

The RHNA and Sustainable Communities Strategy

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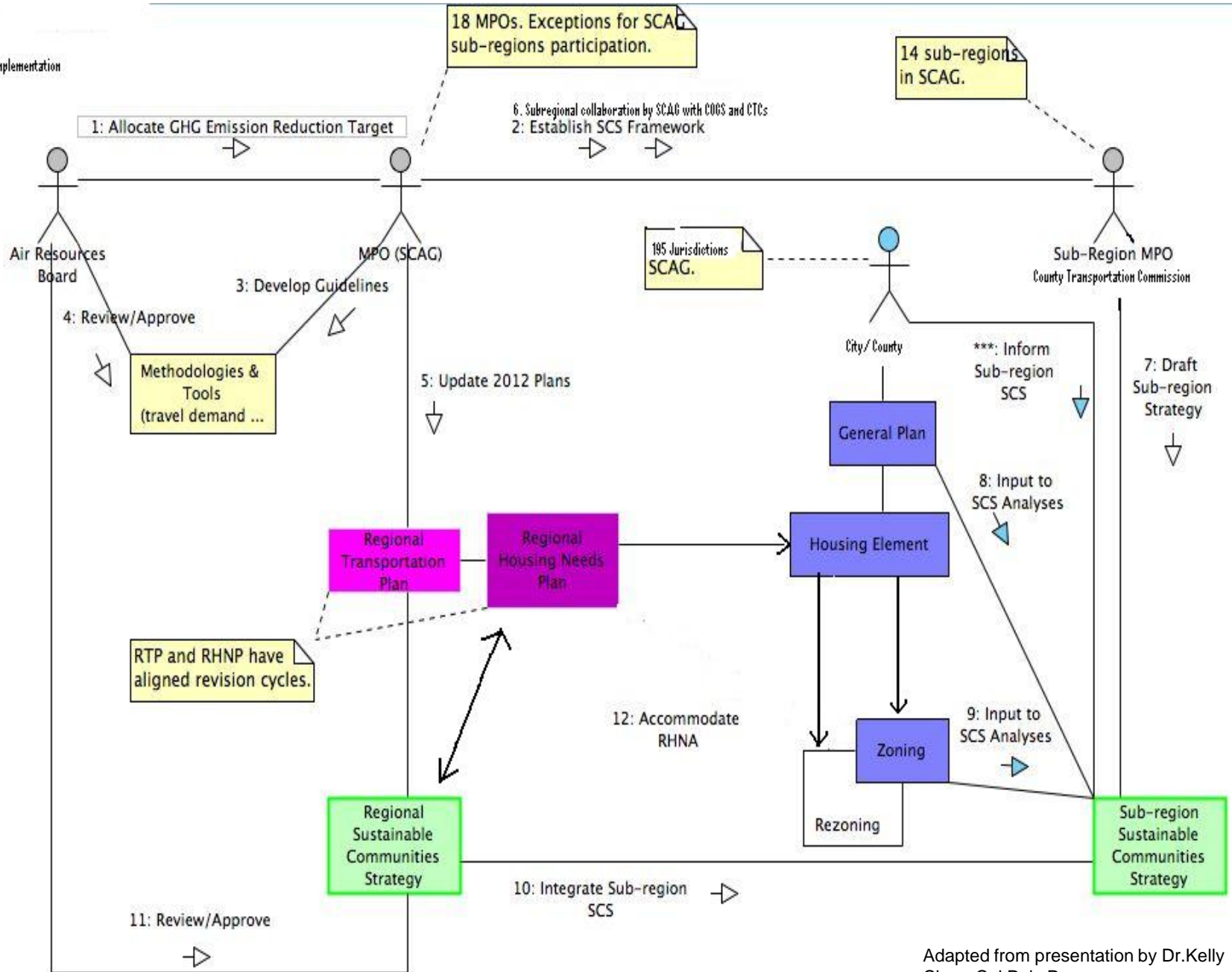


