



**San Gabriel Valley Council of Governments**  
**AGENDA AND NOTICE OF THE REGULAR MEETING OF THE**  
**PLANNING DIRECTORS TECHNICAL ADVISORY**  
**COMMITTEE**

**Thursday, August 22, 2019 – 12:00 PM**  
**Monrovia Community Center: Monroe Conference Room**  
**119 W. Palm Avenue, Monrovia, CA 91016**

Chair  
**Craig Hensley**  
City of Duarte

Vice-Chair  
**Brad Johnson**  
City of Claremont

**Members**  
*Alhambra*  
*Arcadia*  
*Azusa*  
*Baldwin Park*  
*Claremont*  
*Covina*  
*Diamond Bar*  
*Duarte*  
*El Monte*  
*Glendora*  
*Irwindale*  
*La Verne*  
*Monrovia*  
*Montebello*  
*Monterey Park*  
*Rosemead*  
*San Dimas*  
*San Gabriel*  
*Sierra Madre*  
*South El Monte*  
*South Pasadena*  
*Temple City*  
*West Covina*  
*LA County DRP*

Thank you for participating in today's meeting. The Planners' Technical Advisory Committee encourages public participation and invites you to share your views on agenda items.

**MEETINGS:** *Regular Meetings of the Planners' Technical Advisory Committee are held on the fourth Thursday of each month at 12:00 PM at the Monrovia Community Center (119 West Palm Avenue, Monrovia, CA 91016).* The Planners' Technical Advisory Committee agenda packet is available at the San Gabriel Valley Council of Government's (SGVCOG) Office, 1000 South Fremont Avenue, Suite 10210, Alhambra, CA, and on the website, [www.sgvkog.org](http://www.sgvkog.org). Copies are available via email upon request ([sgv@sgvcog.org](mailto:sgv@sgvcog.org)). Documents distributed to a majority of the Committee after the posting will be available for review in the SGVCOG office and on the SGVCOG website. Your attendance at this public meeting may result in the recording of your voice.

**CITIZEN PARTICIPATION:** Your participation is welcomed and invited at all Planners' Technical Advisory Committee meetings. Time is reserved at each regular meeting for those who wish to address the Board. SGVCOG requests that persons addressing the Committee refrain from making personal, slanderous, profane, or disruptive remarks.

**TO ADDRESS THE PLANNERS' TECHNICAL ADVISORY COMMITTEE:** At a regular meeting, the public may comment on any matter within the jurisdiction of the Committee during the public comment period and may also comment on any agenda item at the time it is discussed. At a special meeting, the public may only comment on items that are on the agenda. Members of the public wishing to speak are asked to complete a comment card or simply rise to be recognized when the Chair asks for public comments to speak. We ask that members of the public state their name for the record and keep their remarks brief. If several persons wish to address the Committee on a single item, the Chair may impose a time limit on individual remarks at the beginning of discussion. **The Planners' Technical Advisory Committee may not discuss or vote on items not on the agenda.**

**AGENDA ITEMS:** The Agenda contains the regular order of business of the Planners' Technical Advisory Committee. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the Committee can be fully informed about a matter before making its decision.

**CONSENT CALENDAR:** Items listed on the Consent Calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion on these items unless a Committee member or citizen so requests. In this event, the item will be removed from the Consent Calendar and considered after the Consent Calendar. If you would like an item on the Consent Calendar discussed, simply tell Staff or a member of the Planners' Technical Advisory Committee.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the SGVCOG office at (626) 457-1800. Notification 48 hours prior to the meeting will enable the SGVCOG to make reasonable arrangement to ensure accessibility to this meeting.



**PRELIMINARY BUSINESS**

**3 MINUTES**

1. Call to Order
2. Roll Call
3. Public Comment (*If necessary, the Chair may place reasonable time limits on all comments*)
4. Changes to Agenda Order: Identify emergency items arising after agenda posting and requiring action prior to next regular meeting (*It is anticipated that the Committee may take action on the following matters*)

**CONSENT CALENDAR**

**2 MINUTES**

*(It is anticipated that the Committee may take action on the following matters)*

5. Planners TAC Meeting Minutes – 06/27/2019 (**Page 1**)  
*Recommended Action: Approve.*

**PRESENTATIONS**

**20 MINUTES**

6. Executive Order N-06-19 (Affordable Housing Development) – Jan Cicco, Regional Homelessness Coordinator, SGVCOG (**Page 5**)  
*Recommended Action: For information only.*

**DISCUSSION ITEMS**

**25 MINUTES**

*(It is anticipated that the Committee may take action on the following matters)*

7. Proposed RHNA Allocation Methodologies – Kevin Kane, Regional Planner, Southern California Association of Governments (**Page 15**)  
*Recommended Action: Discuss and provide direction to staff.*

**ACTION ITEMS** *(It is anticipated that the Committee may take action on the following matters)*

**UPDATE ITEMS** *(It is anticipated that the Committee may take action on the following matters)*

**COMMITTEE MEMBER ITEMS**

**STAFF ANNOUNCEMENTS**

8. San Gabriel Valley Energy Wise Partnership City Staff Energy Work Group Meeting  
*Recommended Action: For information.*
9. Next Committee Meeting  
*Recommended Action: For information.*

**ANNOUNCEMENTS**

**ADJOURN**



**SGVCOG Planners TAC Meeting Minutes**

Date: June 27, 2019  
 Time: 12:00 P.M.  
 Location: Monrovia Community Center  
 119 West Palm Avenue; Monrovia, CA 91016

**PRELIMINARY BUSINESS**

1. Call to Order.  
The meeting was called to order at 12:01pm by Vice Chair Brad Johnson.
2. Roll Call

**Members Present**

P. Lam, V. Reynoso; Alhambra  
 B. Johnson; Claremont  
 C. Averell; El Monte  
 M. Carnahan; Glendora  
 C. Bowcock; La Verne  
 S. Bermejo, J. Mayer; Monrovia  
 K. Wong; Rosemead  
 L. Stevens; San Dimas  
 C. Lin; Sierra Madre  
 Ian McAleese; South El Monte  
 N. Ornelas, Jr.; Los Angeles County DRP

**Members Absent**

Arcadia  
 Azusa  
 Baldwin Park  
 Covina  
 Diamond Bar  
 Duarte  
 Irwindale  
 Montebello  
 Monterey Park  
 San Gabriel  
 South Pasadena  
 Temple City  
 West Covina

**SGVCOG Staff**

A. Fung  
 P. Duyshart

3. Public Comment

San Dimas' voting representative, Larry Stevens, provided an announcement of his retirement. After serving 48 years as a local government planner and 32 years in the City of San Dimas, Mr. Stevens will be retiring on July 31, 2019.

**CONSENT CALENDAR**

4. Planners TAC Meeting Minutes – 05/23/2019

**There was a motion made to approve the 05/23/2019 Planners' TAC Meeting Minutes (M/S: L. Stevens/B. Johnson).**

**[Motion Passed]**

Ayes	Alhambra, Claremont, El Monte, Glendora, La Verne, Monrovia, Rosemead, San Dimas, Sierra Madre, South El Monte, Los Angeles County DRP
Noes	

Abstain	
Absent	Arcadia, Azusa, Baldwin Park, Covina, Diamond Bar, Duarte, Irwindale, Montebello, Monterey Park, San Gabriel, South Pasadena, Temple City, West Covina

**PRESENTATIONS**

**5. Affordable Housing & Sustainable Communities (AHSC) Program, Round 5**

Alexjandro Huerta, AHSC Southern California Program Director for the Enterprise Community Partners, provided a presentation on the AHSC Program and discussed various components of the program. Mr. Huerta spoke about potential project ideas, eligible projects, and requirements for a project to qualify for funding. He also shared that the previous cycle of AHSC funding granted \$420 million for 25 projects. After the presentation, members engaged in the discussion regarding the program.

