



Land Use & Natural Resources Committee

Meeting Date: June 6, 2019

Agenda Item No. 2

Regional Housing Needs Allocation Methodologies and Update

Information

Prepared by: Gregory Chew

Approved by: Clint Holtzen

Attachments: Yes

1. Issue:

Staff has been working with local agency housing planners to develop the methodology for allocating housing needs of cities and counties through the Regional Housing Needs Allocation (RHNA) process. RHNA is a state requirement with the objective to ensure cities and counties are zoning enough land to accommodate projected growth between 2021 and 2029.

2. Recommendation:

None; this item is for information only.

3. Background/Analysis:

RHNA is the state required process by which SACOG assigns the number of housing units that each city and county in the six-county region must accommodate in their housing element. The attached FAQ provides background information about the RHNA process and what it means for cities and counties.

SACOG staff has been meeting regularly with local government housing planners since summer 2018, on all matters related to RHNA, including technical assistance and Senate Bill 2 planning program grants. In recent months, the housing planners and SACOG have been developing a menu of options for the Cycle 6 (2021-2029) RHNA methodology. State law has five RHNA objectives that must be furthered in the methodology:

- Increase housing supply and mix of housing types;
- Promote infill, equity, and environment;
- Improve jobs/housing balance and fit;
- Improve regional income parity; and
- Affirmatively further fair housing

In August, the board will be presented with the menu of the draft options for the methodology and may take action to release the menu of options for a 60-day public comment review. One of those options will be SACOG staff's recommendation. In October, the board will be asked to select one of the methodology options, at which point the allocations would be finalized.

The SACOG region, plus the portions of El Dorado and Placer Counties within the Tahoe Basin, will receive a regional determination from the State by August. The regional determination, and the resulting allocations for each methodology option, will be shared with local agencies and the board as soon as they are made available from the State. The region's overall allocation is expected to be significantly higher than for the RHNA Cycle 5 (2013-21) due to changes in State law and the region's significantly lower vacancy rate compared to last cycle.

Staff will present information about the factors that go into the RHNA methodologies and the how the State formulates the regional determination.

4. Discussion/Analysis:

The regional determination from the State will have an impact on jurisdictions and their housing elements. Staff's presentation at all three SACOG board committees will provide background before the board is presented with the methodology options and draft allocations.

5. Fiscal Impact/Grant Information:

This project is funded with a combination of SACOG's federal and state planning funds in the adopted Fiscal Year 2018-2019 Overall Work Program and budget.

6. This staff report aligns with the following SACOG Work Plan Goals:

8 - Build out our Council of Governments Functions