



Planning & Community Development Department

SCAG RHNA Process and Housing Element Update

Planning Commission
September 9, 2020





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Previous RHNA Cycles Methodology Factors

Projected Household Growth	<i>Based on local jurisdiction's input on SCAG growth forecast projections</i>
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Current RHNA Cycle Methodology Factors

Projected Household Growth	<i>Based on local jurisdiction's input on SCAG growth forecast projections</i>
Job Accessibility 	<i>Jurisdiction's share of the region's jobs that can be accessed within a 30-minute driving commute</i> <i>*Jurisdictions with limited accessibility to jobs will receive a small RHNA based on this component</i>
Transit Accessibility 	<i>Jurisdiction's share of region's population within existing and future High Quality Transit Areas (HQTA) identified in Regional Transportation Plan</i> <i>*HQTAs are areas that are within half-mile of transit stations and corridors that have at least a 15-minute headway during peak hours</i>



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2014-2021 City of Pasadena RHNA

Income Category	Number of RHNA Units	Progress (Thru 2019)
Very Low	340	148
Low	207	54
Moderate	224	45
Above Moderate	561	2,342
TOTAL	1,332	2,589

TOTAL Regional RHNA Allocation 412,137

Pasadena's % of Total Regional RHNA 0.3%

2021-2029 City of Pasadena RHNA (estimated)

Income Category	Number of RHNA Units
Very Low	2,739
Low	1,659
Moderate	1,562
Above Moderate	3,449
TOTAL	9,409

TOTAL Regional RHNA Allocation 1,341,834

Pasadena's % of Total Regional RHNA 0.7%



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RHNA Appeals Timeline





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Who Can File an Appeal?

Subject
Jurisdiction

Other
Jurisdictions

NEW!

CA Department of
Housing and
Community
Development (HCD)

NEW!



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Bases for Appeal

Local Planning Factors and Information on Affirmatively Furthering Fair Housing (AFFH)

- Planning Opportunities and Constraints
- AFFH
- Full listing in GC 65584.04(b) and (e)



Application of Final Methodology

- SCAG failed to correctly apply the final approved methodology

Change in Circumstance

- Change occurred after April 30, 2019
- Can only be used by the jurisdiction where change occurred

Must also include statement why the revision is necessary to further the objectives of RHNA law (see GC Section 65584)



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Appeals CANNOT be based on

Any local ordinance, policy, voter-approved measure, or standard limiting residential development

Prior underproduction of housing from the previous RHNA

NEW!

Stable population numbers

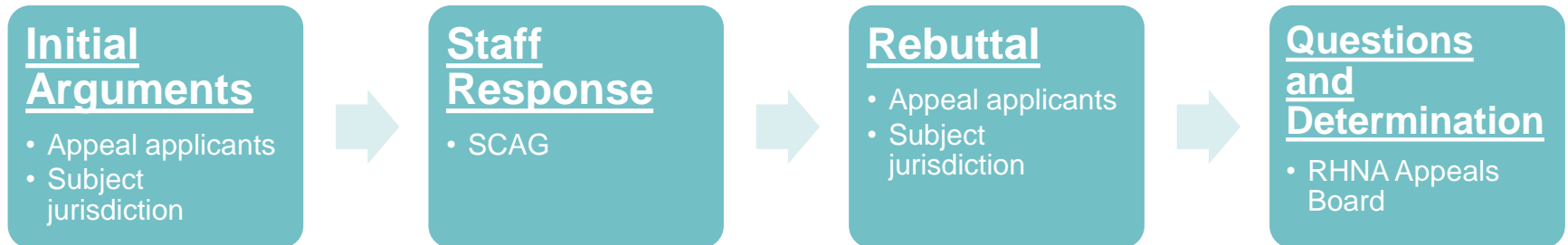
NEW!



