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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.

Thursday, December 13, 2018

1:15 to 3:15 p.m.

SANDAG, 7th Floor Conference 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: Seth Litchney
 (619) 699-1943
 seth.litchney@sandag.org

Agenda Highlights

- **Regional Housing Needs Assessment Workshop**

Please silence all electronic devices during the meeting

Mission Statement

The 18 cities and county government are SANDAG serving as the forum for regional decision-making. SANDAG builds consensus; makes strategic plans; obtains and allocates resources; plans, engineers, and builds public transit; and provides information on a broad range of topics pertinent to the region's quality of life.

MEMBER AGENCIES

Cities of
 Carlsbad
 Chula Vista
 Coronado
 Del Mar
 El Cajon
 Encinitas
 Escondido
 Imperial Beach
 La Mesa
 Lemon Grove
 National City
 Oceanside
 Poway
 San Diego
 San Marcos
 Santee
 Solana Beach
 Vista
 and
 County of San Diego

ADVISORY MEMBERS

Imperial County
 California Department
 of Transportation
 Metropolitan
 Transit System
 North County
 Transit District
 United States
 Department of Defense
 Port of San Diego
 San Diego County
 Water Authority
 Southern California
 Tribal Chairmen's Association
 Mexico



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Both agenda and non-agenda comments should be sent to SANDAG via comment@sandag.org. Please include the Working Group name and meeting date, agenda item, your name, and your organization. Any comments, handouts, presentations, or other materials from the public intended for distribution at the meeting should be received by the Working Group coordinator no later than 5 p.m. two working days prior to the meeting. All public comments and materials received by the deadline become part of the official public record and will be provided to the members for their review at the meeting.

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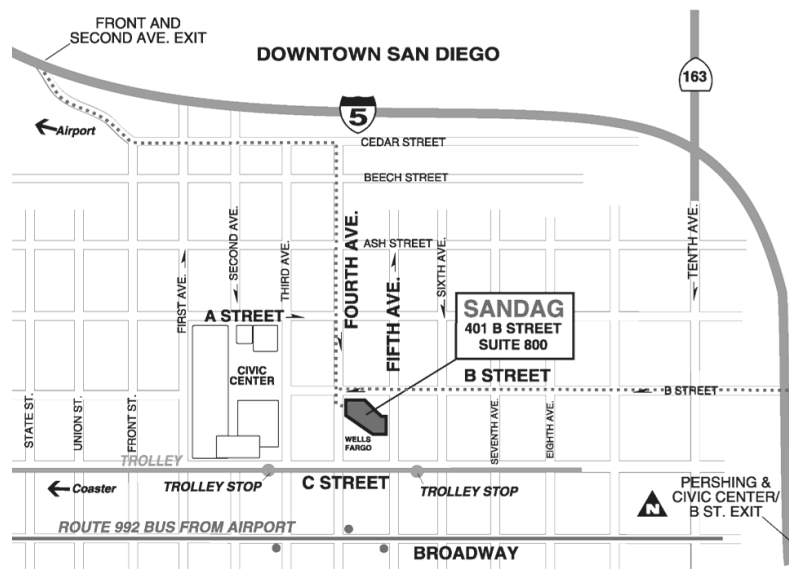
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Regional Planning Technical Working Group

Thursday, December 13, 2018

Item No.		Recommendation
1.	Welcome and Introductions	
2.	Public Comments and Communications 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 Comment 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.	
+3.	Approval of Meeting Minutes The TWG is asked to review and approve the minutes from its November 8, 2018, meetings.	Approve
+3A.	November 8, 2018, Meeting Minutes	
+3B.	November 8, 2018, Meeting Minutes – Joint Meeting with Regional Energy Working Group	
Chair's Report		
4.	Summary of Actions from Last Regional Planning Committee Chair Karen Brindley will report on items discussed at the last Regional Planning Committee meeting.	Information
Reports		
+5.	FAST Act 2019 Performance Management Rule 1 Safety Target Setting (Rachel Kennedy) Rachel Kennedy will present information on target-setting efforts for Performance Management Rule 1, including measures related to fatalities and serious injuries on all public roads.	Discussion
+6.	Regional Housing Needs Assessment Workshop The TWG is asked to review and discuss several data sources that could be used to prepare Regional Housing Needs Assessment housing unit distribution methodologies.	Discussion
7.	Future Meeting Topics TWG members are encouraged to suggest possible topics for future meetings.	Discussion

8. Member Communications

Information

TWG members will have the opportunity to provide brief updates on the latest planning projects occurring in their jurisdictions.

