



S A C O G

SACOG Board of Directors

Item #07-7-11
Action

July 12, 2007

Regional Housing Needs Allocation (RHNA)

Issue: Approval of the RHNA methodology and release of the draft Regional Housing Needs Plan.

Recommendation: The Land Use, Housing & Air Quality Committee recommends that the Board approve the proposed RHNA methodology and authorize the release of the resulting housing allocations as the draft Regional Housing Needs Plan.

Committee Action/Discussion: The Committee met on July 9 and unanimously recommended this item for Board approval. At its June 21 meeting, the Board heard the first of two public comment opportunities on the proposed RHNA methodology (referred to as Methodology #2 by the Planners Committee) for public review. State law requires a series of public hearings and reviews before a RHNA may be adopted.

The following documents are included in the staff report:

- Attachment A – a FAQ sheet summarizing the proposed methodology;
- Attachment B – the updated detailed technical description of the proposed methodology showing edits as a result of comments letters since the May 18, 2007 version;
- Attachment C – written public comments regarding the proposed methodology;
- Attachment D – a FAQ sheet of staff's summary responses to key questions raised in the comment letters; and
- Attachment E – the draft timeline of the RHNA process.

If the Board approves the methodology, then SACOG staff will follow by formally releasing the resulting housing allocations as the draft Regional Housing Needs Plan. The draft calculations (April 17 version) will be revised because of adjustments that will need to be made for the three Tahoe Basin jurisdictions. The Basin is subject to federal regulations on all land use decisions, and the projections must be updated to accommodate them. Also, if the methodology is approved, the Board may still consider policy exemptions (e.g., flood basin moratoriums, availability of adequate lands, inaccurate assumptions for MTP projections, etc.) within the methodology in later stages of the RHNA adoption process and consider individual appeals by local jurisdictions.

Approved by:

Mike McKeever
Executive Director

MM:GC:ts

Attachments

Key Staff: Kenneth Hough, Director of Community Planning & Operations, (916) 340-6229
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Draft Schedule for RHNA for SACOG

(Updated July 12, 2007)

2007

- May 17 SACOG Board officially released proposed methodology (a.k.a., Methodology #2) and initiated the public hearing process
- June 21 SACOG Board heard public comments on proposed draft RHNA methodology
- July 19 Board to consider approval of proposed methodology and release of draft RHNA
- Sept 19 Deadline for requests for revision to RHNA
- Oct. 18 SACOG to accept or reject requests for revision
- Nov. 15 SACOG Board to accept or reject revisions and to set date to file appeals
- Dec. 14 Appeals due
- Dec. 20 Notify appellants of hearing

2008

- Jan. 17 SACOG Board to hold public hearing on appeals
- Feb. 21 Public Hearing and RHNA adoption
- June 30 All jurisdictions must adopt Housing Elements