

Verbal comments can be presented in real time during the meeting. Members of the public are allowed a total of 3 minutes for verbal comments. The presiding officer retains discretion to adjust time limits as necessary to ensure efficient and orderly conduct of the meeting, including equally reducing the time of all comments.

For purpose of providing public comment for items listed on the Consent Calendar, please indicate that you wish to speak when the Consent Calendar is called. Items listed on the Consent Calendar will be acted on with one motion and there will be no separate discussion of these items unless a member of the legislative body so requests, in which event, the item will be considered separately.

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

TELECONFERENCE AVAILABLE AT THESE ADDITIONAL LOCATIONS

<p>Ashleigh Aitken City of Anaheim - City Hall 200 S Anaheim Blvd. Anaheim, CA 92805</p>	<p>Cindy Allen Long Beach Civic Center 411 W Ocean Blvd Long Beach, CA 90802</p>	<p>Valerie Amezcua City of Santa Ana - City Hall 20 Civic Center Plaza, Room 813 Santa Ana, CA 92701</p>
<p>Wendy Bucknum City of Mission Viejo - City Hall 200 Civic Center Serenata Conference Room Mission Viejo, CA 92691</p>	<p>Debra Dorst-Porada City of Ontario - City Hall 303 East B Street Conference Room 1 Ontario, CA 91764</p>	<p>Bob Engler City of Thousand Oaks Civic Arts Center 2100 Thousand Oaks Blvd Thousand Oaks, CA 91362</p>
<p>Rose Espinoza City of La Habra - City Hall 110 E La Habra Blvd La Habra, CA 90631</p>	<p>Waymond Fermon 82566 Craymill Drive Indio, CA 92203</p>	<p>Margaret E. Finlay 2221 Rim Road Duarte, CA 91008</p>
<p>Claudia Frometa City of Downey - City Hall 11111 Brookshire Ave Downey, CA 90241</p>	<p>Mark E. Henderson Torrance Area Chamber of Commerce 2355 Crenshaw Blvd., Suite 125 Torrance, CA 90501</p>	<p>Cecilia Hupp City of Brea - City Hall 1 Civic Center Plaza, 3rd Floor Brea, CA 92821</p>
<p>Kathleen Kelly 46-100 Burroweed Lane Palm Desert, CA 92260</p>	<p>Lauren Kleiman City of Newport Beach - City Hall 100 Civic Center, D2 Newport Beach, CA 92660</p>	<p>Matt LaVere Ventura County Government Center 800 S Victoria Ave., Fourth Floor Ventura, CA 93009</p>
<p>Jed Leano San Gabriel Council of Governments 1333 S. Mayflower Ave., Ste. 360 Monrovia, CA 91016</p>	<p>Anni Marshall City of Avalon - City Hall 410 Avalon Canyon Rd Avalon, CA 90704</p>	<p>Casey McKeon Heslin Holdings 23421 South Pointe Dr., Suite 270 Laguna Hills, CA 92653</p>
<p>John A. Mirisch City of Beverly Hills - City Hall 455 N. Rexford Drive, 4th Floor Beverly Hills, CA 90210</p>	<p>Joseph Morabito City of Wildomar Council Chambers 23873 Clinton Keith Road, Ste. 106 Wildomar, CA 92595</p>	<p>George A. Nava City of Brawley - City Hall 383 Main Street Brawley, CA 92227</p>
<p>Ariel Pe Lakewood City Council Chamber/Offices 5000 Clark Avenue Lakewood, CA 90712</p>	<p>Gabriel Reyes City of Adelanto - City Hall 11600 Air Expressway Conference Room Adelanto, CA 92301</p>	<p>Rocky Rhodes Mercure Hotel Conference Room Building 5 No 178 Puhai Road Shanghai, China, 201615</p>



COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

David J. Shapiro City of Calabasas - City Hall 100 Civic Center Way Calabasas, CA 91302	Becky A. Shevlin City of Monrovia - City Hall 415 S Ivy Street Monrovia, CA 91016	Mary Solorio 1425 Hollister St. San Fernando, CA 91340
Acquanetta Warren City of Fontana - City Hall 8353 Sierra Ave. Fontana, CA 92335	Tony Wu 4509 Temple City Boulevard Temple City CA, 91780	



CEHD - Community, Economic and Human Development Committee
Members – August 2023

- 1. Hon. Frank A. Yokoyama**
CEHD Chair, Cerritos, RC District 23
- 2. Hon. David J. Shapiro**
CEHD Vice Chair, Calabasas, RC District 44
- 3. Hon. Ashleigh Aitken**
Anaheim, RC District 19
- 4. Hon. Cindy Allen**
2nd Vice President, Long Beach, RC District 30
- 5. Hon. Valerie Amezcua**
Santa Ana, RC District 16
- 6. Hon. Al Austin**
Long Beach, GCCOG
- 7. Hon. Gary Boyer**
Glendora, RC District 33
- 8. Hon. Drew Boyles**
El Segundo, RC District 40
- 9. Hon. Wendy Bucknum**
Mission Viejo, RC District 13
- 10. Hon. Don Caskey**
Laguna Hills, OCCOG
- 11. Hon. Tanya Doby**
Los Alamitos, OCCOG
- 12. Hon. Debra Dorst-Porada**
Ontario, Pres. Appt. (Member at Large)
- 13. Ms. Lucy Dunn**
Business Representative, Non-Voting Member
- 14. Hon. Keith Eich**
La Cañada Flintridge, RC District 36
- 15. Hon. Bob Engler**
Thousand Oaks, VCOG

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

- 16. Hon. Rose Espinoza**
La Habra, OCCOG
- 17. Hon. Waymond Fermon**
Indio, CVAG
- 18. Hon. Margaret Finlay**
Duarte, RC District 35
- 19. Hon. Claudia Frometa**
Downey, RC District 25
- 20. Hon. John Gabbard**
Dana Point, District 12
- 21. Hon. Camilo Garcia**
Imperial County, CoC
- 22. Hon. Marshall Goodman**
La Palma, RC District 18
- 23. Hon. Mark Henderson**
Gardena, RC District 28
- 24. Hon. Cecilia Hupp**
Brea, OCCOG
- 25. Hon. Lynda Johnson**
Cerritos, GCCOG
- 26. Hon. Kathleen Kelly**
Palm Desert, RC District 2
- 27. Hon. Tammy Kim**
Irvine, RC District 14
- 28. Hon. Lauren Kleiman**
Newport Beach, RC District 15
- 29. Sup. Matt LaVere**
Ventura County CoC
- 30. Hon. Jed Leano**
Claremont, SGVCOG
- 31. Hon. Anni Marshall**
Avalon, GCCOG

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

- 32. Hon. Andrew Masiel**
Tribal Govt Regl Planning Board Representative
- 33. Hon. Casey McKeon**
Huntington Beach, RC District 64
- 34. Hon. John Mirisch**
Beverly Hills, Pres. Appt. (Member at Large)
- 35. Hon. Joseph Morabito**
Wildomar, WRCOG
- 36. George Nava**
Brawley, ICTC
- 37. Hon. Marisela Nava**
Perris, RC District 69
- 38. Hon. Ariel Pe**
Lakewood, GCCOG
- 39. Hon. Misty Perez**
Port Hueneme, Pres. Appt. (Member at Large)
- 40. Hon. Nithya Raman**
Los Angeles, RC District 51
- 41. Hon. Gabriel Reyes**
San Bernardino County CoC
- 42. Hon. Rocky Rhodes**
Simi Valley, RC District 46
- 43. Hon. Sylvia Robles**
Grand Terrace, SBCTA
- 44. Hon. Celeste Rodriguez**
San Fernando, RC District 67
- 45. Hon. Sonny Santa Ines**
Bellflower, GCCOG
- 46. Hon. Andrew Sarega**
La Mirada, RC District 31
- 47. Hon. Nicholas Schultz**
Burbank, AVCJPA

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

- 48. Hon. Becky Shevlin**
Monrovia, SGVCOG

- 49. Hon. Mary Solorio**
San Fernando, SFVCOG

- 50. Hon. Helen Tran**
San Bernardino, SBCTA

- 51. Hon. Mark Waronek**
Lomita, SBCCOG

- 52. Hon. Acquanetta Warren**
Fontana, SBCTA

- 53. Hon. Tony Wu**
West Covina, SGVCOG

- 54. Hon. Frank Zerunyan**
Rolling Hills Estates, SBCCOG

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700 - Policy B Meeting Room
Los Angeles, CA 90017
Wednesday, August 16, 2023
9:30 AM

The Community, Economic and Human Development Committee may consider and act upon any of the items on the agenda regardless of whether they are listed as Information or Action items.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE *(The Honorable Frank Yokoyama, Chair)*

PUBLIC COMMENT PERIOD (Matters Not on the Agenda)

This is the time for public comments on any matter of interest within SCAG's jurisdiction that is **not** listed on the agenda. For items listed on the agenda, public comments will be received when that item is considered. Although the committee may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon at this time.

REVIEW AND PRIORITIZE AGENDA ITEMS

CONSENT CALENDAR

Approval Items

1. Minutes of the Meeting – July 6, 2023

PPG 9

ACTION ITEM

2. Draft RHNA Reform Recommendations

90 Mins.

PPG 17

(Ma'Ayn Johnson, Manager of Housing, SCAG; David Kyobe, Associate Regional Planner, SCAG)

RECOMMENDED ACTION:

Recommend that the Regional Council approve the draft staff recommendations on RHNA reform as noted in this staff report and authorize the Executive Director to submit a comment letter on behalf of SCAG to the California Department of Housing and Community Development (HCD).

INFORMATION ITEMS

3. 2023-2024 SCAG and CEHD Overview

30 Mins.

PPG 62

(Darin Chidsey, Chief Operating Officer; Elizabeth Carvajal, Deputy Director)

CHAIR'S REPORT

(The Honorable Frank Yokoyama, Chair)



COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA

STAFF REPORT

(Ivette Macias, Government Affairs Officer, SCAG Staff)

ANNOUNCEMENTS

ADJOURNMENT



MINUTES OF THE REGULAR MEETING
COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD)
THURSDAY, JULY 6, 2023

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE (CEHD). A VIDEO AND AUDIO RECORDING OF THE FULL MEETING IS AVAILABLE AT: <http://scag.ig2.com/Citizens/>.

The Community, Human and Development Committee (CEHD) of the Southern California Association of Governments (SCAG) held its regular meeting both in person and virtually (telephonically and electronically). A quorum was present.

