



REGIONAL HOUSING NEEDS ASSESSMENT [RHNA]

S O U T H E R N C A L I F O R N I A A S S O C I A T I O N O F G O V E R N M E N T S

FREQUENTLY ASKED QUESTIONS

WHAT IS RHNA? HOW DOES RHNA AFFECT MY JURISDICTION'S GENERAL PLAN?

The Regional Housing Needs Assessment (RHNA) is a representation of future housing need for all income levels of a jurisdiction (city or unincorporated county) and is a requirement of California State housing law. Every jurisdiction must plan for its RHNA allocation in its housing element of its General Plan. Many jurisdictions use the housing element as an opportunity to complement their economic development, open space, and sustainability goals with its housing goals. Once updated, housing elements are reviewed by the California Department of Housing and Community Development (HCD) and must be adopted by the jurisdiction.

HOW WILL IT AFFECT CALIFORNIA'S HOUSING CRISIS?

The goal of RHNA is to ensure that there is an adequate supply of housing for all income levels throughout our communities. The State of California has a serious shortage of housing, which impacts the number of homes available and affordability levels and the current crisis is a result of a cumulative deficit in housing supply. Not only are lower income families being priced out of many housing markets, but an alarming number of middle income families are being priced out as well. This crisis has far reaching effects ranging from company relocations and employment losses to fewer dollars spent on basic needs to increased traffic due to longer commutes. Because RHNA is a representation of housing need for the eight year planning period, it does not necessarily address existing housing need.

WHAT IS THE RELATIONSHIP BETWEEN RHNA AND THE RTP/SCS?

The Regional Transportation Plan (RTP) is a federally required long-range transportation plan prepared by a metropolitan planning organization (MPO) such as SCAG and is updated every four years, and includes projections of population, household, and employment growth and travel demand, along with a specific list of proposed projects to be funded. Per California Senate Bill 375 (SB 375), SCAG must also develop a Sustainable Communities Strategy (SCS) to integrate land use and transportation strategies that will achieve California Air Resources Board (ARB) greenhouse gas emissions reduction targets. In regard to housing, the SCS must demonstrate on a regional level areas sufficient to house all the population of the region, including the eight-year projection of the RHNA. Both the RTP/SCS and RHNA have used local input as the basis for future demographic projections, including household growth.

SCAG REGION HOUSING FACTS

- ▼ Data indicates that more than half of Southern California's renters spend more than 30% of their monthly income on housing
- ▼ By 2040, Southern California's population is projected to grow by 4 million people
- ▼ California's homeownership rate in 2014 was 53%, far below the national average of 63%, while homeownership in the SCAG region was at 52%

RHNA PLANNING CYCLE  8-YEAR

RHNA ALLOCATION SOURCES

- ▼ Local Input & Surveys
- ▼ US Census
- ▼ American Community Survey
- ▼ California Department of Finance
- ▼ Comprehensive Housing Affordability Strategy (CHAS)
- ▼ California Housing Partnership Corporation

412,137



HOUSING UNITS ALLOCATED IN THE SCAG REGION FOR THE 2012 RHNA



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FREQUENTLY ASKED QUESTIONS (CONTINUED)

HOW CAN I BECOME MORE INVOLVED IN THE RHNA PROCESS?

SCAG staff will begin reach out to local planning departments, subregional organizations, and other stakeholders to start the local input process in Fall 2017. Additionally, there will be multiple opportunities to provide verbal and written comment and input, such as at public meetings and workshops. SCAG staff is also available to answer questions or meet with you by request.

WILL MY JURISDICTION BE PENALIZED IF WE DON'T BUILD ENOUGH HOUSING?

State housing law requires that jurisdictions plan for all types of housing based on the needs identified through RHNA. In addition, local jurisdictions are also responsible for ensuring there are no unnecessary barriers to the housing approval process. To address the housing crisis, local jurisdictions are encouraged to facilitate housing development to meet the RHNA goals along with other community needs. Under recent legislation if a jurisdiction does not permit enough housing consistent with RHNA goals, housing development projects meeting certain conditions, including consistency with general plan and zoning, may be eligible for a streamlined approval process.

IMPORTANT DATES

CURRENT RHNA PLANNING CYCLE (5TH)



START OF 2020 RHNA



LATEST 2020 RHNA ADOPTION DATE



NEXT RHNA PLANNING CYCLE (6TH)



**These dates will be finalized by Summer 2018*

CONTACT US

For additional resources on RHNA and SCAG's housing program, please visit: www.scag.ca.gov/housing or contact Ma'Ayn Johnson at johnson@scag.ca.gov.