



Humboldt County Association of Governments

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AGENDA ITEM NO. 9.a
HCAOG Board Meeting
of January 17, 2013

DATE: January 11, 2013
TO: HCAOG Board of Directors
FROM: Marcella Clem, Executive Director
SUBJECT: **Adoption of a Preferred Regional Housing Needs Allocation (RHNA) Methodology**

Contents:

- Staff's recommendation for PAC action
- Staff Summary
- (Attachments)
 - Proposed RHNA Methodologies
 - Letter from Ben Shepherd, Chair of the McKinleyville Municipal Advisory Committee

Staff recommended HCAOG Board Action:

1. Introduce the item as an action item;
2. Allow staff to present the item;
3. Receive public comment;
4. Review and discuss the request;
5. Consider making the following motion:
"I move to follow the recommendation from the RHNA Methodology Committee to adopt the Alternative 1 methodology, develop a draft Regional Housing Needs Plan and distribute RHNA allocations to jurisdictions to initiate a 60-day local government appeal period."

Staff Summary:

The RHNA Methodology Committee (RMC) has recommended adoption of Alternative 1 for this RHNA cycle. They have determined that Alternative 1 balances the jobs and population data by weighting each equally. The attached document, disbursed for public review and comment on November 16, 2012, details a total of three methodologies and the RMC developed for consideration. The Board may choose any methodology presented to them for consideration. Also attached is a letter from Ben Shepherd, Chair of the McKinleyville Municipal Advisory Committee (Committee). The Committee has requested consideration of Alternative 3 which weights jobs at 60% and population at 40%.

HCAOG is required under California Government Code Section 65584 to prepare a Regional Housing Needs Plan (RHNP) for the Humboldt County region. Upon adoption of a methodology HCAOG staff, through collaboration of the RMC, will develop a draft RHNP and distribute allocations to jurisdictions. Under State law, jurisdictions are given an opportunity to comment on, and propose revisions to, their share of the RHNP within 60 days following the receipt of the

draft allocation. According to the government code, any revision must meet the test of an accepted planning methodology, comparable data available for all affected jurisdictions, supported by adequate documentation and be consistent with State-identified criteria for the RHNP.

If no request for revision is submitted, a public hearing will most likely be scheduled in April for final adoption of the plan. If a request for revision is submitted, HCAOG shall accept the revision, modify its earlier determination, or indicate, based upon the information and methodology described in Government Code Section 65584.04, why the proposed revision is inconsistent with the regional housing need. Appeals to deny a revision request may be appealed based on the criteria listed in Government Code Section 65584.05(d).