Members Present:

Hon. Frank Yokoyama, Chair	<i>Cerritos</i>	District 23
Hon. David Shapiro, Vice Chair	<i>Calabasas</i>	District 44
Hon. Ashleigh Aitken	<i>Anaheim</i>	District 19
Hon. Cindy Allen	<i>Long Beach</i>	District 30
Hon. Valerie Amezcua	<i>Santa Ana</i>	District 16
Hon. Gary Boyer	<i>Glendora</i>	District 33
Hon. Wendy Bucknum	<i>Mission Viejo</i>	District 13
Hon. Tanya D. Doby	<i>Los Alamitos</i>	OCCOG
Ms. Lucy Dunn		Ex-Officio
Hon. Rose Espinoza	<i>La Habra</i>	OCCOG
Hon. Waymond Fermon	<i>Indio</i>	CVAG
Hon. Margaret E. Finlay	<i>Duarte</i>	District 35
Hon. John Gabbard	<i>Dana Point</i>	District 12
Hon. Camilo Garcia	<i>Imperial County</i>	CoC
Hon. Mark Henderson	<i>Gardena</i>	District 28
Hon. Cecilia Hupp	<i>Brea</i>	OCCOG
Hon. Lynda Johnson	<i>Cerritos</i>	GCCOG
Hon. Kathleen Kelly	<i>Palm Desert</i>	District 2
Hon. Tammy Kim	<i>Irvine</i>	District 14
Hon. Lauren Kleiman	<i>Newport Beach</i>	District 15
Hon. Jed Leano	<i>Claremont</i>	SGVCOG
Hon. Anni Marshall	<i>Avalon</i>	GCCOG
Hon. Casey McKeon	<i>Huntington Beach</i>	District 64



Hon. John Mirisch	<i>Beverly Hills, Pres. Appt.</i>	Member at Large
Hon. Joseph Morabito	<i>Wildomar</i>	WRCOG
Hon. Marisela Nava	<i>Perris</i>	District 69
Hon. Ariel Pe	<i>Lakewood</i>	GCCOG
Hon. Misty Perez	<i>Port Hueneme, Pres. Appt.</i>	Member at Large
Hon. Rocky Rhodes	<i>Simi Valley</i>	District 46
Hon. Sonny Santa Ines	<i>Bellflower</i>	GCCOG
Hon. Andrew Sarega	<i>La Mirada</i>	District 31
Hon. Nicholas Schultz	<i>Burbank</i>	AVCJPA
Hon. Becky Shevlin	<i>Monrovia</i>	SGVCOG
Hon. Mary Solorio	<i>San Fernando</i>	SFVCOG
Hon. Helen Tran	<i>San Bernardino</i>	SBCTA
Hon. Acquanetta Warren	<i>Fontana</i>	SBCTA
Hon. Tony Wu	<i>West Covina</i>	SGVCOG
Hon. Frank Zerunyan	<i>Rolling Hills Estates</i>	SBCCOG

Members Not Present

Hon. Al Austin, II	<i>Long Beach</i>	GCCOG
Hon. Drew Boyles	<i>El Segundo</i>	District 40
Hon. Don Caskey	<i>Laguna Hills</i>	OCCOG
Hon. Debra Dorst-Porada	<i>Ontario, Pres. Appt.</i>	Member at Large
Hon. Keith Eich	<i>La Cañada Flintridge</i>	District 36
Hon. Bob Engler	<i>Thousand Oaks</i>	VCOG
Hon. Claudia M. Frometa	<i>Downey</i>	District 25
Hon. Marshall Goodman	<i>La Palma</i>	District 18
Sup. Matt LaVere	<i>Ventura County</i>	CoC
Hon. Andrew Masiel, Sr.	<i>Tribal Gov't Reg'l Planning</i>	
Hon. George A. Nava	<i>Brawley</i>	ICTC
Hon. Nithya Raman	<i>Los Angeles</i>	District 51
Hon. Gabriel Reyes	<i>San Bernardino County</i>	CoC
Hon. Sylvia Robles	<i>Grand Terrace</i>	SBCTA
Hon. Celeste Rodriguez	<i>San Fernando</i>	District 67
Hon. Mark Waronek	<i>Lomita</i>	SBCCOG

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Honorable Frank Yokoyama called the meeting to order at 9:34 a.m. and asked CEHD Vice Chair, David Shapiro, City of Calabasas, District 44, to lead the Pledge of Allegiance.

PUBLIC COMMENT PERIOD

Chair Yokoyama provided detailed instructions and general information on how to provide public comments. Additionally, he noted that public comments received via email to CEHDPublicComment@scag.ca.gov after 5pm on Wednesday, July 5, 2023, would be announced and included as part of the official record of the meeting.

Chair Yokoyama opened the public comment period and noted this was the time for members of the public to offer comment for matters that are within SCAG's jurisdiction but are not listed on the agenda.

SCAG staff noted there were no written public comments received via email before or after the 5pm deadline on Wednesday, July 5, 2023. SCAG staff also noted that there were no public comments for matters not listed on the agenda.

Chair Yokoyama closed the public comment period for matters not listed on the agenda.

REVIEW AND PRIORITIZE AGENDA ITEMS

No reprioritizations were made.

CONSENT CALENDAR

Approval Items

1. Minutes of the June 1, 2023 Meeting

Receive and File

2. CEHD Committee Outlook and Future Agenda Items
 3. REAP 2.0 Program Call for Applications Update
 4. Connect SoCal 2024: Policy Framework
 5. Draft Connect SoCal 2024 Performance Measures
 6. Connect SoCal 2024 Program Environmental Impact Report (State Clearinghouse No.: 2022100337): Status Update on Additional Stakeholder Outreach and Preliminary Outline of Draft Contents
-

A MOTION was made (Bucknum) and SECONDED (Finlay) to approve the Consent Calendar Item 1 and Receive and File Items 2 through 6. Motion was passed by the following roll call vote:

AYES: Aitken, Allen, Boyer, Bucknum, Doby, Espinoza, Fermon, Finlay, Gabbard, Hupp, Johnson, Kelly, Kim, Kleiman, Leano, Marshall, McKeon, Mirisch, Morabito, M. Nava, Pe, Perez, Rhodes, Santa Ines, Sarega, Schultz, Shapiro, Shevlin, Tran, Warren, Wu, Yokoyama and Zerunyan (33)

NOES: (0)

ABSTAIN: (0)

There were no public comments on this item.

INFORMATION ITEMS

7. Connect SoCal 2024: Outreach Update

Chair Yokoyama made opening comments providing background information on the Connect SoCal 2024 Outreach Update. He asked Camille Guiriba, SCAG staff, to provide an overview of the Outreach Update.

Ms. Guiriba's presentation included a digital promotional video and a brief summary of the outreach activities and findings from the Connect SoCal 2024 outreach during Spring 2023.

SCAG staff responded to comments and questions expressed by the Councilmembers, including comments which focused on the outreach budget, inclusion of remote and housing preferences, implementation strategies and climate change concerns.

Chair Yokoyama asked SCAG staff to send the link of the promotional video to the CEHD members.

The comprehensive staff report, Connect SoCal 2024 Summaries, and PowerPoint presentation were included in the agenda packet.

There were no public comments on this item.

8. REAP 1.0 Biannual Program Update

Chair Yokoyama provided brief comments and asked Ma'Ayn Johnson, SCAG staff, to provide a brief update of the Regional Early Action Planning grant (REAP 1.0.)

Ms. Johnson provided background information and status updates of the REAP 1.0 bi-annual program since the last update in January 2023. The presentation outline included a high-level overview of the following REAP Program Areas and funding categories:

1. Partnership & Outreach
2. Regional Housing Policy Solutions
3. Sustainable Communities Strategies (SCS) Integration
4. Transit Oriented Development Work Program
5. Priority Growth Area (PGA) Analysis and Data Tools

SCAG staff responded to comments and questions expressed by the Councilmembers including the discussions that focused on the benefits of cross-jurisdictional outreach for communities and the availability of specific funds under the REAP 2.0 program.

There were no public comments on this item.

The comprehensive staff report, and PowerPoint presentation were included in the agenda packet.

9. REAP 1: Digitized Utility Inventory Tool for Palmdale

Chair Yokoyama provided opening comments. He asked David Kyobe, SCAG staff, and Daniel Anderson, Consultant, Project Manager for the City of Palmdale, and Lead, Geospatial AI Initiative at Black & Veatch, to provide an overview of the tool development process.

Mr. Kyobe and Mr. Anderson's presentation included background information of the key challenges to obtaining utility data infrastructure that support new housing development. Mr. Anderson, who led the work developing the Digitized Utility Inventory Tool for the City of Palmdale, provided information on the tool development process. He explained that the objective of the tool was to accelerate housing development in the City of Palmdale by providing developers with a user-friendly, interactive mapping and estimating tool. Mr. Anderson presented a demonstration on how the tool can be used by planners and city staff.

SCAG staff responded to comments and questions expressed by the Councilmembers including comments and feedback regarding verification of data to allow for more informed development planning.

There were no public comments on this item.

The comprehensive staff report, and PowerPoint presentation were included in the agenda packet.

10. RHNA Reform Process Updates

Chair Yokoyama provided brief comments about the Regional Housing Needs Assessment (RHNA) Reform process and SCAG conducted outreach. He noted that the CEHD will have an opportunity to discuss the reform recommendations at its Special meeting on Wednesday, August 16, 2023 at 9:30 a.m. He asked Ma'Ayn Johnson, SCAG staff, to provide more details on the updates.

Ms. Johnson noted that as part of the California Department of Housing and Community Development's (HCD) statewide RHNA reform, HCD convened a group of experts, also known as the "Sounding Board", to advise and provide direct feedback on various concepts for RHNA reform. Ms. Johnson provided a brief overview of the Sounding Board engagement process and noted that at the HCD virtual listening session on June 27, 2023, she shared the comments and concerns expressed by the CEHD Committee from its June 1, 2023 meeting, as per the direction of the Committee.

Ms. Johnson's presentation included an overview of the public outreach process and comments and feedback on SCAG's reform recommendations. She noted that the input and feedback collected through the June 30th public outreach process will be reviewed and draft recommendations will be forwarded for review by the CEHD Committee for further approval by the Regional Council in August and September 2023, respectively. Ms. Johnson stated the approved recommendations will be used to inform a comment letter to HCD on RHNA reform that will be submitted by early to mid-September.

After further discussion by the Committee, Chair Yokoyama asked Ms. Johnson to request that HCD submit the invitation and attendees list from the June 27, 2023 HCD Sounding Board session. He encouraged every Committee member to reach out to their respective State legislative representative and asked them to write a letter to HCD concerning some of the Committee's criticisms, including that HCD's Sounding Board sessions are not open to the public and are not transparent. Chair Yokoyama asked Hon. Wendy Bucknum to share the template/example of the letter she is working on for her State representative with SCAG and the CEHD members.

There were no public comments on this item.

The comprehensive staff report, and PowerPoint presentation were included in the agenda packet.

CHAIR'S REPORT

Chair Yokoyama welcomed and recognized Councilmembers Cindy Allen, Long Beach, District 30, Camilo Garcia, Imperial County, CoC, Tanya Doby, Los Alamitos, OCCOG, Mary Solorio, San Fernando, SFVCOG, and John Gabbard, Dana Point, District 12, to the CEHD Committee. Chair Yokoyama also recognized the CEHD members who attended the meeting in person and virtually, as well as the outgoing members from the FY 2022-23 CEHD session.

Chair Yokoyama provided a brief overview of the Chair's Report which included the following:

- A reminder of the in-person participation for the Special CEHD Meeting on Wednesday, August 16 at 9:30 a.m., at the SCAG Los Angeles Offices. Additionally, the last agenda item will be a SCAG 101 presentation, members will have an opportunity to learn about SCAG and their roles as CEHD members.

STAFF REPORT

Ivette Macias, SCAG staff, provided a brief report that included an update on the Greenprint Technical Advisory Committee meeting dates and a reminder that the Regional Council and Policy Committees will be dark in August; however, the CEHD will meet for a Special CEHD meeting on Wednesday, August 16, 2023 at 9:30a.m.

ANNOUNCEMENTS

Chair Yokoyama reiterated his request for the CEHD members to attend in-person at the Special Meeting of the CEHD which takes place on Wednesday, August 16, 2023 from 9:30AM-12PM.

ADJOURNMENT

There being no further business, Chair Yokoyama adjourned the Community, Economic and Human Development Committee meeting at 11:13 a.m.

