In accordance with City Council Resolution No. 1995-21, the minutes of meetings of the City Council and the Boards, Commissions, and Committees of the City shall be prepared as Action Minutes.

MINUTES
CITY COUNCIL
BANNING, CALIFORNIA

09/24/2019
SPECIAL MEETING- WORKSHOP

COUNCIL/BOARD MEMBERS PRESENT: Councilmember Happe
Councilmember Wallace
Mayor Pro Tem Andrade
Mayor Welch

COUNCIL MEMBERS ABSENT: Councilmember Peterson

OTHERS PRESENT: Douglas Schulze, City Manager
Serita Young, Assistant City Attorney
Marie Calderon, City Clerk
Adam Rush, Community Development Director
Tom Miller, Electric Utility Director
Matthew Hamner, Chief of Police
Ralph Wright, Parks & Recreation Director
Laurie Sampson, Executive Assistant
Ma'Ayn Johnson, SCAG
John Douglas, Consultant

I. CALL TO ORDER

A special meeting of the Banning City Council was called to order by Mayor Welch on September 24, 2019 at 4:07 p.m. at the Banning Civic Council Chambers, 99 E. Ramsey Street, Banning, California.

II. WORKSHOP

Affordable Housing Presentation by SCAG.

III. PUBLIC COMMENTS – Opportunity for the public to address items on the agenda.

Paul Perkins, Banning resident, asked if an existing apartment building can be converted to qualify for affordable housing. Mr. Douglas responded, this is possible but it is very difficult to accomplish.

IV. ADJOURNMENT

By consensus, the meeting adjourned at 5:03 p.m.

Minutes Prepared by:

Laurie Sampson, Acting Deputy City Clerk

The entire discussion of this meeting and related documents can be found by visiting the following website:
https://banninglive.viebit.com/player.php?hash=1vjnzGz2vdTj
or by requesting a CD or DVD at Banning City Hall located at 99 E. Ramsey Street.

ATTACHMENT 1

Community Development PowerPoint

CITY OF BANNING
CITY COUNCIL WORKSHOP
Affordable Housing; Housing Element: & RHNA

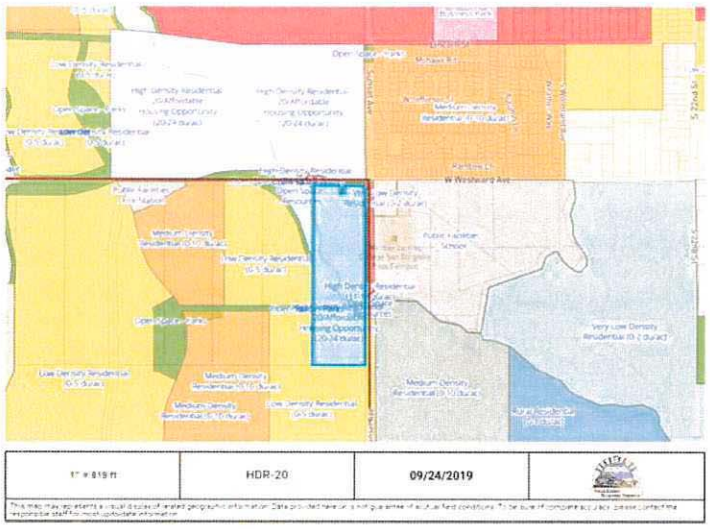
Speaker Introductions & Workshop Outline

Workshop Outline:

- ❑ What is the Regional Housing Needs Assessment or RHNA
- ❑ The RHNA process
- ❑ Housing Elements in General Plan
- ❑ Housing Element Law & Statutes
- ❑ Why Housing Elements are important?
- ❑ RHNA & Housing Element Timeframes
- ❑ What is Big "A" Affordable Housing?
- ❑ The City's responsibilities with RHNA and Affordable Housing
- ❑ Density Minimums and Limits
- ❑ Potential Consequences of Inaction
- ❑ The "Housing Crisis"

