REVISED - Teleconference Location PG. 3

SCAG
INNOVATING FOR A BETTER TOMORROW

SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
(213) 236-1800
www.scag.ca.gov

REGIONAL COUNCIL OFFICERS

President
Ray Marquez, Chino Hills

First Vice President
Jenny Crosswhite, Santa Paula

Second Vice President
Patricia Lock Dawson, Riverside

Immediate Past President
Cindy Allen, Long Beach

COMMITTEE CHAIRS

Executive Administration
Ray Marquez, Chino Hills

Community, Economic, and Human Development
Rocky Rhodes, Simi Valley

Energy and Environment
Rick Denison, Yucca Valley

Transportation
Mike T. Judge, Ventura County Transportation Commission

# MEETING OF THE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) SUBCOMMITTEE

***Members of the Public are Welcome to Attend In-Person & Remotely***

***Thursday, November 12, 2026***
***1:00 p.m. – 3:00 p.m.***

***To Attend In-Person:***
**SCAG Main Office – Policy B Meeting Room**
**900 Wilshire Blvd., Ste. 1700**
**Los Angeles, CA 90017**

***To Attend and Participate on Your Computer:***
**https://scag.zoom.us/j/85410359225**

***To Attend and Participate by Phone:***
**Call-in Number: 1-669-900-6833**
**Meeting ID: 854 1035 9225**

***PUBLIC ADVISORY***

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Maggie Aguilar at (213) 630-1420 or via email at aguilarm@scag.ca.gov. Agendas & Minutes are also available at: https://scag.ca.gov/meetings-subcommittees.

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation to participate in this meeting. SCAG is also committed to helping people with limited proficiency in the English language access the agency's essential public information and services. You can request such assistance by calling (213) 236-1895. We request at least 72 hours (three days) notice to provide reasonable accommodations and will make every effort to arrange for assistance as soon as possible.

## Instructions for Members of the Public Attending the Meeting

**To Attend In-Person and Provide Verbal Comments:** Go to the SCAG Main Office located at 900 Wilshire Blvd., Ste. 1700, Los Angeles, CA 90017 or any of the remote locations noticed in the agenda. The meeting will take place in the Policy B Meeting Room on the 17th floor starting at 1:00 p.m.

**Attend by Computer:** Click the following link: https://scag.zoom.us/j/85410359225. If Zoom is not already installed on your computer, click "Download & Run Zoom" on the launch page and press "Run" when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically. Select "Join Audio via Computer." The virtual conference room will open. If you receive a message reading, "Please wait for the host to start this meeting," simply remain in the room until the meeting begins.

**Attend by Phone:** Call **(669) 900-6833** to access the conference room. Given high call volumes recently experienced by Zoom, please continue dialing until you connect successfully. Enter the **Meeting ID: 854 1035 9225**, followed by **#**. Indicate that you are a participant by pressing **#** to continue. You will hear audio of the meeting in progress. Remain on the line if the meeting has not yet started.

## Instructions for Participating and Public Comments

***Members of the public can participate in the meeting via written or verbal comments.***

**In Writing:** Written comments can be emailed to: ePublicComment@scag.ca.gov. Written comments received **by 5pm on Tuesday, November 10, 2026** will be transmitted to members of the legislative body and posted on SCAG's website prior to the meeting. You are **not** required to submit public comments in writing or in advance of the meeting; this option is offered as a convenience should you desire not to provide comments in real time as described below. Written comments received after 5pm on **Tuesday, November 10, 2026**, will be announced and included as part of the official record of the meeting. Any writings or documents provided to a majority of this committee regarding any item on this agenda (other than writings legally exempt from public disclosure) are available at the Office of the Clerk, at 900 Wilshire Blvd., Suite 1700, Los Angeles, CA 90017 or by phone at (213) 630-1420, or email to aguilarm@scag.ca.gov.

**Remotely:** If participating in real time via Zoom or phone, please wait for the presiding officer to call the item for which you wish to speak and use the "raise hand" function on your computer or *9 by phone and wait for SCAG staff to announce your name/phone number.

**In-Person:** If participating in-person, you are invited but not required, to fill out and present a Public Comment Card to the Clerk of the Board or other SCAG staff prior to speaking. It is helpful to indicate whether you wish to speak during the Public Comment Period (Matters Not on the Agenda) and/or on an item listed on the agenda.

## General Information for Public Comments

Verbal comments can be presented in real time during the meeting. Members of the public are allowed a total of 3 minutes for verbal comments. The presiding officer retains discretion to adjust time limits as necessary to ensure efficient and orderly conduct of the meeting, including equally reducing the time of all comments.

For purpose of providing public comment for items listed on the Consent Calendar, please indicate that you wish to speak when the Consent Calendar is called. Items listed on the Consent Calendar will be acted on with one motion and there will be no separate discussion of these items unless a member of the legislative body so requests, in which event, the item will be considered separately.

***In accordance with SCAG's Regional Council Policy, Article VI, Section H and California Government Code Section 54957.9, if a SCAG meeting is "willfully interrupted" and the "orderly conduct of the meeting" becomes unfeasible, the presiding officer or the Chair of the legislative body may order the removal of the individuals who are disrupting the meeting.***

# REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) SUBCOMMITTEE

## TELECONFERENCE AVAILABLE AT THESE ADDITIONAL LOCATIONS*

| | | |
|---|---|---|
| **Cindy Allen**<br>City of Long Beach - City Hall<br>411 W. Ocean Boulevard, 11th Floor<br>Long Beach, CA 90802 | **Chelsea Byers**<br>City of Santa Monica - City Hall<br>CH Room 230<br>1685 Main Street<br>Santa Monica, CA 90401 | **Margaret Finlay**<br>2221 Rim Road<br>Duarte, CA 91008 |
| **Gary Gardner**<br>65925 Buena Vista Avenue<br>Desert Hot Springs, CA 92240 | **Mike Goodsell**<br>SCAG Imperial County Regional Office<br>1503 N. Imperial Avenue, Suite 104<br>El Centro, CA 92243 | **Curt Hagman**<br>District Office<br>14010 City Center Drive<br>Chino Hills, CA 91709 |
| **Patricia Lock Dawson**<br>City of Riverside - City Hall<br>7th Floor Conference Room<br>3900 Main Street<br>Riverside, CA 92522 | **Vianey Lopez**<br>Ventura County Government Center<br>Point Mugu Conference Room<br>4th Floor<br>800 S. Victoria Avenue<br>Ventura, CA 93009 | **Steve Manos**<br>53180 Odyssey Street<br>Lake Elsinore, CA 92532 |
| **Rocky Rhodes**<br>City of Simi Valley - City Hall<br>2929 Tapo Canyon Road City<br>Manager's Conference Room<br>Simi Valley, CA 93063 | **David J. Shapiro**<br>City of Calabasas - City Hall<br>100 Civic Center Way<br>Calabasas, CA 91302 | **Helen Tran**<br>City of San Bernardino - City Hall<br>290 North D Street<br>3rd Floor - Mayor's Office<br>San Bernardino, CA 92401 |
| **Acquanetta Warren**<br>8491 Sierra Avenue<br>Fontana, CA 92335 | | |

* Under the teleconferencing rules of the Brown Act, members of the body may remotely participate at any location specified above.

**RHNA Subcommittee**
***Members – November 2026***

1. **Hon. Rocky Rhodes (Chair)**
   Ventura County Representative

2. **Hon. Cindy Allen**
   Los Angeles County Representative

3. **Hon. Debbie Baker**
   Orange County Representative

4. **Hon. Chelsea Byers**
   Los Angeles County Representative

5. **Hon. Tanya Doby**
   Orange County Representative

6. **Hon. Margaret Finlay**
   Los Angeles County Representative

7. **Hon. John Gabbard (Vice Chair)**
   Orange County Representative

8. **Hon. Gary Gardner**
   Riverside County Representative

9. **Hon. Mike Goodsell**
   Imperial County Representative

10. **Sup. Curt Hagman**
    San Bernardino County Representative

11. **Hon. Patricia Lock Dawson**
    Riverside County Representative

12. **Sup. Vianey Lopez**
    Ventura County Representative

13. **Hon. Steve Manos**
    Riverside County Representative

14. **Hon. Gil Rebollar**
    Imperial County Representative

15. **Hon. David J. Shapiro**
    Los Angeles County Representative

16. **Hon. Helen Tran**
    San Bernardino County Representative

17. **Hon. Acquanetta Warren**
    San Bernardino County Representative

# REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE AGENDA

Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700 - Policy B Meeting Room
Los Angeles, CA 90017
**Thursday, November 12, 2026**
**1:00 PM**

The Regional Housing Needs Assessment (RHNA) Subcommittee may consider and act upon any of the items on the agenda regardless of whether they are listed as Information or Action items.