Questions/Discussions:

- A member of the TAC inquired about including general plans or specific plans that support the project that is applying for AHSC funding. Mr. Huerta responded that the application requires general plans or specific plans that support the project that is seeking funding.
- Another member of the TAC inquired about the possibility of the program funding other TOD projects in the project’s vicinity. Mr. Huerta responded that the funding is generally available for new developments only, but exceptions are sometimes granted.
- Mr. Huerta also mentioned that cities can re-apply for a project over multiple programming cycles. In the case of smaller projects, they would require very robust transportation components in order to improve competitiveness against other larger projects.

**6. LA County’s Countywide Trails Program**

Michelle O’Connor, Los Angeles County Department of Parks and Recreation’s Trails Planning Section Head, provided a presentation on Los Angeles County’s recent efforts to enhance its Countywide Trails Program. Ms. O’Connor discussed the County’s outreach efforts regarding the new website update and opportunities for member agencies to provide feedback and input. She requested member agencies to assist with identifying trails across the County and encouraged cities to utilize the County’s new trail website and mobile application.

Questions/Discussions:

- A member inquired about how cities can help the County with identifying trails. Ms. O’Connor responded that any forms of GIS files and pictures of the trails within a local jurisdiction’s city limits would be very helpful.

**DISCUSSION ITEMS**

**7. SB 330: Housing Crisis Act of 2019 (Skinner), as amended on 6/12/19**

Peter Duyshart of the SGVCOG provided members of the TAC with a report regarding the amendments to SB 330 (Skinner). The committee voted to oppose the bill at a previous meeting due to the restrictions that it imposes on local governments. Since that meeting, the author of the legislation amended the language to require a developer to submit an application for a project that includes all required information for the agency to review the application within 180 days of submitting the preliminary application. On June 19<sup>th</sup>, the author also expressed intentions to remove the limits on parking minimums and the limits of voter-imposed supermajority votes or public vote requirements from the language. It is expected that these amendments will be included in the upcoming written draft.

Questions/Discussions:

- One member suggested that the committee should oppose this bill no matter how many times the author amends the language. The member believes that this bill is unnecessary and creates unnecessary burdens on local jurisdictions.
- Another member discussed that sunset clauses in this bill’s language would not be effective because the timeline would likely be extended regardless.

**There was a motion made to reaffirm the committee’s opposition to SB 330 (Skinner). (M/S: L. Stevens/B. Johnson).**

**[Motion Passed]**

Ayes	Alhambra, Claremont, El Monte, Glendora, La Verne, Monrovia, Rosemead, San Dimas, Sierra Madre, South El Monte
Noes	
Abstain	Los Angeles County DRP
Absent	Arcadia, Azusa, Baldwin Park, Covina, Diamond Bar, Duarte, Irwindale, Montebello, Monterey Park, San Gabriel, South Pasadena, Temple City, West Covina

**8. SB 592: Housing Accountability Act (Wiener)**

Peter Duyshart of the SGVCOG provided a report on the amendments of SB 592 (Wiener). The legislation was originally introduced to move the due date of the Department of Housing and Community Development’s annual report due date from December 31<sup>st</sup> of each year to June 30<sup>th</sup> of each year. The bill was later amended to require the State Board of Barbering and Cosmetology to update the licensees’ public profiles that are maintained on the Board’s website. After passing through the Senate, the author executed a complete gut-and-amend of the bill and transform it to the Housing Accountability Act.

Questions/Discussions:

- A member mentioned that the compensatory damage provisions in this bill is very negative towards local governments. The member recommended the committee to echo the League of California Cities’ position to oppose this bill.

**There was a motion made to recommend the Governing Board to oppose SB 592 (Wiener). (M/S: L. Stevens/B. Johnson).**

Ayes	Alhambra, Claremont, El Monte, Glendora, La Verne, Monrovia, Rosemead, San Dimas, Sierra Madre, South El Monte
Noes	
Abstain	Los Angeles County DRP
Absent	Arcadia, Azusa, Baldwin Park, Covina, Diamond Bar, Duarte, Irwindale, Montebello, Monterey Park, San Gabriel, South Pasadena, Temple City, West Covina

## UPDATE ITEMS

### 9. Update on a Regional Housing and Land Trust Fund & SB 751 (Rubio)

Peter Duyshart of the SGVCOG provided a brief update on SB 751 (Rubio). It is expected that the bill would pass Assembly's Consent Calendar and go to the Governor for signature. Additionally, an ad-hoc committee was convened to set the parameters of the Regional Housing Trust. The upcoming meetings of the ad-hoc committee is scheduled for July 11<sup>th</sup> and 25<sup>th</sup> at 10:00am at Senator Susan Rubio's district office. Planning directors and staff members from member agencies are encouraged to attend the meetings. Interested members can contact SGVCOG Regional Homelessness Coordinator Jan Cicco at [jcicco@sgvcog.org](mailto:jcicco@sgvcog.org).

## CHAIR'S REPORT

### 10. Solicitation of Presentation Topics

Los Angeles County Department of Regional Planning offered to present on its East Valley Transportation Plan for the August meeting. Additionally, the City of Glendora will also be presenting on the Arrow Highway Specific Plan at the August meeting.

### 11. Current City Projects

There was no discussion on this item.

## ANNOUNCEMENTS

The committee will not be meeting in July and will resume regular meetings beginning in August. The next meeting is scheduled for Thursday, August 22, 2019 at 12:00pm at the Monrovia Community Center's Monroe Conference Room.

Peter Duyshart of the SGVCOG provided a brief announcement on staff transitions at the COG. Mr. Duyshart, who serves as the staff liaison to the Planning Directors' TAC, announced that he will be leaving the COG to pursue a master's degree in August. The new staff liaison will be Alexander Fung, who serves as a management analyst at the COG. Mr. Fung can be reached at [afung@sgvcog.org](mailto:afung@sgvcog.org) and will begin staffing the committee starting July.

## ADJOURN

The meeting adjourned at 1:31pm.

# REPORT

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DATE: August 22, 2019

TO: SGVCOG Planners TAC

FROM: Marisa Creter, Executive Director

RE: **Executive Order EO-N-06-19 Affordable Housing Development**

## **RECOMMENDED ACTION**

For information and discussion.

## **BACKGROUND**

In January 2019, Governor Newsom signed Executive Order N-06-19, which ordered the Department of General Services (DGS) and the Department of Housing and Community Development (HCD) to identify excess state-owned property, evaluate these parcels for the viability of constructing housing, and, for those properties on which development is feasible, solicit developers to construct affordable housing on those sites. Development on these properties would not be subject to local zoning and building ordinances. The Executive Order is included as Attachment A.

In order to implement the Executive Order, DGS and HCD developed an “Excess Site Screening Tool” (Attachment B), which considers two primary components: the economic feasibility of a site and regional underproduction. DGS has applied these tools to all of its identified excess properties in order to identify priority properties. Once the evaluation is completed, DGS will issue requests for proposals (RFPs) to solicit developers to build affordable and mixed-income housing on the priority parcels. DGS will release 3 RFPs in the first year, with the first priority parcel identified and RFP released by September 30, 2019.

These RFPs will prioritize proposals that maximize the quantity of housing units built and preserved, increase the speed with which construction can be initiated and completed, use renewable construction materials, and minimize the cost per unit of construction. Successful developers will receive low-cost, long-term ground leases, which will reduce the amount of up-front capital required to purchase the land. Both one-time and on-going funding were allocated in the State’s FY2019-2020 budget to facilitate this solicitation process.

