

MEMO

TO: HOUSING METHODOLOGY COMMITTEE
FROM: ABAG RHNA TEAM
DATE: OCTOBER 18, 2006
RE: **AB 2572**

On September 29, Governor Schwarzenegger signed AB 2572. The bill adds the following to the list of RHNA factors listed in Government Code Section 65584.04(d):

The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.

To comply with this change, staff proposes:

- ♦ the draft RHNA allocation methodology note the late enactment of the bill and restate the statutory requirement;
- ♦ staff survey local jurisdictions for data on this factor during the sixty (60) day review period for the draft methodology in order to comply with the statutory requirement to collect data about potential methodology factors;
- ♦ the draft methodology and survey include the staff's initial opinion on how this factor might affect the allocation (see below); and
- ♦ staff address survey results and comments in making recommendations to the ABAG Executive Board on the final methodology in January 2007.

In staff's view, the addition of this factor has no measurable impact on the RHNA allocation. We have proposed, and the HMC has thus far agreed to, using household statistics in the RHNA methodology. The household estimates account for all people living in housing units, including students. Thus, the portion of the student population that occupies part of a local jurisdiction's housing stock is counted as such and as a source of future household formation.

The portion of the student population that occupies "group quarters," such as college dormitories, are not included in household population counts. They are included in the "total population" estimates. However, staff is not proposing that "total population" be used in the RHNA allocation methodology.

Therefore, staff does not propose a specific factor in the methodology to represent the impact of student populations.