9. Upcoming Meetings

Information

The next TWG meeting is scheduled for Thursday, January 10, 2019, at 1:15 p.m.

10. Adjournment

+ next to an item indicates an attachment



Regional Planning Technical Working Group

Item: **3A**

December 13, 2018

Action Requested: **Approve**

November 8, 2018, Meeting Minutes

Please note: The audio file of the meeting is available on the SANDAG website, sandag.org, on the Regional Planning Technical Working Group (TWG) page.

Chair Karen Brindley (City of San Marcos) called the meeting of the TWG to order at 12:40 p.m.

1. Welcome and Introductions

Self-introductions were made.

2. Public Comments and Communications

Chair Brindley announced that proposals from local jurisdictions for the Sage Project partnership with the San Diego State University Research Foundation are due February 15, 2019.

Kathy Garcia (City of Del Mar) announced that the new Del Mar Town Hall has been completed and invited the TWG to meet at the new Town Hall building in the Spring of 2019.

3. Approval of Meeting Minutes (Approve)

Action: Upon a motion by Jeff Hunt (City of Oceanside) and a second by Jim Nakagawa (City of Imperial Beach), the TWG approved the minutes from the August 8, 2018, meeting. Yes: Chair Brindley, David De Cordova (City of Carlsbad), Ms. Garcia, Mr. Nakagawa, Mr. Hunt, Mike Hansen (City of San Diego), Michael Coyne (City of Santee), and Eric Lardy (County of San Diego). No: None. Abstain: Brenda Wisneski (City of Encinitas) and Ray Pe (City of National City). Absent: City of Chula Vista, City of Coronado, City of El Cajon, City of Escondido, City of La Mesa, City of Lemon Grove, City of Poway, City of Solana Beach, and City of Vista.

Consent

4. Funding Recommendations for Cycle 4 *TransNet* Smart Growth Incentive Program Capital Grants (Information)

At their October 26, 2018, meeting, the Board of Directors approved the proposed funding awards for the Cycle 4 *TransNet* Smart Growth Incentive Program Capital grants. The staff report included a table of the final awards.

Reports

5. Proposed Amendment to SANDAG Board Policy No. 031: *TransNet* Ordinance and Expenditure Plan Rules (Discussion)

John Kirk, General Counsel, presented proposed amendments to Rule 23 of Board Policy No. 031: *TransNet* Ordinance and Expenditure Plan Rules, providing clarification to application of the "Guest Dwelling" exception to the *TransNet* Extension Ordinance Regional Transportation Congestion Improvement Fee. TWG members provided the following comments and suggestions:

- Appreciation for the effort to clarify the term “Guest Dwelling” and agreement that it will streamline the process
- The Guest Dwelling definition should be expanded to include Accessory Dwelling Unit, Granny Flat, and Junior Accessory Dwelling Unit
- Jurisdictions have different definitions and regulations for Guest Dwelling and Accessory Dwelling Unit
- The RTCIP fee is required by the *TransNet* Extension Ordinance and the intent is for all 19 jurisdictions to collect the fee and allocate the funding toward the regional arterial system

6. Housing Element Annual Progress Report Proposed Changes (Information)

Seth Litchney, Senior Regional Planner, presented a proposal by the California Department of Housing Community Development (HCD) to add new data-collection requirements to the Housing Element Annual Progress Report. HCD is accepting comments on its draft Annual Progress Report forms and instructions until November 17, 2018. TWG members provided the following comments and suggestions:

- Inform the state about the challenges of collecting the high volumes of data requested
- Remove the requirement to report all single-family housing applications received

7. Continued Public Comments

Chair Brindley announced that Carolina Ilic, Senior Regional Planner, will be leaving SANDAG as she has accepted a Planning Manager Position with the City of Fresno. Chair Brindley recognized Ms. Ilic, as this was her last TWG meeting.

