

# Questions from HCD's Public Survey for its *California's Housing Future 2040: The Next RHNA Initiative*

Conducted by HCD from March 14 to May 12, 2023

Source: <https://survey123.arcgis.com/share/91784b3fab744e63a5b781ad05cbb6b0>

## 1. Populations Living in Group Quarters

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The basis for the housing need determinations are demographic projections developed by the Department of Finance and regional councils of government (COG). The projections provide the number of future households living in the region. People who are forecast to live in both institutional and non-institutional group quarters are not included in the population of people forecast to live in households and are therefore not planned for during the RHNA process.

Some group quarters facilities include emergency shelters, transitional housing, group living facilities for agricultural and non-agricultural workers, and student housing. Including some of the people who live in group quarters in the housing need determination could help provide additional housing opportunities for these population groups and could provide credit to local governments for permitting these types of facilities. The questions in this section relate to populations that live in group quarters.

### **How can the Regional Housing Needs Determination be improved to more accurately reflect the housing needs of people experiencing homelessness and to plan for sufficient shelter, transitional, and permanent housing options?**

*Please select all options that you would like HCD to consider.*

- Utilize the Point-In-Time Count to adjust a region's Regional Housing Needs Determination to account for the population experiencing homelessness
- Utilize other data sources beside the Point-In-Time Count to adjust a region's Regional Housing Needs Determination to account for the population experiencing homelessness (please specify what data source under "Other")
- Add an additional income category (ex: acutely low-income) to the Regional Housing Needs Determination
- Other

**In past RHNA cycles, populations that live in group quarters were considered separately from populations projected to live in housing units as defined by the census. Should certain populations that live in group quarters be included in the Regional Housing Needs Determination? This would lead to higher Regional Housing Needs Determinations but would allow jurisdictions to count those types of group quarters on their Annual Progress Reports.**

*Please select all of the types of group quarter populations you would like to see included in the Regional Housing Needs Determination, if any.*

- No, keep all group quarters populations separate
- Yes, College/University Student Housing
- Yes, Correctional Facilities
- Yes, Emergency and Transitional Shelters
- Yes, Group Homes
- Yes, Mental (Psychiatric) Hospitals
- Yes, Military Group Quarters
- Yes, Nursing Facilities
- Yes, Religious Group Quarters (Abbeys, Convents, Missions, Monasteries, etc.)
- Yes, Residential Treatment Centers
- Yes, Workers' Group Living Quarters (ex: migratory farm worker camps, construction workers' camps, etc.)

**Could the RHNA process be changed to better account for the housing needs of farmworkers?**

*Please select all options you would like HCD to consider.*

- Increase the RHNA for jurisdictions near agricultural employers
- Increase the RHNA for unincorporated areas near agricultural employers
- Create a separate planning requirement for Workers' Group Living Quarters in regions with significant farmworker populations
- No change needed
- Other

**Could the RHNA process be changed to better account for the housing needs of college/university students?**

*Please select all options you would like HCD to consider.*

- Increase Regional Housing Needs Determinations to include student housing group quarters existing and projected needs
- Add college/university student enrollment as a factor that regions can consider when creating their Regional Housing Needs Allocation Methodology

- Create a separate planning requirement for student housing in jurisdictions near colleges and universities
- No change needed
- Other

## **2. Regional Housing Needs Allocation Methodology Questions - Council of Government (COG) Process**

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HCD currently provides technical assistance to COGs throughout the methodology development process. HCD generally meets with each COG early in the process to provide a summary of the RHNA methodology development timeline and statutory requirements, as well as a high-level overview of what HCD looks for in its methodology review.

HCD also offers to complete a preliminary review of the methodology before the COG submits its official draft to HCD. This allows COGs to consider HCD feedback while the COG board, staff, committee members, and stakeholders are still exploring a range of methodology design options. After the COG submits its official draft methodology to HCD, HCD staff provide written findings noting whether the methodology furthers the five statutory objectives.

### **What types of approaches, resources, or tools would be helpful in communicating to regional governments how to further the statutory objectives of RHNA when developing RHNA methodologies?**

*Please select all options you would like HCD to consider.*

- More detailed written guidance memos
- Additional formalized technical assistance calls or reviews with HCD
- Create specific benchmarks for COGs to better estimate if their methodologies adequately further objectives
- State-recommended methodology formulas
- Other

### **Should the state and COGs rely solely on public datasets, or should jurisdictions be able to provide self-reported land use data via surveys for the state and COGs' consideration during the determination and allocation processes?**

State statute identifies factors that a COG must consider in developing its RHNA methodology, to the extent sufficient data are available. COGs are required to survey their member jurisdictions in order to collect data on these statutory factors in order to develop their RHNA

methodology. These surveys are intended to provide context on local conditions during the development of the RHNA methodology.

