MEMO

DATE: April 5, 2007

TO: Community, Economic & Human Development

FROM: Leeor Alpern, Government Affairs Analyst, (213) 236-1883, alpern@scag.ca.gov

SUBJECT: Status of SB 12 Sponsored RHNA Legislation

BACKGROUND:

Senate Bill (SB) 12, SCAG's Regional Housing Needs Assessment (RHNA) Pilot Program legislation sponsored by Senator Alan Lowenthal, is poised to become law.

As a result of the extensive consultations and negotiations with the housing community, the League of California cities and others, the bill smoothly progressed through the Legislative process. As of this writing, SB 12 has cleared the Senate (38-1), and has passed both Assembly policy committees to which it was referred by substantial margins. SB 12 is expected to pass the full Assembly in late March and be signed by the Governor in April.

Existing law requires SCAG to complete the RHNA one year before the statutory deadline for local governments to submit their updated housing elements, or by June 30, 2007. SB 12 will allow SCAG to make this deadline by streamlining and improving the RHNA process in a number of ways. First, the RHNA pilot program integrates the growth forecast process by tying housing to transportation planning, representing the most desired growth scenario for the Southern California region. Next, it provides for greater local input regarding local planning factors to be used in determining each jurisdiction's housing allocation. Finally, the pilot program provides for only one round of formal appeals, so as to allow SCAG to complete the RHNA by June 30, 2007, thereby allowing jurisdictions within its region one year to prepare their updated housing elements.

FISCAL IMPACT:

The fiscal impact of implementing the Pilot Program under SB 12 provisions is included in the RHNA budget forecast.

Reviewed by:

Division Manager

Reviewed by:

Department Director

Reviewed by:

Chief Financial Officer

SOUTHERN CALIFORNIA ASSOCIATION of GOVERNMENTS

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