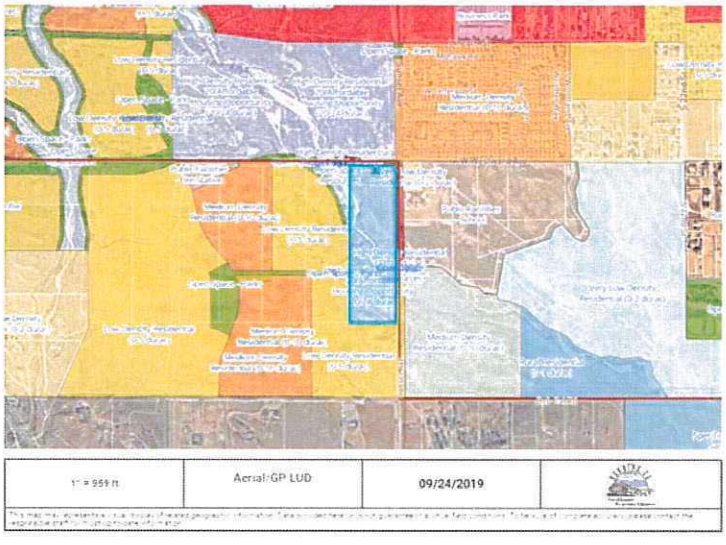
Housing Element Sites

APN 537-120-034



Housing Element Sites

APN 537-120-034



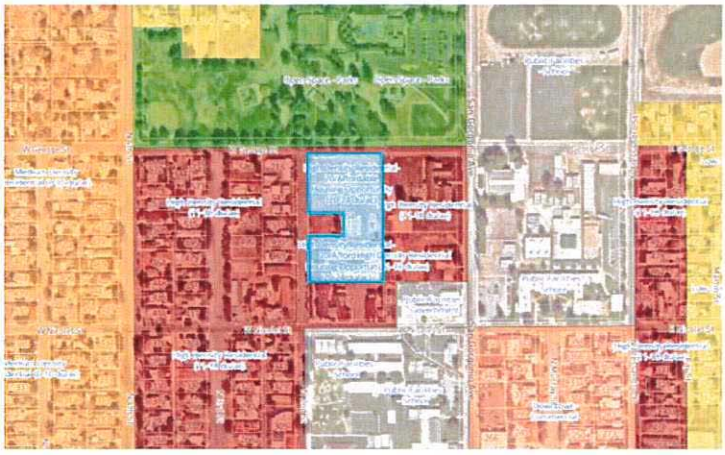
Housing Element Sites

APN 540-083-002

1" = 327 ft	HDR-20	09/24/2019	

Housing Element Sites

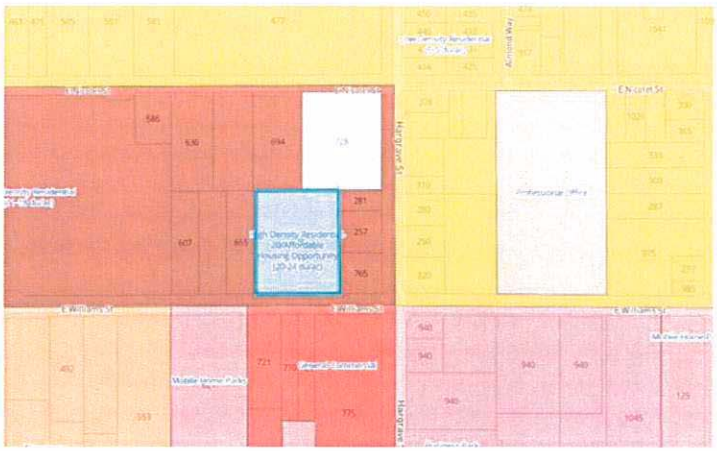
APN 540-083-002



1" = 327 ft	Aerial/GP LUD	09/24/2019	

Housing Element Sites

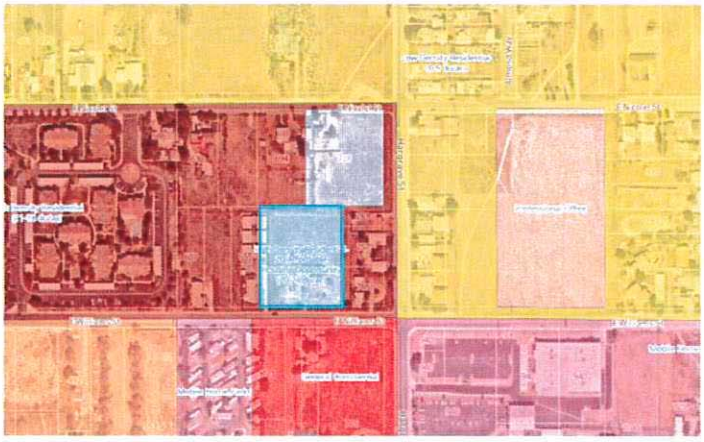
APN 541-110-013



1" = 248 ft	HDR-20	09/24/2019	

