REPORT

AGENDA ITEM NO. 3

DATE: September 6, 2012

TO: Community, Economic & Human Development (CEHD) Committee

FROM: Huasha Liu, Director, Land Use and Environmental Planning, 213-236-1838, liu@scag.ca.gov

SUBJECT: Proposed Final 5th Cycle Regional Housing Needs Assessment (RHNA) Allocation Plan

EXECUTIVE DIRECTOR'S APPROVAL:

RECOMMENDED ACTION:
Review and recommend that the Regional Council adopt the Final RHNA Allocation Plan following the conclusion of a public hearing to take place on October 4, 2012.

EXECUTIVE SUMMARY:
Attached for the CEHD Committee's review is the Proposed Final Allocation Plan for the 5th Cycle RHNA ("Proposed Final RHNA Plan"), which represents the projected housing need for each city and unincorporated county area in the SCAG region for the October, 2013-October, 2021 housing element planning period. The Proposed Final RHNA Plan was developed from the Draft RHNA Plan, which was approved for distribution by the Regional Council (RC) on February 2, 2012, and revised based upon the results of the revision request and appeals process that concluded on July 24, 2012. After reviewing the proposed Final Allocation Plan at its August 24, 2012 meeting, the RHNA Subcommittee recommended that the CEHD on September 6, 2012, review and recommend approval by the RC. It is anticipated that the Proposed Final RHNA Plan will be considered for adoption by the RC on October 4, 2012, in conjunction with a public hearing. Subsequent to the anticipated adoption of the Final RHNA Plan by the Regional Council, SCAG will submit the Final RHNA Plan to the California Department of Housing and Community Development (HCD) for approval.

STRATEGIC PLAN:
This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

BACKGROUND:

A. Summary of 5th Cycle RHNA process

The California Legislature developed the RHNA process [Government Code Section 65580 *et seq.* (the "RHNA statute")] in 1977 to address the serious affordable housing shortage in California. The expressed intent of the Legislature in enacting the RHNA statute was as follows:

> "(a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal;
> (b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal;
> (c) To recognize that each locality is best capable of determining what efforts are

required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs; and
(d) To ensure that each local government cooperates with other local governments in order to address regional housing needs." (Govt. Code § 65581).

In accordance with the state law, SCAG has been engaged in the development of the 5th Cycle RHNA Plan for the past few years. Specifically, the 5th Cycle RHNA began in May 2009, when SCAG staff began surveying each of the region's jurisdictions population, household, and employment projections, as part of a collaborative process to develop the Integrated Growth Forecast, which would be used for all regional planning efforts including the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). These surveys continued through August 2011. During this time, SCAG staff engaged in extensive communication and data sharing with each jurisdiction in the SCAG region, including in-person meetings, to ensure the highest participation in gathering local input.

Beginning in January 2011, the RHNA Subcommittee held regular monthly meetings to discuss the RHNA process, policies, and methodology, and to provide recommended actions to the CEHD Committee. In August 2011, SCAG received its RHNA determination from HCD. HCD determined a range of housing need of 409,060 – 438,030 units for the SCAG region for the period between January 1, 2014 and October 1, 2021. HCD stated that "[t]his range considered the extraordinary uncertainty regarding national, State, and local economies and housing markets," and that "[f]or this RHNA cycle only, [HCD] made an adjustment to account for abnormally high vacancies and unique market conditions due to prolonged recessionary conditions, high unemployment, and unprecedented foreclosures." SCAG is required to maintain the regional total need throughout the RHNA process so that it is within the HCD range and is consistent with SCAG's Integrated Growth Forecast.

At its August 26, 2011 meeting, the RHNA Subcommittee recommended the release of the proposed RHNA Allocation Methodology to the CEHD Committee. The CEHD Committee reviewed, discussed and further recommended the proposed methodology to the RC, which approved the proposed Methodology for distribution on September 1, 2011. During the 60-day public comment period, SCAG met with interested jurisdictions and stakeholders to present the process, answer questions, and collect input and held public hearings to receive verbal and written comments on the proposed Methodology. After the close of the public comment period, on November 3, 2011, the RC adopted the RHNA Methodology.

On December 9, 2011, SCAG released the Draft RHNA Plan as part of the agenda for the RHNA Subcommittee meeting. The Draft RHNA Plan was recommended by the RHNA Subcommittee for further approval by the CEHD Committee and the RC. The CEHD Committee reviewed and recommended the Draft RHNA Plan to the RC on January 5, 2012 and the RC reviewed and approved for distribution the Draft RHNA Plan on February 2, 2012. SCAG received various email correspondence from the cities of Calabasas, Ojai, and Oxnard related to revision requests or appeals, which were addressed and responded to as part of the respective revision requests and/or appeals processes. The Draft RHNA Plan acknowledged a total future housing need of 412,721 units for the SCAG region. In addition, on April 4, 2012, the RC unanimously approved SCAG's 2012-2035 RTP/SCS, including its jurisdictional level Integrated Growth Forecast.