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
*(The Honorable Rocky Rhodes, Chair)*

**PUBLIC COMMENT PERIOD (Matters Not on the Agenda)**
This is the time for public comments on any matter of interest within SCAG's jurisdiction that is ***not*** listed on the agenda. For items listed on the agenda, public comments will be received when that item is considered. Although the committee may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon at this time.

**REVIEW AND PRIORITIZE AGENDA ITEMS**

**CONSENT CALENDAR**

Approval Items

1. Minutes of the Meeting – October 26, 2026 PG. 7

Receive and File

2. RHNA Subcommittee Topic Outlook PG. 13

**INFORMATION ITEMS**

3. Overview of 6th Cycle RHNA Methodology: Transit Accessibility 45 Mins. PG. 17
***(Kaitlin McCafferty, Associate Regional Planner, and Ma'Ayn Johnson, Department Manager, SCAG)***

4. Overview of 6th Cycle RHNA Methodology: Job Considerations 45 Mins. PG. 30
***(Alessandro Hall, Assistant Regional Planner, and Michael Dietz, Planning Supervisor, SCAG)***

**ADJOURNMENT**

Southern California Association of Governments
**November 12, 2026**

**MINUTES OF THE MEETING**
**REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE**
**MONDAY, OCTOBER 26, 2026**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE. A VIDEO RECORDING OF THE ACTUAL MEETING IS AVAILABLE ON THE SCAG WEBSITE AT: http://scag.iqm2.com/Citizens/.

The Regional Housing Needs Assessment Subcommittee (RHNA) of the Southern California Association of Governments (SCAG) held its meeting virtually (telephonically and electronically). A quorum was present.

**MEMBERS PRESENT**

| | |
|---|---|
| **Hon. Rocky Rhodes (Chair)** | **Ventura County Representative** |
| Hon. Chelsea Byers | Los Angeles County Representative |
| Hon. Tanya Doby | Orange County Representative |
| Hon. Margaret Finlay | Los Angeles County Representative |
| Hon. John Gabbard | Orange County Representative |
| Hon. Gary Gardner | Riverside County Representative |
| Hon. Mike Goodsell | Imperial County Representative |
| Sup. Curt Hagman | San Bernardino County Representative |
| Sup. Vianey Lopez | Ventura County Representative |
| Hon. Steve Manos | Riverside County Representative |
| Hon. David Shapiro | Los Angeles County Reprsentative |
| Hon. Helen Tran | San Bernardino County Representative |
| Hon. Acquanetta Warren | San Bernardino County Representative |

**MEMBERS NOT PRESENT**

| | |
|---|---|
| Hon. Cindy Allen | Los Angeles County Representative |
| Hon. Debbie Baker | Orange County Representative |
| Hon. Patricia Lock Dawson | Riverside County Representative |
| Hon. Gil Rebollar | Imperial County Representative |

**STAFF PRESENT**

Sarah Jepson, Chief Planning Officer
Elizabeth Carvajal, Deputy Director of Land Use
Ma'Ayn Johnson, Department Manager of Housing

Kevin Kane, Planning Supervisor
Jeffery Elder, Chief Counsel
Maggie Aguilar, Clerk of the Board

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Chair Rhodes called the meeting to order at 2:05 p.m. and asked Regional Council Member John Gabbard, Orange County Representative, to lead the Pledge of Allegiance.

**PUBLIC COMMENT PERIOD**

Chair Rhodes opened the Public Comment Period for persons to comment on any matter pertinent to SCAG's jurisdiction that were not listed on the agenda.

The Clerk of the Board acknowledged there were no public comments for matters not listed on the agenda.

Seeing no public comment speakers, Chair Rhodes closed the Public Comment Period.

**REVIEW AND PRIORITIZE AGENDA ITEMS**

There were no requests to prioritize agenda items.

**CONSENT CALENDAR**

There were no public comments on the Consent Calendar.

Approval Items

1. Minutes of the Meeting – September 10, 2026

Receive and File

2. RHNA Subcommittee Topic Outlook

A MOTION was made (Finlay) to approve Consent Calendar Item No. 1; and Receive and File Item No. 2. Motion was SECONDED (Shapiro). The motion passed by the following roll call votes:

**AYES:** Byers, Doby, Finlay, Gabbard, Gardner, Goodsell, Hagman, Lopez, Rhodes, and Shapiro (10)

**NOES:** None (0)

**ABSTAINS:** None (0)

**ACTION ITEM**

3. Regional Housing Needs Determination for the SCAG Region

Chair Rhodes introduced action item No. 3 regarding the Regional Housing Needs Determination (RHND) issued by the California Department of Housing and Community Development (HCD) for the 7th cycle RHNA. He noted that staff had previously provided an overview of the process and reported that HCD had determined a regional housing need of 1,359,750 units across six income categories for the SCAG region. Chair Rhodes emphasized that the figure represented a regional housing need and not individual jurisdictional allocations. He outlined the meeting process, stating that staff would present their analysis and recommendation, followed by public comment, and subcommittee deliberation.

Kevin Kane, Planning Supervisor of Demographics and Growth Vision, presented an overview of the Regional Housing Needs Determination (RHND) process and HCD's determination of 1,359,750 housing units for SCAG's seventh housing cycle. He explained that the RHND is established by state statute through a process involving population projections, regional data sharing, consultation with HCD, and an opportunity for SCAG to submit objections before the determination becomes final. He noted that the seventh-cycle housing need was similar in scale to the sixth cycle despite modest population decline and housing growth over the past eight years, emphasizing that most of the need reflected existing housing challenges rather than projected population growth. Dr. Kane reviewed the major components of the RHND, including projected household growth, vacancy-rate targets, replacement needs, housing losses from recent emergencies, homelessness, overcrowding, and housing cost burden. He stated that HCD's methodology was generally data-driven and represented a significant improvement from prior cycles, with broad agreement on most components. However, he highlighted concerns regarding the cost-burden adjustment, which accounted for the largest share of the RHND and added approximately 504,000 units based on households spending more than 30% of income on housing. He explained that staff questioned the technical basis for directly linking cost burden to a specific housing-unit target and had proposed an alternative methodology focused on lower-income households. He concluded that staff's review found most elements of the determination to be reasonable, with the cost-burden calculation remaining the primary area warranting further consideration.

Chair Rhodes opened the public comment period.

The Clerk of the Board reported that 39 public comments had been received by the October 23 deadline and were posted on the website and distributed to members. The Clerk also reported that 32 additional comments had been received after the deadline and would be posted online and transmitted to members.

Jacob Pierce, Policy Associate with Abundant Housing LA, supported the RHNA allocation and urged the subcommittee not to object to the final RHNA determination. He stated that the allocation increase was driven by factors such as homelessness, overcrowding, and housing cost burden despite population declines, and argued that housing cost burden should remain a consideration under state law. He encouraged the region to focus on preparation for the seventh RHNA cycle.

Wendy Bucknum supported staff's recommendation to object to HCD's 7th cycle RHNA determination and commended staff's analysis. She raised questions regarding the increase in RHNA allocations despite projected population declines, the treatment of prior-cycle allocations, the role of existing housing needs and cost burden in determining allocations, and the rationale for HCD's rejection of SCAG's alternative methodology.

Jim Light (representing District 40 for SCAG), Andy Henderson, David Chantarangsu (Development Services Director for the City of Murrieta), Liz Westmoreland (Deputy Director of Community Development for the City of Newport Beach), and Walter Siembab supported staff's recommendation to object and expressed concerns regarding HCD's cost burden methodology. Speakers questioned whether increased housing production would meaningfully reduce housing costs, argued that housing supply alone would not address affordability challenges, cited examples where substantial housing growth had not reduced prices, and called for alternative approaches that better reflected local housing and economic conditions. Additional concerns included potential double counting in the methodology, the loss of employment-generating land uses, and the need to better account for jobs-housing relationships.

