Housing and RHNA

Panel Discussion
(AICP CM: 1.5)
Hosted by the Inland Empire Section of the APA
February 27, 2020
Welcoming Remarks

IES-APA Vice Chairs of Programs
Moderator

• Josh Lee
  • Chief of Planning
    • San Bernardino County Transportation Authority (SBCTA)
  • Background
    • Political Science, B.A. - UCLA
    • Planning, MRP - Cornell University
    • Land use/transportation planning
      • Regional transportation/sustainability
      • Healthy Community Element – Riv. Co.
      • Regional GHG Reduction/Climate Adaptation Plans
      • Habitat Conservation Plans
      • Active Transportation Plans and First/Last Mile Implementation
      • Safe Routes to School Programs/Pedestrian Plans
      • Open Data at SBCTA
      • County Growth Forecasts
  • Planning Commissioner – City of Eastvale
  • IES-APA Board member – YEPG
Housing in California

• Housing Crisis
• State/Governor
  • 3.5 million housing units by 2025
  • Funding/Budget
• SCAG Region
  • 1.34 million housing units by 2029
  • 6th Cycle RHNA for SCAG Region
Regional Housing Needs Assessment: Determining Housing Need

Ma’Ayn Johnson, AICP
Housing & Land Use Planner
Southern California Association of Governments

February 27, 2020
The SCAG Region

- Nation’s Largest MPO
- 191 Cities
- 6 Counties
- 18.9 Million People
- 16th Largest Economy in the World
Regional Housing Needs Assessment (RHNA)

- State housing law requirement to determine share of regional housing need for each jurisdiction

- Existing and projected housing need

- 8 year planning period

- 5th cycle: 2013–2021
- 6th cycle: 2021–2029
Objectives of RHNA

1) To increase the housing supply and mix of housing types, tenure and affordability within each region in an equitable manner

2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns
Objectives of RHNA

3) Promoting an improved intraregional relationship between jobs and housing

4) Allocating a lower proportion of housing need in income categories in jurisdictions that have a disproportionately high share in comparison to the county distribution

5) Affirmatively furthering fair housing
RHNA Process Timeline

- **Summer 2019**: HCD Regional Determination
- **Aug 2019 – Mar 2020**: Methodology
- **April 2020**: Draft RHNA Allocation
- **Spring/Summer 2020**: Appeals
- **Oct 2020**: Final RHNA Allocation
- **Oct 2021**: Local Housing Element Update (October 2021 - October 2029)
Regional Determination Process

- HCD provides a regional determination in consultation with SCAG and the Department of Finance (DOF)
    - 699,368
  - 5th Cycle regional determination (2013–2021)
    - 412,137
  - 6th Cycle regional determination (2021–2029)
    - 1,341,827
FAIR SHARE HOUSING FORMULA (Simplified)

\[ \frac{\text{House}}{\text{Cos. (1)}} \times (\sum - \frac{\text{Bond} \times \text{Investment}}{\text{Jumbo}}) \]

\[ \frac{\text{Money}}{\text{Mumbo}} \]

\[ \frac{4}{4} \]

Courtesy of SANDAG RHNA staff
Draft RHNA Methodology

Based on:

- Share of household growth
- Job accessibility
- Transit accessibility
- Social equity adjustment
  - Household income distribution
  - Other indicators of resources (environment, education, economy)

- Final methodology adoption: March 2020
Share of Regional estimated Draft RHNA (based on proposed final methodology)

- Imperial County: 1.0% (Pop. 2016), 1.2% (Est. Draft RHNA)
- Los Angeles County: 60.6% (Pop. 2016), 53.7% (Est. Draft RHNA)
- Orange County: 16.9% (Pop. 2016), 13.7% (Est. Draft RHNA)
- Riverside County: 12.6% (Pop. 2016), 12.5% (Est. Draft RHNA)
- San Bernardino County: 11.4% (Pop. 2016), 10.3% (Est. Draft RHNA)
- Ventura County: 4.5% (Pop. 2016), 1.8% (Est. Draft RHNA)
Percentage of Residential Building Permits Issued 2013-2018

SCAG has permitted 54% of its RHNA need 75% through the 5th RHNA Cycle

Affordable Housing Permits
- Inland Empire: 4.8%
- SCAG Region: 12.2%
- California: 11.1%

Moderate Income Permits
- Inland Empire: 27.0%
- SCAG Region: 38.7%
- California: 32.1%

Market Rate Permits
- Inland Empire: 99.7%
- SCAG Region: 49.2%
- California: 81.0%
For more information

www.scag.ca.gov

Email: housing@scag.ca.gov
Panel Discussion
Panelist

• Local official: Rusty Bailey
  • Mayor (since 2012)
    • City of Riverside
  • Background
    • 4th generation – advancement of Riverside
    • Political Science – US Military Academy at West Point
    • Public Policy, Master’s Degree – UCLA
    • City Council (2007-2012) – City of Riverside
    • Active in regional affairs (WRCOG, SCAG, RHNA, etc.)
    • Homeless solutions (focus)
      • Faith-based community partnerships – Grove Village
    • Many other accomplishments
Panelist

• Regional Planner: Ma’Ayn Johnson
  • Housing & Land Use Planner
    • Southern California Association of Governments (SCAG)
• Background
  • Legal studies, B.A w/Honors – UC Berkeley
  • Urban Planning, M.A. - UCLA
  • Specialize in housing policy and land use planning since 2006
  • Lead in RHNA for SCAG
  • Primary author of SCAG’s “Mission Impossible? Meeting California's Housing Challenge”
  • Public engagement/outreach
  • Recognized by ULI Young Leader’s Group/Women’s Leader. Init.
  • Planning Commission Chair – City of Fullerton
  • Commissioner – OC Housing & Community Development
Panelist

• State: Melinda Coy
  • Senior Policy Specialist
    • California State Department of Housing and Community Development (HCD), since 2005
    • Responsible for supporting effective implementation of housing policy and land use law
  • Background
    • Geog./Political Science, Bachelor’s – UCLA
    • Public Administration, Master’s - USC
    • 19 years experience in housing and community development
    • Review housing elements/provide technical assistance for HCD
    • Lead in HCD’s implementation of 2017 Cal. Housing Package
    • One of the principal authors of the Statewide Housing Assessment
Panelist

• Local Housing Planner: Mark Hoffman
  • Associate Principal – Placeworks (IE Office/Ontario)
• Background
  • 20 years of experience
  • IE/So. Cal. cities and counties
  • Housing/Planning
    • Housing Elements Updates, since 3rd Cycle
    • Fair housing studies
    • Zoning code amendments relating to housing
    • Housing grant applications
    • Housing outreach
    • RHNA
    • Specialty policy studies
• Recognition from Cal-APA and ULI
Panelist

• Developer: Zoe Kranemann
  • Senior Development Manager
    • National CORE
    • Develop, manage, and implement affordable housing projects
  • Background
    • Political Science/International development, B.A. – UCLA
    • Public Policy, M.A. – Claremont Grad. Univ.
    • 15 years experience – helping public agencies in the production of affordable housing
      • Redevelopment consultant
      • Non-profit, affordable housing developer
        • Arrowhead Grove (San Bernardino)
Panel Discussion
Break

10-minute
Panel Discussion
Q&A
Closing Remarks

IES-APA Director/Director Elect
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