



### SCAG's Mission:

*Under the guidance of the Regional Council and in collaboration with our partners, our mission is to facilitate a forum to develop and foster the realization of regional plans that improve the quality of life for Southern Californians.*

## REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

### WHAT IS REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)?

The Regional Housing Needs Assessment (RHNA) is an assessment process performed periodically as part of Housing Element and General Plan updates at the local level. The RHNA quantifies the need for housing by income group within each jurisdiction during specific planning periods. The current planning period is January 1, 2006 to June 30, 2014. The RHNA is used in land use planning, to prioritize local resource allocation and to help decide how to address existing and future housing needs. The RHNA allows communities to anticipate growth, so that collectively the region can grow in ways that enhance quality of life, improve access to jobs, promote transportation mobility, and address social equity and fair share housing needs.

#### Background

California State Housing Element Law enacted in 1980 requires SCAG and other regional councils of government in California to determine the existing and projected regional housing needs for persons at all income levels. SCAG is also required by law to determine each jurisdiction's share of the regional housing need in the six-county Southern California region. State legislation and the RHNA process are intended to address housing needs for projected state population and household growth, to create a better balance of jobs and housing in communities, and to ensure the availability of decent affordable housing for all income groups.

#### What is SCAG's role in the RHNA process?

As the regional Council of Governments (COG) for Southern California, State law requires SCAG to "determine the existing and projected housing need for its region". SCAG's region encompasses the counties of; Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura. SCAG takes the lead in overseeing the assessment by identifying measures to gauge housing demand and comparing those numbers against socioeconomic factors throughout the region. Upon request, SCAG's role in the process may be delegated to a sub-region.

The RHNA consists of two measurements: 1) existing need for housing, and 2) future need for housing.

- ◆ The existing need assessment examines key variables from census data, to measure ways in which the housing market is not meeting the needs of current residents. This includes the number of low-income households paying

more than 30% of their income for housing, as well as how many people occupy overcrowded housing units.

- ◆ The future need assessment is determined by SCAG's growth forecast and public participation process. Each new household (created by a young adult moving out of a parent's home or a family moving into a community for employment), creates the need for more housing. The anticipated need is then adjusted to account for an ideal level of vacant units.

#### How is RHNA implemented?

The State's Housing Element law requires local governments to make plans to adequately address their share of existing and projected population growth, taking into consideration affordability of available and future housing.

Recognizing that the most critical decisions regarding housing development, occur at the local level, through a city's General Plan, the Housing law seeks to adequately address housing needs and demands. The California Department of Housing and Community Development (HCD) enforce State Housing Element Law by requiring certified Housing Elements as part of every city's General Plan.

#### Who pays for RHNA?

COG's are no longer eligible for state reimbursement for RHNA costs; therefore RHNA is paid for by SCAG through its General Fund.

For more information please visit the SCAG Web site at: [www.scag.ca.gov/housing/rhna/index.htm](http://www.scag.ca.gov/housing/rhna/index.htm) or contact **Ma'Ayn Johnson** at (213) 236-1975 or via email at: [johnson@scag.ca.gov](mailto:johnson@scag.ca.gov)

#### SCAG QUICK FACTS

##### SCAG REGION HOUSING

- ▶ Data indicates that roughly half of Southern California's renters spend more than 30% of their monthly income on housing
- ▶ By 2035 Southern California's population is projected to grow by 6 million people
- ▶ California's homeownership rate in 2006 was the second lowest in the nation at 60%, while Southern California's homeownership rate was even lower at 56%