The RHNA revision requests and appeals processes commenced immediately after the RC's approval for distribution of the Draft RHNA Plan. The RC delegated authority to the RHNA Subcommittee to review and to make final decisions on RHNA revision requests and appeals pursuant to the RHNA Subcommittee Charter, which was approved by the RC on June 2, 2011. In this capacity, the RHNA Subcommittee was designated as the RHNA Appeals Board. On February 2, 2012 (and amended on May 3, 2012), the RC also adopted Procedures Regarding Revision Requests, Appeals and Trade & Transfers (the "Appeals Procedure") for jurisdictions wishing to request a revision to their allocated housing need, to appeal their allocated housing need, or to trade and transfer their allocated housing need. The existing law and the procedures defined the parameters and basis for a successful revision or appeal. The Appeals Procedure was made available to all SCAG jurisdictions and posted on SCAG's website.

The RHNA Appeals Board reviewed, discussed and considered the revision requests of 14 jurisdictions and the appeals of 12 jurisdictions. Revision requests to the Draft RHNA Plan were heard by the RHNA Appeals Board on April 19, 2012 while appeals to the Draft RHNA Plan were heard by the RHNA Appeals Board as part of public hearings held over two days on July 12 and July 13, 2012. The RHNA Appeals Board ratified its written determinations on the appeals on July 24, 2012. The RHNA Appeals Board approved a reduction of 544 units in revision requests. The RHNA Appeals Board approved zero reduction of units in appeals, finding that the basis of the appeals could not be supported by the RHNA law. As previously indicated, the RHNA Appeals Board was delegated by the RC to review and make the final decisions regarding revision requests and appeals submitted by jurisdictions. These decisions are final, and are not subject to any further review of the CEHD Committee or the RC.

Additionally, the Final RHNA Plan includes a 40-unit correction to the regional total for the City of Glendora. This correction reflected units already accounted for in Los Angeles County unincorporated land. The result of this correction and the revision requests and appeals processes adjusted the total regional housing need to 412,137 units.

B. Summary of 5th Cycle Proposed Final RHNA

Per Government Code Section 65584.05(h), SCAG is required to adopt a final allocation of regional housing need for each local government in the region based on several processes: (1) the Draft RHNA Allocation Plan, which was approved for distribution by the RC on February 2, 2012; (2) the determinations of the revision requests and appeals process, which concluded on July 24, 2012; and (3) trade and transfer agreements between participating jurisdictions, which were due on August 17, 2012. It is noted that no trade and transfer agreements were received by SCAG.

Staff has developed the Proposed Final RHNA Plan, which represents the proposed regional total housing need and its allocation by income category, for all the cities and unincorporated counties (see attachment). According to the proposed Final RHNA Plan, the regional total housing need for the projection period between January 1, 2014 and October 1, 2021 is 412,137 units.

The Proposed Final RHNA Plan was reviewed by the RHNA Subcommittee at its August 24, 2012 meeting and was recommended by the Subcommittee to the CEHD Committee for further recommendation to the RC. Once the CEHD Committee makes its recommendation, the RC will hold a public hearing to consider adoption of the Final RHNA Plan on October 4, 2012. Assuming the RC's

adoption of the Final RHNA Plan, SCAG will therefore submit the Final RHNA Plan to HCD. HCD will review the Final RHNA Plan and determine within 60 days, its consistency with the existing and projected housing need for the region.

Once the Final RHNA Plan is adopted by SCAG, jurisdictions in the SCAG region will have one (1) year to complete and adopt their local housing element update based on respective comments and findings by HCD. The deadline for the jurisdictions to submit their 5th Cycle local housing element updates to HCD is October 15, 2013.

FISCAL IMPACT:
Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).

ATTACHMENT:
Proposed 5th Cycle RHNA Final Allocation Plan

	Income Category Distribution*					Draft RHNA Components**				Final RHNA Allocation				
County	% very low income households	% low income households	% moderate income households	% above moderate income households	% total	Household Growth (2014-2021)	Base Vacancy Needs	Total Replacement Needs	Vacancy Credit	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Imperial	25.2%	15.8%	15.5%	43.5%	100.0%	17,428	479	49	1,404	4,194	2,553	2,546	7,258	16,551
Los Angeles	25.3%	15.6%	16.8%	42.3%	100.0%	200,572	6,131	1,268	28,297	45,672	27,469	30,043	76,697	179,881
Orange	22.9%	16.8%	18.5%	41.8%	100.0%	41,530	1,143	414	6,150	8,734	6,246	6,971	16,015	37,966
Riverside	23.7%	16.5%	18.3%	41.5%	100.0%	120,308	2,948	175	22,059	24,117	16,319	18,459	42,479	101,374
San Bernardino	23.3%	16.6%	18.4%	41.7%	100.0%	70,623	1,890	469	16,833	13,399	9,265	10,490	24,053	57,207
Ventura	23.5%	16.5%	18.6%	41.4%	100.0%	19,628	523	41	647	4,516	3,095	3,544	8,003	19,158
SCAG	24.3%	16.2%	17.6%	41.9%	100.0%	470,089	13,113	2,416	75,390	100,632	64,947	72,053	174,505	412,137

