

RESOLUTION NUMBER 2793

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, APPROVING THE RESOLUTION OF THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS (WRCOG) OBJECTING TO THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENT'S (SCAG) REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) PROCESS FOR ESTABLISHING HOUSING CONSTRUCTION TARGETS.

WHEREAS, State housing law requires each local jurisdiction to review and update the Housing Element of their respective general plans every five (5) years in order to contribute to the attainment of state housing goals and policies; and,

WHEREAS, the Southern California Association of Governments (SCAG) is responsible for preparing the Regional Housing Needs Assessment (RHNA), which identifies regional, subregional and local targets for the amount and type of housing needed during the current planning period (1998-2005); and,

WHEREAS, Jurisdictions must have reliable and timely data upon which to assess their future housing construction needs, and thereby base constructive local housing policies and programs; and,

WHEREAS, Jurisdictions must utilize factual and current data to effectively decide how to allocate their scarce housing resource dollars to meet real housing needs for affordable homes; and,

WHEREAS, the timing of the current RHNA planning period has required SCAG to use outdated 1990 Census data to make housing needs projections for the year 2005; and,

WHEREAS, the 1990 Census data is more than ten years old, and does not reflect current local, housing market or socio-economic conditions nor provide an adequate basis for projecting future housing construction needs to the year 2005; and,

WHEREAS, SCAG adopted a Draft RHNA in November 1999, with provisions for local jurisdictions to appeal the existing need assessments or the construction need allocations by February 1, 2000; and,

WHEREAS, Jurisdictions need to base their future housing needs on substantially more accurate and timely data in order to successfully address local and regional needs for affordable homes in a pragmatic and coherent manner; and,

WHEREAS, the WRCOG Subregion did accept RHNA delegation from SCAG; and,

WHEREAS, the WRCOG jurisdictions of the City of Moreno Valley, City of Hemet, and County of Riverside all filed appeals of their respective RHNA allocations based on various factors relating to the growth forecast, vacancy adjustments, and fair share adjustment; and,

WHEREAS, the WRCOG member jurisdiction appeals have demonstrated flaws in the RHNA data used by SCAG through objective comparison with more current, credible, and replicable data from a variety of reputable sources, including those used by the building industry for market feasibility and other housing studies; and,

WHEREAS, the appeals from western Riverside jurisdictions, in combination, totaled more than 22,053 housing units; and,

WHEREAS, SCAG staff has acknowledged the legitimacy of the local jurisdiction appeals with respect to more than 19,858 of those units; and,

WHEREAS, SCAG's in-house technical analysis showed that the WRCOG Subregion was over-allocated by up to 13,255 RHNA units, and that the unincorporated Riverside County area within WRCOG was also over-allocated by up to 33,400 RHNA units; and,

WHEREAS, SCAG staff is recommending disapproval of the remainder of the RHNA appeals, due in part to a failure to recognize the weak market for housing in outlying and socio-economically disadvantaged areas where economic recovery has lagged behind other parts of the Region; and,

WHEREAS, SCAG staff, based on their interpretation of a controversial SCAG policy that required maintenance of RHNA control totals for each subregion, has indicated that acceptance of appeals that are acknowledged to be legitimate may be conditioned on voluntary acceptance by other jurisdictions of many thousands of additional units (i.e., reallocation); and,

WHEREAS, pursuant to this process, legitimate WRCOG member appeals may, nonetheless, be withdrawn to avoid severe and arbitrary impacts of reallocation to neighboring jurisdictions, despite the knowledge that no market exists in the appealing jurisdictions for the numbers of units identified by the RHNA; and,

WHEREAS, the 'over'-allocation of housing need to the WRCOG Subregion implies 'under'- allocation to other parts of the region where housing is clearly needed but is less affordable; and

WHEREAS, the existing approach to doing RHNA's and housing elements has failed to accomplish state housing goals and policies or to result in the demonstrable addition of affordable homes in areas of critical need.

NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED by the WRCOG Executive Committee to petition the SCAG Regional Council to:

1. **ACCEPT** all appeals from the WRCOG Subregion consistent with RHNA law.
2. **ALLOW** technical modification of the subregional control total proposed for the WRCOG Subregion.
3. **ELIMINATE** the zero-sum policy limiting reallocation of inappropriately attributed need solely to jurisdictions within the WRCOG Subregion.
4. **DIRECT** staff, with subregional and State Department of Housing and Community Development participation, to reconsider the regional growth target as needed to address the legitimate appeals from WRCOG and other subregions and jurisdictions, so as to avoid unwarranted impacts to other jurisdictions through arbitrary reallocation.

BE IT FURTHER RESOLVED by the WRCOG Executive Committee that:

1. The projected growth poses a dramatic challenge for leaders and communities in the western Riverside County subregion, in that it will increase the need for all forms of public and private sector goods and services. These needs and services could overwhelm public resources if growth is not managed wisely and with vision. These needs include schools, parks, and open spaces, and the provision of adequate, cost-effective systems of water, sewerage, electricity, and transportation; among others. Therefore, it is critical that future Regional Housing Needs Assessments

are prepared with full consideration of means by which the SCAG Region can deliver affordable housing in conjunction with efficient delivery of the other needs and services that are essential to the Region's quality of life and economic vitality.

2. WRCOG does hereby support and request an extension of the SCAG region RHNA until such time as the federal 2000 Census data is available.

3. WRCOG does hereby support a legislative change in the order and timing of the regional COG RHNA preparation schedule such that the next SCAG region RHNA update occurs in a time period that allows use of federal Census data that is not more than 1-2 years old, in order to better reflect local housing market and socio-economic conditions and needs.

4. In the intervening time period before the next federal biennial Census data is available, WRCOG supports a more flexible use and standard of acceptable alternative data.

5. WRCOG does hereby support a wholesale overhaul and rethinking of the existing approach to do RHNAs and housing elements, and substituting instead an incentive based system coupled with local access to state housing funding resources.

ADOPTED, SIGNED and APPROVED this 30th day of May, 2000

MAYOR OF THE CITY OF PERRIS

Attest:

CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF IVERSIDE) §
CITY OF PERRIS)

I, Margaret Rey, duly elected City Clerk of the City of Perris, California, hereby certify that the foregoing Resolution Number 2793 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 30th day of May, 2000, by the following called vote:

Ayes: Motte, Rogers, Yarbrough, Larios, Busch
Noes:
Absent:

CITY CLERK