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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, February 8, 2019

12 noon to 1 p.m.

SANDAG, Board Room
 401 B Street, Suite 800
 San Diego, CA 92101

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

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Agenda Highlights

- **Regional Housing Needs Assessment Subcommittee Charter, Membership, and Timeline**
- **What is the Regional Housing Needs Assessment Process?**
- **Regional Housing Needs Assessment Objectives and Factors**

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.



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Both agenda and non-agenda comments should be sent to SANDAG via comment@sandag.org. Please include the Subcommittee 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 Subcommittee 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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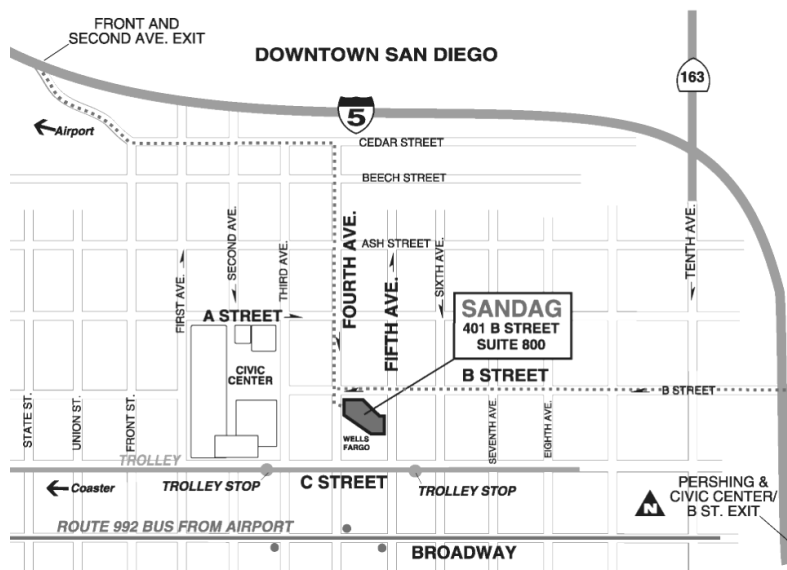
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Regional Housing Needs Assessment Subcommittee

Friday, February 8, 2019

Item No.		Action Requested
1.	Welcome and Introductions Regional Housing Needs Assessment Subcommittee members are asked to provide their definition of success for the Subcommittee and the Regional Housing Needs Assessment process.	
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 the Subcommittee 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 Subcommittee Charter, Membership, and Timeline (Seth Litchney) Staff will review the Subcommittee Charter, Membership List, and Timeline.	Discussion
4.	What is the Regional Housing Needs Assessment Process? (Seth Litchney) Staff will present an overview of the key steps involved in the Regional Housing Needs Assessment process.	Information
+5.	Regional Housing Needs Assessment Objectives and Factors (Seth Litchney) State law requires certain objectives and factors be furthered as part of the Regional Housing Needs Assessment Plan. Subcommittee members are asked to provide input on how each should be used to develop the methodology for allocating housing units to each local jurisdiction in the region.	Discussion
6.	Continued Public Comments If the five-speaker limit for public comments was exceeded at the beginning of this agenda, other public comments will be taken at this time. Subjects of previous agenda items may not again be addressed under public comment.	

7. Upcoming Meetings

Information

The Subcommittee will meet as needed; the next meeting has not yet been scheduled.

8. Adjournment

+ next to an item indicates an attachment



Regional Housing Needs Assessment Subcommittee

Subcommittee Charter

Purpose

The purpose of the Regional Housing Needs Assessment (RHNA) Subcommittee is to provide input and guidance to the Board of Directors regarding the RHNA Plan.

Line of Reporting

The RHNA Subcommittee is a subcommittee of the Board and will act in an advisory capacity to the Board. The Subcommittee has no decision-making authority.

The SANDAG Board will make all preliminary and final decisions on the RHNA Plan.

Responsibilities

The RHNA Subcommittee will review and provide input and guidance on potential policy and technical options for developing the RHNA methodology for allocation of housing units to each jurisdiction in the RHNA Plan. To develop its recommendation to the Board of Directors, the RHNA Subcommittee will explore options for how best to build consensus around a methodology that best achieves the goals of the Board and meets state law, and how to incentivize jurisdictions to implement the RHNA Plan.

Membership

The membership of the RHNA Subcommittee will be appointed by the Chair of the Board and will include Board members from each SANDAG subregion to reflect the diversity of geography, jurisdiction size, and other attributes of member jurisdictions.

Meeting Time and Location

The RHNA Subcommittee will meet at SANDAG as frequently as needed to achieve its responsibilities as determined by the RHNA Subcommittee Chair.

Selection of the Chair

The Chair of the RHNA Subcommittee shall be the Vice Chair of the Board. The Subcommittee Chair may appoint a Vice Chair as needed to help manage the group's workload and responsibilities.

Duration of Existence

The work of the RHNA Subcommittee will conclude upon adoption of the RHNA Plan and any related incentives by the Board of Directors.



Timeline for Preparing the Regional Housing Needs Assessment for the Sixth Housing Element Cycle

February 2019

Anticipated Date	Anticipated Action
February 2019	Regional Housing Needs Assessment (RHNA) Subcommittee and Regional Planning Technical Working Group (TWG) Refine RHNA Goals and Priorities
March 2019 through May 2019	SANDAG develops the RHNA Plan (methodology and allocations) with the TWG, stakeholders, RHNA Subcommittee, Regional Planning Committee, and Board of Directors
June/July 2019	Draft RHNA Plan with recommended methodology and allocation released for public review
October 2019	Board adopts RHNA Plan for planning purposes
April 2021	Housing elements due by local jurisdictions

Regional Housing Needs Assessment Plan Statutory Objectives and Factors

Objectives

Government Code Section 65584

(d) The regional housing needs allocation plan shall further 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 each jurisdiction 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, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.

(3) Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.

(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, as compared to the countywide distribution of households in that category from the most recent American Community Survey.

(5) Affirmatively furthering fair housing.

(e) For purposes of this section, "affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Factors

Government Code Section 65584.04

(e) 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. This shall include an estimate based on readily available data on the number of low-wage jobs within the jurisdiction and how many housing units within the jurisdiction are affordable to low-wage workers as well as an estimate based on readily available data, of projected job growth and projected household growth by income level within each member jurisdiction during the planning period.

(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 (FEMA) 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, including land zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts conversion to non-agricultural uses.

(D) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts its conversion to non-agricultural uses.

(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) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of the jurisdiction that prohibits or restricts conversion to non-agricultural uses.

(5) 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.

(6) The percentage of existing households at each of the income levels listed in subdivision (e) of Section 65584 that are paying more than 30 percent and more than 50 percent of their income in rent.

(7) The rate of overcrowding.

(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) The loss of units during a state of emergency that was declared by the Governor pursuant to the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2), during the planning period immediately preceding the relevant revision pursuant to Section 65588 that have yet to be rebuilt or replaced at the time of the analysis.

(11) The region's greenhouse gas emissions targets provided by the State Air Resources Board pursuant to Section 65080.

(12) Any other factors adopted by the council of governments, that further the objectives listed in subdivision (d) of Section 65584, provided that the council of governments specifies which of the objectives each additional factor is necessary to further. The council of governments may include additional factors unrelated to furthering the objectives listed in subdivision (d) of Section 65584 so long as the additional factors do not undermine the objectives listed in subdivision (d) of Section 65584 and are applied equally across all household income levels as described in subdivision (f) of Section 65584 and the council of governments makes a finding that the factor is necessary to address significant health and safety conditions.