
News Release

FOR IMMEDIATE RELEASE

August 1, 2019



Contact: Steve Lambert, The 20/20 Network
(909) 841-7527/ steve@the2020network.com

SCAG takes important next step in determining local housing need, addressing the affordability crisis

Los Angeles – The Southern California Association of Governments (SCAG) today opened the public comment period on how best to allocate local housing need – a critical step forward in addressing an affordability crisis that has broad ramifications on our region’s prosperity and quality of life.

SCAG will conduct four public hearings and accept written comments over the next several weeks for residents, businesses and stakeholders to weigh in on three options for determining local housing needs as part of the Regional Housing Needs Assessment (RHNA) process.

California requires that every city and county adequately plan to meet current and projected housing needs, and through RHNA, determines what that need is every eight years. Later this month, the state is expected to announce the latest need assessment for the six-county region, at which point SCAG is required to develop a proposed plan for how to allocate those numbers to local jurisdictions.

“No community is immune from the safety, health and economic consequences of the housing crisis,” said Bill Jahn, President of SCAG. He noted that the average California home price is nearly 2 ½ times above the national average, while the average rent is nearly 50% higher than the rest of the country. More than 50% of households spend more than 30% of their paychecks on housing costs.

Three methodologies for determining local housing need were reviewed Thursday by SCAG’s Regional Council. Those options were based on feedback received from RHNA Subcommittee members and members of the public:

Option 1 separates existing need and projected need from the regional determination and uses different mechanisms to assign need to jurisdictions. 70% of existing need is assigned to jurisdictions based on regional population share and 20% is assigned to jurisdictions based on their share of regional population within high-quality transit areas (HQTAs). The other 10% will be allocated based on relative building permit activities. After making a 110% “social equity adjustment” (which modifies allocations by income category in order to give higher numbers of lower-income need to relatively more affluent jurisdictions), existing housing need is assigned to only very low-, low- and moderate-income categories. For projected need, household growth based on local input is used as the main factor and then a 150 percent social equity adjustment is applied. To determine a draft total RHNA allocation, existing need and projected need are combined.

Option 2 does not separate existing need and projected need. Instead, 80% of the regional need as determined by the California Department of Housing and Community Development (HCD) is assigned

based on regional population share and 20% is assigned based on a jurisdiction's share of regional population within an HQTAs. A 150% social equity adjustment is then applied.

Option 3 considers a city's local input as the main factor for RHNA distribution. This option is based on a jurisdiction's share of population growth. Moreover, the horizon year used to determine a jurisdiction's share is selected based on the total household growth from that time period that most closely aligns with the regional determination provided by HCD. In addition, future vacancy need by owner and renter, along with replacement need share, are added to the jurisdiction's share of regional need to determine its total housing need. Once total housing need is calculated, a 150% social equity adjustment is used to determine the four income categories.

Members of the public are welcome to provide comments on the three options, such as suggested modifications or additional factors to be considered as part of any of the proposed three options, and any new option for the RHNA allocation methodology. Comments can be provided at any of the public hearings or sent to housing@scag.ca.gov by Sept. 13.

"We strongly encourage the public to make their thoughts known on which of these three allocation options makes the most sense in determining local housing need, or which other factors we should be considering in order to move us closer, as a region, to addressing the housing crisis," said Kome Ajise, SCAG Executive Director.

Public hearings will be held as follows:

Thursday, August 15, 2019, 6-8 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, 1-3 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/864778877>

**This hearing also provides videoconferencing at SCAG's regional offices in the counties of Imperial, Orange, Riverside, San Bernardino and Ventura. Due to limited space available, please RSVP by emailing housing@scag.ca.gov. For the locations of SCAG's regional offices, please visit:*

<http://www.scag.ca.gov/about/Pages/SCAGOffices.aspx>.

Thursday, August 22, 1-3 p.m.

City of Irvine, Conference and Training Center, 1 Civic Center Plaza, Irvine, CA 92606

(Webcast not available)

Tuesday, August 27, 6-8 p.m.

San Bernardino County Transportation Authority, Board of Directors Room, 1170 West 3rd Street, 2nd Floor, San Bernardino, CA 92410

Webcast (view only): <https://scag.zoom.us/j/681726166>

Interested parties are encouraged to submit written comments to housing@scag.ca.gov, or by U.S. mail to: Southern California Association of Governments, Attention: RHNA, 900 Wilshire Boulevard, Suite

1700, Los Angeles, CA 90017. Comments will be accepted until 11:59 p.m. on September 13. 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.

###

About SCAG

SCAG is the nation's largest metropolitan planning organization, representing six counties, 191 cities and more than 18 million residents. SCAG undertakes a variety of planning and policy initiatives to plan for a livable and sustainable Southern California now and in the future. For more information about SCAG's regional efforts, please visit www.scag.ca.gov.

