



Item #09-2-2 Action

Land Use & Housing Committee

February 9, 2009

Regional Housing Needs Allocation and Rancho Cordova Sphere of Influence

Issue: The SACOG Board must make a binding decision on the number of housing units that will transfer within the Regional Housing Needs Allocation (RHNA) from the Sacramento County to the City of Rancho Cordova in the event that Rancho Cordova's Sphere of Influence (SOI) Area is annexed to the City.

Recommendation: That the Land Use & Housing Committee forward with a recommendation to approve the staff's recommendation that responsibility for 37 housing units be transferred from Sacramento County to the City of Rancho Cordova in the event of annexation during the current 2006-2013 RHNA cycle. The distribution of this total number, by income category is: 8 units (21.6%) very low income, 6 units (16.2%) low income, 7 units (18.9%) moderate, and 16 units (43.2%) above moderate.

Discussion: On July 9, 2008, the City of Rancho Cordova submitted a formal request that SACOG determine the number of housing units to be transferred from Sacramento County to the City in the event that it annexes portions of its Sphere of Influence before the end of the current Regional Housing Needs Plan, which is effective from January 1, 2006, through June 30, 2013. Under current state law, if two jurisdictions are unable to agree on the number of housing units that are to be transferred from one jurisdiction to another as a result of annexation, either jurisdiction may request that the Council of Governments make the determination. (Gov. Code, § 65584.07 (d).) Once a formal request has been submitted, the Council of Governments has six months to make the determination. In making its determination, the Council of Governments must "consider the facts, data and methodology presented by both parties."

Prior to the adoption of the final RHNA in February 2008, SACOG began meeting with representatives from the City and the County regarding the number of units to assign to this area. Unfortunately, after several meetings, the parties have been unable to agree on the number of units to be transferred in the event of annexation. Because the City submitted a formal request on July 9, 2008, asking that SACOG determine the number of units to be transferred, the Board was required to make a final determination at the December Board meeting. However, both jurisdictions agreed to extend the six month statutory deadline, thereby allowing SACOG to take action at its February 19, 2009, Board meeting, so long as the procedural steps for the reallocation process were not modified by the passage of Assembly Bill 242, which took effect January 1, 2009.

A breakdown of the number of units to be transferred, as well as the methodology supporting this redistribution, is discussed in more detail in the Revised Determination attached hereto. Also attached are the methodologies, facts, and data submitted by the City and County for SACOG's consideration in making this determination.

Approved by:

Mike McKeever
Executive Director

MM:GC:ef
Attachments

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