

City of Brisbane

Agenda Report

TO: Honorable Mayor and City Council

FROM: Community Development Director via City Manager

SUBJECT: **Adoption of Resolution 2011-11 to Participate in a County-wide Subregion for ABAG's Regional Housing Needs Allocation (RHNA) Process**

DATE: Meeting of February 22, 2011

City Council Goals:

To promote intergovernmental opportunities that enhance services and/or reduce cost of operations and services to city residents: (Goal #10)

Purpose:

For the City Council to consider joining the San Mateo County Subregion for local administration of ABAG's Regional Housing Needs Allocation (RHNA) for the 2014-2022 planning cycle.

Recommendation:

That the City Council adopt Resolution 2011-11.

Background:

In conjunction with the ongoing implementation of Senate Bill 375 (SB 375) which took effect on January 1, 2009, an updated eight-year regional housing need allocation (RHNA) must be prepared by ABAG, consistent with the Sustainable Communities Strategy (SCS).

State law allows cities within the County to form a "sub-region", a consortium that would administer the State mandated Regional Housing Needs Allocation (RHNA) program at the local level. Each member jurisdiction of a sub-region must submit a resolution to the Association of Bay Area Governments (ABAG) requesting authority to locally administer the program by March 16, 2011. ABAG would then adopt a resolution approving the formation of the "sub-region." This process would establish the housing numbers to be used in each city or county as part of the Housing Element update for 2012. C/CAG is

proposing to form a sub-region consisting of all the cities and the County, as was done for the 2007-2014 Housing Element cycle.

Discussion:

Staff acknowledges that the RHNA process is contentious, whether it is performed by ABAG or undertaken at a subregional (county) level. The question is whether it is in the City's best interest to proactively participate in a subregional RHNA process or allow for ABAG to unilaterally assign the City's RHNA.

The Sustainable Communities Strategy (SCS) mandated by SB 375 recognizes the relationship between land use, transportation and carbon emissions and requires that policy issues such as the RHNA allocation and Regional Transportation Plan be aligned. Given the high level of coordination between the SCS and the RHNA processes that needs to occur, staff believes it would be in the City's benefit to participate in a subregional RHNA. Balancing the variables of land use and transportation in the context of local general plans and policies is better accomplished at a subregional level than through an ABAG- driven process.

Creating a subregion in San Mateo County to administer the allocation process also increases local control. Members of the subregion will have the flexibility to negotiate with other members for adjustments to their allocations. Jurisdictions that want fewer units might offer incentives to other jurisdictions that might accept additional units. Incentives could include cash payments to help subsidize the cost of providing services for new development or the costs of roadway and transportation improvements. The concept of swap and credits is not possible under state law using the current ABAG process. However, swaps and credits can be developed through the subregional delegation process.

Sub-regions must follow the same substantive and procedural rules and guidelines that ABAG follows when distributing housing allocations. Sub-regions must also enter into an agreement with ABAG that specifies the process, timing, and other terms and conditions for administering the local housing needs determination process.

While adoption of this resolution authorizes participation in the subregional process, it does not obligate the City to accept the outcome. As was the case with the 2007 RHNA process, the City retains the right to opt out of the RHNA subregion and accept an allocation from ABAG.

A tentative schedule for the RNHA process is attached for information.

Fiscal Impact:

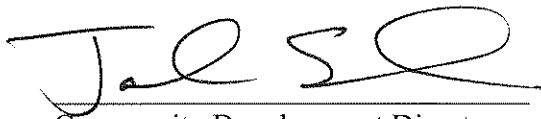
C/CAG will provide a level of technical and administrative support for the Subregion which should provide some savings in staff time as the process moves forward.

Measure of Success:

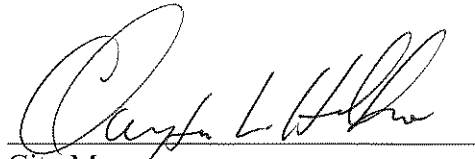
For the City to be engaged in a thoughtful and fair RHNA process.

