

UPDATE ON SANTA CLARA COUNTY RHNA SUBREGION FORMATION DECISION

UPDATES
TO STATE
LAW AND
ABAG
PROCESS

Process agreed upon by 16 jurisdictions is no longer possible.

- ✓ Can work with ABAG|MTC Draft allocation
- √ Will be much costlier
- ✓ Require attorney and more consultant hours

AB 101 and AB 113 creates \$250,000,000 for COGs, Jurisdictions, and subregions

HOW THE SUBREGION ABAG TIMELINE WORK

June 2019	Cities Association Board of Directors Reviews/Approves RHNA Subregion Task Force Recommendation
September/October 2019	Cities Association Board of Directors Review/Approve formation documents
December 2019	Cities/County Resolutions & MOU due to Cities Association
February 2020	Cities Association to submit Formation Documents to ABAG
December 2020	Cities Association RHNA Subregion Methodology Due
January 2021	ABAG RHNA Methodology Due

6th Cycle RHNA and Housing Element Adoption

Major Activities and the Anticipated Timeline

December 2022 **By July 2021** By February 2020 By April 2020 Regional RHNA Development of the 15-Months 18-Months **Updated Housing** Deadline to **Determination for RHNA Plan Element Adoption** Form a the Bay Area (ABAG/Local (HCD/Local Sub-Region (Jurisdictions) (HCD/ABAG) Jurisdictions) Jurisdictions) · Department of Housing and Community · ABAG will concurrently be working on the Plan Bay Area · Local governments adopt Housing · Decision by Development (HCD) issues the Regional 2050, with Final Plan and EIR completed (June 2021) Element update (by January 15, 2023) jurisdictions to form a Sub-Region Housing Need Determination (RHND) — · ABAG develops proposed Methodology, releases Draft see samples from SACOG (Sacramento Subregion shares (May 2020) · All jurisdictions must adopt resolution area) and SCAG (Los Angeles area) • ABAG assigns Sub-Region shares (July 2020) • ABAG adopts Final Methodology after 60-day HCD · Establish structure and responsibilities review period (January 2021) for the Sub-Region ABAG release of Draft Allocation Plan to the jurisdictions • Sub-Region must be (January 2021) • Review of the Draft Allocation Plan (between January formed by February The Sub-Region would have about 5-6 months 2020 (January-June 2021) to adopt revisions to the Draft and July 2021) Allocation Plan, consistent with State requirements • ABAG adopts Final Allocation Plan (July 2021)

OPTIONS

- RHNA LIGHT 1.0: original estimate was \$50,000
- RHNA LIGHT 2.0: consultant time minimum estimated at 150 hours, will need land use attorney.
- RHNA ALL-IN: estimated at \$150,00-200,000 and 500-700 hours of consultant time, land use attorney needed.
- PLANNING COLLABORATIVE: Embrace goals of working as a region without forming the RHNA subregion and instead form a planning collaborative furthere positive outcomes to the housing and homelessness challenges faced in Santa Clara County.
 Similar to San Mateeo County's 21 Elements, use the anticipated RHNA Subregion Funds
- DO NOTHING: no effort, no cost, no changes.

9/12/2019
BOARD OF
DIRECTORS
DISCUSSION
CONTINUED
UNTIL OCTOBER
MEETING

The Board requested staff send questions to ABAGIMTC:

- Can you provide a draft of the agreement between ABAG and the subregion by October 4 to be reviewed by the Board?
- Why is there an "opt-out of subregion" date?
- Why are there disparities between HCD and ABAG calendars? For example, why are the due dates for subregion formation different, February 2020 vs. August 2020?
- Can the funds potentially available via AB 101 be used for a planning collaborative (not a subregion) focused on activities related to meeting the 6th RHNA cycle? And when are those funds available.

> SAN MATEO COUNTY

- > Decision in October
- > 5 Cities have voted not to join including San Mateo
- Confidant in 21 Elements
- Increase collaborative efforts via 21 Elements

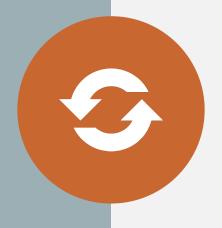


2023-2031 RHNA (50% Increase) SACOG 2023-2031 RHNA (175% Increase) SLOCOG 2023-2031 RHNA (225% Increase) SCAG

RHNA NUMBER SCENARIOS

CAN WE AFFORD TO DO NOTHING







POLITICAL CLIMATE

WORKING ON THIS SINCE LAST CYCLE

CIVIL GRAND JURY

QUESTIONS

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