Housing Element Sites

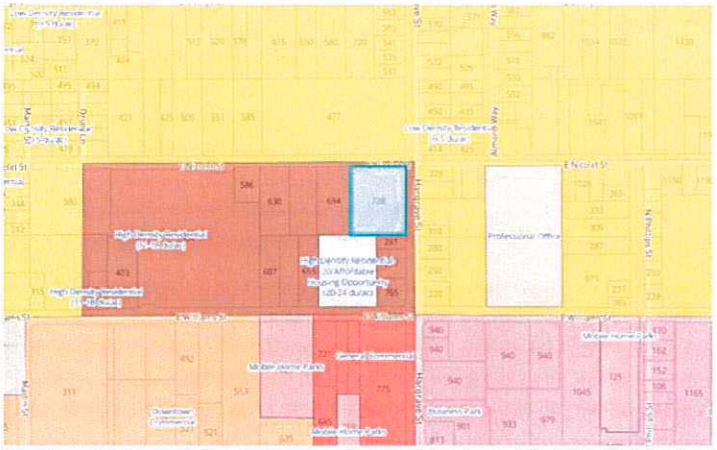
APN 541-110-013



1" = 248 ft	Aerial: GP LUD	09/24/2019	

Housing Element Sites

APN 541-110-009

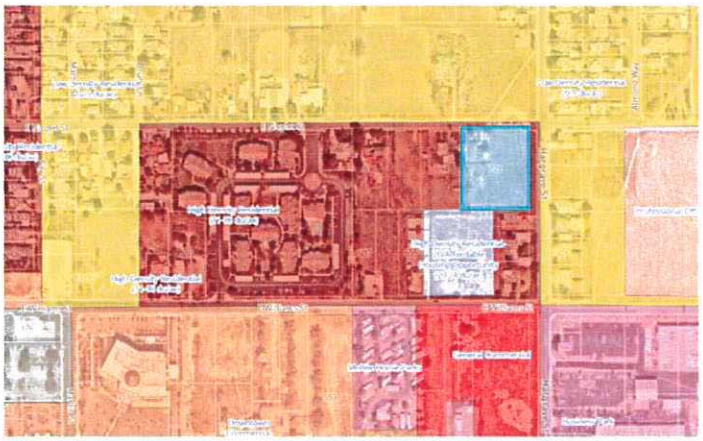


1" = 357 ft	HDR-20	09/24/2019	

This map may represents a visual display of related geographic information. Data provided hereon is not guarantee of actual field conditions. To be sure of information accuracy, please contact the respective staff for most up-to-date information.

