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# CITY OF POMONA

## COUNCIL REPORT

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December 2, 2019

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Anita D. Gutierrez, AICP, Development Services Director

**SUBJECT: Regional Housing Needs Assessment (RHNA) 6<sup>th</sup> Cycle and Housing Support Letter**

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### **RECOMMENDATION:**

It is recommended that the City Council authorize the City Manager to send a support letter (Attachment No. 1) to the California Department of Housing and Community Development (HCD) in support of the RHNA methodology as approved by the Southern California Association of Governments' (SCAG) Regional Council.

### **EXECUTIVE SUMMARY:**

The SCAG Regional Council at its meeting of November 7, 2019 approved a Draft Regional Housing Needs Assessment (RHNA) allocation methodology, which was then submitted for review to the California Department of Housing and Community Development (HCD) on November 14, 2019. Staff is recommending the Council authorize the City Manager to send a support letter to HCD in support of this methodology.

**FISCAL IMPACT:** No Fiscal Impact

### **DISCUSSION:**

#### **What is RHNA?**

The Regional Housing Needs Assessment (RHNA) is mandated by State housing law as part of the periodic process of updating local Housing Elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods, typically every eight years. SCAG is in the process of developing the 6th cycle RHNA allocation plan which will cover the planning period of October 2021 through October 2029 for jurisdictions within the six-county SCAG region encompassing Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties. It is planned for adoption by SCAG in October 2020. State housing law requires that jurisdictions plan for variety of housing types based on the needs identified through RHNA. In addition, local jurisdictions are also responsible for ensuring there are no unnecessary barriers to the housing approval process. To address the housing affordability crisis, local jurisdictions are encouraged to facilitate housing development to meet the RHNA goals along with

other community needs. Under recent legislation, certain local jurisdictions, such as Pomona, that have not met their RHNA allocations to expedite and approve “by-right” affordable housing development projects on infill sites that comply with existing general plan and zoning for housing development must allow a ministerial approval process for projects that designate at least ten percent of units available to households with incomes below 80 percent of the Area Medium Income (AMI).

### **How is RHNA Calculated?**

As part of the RHNA process SCAG must develop a proposed RHNA methodology to distribute the region’s existing and projected housing needs, referred to as the regional determination, which will determine each jurisdiction’s draft RHNA allocation as a share of the regional determination provided by the California Department of Housing and Community Development (HCD). State housing law outlines several requirements for the proposed RHNA methodology, such as meeting five main objectives, conducting methodology surveys, and holding at least one public hearing. State law does not provide specifics on how the regional allocation should be distributed to individual jurisdictions.

At its August 1, 2019 meeting, the SCAG Regional Council voted to consider three methodology options for distributing existing and projected need to jurisdictions from the regional determination. Subsequently, a modified methodology was presented to the Regional Council for their consideration.

### **Draft Methodology**

On November 7, 2019 the Regional Council voted to advance a draft RHNA Allocation Methodology introduced by City of Riverside representative Mayor Rusty Bailey, directing staff to make refinements to the allocation methodology before sending to the California Department of Housing and Community Development (HCD). In comments, the Regional Council adopted this alternative approach to shift housing needs closer to jobs centers and high quality transit, and sought to avoid contributing to greater sprawl and traffic congestion. HCD has 60 days to review and make comments to SCAG’s draft RHNA Allocation Methodology. After considering HCD’s input, SCAG’s Regional Council will vote to adopt a final RHNA Allocation Methodology in early Spring 2020.

### **ATTACHMENT:**

Attachment No. 1 – Draft RHNA support letter