County	City	% very low income households	% low income households	% moderate income households	% above moderate income households	% total	Household Growth (2014-2021)	Base Vacancy Needs	Total Replacement Needs	Vacancy Credit	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Imperial	Brawley city	24.9%	15.9%	15.4%	43.8%	100%	3,080	90	4	141	760	470	466	1,338	3,034
Imperial	Calexico city	25.3%	15.5%	15.3%	43.9%	100%	3,139	91	8	13	817	489	490	1,428	3,224
Imperial	Calipatria city	25.9%	15.8%	15.5%	42.9%	100%	187	5	0	48	37	22	22	63	144
Imperial	El Centro city	25.2%	15.9%	15.5%	43.3%	100%	2,118	64	8	265	487	300	297	840	1,924
Imperial	Holtville city	25.5%	15.3%	15.4%	43.8%	100%	222	7	1	20	54	31	32	92	209
Imperial	Imperial city	26.5%	16.1%	15.5%	41.9%	100%	1,367	32	1	91	349	205	202	553	1,309
Imperial	Westmorland city	24.2%	15.5%	15.6%	44.6%	100%	230	7	3	8	57	35	36	105	233
Imperial	Unincorporated	25.1%	15.8%	15.5%	43.5%	100%	7,085	182	25	819	1,633	1,001	1,001	2,839	6,474
Los Angeles	Agoura Hills city	27.0%	16.6%	17.1%	39.4%	100%	113	2	0	0	31	19	20	45	115
Los Angeles	Alhambra city	25.4%	15.4%	16.6%	42.6%	100%	1,580	52	0	141	380	224	246	642	1,492
Los Angeles	Arcadia city	26.1%	16.2%	16.9%	40.8%	100%	1,141	30	0	117	276	167	177	434	1,054
Los Angeles	Artesia city	25.5%	15.1%	16.6%	42.8%	100%	112	3	5	0	31	18	20	51	120
Los Angeles	Avalon city	25.5%	15.0%	17.2%	42.3%	100%	149	6	3	79	20	12	14	34	80
Los Angeles	Azusa city	25.4%	15.5%	16.4%	42.7%	100%	868	25	6	120	198	118	127	336	779
Los Angeles	Baldwin Park city	25.3%	15.3%	16.2%	43.1%	100%	528	14	15	0	142	83	90	242	557
Los Angeles	Bell city	24.1%	15.2%	16.7%	44.0%	100%	40	1	6	0	11	7	8	21	47
Los Angeles	Bellflower city	25.3%	15.3%	16.5%	42.9%	100%	91	3	0	115	1	1	0	0	2
Los Angeles	Bell Gardens city	24.5%	15.0%	16.4%	44.1%	100%	33	1	12	0	11	7	8	20	46
Los Angeles	Beverly Hills city	26.0%	16.3%	17.1%	40.7%	100%	271	9	34	324	1	1	1	0	3
Los Angeles	Bradbury city	27.5%	17.1%	17.7%	37.7%	100%	7	0	1	7	1	1	0	0	2
Los Angeles	Burbank city	25.8%	15.8%	16.6%	41.9%	100%	2,767	88	62	234	694	413	443	1,134	2,684
Los Angeles	Calabasas city	26.7%	16.8%	17.5%	39.0%	100%	325	7	0	3	88	54	57	131	330
Los Angeles	Carson city	26.2%	15.9%	16.6%	41.3%	100%	1,662	36	0	0	447	263	280	708	1,698
Los Angeles	Cerritos city	26.5%	16.2%	17.0%	40.2%	100%	84	2	0	0	23	14	14	35	86
Los Angeles	Claremont city	26.2%	16.1%	17.1%	40.6%	100%	372	9	0	8	98	59	64	152	373
Los Angeles	Commerce city	25.1%	15.5%	15.9%	43.6%	100%	44	1	0	0	12	7	7	20	46
Los Angeles	Compton city	25.0%	25.0%	25.0%	25.0%	100%	11	0	4	302	1	1	0	0	2
Los Angeles	Covina city	26.0%	15.6%	16.6%	41.7%	100%	310	9	2	90	60	35	38	97	230
Los Angeles	Cudahy city	25.0%	14.7%	16.1%	44.2%	100%	303	12	3	0	80	46	51	141	318
Los Angeles	Culver City city	26.0%	16.0%	16.9%	41.1%	100%	180	5	0	0	48	29	31	77	185
Los Angeles	Diamond Bar city	26.8%	16.3%	16.7%	40.2%	100%	1,122	23	0	0	308	182	190	466	1,146
Los Angeles	Downey city	25.7%	15.4%	16.6%	42.2%	100%	854	25	19	84	210	123	135	346	814
Los Angeles	Duarte city	25.7%	16.0%	16.3%	42.0%	100%	329	8	0	0	87	53	55	142	337
Los Angeles	El Monte city	24.6%	15.0%	16.5%	43.8%	100%	2,069	67	34	28	529	315	352	946	2,142
Los Angeles	El Segundo city	26.5%	16.0%	17.3%	40.2%	100%	60	2	7	0	18	11	12	28	69
Los Angeles	Gardena city	24.7%	15.4%	16.6%	43.2%	100%	394	12	0	9	98	60	66	173	397
Los Angeles	Glendale city	25.1%	15.7%	16.8%	42.4%	100%	2,291	77	61	411	508	310	337	862	2,017
Los Angeles	Glendora city	26.4%	15.9%	16.8%	40.9%	100%	661	15	9	0	171	100	108	267	646
Los Angeles	Hawaiian Gardens city	24.9%	15.3%	16.4%	43.4%	100%	124	4	3	2	32	19	21	57	129