Housing Element Sites

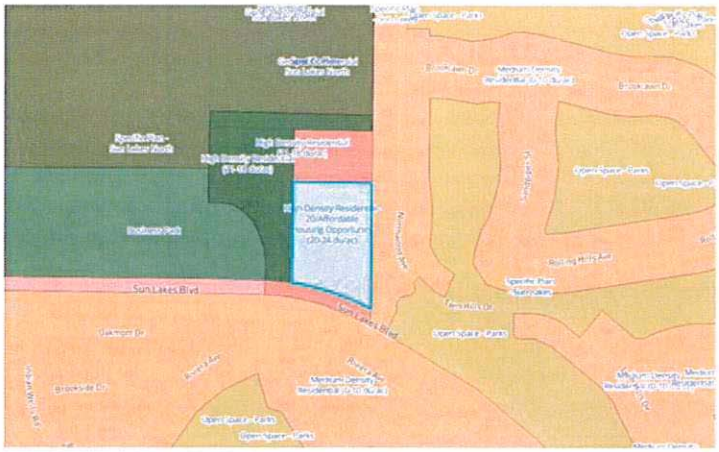
APN 541-110-009



1" = 251 ft	Aerial: GP LUD	09/24/2019	

Housing Element Sites

APN 419-140-059



1" = 341 ft	HDR-20	09/24/2019	

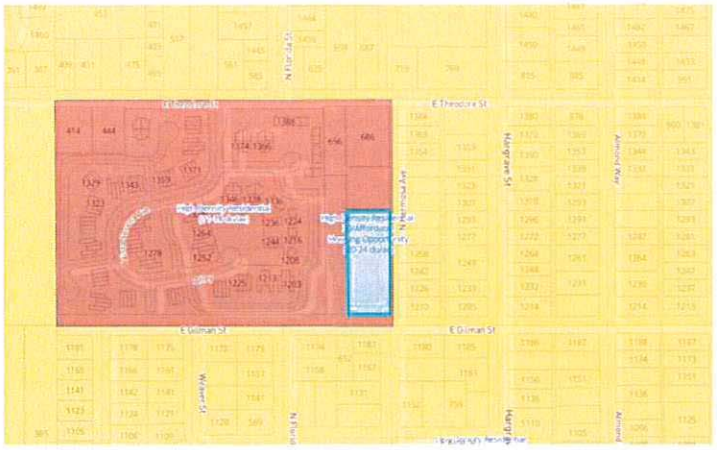
Housing Element Sites

APN 419-140-059

1" = 514 ft	Aerial/ GP LUD	09/24/2019	

Housing Element Sites

APN 534-161-010



1" = 250 ft	HDR 20	09/24/2019	

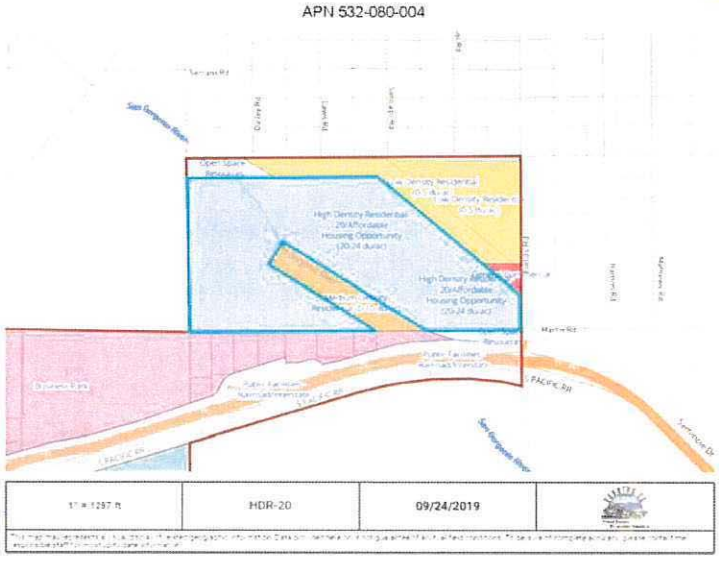
Housing Element Sites

APN 534-161-010

1" = 250 ft	Aerial GP LUD	09/24/2019	

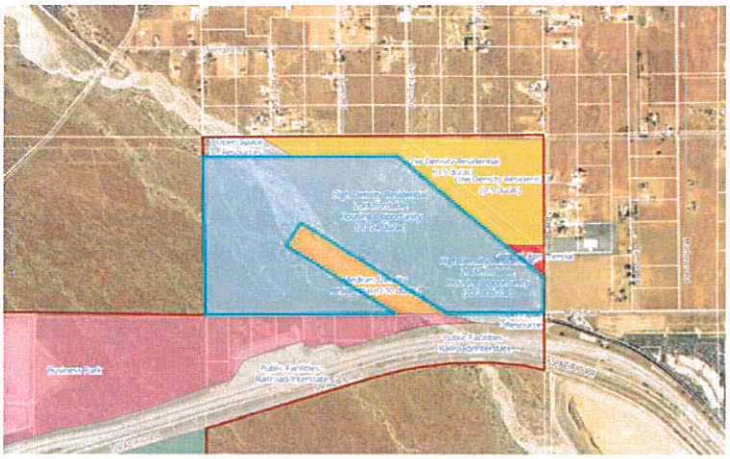
Housing Element Sites

Housing Element Sites



Housing Element Sites

APN 532-080-004



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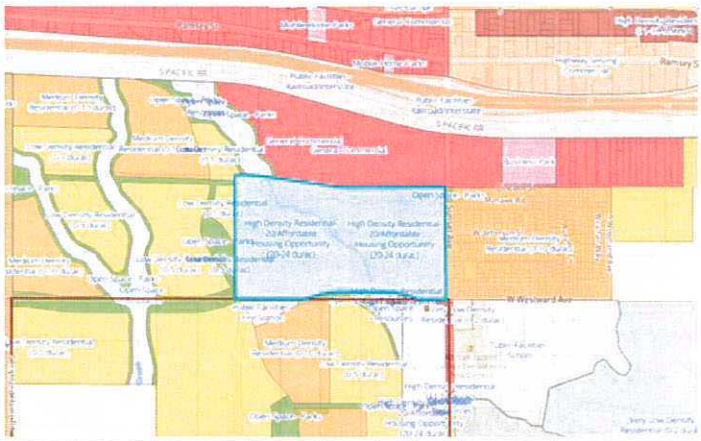
Housing Element Sites