SB 375 in a Nutshell

- 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

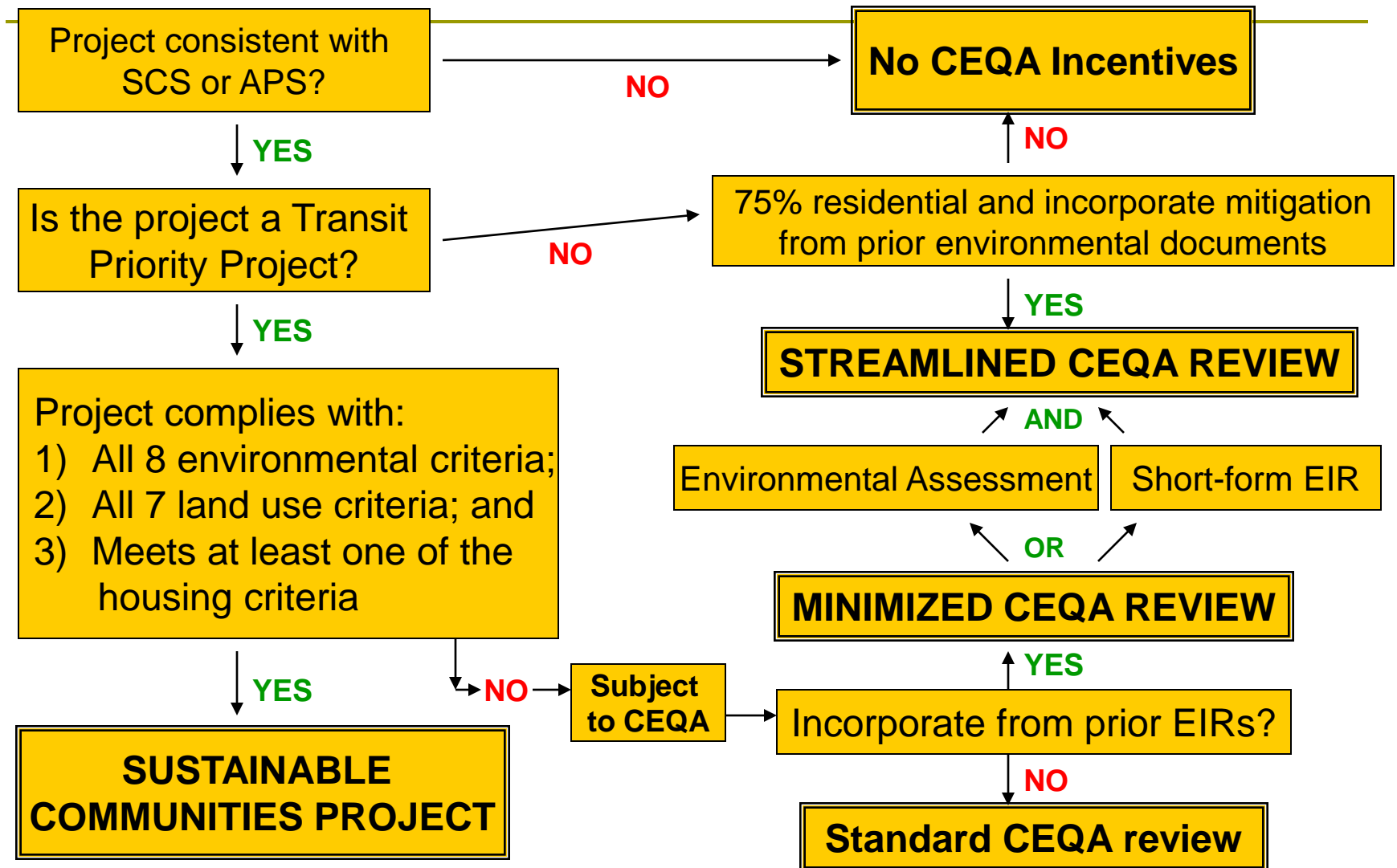
- The SCS will identify areas in the region or subregion with sufficient capacity to house all economic segments of the population for the entire planning period of the Regional Transportation Plan
- The SCS must also identify areas within the region or subregion sufficient to house an 8 year projection 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

