



Legislation Details (With Text)

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File created:	2/6/2020	In control:	City Council/Public Financing Authority
On agenda:	2/18/2020	Final action:	2/18/2020
Title:	Receive and file the monthly status update on the 6th cycle Regional Housing Needs Assessment process		
Attachments:	1. Att#1 - Draft RHNA Appeals Procedures, 2. Att#2 - CA letter to SCAG_112019, 3. Att#3 - SCAG Response Letter to Huntington Beach_020520		

Date	Ver.	Action By	Action	Result
2/18/2020	1	City Council/Public Financing Authority	approved	Pass

REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: Honorable Mayor and City Council Members

SUBMITTED BY: Oliver Chi, 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 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 January 21, 2020.

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:

RHNA Methodology Adoption

In January, the Department of Housing and Community Development (HCD) notified SCAG that the draft RHNA methodology, as recommended by the Regional Council on November 7, 2019, met the requirements of state law. The next step in the SCAG adoption process is for the RHNA Subcommittee to consider the Final RHNA Allocation Methodology at its next meeting on February 24, 2020, for recommendation to the Community, Economic, and Human Development Committee (CEHD) and the Regional Council. The Regional Council is expected to consider the Final RHNA Allocation Methodology at its March 5, 2020, meeting. Once adopted, SCAG will allocate the RHNA units to its member jurisdictions pursuant to the adopted Final RHNA Allocation Methodology. According to the current recommended methodology, Huntington Beach would be allocated 13,321 RHNA units.

RHNA Appeals Procedures

The RHNA Subcommittee will also discuss and adopt RHNA appeal procedures during the February 24th meeting. City staff participated in a SCAG workshop to preview the draft RHNA appeals procedures on February 3, 2020. There are several notable differences in the state law relating to RHNA appeals for the 6th cycle. The table below describes the differences.

Topic	5 th Cycle	6 th Cycle
Process	Two processes - revision request and appeals process	No revision request; appeal process only
Who can appeal	Only a jurisdiction could appeal its own RHNA allocation	Any jurisdiction and HCD can appeal another jurisdiction's RHNA allocation
Reasons for appeal	Cannot be based on: • Local ordinances	Cannot be based on: • Local ordinances • Underproduction of housing based on last RHNA • Stable population growth

It is anticipated that the required 45-day appeal period will be April 10, 2020 through May 25, 2020. Subsequent to the appeal period, there will be a 45-day comment period. The current draft RHNA appeals procedures indicate that the appeals hearings will occur no later than August 8, 2020. Units that are successfully appealed will be redistributed to the other SCAG jurisdictions based on the RHNA statute and adopted appeals procedures. Once reallocation of appealed units occurs, a final allocation plan will be prepared for final adopted by the Regional Council in October 2020. A copy of the draft RHNA appeals procedures is provided in Attachment No. 1.

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):

1. Draft RHNA appeals procedures
2. City Attorney letter to SCAG, dated November 20, 2019

3. SCAG response letter, dated February 5, 2020