Respectfully submitted by:

Carmen Summers
Community, Economic and Human Development Committee Clerk

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE CEHD COMMITTEE]

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE ATTENDANCE REPORT

2023-24

MEMBERS	Representing	2023-24												Total Mtgs Attended To Date	
		Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	April	May		
Aitken, Ashleigh	Anaheim, RC District 19		1												1
Allen, Cindy	Long Beach, District 30		1												1
Amezcuca, Valarie	Santa Ana, District 16	1	1												2
Austin, II, Al	Long Beach, GCCOG														
Boyer, Gary	Glendora, RC District 33	1	1												2
Boyles, Drew	El Segundo, RC District 40														
Bucknum, Wendy	Mission Viejo, RC District 13	1	1												2
Caskey, Don	Laguna Hills, OCCOG	1													1
Doby, Tanya D.	Los Alamitos, OCCOG		1												1
Dorst-Porada, Debra	Ontario, Pres. Appt.														
Dunn, Lucy	Ex-Officio, Business Representative	1	1												2
Eich, Keith	La Cañada Flintridge, RC District 36	1													1
Engler, Bob	Thousand Oaks, VCOG	1													1
Espinoza, Rose	La Habra, OCCOG	1	1												2
Fermon, Waymond	Indio, CVAG	1	1												2
Finlay, Margaret E.	Duarte, RC District 35		1												1
Frometa, Claudia M.	Downey, RC District 25	1													1
Gabbard, John	Dana Point, District 12		1												1
Garcia, Camilo	Imperial County, CoC		1												1
Goodman, Marshall R.	LaPalma, RC District 18	1													1
Henderson, Mark E.	Gardena, RC District 28	1	1												2
Hupp, Cecilia	Brea, OCCOG	1	1												2
Johnson, Lynda	Cerritos, GCCOG	1	1												2
Kelly, Kathleen	Palm Desert, RC District 2	1	1												2
Kim, Tammy	Irvine, RC District 14		1												1
Kleiman, Lauren	Newport Beach, RC District 15	1	1												2
LeVere, Matt	Ventura County, CoC	1													1
Leano, Jed	Claremont, SGVCOG	1	1												2
Marshall, Anni	Avalon, GCCOG	1	1												2
Masiel, Sr., Andrew	Pechanga Band of Luiseno Indians	1													1
McKeon, Casey	Huntington Beach, RC District 64	1	1												2
Mirisch, John	Beverly Hills, Pres. Appt.	1	1												2
Morabito, Joseph	Wildomar, WRCOG	1	1												2
Nava, George A.	ICTC														
Nava, Marisela	Perris, RC District 69	1	1												2
Pe, Ariel "Ari"	Lakewood, GCCOG	1	1												2
Perez, Misty	Port Hueneme, Pres. Appt.		1												1
Raman, Nithya	Los Angeles, District 51														
Reyes, Gabriel	San Bernardino County CoC														
Rhodes, Rocky	Simi Valley, RC District 46	1	1												2
Robles, Sylvia	Grand Terrace, SBCTA	1													1
Rodriguez, Celeste	San Fernando, District 67														
Santa Ines, Sonny	Bellflower, GCCOG	1	1												2
Sarega, Andrew	La Mirada, District 31	1	1												2
Schultz, Nick	Burbank, AVCJPA		1												1
Shapiro, David J.	Calabasas, RC District 44	1	1												2
Shevlin, Becky A.	Monrovia, SGVCOG	1	1												2
Solorio, Mary	San Fernando, SFVCOG		1												1
Tran, Helen	San Bernardino, SBCTA	1	1												2
Waronek, Mark	Lomita, SBCCOG	1													1
Warren, Acquanetta	Fontana, SBCTA		1												1
Wu, Tony	West Covina, SGVCOG		1												1
Yokoyama, Frank Aurelio	Cerritos, RC District 23	1	1												2
Zerunyan, Frank	Rolling Hills Estates, SBCCOG	1	1												2
TOTAL ATTENDANCE		35	38												

Attachment: CEHD Attendance Sheet FY 2023-24 (Minutes of the Meeting - July 6, 2023)



AGENDA ITEM 2 REPORT

Southern California Association of Governments
August 16, 2023

To: Community Economic & Human Development Committee (CEHD)

EXECUTIVE DIRECTOR'S
APPROVAL

From: Ma'Ayn Johnson, Planning Supervisor
(213) 236-1975, johnson@scag.ca.gov

Subject: Draft RHNA Reform Recommendations

RECOMMENDED ACTION:

Recommend that the Regional Council approve the draft staff recommendations on RHNA reform as noted in this staff report and authorize the Executive Director to submit a comment letter on behalf of SCAG to the California Department of Housing and Community Development (HCD).

STRATEGIC PLAN:

This item supports the following Strategic Plan Goal 1: Produce innovative solutions that improve the quality of life for Southern Californians. 2: Advance Southern California’s policy interests and planning priorities through regional, statewide, and national engagement and advocacy.

EXECUTIVE SUMMARY:

The Regional Housing Needs Assessment (RHNA) is a state mandated process that determines the existing and projected housing needs for each jurisdiction within the state of California. The California Department of Housing and Community Development (HCD) is undertaking a Statewide effort on reforming RHNA. Concurrently, SCAG conducted its own engagement process to develop recommendations that will be submitted to HCD to inform their RHNA reform process. In 2022, SCAG conducted a stakeholder engagement process to collect input and feedback on RHNA reform. The stakeholder feedback that was received shaped staff RHNA reform recommendations. The recommendations were presented to the public in 2023 for additional feedback through a series of outreach efforts including two public listening sessions, an online survey, and posting of draft recommendations online for public input. Based on the feedback received during the outreach process, SCAG has developed a final list of recommendations for RHNA reform. Following review and approval by the CEHD Committee and Regional Council, staff will submit a comment letter to HCD that reflects the approved SCAG RHNA reform recommendations.

BACKGROUND:

The Regional Housing Needs Assessment (RHNA) is a process that determines the existing and projected housing needs for each jurisdiction within the state of California. This housing need, also known as the RHNA allocation, covers an 8-year period and requires each jurisdiction, defined as

cities and unincorporated communities within counties, to plan for this need in their housing elements through an analysis of suitable sites and implementing various programs, including rezoning.

The California Department of Housing and Community Development (HCD) provides a regional RHNA determination to each council of governments (COG), including the Southern California Association of Governments (SCAG). HCD determines the total housing need for the region, and the COG is responsible for developing a methodology to distribute this need to individual jurisdictions.

The latest 6th cycle RHNA determination for the SCAG region is 1,341,827 housing units across four income categories for the planning period spanning October 2021 through October 2029.

Government Code Section 65584.01 outlines the steps HCD must follow to determine the regional RHNA determination. In addition to the population projections provided by the California Department of Finance (DOF), and regional population forecasts used in preparing regional transportation plans, in consultation with the COG, HCD also considers other factors in its assessments, which include:

- Anticipated household growth and associated projected population increases
- Household size data and trends in household size
- The percentage of households that are overcrowded and the overcrowding rate for a comparable housing market
- Rate of household formation
- Vacancy rates in existing housing stock, and the vacancy rates for a healthy housing market, as well as replacement needs
- The relationship between jobs and housing, including any imbalance between jobs and housing
- The percentage of households that are cost burdened and the rate of housing cost burden for a healthy housing market
- The loss of units during a state of emergency

HCD is required to meet and consult with the COG regarding assumptions and methodology, HCD is responsible for making the final assumptions for each required factor and providing a regional determination. The COG may object to HCD's determination, though the final decision for a regional determination is ultimately made by HCD.

AB 101

In October 2021, the California State Joint Legislative Audit Committee approved an emergency audit to examine HCD's regional determination process. The request for an audit was based on the assertion that "the public has almost no information about the formula HCD uses to calculate these

initial numbers". This was due to confusion and mistrust among regional planning bodies and jurisdictions and the need for an independent and objective review of the process. As part of its audit, the State Auditor examined three regions: Santa Barbara County Association of Governments (SBCAG), Sacramento Area Council of Governments (SACOG), and Amador County.

Based on the California State Auditor's findings published in March 2022, HCD made several errors in making regional determinations for the regions reviewed, indicating that the regional determinations were understated for these three regions and possibly others as well. As a result of these errors and inaccuracies, the Auditor made several recommendations to improve the RHNA process.

Assembly Bill (AB) 101 (2019) requires HCD, in collaboration with the Office of Planning and Research, to conduct RHNA reform and make recommendations to the legislature by December 31, 2023. Reform efforts are restricted to Government Code Section 65584 through 65584.2, which covers the RHNA regional determination, COG methodology, appeals process, and adoption of the final RHNA plan. To ensure that comments from stakeholders in the SCAG region are considered as part of HCD's AB 101 RHNA reform, SCAG conducted its own concurrent engagement process to inform RHNA reform recommendations to HCD.

SCAG RHNA Reform Process

In July and August of 2022, SCAG staff conducted an initial stakeholder engagement process to gather input and feedback on RHNA reform. The initial outreach process included a publicized comment period, one public listening session, five presentations to councils of governments, and presentation each to the Housing Working Group and the Technical Working Group. Staff reviewed the feedback and comments submitted during this process and prepared draft recommendations, which were made available for public comment in May 2023.

Between May and June 2023, SCAG held a second public engagement process on the draft recommendations. SCAG held two public listening sessions on June 22 and June 27 to gather feedback on the recommendations. In addition, a RHNA reform survey was posted on the SCAG website and written letters were also accepted. The input was used to refine and augment the draft recommendations, where appropriate.

SCAG staff provided RHNA reform outreach process updates to the CEHD Committee at their June 1 and July 6, 2023 meetings. At the June 1 meeting, the CEHD Committee voiced concerns regarding HCD's lack of transparency and inclusivity in its Statewide RHNA reform outreach efforts. Specifically, CEHD members criticized that HCD's RHNA reform Sounding Board, which was an ad-hoc advisory group formed by the Department to discuss potential concepts for RHNA reform, did not invite homeowner or resident groups to participate and did not share the invitation list and

meeting summaries publicly. CEHD members directed the SCAG representative on the Sounding Board, Ma'Ayn Johnson, to share their concerns at the next meeting. Ms. Johnson did so at the June 5 meeting and HCD staff indicated that they noted the comments. These concerns will again be shared by staff in the RHNA reform comment letter to HCD subsequent to the Regional Council approval of the draft recommendations.

Stakeholder Feedback

As previously noted, feedback was received through the initial 2022 stakeholder engagement process, and between May and June 2023 through a survey, listening sessions and written comments on the draft recommendations. The stakeholders represented a range of housing-related industries and organizations, including the building industry, developers, government agencies, housing advocates, policy researchers, private businesses, private residents and homeowner associations, resident services, and Tribal entities. Many themes were emerged from the public listening sessions and comment letters. The themes are presented below and organized around the topic areas such as regional determination, methodology, appeals and other. The major themes that covered multiple comments received went on to be used to create a brief stakeholder survey that was shared with the public and remained open for the month of June.

Regional Determination

- HCD should consider providing the regional determination earlier than the 26 months before a housing element due date, which is timeline that is currently in statute.
- The regional determination should include additional assumptions and factors. Some of the factors suggested including populations in institutions, market factors, land available and capacity for development and prior housing production.
- DOF projections that California will continue to account for the current national output and that population and jobs will continue to grow indefinitely should be subject to evaluation. Economic conditions can change over time, and population and job growth rates can fluctuate due to various factors such as technological advancements, immigration patterns, natural disasters, and economic cycles.

Methodology

- Site availability for development should be a factor in the RHNA methodology. For instance, areas under the California Coastal Commission would violate the Coastal Act and should be considered when distributing RHNA data.
- Transportation projects that are still conceptual, lack funding and are beyond the RHNA planning cycle should not be factored into the methodology.
- Including projects in the RHNA methodology that are still conceptual and lack funding is premature if there is no certainty that these projects will be implemented.

- The adjustments for disadvantaged communities in the distribution formula should be reconsidered.
- There should be a stronger relationship between jobs and housing, therefore areas that have a high concentration of jobs or initiate job growth should receive a higher allocation.
- Factors such as density, overcrowding, telework, climate change and resiliency, and the presence of a university and community colleges should be considered part of the RHNA methodology.

Appeals and Other

- More guidance on what should be in an appeal and what is likely a reasonable appeal request should be provided. Trade and transfer should be allowed. Jurisdictions with funding and no sites should be able to contribute to affordable housing in jurisdictions that have available land.

A more detailed summary of stakeholder comments can be found in the attached recommendations matrix.

A set of five survey questions were developed by reviewing all the feedback and identifying themes and threads common to all. The questions are broad enough to capture the common threads in all the comments, yet specific enough to provide meaningful insights. Survey respondents represented a diverse set of stakeholders. The largest group of respondents represented local government agencies with 55% of all respondents.

