

The RHNA and Sustainable Communities Strategy

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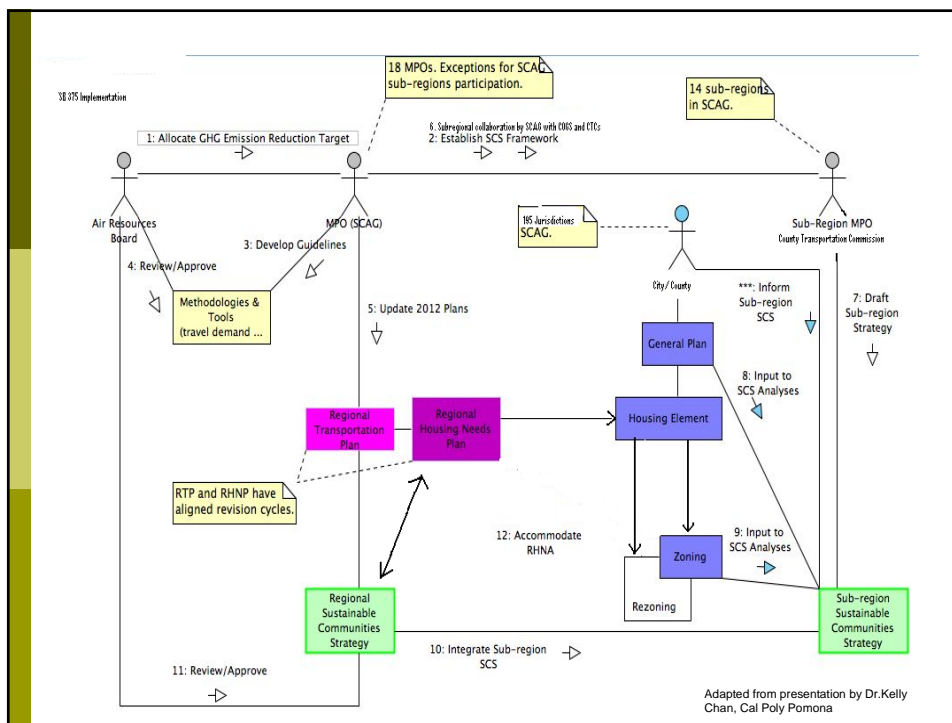


SB 375 in a Nutshell

- Transportation Planning Requires California Air Resources Board (CARB) to set regional greenhouse gas emission targets by September 30, 2010
- Each region must incorporate its target in its Regional Transportation Plan (RTP)
- Each region's RTP must include a Sustainable Community Strategy (SCS) or, in the alternative, adopt an Alternative Planning Strategy (APS) that addresses the target
- Each region's Regional Housing Needs Allocation (RHNA) plan must be consistent with the development pattern in the SCS

The SCS in a Nutshell - Housing

- The SCS will identify areas in the region or subregion with sufficient capacity to house all economic segments of the population for the entire planning period of the Regional Transportation Plan
- The SCS must also identify areas within the region or subregion sufficient to house an 8 year projection of the regional housing need pursuant to Gov't Code 65584
- These determinations must utilize the most recent planning assumptions, local general plans and other factors and consider statutory housing goals and objectives
- The SCS, RHNA and Housing Element planning process can be quite complex



