



## CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Direct the City Manager to prepare and send a letter to the San Joaquin County Council of Governments on the draft methodology for the Regional Housing Needs Allocation process.

**MEETING DATE:** March 19, 2008

**PREPARED BY:** Community Development Department

**RECOMMENDED ACTION:** Direct the City Manager to prepare and send a letter to the San Joaquin County Council of Governments on the draft methodology for the Regional Housing Needs Allocation process.

**BACKGROUND INFORMATION:** The City Council held a Shirtsleeve meeting on March 4, 2008 and received a report on the San Joaquin County Council of Governments (SJCOG) Regional Housing Needs Allocation (RHNA) process. There was significant discussion concerning the process and the draft methodology used by the SJCOG to distribute the housing need allocations to jurisdictions. It was noted that the draft methodology public comment period is from February 1, 2008 through April 9, 2008.

City Council members indicated a desire to make comments on the draft methodology. Items of concern included placing a greater emphasis on existing households and household growth, more than the 50% proposed in the draft methodology. Another concern was to get more accurate data on the existing and projected jobs per jurisdiction.

### RECOMMENDED COMMENTS:

Comments to be included in the letter to SJCOG on the RHNA methodology include the following:

A. Existing Households and Household Projections per jurisdiction:

It is recommended that instead of a 50% weighting of household factors, a 65% weighting be provided. Existing and projected household data is readily available and reasonably accurate. Further, housing projections represent the most accurate potential for new housing and the most feasible opportunity to provide housing needs.

B. Jobs and Job Projections per jurisdiction:

With an increase in the weighting of the household factors to 65%, the job factor should be reduced to 35%. Job data is very difficult to obtain on a jurisdiction level, for both existing and projected conditions. The methodology weighting should recognize this data limitation by de-emphasizing its weight.

C. Source of Job Data:

Seek a source of the job data other than from the Regional Transportation Plan. The current source of the job data per jurisdiction is from the Regional Transportation Plan. The job data in this Plan was

APPROVED: \_\_\_\_\_  
Blair King, City Manager

estimated for the purpose of determining current transportation needs and future demands. This purpose has the tendency to over-project jobs for economic development and infrastructure needs. This purpose is incompatible with the RHNA purpose of seeking to achieve some measure of job – housing balance. A source of jobs by jurisdiction that is based on actual jobs and is statistically focused on these actual jobs and projected job growth is needed.

D. Other Comments:

The Council may wish to articulate other comments regarding the draft methodology that they wish to express to SJCOG.

If SJCOG were to accept the proposed methodology it would result in a more balanced approach and reduce Lodi's allocation of 4,830 housing units. However, only SJCOG is capable of running the allocation formula and Lodi's exact allocation is unknown under the proposed formula. Also, the revised methodology does not address the allocation of Very Low and Low housing units.

**FISCAL IMPACT:** No direct impact associated with methodological changes to the RHNA process.

**FUNDING AVAILABLE:** N/A

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Randy Hatch  
Community Development Director

Attachments

# Proposed

## Year 2007 - 2014 RHNA by Income Category

	Very Low	Low	Moderate	Above Moderate	TOTALS	Percentage	Difference from Previous Allocation
Escalon	107	68	84	220	480	1%	0%
Lathrop	172	130	177	463	941	2%	0%
Lodi	1,184	794	889	1,963	4,830	13%	2%
Manteca	648	484	628	1,390	3,150	8%	-1%
Ripon	120	86	111	320	638	2%	-1%
Stockton	3,946	2,376	2,643	5,582	14,547	38%	-8%
Tracy	931	650	851	2,693	5,126	13%	-3%
SJ County	2,038	1,359	1,590	3,521	8,509	22%	11%
<b>Total</b>	<b>9,146</b>	<b>5,947</b>	<b>6,974</b>	<b>16,152</b>	<b>38,220</b>	<b>100%</b>	