Rick Cline, Sr., Rick Cline, and Anita Goswami called for greater transparency, accountability, and public scrutiny of the RHNA process and HCD's assumptions. They questioned the rationale for increasing housing allocations amid population declines, raised concerns regarding data sources and methodology, and urged clearer documentation, enhanced public oversight, and greater consideration of economic, demographic, and local planning factors in future RHNA determinations.

Regional Council members discussed HCD's seventh-cycle RHNA determination, focusing primarily on the housing cost-burden methodology and its impact on regional housing allocations. Member Lopez raised questions regarding fire-related housing losses, overcrowding measures, and cost-burden calculations, and Dr. Kane explained that fire losses would be addressed during the RHNA methodology phase, while overcrowding and cost burden were based on Census and housing expenditure data. Member Byers emphasized the importance of affordability and housing cost

burden in assessing housing need, and Dr. Kane stated that staff's proposed objection focused on the lack of a demonstrated connection between cost burden and RHNA allocations, while exploring alternative approaches targeted to lower-income households.

Members Hagman, Gardner, Doby, Manos, and Gabbard generally supported staff's recommendation to object to HCD's determination and raised concerns regarding the cost-burden methodology, affordable housing production challenges, vacancy-rate assumptions, economic development impacts, and broader affordability considerations.

Member Hagman moved staff's recommendation and was seconded by Member Doby.

Dr. Kane explained that RHNA determinations are driven by state statutory requirements, clarified that HCD's cost-burden calculation excluded transportation costs, and noted that other RHNA components were generally reasonable. He further outlined staff's proposed alternative to remove HCD's cost-burden adjustment in Lines 11 and 12 and replace it with a lower-income-focused adjustment, resulting in a revised RHND of approximately 1,081,926 units.

Members also discussed procedural matters, including how other regions were responding to their RHNA determinations, the process and timeline for submitting an objection, and the treatment of housing sites identified during the sixth cycle. Dr. Kane reported that HCD would have 45 days to respond to any objection and explained that previously identified sixth-cycle sites could generally be reused in the seventh cycle. Chair Rhodes and Member Gardner sought clarification regarding prior-cycle allocations, and Dr. Kane confirmed that a jurisdiction with 1,000 remaining sixth-cycle units and a new 200-unit allocation would have a seventh-cycle allocation of 200 units. Member Hagman subsequently moved staff's amended recommendation, with Member Doby indicating her support as seconder.

An amended MOTION was made (Hagman) recommend that the CEHD and Regional Council object to HCD's RHNA determination by removing HCD's cost-burden methodology reflected in Lines 11 and 12 and replacing it with a lower-income household cost-burden adjustment, resulting in a revised RHND of approximately 1,081,926 units. The amended motion was SECONDED (Doby) and passed by the following roll call votes:

**AYES:** Doby, Finlay, Gabbard, Gardner, Goodsell, Hagman, Lopez, Manos, Rhodes, Shapiro, Tran, and Warren (12)

**NOES:** Byers (1)

**ABSTAINS:** None (0)

**ADJOURNMENT**

Chair Rhodes thanked committee members for their engagement and emphasized the importance of the RHND discussion and the committee's work in serving the region's residents. He announced that the next meeting would be held on November 12 at 1:00 p.m.

There being no further business, Chair Rhodes adjourned the Regional Housing Needs Assessment Subcommittee meeting at 3:41 p.m.

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE]

//

# AGENDA ITEM 2

## REPORT

Southern California Association of Governments
**November 12, 2026**

**To:** RHNA - Regional Housing Needs Assessment Subcommittee

**EXECUTIVE DIRECTOR'S APPROVAL**



**From:** Kaitlin McCafferty, Associate Regional Planner
213-630-1538, mccafferty@scag.ca.gov

**Subject:** RHNA Subcommittee Topic Outlook

**RECOMMENDED ACTION:**
Receive and File

**STRATEGIC PRIORITIES:**
This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future.

**EXECUTIVE SUMMARY:**
***The attachment contains a schedule of upcoming meetings of the RHNA Subcommittee and an outline of topics and actions for its future meetings. The schedule also includes major anticipated CEHD and Regional Council actions based on recommendations of the RHNA Subcommittee. The schedule and future meeting topics are subject to change. SCAG staff will continue to update this outlook and update the RHNA Subcommittee on these changes, as needed.***

**BACKGROUND:**
The RHNA Subcommittee held its first meeting on August 13, 2026 to start the 7th RHNA cycle process. The Subcommittee is responsible for developing a proposed RHNA methodology and making recommendations to the CEHD Committee and Regional Council on the draft and final methodologies. It will also hear and determine appeals filed on the draft RHNA allocation, and then will make recommendations to the CEHD Committee and Regional Council on the proposed final RHNA allocation plan.

The attachment contains a schedule of upcoming meetings of the RHNA Subcommittee and an outline of topics and actions for its future meetings. The schedule also includes major anticipated CEHD and Regional Council actions based on recommendations of the RHNA Subcommittee. The schedule and future meeting topics are subject to change. SCAG staff will continue to update this outlook and update the RHNA Subcommittee on these changes, as needed.

**FISCAL IMPACT:**
Work associated with this item is included in the FY 26-27 SCAG General Fund (800-0160.03 - Regional Housing Needs Assessment).

**ATTACHMENT(S):**
1. RHNA Subcommittee Topic Outlook

RHNA Subcommittee Topic Outlook
Aug 2026 – April 2028

| RHNA Subcommittee Mtg /CEHD/RC | | Proposed Date* | Subject* | Action |
|---|---|---|---|---|
| **August** | Mtg 1 | Aug 13, 2026 | Overview of RHNA process and legislation; introduction to the regional determination process; Subcommittee charter; Introduction to RHNA methodology | Recommend Subcommittee charter to CEHD/RC |
| **September** | CEHD | Sept 3, 2026 | Subcommittee charter | Recommend RC approve RHNA Subcommittee charter |
| | RC | Sept 3, 2026 | Subcommittee charter | Approve RHNA Subcommittee charter |
| | Mtg 2 | Sept 10, 2026 | Election of Vice Chair; release local planning factor/AFFH survey; RHND updates<br><br>RHNA methodology: social equity | Approve release of RHNA local planning factor and AFFH survey |
| **October** | Mtg 3 | Oct 26, 2026 | Updates to RHND process and final RHND (*objections must be submitted within 30 days of HCD transmittal*) | |
| **November** | Mtg 4 | Nov 12, 2026 | RHNA methodology: transit access; job access | |
| **January** | Mtg 5 | Jan 14, 2027 | Subregional delegation guidelines<br><br>Reminder to complete methodology survey<br><br>RHNA methodology | Recommend CEHD approve subregional delegation guidelines |
| **February** | CEHD | Feb 4, 2027 | Subregional delegation guidelines | Recommend RC approve subregional delegation guidelines |
| | RC | Feb 4, 2027 | Subregional delegation guidelines | Approve subregional delegation guidelines |
| | Mtg 6 | TBD Date | Evaluation of survey results | |

| Meeting | | Proposed Date* | Subject | Action |
|---|---|---|---|---|
| **March** | Mtg 7 | Mar 11, 2027 | Proposed RHNA methodology | Recommend proposed RHNA Methodology for public comment period |
| **April** | **Public Hearing(s) on Proposed RHNA Methodology (public comment period Mar– Apr 2027)** | | | |
| **June** | Mtg 8 | Jun 2027 | Draft RHNA methodology; approve RHNA appeals guidelines | Recommend CEHD approve draft RHNA methodology; approve RHNA appeals guidelines |
| **July** | CEHD | Jul 2027 | Draft RHNA methodology | Recommend RC approve draft RHNA methodology; recommend RC approve RHNA appeals guidelines |
| | RC | Jul 2027 | Draft RHNA methodology | Approve submittal of draft RHNA methodology to HCD; approve RHNA appeals guidelines |
| **September** | Mtg 9 | Sept 2027 (ad hoc) | Review final RHNA methodology; action to release draft allocation | Recommend release of draft RHNA allocation |
| **October** | CEHD | Oct 2027 | Final RHNA methodology | Recommend RHNA methodology adoption to RC; recommend release of draft RHNA allocation |
| | RC | Oct 2027 | Final RHNA methodology | Adopt RHNA methodology; approve release of draft RHNA allocation |
| | **Public hearing and determination on appeals (Dec 2027-Feb 2028)** | | | |
| **February** | Mtg 10 | Feb 2028 | Review and ratify the decisions on appeals | Issue written decisions regarding appeals; Recommend to CEHD proposed Final RHNA Allocation Plan |
| **March** | CEHD | Mar 2028 | Final RHNA Allocation Plan | Recommend to RC to adopt final RHNA plan |
| **April** | RC | Apr 2028 | Final RHNA Allocation Plan | Adopt final RHNA plan and submit to HCD |