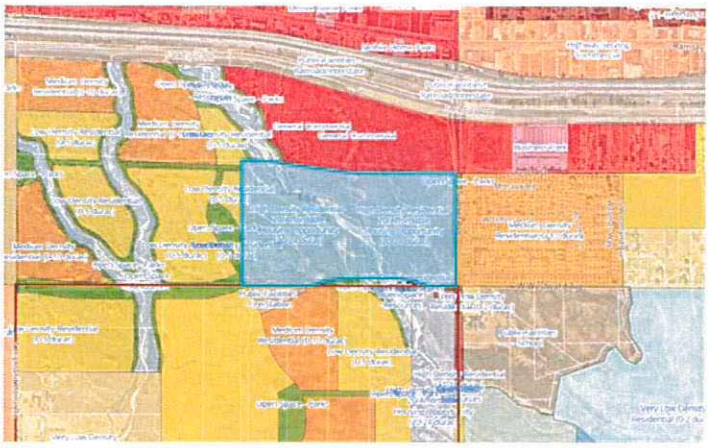
APN 537-110-008



1" = 979 ft	HDR-20	09/24/2019	

Housing Element Sites

APN 537-110-008



1" = 979 ft	Aerial/GP LUD	09/24/2019	

This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

Discussion

Thank you & Questions

ATTACHMENT 2

SCAG PowerPoint

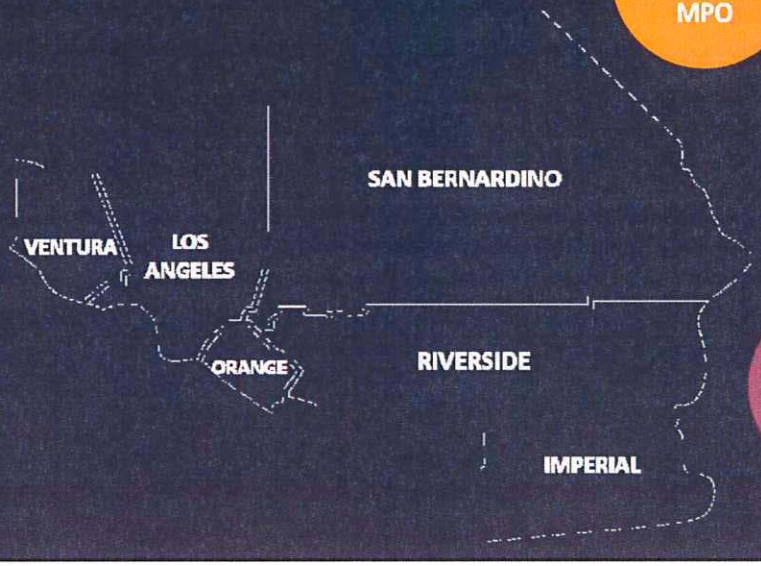
Determining Affordable Housing Need

Ma'Ayn Johnson
Housing & Land Use Planner
Southern California Association of Governments

September 24, 2019

SCAG™
INNOVATING FOR A BETTER TOMORROW

The SCAG Region



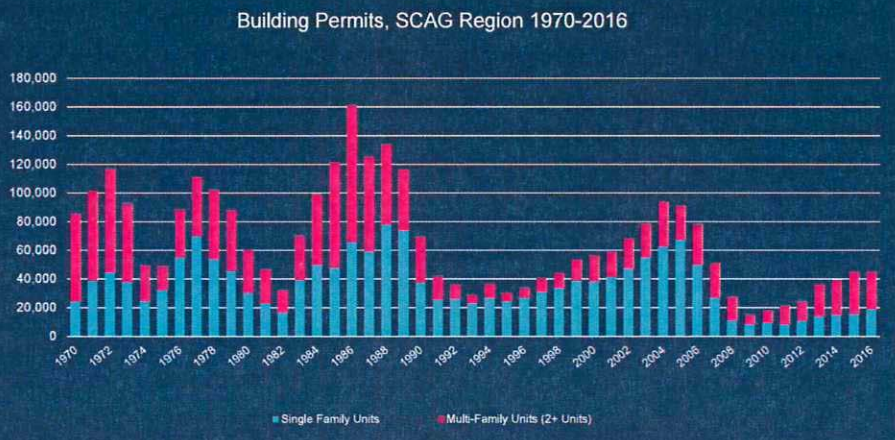
- Nation's Largest MPO
- 191 Cities 6 Counties
- 18.9 Million People
- 16th Largest Economy in the World

Different Causes of the Housing Crisis

- Unpredictable discretionary permitting process
  - California Environmental Quality Act (CEQA)
