



Regional Housing Needs Assessment and State Compliance

Board of Directors – March 19, 2025



Background

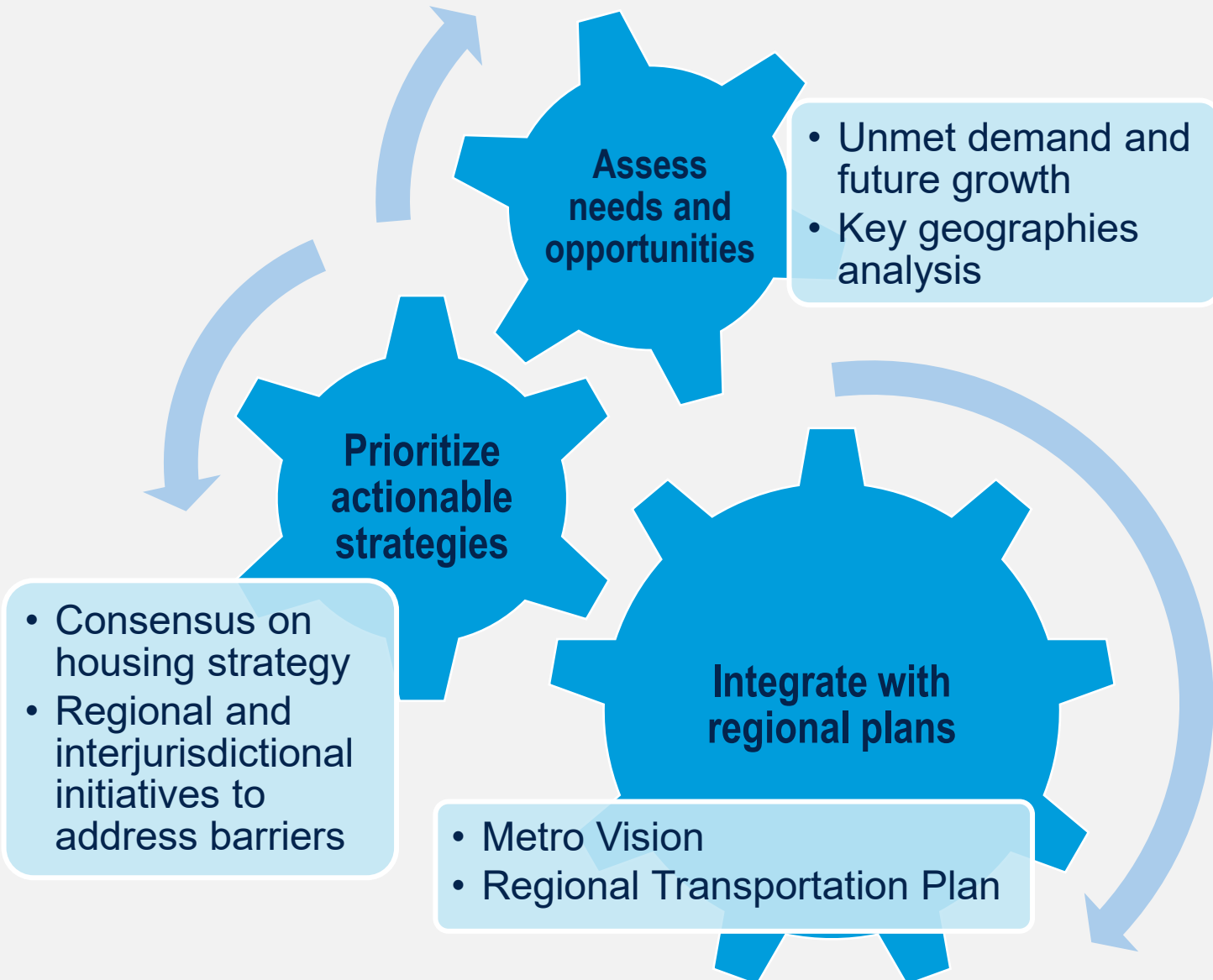


DRCOG context

DRCOG initiated development of a **regional housing needs assessment before state legislation** to require assessments.

- Scoping discussions and peer research, 2022-2023.
- Initiated October 2023.
- Board accepted October 2024.
- Early step on path to a regional housing strategy.

DRCOG's path to a regional housing strategy



Regional Housing Needs Assessment

October 2023–July 2024

- Data analysis.
- Understand barriers.
- Framework for strategy.

Regional Housing Strategy

February 2025–January 2026

- Regional implementation structure.

Regional plan updates

2025–2026

- Guide Metro Vision and regional transportation plan updates.



Legislative context

- Sustainable Affordable Housing Assistance Act (Senate Bill 24-174) requires local housing needs assessments.
 - An **exception**: participation in a **regional housing needs assessment**.
- Provides a **path for state acceptance** of assessments completed after January 1, 2022.
 - Submitted by December 31, 2024.
 - Conforming to state methodology.

Regional Housing Needs Assessment: Sustainable Affordable Housing Assistance Act compliance status

- **December 2024:** DRCOG staff **submitted** the Regional Housing Needs Assessment to DOLA for review as an existing assessment.
- **February 2025:** **Conditional Approval** of the assessment received from DOLA with needed technical changes required to reach Substantial Conformity.



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RHNA participation

Sustainable Affordable Housing Assistance Act requirements for participation in a regional housing needs assessment

- The local government's governing body must **review the assessment at a public meeting during the 60-day review window.**
- Comments from that review must be submitted to DRCOG staff who will send them to DOLA.

Frequently Asked Question

- **What does participation in the regional needs assessment provide?**
- It allows a jurisdiction to use the regional housing needs assessment for their statutorily-required housing needs assessment.

Frequently Asked Question

- **Does participation in the regional needs assessment prevent the production of a local housing needs assessment?**
- No. A jurisdiction can decide to produce a local needs assessment and participate in the regional needs assessment.

Frequently Asked Question

- **Does participation in the regional needs assessment limit the incorporation of a statutorily complying or non-complying local needs assessment into the required local housing action plans?**
- No. A jurisdiction can incorporate a local needs assessment and other local reports into the Housing Action Plan with or without participation in the regional needs assessment.

Frequently Asked Question

- **What is a consequence of not conducting a public review of DRCOG's Regional Housing Needs Assessment?**
- If a local jurisdiction within DRCOG's area does not conduct a public review of the assessment during the 60-day public review window, they cannot use the regional assessment for their statutorily-required assessment.



Next steps

Schedule

- **April 2025:** webinar for jurisdiction staff
- **May and June 2025:** office hours available with DRCOG staff
 - DRCOG staff will provide materials to aid jurisdiction staff in the Regional Housing Needs Assessment review process.
- **July:** start of 60-day review window





Questions?

Thank you!

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