

FAQ: How # of New Housing Development Targets are Assigned

It all starts with RHNA numbers...

- RHNA = Regional Housing Needs Assessment.
- State Law: mandates periodic process updating local housing elements of General Plan.
- RHNA study estimates housing needs per city, then requires local gov's to develop a Housing Element Plan to meet the identified need.
- Historically, local governments have repeatedly missed RHNA housing targets
 - Example: between 1980-2010, only 50% of the housing development target met.
 - Example: most local governments failed to zone for missing housing allocations.
- Result: State Laws enacted to force action at the local level.

What is [SCAG](#) and how does it work with RHNA?

- Southern California Association of Governments
- SCAG region = six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura), 191 cities, area of 38K+ square miles.
- Responsible for long-range regional planning (transportation, air quality, housing, etc)
- RHNA numbers are passed to SCAG; SCAG makes "official" [target housing development numbers](#) for each municipality.

Status of the RHNA housing assignment for Los Angeles

- 03/2020: RHNA Allocation Plan adopted at state level and officially assigned LA it's target new housing development numbers.
- 05/2021: [Planning Fare Share Report](#) notes only 14% of the City's affordable new development is happening in "High Opportunity (jobs, services) areas." Therefore, Housing Element will require majority of new housing be developed in these "high opp" areas, namely the Westside—including Westchester-Playa and the Valley.
- 11/2021: LA City Council adopted the 2021-2029 Housing Element of General Plan
- 04/2022: Housing Element targets adjusted
- 06/2022: updated Housing Element adopted by LA City Council
- 06/29/2022: State of California approved LA Housing Element

How do RNHA numbers assigned to Los Angeles impact the Westchester-Playa Community Plan Update process?

- Current LA Targets: 486,379 total new units of housing. 230,964 are possible through use of vacant land, # units in the development pipeline. The remaining 255,415 units need to be created by



land-use rezoning.

FAQ: How # of New Housing Development Targets are Assigned

- The Planning Department decision: majority of affordable housing zoned “high opportunity” areas (economic, services, etc)
- Therefore, most affordable housing is targeted by Planning for the Westside and the Valley.
- Targets for Westside Plan? Awaiting assignment from Planning.
- Targets for Westchester-Playa Plan? Awaiting assignment from Planning.

[2022-11-25]