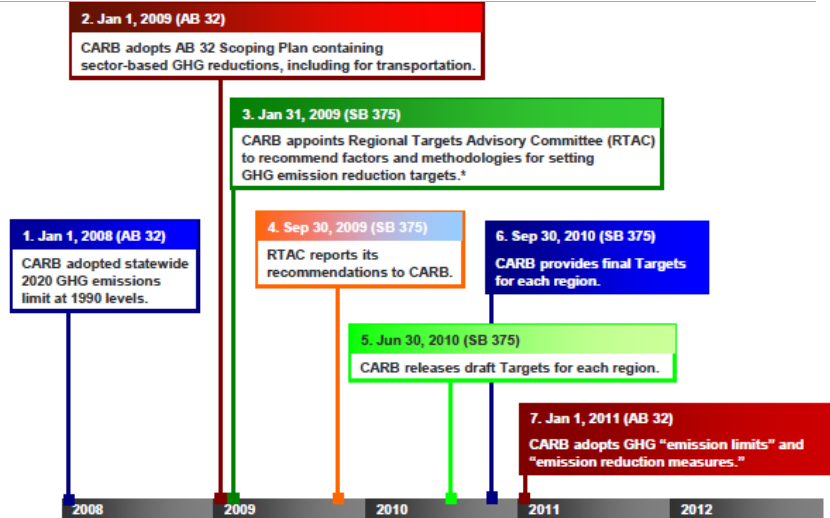
CEQA considerations

- The scope and detail of the RTP/SCS' EIR
- California Environmental Quality Act (CEQA) Reform Creates incentives to implement the SCS or APS for:
 1. transit priority projects and
 2. residential and mixed-use residential projects
- Projects that are consistent with the CARB approved APS/SCS are eligible for CEQA exemption and streamlining provisions
 - Creates a new sustainable community's environmental assessment and the transit priority project environmental impact report

Aligning RHNA and SCS

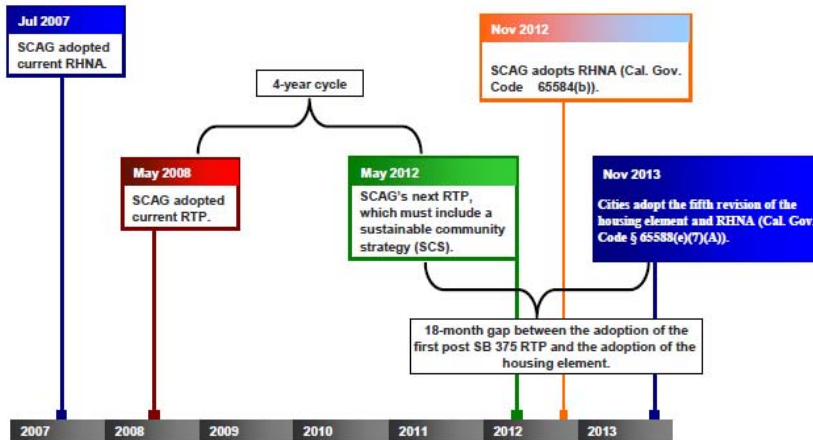
- The RHNA housing distribution and development pattern must be consistent with the SCS
- Population and housing demand must be proportional to employment growth
- The timing of the RHNA allocation is intended to occur concurrently with RTP/SCS adoption and 18 months before Housing Element due date
- The RTP/SCS synchronize the timeline for the Regional Housing Needs Assessment (RHNA) with the two cycles of the Regional Transportation Plan by extending the RHNA assessment to eight years
- The RTP/SCS schedule may be inconsistent with timing requirements in RHNA statutes and will need to be brought into alignment...this may require a change in statutory language

Emission Targets for Transportation and SCS Planning by September 2010



* These GHG emission reduction targets (hereinafter "Targets") referred to on this chart are for cars and light trucks only.
Source: Latham and Watkins

Housing Targets for SCS and RHNA may not be available by September 2010



Source: Latham and Watkins

What needs to be aligned

- Subregional delegation for SCS and RHNA
- Availability and incorporation of 2010 Census/ ACS data
- Regional Emission and Housing target Issuance by CARB and State HCD
- SCS scenario building and AB 2158 local survey
- Coordinate the supporting public hearing and participation processes
- Adoption date of RTP/SCS since 18 months later – Housing Elements are due...estimate is October 2013
- Cities and Counties are required to complete the re-zoning of sites within 3 years
- Here is an example of an integrated SCS and RHNA schedule...