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RHNA Appeals Public Hearing Procedure



- *SCAG will notify all jurisdictions and HCD of all filed appeals (webpage posting)*
- *RHNA Subcommittee will serve as RHNA Appeals Board*
- *Public hearings will be organized by jurisdictions that are subjects of appeals*



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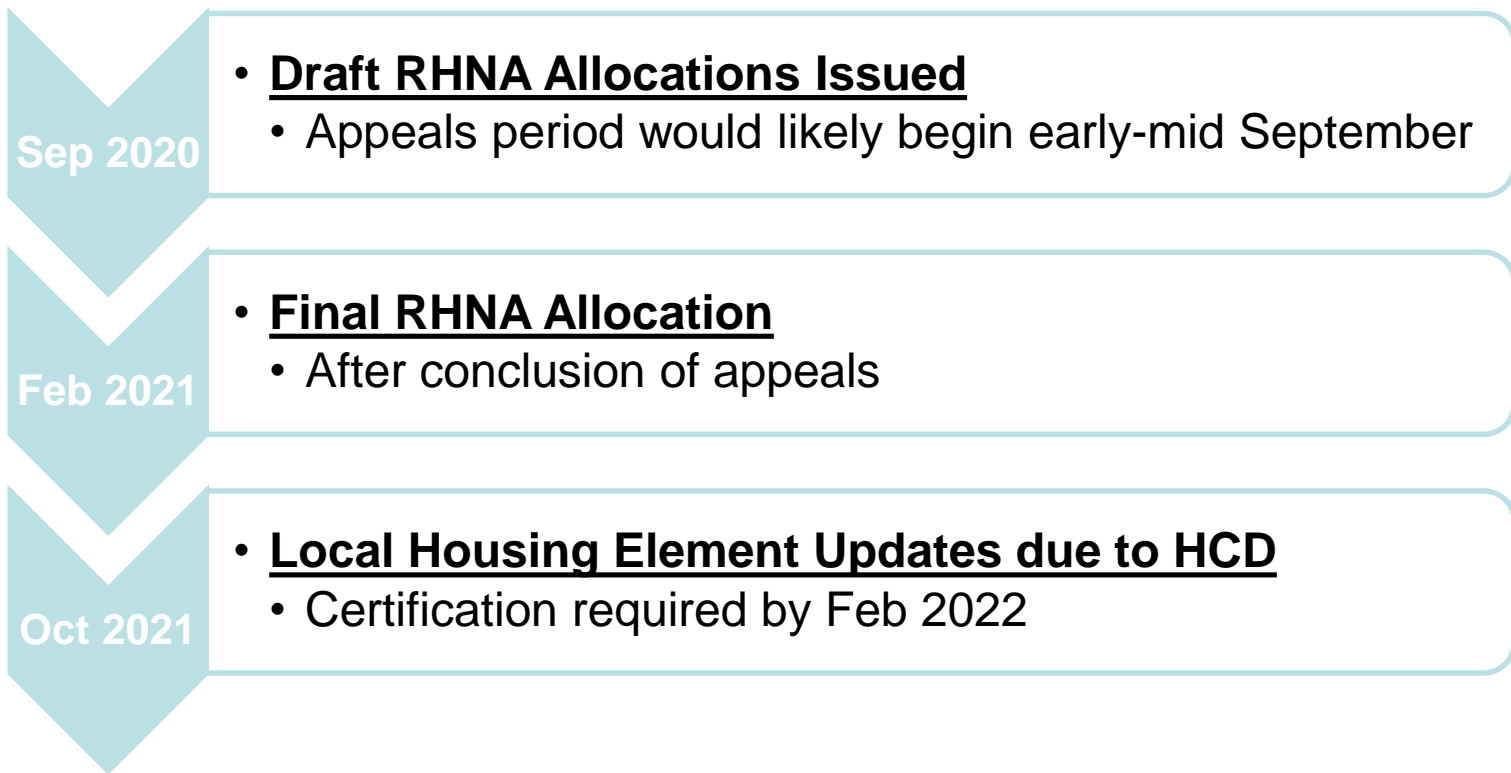
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- *Successful appeals must be reallocated back to the region*
- *If fewer than 93,928 units (7% of regional RHNA) are granted, they will be reallocated back proportionally to all jurisdictions*
- *If more than 93,928 units are granted, SCAG will apply a methodology similar to the final methodology adopted to calculate existing housing need for the amount that exceeds 7% of the regional RHNA*
- *Appeal decisions are FINAL and reallocation of units cannot be appealed*



SCAG RHNA Process Next Steps

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