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Los Angeles	Hawthorne city	24.8%	15.2%	16.5%	43.5%	100%	711	26	0	55	170	101	112	300	683
Los Angeles	Hermosa Beach city	26.8%	16.1%	17.4%	39.7%	100%	1	0	0	0	1	1	0	0	2
Los Angeles	Hidden Hills city	27.6%	17.0%	18.2%	37.2%	100%	18	0	3	2	5	3	3	7	18
Los Angeles	Huntington Park city	24.1%	14.7%	16.7%	44.5%	100%	845	31	18	0	216	128	149	402	895
Los Angeles	Industry city	25.0%	25.0%	25.0%	25.0%	100%	0	0	0	0	0	0	0	0	0
Los Angeles	Inglewood city	24.5%	15.2%	16.6%	43.7%	100%	1,159	39	75	261	250	150	167	446	1,013
Los Angeles	Irwindale city	25.9%	15.8%	16.4%	41.9%	100%	15	0	1	1	4	2	2	7	15
Los Angeles	La Canada Flintridge city	27.0%	16.5%	17.6%	38.8%	100%	110	2	0	0	30	18	20	44	112
Los Angeles	La Habra Heights city	26.8%	16.6%	17.5%	39.1%	100%	117	2	1	1	32	19	21	47	119
Los Angeles	Lakewood city	26.5%	16.0%	16.7%	40.8%	100%	425	10	0	32	107	63	67	166	403
Los Angeles	La Mirada city	26.2%	16.1%	17.0%	40.7%	100%	230	5	0	0	62	37	40	96	235
Los Angeles	Lancaster city	24.9%	15.7%	16.5%	42.9%	100%	3,980	107	33	1,610	627	384	413	1,086	2,510
Los Angeles	La Puente city	25.4%	15.1%	16.5%	43.0%	100%	942	25	0	0	208	121	135	354	818
Los Angeles	La Verne city	26.1%	16.1%	16.8%	41.0%	100%	585	13	3	39	147	88	94	233	562
Los Angeles	Lawndale city	25.0%	15.4%	16.4%	43.3%	100%	368	13	0	0	96	57	62	166	381
Los Angeles	Lomita city	25.8%	15.8%	16.8%	41.6%	100%	36	1	9	0	12	7	8	20	47
Los Angeles	Long Beach city	25.1%	15.5%	16.7%	42.8%	100%	9,487	309	0	2,748	1,773	1,066	1,170	3,039	7,048
Los Angeles	Los Angeles city	24.8%	15.5%	16.8%	42.8%	100%	95,023	3,186	0	16,207	20,427	12,435	13,728	35,412	82,002
Los Angeles	Lynwood city	24.9%	15.0%	16.5%	43.6%	100%	453	14	27	0	123	72	81	218	494
Los Angeles	Malibu city	26.4%	16.5%	17.4%	39.6%	100%	130	3	3	198	1	1	0	0	2
Los Angeles	Manhattan Beach city	26.9%	16.5%	17.5%	39.1%	100%	37	1	0	0	10	6	7	15	38
Los Angeles	Maywood city	24.3%	14.8%	16.7%	44.2%	100%	50	2	1	0	13	8	9	23	53
Los Angeles	Monrovia city	25.8%	15.9%	16.7%	41.6%	100%	388	12	14	25	101	61	65	162	389
Los Angeles	Montebello city	25.2%	15.5%	16.5%	42.8%	100%	1,031	32	3	0	269	161	175	461	1,066
Los Angeles	Monterey Park city	25.0%	15.5%	17.0%	42.5%	100%	755	21	41	2	205	123	137	350	815
Los Angeles	Norwalk city	25.8%	15.7%	16.3%	42.1%	100%	187	5	9	0	52	31	33	85	201
Los Angeles	Palmdale city	25.5%	15.5%	16.6%	42.4%	100%	6,432	158	0	1,139	1,395	827	898	2,332	5,452
Los Angeles	Palos Verdes Estates city	27.3%	16.8%	17.6%	38.3%	100%	3	0	15	2	4	3	3	6	16
Los Angeles	Paramount city	24.7%	15.2%	16.2%	43.9%	100%	151	5	0	51	26	16	17	46	105
Los Angeles	Pasadena city	25.4%	15.9%	16.9%	41.8%	100%	2,051	65	29	812	340	207	224	561	1,332
Los Angeles	Pico Rivera city	25.4%	15.8%	16.6%	42.2%	100%	829	20	0	0	217	131	140	362	850
Los Angeles	Pomona city	25.2%	15.3%	16.4%	43.0%	100%	3,862	110	0	346	919	543	592	1,572	3,626
Los Angeles	Rancho Palos Verdes city	26.9%	16.5%	17.4%	39.2%	100%	30	1	0	0	8	5	5	13	31
Los Angeles	Redondo Beach city	26.5%	16.4%	17.1%	40.0%	100%	1,293	38	121	56	372	223	238	564	1,397
Los Angeles	Rolling Hills city	27.3%	16.5%	17.8%	38.4%	100%	9	0	2	5	2	1	1	2	6
Los Angeles	Rolling Hills Estates city	27.1%	16.6%	17.9%	38.3%	100%	14	0	2	11	1	1	1	2	5
Los Angeles	Rosemead city	25.3%	15.0%	16.5%	43.2%	100%	550	17	35	0	153	88	99	262	602
Los Angeles	San Dimas city	26.1%	15.9%	16.8%	41.1%	100%	457	11	4	9	121	72	77	193	463
Los Angeles	San Fernando city	25.3%	15.3%	16.1%	43.3%	100%	221	6	5	15	55	32	35	95	217
Los Angeles	San Gabriel city	25.3%	15.6%	16.6%	42.4%	100%	958	29	0	57	236	142	154	398	930
Los Angeles	San Marino city	27.0%	16.6%	18.0%	38.4%	100%	2	0	0	0	1	1	0	0	2
Los Angeles	Santa Clarita city	26.4%	16.2%	17.0%	40.3%	100%	8,338	197	2	216	2,208	1,315	1,410	3,389	8,322
Los Angeles	Santa Fe Springs city	25.2%	15.8%	16.5%	42.5%	100%	350	9	0	35	82	50	53	139	324
Los Angeles	Santa Monica city	25.5%	16.1%	17.0%	41.5%	100%	1,745	64	83	218	428	263	283	700	1,674
Los Angeles	Sierra Madre city	26.3%	16.3%	17.1%	40.3%	100%	60	2	0	7	14	9	9	23	55
Los Angeles	Signal Hill city	26.1%	16.2%	16.5%	41.2%	100%	197	6	0	34	44	27	28	70	169
Los Angeles	South El Monte city	24.8%	14.9%	16.4%	43.9%	100%	162	5	6	0	43	25	28	76	172
Los Angeles	South Gate city	24.8%	15.1%	16.3%	43.8%	100%	1,172	37	53	0	314	185	205	558	1,262
Los Angeles	South Pasadena city	26.1%	16.2%	17.0%	40.7%	100%	130	4	3	74	17	10	11	25	63
Los Angeles	Temple City city	26.2%	15.8%	16.5%	41.5%	100%	531	14	61	2	159	93	99	252	603