8. Upcoming Meetings (Information)

The next TWG meeting is scheduled for Thursday, December 13, 2018, at 1:15 p.m.

9. Adjournment

Chair Brindley adjourned the meeting at 1:05 p.m.

Confirmed Attendance at SANDAG Regional Planning Technical Working Group Meeting

November 8, 2018

Jurisdiction	Name	Attended	Comments
City of Carlsbad	Don Neu	No	
	David De Cordova, Alternate	Yes	
City of Chula Vista	Kelly Broughton	No	
	Scott Donaghe, Alternate	No	
City of Coronado	Rich Grunow	No	
	Jesse Brown, Alternate	No	
City of Del Mar	Kathy Garcia	Yes	
	Amanda Lee, Alternate	No	
City of El Cajon	Tony Shute, Vice Chair	No	
	Melissa Devine, Alternate	No	
City of Encinitas	Brenda Wisneski	Yes	
	Roy Sapa'u, Alternate	No	
	Diane S. Langager, Alternate	No	
City of Escondido	Bill Martin	No	
	Michael (Mike) Strong, Alternate	No	
City of Imperial Beach	Steve Dush	No	
	Jim Nakagawa, Alternate	Yes	
	Tyler Foltz, Alternate	No	
City of La Mesa	Kerry Kusiak	No	
	Allyson Kinnard, Alternate	No	
City of Lemon Grove	Mike Viglione	No	
City of National City	Brad Raulston	No	
	Ray Pe, Alternate	Yes	
City of Oceanside	Jeff Hunt	Yes	
	Russ Cunningham, Alternate	No	
City of Poway	Robert (Bob) Manis	No	
	David De Vries (AICP)	No	
City of San Diego	Mike Hansen, Second Vice Chair	Yes	
	Laura Black, Alternate	Yes	
	Brian Schoenfisch, Alternate	Yes	
City of San Marcos	Karen Brindley, Chair	Yes	
	Saima Qureshy, Alternate	No	

	Melanie Kush	No
City of Santee	John O'Donnell, Alternate	No
	Michael Coyne	Yes
City of Solana Beach	Joseph Lim	No
	Corey Andrews, Alternate	No
City of Vista	John Conley	No
	Patsy Chow, Alternate	No
County of San Diego	Eric Lardy	Yes
	Noah Alvey, Alternate	No

Advisory Members

Air Pollution Control District	Kathy Keehan	Yes
Caltrans	Ann Fox	No
	Barby Valentine, Alternate	No
Local Agency Formation Commission	Robert Barry, AICP	No
	Keene Simonds, Alternate	No
Metropolitan Transit System	Denis Desmond	No
North County Transit District	Katie Persons	No
San Diego County Regional Airport Authority	Brendan Reed	Yes
San Diego County Regional Water Authority	Seevani Bista	No
San Diego Unified Port District	Lesley Nishihira	No
U.S. Department of Defense	Mary Beth Dreusike	No
	David Zajac	No

Other Attendees

Elizabeth Dickson, City of San Diego

SANDAG Staff

Audrey Porcella
 Carolina Ilic
 Coleen Clementson
 John Delmer
 Seth Litchney



Joint Meeting of the Regional Planning Technical Working Group and the Regional Energy Working Group

Item: **3B**

December 13, 2018

Action Requested: **Approve**

November 8, 2018, Joint Session Meeting Minutes

Please note: The audio file of the meeting is available on the SANDAG website, sandag.org, on the Regional Planning Technical Working Group (TWG) and the Regional Energy Working Group (EWG) pages.

TWG Chair Karen Brindley (City of San Marcos) and EWG Chair Carrie Downey (City of Coronado) called the joint meeting of the TWG and the EWG to order at 1:19 p.m.

1. Welcome and Introductions

Self-introductions were made.

2. Public Comments and Communications

John Wotzka, member of the public, discussed the importance of global warming issues.

Scott Enders, Vice Chair of the EWG, recognized Chair Downey's last meeting as the EWG chair and thanked her for her service to the EWG.

