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Meeting Notice and Agenda

Regional Housing Needs Assessment Subcommittee

The Regional Housing Needs Assessment Subcommittee may take action on any item appearing on this agenda.

Friday, March 22, 2019

12 to 1:15 p.m.

SANDAG, Conference Room 8A
 401 B Street, Suite 800
 San Diego, CA 92101

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

Staff Contact: Robyn Wapner
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 robyn.wapner@sandag.org

Agenda Highlights

- **Regional Housing Needs Assessment Priorities**
- **Potential Regional Housing Needs Assessment Allocation Methodology Framework**

Please silence all electronic devices during the meeting

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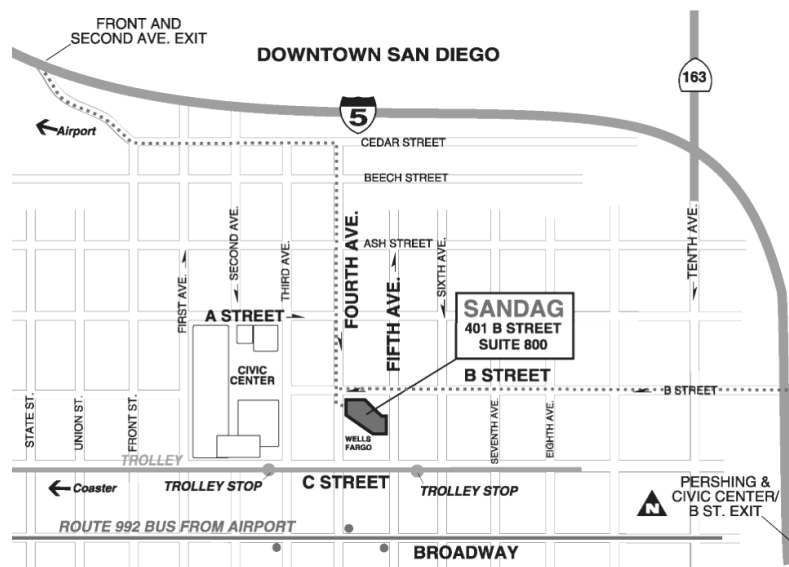
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Regional Housing Needs Assessment Subcommittee

Friday, March 22, 2019

Item No.		Action
+1.	Approval of Meeting Minutes The Regional Housing Needs Assessment Subcommittee is asked to review and approve the minutes from its February 22, 2019, meeting.	Approve
2.	Public Comments/Communications/Member Comments Members of the public shall have the opportunity to address the Subcommittee 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 Subcommittee members. Public speakers are limited to three minutes or less per person. Subcommittee members also may provide information and announcements under this agenda item.	
Reports		
3.	Regional Housing Needs Assessment Priorities (Seth Litchney) Staff will provide the results of the Regional Housing Needs Assessment Priorities Worksheets submitted by the Subcommittee members.	Information
+4.	Potential Regional Housing Needs Assessment Allocation Methodology Framework Based on feedback from the SANDAG Board of Directors, Regional Housing Needs Assessment (RHNA) Subcommittee, Regional Planning Technical Working Group, and housing stakeholders, SANDAG staff has prepared a potential RHNA Allocation Methodology framework. Subcommittee members are asked to provide comments on the framework.	Discussion
5.	Upcoming Meetings The Subcommittee will meet as needed; the next meeting has not yet been scheduled.	Information
6.	Adjournment	

+ next to an item indicates an attachment



Regional Housing Needs Assessment Subcommittee

Item: **1**

March 22, 2019

Action: **Approve**

February 22, 2019, Meeting Minutes

Chair Catherine Blakespear (North County Coastal) called the meeting of the Regional Housing Needs Assessment (RHNA) Subcommittee to order at 12:03 p.m.

1. Welcome and Introductions

Chair Blakespear introduced Karen Brindley, Chair of the Regional Planning Technical Working Group, and Councilmember Cori Schumacher from the City of Carlsbad.

2. Approval of Meeting Minutes

Action: Upon a motion by Supervisor Jim Desmond (County of San Diego), and a second by Councilmember Monica Montgomery (City of San Diego), the RHNA Subcommittee approved the minutes from its February 8, 2019, Subcommittee meeting. Yes: Chair Blakespear, Councilmember Montgomery, Supervisor Desmond, Mayor Richard Bailey (South County), and Mayor Mary Salas (Regional Planning Committee). No: None. Absent: East County and North County Inland.

3. Public Comments/Communications/Member Comments

Kathryn Rhodes, a member of the public, spoke about the RHNA process.

Reports

4. Regional Housing Progress Report (Information)

Seth Litchney, Senior Regional Planner, presented an update on the 5th Cycle Regional Housing Progress Report and how the data is used to implement SANDAG Board Policy No. 033.

Supervisor Desmond asked about the total amount of funding awarded through Board Policy No. 033.

Ms. Rhodes suggested including additional information on units constructed to be included in this report.

Supervisor Desmond asked for further clarification on the reporting requirements.

Councilmember Montgomery stated interest for data on affordable units.