	County	% very low income households	% low income households	% moderate income households	% above moderate income households	% total	Household Growth (2014-2021)	Base Vacancy Needs	Total Replacement Needs	Vacancy Credit	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Los Angeles	Torrance city	26.1%	16.0%	16.8%	41.0%	100%	1,416	40	38	43	380	227	243	600	1,450
Los Angeles	Vernon city	0.0%	0.0%	0.0%	0.0%	0%	0	0	0	0	1	1	0	0	2
Los Angeles	Walnut city	26.9%	16.3%	17.1%	39.6%	100%	892	17	0	0	246	144	155	363	908
Los Angeles	West Covina city	26.0%	15.8%	16.7%	41.5%	100%	806	20	5	0	217	129	138	347	831
Los Angeles	West Hollywood city	24.8%	15.7%	16.9%	42.7%	100%	408	16	0	347	19	12	13	33	77
Los Angeles	Westlake Village city	27.0%	16.3%	17.5%	39.2%	100%	44	1	0	0	12	7	8	18	45
Los Angeles	Whittier city	25.9%	15.8%	16.7%	41.6%	100%	911	25	3	60	228	135	146	369	878
Los Angeles	Unincorporated	25.6%	15.6%	16.8%	42.0%	100%	30,574	804	269	1,503	7,854	4,650	5,060	12,581	30,145
Orange	Aliso Viejo city	23.9%	17.0%	18.2%	40.9%	100%	38	1	0	0	9	7	7	16	39
Orange	Anaheim city	21.9%	16.3%	18.3%	43.5%	100%	6,877	209	0	1,385	1,256	907	1,038	2,501	5,702
Orange	Brea city	22.9%	16.9%	18.2%	42.0%	100%	1,826	47	4	26	426	305	335	785	1,851
Orange	Buena Park city	22.4%	16.1%	18.3%	43.2%	100%	349	10	7	27	76	53	62	148	339
Orange	Costa Mesa city	24.8%	24.8%	25.0%	25.4%	100%	174	6	24	312	1	1	0	0	2
Orange	Cypress city	23.1%	16.8%	18.2%	42.0%	100%	295	7	6	0	71	50	56	131	308
Orange	Dana Point city	23.0%	16.6%	18.6%	41.8%	100%	474	13	17	178	76	53	61	137	327
Orange	Fountain Valley city	23.1%	16.9%	18.2%	41.9%	100%	350	8	0	0	83	59	65	151	358
Orange	Fullerton city	22.2%	16.6%	18.4%	42.8%	100%	2,163	62	32	416	411	299	337	794	1,841
Orange	Garden Grove city	21.9%	16.4%	18.2%	43.5%	100%	715	20	12	0	164	120	135	328	747
Orange	Huntington Beach city	23.0%	16.7%	18.4%	41.9%	100%	1,478	40	11	175	313	220	248	572	1,353
Orange	Irvine city	23.1%	17.1%	18.5%	41.3%	100%	12,686	380	0	918	2,817	2,034	2,239	5,059	12,149
Orange	Laguna Beach city	24.8%	24.8%	25.0%	25.4%	100%	32	1	1	172	1	1	0	0	2
Orange	Laguna Hills city	24.8%	24.8%	25.0%	25.4%	100%	124	3	0	166	1	1	0	0	2
Orange	Laguna Niguel city	23.4%	17.1%	18.5%	41.0%	100%	158	4	21	0	43	30	34	75	182
Orange	Laguna Woods city	24.8%	24.8%	25.0%	25.4%	100%	129	3	0	443	1	1	0	0	2
Orange	La Habra city	22.4%	16.1%	18.1%	43.3%	100%	135	4	0	135	1	1	1	1	4
Orange	Lake Forest city	23.6%	16.9%	18.3%	41.2%	100%	2,663	63	0	0	647	450	497	1,133	2,727
Orange	La Palma city	23.2%	16.8%	18.3%	41.7%	100%	9	0	0	0	2	2	2	3	9
Orange	Los Alamitos city	22.6%	17.1%	17.7%	42.6%	100%	55	2	4	0	14	10	11	26	61
Orange	Mission Viejo city	23.4%	16.9%	18.5%	41.2%	100%	173	4	0	0	42	29	33	73	177
Orange	Newport Beach city	23.3%	17.2%	19.0%	40.6%	100%	533	15	0	608	1	1	1	2	5
Orange	Orange city	22.8%	16.6%	18.4%	42.2%	100%	394	11	7	49	83	59	66	155	363
Orange	Placentia city	22.6%	16.9%	18.3%	42.2%	100%	479	12	1	0	112	81	90	209	492
Orange	Rancho Santa Margarita city	23.9%	16.9%	18.4%	40.7%	100%	12	0	1	31	1	1	0	0	2
Orange	San Clemente city	23.0%	16.8%	18.7%	41.5%	100%	662	17	4	101	134	95	108	244	581
Orange	San Juan Capistrano city	22.9%	16.7%	18.9%	41.5%	100%	625	14	0	2	147	104	120	267	638
Orange	Santa Ana city	21.8%	16.1%	18.1%	44.0%	100%	503	15	25	339	45	32	37	90	204
Orange	Seal Beach city	24.8%	24.8%	25.0%	25.4%	100%	19	0	10	186	1	1	0	0	2
Orange	Stanton city	21.8%	16.1%	18.1%	44.0%	100%	329	10	2	28	68	49	56	140	313
Orange	Tustin city	22.9%	16.3%	18.3%	42.5%	100%	1,219	36	127	155	283	195	224	525	1,227
Orange	Villa Park city	24.5%	17.3%	19.2%	39.1%	100%	14	0	0	0	3	2	3	6	14
Orange	Westminster city	24.8%	24.8%	25.0%	25.4%	100%	110	3	5	297	1	1	0	0	2
Orange	Yorba Linda city	23.8%	17.3%	18.9%	40.1%	100%	633	13	24	0	160	113	126	270	669
Orange	Unincorporated	23.4%	17.1%	18.7%	40.8%	100%	5,094	111	67	0	1,240	879	979	2,174	5,272
Riverside	Banning city	23.0%	16.0%	18.2%	42.8%	100%	4,120	101	8	437	872	593	685	1,642	3,792
Riverside	Beaumont city	24.2%	16.7%	18.5%	40.6%	100%	5,415	122	2	289	1,267	854	969	2,160	5,250
Riverside	Blythe city	22.7%	16.4%	18.7%	42.2%	100%	565	17	15	194	91	64	75	172	402
Riverside	Calimesa city	23.2%	16.8%	18.6%	41.4%	100%	2,439	51	1	150	543	383	433	982	2,341
Riverside	Canyon Lake city	25.3%	17.0%	18.9%	38.7%	100%	141	3	0	61	21	14	16	32	83
Riverside	Cathedral City city	23.5%	16.2%	18.4%	41.8%	100%	1,241	32	19	693	141	95	110	254	600
Riverside	Coachella city	23.0%	16.0%	18.0%	43.0%	100%	6,871	181	1	283	1,555	1,059	1,212	2,945	6,771