Consent

3. San Diego Regional Electric Vehicle Rebate Statistics (Information)

Chair Downey introduced the San Diego Regional Electric Vehicle Rebate Statistics and encouraged TWG and EWG members to present the data to their jurisdictions.

Chair's Report

4. Update on Regional Planning Committee Actions (Information)

Chair Brindley reported the items discussed at the last Regional Planning Committee meeting, including the funding recommendations for *TransNet* Smart Growth Incentive and the Active Transportation Grant Programs; the integration of smart growth, complete streets, and mobility hubs; an update to the proposed approach that will be used to develop the sixth cycle of the Regional Housing Needs Assessment; and an overview of the three transportation network concepts for the San Diego Forward: The Regional Plan.

Reports

5. SANDAG Roadmap Program Update (Information)

Anna Lowe, Associate Regional Planner, and Allison Wood, Associate Regional Planner, presented an update on the energy-efficiency and climate-action-planning components of the SANDAG Roadmap Program and shared upcoming activities. Chair Downey directed comments about Community Choice Energy (CCE) to be discussed at a future EWG meeting.

6. SANDAG Electric Vehicle Efforts Update (Information)

Ms. Lowe provided an overview on how SANDAG continues to provide resources and explore opportunities that support the adoption of electric vehicles (EVs) and reduce greenhouse gas emissions throughout the region.

6A. Plug-in San Diego

Jeff Hoyos, Regional Planner, and Andy Gordon, Senior GIS Analyst, presented an update on Plug-in San Diego and demonstrated the regional mapping tool, a primary deliverable of the grant-funded program. TWG and EWG members provided the following comments and suggestions:

- Proximity to parking areas should be included in the mapping tool
- Include data depicting the status, type, and access of the charging stations
- Incorporate data from SDG&E into the mapping tool

6B. Regional EV Charging Program

Susan Freedman, Senior Regional Planner, presented an overview of research findings and coordination efforts to inform development of this incentive program.

John Gardner, member of the public, recommended using true zero emission vehicles, including those using hydrogen, wind, and solar power.

7. Member Communications (Information)

Mike Hansen, TWG Second Vice Chair, supported discussing CCE at a future working group meeting.

Ms. Lowe will reach out to member agencies to conduct a survey evaluating the performance of the SANDAG Roadmap Program.

Jim Nakagawa, City of Imperial Beach, discussed the progress of the City of Imperial Beach's Local Coastal Plan and General Plan update.

Vice Chair Enders invited TWG and EWG members to the tenth annual Lesley K. McAllister Symposium on Climate and Energy Law on November 9, 2018.

8. Upcoming Meetings (Information)

The next TWG meeting is scheduled for Thursday, December 13, 2018, at 1:15 p.m. The next EWG meeting is scheduled for Thursday, January 24, 2019, at 11:30 a.m.

9. Adjournment

Chair Downey adjourned the meeting at 2:54 p.m.

Confirmed Attendance at Joint Meeting of the SANDAG Regional Planning Technical Working Group and the Regional Energy Working Group

November 8, 2018

Regional Planning Technical Working Group			
Jurisdiction	Name	Attended	Comments
City of Carlsbad	Don Neu	No	
	David De Cordova, Alternate	Yes	
City of Chula Vista	Kelly Broughton	No	
	Scott Donaghe, Alternate	Yes	
City of Coronado	Rich Grunow	No	
	Jesse Brown, Alternate	No	
City of Del Mar	Kathy Garcia	No	
	Amanda Lee, Alternate	No	
City of El Cajon	Tony Shute, Vice Chair	No	
	Melissa Devine, Alternate	No	
City of Encinitas	Brenda Wisneski	Yes	
	Roy Sapa'u, Alternate	No	
	Diane S. Langager, Alternate	No	
City of Escondido	Bill Martin	No	
	Michael (Mike) Strong, Alternate	No	
City of Imperial Beach	Steve Dush	No	
	Jim Nakagawa, Alternate	Yes	
	Tyler Foltz, Alternate	No	
City of La Mesa	Kerry Kusiak	No	
	Allyson Kinnard, Alternate	No	
City of Lemon Grove	Mike Viglione	No	
City of National City	Brad Raulston	No	
	Ray Pe, Alternate	No	
City of Oceanside	Jeff Hunt	Yes	
	Russ Cunningham, Alternate	No	
City of Poway	Robert (Bob) Manis	No	
	David De Vries (AICP)	Yes	
City of San Diego	Mike Hansen, Second Vice Chair	Yes	
	Laura Black, Alternate	Yes	
	Brian Schoenfisch, Alternate	Yes	