**Dates and topics are subject to change.*

# AGENDA ITEM 3

## REPORT

Southern California Association of Governments
**November 12, 2026**

**To:** RHNA - Regional Housing Needs Assessment Subcommittee

**EXECUTIVE DIRECTOR'S APPROVAL**

**From:** Kaitlin McCafferty, Associate Regional Planner (H)
213-630-1538, mccafferty@scag.ca.gov

**Subject:** Overview of 6th Cycle RHNA Methodology: Transit Accessibility

**RECOMMENDED ACTION:**
Information Only – No Action Required

**STRATEGIC PRIORITIES:**
This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future. 2: Be a cohesive and influential voice for the region. 3: Spur innovation and action through leadership in research, analysis and information sharing. 4: Build a unified culture anchored in the pursuit of organizational excellence.

**EXECUTIVE SUMMARY:**
***This report is intended to provide an overview of how the consideration of proximity to transit was incorporated into the 6th Cycle RHNA methodology and highlights relevant policies from Connect SoCal 2024. Staff will be coming before the RHNA Subcommittee in January to have a comprehensive discussion/brainstorm for the 7th cycle methodology.***

**BACKGROUND/WHY TRANSIT:**
State housing law identifies both opportunities to maximize the use of public transportation and existing transportation infrastructure and the development patterns included in the Sustainable Communities Strategy as important considerations in RHNA methodology development (Government Code § 65584.04(e)(3) and (e)(13)). Transit accessibility is also relevant to several of the statutory RHNA objectives, including promoting infill development and socioeconomic equity, encouraging efficient development patterns, improving the relationship between jobs and housing, and supporting regional greenhouse gas reduction goals (Government Code § 65584(d)(2) and (3)). As a result, transit accessibility has been considered in the 6th cycle RHNA methodology and may be a factor the Subcommittee wishes to evaluate as part of the development of the 7th cycle RHNA methodology.

This report examines how transit accessibility considerations informed the 6th cycle methodology and highlights relevant Connect SoCal 2024 policies intended to advance equitable access to housing, jobs, transportation, and opportunity throughout the region.

How Transit Accessibility Was Incorporated into the 6th Cycle RHNA Methodology

SCAG's 6th cycle RHNA methodology assigned housing need to jurisdictions based on a combination of projected household growth, transit accessibility, job accessibility, and fair housing considerations. The methodology was designed to align housing planning with transportation investments, improve access to jobs and opportunity, and further the statutory RHNA objectives.

The 6th cycle RHNA methodology began with the total regional housing need assigned to the SCAG region by the California Department of Housing and Community Development (HCD). HCD assigned SCAG a Regional Housing Needs Determination (RHND) of 1,341,827 housing units. SCAG then separated this RHND into two components:

- Projected need, which reflected anticipated household growth, future vacancy needs, and replacement need.
- Existing need, which represented the portion of the regional housing need attributable to existing housing shortages and accumulated housing challenges throughout the region.

Under the adopted methodology, projected need totaled 504,970 units and existing need totaled 836,857 units, representing approximately 62 percent of the overall RHND.

**Transit Accessibility as a Component of Existing Need**

Transit accessibility was incorporated into the methodology as one component of the existing need calculation. SCAG's Regional Council directed that the regional existing need be allocated using two equal factors:

- 50 percent based on transit accessibility
- 50 percent based on job accessibility

As a result, 418,429 units of regional existing need were distributed through the transit accessibility factor and 418,428 units were distributed through the job accessibility factor. Because the regional RHND was 1,341,827 units, the transit accessibility factor represented approximately 31.2 percent of the total regional RHND.

**High Quality Transit Areas (HQTAs)**

Transit accessibility was measured using SCAG's High Quality Transit Area (HQTA) framework found in the Connect SoCal 2020 Plan. High Quality Transit Areas (HQTAs) are areas within a half-mile of transit stations and corridors with at least a fifteen (15) minute headway during peak hours for bus service. HQTAs in the Connect SoCal 2020 Plan were based on state statutory definitions of major transit stops and high-quality transit corridors. Freeway-running transit corridors were excluded from

the HQTA definition. Not all jurisdictions had an HQTA within their jurisdictional boundaries and thus did not receive existing need based on this factor.

The 6th Cycle methodology utilized future 2045 HQTAs, rather than relying solely on existing transit service. Planned major transit stops and high-quality transit corridors expected to be operational by the Connect SoCal horizon year of 2045 were included in the HQTA inventory. Accordingly, the transit accessibility factor reflected both existing and planned transit investments.

**Transit Accessibility Calculation**

To allocate the transit accessibility portion of existing need, SCAG calculated each jurisdiction's share of the region's population located within 2045 HQTAs. The methodology was based on population within HQTAs rather than the number of transit stations, stops, or transit corridors located within a jurisdiction.

The calculation can be summarized as:

$$\text{Transit Factor} = 418,429 \times \frac{\text{Jurisdiction HQTA Population}}{\text{Regional HQTA Population}}$$

Where: (1) Jurisdiction HQTA Population equals the population within 2045 HQTAs for the individual jurisdiction; (2) Regional HQTA Population equals 10,228,964 and (3) 418,429 is the total number of units assigned to the transit accessibility component of existing need.

For example, assume City A has a projected 2045 HQTA population of 50,000 residents.

Step 1: Calculate the jurisdiction's share of regional HQTA population

$$\frac{50,000}{10,228,964} = 0.00489$$

Step 2: Apply the share to the transit accessibility allocation pool

$$0.00489 \times 418,429 = 2,045$$

Example City A has a population of 50,000 within HQTA. Their transit factor would be calculated by dividing 50,000/10,228,964 and multiplying that times 418,429 to equal a transit factor of 2,045.

$$418,429 \times \frac{50,000}{10,228,964} = 2,045.2$$

Under this example, City A would receive approximately 2,045 housing units through the transit accessibility component of the RHNA methodology.

In summary, the 6th Cycle RHNA methodology incorporated transit accessibility by allocating 50 percent of regional existing need based on each jurisdiction's share of population located within 2045 High Quality Transit Areas (HQTAs). The factor relied on both existing and planned transit investments identified through Connect SoCal and was intended to better align housing planning with regional transportation investments. Consistent with the statutory RHNA objectives, the transit accessibility factor supported infill development patterns, encouraged the use of public transit, promoted more efficient land use patterns, and furthered regional greenhouse gas reduction goals.

Transit-Related Factors in Other 6th Cycle RHNA Methodologies

While SCAG's 6th Cycle methodology allocated housing need based on each jurisdiction's share of population located near transit, other California councils of governments utilized a variety of approaches to incorporate transit accessibility into their RHNA methodologies. These include:

**San Diego Association of Governments (SANDAG)**

SANDAG jurisdictions received housing allocations based on their share of the region's transit facilities rather than population living near transit. The methodology utilized both existing and planned transit investments, including rail stations, Rapid transit stations, and major transit stops expected to be in operation during the planning period.

**Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG)**

MTC/ABAG incorporated transit through a Job Proximity to Transit (JPT) factor rather than measuring population near transit or transit infrastructure directly. For lower-income housing allocations, the methodology considered the share of regional jobs accessible within a 45-minute transit commute, emphasizing access to employment opportunities by transit.

**Sacramento Area Council of Governments (SACOG)**

SACOG did not utilize a standalone transit factor in its 6th Cycle RHNA methodology. Instead, transit accessibility was incorporated indirectly through SACOG's Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), which served as the basis for assigning housing need according to each jurisdiction's share of forecast regional growth.