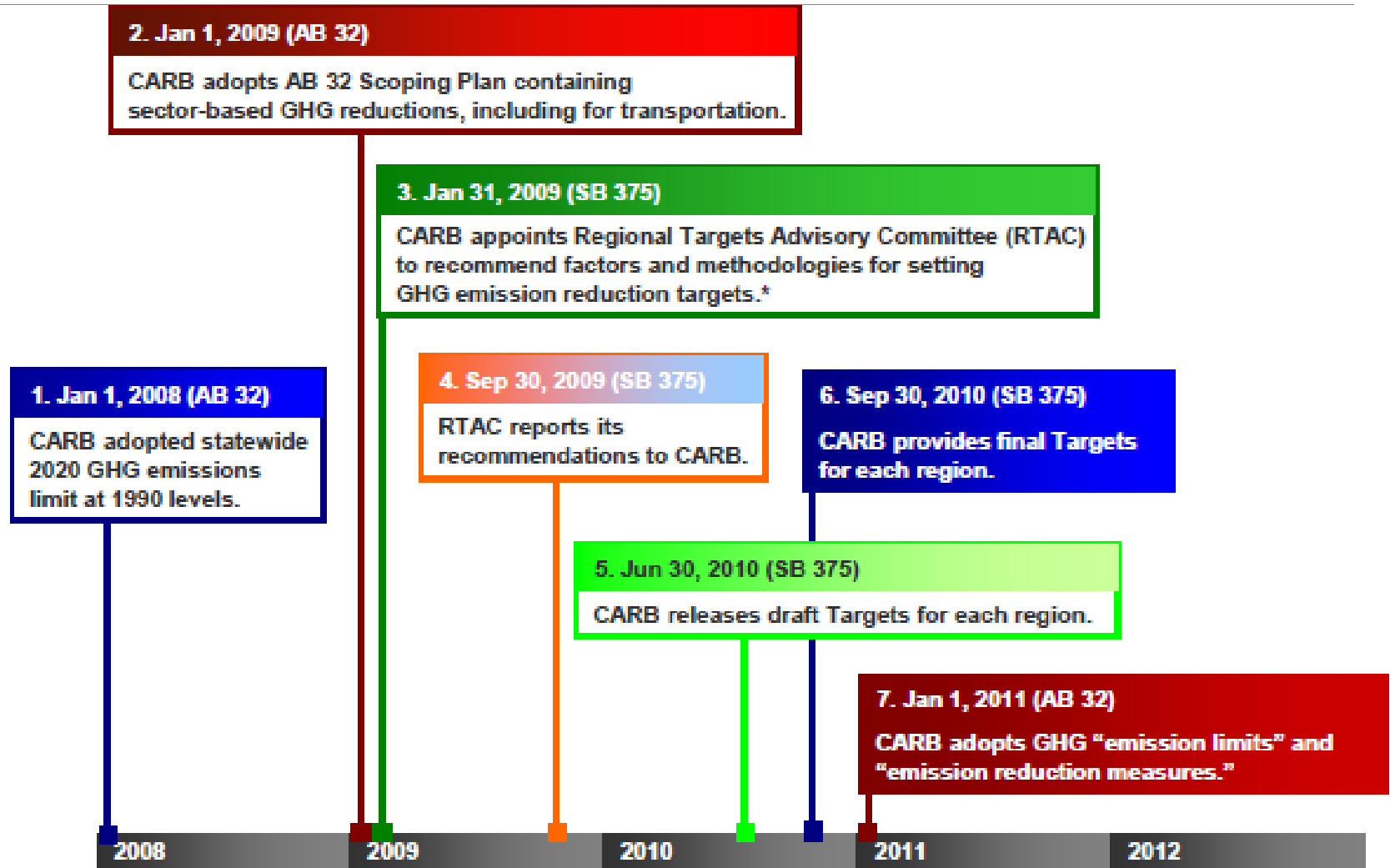
CEQA Incentives



Aligning RHNA and SCS

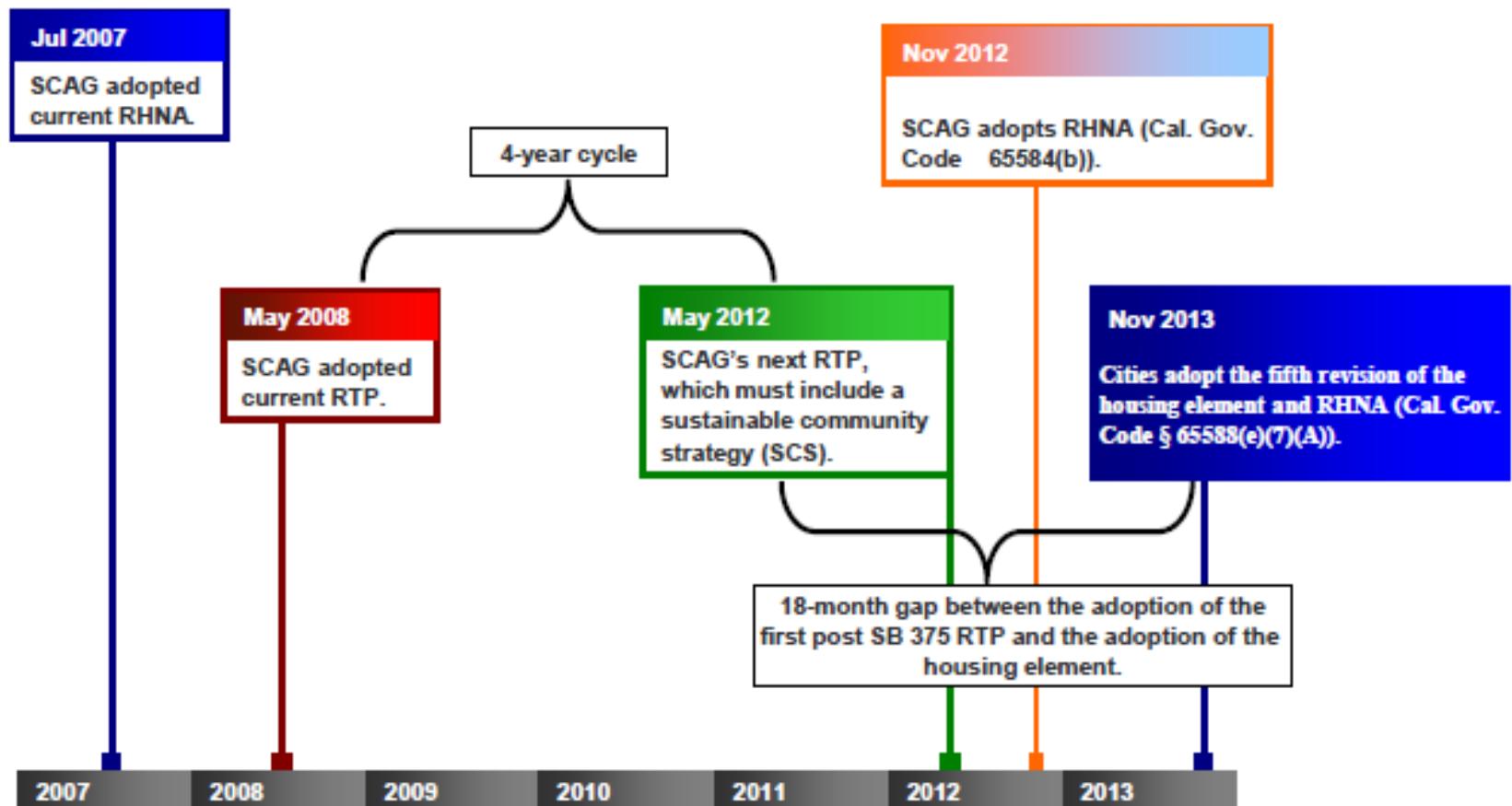
- The RHNA housing distribution and development pattern must be consistent with the SCS
- Population and housing demand must be proportional to employment growth
- The timing of the RHNA allocation is intended to occur concurrently with RTP/SCS adoption and 18 months before Housing Element due date
- 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.

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



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...