DGS completed its initial inventory and identified 44,370 state-owned parcels. 35 of these parcels are located in the San Gabriel Valley (Attachment C). These properties in the San Gabriel Valley include a number of courthouses, Caltrans maintenance stations, and California Highway Patrol offices. Based on application of the “Excess Site Screening Tool,” DGS flagged 1,330 parcels as potentially viable, and they will undergo additional screening. It’s unknown at this time how many of the priority properties are located in the San Gabriel Valley.


Several cities are partnering with the State to facilitate the implementation of this Executive Order.

# REPORT

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The cities of Chico, Fresno, Oakland, Sacramento, San Diego, and San Francisco are partnering with the Governor's Office to closely examine the parcels identified in their cities for expedited development of housing, and the Governor is encouraging additional cities to partner in this endeavor.

SGVCOG staff will continue to monitor the progress on the implementation of this Executive Order and report back to the TAC on which properties, if any, are located in the San Gabriel Valley.

Prepared by:   
Jan Cicco  
Regional Homelessness Coordinator

Approved by:   
Marisa Creter  
Executive Director

## **ATTACHMENTS**

Attachment A – EO-N-06-19

Attachment B – DGS Screening Tool

Attachment C – List of State-owned Properties in the San Gabriel Valley

EXECUTIVE DEPARTMENT  
STATE OF CALIFORNIA

EXECUTIVE ORDER N-06-19

**WHEREAS** California is experiencing an acute affordable housing crisis that stifles economic growth, contributes to the homelessness epidemic, consumes an ever-growing share of the paychecks of working families, and holds millions of households back from realizing the California Dream; and

**WHEREAS** nearly 50 percent of California's households cannot afford the cost of housing in their local market; and

**WHEREAS** for decades, California has failed to build enough homes for its growing population at all income levels, ranking 49th in the country in housing production per capita in 2016; and

**WHEREAS** restrictive zoning and land-use policies at the local level are a major cause of the shortfall between California's housing needs and the available supply of housing; and

**WHEREAS** when communities do not build their fair share of housing, the surrounding region must absorb new residents who, as a consequence of a lack of access to affordable housing, suffer from higher rents and longer commutes; and

**WHEREAS** the high cost of land also significantly limits the development of affordable housing in areas with the greatest demand for new housing; and

**WHEREAS** state agencies own thousands of parcels of land throughout the state, some of which exceed those agencies' foreseeable needs; and

**WHEREAS** excess state land is often located in or near urban areas where the need for new housing is acute; and

**WHEREAS** the lack of affordable housing across California is a matter of vital statewide importance; and

**WHEREAS** expanding housing opportunities and solving the affordable housing crisis will require a new level of innovation and cooperation between the public and private sectors; and

**WHEREAS** fostering housing innovation will catalyze new construction industries and spur job growth in the state; and

**WHEREAS** local zoning ordinances do not govern the use of state property, and the State possesses legal authority to enter into low-cost, long-term leasing agreements with housing developers and accelerate housing development on state-owned land as a public use.

**NOW, THEREFORE, I, GAVIN NEWSOM**, Governor of the State of California, by virtue of the power and authority vested in me by the Constitution and statutes of the State of California, do hereby issue this order to become effective immediately:

**IT IS HEREBY ORDERED THAT:**

1. The Department of General Services shall create a digitized inventory of all state-owned parcels that are in excess of state agencies' foreseeable needs by, among other things, conducting a comprehensive survey of all state-owned land. This inventory shall be completed by no later than April 30, 2019. To meet this deadline, all agencies under my direct executive authority shall support this effort by responding to all inquiries made by the Department of General Services.
2. The Department of General Services, the Department of Housing and Community Development, and the Housing Finance Agency shall collaborate to develop two new screening tools for prioritizing affordable housing development on excess state land. The tools shall be designed to identify and evaluate parcels of excess state land:
  - a. Where housing development is most likely to be economically feasible, accounting for, among other factors, a parcel's size, shape, grading, adjacencies, potential for consolidation, lack of site constraints, and proximity to job centers, education, high-frequency public transportation networks, utilities, and other services and amenities; and
  - b. Where underproduction is impacting housing affordability, accounting for, among other factors, availability of affordable housing in the job and commute sheds, the gap between supply and demand, and the rate of increase in rent.

Both tools shall be developed by no later than March 29, 2019.

3. The Department of General Services, in consultation with the Department of Housing and Community Development, shall apply the new screening tools to the State's inventory of excess state real property. The Department of General Services shall generate a comprehensive map of excess state real estate parcels where development of affordable housing (a) is feasible and (b) will help address regional underproduction. The map shall overlay a graphical representation (*i.e.*, a heat map) of where affordable housing development is most feasible and impactful. By April 30, 2019, the Department shall provide an interim progress report.
4. Where appropriate, state agencies shall consider exchanging excess state land with local governments for other parcels for purposes of affordable housing development and preservation. Parcels shall be exchanged with the goal of maximizing regional capacity to build and preserve affordable housing units.
5. The Department of General Services, in consultation with the Department of Housing and Community Development, shall issue Requests for Proposals on individual parcels and accept proposals from developers of affordable housing interested in entering into low-cost, long-term ground leases of parcels on the priority map.

- a. Requests for Proposals shall address, among other considerations: the number of housing units to be built and preserved; maximization of land resources and level of affordability; feasibility of breaking ground within two years of entering the lease and completing units within three years; the individual cost per unit of construction; the use of renewable construction materials, such as cross-laminated timber; and the developer's demonstrated capacity to complete affordable housing projects.
  - b. Selection of projects shall catalyze and incubate innovative models for construction (such as modular or prefabrication), financing, and workforce development.
  - c. Bidding requirements shall include commitments to pay prevailing wages as required under the law.
6. The Department of General Services, in consultation with the Department of Housing and Community Development, shall begin to implement the above selection process no later than September 30, 2019.
  7. The Department of General Services, the Department of Housing and Community Development, and other state agencies and departments shall use all existing legal and financial authority to expedite and prioritize these developments, including by giving them preference in the award of state funding, pursuant to my further direction. Agencies not under my direct executive authority are requested to do the same.

**IT IS FURTHER ORDERED** that as soon as hereafter possible, this Order shall be filed with the Office of the Secretary of State and that widespread publicity and notice shall be given to this Order.

This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its departments, agencies, or other entities, its officers or employees, or any other person.

**IN WITNESS WHEREOF** I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 15th day of January 2019.



GAVIN NEWSOM  
Governor of California

**ATTEST:**

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ALEX PADILLA  
Secretary of State





**EXECUTIVE ORDER N-06-19  
EXCESS SITE SCREENING TOOLS**

**Tool #1: Economic Feasibility Tool (Executive Order N-06-19, Section 2(a))**

#	Factor	Definition
1	Parcel Size	Parcel is greater than 1/4 acre according to county assessor data accessed through Parcel Quest.
2	Shape	Parcel shape suitable per DGS staff visual review.
3	Grading	Parcel grading suitable per DGS staff visual review.
4	Adjacencies	Parcel is accessible by road and is adjacent to residential or similarly suited development. Other ideal adjacencies include access to parks, food services, health facilities, etc.
5	Potential for Consolidation	Parcel is not suitable for development by itself but can be combined another parcel (state or county/city owned) to enable development.
6	Lack of Site Constraints	No major site constraints identified in DGS visual review.
7	Proximity to Job Centers	Parcel is located in Census Tract in Top 2 Quintiles for the number of jobs filled by workers with less than a BA that fall within a given radius (determined by the typical commute distance of low wage workers in each region) of each census tract population weighted centroid 2015 LEHD LODES (from TCAC/HCD Opportunity Map).
8	Proximity to Education	Parcel is located in Census Tract with Education Composite Indicator in Top 2 Quintiles (from TCAC/HCD Opportunity Map).
9	High-frequency public transit networks	Parcel is within 1/2 mile of High-Frequency Public Transit stops according to public transit agency data.
10	Utilities	Due diligence determines that utilities are available nearby.
11	Other Services and Amenities	Parcel is proximate to planned High Speed Rail station, located in a High Opportunity Area per TCAC/HCD Opportunity map, and/or in a Location-Efficient Area per SCS, if applicable.