City of San Marcos	Karen Brindley, Chair	Yes
	Saima Qureshy, Alternate	No
City of Santee	Melanie Kush	No
	John O'Donnell, Alternate	No
	Michael Coyne	Yes
City of Solana Beach	Joseph Lim	No
	Corey Andrews, Alternate	No
City of Vista	John Conley	No
	Patsy Chow, Alternate	No
County of San Diego	Eric Lardy	Yes
	Noah Alvey, Alternate	No

Advisory Members

Air Pollution Control District	Kathy Keehan	Yes
Caltrans	Ann Fox	No
	Barby Valentine, Alternate	No
Local Agency Formation Commission	Robert Barry, AICP	No
	Keene Simonds, Alternate	No
Metropolitan Transit System	Denis Desmond	No
North County Transit District	Katie Persons	No
San Diego County Regional Airport Authority	Brendan Reed	Yes
San Diego County Regional Water Authority	Seevani Bista	No
San Diego Unified Port District	Lesley Nishihira	No
U.S. Department of Defense	Mary Beth Dreusike	No
	David Zajac	No

Other Attendees

Elizabeth Dickson, City of San Diego
 John Wotzka, member of the public

SANDAG Staff

Carolina Ilic
 Coleen Clementson
 John Delmer
 Seth Litchney

Regional Energy Working Group			
Representation	Jurisdiction/Organization	Name	Attended
South County Subregion	City of Coronado	Hon. Carrie Downey, Chair	Yes
	Vacant	Vacant, Alternate	N/A
North County Inland Subregion	City of Vista	Hon. Amanda Rigby	Yes
	Vacant	Vacant, Alternate	N/A
North County Coastal Subregion	City of Encinitas	Hon. Catherine Blakespear	No
	City of Carlsbad	Jason Haber, Alternate	No
	City of Oceanside	Mo Lahsaie, Alternate	No
East County Subregion	City of La Mesa	Hon. Colin Parent	Yes
	City of Lemon Grove	Hon. Jennifer Mendoza, Alternate	Yes
City of San Diego Subregion		Vacant	N/A
	City of San Diego	Hon. David Alvarez, Alternate	No
		Jack Clark, Alternate	No
County of San Diego Subregion		Vacant	N/A
	County of San Diego	Don Chase, Alternate	No
		Susan Freed, Alternate	No
Public Transit Operators	Metropolitan Transit System	Sharon Cooney	No
	North County Transit District	Vacant, Alternate	N/A
Other Public Agencies	San Diego County Regional Airport Authority	Brendan Reed	Yes
		Brett Caldwell, Alternate	No
	Unified Port District of San Diego	Renee Yarmy	No
Universities		Thomas MacLean, Alternate	No
	University of California, San Diego	Dave Weil	No
Energy Utility	San Diego Gas & Electric	San Diego State University	No
		Dr. Heather Honea, Alternate	No
Energy Nonprofits	Center for Sustainable Energy	Fernando Valero	No
		Joe Gabaldon, Alternate	No
		Larry Goldenhersh	No
Transportation Fuels	San Diego Regional Clean Cities Coalition	Hanna Grene, Alternate	No
		Scott Anders, Vice Chair	Yes
		Nilmini Silva-Send, Alternate	No

Environment/Social Justice	Vacant	Vacant	N/A
	Sierra Club	Paul Webb	No
		Dave Grubb, Alternate	No
Business	San Diego Regional Chamber of Commerce	Mike Evans	No
		Colleen Klaiber, Alternate	No
Economic Development	North County Economic Development Council	Paul O'Neal	No
	South County Economic Development Council	John Moot, Alternate	No
	Cleantech San Diego	Jason Anderson	No
Alyssa Gutner-Davis, Alternate		No	

