

# SCAG RHNA Process and Housing Element Update

City Council  
September 14, 2020





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## Planning & Community Development Department






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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 (HQTAs) 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
<b>TOTAL</b>	<b>1,332</b>	<b>2,589</b>

*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
<b>TOTAL</b>	<b>9,409</b>

*TOTAL Regional RHNA Allocation* 1,341,827

*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!**

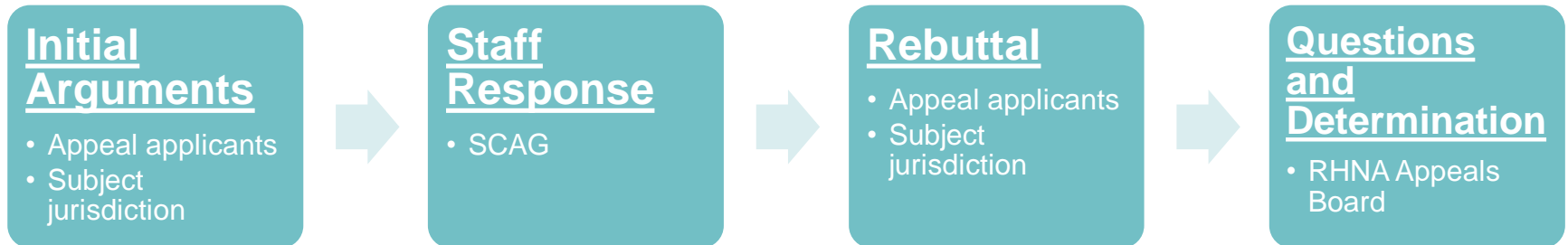




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## RHNA Appeals Public Hearing Procedure



- *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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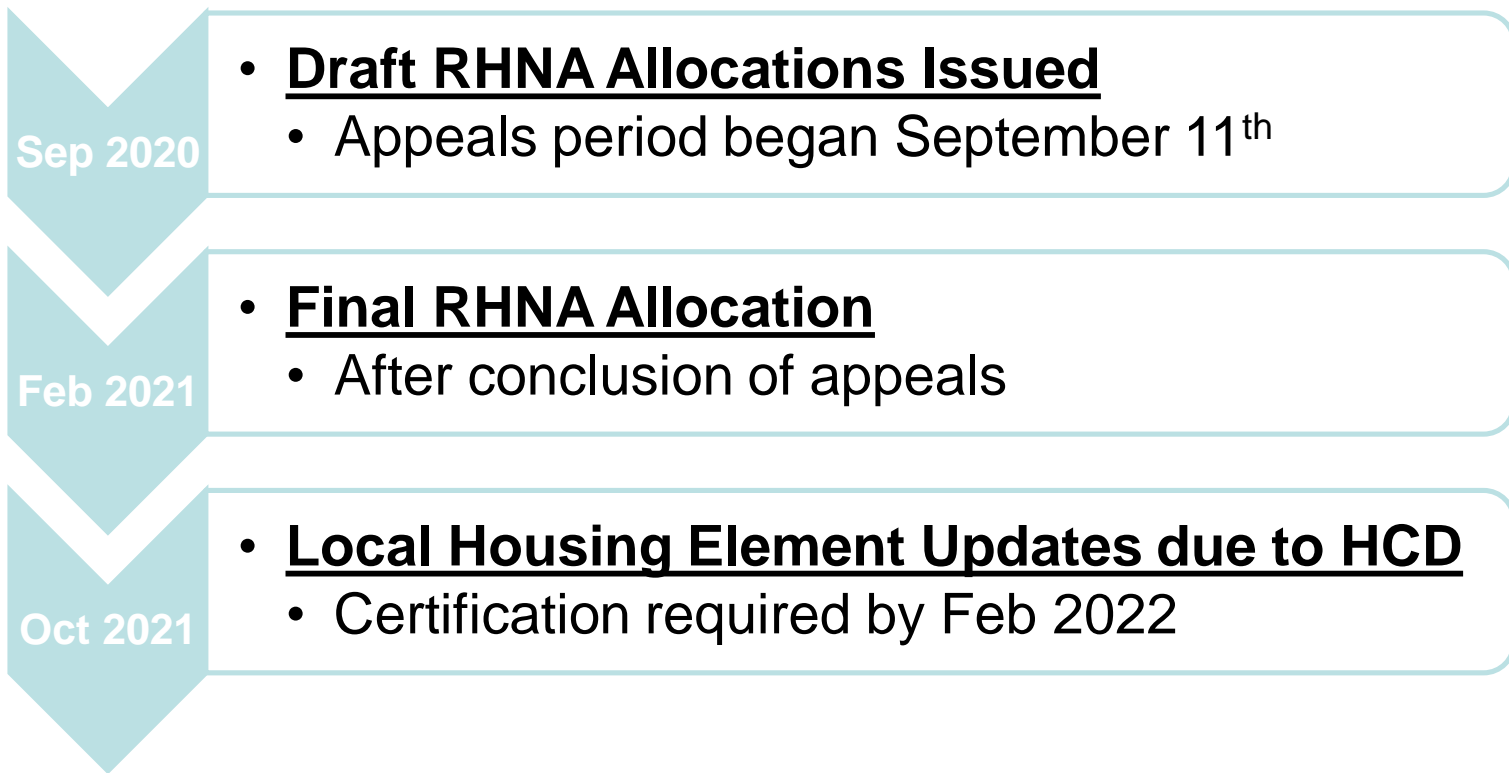
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- *Successful appeals must be reallocated back to the region*
- *If fewer than 93,928 units (7% of regional RHNA) are granted, they will be reallocated back proportionally to all jurisdictions*
- *If more than 93,928 units are granted, SCAG will apply 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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