**Tool #2: Regional Underproduction Factors Tool (Executive Order N-06-19, Section 2(b))**

#	Factor	Definition
1	Availability of affordable housing in Job and Commute Sheds	Parcel is located in a Job or Commute Shed where the shortfall in units rented at a level affordable to very low income households or vacant and available at a rent level affordable to very low income households is greater than 30 percent of the number of very low income households according to HUD CHAS data.
2	Gap between supply and demand	Parcel is located in a City where the gap between the Regional Housing Needs Allocation (RHNA) and Building Permits Issued in 5th Housing Element Cycle is greater than 1500 units per Housing Element Annual Progress Reports submitted to HCD.
3	Rate of Increase in Rent	Parcel is located in a City where the Median Gross Rent according to the American Community Survey (ACS) increased more than 5% (and more than the margin of error) from 2016 to 2017.



State-Owned Properties Located in the San Gabriel Valley		
Name of Property	City	Agency
ALTADENA MAINTENANCE STATION	ALTADENA	TRANSPORTATION, DEPT OF
ALTADENA HILLS	ALTADENA	HIGHWAY PATROL, DEPT OF THE CALIF
BALDWIN PARK AREA	BALDWIN PARK	HIGHWAY PATROL, DEPT OF THE CALIF
CDCR ADMIN-COVINA	COVINA	CDCR - SOUTHERN YOUTH REGION
DIAMOND BAR EAST PARK AND RIDE	DIAMOND BAR	TRANSPORTATION, DEPT OF
DIAMOND BAR WEST PARK AND RIDE	DIAMOND BAR	TRANSPORTATION, DEPT OF
LABORATORY	EL MONTE	AIR RESOURCES BOARD, STATE
EL MONTE TRANSIT CENTER	EL MONTE	TRANSPORTATION, DEPT OF
EL MONTE COURTHOUSE	EL MONTE	JUDICIAL COUNCIL OF CALIFORNIA
GRAND AVE. PARK AND RIDE	GLENDORA	TRANSPORTATION, DEPT OF
VERDUGO PARK AND RIDE	LA CANADA	TRANSPORTATION, DEPT OF
MONROVIA MAINTENANCE STATION	MONROVIA	TRANSPORTATION, DEPT OF
MONROVIA TRAINING CENTER	MONROVIA	JUDICIAL COUNCIL OF CALIFORNIA
MONTEBELLO OFFICE BUILDING	MONTEBELLO	MOTOR VEHICLES, DEPT OF
EAST LOS ANGELES AREA	MONTEREY PARK	HIGHWAY PATROL, DEPT OF THE CALIF
EDMUND D. EDELMAN CHILDREN'S COURTHOUSE	MONTEREY PARK	JUDICIAL COUNCIL OF CALIFORNIA
PASADENA	PASADENA	EMPLOYMENT DEVELOPMENT DEPARTMENT
PASADENA OFFICE BUILDING	PASADENA	MOTOR VEHICLES, DEPT OF
TAX DEFAULTED PROPERTY - ESPLIN	PASADENA	SANTA MONICA MOUNTAINS CONSERVANCY
SIERRA MADRE BLVD PARK AND RIDE	PASADENA	TRANSPORTATION, DEPT OF
POMONA ARMORY	POMONA	MILITARY DEPARTMENT
POMONA OFFICE BUILDING	POMONA	MOTOR VEHICLES, DEPT OF
CSU, CSPU, POMONA	POMONA	CAL STATE UNIVERSITY
POMONA MAINTENANCE STATION	POMONA	TRANSPORTATION, DEPT OF
POMONA COURTHOUSE	POMONA	JUDICIAL COUNCIL OF CALIFORNIA
ROSEMEAD MAINTENANCE STATION	ROSEMEAD	TRANSPORTATION, DEPT OF
(ACTIVE) HELLMAN AVENUE MAINTENANCE STATION	ROSEMEAD	TRANSPORTATION, DEPT OF
VIA VERDE AT SR 57 ROAD PARK AND RIDE	SAN DIMAS	TRANSPORTATION, DEPT OF
CA AQUEDUCT-LOS ANGELES COUNTY	UNINCORP - LOS ANGELES CO	WATER RESOURCES, DEPT OF
ENVIRONMENTAL-LOS ANGELES COUNTY	UNINCORP - LOS ANGELES CO	WATER RESOURCES, DEPT OF
STATE SCHOOL LANDS - LOS ANGELES	UNINCORP - LOS ANGELES CO	STATE LANDS COMMISSION
LOS ANGELES SHP	UNINCORP - LOS ANGELES CO	PARKS & RECREATION, DEPT OF
RIO DE LOS ANGELES SP	UNINCORP - LOS ANGELES CO	PARKS & RECREATION, DEPT OF
DIAMOND BAR MAINTENANCE STATION	WALNUT	TRANSPORTATION, DEPT OF
WEST COVINA OFFICE BUILDING	WEST COVINA	MOTOR VEHICLES, DEPT OF



DATE: August 22, 2019

TO: Planning Directors' Technical Advisory Committee

FROM: Marisa Creter, Executive Director

RE: **SCAG'S PROPOSED RHNA ALLOCATION METHODOLOGIES**

## **RECOMMENDED ACTION**

Discuss and provide direction to staff.

## **BACKGROUND**

The Southern California Association of Governments (SCAG) is a joint powers authority that was formed to address regional issues for the six counties and 191 cities in the Southern California region. Under federal law, SCAG is designated as the Metropolitan Planning Organization (MPO) for the region.

As the region's MPO, one of SCAG's duties is to develop the Regional Housing Needs Assessment (RHNA). RHNA is mandated by State Housing Law as part of a periodic process to update local housing elements of the General Plan, and it quantifies the need for housing within each jurisdiction during specified planning periods. Objectives of RHNA include:

1. Increasing 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, protecting environmental and agricultural resources, and encouraging 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; and,
5. Affirmatively furthering fair housing.

As part of the RHNA development process, SCAG is required to develop an allocation methodology to distribute housing need for the sixth cycle RHNA, which will cover the planning period of October 2021 through October 2029, for each local jurisdiction. SCAG staff is currently working with staff from the State Department of Housing and Community Development (HCD) to finalize the housing need for the SCAG region. An overview presentation of RHNA can be found in Attachment A.

## **RHNA METHODOLOGIES**

At its August 1, 2019 meeting, SCAG’s Regional Council directed staff to release the three proposed RHNA allocation methodologies for members of the public to review and comment. The three options provide alternatives as to how need (existing need and projected need) – which will be finalized by HCD – is allocated amongst SCAG’s jurisdictions and also how social equity will be promoted, recognizing the need to mitigate an overconcentration of income groups in jurisdictions while acknowledging that there is still a need for affordable housing in communities that currently have a high concentration of lower income households.