Relevant Transit Accessibility Policies from Connect SoCal 2024

Looking ahead to the 7th Cycle RHNA Methodology, the RHNA methodology is required to further statutory objectives related to socioeconomic equity, affirmatively furthering fair housing, jobs-housing balance, efficient development patterns, and greenhouse gas reduction targets. Additionally, there are a number of regional planning policies from SCAG's Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS), Connect SoCal 2024, that may be relevant for consideration as part of the transit accessibility component of the RHNA methodology. As a result, regional policies that address these issues may provide useful guidance to the Subcommittee both in advancing the statutory RHNA objectives and in maintaining alignment with broader regional planning goals.

The following regional planning policies from Connect SoCal 2024 bear relevance to the transit accessibility aspect of the RHNA Methodology:

- *Connect SoCal 2024, Regional Planning Policy #9:"Encourage residential and employment development in areas surrounding existing and planned transit/rail stations"*
- *Connect SoCal 2024, Regional Planning Policy #32:"Promote the growth of origins and destinations, with a focus on future housing and population growth, in areas with existing and planned urban infrastructure that includes transit and utilities"*
- *Connect SoCal 2024, Regional Planning Policy #33:"Promote the growth of origins and destinations, in areas with a proclivity toward multimodal options like transit and active transportation, to reduce single occupant vehicle (SOV) dependency and vehicle miles traveled"*
- *Connect SoCal 2024, Regional Planning Policy #34:"Seek to realize scale economies or a critical mass of jobs and destinations in areas across the region that can support non-SOV options and shorter trip distances, combined trips and reduced vehicle miles traveled"*
- *Connect SoCal 2024, Regional Planning Policy #36:"Encourage housing development in transit-supportive and walkable areas to create more interconnected and resilient communities"*
- *Connect SoCal 2024, Regional Planning Policy #42:"Promote 15-minute communities as places with a mix of complementary land uses and accessible mobility options..."*
- *Connect SoCal 2024, Regional Planning Policy #43:"Support communities across the region to realize 15-minute communities through incremental changes that improve equity, quality of life, public health, mobility, sustainability, resilience and economic vitality"*
- *Connect SoCal 2024, Regional Planning Policy #44:"Encourage efforts that elevate innovative approaches to increasing access to neighborhood destinations and amenities through an array of people-centered mobility options"*

In summary, Transit accessibility is one of several factors that may inform the development of the 7th Cycle RHNA methodology. Staff will return to the RHNA subcommittee in January to facilitate a

broader discussion of these factors and how they may work together as a part of a comprehensive approach to developing the 7th Cycle RHNA methodology.

**FISCAL IMPACT:**
Work associated with this item is included in the FY27 Overall Work Program (800.0160.03): Regional Housing Needs Assessment (RHNA).

**ATTACHMENT(S):**
1. PowerPoint Presentation – Overview of 6th Cycle RHNA Methodology: Transit Accessibility

# Overview of 6th Cycle RHNA Methodology: Transit Accessibility

November 12, 2026

WWW.SCAG.CA.GOV

## Why incorporate transit accessibility into the Methodology?

# Statutory Requirements

**Maximize Use of Public Transportation**

**Leverage Existing Transportation Infrastructure**

**Support SCS Development Patterns**

(Gov. Code §65584.04(e)(3), (13))

# RHNA Objectives



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
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 (AFFH)

# How was transit accessibility incorporated into the 6th Cycle Methodology?

## Background Information

Jurisdiction's projected housing need (504,970)

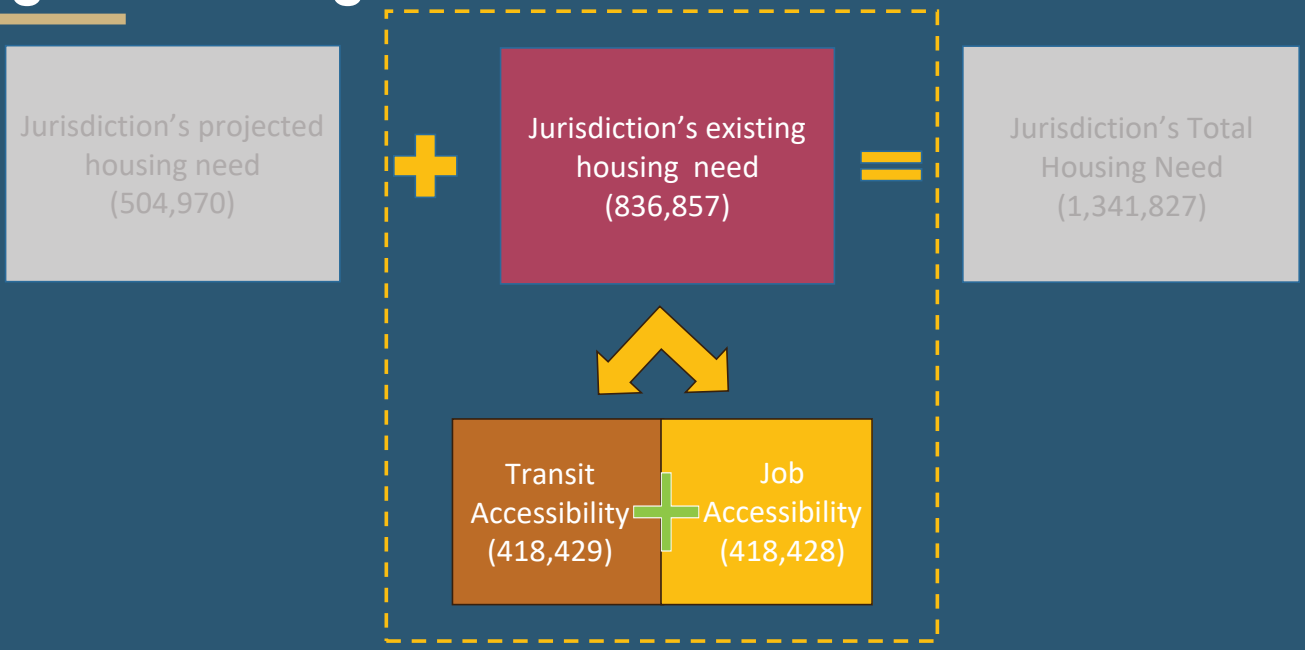
+

Jurisdiction's existing housing need (836,857)

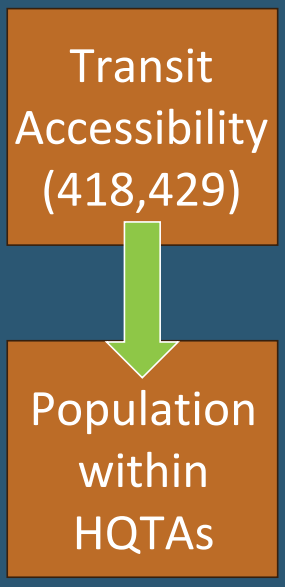
=

Jurisdiction's Total Housing Need (1,341,827)

## Regional Existing Need




## Measuring Transit Accessibility




<u>High Quality Transit Area (HQTA)</u>

- ½ mile from major transit stops or frequent transit corridors
- Frequent transit service (15-minute peak headways)
- Based on existing and planned 2045 transit network
- No HQTA = no transit factor allocation

## 6th Cycle Transit Calculation

$$\text{Transit Factor} = 418{,}429 \times \frac{\text{Jurisdiction HQTA Population}}{\text{Regional HQTA Population}}$$

Overview of 6th Cycle RHNA Methodology: Transit Accessibility

(10,228,964)

$$\text{"City A" Transit Factor} = 418{,}429 \times \frac{50{,}000^*}{10{,}228{,}964} = 2{,}045$$

**Assuming "City A" has a population of 50,000 residents located within HQTAs*

## Transit-Related Factors in Other 6th Cycle RHNA Methodologies



**MTC/ABAG**
Job Proximity to Transit (VLI & LI)

**SACOG**
No standalone factor; Considered indirectly through MTP/SCS growth forecast

**SANDAG**
Share of existing and planned transit facilities

**SCAG**
Share of population within HQTA

# Relevant Transit Accessibility Policies from Connect SoCal 2024

## Relevant Transit Accessibility Policies

### Why Connect SoCal Matters

- State law requires the RHNA methodology to advance statutory objectives.
- Connect SoCal provides regional policy guidance relevant to transit accessibility.

| Theme | Related Policies |
|---|---|
| Housing Near Transit | #9, #36 |
| Access to Jobs & Destinations | #32, #34 |
| Transit-Supportive Growth | #33 |
| Connected & Walkable Communities | #42, #43, #44 |

# THANK YOU!

For more information, please visit:

https://scag.ca.gov/housing

To subscribe for updates, please visit:

https://scag.ca.gov/subscribe-updates-0

**AGENDA ITEM 4**

**REPORT**

Southern California Association of Governments
**November 12, 2026**

**To:** RHNA - Regional Housing Needs Assessment Subcommittee

**EXECUTIVE DIRECTOR'S APPROVAL**

Kome Ajise

**From:** Alessandro Hall, Assistant Regional Planner (H)
213-236-1838, hall@scag.ca.gov

**Subject:** Overview of 6th Cycle RHNA Methodology: Job Considerations

**RECOMMENDED ACTION:**
Information Only – No Action Required

**STRATEGIC PRIORITIES:**
This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future. 2: Be a cohesive and influential voice for the region. 3: Spur innovation and action through leadership in research, analysis and information sharing.

