MEETING NOTICE AND AGENDA

REGIONAL PLANNING TECHNICAL WORKING GROUP

The Regional Planning Technical Working Group (TWG) may take action on any item appearing on this agenda.

>>> Please Note Start Time and Location <<<

Monday, April 24, 2017

Approximately 11 a.m. to 12 noon

This meeting will begin immediately after the Follow-Up Joint Workshop between the TWG, Cities/County Transportation Advisory Committee, and Active Transportation Working Group.

SANDAG, Board Room
401 B Street, Suite 800
San Diego, CA 92101

Please take the elevator to the 8th floor to access the meeting room.

Staff Contact: Carolina Ilic
(619) 699-1989
carolina.ilic@sandag.org

AGENDA HIGHLIGHTS

• REGIONAL HOUSING NEEDS ASSESSMENT AND THE UPCOMING HOUSING ELEMENT CYCLE

SANDAG offices are accessible by public transit. Phone 511 or visit 511sd.com for route information.
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Welcome to SANDAG. Members of the public may speak to the Working Group on any item at the time the Working Group is considering the item. Please complete a Speaker's Slip, and then present the slip to the Clerk of the Working Group. Members of the public may address the Working Group on any issue under the agenda item entitled Public Comments/Communications/Member Comments. Public speakers are limited to three minutes or less per person unless otherwise directed by the Chair. The Working Group may take action on any item appearing on the agenda.

Public comments regarding the agenda can be sent to SANDAG via comment@sandag.org. Please include the agenda item, your name, and your organization. Email comments should be received no later than 12 noon, two working days prior to the meeting. Any handouts, presentations, or other materials from the public intended for distribution at the meeting should be received by the Clerk of the Working Group no later than 12 noon, two working days prior to the meeting.

In order to keep the public informed in an efficient manner and facilitate public participation, SANDAG also provides access to all agenda and meeting materials online at www.sandag.org/meetings. Additionally, interested persons can sign up for e-notifications via our e-distribution list at either the SANDAG website or by sending an email request to webmaster@sandag.org.

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如有需要，我们可以把SANDAG议程材料翻译成其他语言。

请在会议前至少 72 小时打电话 (619) 699-1900 提出请求。
REGIONAL PLANNING TECHNICAL WORKING GROUP
Monday, April 24, 2017

ITEM NO.                                          RECOMMENDATION
1. WELCOME AND INTRODUCTIONS
2. PUBLIC COMMENTS/COMMUNICATIONS/MEMBER COMMENTS

Members of the public shall have the opportunity to address the Regional Planning Technical Working Group (TWG) on any issue within the jurisdiction of SANDAG that is not on this agenda. Anyone desiring to speak shall reserve time by completing a “Request to Speak” form and giving it to the meeting coordinator prior to speaking. Public speakers should notify the meeting coordinator if they have a handout for distribution to TWG members. Public speakers are limited to three minutes or less per person. TWG members also may provide information and announcements under this agenda item.

REPORTS

+3. REGIONAL HOUSING NEEDS ASSESSMENT AND THE UPCOMING HOUSING ELEMENT CYCLE (Seth Litchney) INFORMATION

Staff will present the schedule for the Regional Housing Needs Assessment (RHNA) for the next housing element cycle and an overview of the RHNA methodology.

4. ADJOURNMENT AND NEXT MEETING INFORMATION

The next TWG meeting is scheduled for Thursday, June 8, 2017, at 1:15 p.m.

+ next to an agenda item indicates an attachment
Introduction

The Regional Housing Needs Assessment (RHNA) is mandated by state housing element law as part of the periodic process of updating local housing elements of the General Plan.

SANDAG is beginning the RHNA for the next housing element cycle (sixth cycle). This report provides an overview of the process undertaken by SANDAG prior to each housing element cycle.

Attached is the timeline for the RHNA process.

Discussion

Regional Housing Needs Assessment Process

There are three components that make up the RHNA process:

- **RHNA Determination** — In consultation with SANDAG, the California Department of Housing and Community Development (HCD) determines the regional housing needs for each housing cycle, known as the RHNA Determination. The RHNA Determination includes a total number of housing units that the region needs to plan for, broken down into four income categories: very-low, low, moderate, and above-moderate income. The RHNA Determination is based upon the California Department of Finance population estimates, the SANDAG regional growth forecast, headship and vacancy rates, and household size.

- **RHNA Plan** — In collaboration with the 19 local jurisdictions and stakeholders, SANDAG is responsible for formulating a methodology for allocating a share of the RHNA Determination to each city and the County of San Diego in four income categories. The result of this process is the RHNA Plan.

- **RHNA** — The RHNA is each local government’s regional housing needs allocation, which is required to be addressed in local housing elements.
Regional Housing Needs Assessment Objectives

State housing element law (Government Code Section 65584 (d)) states that the RHNA shall be consistent with the four following objectives:

1. Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in all jurisdictions receiving an allocation of units for low- and very-low-income households.

2. Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.

3. Promoting an improved intraregional relationship between jobs and housing.

4. Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census.

Integrating the Regional Housing Needs Assessment and Regional Plan

Senate Bill 375, The Sustainable Communities and Climate Protection Act of 2008, requires coordination of housing planning with the Regional Plan and Sustainable Communities Strategy (SCS). It requires that the RHNA be consistent with the development pattern of the SCS in the Regional Plan and that the SCS show how, through coordinated land use and transportation planning, the region will meet greenhouse gas reduction targets set by the California Air Resources Board.

Next Steps

Staff is beginning the consultation process with HCD on the RHNA Determination and will provide periodic updates to the Regional Planning Technical Working Group and to the Regional Planning Committee. Once the RHNA Determination is received, SANDAG will begin work on the RHNA methodology in collaboration with local jurisdictions and stakeholders.

Attachment: 1. Draft Timeline for Preparing the Regional Housing Needs Assessment for the Sixth Housing Element Cycle

Key Staff Contact: Seth Litchney, (619) 699-1943, seth.litchney@sandag.org
## DRAFT TIMELINE FOR PREPARING THE REGIONAL HOUSING NEEDS ASSESSMENT FOR THE SIXTH HOUSING ELEMENT CYCLE

April 2017

<table>
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<tr>
<th>Anticipated Date</th>
<th>Anticipated Action</th>
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<tr>
<td>Fall 2017</td>
<td>SANDAG releases Series 14 Regional Growth Forecast and consults with the California Department of Housing and Community Development (HCD) on the <strong>Regional Housing Needs Assessment (RHNA) Determination</strong></td>
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<tr>
<td>December 2017</td>
<td>HCD provides RHNA Determination for the San Diego region</td>
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| January through December 2018 | • SANDAG develops the RHNA Plan (methodology and allocations) with Regional Planning Technical Working Group, stakeholders, Regional Planning Committee, and SANDAG Board of Directors  
                              | • SANDAG prepares Draft RHNA for incorporation into Draft Regional Plan                                                                               |
| February – April 2019     | SANDAG releases Draft Regional Plan (combined Draft Regional Transportation Plan, Sustainable Communities Strategy, and RHNA)                                                                                              |
| **July-September/October 2019** | SANDAG adopts Final Regional Plan                                                                                                                                                                               |
| **January-March/April 2021** | Housing elements due by local jurisdictions (18 months after the adoption of the Regional Plan)                                                                                                               |