- Lack of funding for developers, builders, and cities
- Construction costs
- High cost of land

....the problem is still the same, we're not building enough housing

The Housing Crisis is Caused by a Lack of Housing Supply



Purpose of RHNA

A DROP IN HOME BUILDING

1970-1980	1990-2000	2010-2018
1 NEW UNIT PER	1 NEW UNIT PER	1 NEW UNIT PER
1.74 PERSONS ADDED	**4.52** PERSONS ADDED	**3.32** PERSONS ADDED

The Cost of Not Housing

Overcrowding

Outmigration and Loss of Talent

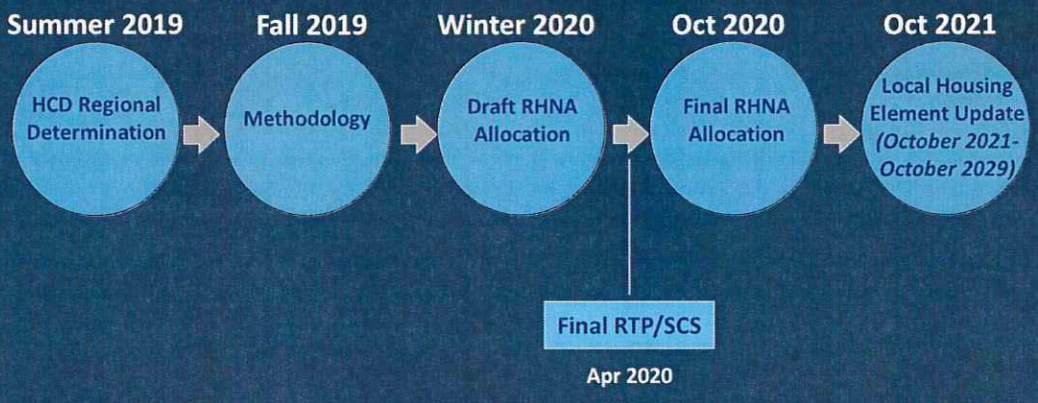
Health and Safety Issues

Economic Impacts

Regional Housing Needs Assessment

- State housing law requirement to determine regional housing needs
- 8 year planning period
- 5th cycle: 2013-2021
- 6th cycle: 2021-2029
- Final allocation adoption October 2020

