

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**Division of Housing Policy Development**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643



August 16, 2006

Mr. Henry Gardner
Executive Director
Association of Bay Area Governments
P.O. Box 2050
Oakland, CA 94604-2050

Dear Mr. Gardner:

Re: Timeline for Formation of Subregions for Regional Housing Need Allocation

This is in response to your July 10, 2006 letter requesting an extension of the due date to complete formation of subregions as set forth in our September 29, 2005 letter. The Department approves your request to extend the subregional formation due date by one-month. The date for the governing bodies of local governments to adopt a resolution to form a subregion is extended from August 31 to September 30, 2006. As you acknowledge in your letter, granting this extension does not change or extend other deadlines applicable to the Regional Housing Need Allocation process. Attachment 1 reflects the extended due date of September 30, 2006. All other due dates remain in effect. The statutory due date for jurisdictions within your region to update their housing elements remains June 30, 2009.

The Department looks forward to working with ABAG to complete the regional housing need process per Attachment 1. If you, or your staff, have any questions, please feel free to contact Linda Wheaton, Assistant Deputy Director, at (916) 327-2642.

Sincerely,

Cathy E. Creswell
Deputy Director

Enclosure

cc: Paul Fassinger, Director, Research and Analysis, ABAG
Janet McBride, Planning Director, ABAG

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Timeline corrected by ABAG to reflect extension granted by cover letter.

Schedule for ABAG Regional Housing Needs Allocation

Regional Allocation Deadlines		Allocation Deadlines if Subregional Option Used	
2006			
April 30	ABAG/HCD consultation on region's share of statewide housing need [65584.02(b)]		
June 30	ABAG requests information from jurisdictions for developing methodology [65584.04(b)(1)]	September 30 August 31	Deadline for creating subregional entities [65584.03(a)]
December 31	ABAG develops a proposed methodology [65584.04(a)]. Start of 60-day public comment period about methodology [65584.04(h)]; must include at least one public hearing [65584.04(c)]	December 31	The subregion develops a proposed methodology [65584.04(a)]. Start of 60-day public comment period about methodology [65584.04(h)]; must include at least one public hearing [65584.04(c)]
2007			
January - March	ABAG adopts a final methodology [65584.04(h)]	January - March	Subregion adopts a final methodology [65584.04(h)]
March 1	HCD determination of regional housing need [65584.02(a)(1)]	May 1	ABAG determination of housing need assigned to each subregion. At least one public hearing must be held prior to allocation [65584.03(c)].
Prior to June 30	ABAG issues DRAFT RHNA [65584.05(a)].	Prior to June 30	Subregion issues DRAFT RHNA [65584.05(a)].
Prior to June 30	ABAG reviews DRAFT RHNA of subregions for compliance with Gov. Code Sec. 65584.03(d), if noncompliant, ABAG completes allocation process for affected jurisdictions		
Prior to September 30	Local jurisdictions may request revisions to DRAFT allocation [65584.05(b)]	Prior to September 30	Local jurisdictions may request revisions to DRAFT allocation [65584.05(b)]
Prior to October 31	ABAG responds to revision requests (within 60 days of submittal) [65584.05(c)]	Prior to October 31	Subregion responds to revision requests (within 60 days of submittal) [65584.05(c)]
December - February	Local jurisdictions may appeal DRAFT RHNA (60 day period)	December - February	Local jurisdictions may appeal DRAFT RHNA (60 day period)
2008			
January - Feb.	Continuation of 60 days for Local jurisdictions to appeal DRAFT RHNA	January - Feb.	Continuation of 60 days for Local jurisdictions to appeal DRAFT RHNA
January - April	ABAG public hearing on appeals (within 60 days after deadline for filing appeal) [65584.05(e)].	January - April	Subregion public hearing on appeals (within 60 days after deadline for filing appeal) [65584.05(e)].
February - April	ABAG issues FINAL RHNA proposal (within 45 days of end of 60-day appeals period) [65584.05(f)].	February - April	Subregion issues FINAL RHNA proposal (within 45 days of end of 60-day appeals period) [65584.05(f)].
February - June	ABAG public hearing to adopt FINAL allocation (within 45 days of issuing final allocation) [65584.05(h)]. Submit adopted Final Allocation to HCD.	February - March (prior to ABAG's)	Subregion public hearing to adopt FINAL allocation (within 45 days of issuing final allocation) [65584.05(h)]. Subregions submit FINAL allocations to ABAG
2009			
August	HCD completes review of FINAL RHNA [65584.05(h)].		
June 30	Adopted Housing Element updates due to HCD, preceded by submittal of draft elements		