**EXECUTIVE SUMMARY:**
***This report is intended to explain how jobs were incorporated into SCAG's 6th Cycle RHNA methodology and highlight relevant policies from Connect SoCal 2024. Staff will engage the subcommittee in January on a more comprehensive discussion of the various components that might inform the development of the 7th Cycle RHNA methodology.***

**BACKGROUND:**
This report reviews how job accessibility was incorporated into SCAG's 6th Cycle RHNA methodology and summarizes relevant Connect SoCal 2024 policies related to improving the regional relationship between jobs and housing.

Why Job Accessibility Matters

Government Code Section 65584(d) outlines the five statutory objectives of RHNA, which the RHNA methodology is required to advance. These objectives include:

1) *Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households. The regional housing needs allocation plan shall allocate units for extremely low and acutely low income households in a manner that is roughly proportional to, and within a range of 3 percent of, the housing need for very low-income households.*

2) *Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.*

3) *Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.*

4) *Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.*

5) *Affirmatively furthering fair housing.*

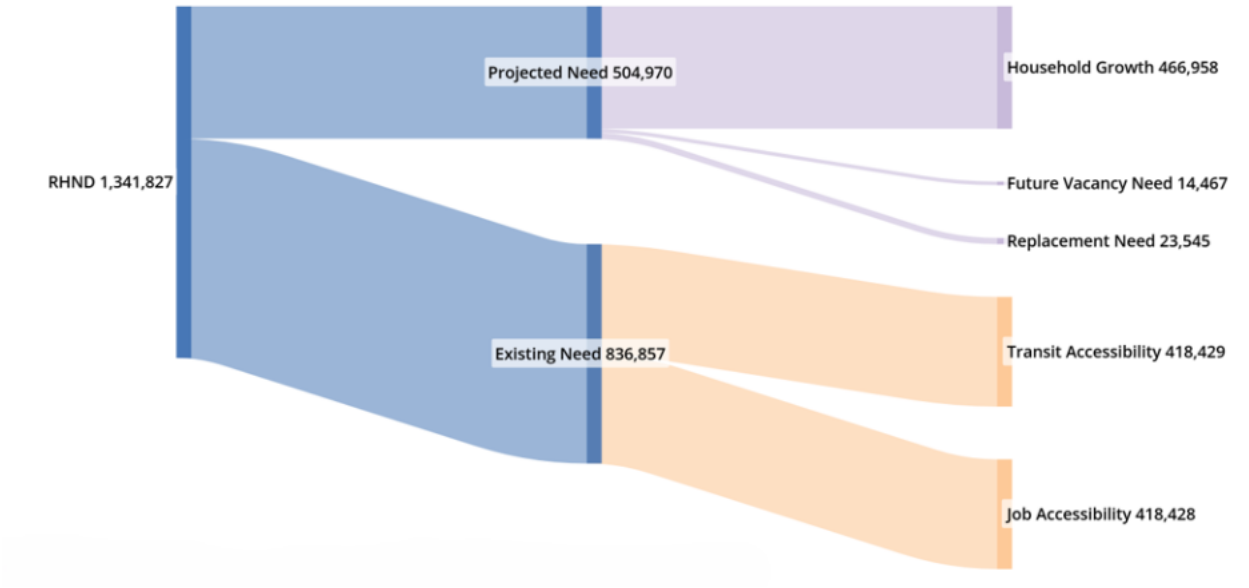
Statutory Objective #3 specifically focuses on improving the intraregional relationship between jobs and housing. Accordingly, SCAG's 7th Cycle RHNA methodology must consider how housing allocations can support improved access to employment opportunities throughout the region. In addition to advancing Statutory Objective #3, an effective approach to jobs accessibility may also help further other RHNA objectives by encouraging infill development, reducing vehicle miles traveled and associated greenhouse gas emissions, and affirmatively furthering fair housing (AFFH) by expanding access to housing opportunities in areas with strong employment and economic opportunity.

How Jobs were Incorporated into the 6th Cycle RHNA Methodology

SCAG's 6th Cycle RHNA methodology distributed the regional housing need to local jurisdictions based on a combination of projected household growth, access to jobs and transit, and social equity considerations. The methodology was designed to direct more housing opportunities to areas with greater access to jobs, transit, and community resources, while ensuring every jurisdiction was obligated to plan for housing across all income levels.

The 6th Cycle RHNA methodology began with the total regional housing need assigned to the SCAG region by the California Department of Housing and Community Development (HCD). HCD assigned SCAG a total Regional Housing Needs Determination (RHND) of 1,341,827 units. SCAG separated this RHND into two components: projected need and existing need. Projected need reflected anticipated household growth, future vacancy needs, and the replacement of units expected to be lost during the planning period. Existing need represented the portion of the regional determination attributable

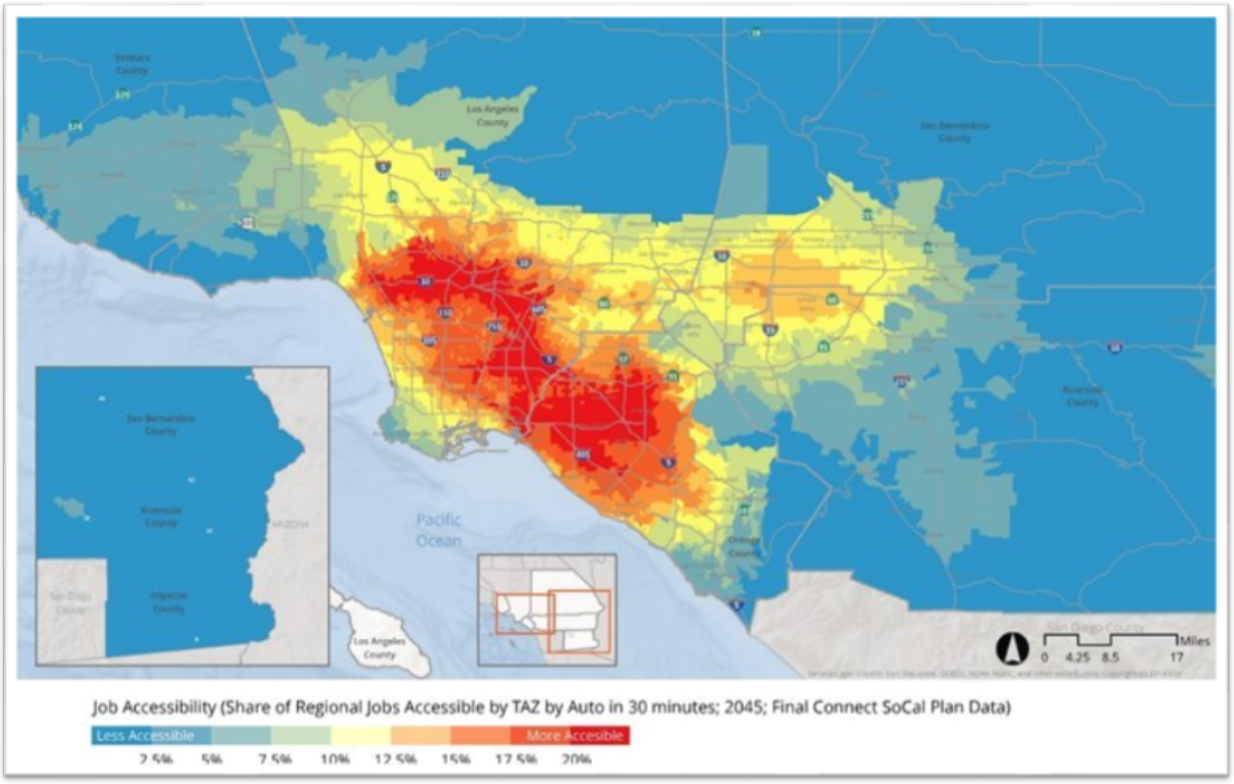
to the region's existing housing shortage and housing challenges that had accumulated over time. In the 6th Cycle, existing need accounted for 836,857 housing units, which was about 62% of the region's total RHND.