	County	% very low income households	% low income households	% moderate income households	% above moderate income households	% total	Household Growth (2014-2021)	Base Vacancy Needs	Total Replacement Needs	Vacancy Credit	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Riverside	Corona city	25.0%	17.0%	18.4%	39.5%	100%	1,081	27	5	343	192	128	142	308	770
Riverside	Desert Hot Springs city	22.6%	16.1%	18.5%	42.8%	100%	4,944	151	3	903	946	661	772	1,817	4,196
Riverside	Eastvale city	25.6%	17.1%	18.7%	38.6%	100%	1,578	32	0	147	374	250	274	565	1,463
Riverside	Hemet city	22.2%	16.3%	18.6%	43.0%	100%	2,797	74	0	2,267	134	96	112	262	604
Riverside	Indian Wells city	25.3%	17.3%	19.2%	38.2%	100%	291	6	1	138	40	27	31	62	160
Riverside	Indio city	23.6%	16.5%	18.4%	41.5%	100%	4,053	103	0	1,131	714	487	553	1,271	3,025
Riverside	Jurupa Valley city	23.9%	16.1%	17.9%	42.1%	100%	1,975	49	0	313	409	275	307	721	1,712
Riverside	Lake Elsinore city	24.3%	16.7%	18.3%	40.8%	100%	5,211	131	11	424	1,196	801	897	2,035	4,929
Riverside	La Quinta city	25.0%	17.1%	18.2%	39.7%	100%	1,336	30	18	1,020	91	61	66	146	364
Riverside	Menifee city	23.9%	16.5%	18.3%	41.3%	100%	6,842	150	0	748	1,488	1,007	1,140	2,610	6,245
Riverside	Moreno Valley city	24.3%	16.5%	18.1%	41.1%	100%	7,114	182	15	1,142	1,500	993	1,112	2,564	6,169
Riverside	Murrieta city	25.1%	17.1%	18.5%	39.3%	100%	2,174	52	4	657	395	262	289	627	1,573
Riverside	Norco city	25.0%	17.0%	18.6%	39.4%	100%	809	17	4	12	205	136	151	326	818
Riverside	Palm Desert city	23.9%	16.5%	18.6%	41.0%	100%	1,960	50	0	1,596	98	67	76	172	413
Riverside	Palm Springs city	23.3%	16.3%	18.5%	42.0%	100%	2,010	55	8	1,802	63	43	50	116	272
Riverside	Perris city	24.0%	16.3%	17.8%	41.9%	100%	4,693	118	4	536	1,026	681	759	1,814	4,280
Riverside	Rancho Mirage city	24.3%	17.1%	18.6%	40.0%	100%	594	12	0	511	23	15	18	39	95
Riverside	Riverside city	24.2%	16.5%	18.2%	41.0%	100%	9,534	270	35	1,556	2,002	1,336	1,503	3,442	8,283
Riverside	San Jacinto city	23.1%	16.6%	18.2%	42.1%	100%	3,000	74	5	646	562	394	441	1,036	2,433
Riverside	Temecula city	25.2%	17.2%	18.2%	39.4%	100%	1,903	46	14	470	375	251	271	596	1,493
Riverside	Wildomar city	24.5%	16.8%	18.3%	40.4%	100%	2,620	60	1	146	621	415	461	1,038	2,535
Riverside	Unincorporated	23.8%	16.6%	18.4%	41.3%	100%	32,994	752	0	3,443	7,173	4,871	5,534	12,725	30,303
San Bernardino	Adelanto city	22.2%	16.5%	18.1%	43.1%	100%	3,276	91	8	534	633	459	513	1,236	2,841
San Bernardino	Apple Valley town	22.8%	16.6%	18.8%	41.8%	100%	4,055	98	0	819	764	541	622	1,407	3,334