A high-level overview of the alternative methodologies can be found below:

	<b>Existing Need</b>	<b>Projected Need</b>	<b>Social Equity</b>
<b>Option 1</b>	70% assigned based on regional population share + 20% based on regional population share in high-quality transit area (HQTAs) + 10% based on share of expected residential building activity	% share of regional household growth based on local input + future rental vacancy need (assuming 5% vacancy need) & future owner vacancy need (assuming 1.5% vacancy need) based on projected household growth and jurisdiction’s existing owner/renter composition + city’s share of regional replacement need	Existing Need: 110% adjustment assigned to very low, low, moderate income categories (not above moderate category) Projected Need: 150% adjustment assigned to all 4 income categories
<b>Option 2</b>	<u>Existing &amp; Projected Need Not Separated</u> 80% of regional need assigned based on city’s share of regional population + 20% of regional need assigned based on city’s share of population in HQTAs		150% adjustment assigned to all 4 income categories
<b>Option 3</b>	<u>Existing &amp; Projected Need Not Separated</u> Regional need allocated based on city’s share of regional population growth based on local input + future rental vacancy need (assuming 5% vacancy need) & future owner vacancy need (assuming 1.5% vacancy need) based on projected household growth and jurisdiction’s existing owner/renter composition + city’s share of regional replacement need		150% adjustment assigned to all 4 income categories

# REPORT

A more detailed overview of the three methodologies can be found here: [http://www.scag.ca.gov/committees/CommitteeDocLibrary/CEHD\\_fullagn\\_080119.pdf](http://www.scag.ca.gov/committees/CommitteeDocLibrary/CEHD_fullagn_080119.pdf).

The report includes an overview of the differences between the 3 proposed methodologies:

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>Existing need separate from projected need</b>	Yes	No	No
<b>Higher total of lower income categories</b>	Yes	No	No
<b>Emphasis on high-quality transit areas (HQTA) from regional total</b>	On existing need, only 20%	On total allocation, 20%	No
<b>Accounts for recent building activity</b>	Yes	No	No
<b>Social equity adjustment</b>	Yes (110% existing need; 150% projected need)	Yes (150% for total need)	Yes (150% for total need)
<b>Local input as a component</b>	Yes	No	Yes

SCAG staff is also developing one additional alternative methodology that will be presented to the RHNA Subcommittee in October.

SCAG staff has developed a tool through which jurisdictions can estimate its RHNA estimates for each of the existing methodology options. This tool can be found on the SCAG website at <http://www.scag.ca.gov/programs/Pages/Housing.aspx> under the “Proposed RHNA Methodology” section of the webpage. To demonstrate how the methodologies function, an estimate of 700,000 total regional housing need was inputted using the tool. The results for each member agency can be found in Attachment B.

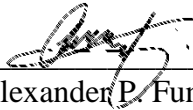
The agency invites individuals and groups to provide comments on the three proposals, which may include modifications any of the proposed allocation methodologies, additional factors or questions to be considered as part of any of the proposed methodologies, or any new option for the RHNA allocation methodology. Comments can be sent to [housing@scag.ca.gov](mailto:housing@scag.ca.gov) before Friday, September 13, 2019.

Public hearings regarding the current proposed RHNA allocation methodologies were also held by SCAG on August 15<sup>th</sup>, August 20<sup>th</sup>, and August 22<sup>nd</sup>. The remaining public hearing is scheduled for Tuesday, August 27, 2019 at 6:00pm at the San Bernardino County Transportation Authority’s office at 1170 W. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor, San Bernardino, CA 92410. Additional details of these public hearings can be found on the public hearing notice in Attachment C.

SCAG is anticipated to select a final allocation methodology in the fall and submit the methodology to HCD for review. Local jurisdictions are expected to receive draft RHNA allocations in early 2020 and the adoption of the final RHNA allocation is scheduled for October 2020.

Kevin Kane, SCAG's Regional Planner, will provide a brief presentation and solicit feedback from committee members on the three proposed RHNA allocation methodologies at this meeting. Additional information on RHNA and the three proposed allocation methodologies can be found on the SCAG website at <http://www.scag.ca.gov/programs/Pages/Housing.aspx>.

SGVCOG staff also seeks direction from the Planning Directors' TAC on any comments that it feels the COG should submit as part of SCAG's public input process.

Prepared by:   
Alexander P. Fung  
Management Analyst

Approved by:   
Marisa Creter  
Executive Director

## **ATTACHMENTS**

- Attachment A – Overview Presentation of the Regional Housing Needs Assessment
- Attachment B – Results for Each Member Agency from the RHNA Methodology Estimate Tool
- Attachment C – Notice of Public Hearings on the Proposed RHNA Allocation Methodology

## 6th Cycle RHNA: Overview and Draft Methodology

Kevin Kane, PhD

Department of Research and Analysis

kane@scag.ca.gov

[www.scag.ca.gov](http://www.scag.ca.gov)



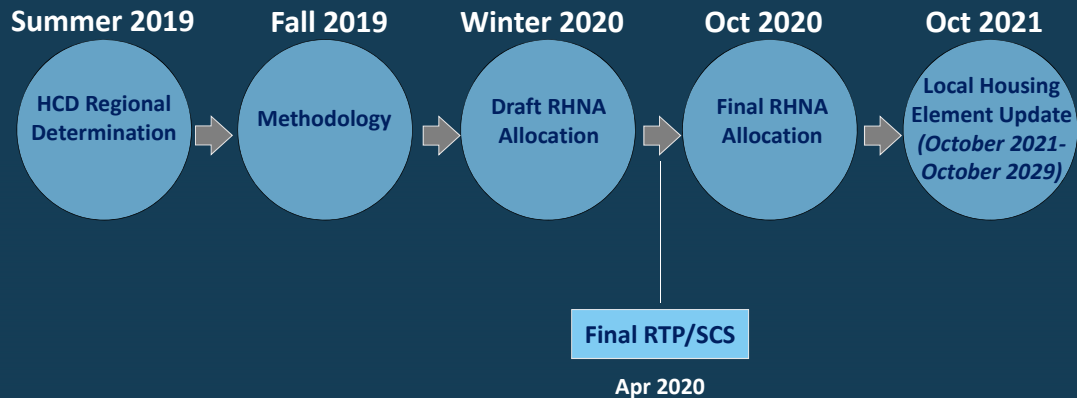
### Regional Housing Needs Assessment



- State housing law requirement to determine regional housing needs
- 8 year planning period
- 5<sup>th</sup> cycle: 2013-2021
- 6<sup>th</sup> cycle: 2021-2029
- Final allocation adoption October 2020



## The RHNA Process



## 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



## Objectives of RHNA



- 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



## Regional Determination: 6<sup>th</sup> Cycle Changes



- Overcrowding
  - 65584.01 (b)(C)(ii): *“The term “overcrowded rate for a comparable housing market” means that the overcrowding rate is no more than the average overcrowding rate in comparable regions throughout the nation, as determined by the council of governments.”*
- Cost-burdened households
  - American Community Survey measure: share of households paying more than 30% of income on housing (split by income category)
- Existing regional vacancy below healthy market rates
  - Rental + owner rates
- HCD has much increased oversight, finalizing consultation during August 2019
- Total regional need likely more than double 5<sup>th</sup> cycle