Below is a list of questions and a high-level summary of responses:

- *Should the regional determination be provided by HCD earlier than what is currently in statute?*

Almost two-thirds (65%) of respondents answered yes while 35% answered no.

- *Existing need from the RHNA regional determination should be spread out over multiple planning cycles instead of one 8-year period.*

Approximately 52% of respondents either agreed or strongly agreed. About 30% disagreed or strongly disagreed while 18% were neutral.

- *Should additional time be allocated to the appeals process?*

Almost half (48%) of respondents agreed or strongly agreed. About 23% disagreed or strongly disagreed while 28% were neutral.

- *HCD should convene an advisory third-party panel of experts as part of the regional determination process.*

Approximately 54% of respondents either agreed or strongly agreed. About 28% disagreed or strongly disagreed while 18% were neutral.

- *Should trade and transfer be reinstated with parameters that further affirmatively furthering fair housing (AFFH)?*

Approximately 43% of respondents either agreed or strongly agreed. About 38% either disagreed or strongly disagreed while 20% were neutral.

Draft Recommendations

Based on comments from the public listening sessions, written comments, and survey responses, SCAG staff updated its May 2023 draft recommendations with some additional clarifications and revisions. A full recommendations matrix, staff responses, and staff recommendations are found as an attachment to this report.

The draft recommendations prepared by SCAG staff that are recommended to be included in the comment letter are grouped in this staff report by method of action¹. The comment letter submitted to HCD will include the approved recommendations that require a legislative change or a SCAG and/or HCD administrative change, though the full matrix of approved recommendations will be attached to the letter.

- (1) **Legislative Change:** Many RHNA requirements are codified in State housing law and any changes would require legislation. Unless specified, legislative changes would apply to all councils of government (COG) in the State and would not apply until SCAG's 7th cycle RHNA process.
- (2) **SCAG and/or HCD Administrative Change:** These are changes that both SCAG and HCD can make administratively. HCD and COGs have some degree of flexibility within the RHNA process if it is not specified in statute. These changes do not necessarily need to be applied statewide. Additionally, SCAG administrative changes do not mean that the changes will be decided by staff but rather that staff will seek input and action from the CEHD and Regional Council, as needed.
- (3) **7th cycle RHNA Change:** Several decisions are the responsibility of the COGs and must be approved by their respective Boards. However, the 7th RHNA cycle will not start development at SCAG until approximately 2026, and engagement with the CEHD and Regional Council will occur at that time. RHNA reform items that are "approved" for the 7th cycle as part of current RHNA reform effort will be shared by SCAG staff with Regional

¹ A number of cells in the recommendations matrix have a "no change" staff recommendation, meaning no action needed or no action recommended from the CEHD Committee. Because this staff report is focused on specific actions that will be forwarded to HCD and other decision-making bodies (such as the Regional Council during the 7th RHNA cycle), "no change" recommendations have been omitted from the recommended actions.

Council and other decision-making committees for their consideration. These specific actions would be unique to the 7th cycle and could differ from the process used in the 8th cycle (and beyond).

In addition, the draft recommendations are further categorized by the RHNA milestones that are within the scope of HCD's RHNA Reform process:

- (a) Regional Determination: Process to determine the regional housing need as determined by HCD
- (b) Methodology: Process to distribute the regional determination among jurisdictions to determine a draft RHNA allocation
- (c) Appeals Process: Process to appeal a draft RHNA allocation and the redistribution of any successful appeals to the region
- (d) Other: Topics that are outside of the above three subgroups

For convenience, the recommendations are notated with the cell(s) of the corresponding draft recommendations matrix, which is an attachment to this staff report.

Legislative Change

Regional Determination

1. Extend existing need from the regional determination across multiple planning cycles to ensure that the RHNA can be fully accommodated by jurisdictions. Correspondingly, extend the housing element planning periods over multiple cycles to be consistent with the extension of the determination period for existing need. (cell matrix #1)
2. Recommend that procedures be established for HCD to publicize its data sources, analyses, and methodology, including assumptions and factors used in DOF projections and engagement process with the COG, prior to finalization of the regional determination to facilitate a transparent process with accessible information prior to finalization from HCD. (#2, #8)
3. Establish formal processes to review and document HCD's considerations as part of its regional determination. HCD should also convene an advisory panel of experts that would advise HCD on their assumptions, data, and analysis prior to HCD making its final determination, which would also minimize politicization of the process. (#5, #6)
4. Codify an earlier date, which is currently at least 26 months before a housing element due date, for HCD to provide the regional determination to a COG so that more time is available to coordinate with the concurrent Sustainable Communities Strategy, prepare the RHNA methodology, increase local engagement, and have potentially additional time for the appeals process. (#7, #18, #24)

Other

5. Reinstate a trade and transfer option of RHNA units between two jurisdictions with limitations so that it also furthers state housing objectives, including affirmatively furthering fair housing. (#27)

SCAG and/or HCD Administrative Change*Regional Determination*

6. (SCAG) Facilitate conversations with HCD to continue ensuring that the determination process considers all available data at the time, including a review of how remote work affects a region's housing need. (#4)
7. (SCAG) Exercise the option of additional time to the appeals process provided that there is sufficient time available, if needed. (#24)

Other

8. (SCAG and HCD) Inquire if the State has considered having RHNA allocation be one of the considerations for housing funding opportunities, including but not limited to transit-oriented development that meet both housing and climate change goals. (#26)
9. (SCAG) Provide jurisdictions more time between the issuance of RHNA allocation and the statutory deadline for housing element adoption. (#29)

7th Cycle RHNA Change*Regional Determination*

10. SCAG to facilitate conversations with HCD to ensure that the determination process by HCD considers all available data sources, including a review of how remote work affects a region's housing need. (#4)

Methodology

11. (SCAG) Consider different distribution methodologies, assumptions, and factors as part of the 7th cycle RHNA, starting in 2026. These include consideration of a distribution methodology that considers assignment of housing need to individual jurisdictions instead of a single formula, other definitions used for job access, alignment of factor horizon years, the threshold definition and adjustments for disadvantaged communities, factors that further the goal of jobs housing relationship, density, climate change and resiliency, the presence of a universities and community colleges, influence of transit, remote work, and exclusion of housing need assignments to permanent open space and industrial zones. (#10, 11, 12, 13, 15, 16, 17)

Appeals

12. Explore preparing a guidebook to help appellants more easily understand how to file an appeal, what information should be included in an appeal, and three bases on which an appeal can be filed. (#22)

Beyond RHNA Reform

13. Request that HCD review housing element law to address challenges to housing building and production, including incentives for specific types of housing typologies. (#31)

No Change

A number of suggested RHNA reform comments were received and evaluated by SCAG staff but were not recommended for change and inclusion in SCAG's comment letter. To provide clarity, these responses are divided into two categories – no change needed and no change recommended.

No Change Needed

The recommendation of no change needed was a response to comments that requested changes that were already in practice, such as:

- The distribution of RHNA should ensure that higher income jurisdictions receive their fair share of regional need (#14)
- The appeals process should be meaningful and not perfunctory (#23)

In cases where no change is needed, SCAG staff is committed to ensuring that these practices continue to meet the goals of RHNA, such as ensuring each jurisdiction receives its fair share of

regional housing need, that SCAG staff continue to review every filed appeal diligently, and to maintain transparency and fairness in reviewing the merits of appeals.

No Change Recommended

A number of suggested RHNA reform comments were received and evaluated by SCAG staff but were not recommended for change and inclusion in SCAG's comment letter. SCAG reviewed the comments and evaluated them in consideration of furthering the five objectives of State housing law and whether the reform would reach its intended result.

A designation of no change recommended was applied to the following comments:

- The regional determination should include additional assumptions and factors, such as populations in institutions, market factors, land available for capacity for development, and prior housing production. (#3)

Summary response: The current determination process excludes populations within institutions, such as dormitories, prisons, and nursing homes because the units housing them are not considering housing units for DOF purposes, nor are they generally considered as units for housing element purposes. SCAG has supported continuing excluding them from the regional determination process but recommends continuing to review which regionally available data best reflects the population which is substitutable with the household population.

While there may be some areas that are not suitable for residential development, it does not preclude a jurisdiction from evaluating areas that are suitable for development and considering planning tools to accommodate housing need such as increased density, affordable housing overlays, and mixed-used zoning. Additionally, housing production is intended to meet existing and projected housing need. If housing production is sufficient in meeting that need, it should be reflected in regional cost-burden and overcrowding rates.

- The RHNA methodology should consider factors such as land unavailable for development or available sites. Areas that fall under the California Coastal Commission would violate the Coastal Act and should be taken into consideration when distributing RHNA. (#9)

Summary response: While there may be some areas that are not suitable for residential development, it does not preclude a jurisdiction from evaluating areas that are suitable for development and considering planning tools to accommodate housing need such as increased density, affordable housing overlays, and mixed-used zoning. Additionally, the Coastal Commission has commented that while there are areas that are vulnerable to sea level rise and erosion due to housing density, it does not necessarily preclude increases in housing density in other coastal zone

areas. However, SCAG staff recommends consideration of a variety of opportunities and constraints as part of the 7th cycle methodology development, starting in 2026.

- The RHNA allocation should remain more in line with Connect SoCal growth estimates. The methodology should completely align with Connect SoCal goals. (#11)

Summary response: The RHNA allocation is a regional plan to allocate HCD's determination of housing need based on furthering five statutory objectives. The RTP/SCS is a long-range plan that uses a growth projection, various policies and transportation investments to meet a wide range of State, federal, and regional objectives. While there is some overlap, there is difference between the two plan objectives. SCAG is committed to ensuring that the RTP/SCS and RHNA are mutually reinforcing and iterative and to improving communication surrounding their similarities and differences.

- The preservation of existing units should be considered as a factor in the distribution methodology (#19)

Summary response: Unit preservation ensures that housing need does not increase since it seeks to prevent displacement of existing households. State law currently allows for jurisdictions to count the preservation of housing at-risk of losing affordability status for up to 25 percent toward meeting their RHNA need.

- The appeals process should not allow for jurisdictions to appeal the allocation of other jurisdictions (#20)

Summary response: SCAG recognizes the complexity in handling an appeal of another jurisdiction's allocation as well as the unusual relationship between jurisdictions which may result. However, such a process - which is allowed by state legislation - does provide a measure of due process within the RHNA allocation.

- The basis for appeal should not be expanded (#21)

Summary response: State housing law allows three bases for appeal, which includes the application of the RHNA methodology, change of circumstance, and a specific list of land use factors. The specific list allows the opportunity for the COG to adopt other land use factors during the earlier methodology process, though the 6th cycle RHNA did not include any other factors.

- The RHNA Appeals Board should not have to redistribute back to the region successfully appealed units (#25)

Summary response: State law requires that successfully appealed units must be reallocated back to the region. The final RHNA allocation for each jurisdiction must total the regional determination provided by HCD. RHNA is a representation of regional housing need and the reduction of housing need in one jurisdiction does not eliminate the overall regional housing need defined by the regional determination.

- Subregional delegation is inconsistent with the goals of RHNA (#28)

Summary response: To maintain flexibility and allow jurisdictions to have a more tailored approach toward local planning constraints, staff recommends maintaining subregional allocation as an option, since SCAG and by extension HCD would still need to ensure that SCAG's methodology for allocating to a subregion and any subregion's allocation to jurisdictions are both consistent with the goals of RHNA.

- An audit should be performed on SCAG's 6th cycle regional determination (#30)

Summary response: A separate audit for SCAG would most likely produce similar conclusions to the audit already conducted by the State in 2022.

Next Steps

After review and recommendation by the CEHD Committee, staff will forward the CEHD Committee's action to the Regional Council for its September 7, 2023 meeting. The recommended actions from the CEHD Committee will be further reviewed and recommended for approval by the Regional Council.

