



**Ideas + Action for a Better City**

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Co-presented by Non-Profit Housing Association of Northern California and California YIMBY

# Regional Housing Need Assessment/Allocation (RHNA) 101

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





# Understanding RHNA

## RHNA is . . .

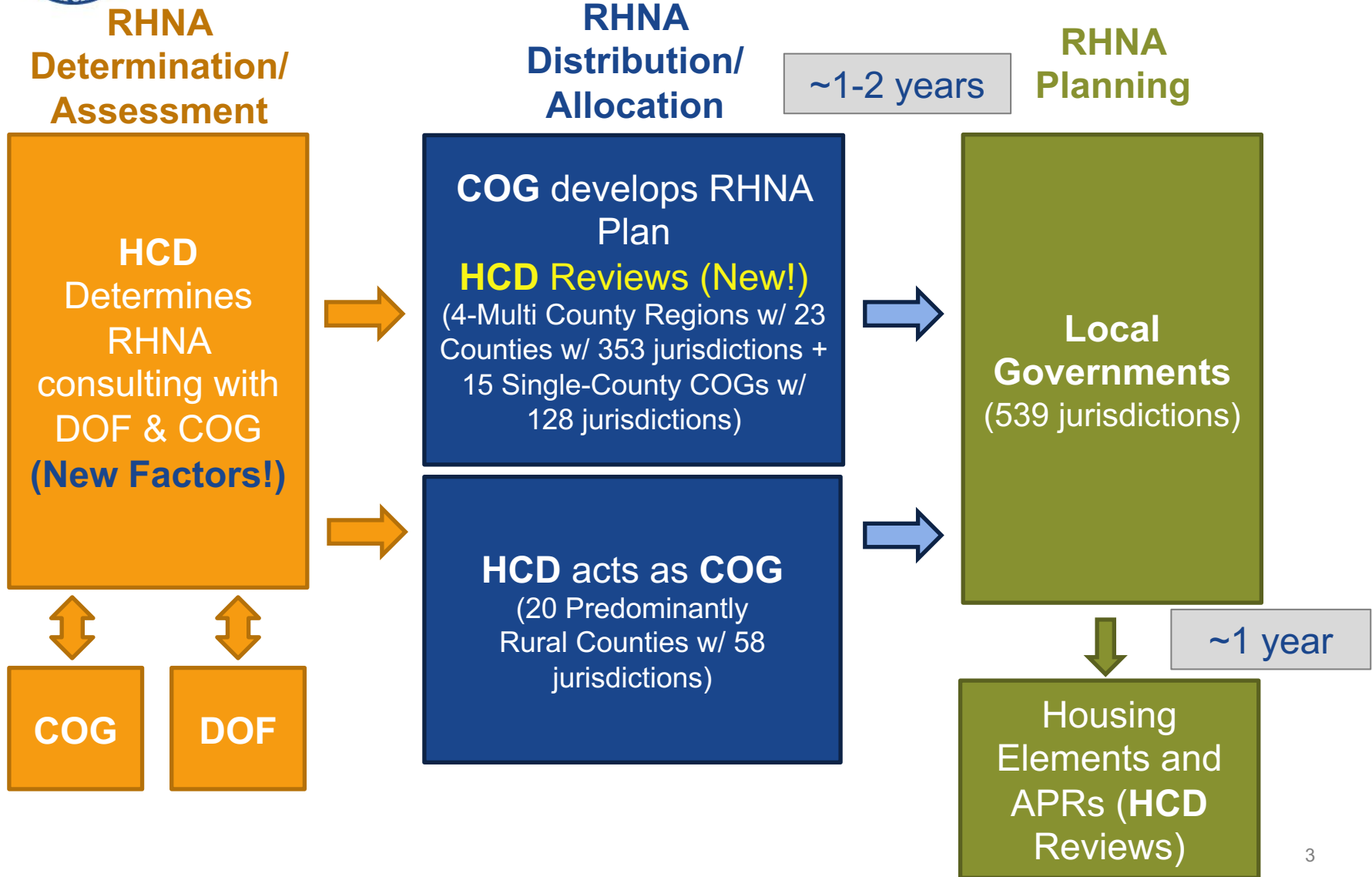
A projection of additional housing units needed to accommodate projected household growth of all income levels from the start until the end date of the projection period.

## 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)



# The RHNA Process





# RHNA Determination Factors (HCD to COG)

RHNA Determination Factors	
1	(DOF) Projected Population at end of cycle, less group quarters population ( <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



# 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 lower income RHNA to higher income areas and vice-versa)
- **Affirmatively furthering fair housing**



# 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**



[www.hcd.ca.gov](http://www.hcd.ca.gov)

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