## How should we distribute regional housing need?

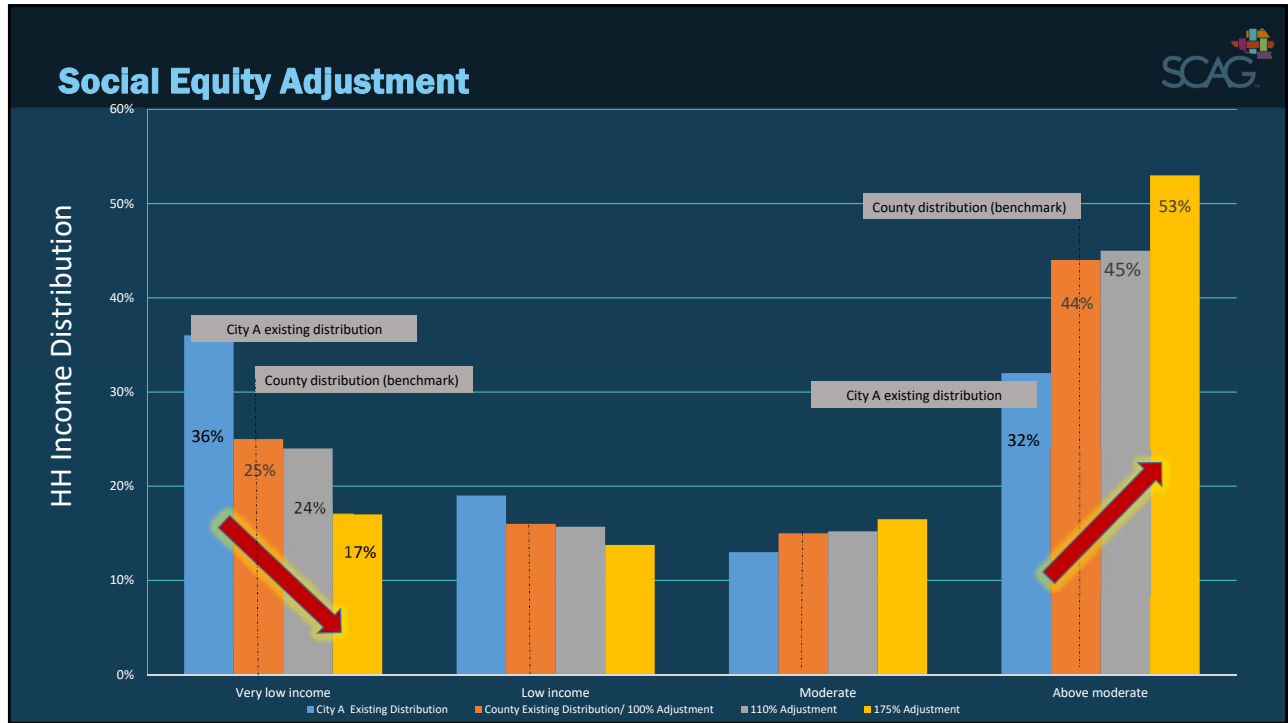


- 6<sup>th</sup> cycle
  - **Local input on household growth?**
    - Share of regional population?
    - High quality transit areas?
    - Recent building permit activity?
    - Job centers/job proximity?
    - Overcrowding/cost burden?
  - **Household income distribution?**

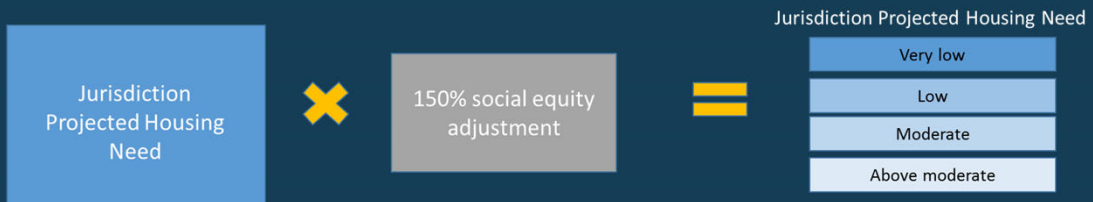
## Proposed RHNA Allocation Methodology: Options



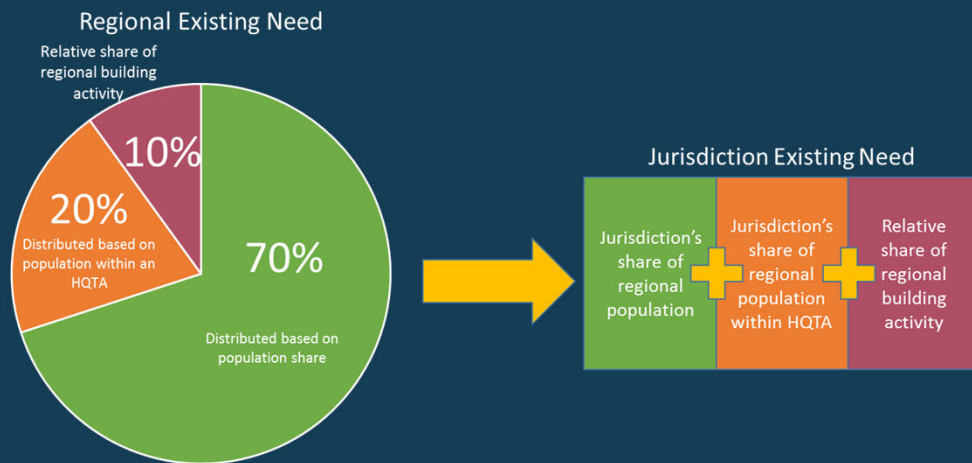
- Three options developed based on feedback from RHNA Subcommittee and stakeholders
- Each option applies different components
- Recommendation to release for public comment period
- One option will be recommended in late September 2019 for submittal to HCD



### Option 1 Determining Projected Housing Need



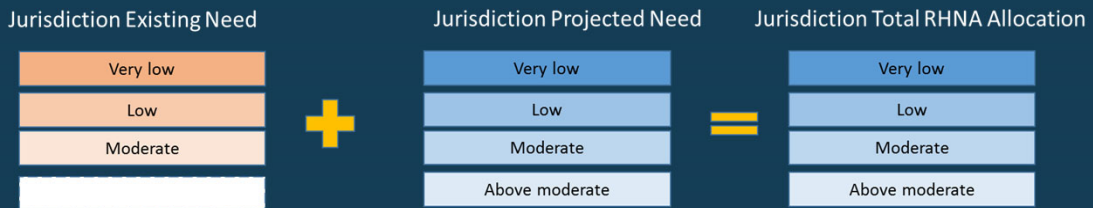
### Option 1 Determining Existing Need



## Option 1 Determining Existing Need



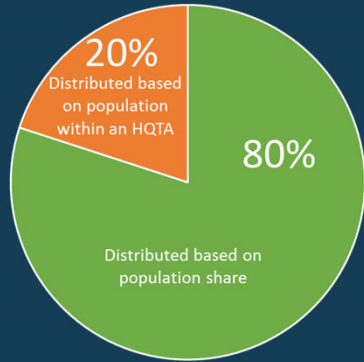
## Option 1 Total RHNA Allocation



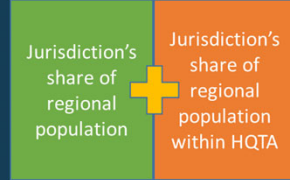
## Option 2



Total Regional Need



Jurisdiction Total Need



## Option 2



Jurisdiction Total Housing Need



150% social equity adjustment



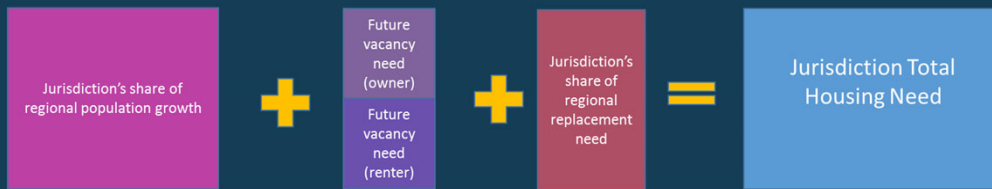
Jurisdiction Total Housing Need

Very low
Low
Moderate
Above moderate

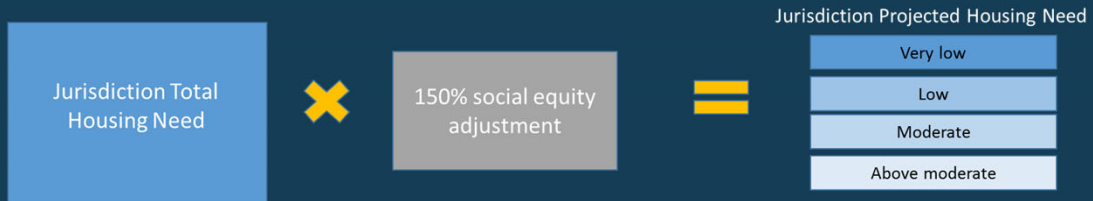
### Option 3



- Similar to projected need from Option 1
- Share of regional population growth instead of household growth
- Horizon year based on closest household growth to regional determination from HCD



### Option 3



# Proposed RHNA Methodology Estimate Tool



SCAG 6TH CYCLE RHNA - DRAFT HOUSING NEEDS ALLOCATION OPTIONS FOR PUBLIC REVIEW  
1-Aug-19

**What is this?** This spreadsheet tool is designed to provide general estimates of a draft RHNA allocation under three options outlined in the proposed RHNA methodology released by SCAG on 8/1/19. **Data and figures are not final, may be subject to corrections, and may not sum due to rounding.**

**Instructions:** Select jurisdiction from drop-down menu and enter an estimate of total regional housing need in the yellow boxes. Green boxes will populate based on data in "RHNA\_data" tab.