Subject to Regional Council approval, by mid-September staff will submit a comment letter to HCD reflecting the approved recommendations for its Statewide RHNA reform effort and will also include a copy of the approved recommendations matrix. SCAG staff will continue to monitor HCD's process and update the CEHD Committee and Regional Council, as needed.

FISCAL IMPACT:

Work associated with this item is included in the FY 23-24 Overall Work Program (800.0160.03 – Regional Housing Needs Assessment).

ATTACHMENT(S):

1. Recommendations Matrix
2. PowerPoint Presentation - Draft RHNA Reform Recommendations

	Comment Summary	Staff Response	Recommendation
Regional Determination			
1	Decades of existing housing need cannot be addressed in one RHNA cycle and should be spread out over multiple cycles.	<p>The 6th cycle RHNA allocations were much higher than previous cycles and now considers overcrowded households and cost burdened households (and a target vacancy rate for a healthy housing market). SCAG had advocated the RHNA numbers be allocated among multiple cycles earlier in the 6th RHNA cycle process, but HCD was not supportive of this idea. SCAG staff recommends that existing need from the regional determination be extended across multiple planning cycles to ensure that the RHNA can be fully accommodated by jurisdictions.</p> <p>In addition to amending RHNA reform, SCAG staff recommends extending the housing element planning periods over multiple cycles to be consistent with the extension of the determination period for existing need.</p>	<i>Legislative change and additional exploration by SCAG outside of RHNA reform.</i>
2	The regional determination process should be transparent and open to the public.	SCAG staff recommends that procedures be established for HCD to publicize its data sources, analyses, and methodology, including assumptions and factors used in DOF data and assumptions, prior to finalization of the regional determination to facilitate a transparent process with accessible information prior to finalization from HCD.	<i>Legislative change.</i>

	Comment Summary	Staff Response	Recommendation
3	<p>The regional determination should include additional assumptions and factors, such as:</p> <ul style="list-style-type: none"> • Populations in institutions • Market factors • Land available and capacity for development • Prior housing production 	<p>The current determination process excludes populations within institutions, such as dormitories, prisons, and nursing homes because the units housing them are not considering housing units for DOF purposes, nor are they generally considered as units for housing element purposes. SCAG has supported continuing excluding them from the regional determination process but recommends continuing to review which regionally available data best reflects the population which is substitutable with the household population.</p> <p>Land availability and capacity to accommodate housing need were not a factor in the State’s determination of regional housing need, nor did SCAG include land availability in its methodology for allocating RHNA assignments to each jurisdiction. SCAG currently has the authority to revisit its allocation methodology for the 7th cycle and can consider land availability and capacity if desired by the Regional Council. However, SCAG cannot limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions and must consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. While there may be some areas that are not suitable for residential development, it does</p>	<p><i>No change recommended.</i></p>

	Comment Summary	Staff Response	Recommendation
		<p>not preclude a jurisdiction from evaluating areas that are suitable for development and considering planning tools to accommodate housing need such as increased density, affordable housing overlays, and mixed-used zoning.</p> <p>Additionally, housing production is intended to meet existing and projected housing need. If housing production is sufficient in meeting that need, it should be reflected in regional cost-burden and overcrowding rates. For this reason, staff does not recommend HCD including this as a regional determination factor.</p>	
4	<p>The regional determination should have a strong jobs housing relationship. Remote work should be considered as part of the regional determination.</p>	<p>One of the objectives of State housing law is to further the promotion of an improved intraregional relationship between jobs and housing. SCAG is committed to ensuring that the determination process by HCD considers all available data sources, including a review of how remote work affects a region’s housing need. SCAG agrees with this recommendation and will facilitate conversations with HCD to continue furthering this objective.</p>	<p><i>SCAG and HCD administrative change.</i></p>
5	<p>Assumptions and data sources have errors.</p>	<p>There was disagreement from COGs (such as SCAG) on assumptions used by HCD in the 6th cycle RHNA determination. Additionally, a 2022 State audit concluded that HCD’s process lacks sufficient reviews and support and recommended that the Department institute formal processes to review and</p>	<p><i>Legislative change.</i></p>

	Comment Summary	Staff Response	Recommendation
		document its considerations. SCAG staff agrees with this recommendation and recommends that HCD convene an advisory panel of known technical and topic area experts at public agencies and from academia as part of the determination process. The panel could be comprised of representatives from the Census, academia, and another COG and advise HCD on their assumptions, data, and analysis prior to the Department making its final determination. This would support a fair and transparent process when determining regional housing need.	
6	A panel of experts composed of private individuals creates an opportunity to politicize the process.	SCAG staff recommends a panel comprising of representatives of public agencies and academia to minimize the politicization of the regional determination.	<i>Legislative change.</i>
7	The regional determination should be provided by HCD earlier than what is currently in statute.	Currently State law requires that HCD provide a regional determination to a COG at least 26 months before a housing element due date. For the 6th cycle SCAG staff requested HCD to provide it at an earlier date to have more time to coordinate the concurrent Sustainable Communities Strategy, prepare the RHNA methodology, increase local engagement, and have potentially additional time to hear RHNA appeals (see comment #21). However, HCD did not fulfill this request and provided the determination in August 2019, exactly 26 months prior to the October 2021 housing element due date. SCAG staff recommends an earlier date be codified to receive a regional determination.	<i>Legislative change.</i>

	Comment Summary	Staff Response	Recommendation
8	<p>DOF projections should be altered because they are currently based on large economic assumptions, which assume California will continue to account for 1/12 of the national output, and that population and jobs continue to grow.</p>	<p>Statute governs whether HCD should use DOF or SCAG forecasts as one input of many in their determination of housing need for RHNA. DOF produces technically credible projections of future growth, which are based on various demographic and economic factors. However, due to the long-time horizon involved there is an inherent degree of uncertainty in these projections. Growth projections are just one component of the overall determination of housing need and factors like household overcrowding, cost burden, and vacancy rates also play a significant role. Staff recommends that HCD provide greater transparency of assumptions and factors in any DOF data, assumptions, projections, and engagement with the COG and the public, considered as part of the regional determination process.</p>	<p><i>Legislative change.</i></p>
Methodology			
9	<p>The RHNA methodology should consider factors such as land unavailable for development or available sites.</p> <p>Areas that fall under the California Coastal Commission would violate the Coastal Act and should be taken into consideration when distributing RHNA.</p>	<p>SCAG cannot limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions and must consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. While there may be some areas that are not suitable for residential development, it does not preclude a jurisdiction from evaluating areas that are suitable for development and</p>	<p><i>No change recommended.</i></p>

	Comment Summary	Staff Response	Recommendation
		<p>considering planning tools to accommodate housing need such as increased density, affordable housing overlays, and mixed-used zoning. Additionally, the Coastal Commission has commented that while there are areas that are vulnerable to sea level rise and erosion due to housing density, it does not necessarily preclude increases in housing density in other coastal zone areas. However, SCAG staff recommends consideration of a variety of opportunities and constraints as part of the 7th cycle methodology development, starting in 2026.</p>	
10	<p>The RHNA distribution methodology should not use a formulaic approach and instead should consider jurisdictions individually according to their unique planning factors.</p> <p>Communities should be able to determine how much housing they can accommodate.</p>	<p>One of the primary factors in the 6th cycle methodology was projected household growth, which considered direct input from local jurisdictions. However, as a regional plan, the RHNA allocation requires a level of consideration of cross-jurisdictional issues and distributing housing need on an individual basis may ignore regional housing issues. However, SCAG staff recommends consideration of different distribution methodologies as part of the 7th cycle RHNA, starting in 2026.</p>	<p><i>To explored by SCAG in the 7th RHNA cycle.</i></p>
11	<p>The RHNA allocation should remain more in line with Connect SoCal growth estimates. Consistency between the two plans should be the primary objectives instead of an equally uniform distribution. SCAG should better illustrate the relationship between the two plans. The methodology should completely align with Connect SoCal goals.</p>	<p>The RHNA allocation is a regional plan to allocate HCD’s determination of housing need based on furthering five statutory objectives. The RTP/SCS is a long-range plan that uses a growth projection, various policies and transportation investments to meet a wide range of State, federal, and regional objectives. While there is some overlap, there</p>	<p><i>No change recommended, but also consider other factors as part of the development of the 7th RHNA cycle.</i></p>

	Comment Summary	Staff Response	Recommendation
	<p>Factors that conflict with Connect SoCal goals, such as using a car to travel to jobs instead of focusing on multi-modal transportation, should not be part of the RHNA methodology.</p>	<p>is difference between the two plan objectives. SCAG is committed to ensuring that the RTP/SCS and RHNA are mutually reinforcing and iterative and to improving communication surrounding their similarities and differences.</p> <p>The 6th cycle RHNA methodology defined job access in its distribution formula as jobs accessible within a 30-minute drive commute by car. This assumption, along with others, can be revisited as part of the 7th cycle RHNA, starting in 2026.</p>	
12	<p>The RHNA methodology should only consider data until the end of the RHNA planning cycle rather than the longer-term projections of the Connect SoCal plan.</p>	<p>The 6th cycle methodology-based factors such as projected growth, transit access, and job access based on 2045 data from Connect SoCal rather than the end of the RHNA planning cycle (2029). The reason for this was to better align RHNA with the development pattern of Connect SoCal. The data available for interim years of Connect SoCal, rather than the horizon year (2045), generally go through less rigorous development and public outreach/comment processes. Furthermore, since it is anticipated that housing stock built during the next cycle of RHNA will be in use for several decades, it is meaningful to align it to transportation, job, and other factors associated with the plan’s horizon year. SCAG staff do not recommend changes to this methodology assumption for future RHNA cycles. However, this assumption, along with others such as future transportation projects,</p>	<p><i>To explored by SCAG in the 7th RHNA cycle.</i></p>

	Comment Summary	Staff Response	Recommendation
		will be reviewed and determined as part of the 7 th RHNA cycle starting in 2026.	
13	The adjustments for disadvantaged communities in the distribution formula should be reconsidered. The threshold of whether a jurisdiction was categorized as a disadvantaged community should be reconsidered.	The 6 th cycle methodology used adjusted formulas for jurisdictions designated as disadvantaged. A jurisdiction was considered disadvantaged if 50 percent or more of its population resided in low resource areas. SCAG staff are exploring other ways to increase equity and further AFFH principles in the 7th cycle.	<i>To explored by SCAG in the 7th RHNA cycle.</i>
14	The distribution of RHNA should ensure that higher income jurisdictions receive their fair share of regional need.	The existing RHNA methodology ensures that each jurisdiction must receive a fair share of their regional housing need. This includes a fair share of planning for enough housing for all income levels, and consideration of factors that indicate areas that have high and low concentration of access to opportunity. SCAG will continue to further these goals in future RHNA cycles.	<i>No change needed.</i>
15	There should be a stronger relationship between jobs and housing. Areas that have a high concentration of jobs should receive a higher allocation. Jurisdictions that initiate job growth should accommodate housing growth. The income level of jobs should be a factor.	One of the five objectives of State housing law require that the methodology further an improved relationship between jobs and housing. Job growth and housing development should be closely linked at a regional level, and the RHNA methodology and allocation can help ensure that both are addressed regionally in a coordinated manner. The 6th cycle methodology considered job access as one of the factors for determining a jurisdiction's housing need. SCAG staff recommends that the methodology continue to consider the jobs housing relationship across the region,	<i>To explored by SCAG in the 7th RHNA cycle.</i>

