



**VENTURA COUNCIL  
OF GOVERNMENTS**

**AGENDA**

Thursday, December 14, 2006  
5:00 p.m.

City of Camarillo  
Council Chambers

601 Carmen Drive, Camarillo, California 93010

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL**
4. **PUBLIC COMMENT**

At this time, members of the public may comment on any item not appearing on the agenda upon completion of a speaker card. Individual Board Members may briefly respond to Public Comments or ask questions for clarification.

5. **BOARD MEMBER COMMENTS**
6. **APPROVAL OF THE FINAL AGENDA**
7. **ORDER OF BUSINESS**

- A. **Regional Housing Needs Assessment Update**: Receive update and provide direction to staff as appropriate. Interim Executive Director Wally Bobkiewicz's December 8, 2006 report.
- B. **Position on SB 12 (Lowenthal) – SCAG RHNA Pilot Program**: Consider taking a position on SB 12. Interim Executive Director Wally Bobkiewicz's December 8, 2006 report.

**MEMBERS**

City of Camarillo  
Jan McDonald, Member  
Kevin Kildee, *Alternate*

City of Oxnard  
Thomas Holden, Member  
Tim Flynn, *Alternate*

City of Simi Valley  
Paul Miller, Member  
Steven Sojka, *Alternate*

City of Fillmore

City of Port Hueneme  
Jonathan Sharkey, Member

City of Thousand Oaks  
Tom Glancy, Member  
Jaqui Irwin, *Alternate*

City of Moorpark  
Patrick Hunter, Member  
Clint D. Harper, *Alternate*

City of San Buenaventura  
Carl Morehouse, Member  
Brian Brennan, *Alternate*

County of Ventura  
Linda Parks, Member  
John Flynn, *Alternate*

City of Ojai  
Sue Horgan, Member  
Rae Hanstad, *Alternate*

City of Santa Paula  
Gabino Aguirre, Member  
John Procter, *Alternate*

- C. **Select Date of Next Special Meeting to Consider RHNA Issue/Consider Rescheduling January 11, 2007 Regular Meeting**: Select day and time for next special meeting for January 8, 9 or 10, 2007 and consider rescheduling January 11, 2007 regular meeting. Interim Executive Director Wally Bobkiewicz's oral report

8. **AGENCY REPORTS**

- A. Southern California Association of Governments
- B. Ventura County Transportation Commission
- C. League of California Cities
- D. Other Agencies

9. **INTERIM EXECUTIVE DIRECTOR REPORT**

10. **REQUEST FOR FUTURE AGENDA ITEMS**

Any Board Member may propose items for placement on a future agenda. Members may discuss whether or not the item should be agendaized and the description of the agenda item.

11. **ADJOURNMENT**

Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are on file in the City of Santa Paula City Manager's Office and are available for public inspection. If you have any questions regarding any agenda item, contact the Interim Executive Director at (805) 933-4200.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Interim Executive Director. Notification 48 hours before the meeting will allow VCOG to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35, 102-35.104 ADA Title II).



**VENTURA COUNCIL  
OF GOVERNMENTS**

**MEMORANDUM**

**TO:** Board of Directors

**FROM:** Wally Bobkiewicz, Interim Executive Director

**SUBJECT:** **Regional Housing Needs Assessment Update**

**DATE:** December 8, 2006

---

**Recommendation:** It is recommended that the Board of Directors receive update and provide direction to staff as appropriate.

---

**Discussion:** During the past several weeks, the City and County Planning Directors have met to review and develop alternatives to the proposed Regional Housing Needs Assessment (RHNA) allocation from the Southern California Association of Governments (SCAG) to Ventura County. County Resource Management Agency Director Chris Stephens will make a presentation on behalf of the group at the VCOG meeting. The Planning Directors will be meeting on Tuesday, December 12 to finalize their latest recommendations. Information from the group will be relayed to the VCOG Board if possible before the Board Meeting.

SCAG will be discussing next steps in the RHNA process at their monthly meeting the morning of December 14. Staff will provide an update at the VCOG Meeting. It is our current understanding that a revised proposed RHNA allocation will be released just before the end of the year and that SCAG will have a public workshop on these revised numbers on Thursday, January 11, 2007.

Staff will review these numbers (both the Planning Directors and City Managers groups) and will be ready to report back to VCOG the afternoon of January 8, 2007. Staff recommends that VCOG meet prior to the morning of January 11, 2007 to formulate a final position on the RHNA allocation to share with SCAG on January 11, 2007.