**Note:** Estimated regional need values below 465,428 will render incomplete components under Option 1. Estimated regional need values above 1,304,344 will render incomplete components under Option 3.

Select Jurisdiction (drop-down menu): Long Beach city

Enter estimate of total regional need: 1,000,000

**Long Beach city statistics:**

	Regional Percentile:
Local input household growth, RHNA period:	8408 0%
Share of region's 2019 population:	2.48% 99%
Share of region's HQTAs population:	5.18% 99%
New unit permits per population (2006-18):	0.008 22%
Percent of households who are renting:	80.0% 90%
Housing unit losses from demolition (2009-18):	0 0%

**Option 1 for Long Beach city**

Local input household growth, RHNA period:	8408
Vacancy Adjustment:	303
Replacement Need:	0
<b>TOTAL PROJECTED NEED:</b>	<b>8711</b>
Existing need due to population share (70%):	8531
Existing need due to HQTAs pop. share (20%):	508
Existing need due to recent building (10%):	3054
<b>TOTAL EXISTING NEED*</b>	<b>14093</b>
<b>TOTAL RHNA FOR LONG BEACH CITY</b>	<b>25384</b>
Very-low income (<50% of AMI):	8944
Low income (50-80% of AMI):	6234
Moderate income (80-120% of AMI):	6415
Above moderate income (>120% of AMI):	3798

**Option 2 for Long Beach city**

Need due to population share (80%):	1983
Need due to HQTAs population share (20%):	1023
<b>TOTAL RHNA FOR LONG BEACH CITY</b>	<b>9186</b>
Very-low income (<50% of AMI):	7745
Low income (50-80% of AMI):	4585
Moderate income (80-120% of AMI):	4734
Above moderate income (>120% of AMI):	13128

**Option 3 for Long Beach city**

Horizon year for pop. growth:	2045
Share of region's 2020-2045 pop. growth:	0.54%
Need due to local input pop. growth:	4734
Vacancy Adjustment:	583
Replacement Need:	0
<b>TOTAL RHNA FOR LONG BEACH CITY</b>	<b>5318</b>
Very-low income (<50% of AMI):	1374
Low income (50-80% of AMI):	813
Moderate income (80-120% of AMI):	840
Above moderate income (>120% of AMI):	2225

\*The regional existing and projected need under Option 1 assume that HCD will not separate them in the regional determination. Option 1 existing need is the remaining regional need after regional projected need is calculated.

# A Comparison of Options



	Option 1	Option 2	Option 3
Existing need separate from projected need	Yes	No	No
Higher total of lower income categories	Yes	No	No
Emphasis on HQTAs from regional total	Yes On existing need only, 20%	Yes On total allocation, 20%	No
Accounts for recent building activity	Yes	No	No
Social equity adjustment	Yes 110% for existing need 150% for projected need	Yes 150% for total need	Yes 150% for total need
Local input as a component	Yes	No	Yes

## Next Steps



- Key Dates:
  - August 1, RC released methodology options for public review
  - September 13, public comment period closes
  - *Tentative*: October 7, RHNA Subcommittee votes on recommended option
- Proposed RHNA methodology public hearings
  - August 15, 6 – 8 pm, Los Angeles (*with view-only webcast*)
  - August 20, 1 – 3 pm Los Angeles (*with view-only webcast*)
  - August 22, 1 – 3 pm, Irvine (City Conference & Training Center)
  - August 27, 6 - 8 pm, San Bernardino (SBCTA)
- More information available at [www.scag.ca.gov/rhna](http://www.scag.ca.gov/rhna)
- Email: [housing@scag.ca.gov](mailto:housing@scag.ca.gov)

**WE'RE  
PLANNING  
FOR 2045**





**Results for Each Member Agency from the RHNA Methodology Estimate Tool  
Very-low Income (<50% of AMI)**

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>Alhambra</b>	656	1011	227
<b>Arcadia</b>	656	551	493
<b>Azusa</b>	414	462	328
<b>Baldwin Park</b>	578	794	314
<b>Bradbury</b>	16	10	10
<b>Claremont</b>	320	386	203
<b>Covina</b>	323	499	125
<b>Diamond Bar</b>	544	541	387
<b>Duarte</b>	155	202	139
<b>El Monte</b>	1124	1042	955
<b>Glendora</b>	353	482	209
<b>Industry</b>	8	18	2
<b>Irwindale</b>	26	12	26
<b>La Canada Flintridge</b>	158	208	113
<b>La Puente</b>	203	333	59
<b>La Verne</b>	175	312	68
<b>Monrovia</b>	332	367	175
<b>Montebello</b>	512	651	193
<b>Monterey Park</b>	515	655	202
<b>Pomona</b>	1812	1431	1597
<b>Rosemead</b>	486	610	247
<b>San Dimas</b>	151	310	43
<b>San Gabriel</b>	474	406	316
<b>San Marino</b>	74	133	21
<b>Sierra Madre</b>	56	107	20
<b>South El Monte</b>	150	172	94
<b>South Pasadena</b>	240	366	81
<b>Temple City</b>	417	296	358
<b>Walnut</b>	168	344	82
<b>West Covina</b>	846	1224	634

**Results for Each Member Agency from the RHNA Methodology Estimate Tool  
Low Income (50-80% AMI)**

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>Alhambra</b>	460	617	139
<b>Arcadia</b>	393	305	273
<b>Azusa</b>	245	233	165
<b>Baldwin Park</b>	372	397	157
<b>Bradbury</b>	10	6	6
<b>Claremont</b>	205	225	118
<b>Covina</b>	202	227	57
<b>Diamond Bar</b>	331	291	208
<b>Duarte</b>	102	114	78
<b>El Monte</b>	711	557	510
<b>Glendora</b>	219	264	115
<b>Industry</b>	5	7	1
<b>Irwindale</b>	12	5	11
<b>La Canada Flintridge</b>	101	118	64
<b>La Puente</b>	139	176	31
<b>La Verne</b>	119	188	41
<b>Monrovia</b>	205	194	92
<b>Montebello</b>	346	366	108
<b>Monterey Park</b>	364	425	131
<b>Pomona</b>	1096	761	849
<b>Rosemead</b>	329	352	143
<b>San Dimas</b>	108	185	25
<b>San Gabriel</b>	282	208	162
<b>San Marino</b>	51	83	13
<b>Sierra Madre</b>	38	57	11
<b>South El Monte</b>	98	93	51
<b>South Pasadena</b>	158	205	45
<b>Temple City</b>	258	172	208
<b>Walnut</b>	113	189	45
<b>West Covina</b>	550	657	340