Date	Milestone
Summer 2009	SCAG compiles growth forecast (baseline and trend workshops)
September 2009	RTAC recommends Regional Targets methodology
Fall 2009	SCAG finalizes draft baseline growth forecast
December 2009	Deadline for subregional SCS commitment
January 2010	SCAG provides growth forecast data to subregions
January to March 2010	SCAG and subregions conduct preliminary scenario planning to inform regional target setting
March 2010	SCAG provides preliminary regional emission reduction target to ARB
March 2010	SCAG provides "Envision Tomorrow" tool to subregions
April 2010	Census
mid-June 2010	HCD issues draft regional needs
mid-June 2010 to mid-July 2010	COG file objections (30 days after receiving draft needs from HCD) (April 2011 is latest statutory date)
September 2010	CARB issues Final Regional Targets
September 2010	HCD Final Determination (within 45 days of receiving COG objection, if necessary)
September 2010	RHNA Subregion delegation election
September 2010 to early 2011	SCS development (preliminary/draft etc)
October 2010	RHNA 2158 factors survey (cannot be earlier than 6 months from draft methodology)
February 2011	Subregions submit preliminary subregional SCS
April 2011	RHNA Draft allocation methodology/policy decision
April 2011 to June 2011	60-day public comment review of RHNA draft allocation methodology
June 2011	RHNA Final allocation methodology adoption
June 2011	Subregional submit final subregional SCS
July 2011	SCAG releases draft RHNA
July to Sept 2011	60-day RHNA revisions requests
July to Nov 2011	SCAG determination within 60-day revision request
October 2011	Projected release of Census data
November 2011	Release draft RTP/regional SCS for public review
Nov 2011	30 days RHNA appeal filing period
Jan 2012	Public hearing of appeals/10 days to send notices, complete in 60 days for RHNA Appeals
Mid-February 2012	After public hearing, within 45 days, SCAG releases proposed final RHNA
April 2012	45 days after proposed final RHNA, public hearing adopt final RHNA
April 2012	Regional council adopts RTP/SCS
June 2012	HCD approval of RHNA within 60 days
October 2013	Local jurisdictions prepare and update housing elements (18 months after the adoption of 2012 RTP)

RHNA and SCS Synchronization

- Pay attention to the SCS process and be prepared to adopt an 8 year housing element planning period as opposed to a 5 year period.
- Note that RHNA will usually be higher because it must accommodate need for a longer planning period
- Since the RHNA fair share allocation will be based on SCS, localities with transit and employment centers will likely have greater housing responsibilities
- Develop a strategy that provides adequate sites and zoning serving transportation efficiency goals, reduces the concentration of lower income households and addresses sustainable communities emission targets!

The Connection to Housing Elements

- The Housing Element due date will be 18 months after RTP/SCS adoption
 - Draft target for RTP/SCS adoption is April 2012
 - 5th Revision Housing Element Due date for the SCAG region is projected to be October 2013
- Housing elements that are 120 days late will revert to a 4 year housing element planning cycle...don't be late!



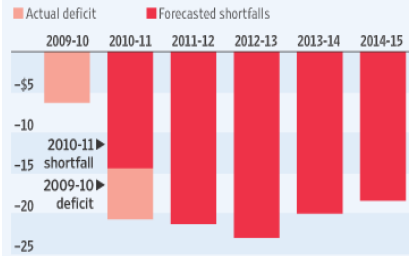
SCAG Legislative Initiative

- SCAG proposed language in SB 575 to provide for the next RHNA to be synchronized with the 2016 RTP because of:
 - a lack of adequate funding for the 2012 process
 - lack of Census 2010 data until October of 2011
 - the increased fiscal burden on local government
- SCAG 's proposed language was not incorporated into SB 575, and so the next RHNA is due in 2012

Lacking Funds

California's Legislative Analyst's Office expects that the state will continue to have operating shortfalls in the coming years.

General Fund's operating shortfalls, in billions



Source: California's Legislative Analyst's Office

2012

The Implementation of SB 375 is on the Horizon



2012

- The convergence of regional planning processes will begin
- Let's plan ahead and hope for the best...it's not the end of the world



Besides, there is no escape!



Thank You

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