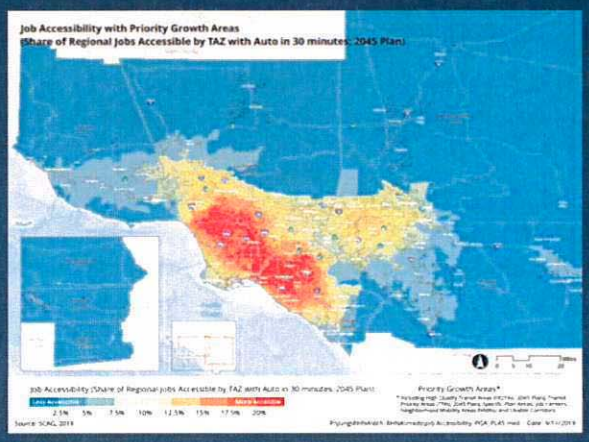
The RHNA Process



Regional Determination Process

- HCD provides a regional determination in consultation with SCAG and the Department of Finance (DOF)
- 4th Cycle regional determination (2006-2014)
  - 699,368
- 5th Cycle regional determination (2013-2021)
  - 412,137
- 6th Cycle regional determination (2021-2029)
  - 1,344,740

Recommended Draft RHNA Methodology



Based on:

- Share of household growth
- Job accessibility
- Transit accessibility
- Social equity adjustment
  - Household income distribution
  - Other indicators of resources (environment, education, economy)

Collective Problem, Collective Solutions

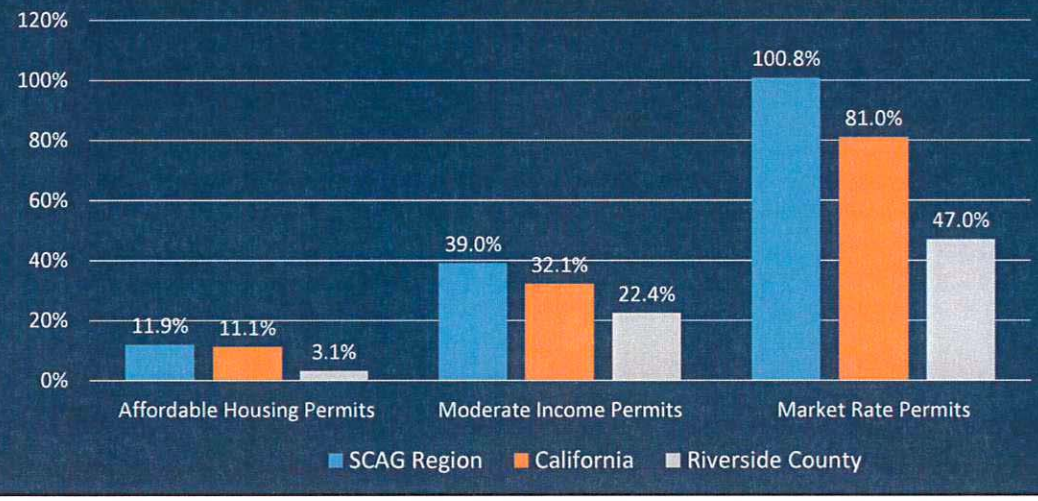
Private Sector

Public Sector

Non-profit Sector

Percentage of Residential Building Permits Issued 2013-2018

SCAG has permitted 54% of its RHNA need 75% through the 5th RHNA Cycle



Thank you!

To learn more about what we do, please visit:

www.scag.ca.gov

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