**VENTURA COUNCIL  
OF GOVERNMENTS**

**MEMORANDUM**

**TO:** Board of Directors

**FROM:** Wally Bobkiewicz, Interim Executive Director

**SUBJECT:** **SB 12 (Lowenthal) – SCAG RHNA Pilot Program**

**DATE:** December 8, 2006

---

**Recommendation:** It is recommended that the Board of Directors consider taking a position on the legislation.

---

**Discussion:** State Senator Alan Lowenthal (D-Long Beach) has introduced SB 12 (attached) at the request of the Southern California Association of Governments (SCAG) to provide the necessary state authorization for SCAG to complete the Regional Housing Needs Assessment (RHNA) process. SCAG has not been able to complete work on RHNA per existing law and requires special legislation for the process they are now in the middle of completing and law to be consistent.

SB 12 was introduced on December 4, 2006. Staff is still analyzing the bill and will provide analysis and a recommended position at your December 14, 2006 meeting.

**Attachment:**  
SB 12 (Lowenthal)

**Introduced by Senator Lowenthal**December 4, 2006

---

---

An act to add and repeal Section 65584.08 of the Government Code, relating to housing, and declaring the urgency thereof, to take effect immediately.

## LEGISLATIVE COUNSEL'S DIGEST

SB 12, as introduced, Lowenthal. Planning and zoning: housing element: Southern California Association of Governments.

(1) The Planning and Zoning Law requires a city or county general plan to include specified mandatory elements, including a housing element that identifies and analyzes existing and projected housing needs and includes a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.

The Planning and Zoning law requires each local government to review its housing element as frequently as appropriate to evaluate certain data, and establishes June 30, 2007, as the date of the 4th revision for the housing element of local governments within the jurisdiction of the Southern California Association of Governments.

The Planning and Zoning Law requires at least 2 years prior to a scheduled revision of a local government's housing element that each council of governments, or delegate subregion, as applicable, develop a proposed methodology for distributing the existing and projected regional housing need to cities, counties, and cities and counties within the region, or within the subregion, where applicable, pursuant to specified provisions. That law requires that the methodology be consistent with specified objectives that include, among other things, a determination of the availability of land suitable for urban development

or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.

This bill, until January 1, 2015, would substantially revise the procedure for the Southern California Association of Governments, or delegate subregion, as applicable, to develop a proposed methodology for distributing the existing and projected regional housing need to cities and counties within the region or subregion.

The bill would establish a state-mandated local program by imposing additional duties upon the Southern California Association of Governments.

(2) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

(3) This bill would declare that it is to take effect immediately as an urgency statute.

Vote:  $\frac{2}{3}$ . Appropriation: no. Fiscal committee: yes.  
 State-mandated local program: yes.

*The people of the State of California do enact as follows:*

1 SECTION 1. Section 65584.08 is added to the Government  
 2 Code, to read:  
 3 65584.08. (a) For the purposes of this section the “association”  
 4 is the Southern California Association of Governments.  
 5 (b) For the fourth revision of the housing element pursuant to  
 6 Section 65588 within the region of the association, the existing  
 7 and projected need for housing for the region as a whole and each  
 8 jurisdiction within the region shall be determined according to the  
 9 provisions of this article except as those provisions are specifically  
 10 modified by this section.  
 11 (c) The existing and projected housing need for the region shall  
 12 be determined in the following manner:  
 13 (1) The association shall develop an integrated long-term growth  
 14 forecast by five-year increments. The growth forecast is not a  
 15 Regional Housing Needs Allocation Plan.

1 (2) The forecast shall consist of the following three major  
2 variables by geographic area throughout the region:

- 3 (A) Population.
- 4 (B) Employment.
- 5 (C) Households.

6 (3) The association shall convert households into housing units  
7 using replacement rates from the Department of Finance, and  
8 county level vacancy rates from the most recent census, by  
9 weighing vacancy rates of for-sale and for-rent units.

10 (4) The association shall transmit the forecast to the department  
11 with the following variables:

- 12 (A) Population.
- 13 (B) Employment.
- 14 (C) Households.
- 15 (D) Housing units.

16 (5) Upon receiving the forecast, the department shall determine  
17 the existing and projected housing need for the region in  
18 accordance with paragraph (2) of subdivision (c) of, and with  
19 subdivision (d) of, Section 65584.01.

20 (d) Instead of conducting a survey of each of its member  
21 jurisdictions, as would otherwise be required under subdivision  
22 (b) of Section 65584.04, the association shall conduct a public  
23 workshop. Not less than 30 days prior to the date of commencement  
24 of the public workshop, the association shall notify affected  
25 jurisdictions about the manner in which it proposes to consider the  
26 factors specified in subdivision (d) of Section 65584.04 in the  
27 housing allocation process. Local governments may submit  
28 information about the factors before the workshop for consideration  
29 by the association and incorporation into the discussion of the  
30 methodology at the workshop.

