# MEMO

**DATE:** June 1, 2006

**TO:** Community, Economic and Human Development Committee

**FROM:** Joseph Carreras, Lead Regional Planner, Carreras@scag.ca.gov, 213-236-1856

**SUBJECT:** Existing RHNA Statute and Proposed RHNA Pilot Program schedule and timeline


**SUMMARY:**
SCAG staff is developing a pilot program as a framework for dealing with growth, fair share and social equity policy issues for the next Regional Housing Needs Assessment (RHNA) cycle that will replace the existing RHNA statue for the required activities performed by SCAG. The goal is to develop a policy framework rather than a numbers based process that ties transportation and housing growth projections together over a 20 year time frame and supports incentive based trades, transfers and cooperative housing planning rather than a lengthy appeals and revision process as currently provided in State law.


**BACKGROUND:**
The RHNA funding issue is still unresolved and this is preventing SCAG from starting up the RHNA process under existing law. There is no Regional Council support for instituting a RHNA fee on local government to fund this state mandated program. The RHNA fee removal issue is being addressed in AB 2307, which also includes an extension of time to coordinate a longer, up to 4 year Transportation Planning cycle and, potentially, a SCAG RHNA Pilot Program into State Housing Law. A draft time line and set of milestones for the proposed and existing statutory RHNA process is provided in the attachment.

**Exiting Regional Housing Needs Assessment Statute**
**and**
**Proposed Regional Housing Needs Assessment Pilot Program**
***"Draft" Schedule and Timeline***

| | Existing Statute[1] | Pilot[2] |
|---|---|---|
| Planning Period | 2008-2014 | 2008-2030 |
| | RTP/RHNA | RTP/Compass/RHNA |
| Consultation | November 1, 2005 | |
| Determine Statewide Need | May 1, 2006 | June 2006 |
| Local Survey | January 1, 2006 | |
| Formation of Subregional Delegation | March 1, 2006 | |
| Subregional Delegation, Local Review Workshops, Pursue Legislation Change | | July 2006 |
| Draft Allocation Method | June 3, 2006 | |
| Draft Local Allocation | | December 2006 |
| Workshops/Comments, Appeals/Provisions, Determinations | September 1, 2006 | |
| Policy Discussion, Fair Share/Blueprint/ Allocation by Income | | January-June 2007 |
| Adoption of Final Methodology | October 1, 2006 | June 2007 |
| Trade and Transfer | November 15, 2007-June 30, 2008 | July 2007-December 2007 |
| Draft RHNA | January 1, 2007 | |
| Revise Local Share | March 1, 2007 | |
| Determination of Revision | March 1, 2007 | |
| Current RHNA/ RTP Adoption | April 2007 | |
| Appeal | June 1, 2007 | |
| Public Hearing on RHNA Adoption | September 15, 2007 | |
| Proposed Pilot RHNA/ RTP Adoption | | December 2007 |
| Local Housing Elements Due to State HCD | July 1, 2008[3] | December 2008 |

[1] Currently SCAG is at least 6 months behind schedule. The RHNA fee issue is still unresolved.
[2] Statutory change is needed to enact a pilot program and new deadlines for RHNA adoption and local housing element submission.
[3] The RHNA pilot plan proposes an extension of the current local housing element due date.



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