The existing need component of the RHND was further subdivided into two parts; 50% was assigned based on transit accessibility and 50% was based on job accessibility. This section will focus on how the job accessibility factor of 418,428 units was distributed to each jurisdiction in the SCAG region.

In SCAG's 6th Cycle methodology, job accessibility was calculated based on the share of the region's jobs that could be accessed by a 30-minute driving commute in the year 2045 from each jurisdiction. This approach recognized that daily travel patterns often cross jurisdictional boundaries and that many residents live and work in different communities.

Analysis was conducted at the transportation analysis zone (TAZ) level and relied on modeling work completed through the Connect SoCal 2024 process. Some SCAG jurisdictions have many TAZs, while other jurisdictions have just one. For jurisdictions with multiple TAZs, the median TAZ value was used to best capture typical representative conditions within each jurisdiction.




For example, imagine City A has a projected population of 50,000 people in 2045 and three TAZs.

- TAZ 1: 10% of the region's jobs within a 30-minute drive
- TAZ 2: 15% of the region's jobs within a 30-minute drive
- TAZ 3: 20% of the region's jobs within a 30-minute drive

In this case, the median value of 15% (TAZ 2) would be used to calculate City A's job accessibility factor.

To translate the percentage of the region's jobs accessible from each jurisdiction's median TAZ into an allocation of RHNA units, the following steps were followed. First, the percentage of the region's jobs accessible from each jurisdiction's median TAZ was multiplied by the jurisdiction's projected population in 2045 to create a population-weighted job accessibility factor:

$$50{,}000 \times 15\% = 7{,}500$$

Next, the population-weighted job accessibility factor was divided by the sum of all population-weighted job accessibility factors to calculate the jurisdiction's percentage of the total. In the 6th Cycle, the sum of these population-weighted factors in all SCAG jurisdictions was 2,726,158:

*7,500 ÷ 2,726,158 = 0.275%*

Finally, the portion of the regional RHND assigned to job accessibility was multiplied by each jurisdiction's share of the total population-weighted job accessibility factor to determine the RHNA allocation:

*418,428 units × 0.275% = 1,150 units*

Relevant Job Access Policies from Connect SoCal 2024

Looking ahead to the 7th Cycle RHNA Methodology, there are a number of regional planning policies from SCAG's Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS), Connect SoCal 2024, that may be relevant for consideration as part of the job accessibility component of the RHNA methodology. While state law does not expressly require RHNA methodologies to incorporate policies from the RTP/SCS, the RHNA methodology is required to further statutory objectives related to socioeconomic equity, affirmatively furthering fair housing, jobs-housing balance, efficient development patterns, and greenhouse gas reduction targets. As a result, regional policies that address these issues may provide useful guidance to the Subcommittee both in advancing the statutory RHNA objectives and in maintaining alignment with broader regional planning goals.

The following regional planning policies from Connect SoCal 2024 bear relevance on the job accessibility aspect of the RHNA Methodology:

- Connect SoCal 2024, Regional Planning Policy #09: *"Encourage residential and employment development in areas surrounding existing and planned transit/rail stations.*"
- Connect SoCal 2024, Regional Planning Policy #32: *"Promote the growth of origins and destinations, with a focus on future housing and population growth, in areas with existing and planned urban infrastructure that includes transit and utilities."*
- Connect SoCal 2024, Regional Planning Policy #34: *"Seek to realize scale economies or a critical mass of jobs and destinations in areas across the region that can support non-SOV options and shorter trip distances, combined trips and reduced vehicle miles traveled."*
- Connect SoCal 2024, Regional Planning Policy #35: *"Encourage housing development in areas with access to important resources and amenities (economic, educational, health, social and similar) to further fair housing access and equity across the region."*
- Connect SoCal 2024, Regional Planning Policy #42: *"Promote 15-minute communities as places with a mix of complementary land uses and accessible mobility options that align with and support the diversity of places (or communities) across the region. These are communities*

*where residents can either access their most basic, day-to-day needs within a 15-minute walk, bike ride or roll from their home or as places that result in fewer and shorter trips because of the proximity of complementary land uses."*

Please note that the policies above are not intended to prescribe or steer the Subcommittee towards a particular RHNA methodology outcome. Rather, the policies are being provided to help illustrate the broader regional policy framework and highlight employment considerations that may be useful to the Subcommittee in evaluating options for the RHNA methodology and their potential impacts.

How Other Metropolitan Planning Organizations (MPOs) Incorporated Job into their 6th Cycle Methodologies

Metropolitan Planning Organizations (MPOs) across California used a variety of approaches to improve the jobs-housing balance in their 6th Cycle RHNA methodologies. For example, although the Association of Bay Area Governments / Metropolitan Transportation Commission (ABAG/MTC) used a similar approach, they evaluated access to jobs differently by income category. For very low- and low-income units, job accessibility considered jobs reachable within a 30-minute automobile commute or a 45-minute public transit commute. For moderate- and above-moderate-income units, the methodology measured only jobs reachable within a 30-minute automobile commute.

The San Diego Association of Governments (SANDAG) incorporated job accessibility by allocating housing based in part on the number of jobs in each jurisdiction. This approach was intended to improve the jobs-housing relationship by directing a greater share of housing to jurisdictions with a larger share of the region's employment base.

The Sacramento Area Council of Governments (SACOG) relied heavily on the growth forecast and land use patterns in its Sustainable Communities Strategy, concluding that improvements to the regional jobs-housing balance would be advanced through implementation of the regional plan. In addition, SACOG incorporated a "jobs/housing fit" adjustment factor intended to house more low-wage workers closer to their jobs by allocating a greater share of lower-income RHNA units to jurisdictions with relatively high concentrations of low-wage employment compared to their existing supply of affordable housing

While each region employed a different approach, these methodologies demonstrate several ways that job accessibility considerations can be incorporated into RHNA process, and may provide useful precedents for consideration during development of SCAG's 7th Cycle RHNA methodology.

Additional Considerations

Analysis conducted as part of the 6th Cycle RHNA methodology development found that more than 80% of workers in the SCAG region live and work in different jurisdictions. As a result, improving the intraregional relationship between jobs and housing will likely require consideration of access to employment opportunities across jurisdictional boundaries, rather than focusing solely on the number of jobs located within each jurisdiction.

Another notable change since the development of the 6th Cycle RHNA methodology has been the increase of remote and hybrid work arrangements. Prior to the COVID-19 pandemic, approximately six percent of workers aged 16 and older worked primarily from home. By 2021, that figure had increased to approximately 19 percent. Recent American Community Survey data indicates that nearly 30% of workdays in the SCAG region are now completed remotely.

However, opportunities for remote work are not distributed evenly across industries, income levels, or geographic areas. Workers in higher-wage sectors, such as finance, insurance, information, and professional services are generally more likely to have access to remote or hybrid work arrangements. In contrast, many occupations in retail, hospitality, warehousing, construction, and other service-oriented industries require work to be completed in person. Additionally, according to Connect SoCal 2024 analysis, the share of jobs that can be performed at home is higher in Los Angeles and Orange Counties than in the other areas of the SCAG region.

At the same time, remote work patterns continue to evolve. Many employers have modified their workplace policies in recent years, including increasing in-office attendance requirements or adopting hybrid schedules. Given the uncertainty surrounding long-term remote work trends, the challenges associated with forecasting future workplace policies, limitations in the availability of reliable data, and challenges with translating fluid remote work patterns into a meaningful and reliable allocation factor, staff is not recommending that remote work be incorporated into the 7th Cycle RHNA methodology at this time. Nevertheless, remote work is an important factor that may influence future commuting patterns, housing demand, and employment accessibility, and it is worth continuing to monitor these trends.