31 (e) The association shall delegate development of the housing  
32 need allocation plan to the subregional entities, if the association  
33 and the subregional entities agree in writing to that delegation and  
34 the association ensures that the total regional housing need is  
35 maintained.

36 (f) The association shall conduct a minimum of 14 public  
37 workshops to discuss the regional growth forecast and the factors  
38 upon which housing needs are proposed to be allocated to  
39 subregions, or, in the absence of a subregion, to individual  
40 jurisdictions. The workshops shall also present opportunities for

1 jurisdictions and members of the public or relevant stakeholders  
2 to provide information to the association on local conditions and  
3 factors. Following the workshops, and concurrent with the adoption  
4 of its draft housing allocation plan, the association shall describe  
5 the following:

6 (1) The manner in which the plan is consistent with the housing,  
7 employment, transportation, and environmental needs of the region.

8 (2) The manner in which the methodology that produced the  
9 plan complies with subdivision (e) of Section 65584.04.

10 (3) The manner in which the information received in the public  
11 workshops was considered in the methodology used to allocate  
12 the regional housing need.

13 (g) Both the methodology and allocation process shall consider  
14 the factors listed under subdivision (d) of Section 65584.04 and  
15 promote the goals and objectives of subdivision (d) of Section  
16 65584 and the regional transportation plan growth forecasting  
17 process to integrate housing planning with projected population  
18 growth and transportation. The association shall complete the final  
19 housing need allocation plan not more than 12 months after the  
20 date that the department sends a final written determination of the  
21 region's existing and projected housing need. It is the intent of the  
22 Legislature that the housing element update deadlines, as required  
23 under Section 65588, and as modified by the department under  
24 paragraph (2) of subdivision (a) of Section 65584.02, will not be  
25 extended. The association shall submit a report to the Legislature  
26 on or before March 30, 2007, describing the progress it has made  
27 in completing the final need allocation plan.

28 (h) A city or county may appeal its draft allocation to the  
29 association, or a delegate subregion, pursuant to subdivision (e)  
30 of Section 65584.05, based upon any of the following criteria:

31 (1) The association or delegate subregion, as applicable, failed  
32 to adequately consider the information submitted pursuant to  
33 subdivision (d), or a significant and unforeseen change in  
34 circumstances has occurred in the local jurisdiction that merits a  
35 revision of the information submitted pursuant to that subdivision.

36 (2) The association or delegate subregion, as applicable, failed  
37 to determine its share of the regional housing need in accordance  
38 with the information described in, and the methodology established  
39 pursuant to subdivision (f).

1 (3) The association or delegate subregion, as applicable, failed  
2 to determine its share of the regional housing need in accordance  
3 with the factors identified in subdivision (d) of Section 65585.04.

4 (i) The association shall not be required to entertain requests  
5 for revision pursuant to subdivisions (b) and (c) of Section  
6 65584.05.

7 (j) A city or county shall not be allowed to file more than one  
8 appeal under subdivision (h), and no appeals may be filed under  
9 subdivision (h) relating to any adjustments made pursuant to  
10 subdivision (g) of Section 65584.05.

11 (k) The final allocation plan shall be subject to the provisions  
12 of subdivision (h) of Section 65584.05.

13 (l) The resolution adopted by the association approving the final  
14 housing need allocation plan shall ensure that the total regional  
15 housing need, as determined pursuant to subdivision (c), is  
16 maintained. The resolution shall require the plan to conform to all  
17 of the following:

18 (1) Be consistent with the objectives of this section and article.

19 (2) Be consistent with the regional transportation plan and the  
20 air quality conformity finding of the plan.

21 (3) Take into account the information provided to the association  
22 by its member jurisdictions pursuant to subdivisions (d) and (f).

23 (m) This section shall remain in effect only until January 1,  
24 2015, and as of that date is repealed, unless a later enacted statute,  
25 that is enacted before January 1, 2015, deletes or extends that date.

26 SEC. 2. If the Commission on State Mandates determines that  
27 this act contains costs mandated by the state, reimbursement to  
28 local agencies and school districts for those costs shall be made  
29 pursuant to Part 7 (commencing with Section 17500) of Division  
30 4 of Title 2 of the Government Code.

31 SEC. 3. This act is an urgency statute necessary for the  
32 immediate preservation of the public peace, health, or safety within  
33 the meaning of Article IV of the Constitution and shall go into  
34 immediate effect. The facts constituting the necessity are:

35 In order to allow the Southern California Association of  
36 Governments, at the earliest possible time, to develop a proposed  
37 methodology for distributing the existing and projected regional  
38 housing need to cities and counties within its jurisdiction on or

- 1 before the June 30, 2007, deadline imposed under existing law, it
- 2 is necessary that this act take effect immediately.

O