RHNA/Housing Element & RTP Statutory Process Timelines

Regional Housing Need Allocation (RHNA)	Regional Transportation Plan (RTP) (w/Sustainable Communities Strategy - SCS)
<p style="text-align: center;">A. METHODOLOGY DEVELOPMENT</p> <p>1. COG develops distribution methodology: at least 24 mos. before HE adoption (with 60-day public comment period)</p> <p>2. COG adopts the final RHNA methodology</p> <p style="text-align: center;">B. REGIONAL DETERMINATION</p> <p><i>(Deadline to create Subregional Entity/COG notification: 28 mos. before HE adoption)</i></p> <p>3. HCD and COG consult; HCD issues regional determination: 24 mos. before HE adoption (or 26 mos. for COGs w/subregional delegation option)</p> <p><i>(Allocation to subregions: 25 mos. before HE adoption)</i></p> <p style="text-align: center;">C. COG ISSUES DRAFT ALLOCATIONS</p> <p>4. COG issues Draft Allocations of regional determination consistent with development pattern of SCS: at least 18 mos. before HE adoption due date (before RTP adoption)</p> <p>5. Local Jurisdictions may request revision of Draft Allocation: Within 60 days following receipt of the Draft Allocation</p> <p>6. COG responds to requests for revision of Draft Allocation: Within 60 days of requested revision</p> <p style="text-align: center;">D. LOCAL APPEALS PROCESS</p> <p>7. Jurisdictions may appeal Draft RHNA: 60 days after the date established to hear appeals</p> <p>8. COG reviews and responds to appeal requests (within 45 days after appeal hearing)</p> <p>9. COG issues proposed Final RHNA, with SCS development pattern consistency findings; adopts within 45 days after completion of 60 day appeal period, inclusive of public hearing</p> <p style="text-align: center;">E. HCD REVIEW AND APPROVAL</p> <p>10. Review of Final RHNA by HCD: within 60 days of receipt of COG's Final RHNA Plan (HCD may revise COG's RHNA Plan if not consistent with initial regional determination)</p>	<p><i>(Regional variations exist for SJV, ABAG-MTC & for SCAG, and for congestion management agency-subregional processes)</i></p> <p>1. MPO gathers data, develops models, begins update of regional growth forecast</p> <p>2. MPO adopts public participation plan for SCS and possibly an APS</p> <p>3. Prior to public participation process, MPO submits proposed methodology for estimating GHG reduction from its SCS (and APS if desired) to ARB for review and comment</p> <p>4. MPO conducts outreach & public workshops, at least 1-3 workshops per county</p> <p>5. MPO conducts inter-agency consultation pursuant to federal conformity requirements</p> <p>6. MPO prepares draft SCS which must accommodate HCD's regional determination</p> <p>7. Draft EIR/RTP is prepared & reviewed by the public and agencies for comment</p> <p><i>MPO must issue Draft SCS not less than 55 days before RTP adoption; must hold at least 2 if a single-county or 3- if a multi-county, public hearings on SCS</i></p> <p>8. MPO makes any revisions to Draft SCS/responds to DEIR comments</p> <p>9. MPO Certifies EIR & Adopts RTP within either 4 years of its prior conformity date, or 5 yrs. of its prior adoption date if attainment MPO</p> <p>10. MPO submits RTP to FHWA/FTA for conformity</p> <p>11. After adoption, MPO submits SCS for review to ARB. ARB has 60 days to accept or reject the MPO's determination that their strategy, if implemented, will achieve their region's GHG target</p> <p>*****</p> <p><i>For non-attainment regions, subsequent SCS (4 yrs. hence) must integrate with prior RHNA, as new RHNA to be determined only for one of two RTP updates within 8 yrs.</i></p>
<p>Housing Element Adoption: within 18 mos. after RTP is adopted; must be adopted w/in 120 days of due date to avoid a 4-yr. update cycle. HCD 1.14.10</p>	<p><i>If approved by FHWA, FTA & EPA, federal approval starts RTP update clock for non-attainment MPOs: RTP must be updated within 4 years</i></p>

Source: 2010 Final Draft CA RTP Guidelines as of 2/8/10, appendix J

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!