	Comment Summary	Staff Response	Recommendation
		<p>including looking at more localized job centers and the relationship with jobs, though the exact approach will be decided by the 7th cycle RHNA process.</p> <p>During the 6th cycle as a response to numerous public comments and the RHNA subcommittee's request, SCAG developed an innovative approach to allocating housing need based on access to jobs that crossed jurisdictional boundaries. Jurisdictional boundaries are not drawn with the intent of all workers living in the same city or county in which they work, therefore housing need was generally allocated to areas proximate to workplaces and other job-based non-residential places.</p>	
16	<p>The RHNA methodology should consider factors such as density, overcrowding, telework, climate change and resiliency, and the presence of a university and community colleges. The RHNA distribution should also assign no units to areas with permanent open space and industrial zones. More allocation should be assigned to areas with HQTAs and transit.</p>	<p>The 6th cycle RHNA methodology considered a variety of factors as part of the development process. Factors such as density, overcrowding, and the presence of a university were considered but not ultimately included in the adopted methodology. Areas with population within an HQTAs were assigned housing need based on this factor. Remote work was not included as a specific consideration. SCAG staff recommends reconsideration of these factors, and consider others such as climate change and resiliency, permanent open space, industrial zones, and community colleges, as part of the 7th cycle methodology development, starting in 2026.</p>	<p><i>To explored by SCAG in the 7th RHNA cycle.</i></p>
17	<p>Assigning need based on HQTAs disincentivizes jurisdictions from</p>	<p>While this is an understandable response, SCAG is committed to integrating land use</p>	<p><i>To explored by SCAG in the 7th RHNA cycle</i></p>

	Comment Summary	Staff Response	Recommendation
	incorporating transit infrastructure since they will get assigned more housing need.	and sustainable transportation planning and will explore additional ways to accomplish this while avoiding creating disincentives to housing and/or transportation.	
18	More time should be made available for jurisdictions to review the methodology.	SCAG is committed to maximizing public participation in the RHNA process, including the development of the methodology. An earlier regional determination from HCD than what is currently in statute would allow for a longer methodology development process. SCAG recommends that the regional determination be provided earlier so that the methodology development process can include more meaningful local engagement and maximizing public participation (see comment #7).	<i>Legislative change to add earlier regional determination from HCD.</i>
19	The preservation of existing units should be considered as a factor in the distribution methodology.	The preservation of existing units is an important way to maintain a level of affordability in some communities. State law allows for jurisdictions to count the preservation of housing at-risk of losing affordability status for up to 25 percent of their RHNA need. However, unit preservation ensures that housing need does not increase since it seeks to prevent displacement of existing households. Because jurisdictions may use the preservation of units as a credit toward meeting housing need, SCAG staff does not recommend adjusting a RHNA allocation based on this factor.	<i>No change recommended.</i>

	Comment Summary	Staff Response	Recommendation
Appeals			
20	The appeal process should not allow for jurisdictions to appeal the allocation of other jurisdictions.	State legislation allows other jurisdictions and HCD to appeal another jurisdiction’s draft RHNA allocation. SCAG recognizes the complexity in handling an appeal of another jurisdiction's allocation as well as the unusual relationship between jurisdictions which may result. However, such a process - which is allowed by state legislation - does provide a measure of due process within the RHNA allocation.	<i>No change recommended.</i>
21	The bases for appeal should not be expanded.	State housing law allows three bases for appeal, which includes the application of the RHNA methodology, change of circumstance, and a specific list of land use factors. The specific list allows the opportunity for the COG to adopt other land use factors during the earlier methodology process. The 6 th cycle RHNA methodology did not include any other factors, but future RHNA methodologies could consider and adopt additional factors that would be included in the bases for appeal.	<i>No change recommended but could be explored as part of the development of the 7th RHNA cycle.</i>
22	More guidance on what should be in an appeal and what is likely a reasonable appeal request should be provided.	For the 7th cycle, SCAG staff will explore preparing a guidebook to help appellants more easily understand how to file an appeal, what information should be included in an appeal, and three bases on which an appeal can be filed.	<i>To explored by SCAG in the 7th RHNA cycle.</i>
23	The appeals process should be meaningful and not be perfunctory.	SCAG staff reviews every filed RHNA appeal diligently and values meaningful stakeholder feedback. SCAG is committed to maintaining transparency and fairness in reviewing the	<i>No change needed.</i>

	Comment Summary	Staff Response	Recommendation
		merits of an appeal and will continue this into future RHNA cycles.	
24	The appeals process needs additional time.	Once SCAG distributes a draft RHNA allocation, the subsequent appeals process, including appeals filings and all public hearings, must conclude within 120 days. While a COG has the option to have an additional 30 days to hold public hearings for appeals, due to the processing of public comments and requirements of noticing public hearings, this option is infeasible to adopt a final RHNA allocation on time. SCAG recommends additional time be added to the appeals process and that the regional determination be provided by HCD sooner so a COG can extend its appeal time, as needed (see comment #7).	<i>SCAG administrative and Legislative change.</i>
25	The RHNA Appeals Board should not have to redistribute back to the region successfully appealed units.	State law requires that successfully appealed units must be reallocated back to the region. The final RHNA allocation for each jurisdiction must total the regional determination provided by HCD. RHNA is a representation of regional housing need and the reduction of housing need in one jurisdiction does not eliminate the overall regional housing need defined by the regional determination. For this reason, SCAG staff does not recommend a change to the process of redistribution of successfully appealed units.	<i>No change recommended.</i>
Other			
26	The State should provide funding to jurisdictions to build affordable housing commensurate with RHNA allocation	Staff will inquire if the state has considered having RHNA allocation be one of the considerations for housing funding	<i>SCAG and HCD administrative changes.</i>

	Comment Summary	Staff Response	Recommendation
		<p>opportunities, including, but not limited to, transit-oriented development that meet both housing and climate change goals. Linking RHNA allocation to the amount of funding may help jurisdictions meet their RHNA targets.</p>	
27	<p>Trade and transfer should be allowed. Jurisdictions with funding and no sites should be able to contribute to affordable housing in jurisdictions that have available land.</p> <p>Trade and transfer should not be allowed.</p>	<p>Until the 6th RHNA cycle, trade, and transfer of draft RHNA allocation units was a statutorily available option for all jurisdictions to exchange some of their draft RHNA allocation with another jurisdiction. However, no transfers took place during the 4th and 5th RHNA cycles.</p> <p>Housing production is the goal of RHNA and including an additional opportunity to expedite or fund production, particularly for affordable housing, would create flexibility in areas that lack funds and resources to do so. Reinstating a trade and transfer option would require a legislative change and would need to further state housing objectives, including affirmatively furthering fair housing (AFFH). In certain cases, such as a transfer of units from a high resource jurisdiction to a lower resource jurisdiction, may run against AFFH principles. SCAG staff recommends that legislation to reinstate this option include limitations how and/or from whom the transfer of draft RHNA allocation units occur. Examples could include limiting a transfer to market rate units only or only allowing transfers from communities designated as disadvantaged.</p>	<p><i>Legislative change.</i></p>

	Comment Summary	Staff Response	Recommendation
28	Subregional delegation that allows for two or more geographically contiguous jurisdictions to form a subregion to develop their own methodology is inconsistent with goals of RHNA.	State law allows for two or more geographically contiguous jurisdictions to form a “subregion”. In such cases, SCAG would assign a share of regional housing need to the subregion. The subregion would be required to develop its own methodology, conduct its own appeal process, and have its final allocations collectively meet the determination given by SCAG. SCAG would review the subregion’s methodology provided to ensure it is consistent with SCAG’s regional allocation methodology and must also abide by State law. No jurisdictions elected to undertake subregional delegation for the 6 th cycle despite financial incentives offered by SCAG. To maintain this flexibility and allow jurisdictions to have a more tailored approach, staff recommend maintaining subregional allocation as an option, since SCAG and by extension HCD would still need to ensure that (a) SCAG's methodology for allocating to a subregion and (b) any subregion's allocation to jurisdictions are consistent with the goals of RHNA.	<i>No change recommended.</i>
29	More time is required between issuance of final RHNA allocation and statutory deadline for housing element adoption.	SCAG staff supports providing jurisdictions more time between the issuance of RHNA allocation and the statutory deadline for housing element adoption. To maximize its preparation time, jurisdictions may also begin working on their housing element when they receive their draft allocation.	<i>SCAG administrative change.</i>

	Comment Summary	Staff Response	Recommendation
30	SCAG should recommend that an audit be performed on SCAG’s 6 th cycle regional determination.	The State audit of HCD’s regional determination process made several findings and provided recommendations for HCD to address them. The audit’s parameters were to review the process for determination and not whether the data and final determinations were accurate. The audit was based on the review of the processes for three different COGs/areas but excluded SCAG from consideration due to an active lawsuit regarding SCAG’s determination. SCAG staff believes that a separate audit for SCAG would produce similar conclusions and does not recommend another audit.	<i>No change recommended.</i>
31	Housing Element law does not fully consider challenges to ultimately produce housing units, especially for affordable housing.	There are numerous challenges that are not addressed in State housing law that ultimately limit the production of affordable housing. Barriers to building, such as the cost of land, materials, and labor are beyond the scope of the planning process. The lack housing supportive infrastructure is also a distinct barrier that makes home building less attractive to developers. Housing production is the goal of housing law, but the law currently does not address these challenges that are faced throughout the SCAG region. The State should also consider incentives for specific type of housing typologies such as missing middle housing.	<i>SCAG and HCD administrative change. Request that HCD review housing element law to address challenges to housing building and production, including incentives for specific types of housing typologies. SCAG plans to evaluate the challenges of housing element law in producing housing units and possible reform, starting in late 2024.</i>



RHNA REFORM DRAFT RECOMMENDATIONS

August 16, 2023

WWW.SCAG.CA.GOV

RHNA Reform Draft Recommendations

ACTION

Recommend that the Regional Council approve the draft staff recommendations on RHNA reform as noted in staff report and authorize the Executive Director to submit a comment letter on behalf of SCAG to the California Department of Housing and Community Development (HCD).

Today's Agenda

- RHNA 101
- Background of RHNA Reform
- SCAG RHNA Reform Engagement Process 2022-2023
- Draft Recommendations
- Next steps



RHNA 101

Regional Housing Needs Assessment (RHNA)



State housing law requirement to determine existing and projected housing needs for each jurisdiction

8-year planning period

Not a building quota



SCAG

5th cycle: 2013-2021

6th cycle: 2021-2029

Regional Determination

HCD provides a regional determination in consultation with SCAG and the Department of Finance (DOF)

4th Cycle
regional determination
(2006-2014)

699,368

5th Cycle
regional determination
(2013-2021)

412,137

6th Cycle
regional determination
(2021-2029)

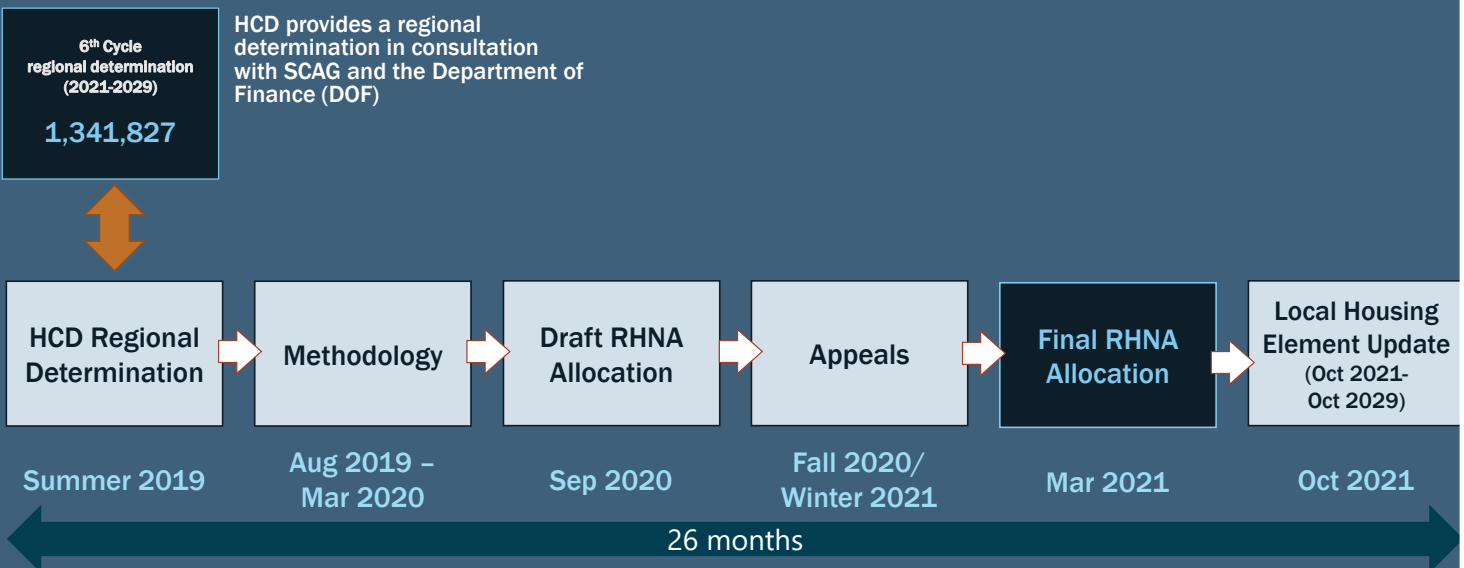
1,341,827

Objectives of RHNA



- 1** To increase the housing supply and mix of housing types, tenure and affordability within each region in an equitable manner
- 2** Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns
- 3** Promoting an improved intraregional relationship between jobs and housing
- 4** Allocating a lower proportion of housing need in income categories in jurisdictions that have a disproportionately high share in comparison to the county distribution
- 5** Affirmatively furthering fair housing (AFFH)

