



Meeting Date: March 6, 2007

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Other Business

Prepared By: Christopher Williamson AICP Senior Planner *an* Agenda Item No. N-1Reviewed By: City Manager *JMD* City Attorney *JH* Finance *JH* Other (Specify) \_\_\_\_\_**DATE:** February 22, 2007**TO:** City Council *MW***FROM:** Matthew Winegar, AICP Director  
Development Services Department**SUBJECT:** Ventura Council of Governments (VCOG) Adoption of the City's 2006 to 2014  
Regional Housing Needs Assessment Allocation (RHNA)

## RECOMMENDATION

That the City Council review and comment on VCOG's adoption of the City's 2006 to 2014 RHNA allocation of 7,093 housing units.

## DISCUSSION

State housing law requires that jurisdictions provide their fair share of regional housing needs. In cooperation with the California Department of Housing and Community Development, the Southern California Association of Governments (SCAG) determines regional existing and projected housing need as a share of the state-wide housing need in a process called the Regional Housing Needs Assessment (RHNA). SCAG has determined that Ventura County's share of the regional need for the period January 1, 2006, to July 1, 2014 is 26,534 housing units. This total is based on state-imposed assumptions of continued population and economic growth, domestic and international migration, and capacity for additional urban development.

Under the RHNA process, the Ventura Council of Governments (VCOG) accepted responsibility for allocating the county's total RHNA allocation to the ten cities and unincorporated areas. By accepting delegation, the county total cannot be raised by SCAG in the event some jurisdiction outside Ventura County successfully appeals their RHNA allocation and some number of units is subsequently reassigned to other jurisdictions. At its January 9, 2007, meeting, VCOG voted for the allocation shown on the attachment, where the City's RHNA allocation is 7,093 housing units. The allocation is broken out into four income classifications. The City's income targets are: 1,491 very low units (21.0%); 1,221 low units (17.2%), 1,445 moderate units (20.4%), and 2,936 above moderate units (41.4%). The very low and low income targets are about ten percent lower than the county-wide average, representing a SCAG policy of not further impacting communities that already have a higher than county-wide average of very low and low income households.

Given that the RHNA planning period is already a year old and 554 units were completed in 2006, the RHNA goal is now about 6,500 units over 7.5 years, or 860 units per year. This rate is higher than the average of 500 units per year between 2001 and 2006. However, the June 2006 General Plan Background Report stated that 7,000 units are expected to be developed by 2015, based on planning permits already approved or underway, and if that and other smaller development does occur the RHNA target would probably be met in terms of total units. The challenge for all jurisdictions is to plan, encourage, and provide the relatively high number of very low and low-income units. The next Housing Element, due for completion by July 2008, will need to address these planning goals.

Under the VCOG delegation arrangement, jurisdictions may appeal their RHNA allocation between February 15 and March 16, 2007. The appeal would be heard and decided by VCOG.

Neither SCAG nor VCOG require an action by jurisdictions to accept the RHNA allocations.

## **FINANCIAL IMPACT**

There is no immediate financial impact associated with RHNA.

Attachment #1 - Draft RHNA Allocation Plan, pp. 1-1 and 1-8



**Draft Regional Housing Need Allocation Plan - Planning Period (January 1, 2006 - June 30, 2014)**  
**for Jurisdictions within the Six-County SCAG Region**

