



S A C O G  
**SACOG Board of Directors**

February 14, 2008

**Adoption of Proposed Final Regional Housing Needs Plan (RHNP)**

**Issue:** Should SACOG adopt the proposed final Regional Housing Needs Plan? And if so, should SACOG implement the RHNA Incentives Program as proposed?

**Recommendation:** The Land Use & Housing Committee recommends that the Board adopt two items: (1) the Regional Housing Needs Plan to complete the Regional Housing Needs Allocation process, and (2) the proposed details of the RHNA Incentive Program.

**Committee Action/Discussion:** At the February 11 Land Use & Housing Committee meeting, this item was forwarded by unanimous vote for Board approval. Throughout 2007, the SACOG Board of Directors reviewed key components of the Regional Housing Needs Allocation (RHNA) process. The Regional Housing Needs Plan is the document that encompasses all of the key components of the RHNA, including the methodology, the final overall and income allocations, the state regulations and the documentation of the RHNA development process. If the Board adopts this document, then the RHNA process will be final and jurisdictions would officially receive their housing allocations for the 2006-2013 plan cycle. With official allocations, cities and counties may then complete their state-mandated General Plan Housing Elements, which must be adopted by June 30.

There are two key elements to the RHNP: the methodology, and the housing unit allocations. The Board approved the methodology at its July, 2007 meeting. The Board, at its October 29, 2007, meeting, officially released the draft allocations for public review, and no jurisdiction filed an appeal to its allocation by the December 14 deadline; therefore, the allocations cannot be changed. The remainder of the RHNP is the final documentation of the RHNA process and related matters. The Land Use & Housing Committee recommends that the Board approve the proposed final RHNP, which is attached.

When the Board approved the RHNA methodology in July, it conceptually approved the RHNA incentive program. The program was included as part of the methodology because some jurisdictions were receiving higher allocations in the low and very low income categories because of the 30% cap, 4% floor and 50 year trendline. The Board conceptually approved awarding between \$2,000 to \$3,000 per low or very low income unit that a jurisdiction "receives" if that unit is built, and funding would come through the Community Design Program in the form of credit to a federal transportation aid funded project. Because only jurisdictions in Sacramento, Sutter, Yolo and Yuba Counties are eligible for Community Design, the incentive program currently would only apply to those jurisdictions. The staff recommends that the incentive program provide \$2,000 per unit for the 271 rollover units in those counties. However, staff will discuss with EDCTC, PCTPA and the Tahoe Regional Planning Agency the possibility of a funding partnership to resolve any sub-regional inequities. Program details are provided in the Appendix B of the proposed final RHNP document.

Approved by:

Mike McKeever  
Executive Director

MM:GC:ts  
Attachment

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