San Bernardino	Barstow city	22.2%	16.8%	18.4%	42.6%	100%	1,456	44	4	662	188	138	154	363	843
San Bernardino	Big Bear Lake city	25.0%	25.0%	25.1%	24.8%	100%	188	5	11	776	1	1	0	0	2
San Bernardino	Chino city	24.3%	16.9%	18.5%	40.2%	100%	3,008	73	0	187	707	478	533	1,176	2,894
San Bernardino	Chino Hills city	25.0%	17.6%	19.1%	38.3%	100%	844	18	0	0	217	148	164	333	862
San Bernardino	Colton city	23.0%	16.1%	18.1%	42.8%	100%	2,265	67	17	425	443	302	347	831	1,923
San Bernardino	Fontana city	24.0%	16.7%	18.3%	40.9%	100%	6,385	155	0	564	1,442	974	1,090	2,471	5,977
San Bernardino	Grand Terrace city	23.6%	16.9%	18.4%	41.1%	100%	158	4	0	44	28	19	22	49	118
San Bernardino	Hesperia city	23.1%	16.4%	18.4%	42.1%	100%	2,416	60	7	768	398	274	314	729	1,715
San Bernardino	Highland city	23.2%	16.8%	18.8%	41.2%	100%	1,744	44	3	291	349	246	280	625	1,500
San Bernardino	Loma Linda city	23.1%	16.6%	18.6%	41.7%	100%	1,354	45	3	308	254	177	202	462	1,095
San Bernardino	Montclair city	23.4%	16.7%	18.0%	41.9%	100%	709	19	3	35	164	114	125	294	697
San Bernardino	Needles city	21.0%	16.6%	18.9%	43.4%	100%	359	10	3	191	38	29	34	80	181
San Bernardino	Ontario city	23.8%	16.5%	18.3%	41.5%	100%	10,921	310	22	392	2,592	1,745	1,977	4,547	10,861
San Bernardino	Rancho Cucamonga city	24.5%	17.1%	18.7%	39.8%	100%	1,002	26	9	188	209	141	158	340	848
San Bernardino	Redlands city	23.8%	16.7%	18.7%	40.8%	100%	2,765	74	8	418	579	396	453	1,001	2,429
San Bernardino	Rialto city	23.4%	16.3%	18.3%	42.0%	100%	3,304	85	0	674	636	432	496	1,151	2,715
San Bernardino	San Bernardino city	22.3%	16.3%	18.5%	43.0%	100%	6,116	183	113	2,028	980	696	808	1,900	4,384
San Bernardino	Twentynine Palms city	22.5%	16.3%	18.6%	42.6%	100%	807	28	2	384	103	72	84	195	454
San Bernardino	Upland city	24.0%	16.7%	18.6%	40.7%	100%	1,945	54	3	412	382	260	294	653	1,589
San Bernardino	Victorville city	23.0%	16.8%	18.3%	42.0%	100%	8,679	230	42	1,579	1,698	1,207	1,342	3,124	7,371
San Bernardino	Yucaipa city	23.4%	16.7%	18.7%	41.2%	100%	1,942	44	13	395	376	261	299	669	1,605
San Bernardino	Yucca Valley town	22.4%	16.4%	18.6%	42.6%	100%	1,262	33	2	366	209	149	172	400	930
San Bernardino	Unincorporated	23.0%	16.5%	18.5%	41.9%	100%	3,662	89	197	4,392	9	6	7	17	39
Ventura	Camarillo city	24.1%	16.9%	18.6%	40.4%	100%	2,229	54	0	59	539	366	411	908	2,224
Ventura	Fillmore city	23.0%	16.6%	18.5%	41.9%	100%	714	18	2	40	160	112	128	294	694
Ventura	Moorpark city	24.7%	17.3%	18.7%	39.3%	100%	1,135	25	4	0	289	197	216	462	1,164