Other Attendees

- Kinshuk Chatherjee, CSE
- John Wotzka, member of the public
- Jon Gardner, member of the public
- Vanessa Mapula Garcia, SDG&E

SANDAG Staff

- Allison Wood
- Andy Gordon
- Anna Lowe
- Jeff Hoyos
- Katie McGill
- Susan Freedman



Regional Planning Technical Working Group

Item: **5**

December 13, 2018

Action Requested: **Discussion**

FAST Act 2019 Performance Management Rule 1 Safety Target Setting

Introduction

Since 2015, the Federal Highway Administration (FHWA) has issued a number of Final Rules that establish performance requirements for states and Metropolitan Planning Organizations (MPOs). Performance Management Rule 1 (PM 1) focuses on transportation safety on all public roads regardless of ownership or maintenance responsibility. An overview of the performance measures, calculations, and data sources is attached (Attachment 1).

State Departments of Transportation are required to set PM 1 targets by August 31 of each year for the subsequent calendar year. MPOs have 180 days from that date to either establish regional targets or agree to support the state targets. For 2018, the Board of Directors elected to support the statewide targets.

Discussion

Caltrans developed its 2019 PM 1 statewide targets to include aspirational goals related to decreasing fatalities and serious injuries consistent with the Strategic Highway Safety Plan (SHSP).¹ The SHSP is data-driven, multidisciplinary, and the principal statewide traffic safety planning document. The 2019 PM 1 statewide target values continue in the desired direction of decreasing fatalities and serious injuries.

San Diego County contains approximately 8.4 percent of the state population, and approximately 8.4 percent of the crash fatalities/serious injuries in California occur in San Diego County (it is a little lower for some categories of incidents and slightly higher for others). Since fatality and serious injury crash statistics for the SANDAG region track closely with statewide trends, staff recommends that SANDAG support the 2019 statewide safety targets outlined below.

Performance Measure	2018 Statewide Targets	2019 Statewide Targets
Number of Fatalities	3,590.8	3,445.4
Rate Fatalities (per 100 million Vehicle Miles Traveled (VMT))	1.029	0.995
Number of Serious Injuries	12,823.4	12,688.1
Rate of Serious Injuries (per 100 million VMT)	3.831	3.661
Number of non-motorized Fatalities and Serious Injuries	4271.1	3,949.8

¹ The Strategic Highway Safety Plan is the principal statewide traffic safety planning document.

Next Steps

This information will be shared with the Public Safety Committee in December 2018 and with the Transportation Committee in January 2019. Pending approval, SANDAG will submit PM 1 2019 target-setting documents to Caltrans in advance of the February 27, 2019, deadline.

Programming efforts that support the targets are summarized as part of the 2018 Regional Transportation Improvement Program and progress toward the targets will be reported on as part of San Diego Forward: The 2019–2050 Regional Plan.

Key Staff Contact: Rachel Kennedy, (619) 699-1929, rachel.kennedy@sandag.org

Attachment: 1. Performance Management Rule 1: Performance Measure Methodology

Performance Management Rule 1: Performance Measure Methodology		
Performance Measure	Calculation	Data Source
1. Number of Fatalities	Five-year rolling average	<ul style="list-style-type: none"> Fatality Analysis Reporting System (FARS)
2. Rate of Fatalities per 100 Million VMT	Five-year rolling average of annual fatality rate	<ul style="list-style-type: none"> FARS Highway Performance Monitoring System (HPMS)
3. Number of Serious Injuries	Five-year rolling average	<ul style="list-style-type: none"> Statewide Integrated Traffic Records System (SWITRS)
4. Rate of Serious Injuries per 100 Million VMT	Five-year rolling average of annual serious injury rate	<ul style="list-style-type: none"> SWITRS HPMS
5. Number of Non-Motorized Fatalities and Non-motorized Serious Injuries	Five-year rolling average of the annual sum of non-motorized fatalities and non-motorized serious injuries	<ul style="list-style-type: none"> FARS SWITRS

Source: Federal Highway Administration, National Performance Management Measures; Assessing Performance of the National Highway System, Freight Movement on the Interstate System, and Congestion Mitigation and Air Quality Improvement Final Rule, January 18, 2017



