




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

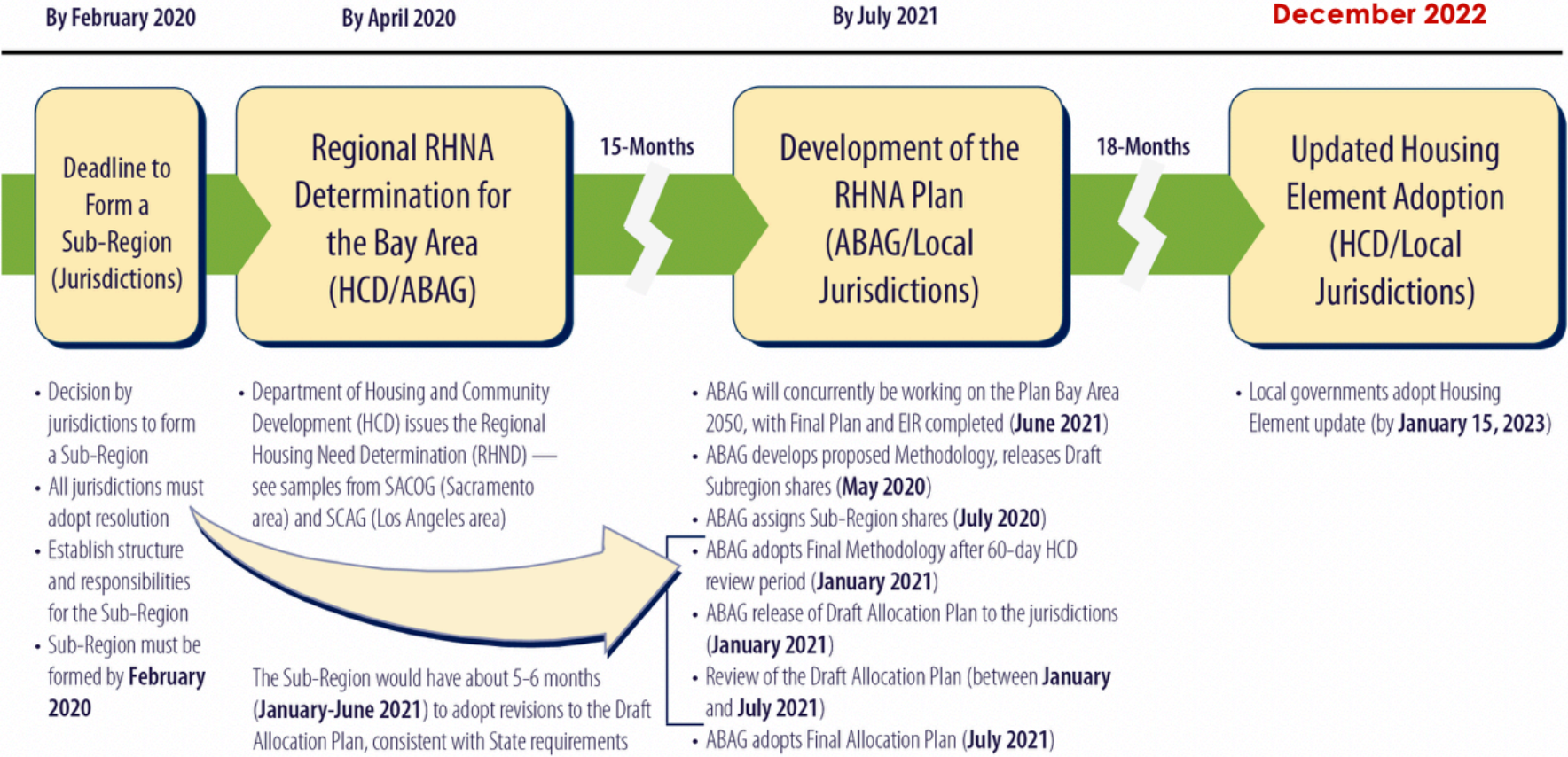
AB 101 and AB 113 creates \$250,000,000 for COGs, Jurisdictions, and subregions

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



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 collaborativeto further positive outcomes to the housing and homelessness challenges faced in Santa Clara County. Similar to San Mateo 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 ABAG|MTC:

- 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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