Regional Housing Needs Assessment (RHNA)



Attachment: PowerPoint Presentation - Draft RHNA Reform Recommendations (Draft RHNA Reform Recommendations)

SCAG: 10.1%
US avg: 3.4%

Regional Determination

5 th cycle calculation	
Existing + Projected households	6,516,345
-Occupied Units (and Tribal HH)	-6,044,940
=Subtotal	468,595
+Vacancy need	13,445
+Replacement need, 0.5%	2,410
-Vacant units	-75,390
=Regional determination	409,060

6 th cycle calculation	
Existing + Projected households	6,801,760
+Vacancy need	178,896
+Overcrowding, 6.7% (new!)	459,917
+Replacement need, 0.5%	34,010
-Occupied Units	-6,250,261
=Subtotal	1,224,352
+Cost burden (new!)	117,505
=Regional determination	1,341,827

Attachment: PowerPoint Presentation - Draft RHNA Reform Recommendations (Draft RHNA Reform Recommendations)

RHNA Methodology: Primary Factors

Based on:



Share of household growth



Job Accessibility

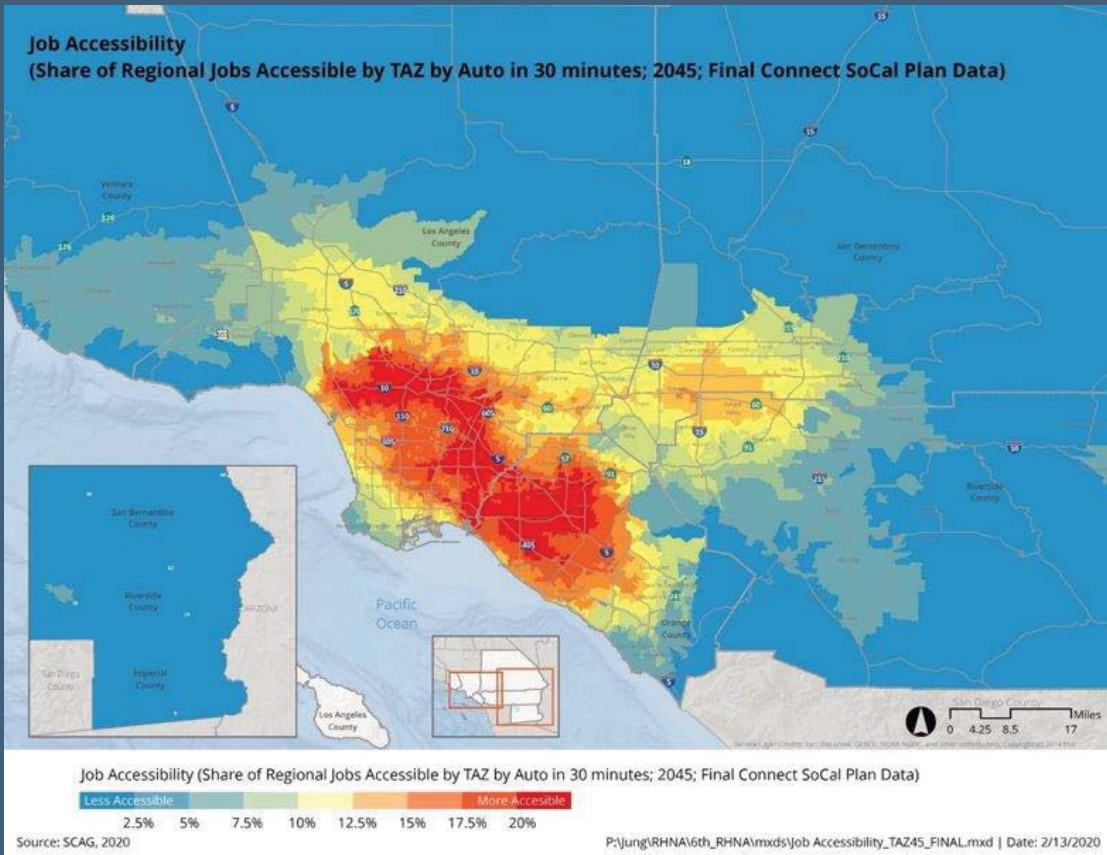


Transit Accessibility



Social Equity Adjustment

- Household income distribution
- Other indicators of resources (environment, education, economy)



RHNA Reform Draft Recommendations

RHNA Appeals

A total of
52
 appeals
 were filed on the draft
 RHNA allocation

Most appeals requested a **reduction** in their housing need (112,000 units)

4 jurisdictions requested that another jurisdiction be given additional housing need

- Common reasons given for appeal:**
- We have no more vacant land
 - We need to preserve community character
 - We need more jobs, not housing

Only
2
 appeals were granted (3,000 units)



Final RHNA Allocation

- Adopted March 2021
- Included redistribution of successfully appealed units
- Housing element deadline October 2021
 - As of early August 2023, 108 jurisdictions have an adopted compliant housing element



BACKGROUND OF RHNA REFORM

Background 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

Background of RHNA Reform

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 ENGAGEMENT PROCESS 2022-2023

RHNA Reform Draft Recommendations

SCAG 2022-2023 RHNA Reform Engagement 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, 2023



5 public listening sessions
450+ registrants



77
survey responses



23
written comments

- Engagement: Newsletters (SCAG, SCAG Housing, Executive Director), SCAG website, Announcements at meetings (RC, CEHD, Subregional Directors), Targeted Emails

SCAG RHNA Reform Timeline



We are here

- Presentation of Draft recommendations 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



DRAFT RHNA REFORM RECOMMENDATIONS

Comment Review Process & Recommendations

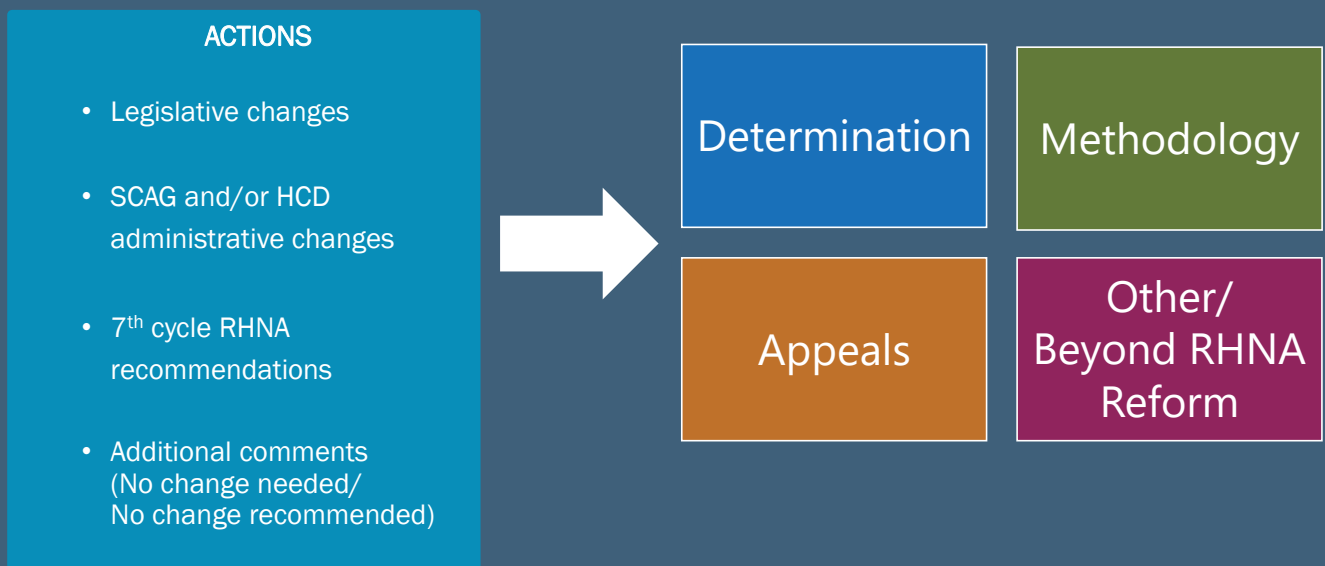


SCAG staff reviewed written and verbal comments
(written comments available online)

Four Themes:

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

Draft Recommendations



ACTION

Recommend that the Regional Council approve the draft staff recommendations on RHNA reform as noted in staff report and authorize the Executive Director to submit a comment letter on behalf of SCAG to the California Department of Housing and Community Development (HCD).

Legislative Change

Determination

[1]

- Extend existing need from the regional determination across multiple planning cycles
- Extend the housing element planning periods over multiple cycles (cell matrix #1)

[2]

- Recommend that procedures be established for HCD to publicize its data sources, analyses, and methodology. (#2, #8)

Legislative Change

[3]

- Establish formal processes to review HCD’s considerations as part of its regional determination
- Convene an advisory panel of experts that would advise HCD on their assumptions, data, and analysis (#5, #6)

[4]

- Codify an earlier date, which is currently at least 26 months before a housing element due date, for HCD to provide the regional determination to a COGs. (#7, #18, #24)

[5]

- Reinstate a trade and transfer option of RHNA that it also furthers state housing objectives, including affirmatively furthering fair housing. (#27)

SCAG and/or HCD Administrative Change

[6]

- (SCAG) Facilitate conversations ensuring that the determination process considers all available data at the time, including remote work. (#4)

[7]

- (SCAG) Exercise the option of additional time to the appeals process (#24)

[8]

- (SCAG and HCD) Inquire if the State has considered having RHNA allocation be one of the considerations for housing funding opportunities. (#26)

[9]

- (SCAG) Provide jurisdictions more time between the issuance of RHNA allocation and housing element adoption deadline. (#29)

7th Cycle RHNA Change

Determination

[10]

Ensure that the determination process by HCD considers all available data sources, including remote work. (#4)

Methodology

[11]

(SCAG) Consider different distribution methodologies, assumptions, and factors as part of the 7th cycle RHNA, starting in 2026. (#10, 11, 12, 13, 15, 16, 17)

7th Cycle RHNA Change

Appeals

[12]

Explore preparing a guidebook to help appellants. (#22)

Other/
Beyond
RHNA Reform

[13]

Request that HCD review housing element law to address challenges to housing building and production. (#31)

Additional Comments (No Action Needed)

Methodology
The distribution of RHNA should ensure that higher income jurisdictions receive their fair share of regional need (#14)

Appeals
The appeals process should be meaningful and not perfunctory (#23)

Additional Comments (No Action Recommended)

A designation of no change recommended was applied to the following comments:

Determination
The regional determination should include additional assumptions and factors, such as populations in institutions, market factors, land available for capacity for development, and prior housing production. (#3)

Methodology
The RHNA methodology should consider factors such as land unavailable for development or available sites. Areas that fall under the California Coastal Commission would violate the Coastal Act and should be taken into consideration when distributing RHNA. (#9)

Additional Comments (No Action Recommended)

Methodology

The RHNA allocation should remain more in line with Connect SoCal growth estimates. The methodology should completely align with Connect SoCal goals. (#11)

Methodology

The preservation of existing units should be considered as a factor in the distribution methodology (#19)

Additional Comments (No Action Recommended)

Appeals

The appeals process should not allow for jurisdictions to appeal the allocation of other jurisdictions (#20)

Appeals

The basis for appeal should not be expanded (#21)

Appeals

Successfully appealed units should not have to be redistributed back to the region (#25)

Additional Comments (No Action Recommended)

Other

Subregional delegation is inconsistent with the goals of RHNA (#28)

Other

An audit should be performed on SCAG's 6th cycle regional determination (#30)

Next Steps

Sep. 7, 2023	Sep. Regional Council meeting
Early Sep. 2023	Submit comment letter on approved recommendations to HCD
Dec. 31, 2023	Due date for HCD's report to the Legislature on RHNA Reform



THANK YOU!

