



MEMORANDUM

TO: BIASC GOVERNING BOARD, BIASC GOVERNMENT AFFAIRS COMMITTEE

FROM: JEFF MONTEJANO, CEO

DATE: AUGUST 26, 2019

RE: RHNA Member Update

The Southern California Association of Governments (SCAG) is currently in the process of developing a new Regional Housing Needs Assessment (RHNA), which will project regional housing needs during the 2021 - 2029 time period and allocate those projected needs to cities and counties for use in their planning processes.

As part of this process, the California Department of Housing and Community Development (HCD) is responsible for making a determination regarding the number of housing units that the six-county SCAG region must plan for. The SCAG region includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties.

On August 22, HCD provided a RHNA determination of 1,344,740 total units for the SCAG region, broken down among the following affordability categories:

Income Category	Housing Units Needed
Very Low	350,998
Low	206,338
Moderate	225,152
Above Moderate	562,252
Total:	1,344,740

SCAG is currently in the process of evaluating HCD's regional determination and will have the option of either accepting the 1,344,740 unit number or filing an objection. SCAG is ultimately responsible for determining how the final regional determination unit number will be allocated to cities and counties across the region.

If these tentative RHNA numbers become finalized by HCD and are allocated out to the local jurisdictions within the SCAG region, local governments would then be required to amend their general plans and their zoning laws in order to zone available land for housing which is mostly deed-restricted and limited to the income levels specified above. BIASC members should take careful notice of the prospect of such mandates being reflected in local general plans and zoning ordinances by the end of 2021.

BIASC will continue to closely monitor the RHNA process and advocate for rational policy approaches to fostering more homebuilding. BIASC's Building Industry Legal Defense Foundation has provided an in-depth analysis of the recent HCD RHNA determination which you can view [HERE](#).

For more information on the RHNA process, click [HERE](#).