



Legislation Details (With Text)

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Title: Receive and File the monthly status update on the 6th cycle Regional Housing Needs Assessment (RHNA) process

Attachments: 1. Sup Com 9-16-19.pdf

Date	Ver.	Action By	Action	Result
9/16/2019	1	City Council/Public Financing Authority	approved	Pass

REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: Honorable Mayor and City Council Members

SUBMITTED BY: Dave Kiff, Interim City Manager

PREPARED BY: Ursula Luna-Reynosa, Director of Community Development

Subject:

Receive and File the monthly status update on the 6th cycle Regional Housing Needs Assessment (RHNA) process

Statement of Issue:

During the July 15, 2019 City Council study Session, Community Development staff presented an overview of the 6th Cycle RHNA process and related items of information as directed by the City Council. At the end of the study session, the City Council requested monthly updates on the status of the 6th Cycle RHNA process. This update provides a summary of what has occurred since the last monthly update on August 19, 2019.

Financial Impact:

There is no fiscal impact.

Recommended Action:

Receive and file the monthly Regional Housing Needs Assessment (RHNA) process status update.

Alternative Action(s):

Provide alternative direction to staff.

Analysis:

The following is a summary of what has occurred during the RHNA process since the last monthly update on August 19, 2019.

On August 22, 2019, city staff attended the SCAG RHNA public hearing at Irvine City Hall. The purpose of the meeting was to solicit input from interested parties regarding the draft 6th cycle RHNA methodologies proposed by SCAG. The meeting was held in conjunction with a public review and comment period, which concludes on September 13, 2019. Mayor Pro-tem Semeta and Council member Posey also attended the meeting. Mayor Pro-tem Semeta provided comments on behalf of the City. During her comments, Mayor Pro-tem Semeta indicated that the City will submit a detailed comment letter in writing prior to the close of the comment period and provided the following points outlined below:

1. The City of Huntington Beach has been a successful housing provider for the region during the current 5th cycle and a top 10 housing producer within the 197 jurisdiction SCAG region.
2. The 5th cycle RHNA lacked parity among the jurisdictions and the 6th cycle RHNA methodology should result in a more fair and equitable allocation to the jurisdictions.
3. Any methodology adopted for the 6th cycle RHNA should use local input as the basis.
4. SCAG should only adopt a methodology after receiving the regional determination allocation from HCD.
5. SCAG should utilize the comments from Huntington Beach and the other OCCOG cities to correct inaccuracies in the data and revise the methodologies.

Later that same day, HCD released their final regional RHNA allocation of 1,344,740 total units among four income categories for the six-county SCAG region. Specifically, the 1,344,740 units of regional determination represent:

- 562,252 units in the “above moderate” income category
- 225,152 units in the “moderate” income category
- 206,338 units in the “low” income category
- 350,998 units in the “very low” income category

This number is at the higher end of what was anticipated by SCAG and the jurisdictions. For reference, the SCAG Regional Council approved a consultation package to send to HCD recommending a regional determination number of 430,000 units.

Per state statute, SCAG has 30 days after receipt of the final RHNA determination to either accept the figure or file an objection if the basis is consistent with state housing law. At the September 5, 2019 SCAG Community, Economic and Human Development (CEHD) Committee and Regional Council meetings, actions were taken to approve the filing of an objection with HCD on the regional determination. SCAG staff is recommending an alternative regional determination ranging between 821,000 and 924,000 housing units. Mayor Pro-tem Semeta and Council member Posey are voting members of the CEHD. In addition, Mayor Pro-tem Semeta represents the City of Huntington Beach as a voting member of the Regional Council.

Meanwhile, city staff are analyzing the three methodologies and preparing a written letter for submittal to SCAG by the close of the comment period. Consistent with direction received during the July 15, 2019 City Council study session, city staff will coordinate with Mayor Pro-tem Semeta on the final letter prior to submitting to SCAG. A copy of the City’s comment letter will be provided to the City Council as a supplemental communication prior to the September 16, 2019 City Council meeting.

Environmental Status:

The filing of a status update on the 6th Cycle RHNA process is not a project as defined by Section 15378 of the CEQA Guidelines and is not subject to CEQA.

Strategic Plan Goal:

Non-Applicable - Administrative Item

Attachment(s):

None