For more information, please visit:

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



2023-2024
SCAG & CEHD Overview

August 16, 2023

WWW.SCAG.CA.GOV



SCAG 101: OVERVIEW OF ORGANIZATION

Darin Chidsey, Chief Operating Officer

2023-2024 Regional Council Board Officers



Art Brown
PRESIDENT
 City of Buena Park



Curt Hagman
FIRST VICE PRESIDENT
 County of San Bernardino



Cindy Allen
SECOND VICE PRESIDENT
 City of Long Beach



Jan Harnik
IMMEDIATE PAST PRESIDENT
 Riverside County
 Transportation Commission

The SCAG Region

6
 COUNTIES

16
 TRIBAL
 GOVERNMENTS

191
 CITIES

18.7M
 RESIDENTS



38,618
 SQUARE MILES

\$1.6T
 REGIONAL GDP

15TH
 LARGEST
 ECONOMY
 WORLDWIDE

47.6%
 OF STATE
 POPULATION

Our Vision

Southern California's Catalyst for a Brighter Future

Our Mission

To foster innovative regional solutions that improve the lives of Southern Californians through inclusive collaboration, visionary planning, regional advocacy, information sharing and promoting best practices.

Our Core Values

Be Open

Be accessible, candid, collaborative and transparent in the work we do.

Lead by Example

Commit to integrity and equity in working to meet the diverse needs of all people and communities in our region.

Make an Impact

In all endeavors, effect positive and sustained outcomes that make our region thrive.

Be Courageous

Have confidence that taking deliberate, bold and purposeful risks can yield new and valuable benefits.

Primary Roles & Responsibilities

- 1 Regional Transportation Plan (RTP)
- 2 Sustainable Communities Strategy (SCS)
- 3 Federal Transportation Improvement Program (FTIP)
- 4 Regional Housing Needs Assessment (RHNA)
- 5 Regional Data & Information Center
- 6 Forum for Issues of Regional Significance

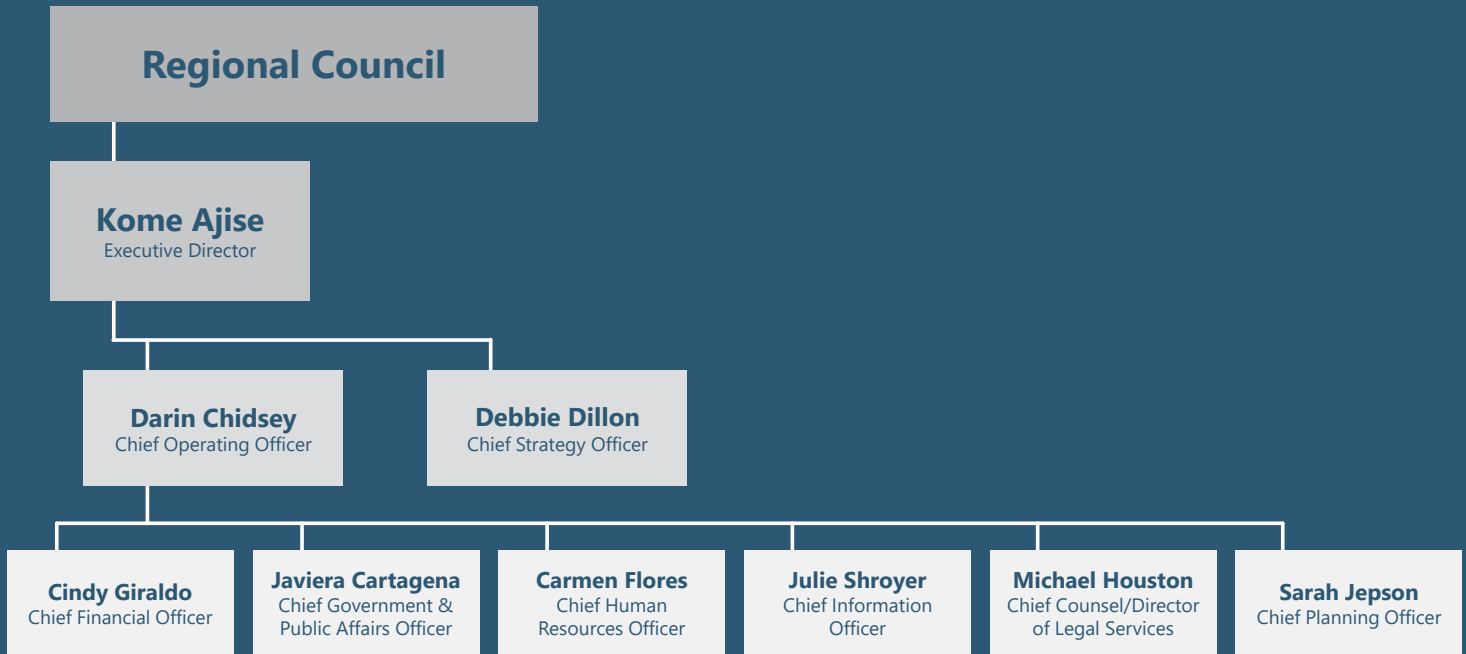


Strategic Plan Goals

1. Produce innovative solutions that improve the quality of life for Southern Californians.
2. Advance Southern California's policy interests and planning priorities through regional, statewide, and national engagement and advocacy.
3. Be the foremost data information hub for the region.
4. Provide innovative information and value-added services to enhance member agencies' planning and operations and promote regional collaboration.
5. Recruit, support, and develop a world-class workforce and be the workplace of choice.
6. Deploy strategic communications to further agency priorities and foster public understanding of long-range regional planning.
7. Secure funding to support agency priorities to effectively and efficiently deliver work products.



Organizational Chart



CONNECT SOCIAL

Where We've Been



COMPLETED MILESTONES

- ✓ Draft Goals & Vision
- ✓ Draft Performance Measures
- ✓ Local Data Exchange
- ✓ Project List
- ✓ Draft SCS Technical Methodology
- ✓ Special Connect SoCal Subcommittees
- ✓ Public Workshops and Survey

Where We're Going



UPCOMING MILESTONES

- ✓ Draft Connect SoCal 2024 & PEIR Preview (September 2023)
- ✓ Release of Draft Connect SoCal 2024 & PEIR (October 2023)
- ✓ Public Comment Deadline (December 2023)
- ✓ Public Comment Response & Revision Approach (March 2024)
- ✓ Final Connect SoCal 2024 & PEIR (April 2024)
- ✓ Submit Adopted Plan to FHWA & CARB (April-May 2024)

Connect SoCal 2024: Summary

Connect SoCal 2024 carries forward many strategies from Connect SoCal 2020 with:

- Additional focus and emphasis on Equity and Resilience
- Data and analysis updates to include impacts from COVID-19 pandemic
- Policy direction and resolutions from SCAG Regional Council since 2020
- New Connect SoCal Regional Planning Policies
- New Connect SoCal Implementation Strategies
- New Technical Reports: Tourism and Housing



COMMUNITY, ECONOMIC, AND HUMAN DEVELOPMENT (CEHD) POLICY COMMITTEE OVERVIEW

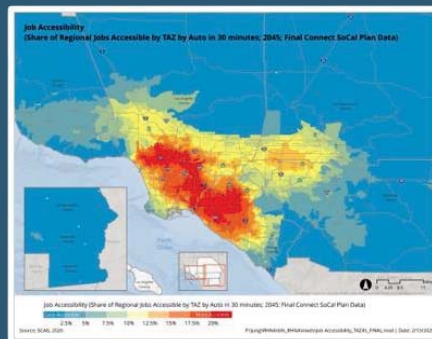
Elizabeth Carvajal, Deputy Director of Planning, Land Use

CEHD Focus Areas

- Housing
- Growth Visioning & Forecasting
- Regional Economic Analysis

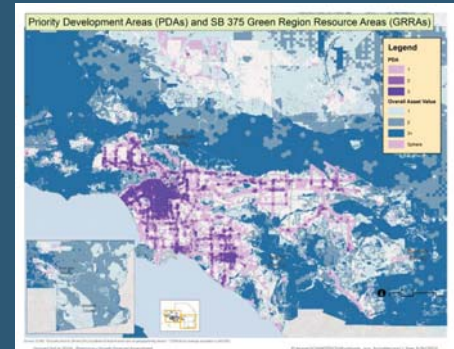
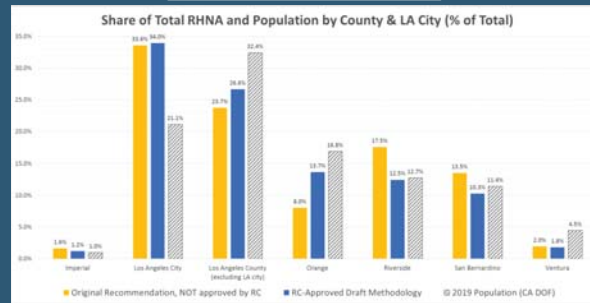
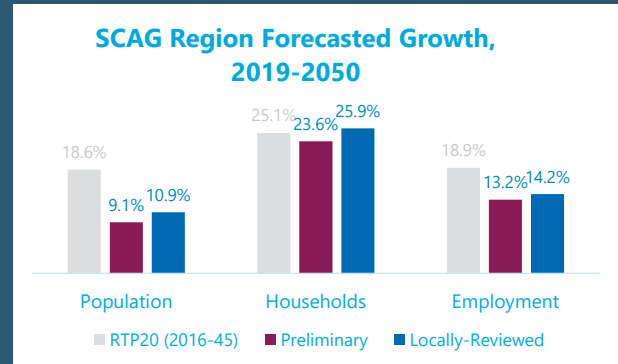
Housing

- Regional Housing Needs Assessment (RHNA)
- Housing Capacity Building and Technical Assistance
 - \$47M in REAP 1 funding
 - \$246M in REAP 2 funding
 - Connect So Cal Housing Technical Report, Policies, and Strategies



Growth Visioning & Forecasting

- Balanced, expert-driven projection of population, household, and job growth to 2050
- Foundation of Connect SoCal and RHNA
- SB 375: linking where we grow to regional goals and targets ("vision")
- Local Data Exchange (LDX)



Inclusive Economic Growth & Regional Economic Analysis

- Inclusive Economic Growth**
 - \$3.5M one-time grant funding administered through California Workforce Development Board
 - 7 deliverables focused on fostering inclusive economic and workforce development
 - Working with local partners and educational institutions
- Economic Analysis**
 - Economic Impacts of Equitable and Inclusive Economic Development in Southern California
 - Connect SoCal Economic Impact Analysis
 - Quarterly Economic Roundtable
 - Economic Trends Tool
 - Economic Summit and Regional Briefing Book





THANK YOU!

For more information, please visit:

scag.ca.gov