Attachments:

Resolution 2011-11
Tentative RHNA Schedule



Community Development Director



City Manager

RESOLUTION NO. 2011-11

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRISBANE
AUTHORIZING THE CITY TO JOIN A COUNTYWIDE SUB-REGION TO
LOCALLY ADMINISTER ABAG'S REGIONAL HOUSING NEEDS
ALLOCATION PROCESS (RHNA)**

WHEREAS, SB 375 requires the development of a Sustainable Community Strategy including consistency every eight years with the Regional Housing Needs Allocation process; and,

WHEREAS, the Association of Bay Areas Governments (ABAG) is required by State law to administer the Regional Housing Needs Allocation program in the Bay Area; and

WHEREAS, ABAG has begun preliminary work on developing the program with the objective of completing the program in August of 2012; and

WHEREAS, State law allows administration of the program to local jurisdictions who create sub-regions for the purposes of distributing housing need allocations among the members of the sub-region; and

WHEREAS, a sub-region is defined as two or more cities in a County or any combination of geographically contiguous local governments; and

WHEREAS, the City of Brisbane desires to become part of a sub-region in San Mateo County; and

WHEREAS, the City/ County Association of Governments of San Mateo County (C/CAG) will facilitate and provide staff support; and

WHEREAS, each member of a sub-region must adopt a resolution authorizing its inclusion in the sub-region; and

WHEREAS, adopted resolutions must be sent to ABAG by March 16, 2011; and

WHEREAS, ABAG must adopt a resolution approving the sub-region;

NOW, THEREFORE, BE IT RESOLVED that the City of Brisbane agrees to participate in the process to establish realistic housing allocations among the sub-region (cities and the County) for use in the next housing element that is due in 2012. Adoption of this resolution indicates the City Council's intention to participate in the sub-region process for San Mateo County and to designate the City/ County Association of Governments of San Mateo County (C/CAG) as the official representative of the San Mateo County sub-region. This resolution is submitted to the Association of Bay Area Governments (ABAG) for inclusion in the Resolution designating the sub-region.

Cyril G. Bologoff, Mayor

I hereby certify that the foregoing Resolution 2011-11 was duly and regularly adopted at a regular meeting of the Brisbane City Council on February 22, 2011 by the following vote:

AYES:
NOES:
ABSENT:

Sheri Marie Spediacci, City Clerk

2014-2022 RHNA

DRAFT DATES - SUBJECT TO CHANGE

Milestones	Completion Date	Subregional Milestones
Update Growth Forecast	December 1, 2011	
Survey Jurisdictions on RHNA factors	January 1, 2011	
Subregions Inform ABAG of Intention to Form	March 16, 2011	Deadline for Subregion Formation
Consult with HCD on Determination	July 1, 2011	
Adopt Draft RHNA Method	July 21, 2011	Subregions Adopt Proposed Method
Final RHNA Method/Public Hearing	September 15, 2011	Subregions Adopt Final Method
HCD Issues Regional Housing Needs Determination	October 1, 2011	Housing Need Assigned Subregions
Draft RHND Allocation	January 19, 2012	Subregions Make Draft Allocation ABAG Reviews Subregion Allocation
Local Gov't Request for Revisions to RHNA	March 15, 2012	Local Jurisdictions May Request Revisions
ABAG Responds to Revisions/Appeals Period Begins	May 17, 2012	Subregion Responds to Revision Request
Final Date to File Appeal/Public Hearing on Appeals	July 19, 2012	Local Jurisdictions May Appeal Subregions Make Proposed Final Allocations
Proposed Final RHNA Allocation	July 19, 2012	
Board Adopts Final RHNA Plan (Public Hearing)	September 20, 2012	Subregion Adopts Final Allocation Plan
HCD Adopts RHN Plan	October 1, 2012	
Housing Elements Due	September 10, 2014	

DRAFT DATES - SUBJECT TO CHANGE

ABAG staff is available to discuss the subregion option with you and to answer any questions you may have. Please contact Christy Riviere at (510)464-7923 or email christyr@abag.ca.gov.