

Regional Housing Needs Assessment (RHNA) Appeal

Planning Commission

September 8, 2020

RHNA Allocation Methodology

Determining each jurisdiction's projected housing need

- Projected household growth
- Future vacancy
- Replacement need

Determining each jurisdiction's existing need

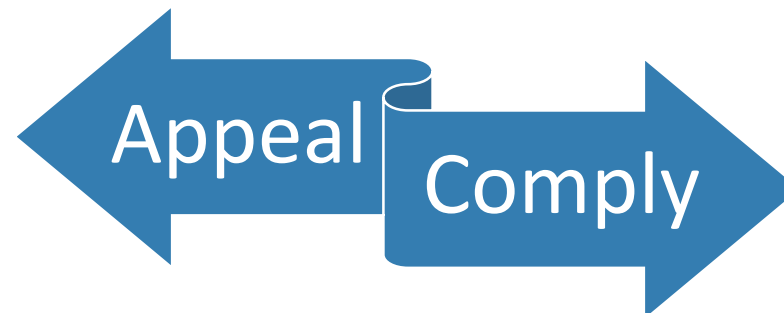
- Proximity to High Quality Transit Areas (HQTAs)
- Job accessibility

Determining total housing need

- Projected housing need
- Existing Housing need

RHNA Allocations

City	5 th Cycle (2013-2021)	6 th Cycle (2021-2029)	% Increase
Alhambra	1,492	6,910	356%
Los Angeles	82,002	455,565	456%
Pasadena	1,332	9,409	606%
San Marino	2	389	19,800%
South Pasadena	63	2,062	3,173%



RHNA Appeal Basis

1. SCAG failed to determine the jurisdiction's RHNA allocation based on the Final RHNA Methodology;
2. SCAG failed to consider information submitted by the local jurisdiction relating to certain local factors and information related to affirmatively furthering fair housing; or
3. There has been a significant and unforeseen change in circumstances since April 20, 2019 that merits a revision of the information previously submitted by the local jurisdiction.

Appeals will not be granted for the following:

1. Any other criteria other than the three listed above;
2. Local jurisdiction's existing zoning ordinance and land use restrictions;
3. Local ordinance, policy, voter-approved measure or standard limiting residential development;
4. Prior underproduction of housing; or
5. Stable population numbers

Appeal Process

45-day Appeal Period (Begins September 11, 2020)



SCAG staff will review the appeals and provide a recommendation to the SCAG RHNA Subcommittee



SCAG RHNA Subcommittee will conduct an appeal hearing to provide final determination on all appeals

If the total adjustment of the appeals is 7% or less, SCAG will adjust proportionally to all jurisdictions

If the total adjustment is greater than 7%, SCAG will be required to develop a methodology to distribute the additional housing units

Temporary Ad Hoc RHNA Appeal Committee

Committee Composition

Assist staff on matters related to the City's RHNA allocation appeal

Two Planning Commissioners

Minimum of two residents

Term of the committee will expire once the RHNA appeal period has concluded


Committee Application

Application filing period ends Friday, September 11, 2020 at 3:00PM

<https://www.southpasadenaca.gov/government/departments/planning-and-building/2021-housing-element-update>

Next Steps

September 11 – October 26, 2020: SCAG will provide a 45-day appeal period for RHNA



September 16, 2020: City Council to consider the establishment of a temporary Ad Hoc RHNA Appeal Committee



October/November: SCAG's adoption of the Final RHNA following the appeal period

Temporary Ad Hoc RHNA Appeal Committee

Application Deadline:

Friday, September 11, 2020 at 3:00 PM

[https://www.southpasadenaca.gov/government/departments/planning
-and-building/2021-housing-element-update](https://www.southpasadenaca.gov/government/departments/planning-and-building/2021-housing-element-update)