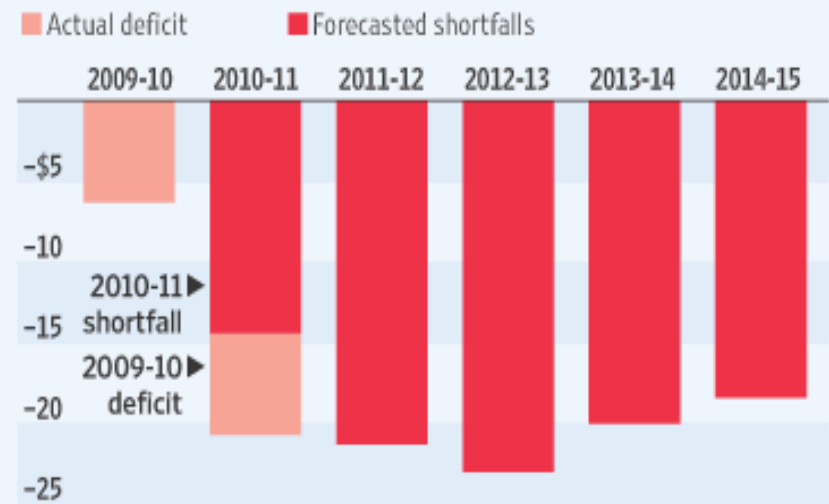
SCAG Legislative Initiative

- 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.

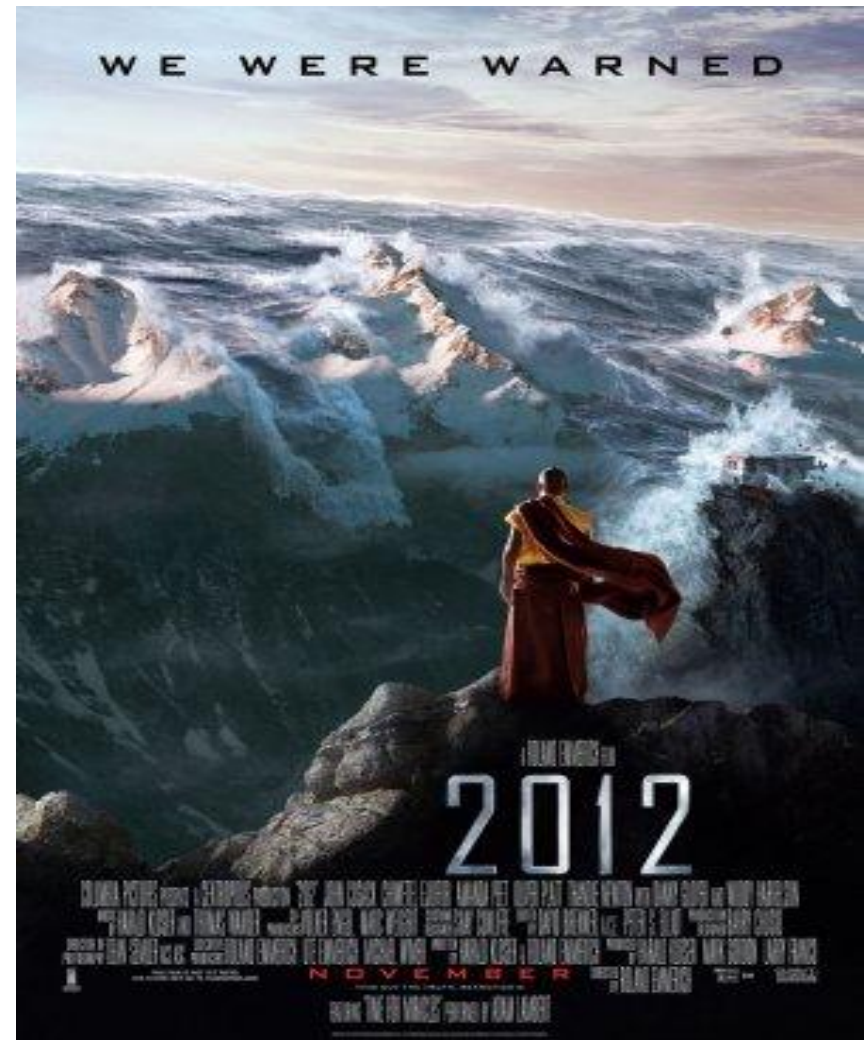
General Fund's operating shortfalls, in billions



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



Thank You

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