



MEMO

TO: Housing Methodology Committee (HMC)
FROM: Ken Kirkey, Principal Planner
DATE: September 15, 2006
RE: Potential Questions for the Department of Housing and Community Development (HCD)

SUMMARY

The following questions represent those that have been recorded as part of HMC meeting summaries, and others that have been presented to ABAG staff during the current Regional Housing Needs Allocation (RHNA) revision. Please review the following list to determine any additional questions that you would like HCD to address. HCD staff will be attending the HMC meeting on September 28, 2006.

POTENTIAL QUESTIONS

- How does the region's overall performance in the 1999-2006 RHNA cycle impact the regional allocation for the current cycle?
- How will the two-year RHNA-related extension granted to ABAG impact how permitted housing units in the Bay Area are counted?
- Will the statistical models used by the Department of Finance and/or HCD be based on historical trends or will they take into account the recent economic downturn that severely impacted much of the Bay Area?
- Will the headship rates being utilized in the statistical model(s) be adjusted to accurately reflect the Bay Area's lower headship rates (relative to the state average)?
- Why do RHNA-related statutes overlook local growth planning measures and open space policies recognized by other state statutes?
- Given recent revisions to state statutes and HCD policies, how does HCD define housing units for certification purposes?
- How are group quarters including student housing, senior housing, and single room occupancy facilities counted for certification purposes?
- What are the key parameters pertaining to Trades and Transfers of allocated units between jurisdictions?
- Will HCD be providing additional funding in the current RHNA cycle to assist jurisdictions with the development of affordable housing?
- Will HCD be offering any technical assistance to jurisdictions relative to housing element updates?
- Can HCD provide a more prescriptive, predictable approach for jurisdictions relative to the Housing Element certification process?
- Is there documentation available that describes the HCD/DOF forecasting methodology?
- What are the parameters of state housing law and policies pertaining to RHNA-related Sphere of Influence/jurisdictional boundary issues?