COMMUNITY, ECONOMIC, & HUMAN DEVELOPMENT

REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE

Thursday, September 21, 2006
Minutes

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS OR DISCUSSIONS TAKEN BY THE COMMUNITY, ECONOMIC, & HUMAN DEVELOPMENT REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE. AN AUDIOCASSETTE TAPE OF THE ACTUAL MEETING IS AVAILABLE FOR LISTENING IN SCAG'S OFFICE.

Members Present

Jon Edney – Imperial County
Mary Ann Krause – Ventura County
Timothy Jasper – San Bernardino County
Paul Nowatka – Los Angeles County

Member Alternates Present

Charles White – Riverside County
Larry McCallon – San Bernardino County
Carl Morehouse – Ventura County

1.0 CALL TO ORDER & PLEDGE OF ALLEGIANCE

Honorable Jon Edney, Chair, called the meeting to order. Honorable Larry McCallon lead the Pledge of Allegiance.

2.0 PUBLIC COMMENT PERIOD

None.

3.0 REVIEW AND PRIORITIZE AGENDA ITEMS

No changes.

4.0 CONSENT CALENDAR

4.1 Receive and File

4.11 Transmittal of State Housing Law
Government Code Section 65580-65589.8

4.12 Transmittal of Draft RHNA Pilot Program

A MOTION was made to approve the Consent Calendar. The MOTION was SECONDED and UNANIMOUSLY APPROVED.

5.0 ACTION ITEMS

5.1 Subcommittee Schedule of Meetings

Lynn Harris presented the proposed meeting schedule as follows:

Meeting #1 – Thursday, September 21, 2006 - 1:00 PM - 3:00 PM at SCAG Los Angeles Offices
Meeting #2 – Thursday, September 28, 2006 – 12:30 PM – 2:30 PM at SCAG Los Angeles Offices
Meeting #3 – Thursday, October 12, 2006 – 10:00 AM – 1:00 PM at SCAG Riverside Offices
Meeting #4 – Thursday, October 19, 2006 – 1:00 PM – 3:00 PM at SCAG Los Angeles Offices

Ms. Harris pointed out that these meetings have been coordinated with the two regional workshops and the fourteen subregional workshops. Ms. Harris also said if additional meetings are needed, it will be discussed with the Chair at the appropriate time.

A MOTION was made to approve the schedule for the RHNA Subcommittee. The MOTION was SECONDED and UNANIMOUSLY APPROVED.

5.2 Overview and Background of RHNA Methodology

Ms. Harris began her presentation by stating that this subcommittee has been assigned by the Regional Council to proceed with RHNA and the implementation of the pilot program. Ms. Harris said that the overall mission of the subcommittee is to provide the policy guidance to prepare the Regional Housing Needs Assessment Methodology and the Regional Housing Need Allocation Plan. She highlighted the relationship between the growth forecast and the RHNA methodology. Ms. Harris also pointed out that it is not the responsibility of this committee to do a technical review of the numbers and data. This will be left up to the Technical Advisory Committee (TAC).

Ms. Harris addressed the Government Code Section 65580-65589.8, the State Housing Law, which was included in the packet. In the areas of where the pilot program is intended to supplement or amend the

government code, that will be the direction of this subcommittee. Areas where the pilot program is silent, we then go back to the law itself.

5.3 **Fourth Cycle of the Regional Housing Needs Assessment**

Joe Carreras presented an overview of the latest version of the RHNA Pilot Program. Mr. Carreras emphasized that the targeted goals are compliance with the law, accuracy of the projections, consensus of the results on a uniform basis, fairness of the process, a clear presentation of results, and a linkage of transportation and housing planning. Mr. Carreras pointed out that for the first time, RHNA allowed an option to link transportation and housing planning, and we have been approved by the State Housing Department to make this linkage. Consequently, the needs assessment will be closely connected to our regional transportation plan growth forecast.

Mr. Carreras presented a bar graph illustrating statistics comparing county median incomes and regional median incomes. The housing law has been changed in support of using county median incomes rather than regional median incomes. Mr. Carreras said the chart shows that the change in law has resulted in an improvement in fair share policy issues.

Ty Schuiling of SANBAG pointed out that in the application of county median income, it can result in some fairly serious differences in what constitutes a low income housing unit in one county versus another county. He would recommend dealing with issues across county. Mr. Schuiling emphasized that we have a regional housing market, and if current statutes require that everything has to be done county by county, then it may require engineering legislative change in association with the pilot program language.

Mr. Edney agreed that we do not have a bill enacted at this point, and there are still opportunities to modify the language. Mr. Edney noted that he would like to discuss at the next subcommittee meeting the existing statute and the possibility of language changes in the pilot program. Mr. Edney said that if it is determined that we need legislative change, then that recommendation will go back to CEHD, and then to the Regional Council for adoption.

In summary, Ms. Harris said that the focus at the next subcommittee meeting will be on policy and the existing law and alternatives. Ms. Harris said that the agenda packets for the next meeting will be sent to the members via email by Monday, September 25th.

6.0 CHAIR'S REPORT

Mr. Edney summarized his expectations for member alternate representation from the various counties. He said the subcommittee was designed to promote a fair process. In keeping with this, Mr. Edney said that all members and alternates are welcome to attend and contribute to the meetings. However, when both the member and the alternate are present, Mr. Edney would like one voice to speak on behalf of the county that they represent.

Mr. Edney said there was some confusion concerning Orange County and their alternate member. Apparently, the alternate was nominated, but they were not notified of the nomination. Mr. Edney said he spoke with a representative from OCCOG and made them aware that it was their lack of communication that caused the issue. Mr. Edney said he expects Orange County to be represented at our next meeting.

7.0 ADJOURNMENT

Mr. Edney adjourned the meeting. The next meeting of the CEHD RHNA Subcommittee will be Thursday, September 28, 2006 from 12:30 PM – 2:30 PM.