**Draft**

**110% Adjustment toward County Distribution (Final)**

COUNTY\NEWSR	CITY	% very low income households			% low income households			% moderate income households			% above moderate income households			Number of low income households	Number of moderate income households	Number of above moderate income households	Total	
		% very low income households	% low income households	% total	% very low income households	% low income households	% total	% moderate income households	% total	% above moderate income households	% total	% very low income households	% total					
San Bernardino SANBAG	Grand Terrace city	24.2%	16.9%	19.0%	39.9%	10.0%	7.9	2.116	1,456	1,692	3,751	62	130	326				
San Bernardino SANBAG	Hesperia city	23.5%	16.2%	18.8%	41.6%	100%	498	352	405	428	497	1,093	3,751	9,015				
San Bernardino SANBAG	Highland city	23.3%	16.5%	19.0%	41.3%	100%	605	422	290	340	742	1,794	882	2,137				
San Bernardino SANBAG	Loma Linda city	23.1%	16.3%	18.9%	41.7%	100%	605	422	11	13	28	66	1,093	2,623				
San Bernardino SANBAG	Montclair city	23.5%	16.2%	19.0%	41.4%	100%	605	422	290	340	742	1,794	605	1,330				
San Bernardino SANBAG	Needles city	21.2%	16.7%	19.7%	42.4%	100%	14	11	13	11	13	28	66	1,093	2,623			
San Bernardino SANBAG	Ontario city	23.9%	16.2%	18.6%	41.3%	100%	3,364	2,287	2,621	5,824	5,824	14,096						
San Bernardino SANBAG	Rancho Cucamonga	24.7%	16.8%	19.1%	39.3%	100%	314	214	243	500	500	1,271						
San Bernardino SANBAG	Redlands city	24.0%	16.5%	18.9%	40.6%	100%	676	465	534	805	1,772	4,285	1,145	2,820				
San Bernardino SANBAG	Rialto city	23.7%	16.2%	18.8%	41.4%	100%	1,014	694	805	1,772	1,772	4,285						
San Bernardino SANBAG	San Bernardino city	22.4%	16.1%	19.0%	42.8%	100%	1,264	905	1,070	2,399	2,399	5,638						
San Bernardino SANBAG	Twenty-nine Palms city	22.8%	15.6%	18.8%	42.8%	100%	696	476	573	802	802	1,978	1,306	3,051				
San Bernardino SANBAG	Upland city	23.9%	16.4%	19.2%	40.5%	100%	472	325	379	802	802	1,978						
San Bernardino SANBAG	Victorville city	22.9%	16.3%	18.9%	41.9%	100%	1,955	1,389	1,616	3,583	3,583	8,543						
San Bernardino SANBAG	Yucaipa city	23.3%	16.2%	19.0%	41.5%	100%	472	329	386	843	843	2,030						
San Bernardino SANBAG	Yucca Valley town	22.3%	15.9%	18.9%	42.9%	100%	555	396	470	1,067	1,067	2,488						
San Bernardino SANBAG	Unincorporated	23.3%	16.1%	18.9%	41.7%	100%	4,760	3,295	3,865	8,523	8,523	20,443						
San Bernardino SANBAG	Camarillo city	21.8%	17.7%	20.6%	40.0%	100%	727	591	687	1,335	1,335	3,340						
San Bernardino SANBAG	Fillmore city	20.6%	17.3%	20.5%	41.6%	100%	203	170	202	410	410	985						
San Bernardino SANBAG	Moorpark city	22.4%	18.1%	20.7%	38.8%	100%	363	292	335	627	627	1,617						
San Bernardino SANBAG	Ojai city	20.8%	17.1%	20.8%	41.3%	100%	90	74	90	179	179	433						
Ventura VCOG	Oxnard city	21.0%	17.2%	20.4%	41.4%	100%	1,491	1,221	1,445	2,936	2,936	7,033						
Ventura VCOG	Port Hueneme city	20.0%	17.2%	20.6%	42.2%	100%	36	31	37	76	76	180						
Ventura VCOG	San Buenaventura (V)	21.2%	17.5%	20.3%	41.0%	100%	849	703	816	1,643	1,643	4,011						
Ventura VCOG	Santa Paula city	20.2%	17.4%	20.6%	41.8%	100%	453	390	462	936	936	2,241						
Ventura VCOG	Simi Valley city	22.3%	17.9%	20.5%	39.3%	100%	754	605	694	1,330	1,330	3,383						
Ventura VCOG	Thousand Oaks city	22.3%	18.0%	20.8%	38.9%	100%	411	333	385	718	718	1,847						
Ventura VCOG	Unincorporated	21.7%	17.8%	20.7%	39.7%	100%	305	250	291	558	558	1,404						