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Ventura	Ojai city	23.3%	16.3%	19.0%	41.4%	100%	382	11	0	22	87	59	70	155	371
Ventura	Oxnard city	23.0%	16.3%	18.6%	42.1%	100%	7,090	200	11	0	1,688	1,160	1,351	3,102	7,301
Ventura	Port Hueneme city	23.1%	15.9%	18.2%	42.8%	100%	162	5	0	173	1	1	0	0	2
Ventura	San Buenaventura (Ventura) cit	23.5%	16.6%	18.5%	41.5%	100%	3,706	105	6	163	861	591	673	1,529	3,654
Ventura	Santa Paula city	22.3%	16.0%	18.9%	42.8%	100%	1,261	35	2	14	288	201	241	555	1,285
Ventura	Simi Valley city	24.6%	17.0%	18.4%	40.1%	100%	1,228	28	0	0	310	208	229	509	1,256
Ventura	Thousand Oaks city	24.6%	17.1%	18.8%	39.5%	100%	188	4	0	0	47	32	36	77	192
Ventura	Unincorporated	24.2%	16.9%	18.7%	40.3%	100%	1,534	37	15	177	246	168	189	412	1,015

*Final income category distribution is based on 2005-09 ACS data, HCD's regional income category distribution, 110% social equity adjustment, and adjustments resulting from any incorporation agreements. Due to rounding, the Final RHNA Allocation may not follow the exact percentage.

**The Draft RHNA Allocation components do not total the Final RHNA Allocation due to adjustments resulting from the revision request process (La Puente and County of Ventura), and a correction made due to the inclusion of unincorporated county growth (Glendora). In some local jurisdictions,the sum of the components may not equal to the Final RHNA Allocation.