

TPAC STAFF REPORT

SUBJECT: Regional Housing Needs Supplemental Report

MEETING DATE: May 7, 2020

AGENDA ITEM: 4

STAFF CONTACT: Brian Bresolin

RECOMMENDATION:

Receive a presentation on the Regional Housing Needs Supplemental Report and provide comments to staff.

DISCUSSION:

The Regional Housing Needs Assessment (RHNA) process occurs periodically as part of Housing Element and General Plan updates at the local level. The RHNA process quantifies the need for housing by income group within each jurisdiction during a specific planning period. The 6th cycle planning period is February 2023 to February 2031. RHNA allows communities to anticipate growth so that collectively the region can grow in ways that enhance quality of life, improve access to jobs, promote transportation mobility, and address social equity and fair share housing needs. State legislation and the RHNA process are intended to address housing needs for projected state population and household growth, to create a better balance of jobs and housing in communities, and to ensure the availability affordable housing for all income groups. California State Housing Element Law enacted in 1980 requires SBCAG and other regional councils of government in California to determine each jurisdiction's share of the Statewide housing need in their regions. The California Department of Housing and Community Development (HCD) enforces State Housing Element Law by requiring certified Housing Elements as part of every jurisdictions' General Plans.

The attached Regional Housing Needs Supplemental Report provides background material on current and past RHNA cycles and comparisons with other regions. The report compares the HCD determinations and the methodologies used in allocating housing needs to the local jurisdictions. The report then describes commuting trends, changes in jobs and housing, jobs housing balance, and other socioeconomic factors that suggest an ongoing surplus of jobs in the South Coast relative to housing. The information contained in the report is intended to inform the 6th cycle process.

A RHNA working draft calendar is based on the SBCAG Regional Transportation Plan (RTP) adoption date of August 2021. The RHNA process includes many steps and statutorily required deadlines. This plan is developed concurrently with the RTP update and must show consistency with the development pattern in the RTP's Sustainable Communities Strategy.

RHNA Statutory Calendar

SBCAG RHNA Planning Period	2/15/2023 - 2/15/2031	7 years 11 months
SBCAG RHNA Projection Period	6/30/2022 - 2/15/2031	8 years 7.5 months
Estimated RTP Adoption Date		8/15/2021
COG conducts a survey of member jurisdictions planning factors	<6 months prior to Methodology	8/15/2020
HCD issues Countywide RHNA Determination	At least HE minus 24 months	2/15/2021
<i>SBCAG requested earlier determination and HCD consultation</i>		7/2020
<i>SBCAG reviews determination with development team/Board</i>	30 days to file objection	10/2020
COG issues proposed RHNA allocation methodology.	At least HE minus 24 months	2/15/2021
HCD 60 Day review of draft methodology		
COG adopts final RHNA Methodology	HE minus 22 months	4/15/2021
COG issues DRAFT Allocation of RHNA	HE minus 18 months	8/15/2021
Final RTP w/SCS accommodating RHNA	HE minus 18 months	8/15/2021
Local jurisdictions may appeal Draft RHNA Allocations	Within 45 days of receiving draft	
Jurisdictions and HCD comment on appeals	Within 45 days of appeals	
COG hold public hearing to consider appeals	Within 30 days of comment period	
COG makes final determination on appeals and issues allocation		
COG/Subregion adopts final allocation plan	Within 45 days of final determination	
Housing Element Due Date (within 18 mos. of RTP adoption)		2/15/2023

Attachment:

- A. RHNA Supplemental Report (web posting only)