- Only public datasets
- Public datasets and self-reported land use data

**If COGs are to collect self-reported land use data via surveys from local jurisdictions, what are some ways that the data collected can lead to more meaningful inputs in the creation of the RHNA methodology?**

*Please select all options you would like HCD to consider*

- HCD to create and share data on certain topics (ex: fair housing) to supplement jurisdiction-provided information
- Have COGs gather data on a more continuous basis rather than once every 8 years
- COGs to gather data on sites that jurisdictions can rezone
- Other

**What are some ways the RHNA methodology appeals process could be improved in the 7th cycle?**

Once a COG releases its draft RHNA Plan, Government Code Section 65584.05 provides local governments 45 days to appeal any jurisdiction's allocation. Local governments may also comment on appeals. If there are appeals, the COG must conduct a public hearing to consider those appeals and comments. If no appeals are filed, the draft allocation shall be issued as the proposed final allocation plan. There are three circumstances under which a jurisdiction may appeal: the COG failed to consider RHNA's statutory factors listed in subdivision (e) of 65584.04; the COG's draft plan fails to further RHNA's statutory objectives listed in subdivision (d) of section 65584; or a significant unforeseen change in circumstances occurred to the jurisdiction that merits revision pursuant to subdivision (e) of Section 65584.04.

*Please select all options you would like HCD to consider.*

- Narrow the circumstances under which jurisdictions can appeal the RHNA methodology to only those that impact the methodology inputs (ex: fixing errors in the data)
- Amend statute to prohibit jurisdictions from appealing the overall methodological approach
- Amend statute to clarify the procedure in the case that no appeals are filed
- Increase HCD oversight over the appeals process
- Other

### **3. Regional Housing Needs Allocation Methodology Questions - Affirmatively Furthering Fair Housing (AFFH)**

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Since 1969, RHNA has required that all jurisdictions plan for their 'fair share' of housing so as to reduce segregation in California. More recently, AB 686 added statutory language clarifying that one of the main goals of RHNA is to Affirmatively Further Fair Housing. According to statute, Affirmatively Furthering Fair Housing means:

"Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws."

**What changes should, if any, be considered to strengthen RHNA's effectiveness at Affirmatively Furthering Fair Housing (AFFH), thereby ensuring quality housing options for all Californians?**

*Please input 1,000 characters at most.*

**Recognizing that RHNA is only one of many tools to further community development goals, are there ways in which to improve RHNA to further community development and anti-displacement goals? If so, how?**

*Please input 1,000 characters at most.*

### **4. Regional Housing Needs Allocation Methodology Questions - Aligning State Planning Goals**

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Existing law mandates that a RHNA allocation plan "shall allocate housing units within the region consistent with the development pattern included in the sustainable communities strategy (SCS)." SCSs are developed by COGs in conjunction with their Regional Transportation Plans (RTPs). Mandated by SB 375, SCSs are long-range plans intended to align transportation, housing, and land use decisions towards achieving greenhouse gas emissions reduction targets set by the California Air Resources Board (CARB). The goal of this alignment is to emphasize infill development, encourage development near existing infrastructure and services, and to enable alternative mobility options.

**Could the regional housing and transportation planning processes be improved to better align the housing and transportation planning outcomes? If so, how?**

*Please input 1,000 characters at most.*

**What are the best data sources to assess efficient travel patterns and jobs/housing fit across regions and why?**

*Please input 1,000 characters at most.*

## **5. Planning for Housing in the Context of Climate-Related Environmental Hazards**

State statute identifies 13 factors that COGs can consider when developing a RHNA allocation methodology. In 2022, AB 1445 added a factor focused on climate hazards, which allows COGs to consider “emergency evacuation route capacity, wildfire risk, sea level rise, and other impacts caused by climate change” when developing the allocation methodology (65584.04(e)(2)(E)).

**Are there ways in which the RHNA process can better take into consideration climate-related environmental hazards (e.g. wildfire risk, drought, extreme heat, inland flooding, extreme weather events, and sea level rise) and assess which areas have the highest risk exposure? If so, how?**

*Please input 1,000 characters at most.*

**In the context of climate change, are there ways in which the RHNA process can help communities develop in a manner that reduces environmental hazard exposure for residents, particularly for disadvantaged and historically underserved populations? If so, how?**

*Please input 1,000 characters at most.*

**When housing units are lost during a disaster, the Regional Housing Needs Determination in that region is increased to account for those lost units. Which of the following options should the state consider when planning for future housing after a disaster?**

In 2017, AB 1771 added a new requirement that HCD consider units lost during a recent state of emergency, such as a fire or flood, when determining the housing need for each region. However, statute provides no guidance as to how these units should be distributed among jurisdictions in the region.

Reminder: RHNA ensures adequate zoning capacity for future housing, it does not mean that housing can't be built in other locations.

- Require the jurisdiction that lost those housing units in the disaster to plan for all of the additional housing units
- Require jurisdictions with lower overall environmental hazard risk in the region to plan for all of the additional housing units, given available data and resources
- Allocate a portion of the additional housing units to the jurisdiction that lost those housing units, and a portion of the additional housing units to the jurisdictions in the region with lower overall environmental hazard risk, given available data and resources
- Allocate the additional housing units lost during the disaster to a different region of the state
- Other