Regional Planning Technical Working Group

Item: **6**

December 13, 2018

Action Requested: **Discussion**

Regional Housing Needs Assessment Workshop

Introduction

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

1. RHNA Determination – The California Department of Housing and Community Development determination of the regionwide housing need for the housing element cycle
2. RHNA Plan – The SANDAG method to allocate the RHNA Determination to each local jurisdiction
3. Housing Element Update – Each local jurisdiction’s plan to meet its housing need allocation included in the RHNA Plan Determination

On July 5, 2018, SANDAG received the Final RHNA Determination from the California Department of Housing and Community Development. The RHNA Determination calculated that 171,685 units would be needed in the region during the sixth cycle (covering June 2020 through April 2029).

Discussion

On September 14, 2018, the SANDAG Board of Directors began the process of developing the RHNA Plan by discussing the legally required RHNA Plan objectives and factors (Attachment 1). The Board of Directors provided an initial set of priorities for the TWG to discuss (Attachment 2). On October 11, 2018, the TWG provided additional priorities.

Projected population and housing growth, jobs/housing ratio, proximity to transit, and other data can be used to develop a RHNA Plan methodology for allocating housing units to each jurisdiction. The RHNA Workshop will provide an opportunity for TWG members to discuss the data sets and provide ideas and details on the use of this data to develop the methodology.

Next Steps

The TWG input will be used to develop several housing unit allocation methodologies. Additional TWG input will be needed before the methodologies are included in the RHNA Plan.

Key Staff Contact: Seth Litchney, (619) 699-1943, seth.litchney@sandag.org

- Attachments:
1. Regional Housing Needs Assessment Plan Statutory Objectives and Factors
 2. Summary of Comments from September 14, 2018, SANDAG Board of Directors Meeting

Regional Housing Needs Assessment Plan Statutory Objectives and Factors

Objectives

Government Code Section 65584 (d)

The regional housing needs allocation plan shall be consistent with all of the 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.

Factors

Government Code Section 65584.04(d)

To the extent that sufficient data is available from local governments pursuant to subdivision (b) or other sources, each council of governments, or delegate subregion as applicable, shall include the following factors to develop the methodology that allocates regional housing needs:

1. Each member jurisdiction's existing and projected jobs and housing relationship.
2. The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:
 - a. Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.
 - b. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.

- c. Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.
 - d. County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area.
3. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.
 4. The market demand for housing.
 5. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.
 6. The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.
 7. High-housing cost burdens.
 8. The housing needs of farmworkers.
 9. The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.
 10. Any other factors adopted by the council of governments.

Summary of Comments from September 14, 2018, SANDAG Board of Directors Meeting

What objectives and factors are most important when determining the distribution of housing units in the region?

- The 2011 Regional Housing Needs Assessment (RHNA) allocation should not be used in the new RHNA Plan.
- Existing land uses should play a role in the RHNA Plan.
- The income levels of a jurisdiction's residents should be considered in the RHNA Plan to avoid concentrating low-income housing in areas with low-income residents and housing imbalances.
- Jurisdictions that exclude areas for development should not be given a lower number of housing units.
- RHNA used to be a planning process. Jurisdictions must now consider the impacts of RHNA as a production target mandate with consequences for not meeting the target.
- Multiple cities may be close to a job center. This should be considered in the RHNA Plan to reduce vehicle miles traveled.
- Cities attempting to meet their affordable housing allocation through inclusionary housing ordinances should get credit. Requiring 15 percent to 20 percent of a development be affordable housing meets the intent of RHNA.
- Housing near job centers is important, but city boundaries are not the best measurement.
- Cities should be promoting infill development and protecting resources, so it needs to be considered in the RHNA Plan. Built out cities should take more housing so distant areas in the County do not need more housing.
- Distribution fairness should be considered in the RHNA Plan. Imbalance would create impacts on the region.
- The region should avoid overconcentrating low income housing in areas with high share of low-income households.
- Jurisdictions should focus housing around job centers and review the commute patterns.
- Jurisdictions approving low-income housing should get credit for their actions.
- Places with higher-income jobs may not need low-income housing nearby.
- The location of low-income jobs should be tracked to determine where housing near jobs is needed.