

TPAC STAFF REPORT

SUBJECT: Regional Housing Needs Allocation Factors and Survey

MEETING DATE: May 7, 2020

AGENDA ITEM: 5

STAFF CONTACT: Brian Bresolin

RECOMMENDATION:

Receive and comment on initial draft factors and planning factors survey to be considered in the development of a RHNA formula.

DISCUSSION:

SBCAG staff have developed a draft of RHNA allocation factors and a required survey of local planning factors that will be circulated to jurisdictions in the coming weeks.

The draft factors address the statutory objectives required by RHNA, and include: jobs and growth, jobs housing balance, housing demand, forecast household and population growth, rent overpayment, overcrowding, units at risk, vacancy rate, farmworkers, and household income level. Many of these factors are described in the RHNA Supplemental Report. **Attachment A** lists these factors and their sources.

Following are several examples of how these allocation factors can be applied to RHNA methodologies, including past SBCAG and other agencies' methodologies.

- The SBCAG 5th Cycle applies the 80-10-10 to all jurisdictions without including the land use capacity as that is not a factor that HCD would consider meeting the statutory objectives. In this cycle HCD now has a 60-day review of the methodology and likely reject this land use capacity approach.
- The SBCAG 4th Cycle methodology applies a 50% existing jobs, 25% job growth, and 25% household growth averaged with a calculation of housing the workforce scenario (jobs/workers per household).
- The SLOCOG 6th Cycle methodology applies 75% existing jobs and 25% existing population to allocate the regional need.
- The SCAG and SANDAG 6th Cycle methodologies apply a High-Quality Transit Area (HQTA) that is not relevant to the SBCAG region as it does not have light rail and high transit ridership to justify this factor.

No more than six months prior to the development of a proposed RHNA methodology, SBCAG is required to survey each SBCAG member jurisdiction to request information regarding certain statutory factors shown in **Attachment B** that will allow development of an allocation methodology (Gov. C. Section 65584.04(e)). The RHNA Project Development Team, composed

Member Agencies

Buellton ■ Carpinteria ■ Goleta ■ Guadalupe ■ Lompoc ■ Santa Barbara ■ Santa Maria ■ Solvang ■ Santa Barbara County

of local agency Planning Directors, will receive the survey shown in **Attachment C**. This provides an opportunity, before SBCAG initiates preparation of the RHNA, for input to SBCAG with information relevant to the methodology for allocation of the region-wide estimate of regional housing need to the member jurisdictions.

SBCAG is required to take these statutory factors into account, to the extent that sufficient data is available from local governments or other sources, in determining the methodology for allocating housing needs among the member jurisdictions. State law does not prescribe specifically how each planning factor shall be used, but instead allows each council of governments to address each factor in the regional housing needs plan in a manner appropriate for the region.

For context examples of responses to the planning factors survey from SCAG jurisdictions can be found at the following link:

<http://www.scag.ca.gov/programs/Documents/RHNA/RHNA-Local-Planning-Factor-Survey-Responses.pdf>

None of the information received by SBCAG in response to the survey may be used as a basis for reducing the total housing need established for the region. Rather, the information will be used in the allocation of the regional housing need to the cities and the county. Per Gov. C. Section 65584.04(g), there are several criteria that cannot be used to determine or reduce a jurisdiction's RHNA allocation:

- Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction.
- Underproduction of housing units as measured by the last RHNA cycle allocation.
- Stable population numbers as measured by the last RHNA cycle allocation.

SBCAG will be developing the RHNA methodology over the next several months with the input and participation of the Project Development Team. While SBCAG is not imposing a response date, information responsive to this survey may be submitted at any time during this process, it would be helpful to receive information, if any, as early as possible.

Attachments:

- A. Draft Allocation Factors
- B. Planning Factors
- C. Planning Factors Survey

Attachment A: Draft Allocation Factors

Jobs: 2000, 2010, 2017 Jobs. Source - Infogroup jobs estimates.

Job Change: 2000-2010, 2010-2017, 2000-2017, as calculated.

Housing Units: 2000, 2010, 2017 housing units. Source - Census estimates and Department of Finance for 2017.

Housing Unit Change: 2000-2010, 2010-2017, 2000-2017 housing unit change, as calculated.

Jobs Housing Balance Ratio: 2000, 2010, 2017 ratios, Jobs divided by Housing Units, as calculated.

Jobs Housing Balance Change: 2000-2017 Change in jobs housing balance ratios, as calculated.

Housing Demand: (existing 2017) Jobs divided by Workers Per Household, as calculated.

