Regional Housing Need Assessment/Allocation (RHNA)

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/Assessment**
- HCD Determines RHNA consulting with DOF & COG (New Factors!)

**RHNA Distribution/Allocation**
- COG develops RHNA Plan
  - HCD Reviews (New!)
    - (4-Multi County Regions w/ 23 Counties w/ 353 jurisdictions + 15 Single-County COGs w/ 128 jurisdictions)
  - HCD acts as COG
    - (20 Predominantly Rural Counties w/ 58 jurisdictions)

**RHNA Planning**
- Local Governments (539 jurisdictions)
  - ~1 year
- Housing Elements and APRs (HCD Reviews)
  - ~1-2 years
Preparing the Way for More Housing Planned for in the Right Places

**RHNA Determination Changes**
New adjustments to overcrowding *(AB 1086, 2017)*; and cost burden adjustments and resulted in capturing existing and projected need resulting in higher RHNA's *(SB 828, 2018)*.

**RHNA Allocation Changes**
New requirements for transparency in the development of methodology; addition of Affirmatively Furthering Fair Housing factor to the RHNA objectives; clarifying jobs housing fit as a RHNA objective; and adding HCD oversight of COG methodologies and ability to appeal allocations *(AB 1771, 2018)* has resulted in more equitable distribution of housing need, while still furthering greenhouse emission goals.
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

Source: Government Code 65584(d)
Statutory Timeline: RHNA for Jurisdictions on an 8 year Housing Element Cycle

- COG to HCD: Notice of RTP Adoption
- HCD to COG: RHNA Assessment
- RTP/SCS Adoption
- COG to locals: RHNA allocation
- Housing Element Due Date

- 6 Months
- 6 Months
- 6 Months
- 12 Months
- 12 Months
- 18 Months

Must be consistent with SCS
RHNA Reform & Timeline

• AB 101 directed HCD, in collaboration with OPR and stakeholders, to form a long term RHNA Reform workgroup

• Develop a recommended improved RHNA process and methodology

• HCD to report findings and recommendations to the Legislature by **December 31, 2022**
Thanks for listening!

Questions?

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