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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
- Promote infill development & socioeconomic equity, protection of environmental & agricultural resources, & encouraging efficient development patterns (the State “planning priorities”)
- Promote improved intraregional jobs-housing relationship
- Balance disproportionate household income distributions

Source: Government Code 65584(d)



Understanding RHNA

RHNA is . . .

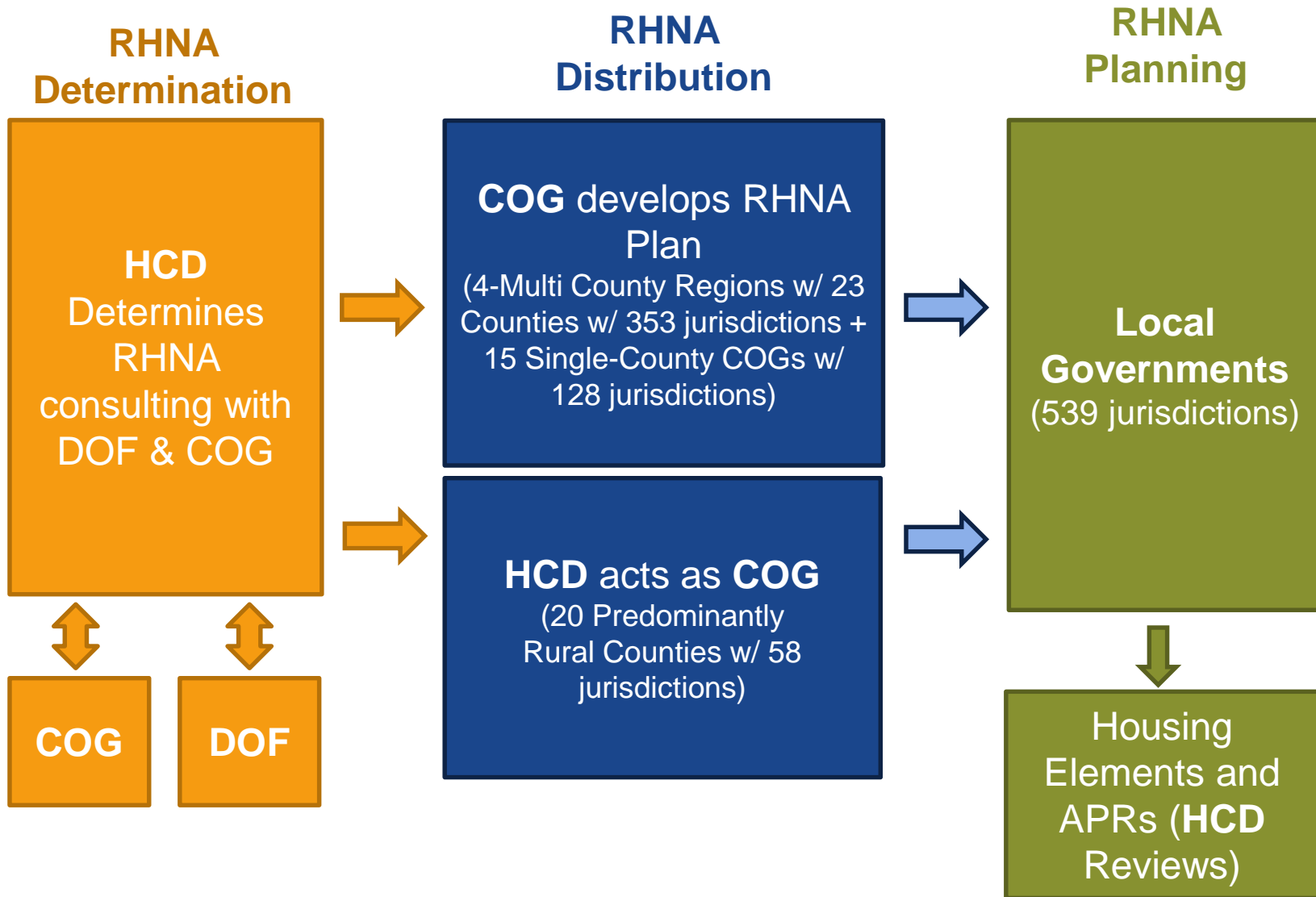
A projection of additional housing units needed to accommodate projected household growth of all income levels from the start until the end date of the projection period.

RHNA is not . . .

- ✓ Prediction of building permit, construction, or housing activity
- ✓ Limited due to existing land use capacity or growth control (rezoning often necessary to accommodate RHNA)



The RHNA Process





RHNA Determination Factors

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, vacancy AND overcrowding factors (new requirement AB 1086)</i>
4	<i>Less: Occupied Units Projection Period Start (DOF)</i>
5	(HCD) RHNA Determination



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. Market demand for housing.
5. County-city agreement to direct growth toward city.
6. Loss of publicly assisted housing units.
7. High housing cost burdens.
8. Farmworker housing needs.
9. Housing need generated from private or public university.
10. Other factors adopted by COG.



HCD Points of Influence

- Adjustment factors for regional RHNA Determination
- Verifying that COGs have distributed the full regional RHNA Determination to jurisdictions (math check, no influence over “how” distribution is done)
- RHNA Distribution for 20 rural counties where HCD acts as COG
- HCD’s greatest influence comes from reviewing and approving housing elements
 - Ensuring zoning is sufficient to accommodate RHNA
 - Suggesting appropriate programs
 - Encouraging stakeholder input



Housing Element Adoption Process

- One of seven mandatory elements of the community General Plan. It is the only element that requires State approval.
- Prepared by every city and county.
- Consistency is required between housing element (land inventories and housing programs) and other elements of the General Plan.
- Housing Element must be updated:
 - every 8 years for 520 jurisdictions (97% of 539 total jurisdictions)
 - every 5 years for 19 jurisdictions (mostly in small, rural counties)
- Requires public outreach throughout the development and adoption of plan and consideration of public comments during HCD review.
- HCD reviews/approves all jurisdictions' draft and adopted elements.



More Information

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



www.hcd.ca.gov

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