Mr. Litchney responded building permits were used to calculate Board Policy No. 033 points; however, State reporting requirements are requiring cities to report additional data which could be used in future Regional Housing Progress Reports.

5. Housing Legislative Update (Information)

Mr. Litchney and Robyn Wapner, Acting Principal Government Relations Analyst, provided an overview of past state housing legislation and the 2019 legislative cycle housing efforts.

Chair Blakespear echoed the state's commitment to providing housing solutions to local jurisdictions.

Councilmember Schumacher asked for clarification on Assembly Bill 1771 (Bloom, 2018) and stated interest in data about the type of jobs per jurisdiction.

Mr. Litchney noted that SANDAG is currently reaching out to UC Berkeley to obtain this information.

6. Regional Housing Needs Assessment Objectives and Factors (Discussion)

Coleen Clementson, Principal Regional Planner, presented the objectives and factors that are to be considered in the RHNA process. Additionally, Ms. Clementson asked the Subcommittee members to prioritize the factors that they deem most relevant for this process.

Chair Blakespear asked for further clarification on best practices for improving the jobs/housing balance.

Supervisor Desmond indicated that his highest priorities are housing near employment centers and proximity to rail stations.

Mayor Salas asked about how the Smart Growth Concept Map could be used in this RHNA cycle.

Chief Deputy Executive Director Kim Kawada outlined how Board Policy No. 033 was used last RHNA cycle.

Mayor Bailey suggested that the Subcommittee members be given an opportunity to send in their priorities after the meeting.

7. Upcoming Meetings (Information)

The next RHNA Subcommittee meeting is scheduled for Friday, March 22, 2019, at 12 p.m.

8. Adjournment

Chair Blakespear adjourned the meeting at 1:37 p.m.

Confirmed Attendance at SANDAG Regional Housing Needs Assessment Subcommittee Meeting

Friday, February 22, 2019

Jurisdiction	Name	Attended	Comments
North County Coastal	Catherine Blakespear, Chair	Yes	
City of San Diego	Monica Montgomery	Yes	
County of San Diego	Jim Desmond	Yes	
East County	Kristine Alessio	No	
North County Inland	Rebecca Jones	No	
South County	Richard Bailey	Yes	
Regional Planning Committee	Mary Salas	Yes	



Regional Housing Needs Assessment Subcommittee

Item: **4**

March 22, 2019

Action: **Discussion**

Potential Regional Housing Needs Assessment Allocation Methodology Framework

Overview

State law requires the Regional Housing Needs Assessment (RHNA) housing unit allocation methodology to comply with certain objectives and factors; however, it is up to the region to decide how each of the objectives or factors will be weighted as part of the methodology.

Based on the prioritization of the objectives and factors by the SANDAG Board of Directors, RHNA Subcommittee, Regional Planning Technical Working Group (TWG), and housing stakeholders, SANDAG staff has prepared a potential RHNA Allocation Methodology framework to guide the approach for allocating housing units to each jurisdiction (Attachment 1).

Fiscal Impact:

Development of the Regional Housing Needs Assessment Plan is funded through Overall Work Program No. 3102000 in the FY 2019 Program Budget.

Schedule/Scope Impact:

The Regional Housing Needs Assessment (RHNA) Plan is scheduled to be adopted by the Board of Directors in October 2019. Local governments will have until April 2021 to update their housing elements to accommodate the housing unit allocations in the RHNA Plan.

Key Considerations

The top priorities identified by the Board of Directors, RHNA Subcommittee, TWG, and stakeholders are “Proximity to Transit” and “Jobs/Housing Relationship.” The objective of these priorities is to increase transit use, reduce vehicle miles traveled, and relieve traffic congestion.

To improve transit use, the methodology could allocate housing units in jurisdictions with rail and *Rapid* stations, while also providing units to areas with other high-frequency transit, such as intersecting bus lines with 15-minute intervals during peak hours.

To reduce vehicle miles traveled and relieve traffic congestion, the methodology could allocate housing units in jurisdictions with job centers, which could lead to shorter commutes. The housing allocation must consider low-wage jobs in each jurisdiction to ensure equity in the allocation of low and very-low income housing near low-wage jobs.

Once the methodology has been developed, other objectives and factors will need to be reviewed to ensure the allocation is compliant with state law. If the allocation does not further all objectives in state law, the methodology may need to be adjusted.

Next Steps

After meeting with the RHNA Subcommittee and TWG, SANDAG staff will develop the RHNA methodology to allocate housing units to each jurisdiction.

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

Attachment: 1. SANDAG Potential RHNA Allocation Methodology

Proximity to Transit

Rail & Rapid

(XX% of RHNA Determination)

High-Frequency Transit

(XX% of RHNA Determination)

Jobs/Housing Relationship

Jobs Centers

(XX% of RHNA Determination)

Low-Wage Jobs

(XX% of RHNA Determination)

Other Objectives and Factors

GHG Reduction: Shorter Commute VMT/Increase Transit Use

Equity and Fair Housing: Review Allocation of Low-Income Housing

Mix of Housing Types: Review Allocation of Housing by Income