**Results for Each Member Agency from the RHNA Methodology Estimate Tool  
Moderate Income (80-120% AMI)**

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>Alhambra</b>	476	646	145
<b>Arcadia</b>	415	325	291
<b>Azusa</b>	254	244	173
<b>Baldwin Park</b>	374	381	151
<b>Bradbury</b>	10	6	6
<b>Claremont</b>	203	217	114
<b>Covina</b>	210	240	60
<b>Diamond Bar</b>	337	294	210
<b>Duarte</b>	101	109	75
<b>El Monte</b>	810	704	646
<b>Glendora</b>	224	267	116
<b>Industry</b>	5	8	1
<b>Irwindale</b>	15	7	14
<b>La Canada Flintridge</b>	105	123	67
<b>La Puente</b>	143	177	31
<b>La Verne</b>	118	177	39
<b>Monrovia</b>	205	189	90
<b>Montebello</b>	364	404	120
<b>Monterey Park</b>	376	440	136
<b>Pomona</b>	1176	839	937
<b>Rosemead</b>	345	381	154
<b>San Dimas</b>	110	175	24
<b>San Gabriel</b>	306	235	183
<b>San Marino</b>	53	84	13
<b>Sierra Madre</b>	39	54	10
<b>South El Monte</b>	103	101	55
<b>South Pasadena</b>	155	187	41
<b>Temple City</b>	271	182	221
<b>Walnut</b>	117	196	47
<b>West Covina</b>	564	673	348

**Results for Each Member Agency from the RHNA Methodology Estimate Tool  
Above Moderate Income (>120% AMI)**

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>Alhambra</b>	321	1817	409
<b>Arcadia</b>	551	634	568
<b>Azusa</b>	402	753	534
<b>Baldwin Park</b>	331	1331	526
<b>Bradbury</b>	12	9	8
<b>Claremont</b>	200	415	218
<b>Covina</b>	138	661	166
<b>Diamond Bar</b>	335	563	402
<b>Duarte</b>	88	277	190
<b>El Monte</b>	1291	2377	2179
<b>Glendora</b>	227	546	238
<b>Industry</b>	2	21	2
<b>Irwindale</b>	35	21	45
<b>La Canada Flintridge</b>	58	152	83
<b>La Puente</b>	65	556	99
<b>La Verne</b>	80	386	84
<b>Monrovia</b>	236	489	233
<b>Montebello</b>	333	1284	381
<b>Monterey Park</b>	342	1216	375
<b>Pomona</b>	2030	2575	2875
<b>Rosemead</b>	358	1225	496
<b>San Dimas</b>	18	386	53
<b>San Gabriel</b>	481	676	526
<b>San Marino</b>	17	111	18
<b>Sierra Madre</b>	8	107	20
<b>South El Monte</b>	130	378	206
<b>South Pasadena</b>	97	394	87
<b>Temple City</b>	453	427	517
<b>Walnut</b>	45	360	86
<b>West Covina</b>	418	1590	823

**Results for Each Member Agency from the RHNA Methodology Estimate Tool  
Total RHNA**

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>Alhambra</b>	1914	4092	920
<b>Arcadia</b>	2015	1816	1625
<b>Azusa</b>	1314	1692	1201
<b>Baldwin Park</b>	1655	2903	1148
<b>Bradbury</b>	48	31	29
<b>Claremont</b>	929	1244	654
<b>Covina</b>	873	1627	408
<b>Diamond Bar</b>	1547	1689	1207
<b>Duarte</b>	446	702	482
<b>El Monte</b>	3936	4679	4290
<b>Glendora</b>	1023	1559	678
<b>Industry</b>	21	55	6
<b>Irwindale</b>	87	45	96
<b>La Canada Flintridge</b>	422	602	327
<b>La Puente</b>	551	1241	221
<b>La Verne</b>	492	1063	231
<b>Monrovia</b>	979	1239	591
<b>Montebello</b>	1554	2704	802
<b>Monterey Park</b>	1596	2737	844
<b>Pomona</b>	6114	5607	6258
<b>Rosemead</b>	1518	2567	1041
<b>San Dimas</b>	388	1056	145
<b>San Gabriel</b>	1543	1525	1188
<b>San Marino</b>	196	411	66
<b>Sierra Madre</b>	142	326	60
<b>South El Monte</b>	482	745	406
<b>South Pasadena</b>	650	1152	255
<b>Temple City</b>	1398	1077	1304
<b>Walnut</b>	443	1088	261
<b>West Covina</b>	2378	4144	2145



# NOTICE OF PUBLIC HEARINGS

## Proposed Regional Housing Needs Assessment (RHNA) Allocation Methodology

The Southern California Association of Governments (SCAG) will conduct four public hearings related to the Proposed RHNA Allocation Methodology with options, which is officially available for public review and comment as of August 2, 2019. The RHNA is mandated by State Housing Law to quantify the existing and projected need for housing by income categories for each local jurisdiction during specified planning periods. SCAG is in the process of developing the 6th cycle RHNA allocation plan which will cover the planning period October 2021 through October 2029. After SCAG adopts the RHNA allocation plan in October 2020, local jurisdictions will have one year to update their Housing Elements to ensure adequate zoning capacity for the allocated housing needs by income categories. The following public hearings will provide information regarding SCAG's proposed RHNA allocation methodology options, and serve as an opportunity for any member of the public to provide comments regarding these options.

### Thursday, August 15, 2019, 6:00 p.m. to 8:00 p.m

SCAG Los Angeles Office  
Regional Council Conference Room  
900 Wilshire Boulevard, Suite 1700, Los Angeles, CA 90017  
Webcast (view only): <https://scag.zoom.us/j/758790482>

### Tuesday, August 20, 2019, 1:00 p.m. to 3:00 p.m.

Webcast (view only): <https://scag.zoom.us/j/864778877>

\*This meeting also provides videoconferencing at SCAG's regional offices listed below.  
Due to limited space, please RSVP by emailing [housing@scag.ca.gov](mailto:housing@scag.ca.gov).

SCAG Los Angeles Office  
900 Wilshire Boulevard, Suite 1700, Los Angeles, CA 90017

SCAG Riverside County Office\*  
3403 10th Street, Suite 805, Riverside, CA 92501

SCAG Imperial County Office\*  
1503 N. Imperial Ave., Suite 104, El Centro, CA 92243

SCAG San Bernardino County Office\*  
1170 West 3rd Street, Suite 140, San Bernardino, CA 92410

SCAG Orange County Office\*  
600 South Main Street, Suite 741, Orange, CA 92868

SCAG Ventura County Office\*  
4001 Mission Oaks Blvd., Suite L, Camarillo, CA 93012

### Thursday, August 22, 2019

1:00 p.m. to 3:00 p.m.

City of Irvine  
Conference and Training Center  
1 Civic Center Plaza, Irvine, CA 92606  
(no webcast)

### Tuesday, August 27, 2019

6:00 p.m. to 8:00 p.m.

San Bernardino County Transportation Authority  
Board of Directors Room, 2nd Floor  
1170 West 3rd Street, San Bernardino, CA 92410  
Webcast (view only): <https://scag.zoom.us/j/681726166>

If you are attending a public hearing in person and would like to request special accommodations or translation services, please email your request at least 72 hours prior to the public hearing to [housing@scag.ca.gov](mailto:housing@scag.ca.gov). SCAG encourages interested parties to submit written comments to [housing@scag.ca.gov](mailto:housing@scag.ca.gov) which will be accepted until 11:59 p.m. on September 3, 2019, or by U.S. mail at: Southern California Association of Governments, Attention: RHNA, 900 Wilshire Boulevard, Suite 1700, Los Angeles, CA 90017. For more information about the Proposed RHNA Allocation Methodology options, please visit: <http://www.scag.ca.gov/housing>. For questions about the public hearings, please email [housing@scag.ca.gov](mailto:housing@scag.ca.gov).