

Regional Housing Need Assessment/Allocation (RHNA) Overview

California Department of Housing & Community Development
Division of Housing Policy Development



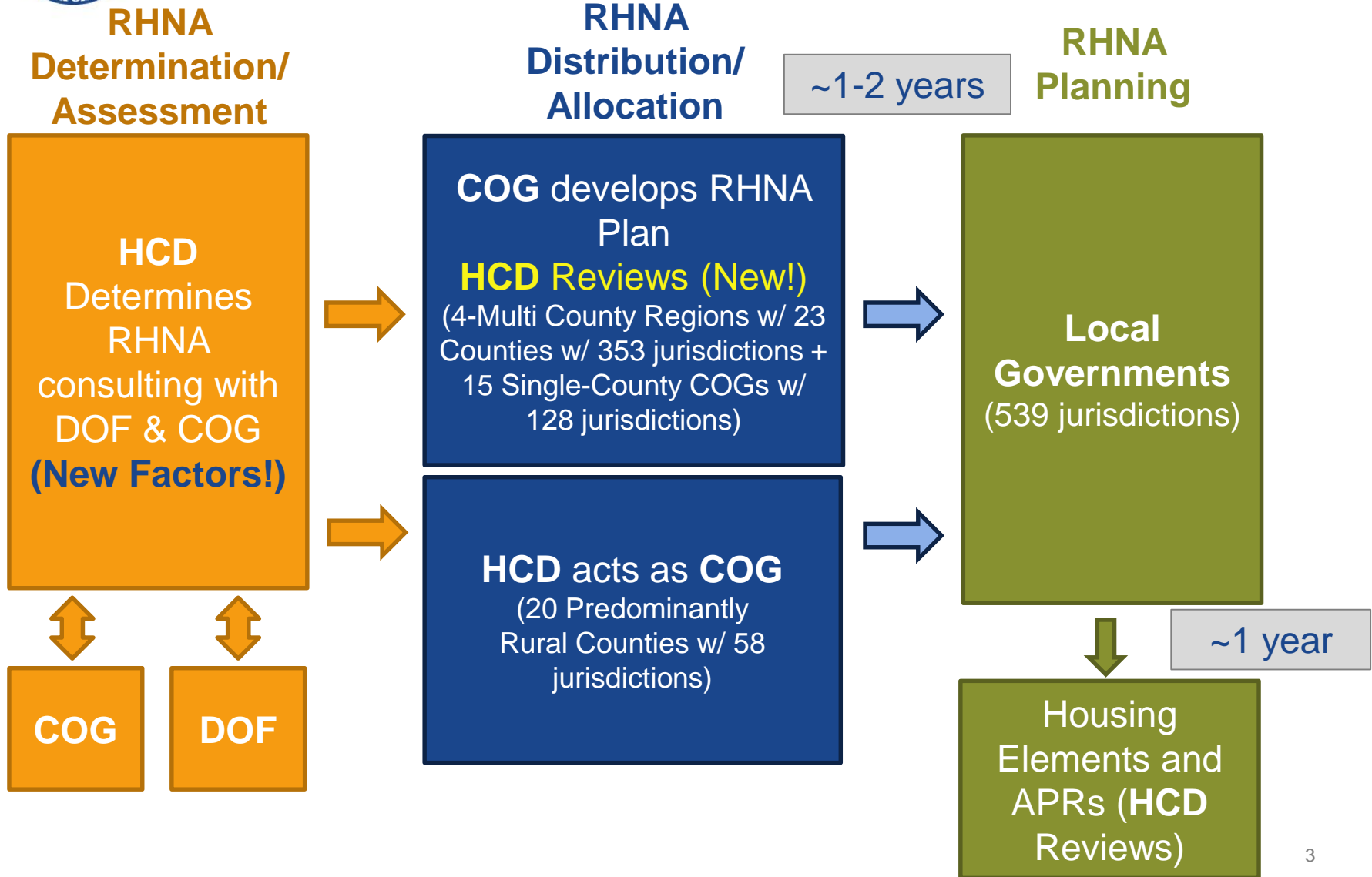


Statutory Objectives of RHNA

- Increase housing supply & mix of housing types, tenure & affordability **in an equitable manner**
- Promote infill development & socioeconomic equity, protect environmental & ag resources, & encourage efficient development patterns (the State “planning priorities”)
- Promote improved intraregional jobs-housing relationship including jobs housing fit
- Balance disproportionate household income distributions **(more high income RHNA to lower income areas and vice-versa)**
- **Affirmatively furthering fair housing**



The RHNA Process





RHNA Determination Factors (HCD to COG)

RHNA Determination Factors	
1	(DOF) Projected Population at end of cycle (<u>Demographic Research Unit</u>).
2	(DOF) Convert Projected Population to Projected Households
3	(HCD) <i>Adjustment increase for average housing unit replacement, unhealthy vacancy rate (below 5%), jobs housing imbalance, cost burden and overcrowding factors</i>
4	<i>Less: Occupied Units Projection Period Start (DOF)</i>
5	(HCD) RHNA Determination

Very Low Income	Low Income	Moderate Income	Above Moderate Income
<50% Area Median Income	50-80% Area Median Income	80%-120% Area Median Income	>120% Area Median Income



COG RHNA Distribution Methodology

[GC 65584.04(d)]

COG must consider these factors:

1. Existing and projected jobs and housing relationship
2. Housing opportunities and constraints (inadequate capacity of infrastructure/services) (availability of suitable land) (preserved/protected/prime agricultural land)
3. Distribution of household growth assumed for comparable period of RTP
4. County-city agreement to direct growth toward city
5. Loss of publicly assisted housing units
6. High housing cost burdens
7. **Overcrowding**
8. Farmworker housing needs
9. Housing need generated from private or public university
10. **Loss of units during a state of emergency**
11. **Greenhouse gas emissions targets**
12. Other factors adopted by the COG **that further or at minimum do not conflict with statutory objectives**



5th Housing Element Cycle Timeframes

2013

2024

San Diego Association of Governments
2013 - April 2021

Southern California Association of Governments
2013 – October 2021

Sacramento Association of Governments
2013 – October 2021

Association of Bay Area Governments
2014 - January 2023

Monterey Bay Area Governments
2015 – December 2023

Central Valley Jurisdictions
2015/16 – December 2023/March 2024



Understanding RHNA

RHNA is . . .

A projection of additional housing units needed to accommodate projected household growth of all income levels from the start until the end date of the projection period.

RHNA is not . . .

- ✓ A prediction of building permit, construction, or housing activity
- ✓ A ceiling of potential housing market demand or production
- ✓ Limited due to existing land use capacity or growth control (rezoning often necessary to accommodate RHNA)



More Information

<http://www.hcd.ca.gov/community-development/housing-element/index.shtml>



www.hcd.ca.gov

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