Housing Demand 2000-2017: 2000-2017 job growth divided by workers per household, as calculated.

Housing Deficit or Surplus: (existing 2017) Jobs divided by workers per household subtracted by housing units, as calculated.

Housing Deficit 2010-2017: 2000-2017 jobs growth divided workers per household subtracted by 2000-2017 housing unit growth, as calculated.

Resident Workers: Workers by place of work – place level. Source - Census Table B08008.

Jobs Worker Ratio: Jobs divided by Resident Workers, as calculated.

Job Deficit or Surplus: Jobs minus Resident Workers, as calculated.

Census 2010 Population

Census 2018 Population and Household Estimates

2019 Population and Housing Unit Estimates. Source - California Department of Finance.

RGF Population, Households and Jobs Forecast: Source - SBCAG Regional Growth Forecast, 2020-2030 forecast growth.

Overpayment in Rent: Gross rent as a percentage of household income. Source - Census Table B25070.

Overcrowding: Tenure by occupants per room. Source - Census Table B25014

Units at Risk: Loss of units in assisted housing. Source - as reported by HCD

Demolished Units: Demolished units from 1/2011-1/2019. Source - Department of Finance report

Vacancy rate: Vacant for sale or rent units. Source - Census Table B25004.

Farmworkers Place of Residence: Occupation for the civilian employed population 17 years and over, Farming, fishing, and forestry occupations. Source - Census Table S2401.

Farmworkers Place of Work: Source - Census Transportation Planning Package (CTPP) Farming, fishing, and forestry occupations.

University Housing Need: Student housing location. Source - 2018-2019 UCSB Student Housing Profile.

Income Level: Income in the past 12 months, stratified into very low, low, moderate and above moderate income levels. Source - Census Table S1901.

Attachment B: Planning Factors

Per Gov. C. 65584.04 (e)

- (1) Each member jurisdiction's existing and projected jobs and housing relationship. This shall include an estimate, based on readily available data, of the number of low-wage jobs within the jurisdiction and how many housing units within the jurisdiction are affordable to low wage workers as well as an estimate, based on readily available data, of projected job growth and projected household growth by income level within each member jurisdiction during the planning period.
- (2) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.
- (3) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis, including land zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts conversion to non-agricultural uses.
- (4) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area, and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts its conversion to nonagricultural uses.
- (5) The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.
- (6) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county, and land within an unincorporated area zoned or designated for agricultural protection or presentation that is subject to a local ballot measure that was approved by the voters of the jurisdiction that prohibits or restricts conversion to nonagricultural uses.
- (7) The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.

(8) The percentage of existing households at each of the income levels listed in subdivision (e) of Section 65584 that are paying more than 30 percent and more than 50 percent of their income in rent.

(9) The rate of overcrowding.

(10) The housing needs of farmworkers.

(11) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.

(12) The loss of units during a state of emergency that was declared by the Governor pursuant to the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2), during the planning period immediately preceding the relevant revision pursuant to Section 65588 that have yet to be rebuilt or replaced at the time of the analysis.

(13) The region's greenhouse gas emissions targets provided by the State Air Resources Board pursuant to Section 65080.

(14) Any other factors adopted by the council of governments that further the objectives listed in subdivision (d) of Section 65584, provided that the council of governments specifies which of the objectives each additional factor is necessary to further. The council of governments may include additional factors unrelated to furthering the objectives listed in subdivision (d) of Section 65584 so long as the additional factors do not undermine the objectives listed in subdivision (d) of Section 65584 and are applied equally across all household income levels as described in subdivision (f) of Section 65584 and the council of governments makes a finding that the factor is necessary to address significant health and safety conditions.

Attachment C: Planning Factors Survey

Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing.

Lack of capacity for sewer or water service due to decisions made outside of the jurisdiction's control.

Availability of land suitable for urban development.

Lands protected from development under Federal or State programs.

County policies to preserve agricultural land.

Distribution of household growth assumed for regional transportation planning and opportunities to maximize use of public transportation.

Agreements between a county and cities to direct growth to incorporated areas of the county.

Loss of low-income units through contract expirations.

Percentage of households that pay more than 30% and more than 50% of their income on rent.

Rate of overcrowding.

Farmworker housing needs.

Housing needs generated by the presence of a university campus within the jurisdiction.

Loss of units during a declared state of emergency that have yet to rebuilt at the time of this Survey.

The region's greenhouse gas emission targets provided by the California Air Resources Board.

Other factors.