Next Steps

The January RHNA Subcommittee meeting will focus on a discussion on how the various components heard to date (social equity, transit, and jobs accessibility) might shape the methodology.

Any proposed methodology must further the five statutory RHNA objectives, including promoting socioeconomic equity, AFFH, improving the relationship between jobs and housing, encouraging efficient development patterns, and supporting the region's greenhouse gas reduction goals.

Therefore, any number of approaches may be possible, from something that is similar to the 6th Cycle methodology to overhauling it entirely. The central driving theme will be to evaluate how effectively a proposed framework advances those statutory objectives, while also reflecting the priorities of the Subcommittee and the broader region.

**FISCAL IMPACT:**
Work associated with this item is included in the FY27 Overall Work Program (800.0160.03): Regional Housing Needs Assessment (RHNA).

**ATTACHMENT(S):**
1. PowerPoint Presentation - 6th Cycle Methodology Overview - Job Considerations

# Overview of 6th Cycle RHNA Methodology:
## *Job Considerations*

November 12, 2026

WWW.SCAG.CA.GOV

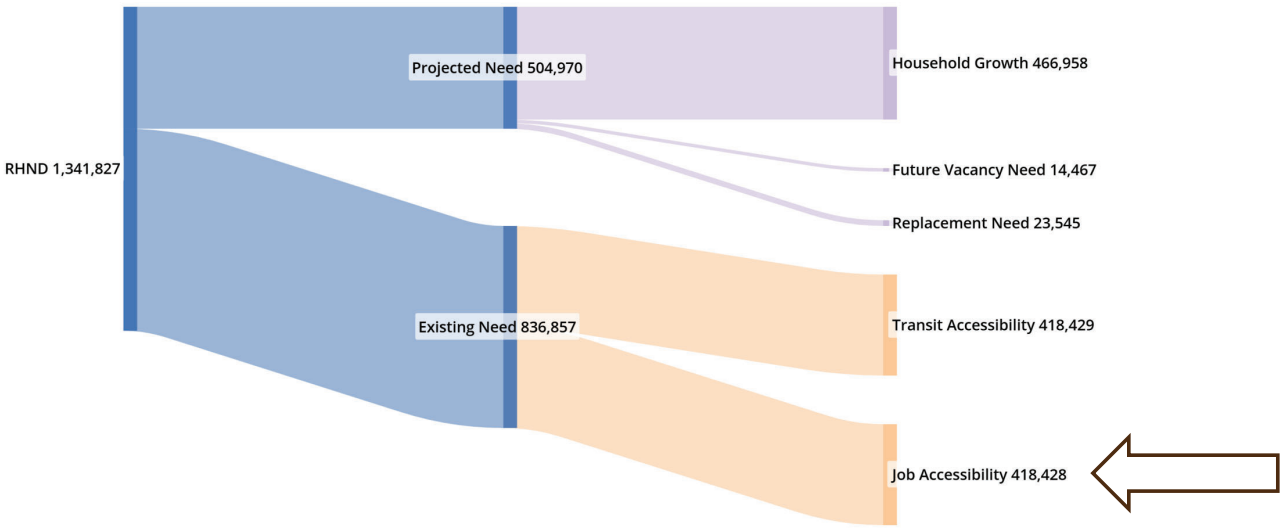
## Statutory RHNA Objectives

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
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 (AFFH)



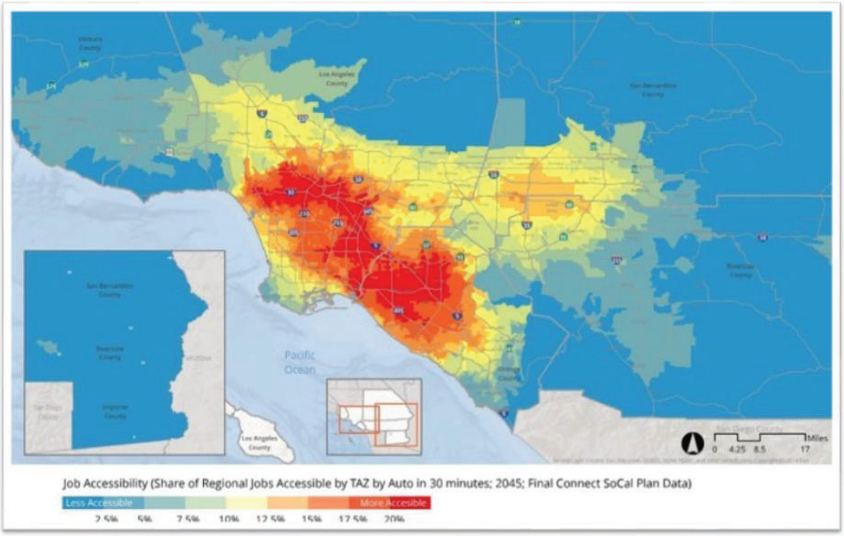
# SCAG's 6th Cycle Approach: Job Accessibility

## 6th Cycle Methodology



## Job Accessibility

- Measured share of regional jobs that could be accessed by 30-minute car commute from each jurisdiction in 2045
- Intended to reflect cross-jurisdictional commute patterns




## 6th Cycle Job Accessibility Formula

$$418{,}428 \text{ units} \times \frac{[\text{Jobs Accessible (\%)}] \times [\text{Population}_{2045}]}{2{,}726{,}158}$$

*Sum of Population-Weighted Job Factors*

## Sample Calculation: Step 1

- Determine percentage of jobs accessible from median transportation analysis zone (TAZ)

| Transportation Analysis Zone (TAZ) | Regional Jobs Accessible (%) |
|---|---|
| TAZ 1 | 10% |
| **TAZ 2** | **15%** |
| TAZ 3 | 20% |

## Sample Calculation: Step 2

$$418{,}428 \text{ units} \times \frac{[15\%] \times [\,50{,}000]}{2{,}726{,}158} = \mathbf{1{,}150 \text{ units}}$$

# Other Metropolitan Planning Organizations (MPOs): 6th Cycle Approaches

## Large MPOs in the 6th Cycle

| Association of Bay Area Governments/ Metropolitan Planning Commission (ABAG/MTC) | Sacramento Area Council of Governments (SACOG) | San Diego Council of Governments (SANDAG) |
|---|---|---|
| • Used similar methodology to SCAG<br>• For lower income RHNA units, methodology also considered jobs accessible by 45-minute transit commute | • Relied more heavily on growth forecast and land use patterns in sustainable community strategy<br>• Adjustment factor to direct more low-income housing to areas with more low-income jobs | • Job factor based on percentage of regional jobs within each jurisdiction |

# Relevant Social Equity Policies from Connect SoCal 2024

## Connect SoCal 2024

- State law requires the methodology to advance the statutory RHNA objectives
- Connect SoCal 2024 contains policies that may be relevant for consideration as part of the jobs component of the RHNA methodology
- As a result, regional policies addressing these issues may:
  - Provide useful guidance in advancing statutory objectives
  - Maintain alignment with broader regional planning goals

## Relevant Jobs Policies

| Theme | Related Policies |
|---|---|
| Housing & Jobs Near Resources | #9, #32, #35 |
| Reducing Commute Times | #34 |
| Complete Communities | #42 |

Summary of policy themes

- Housing & Jobs Near Resources: Expand housing and employment in areas with existing and planned infrastructure, transit, and amenities.
- Reducing Commute Times: Locating housing in areas that reduce SOV trips, travel times, and vehicle miles traveled
- Complete Communities: Promote communities with complementary land uses so that residents can meet most of their daily needs close to home.

## Additional Considerations

- Remote Work
  - Significant increase in remote work since the 6th Cycle
  - Telework opportunities vary widely by occupation, industry, geography, and income-level
  - Workplace policies continue to evolve, with many employers adopting hybrid schedules or increasing in-office attendance

- Cross-jurisdictional commuting
  - Most workers in the SCAG region live and work in different jurisdictions.
  - Job accessibility, rather than jobs located within each jurisdiction, may better capture how residents access employment opportunities.

# THANK YOU!

For more information, please visit:

https://scag.ca.gov/housing

To subscribe for updates, please visit:

https://scag.ca.gov/subscribe-updates-0