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Draft Regional Housing Need Allocation Plan - Planning Period (January 1, 2006 - June 30, 2014)  
for Jurisdictions within the Six-County SCAG Region

**110% Adjustment toward County Distribution (Final)**

COUNTY	Income households		% low income households		income households		moderate income households		% total	
	very low income	income	households	households	income	households	moderate income	households	income	households
Imperial	24.8%	16.4%	15.8%	43.0%	100%	5,973	3,965	3,818	10,360	24,116
Los Angeles	24.7%	15.7%	17.1%	42.6%	100%	71,060	45,061	49,112	122,436	287,669
Orange	21.5%	17.7%	19.9%	40.5%	100%	17,791	14,609	16,431	33,771	82,602
Riverside	23.4%	16.3%	18.5%	41.8%	100%	40,494	28,287	32,012	72,385	173,188
San Bernardino	23.3%	16.2%	18.8%	41.6%	100%	26,385	18,323	21,308	47,094	113,110
Ventura	21.4%	17.6%	20.5%	40.5%	100%	5,682	4,660	5,444	10,748	26,534
SCAG	23.7%	16.2%	18.1%	42.0%	100%	167,385	114,905	128,125	296,804	707,219

COUNTY	% very low income households		% low income households		% moderate income households		% above moderate income households		Number of very low income households		Number of low income households		Number of moderate income households		Number of above moderate income households		Total	
	income	households	income	households	income	households	income	households	income	households	income	households	income	households	income	households	Total	
Imperial	IVAG	24.8%	16.4%	15.8%	43.0%	100%	5,973	3,965	3,818	10,360	24,116							
Los Angeles	North LA	25.2%	15.9%	17.1%	41.8%	100%	18,542	11,688	12,584	30,705	73,519							
Los Angeles	LA City	24.1%	15.5%	17.1%	43.3%	100%	27,436	17,820	19,443	49,199	113,698							
Los Angeles	Arroyo Verdugo	24.9%	15.8%	17.0%	42.3%	100%	1,855	1,177	1,271	3,156	7,459							
Los Angeles	San Gabriel Valley Assoc.	25.2%	15.7%	17.0%	42.1%	100%	11,234	7,012	7,579	18,761	44,586							
Los Angeles	Westside Cities	25.4%	16.0%	17.2%	41.4%	100%	885	559	600	1,444	3,488							
Los Angeles	South Bay Cities Assoc.	25.1%	15.8%	17.1%	42.0%	100%	3,458	2,178	2,350	5,777	13,763							
Los Angeles	Gateway Cities	24.5%	15.4%	16.9%	43.2%	100%	7,289	4,600	5,041	12,851	29,781							
Los Angeles	Las Virgenes, Conejo	26.3%	16.5%	17.7%	39.5%	100%	361	227	244	543	1,375							
Orange	Orange	21.5%	17.7%	19.9%	40.9%	100%	17,791	14,609	16,431	33,771	82,602							
Riverside	WRCOG	23.5%	16.4%	18.5%	41.7%	100%	30,531	21,314	23,998	54,151	128,984							
Riverside	CVAG	23.1%	16.1%	18.6%	42.2%	100%	9,963	6,973	8,014	18,244	43,194							
San Bernardino	SANBAG	23.3%	16.2%	18.8%	41.6%	100%	26,385	18,323	21,308	47,094	113,110							
Ventura	VCOG	21.4%	17.6%	20.5%	40.5%	100%	5,682	4,660	5,444	10,748	26,534							
SCAG	SCAG	23.7%	16.2%	18.1%	42.0%	100%	167,385	114,905	128,125	296,804	707,219							

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