

# Regional Housing Need Assessment/Allocation (RHNA)

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





# Understanding RHNA

## RHNA is . . .

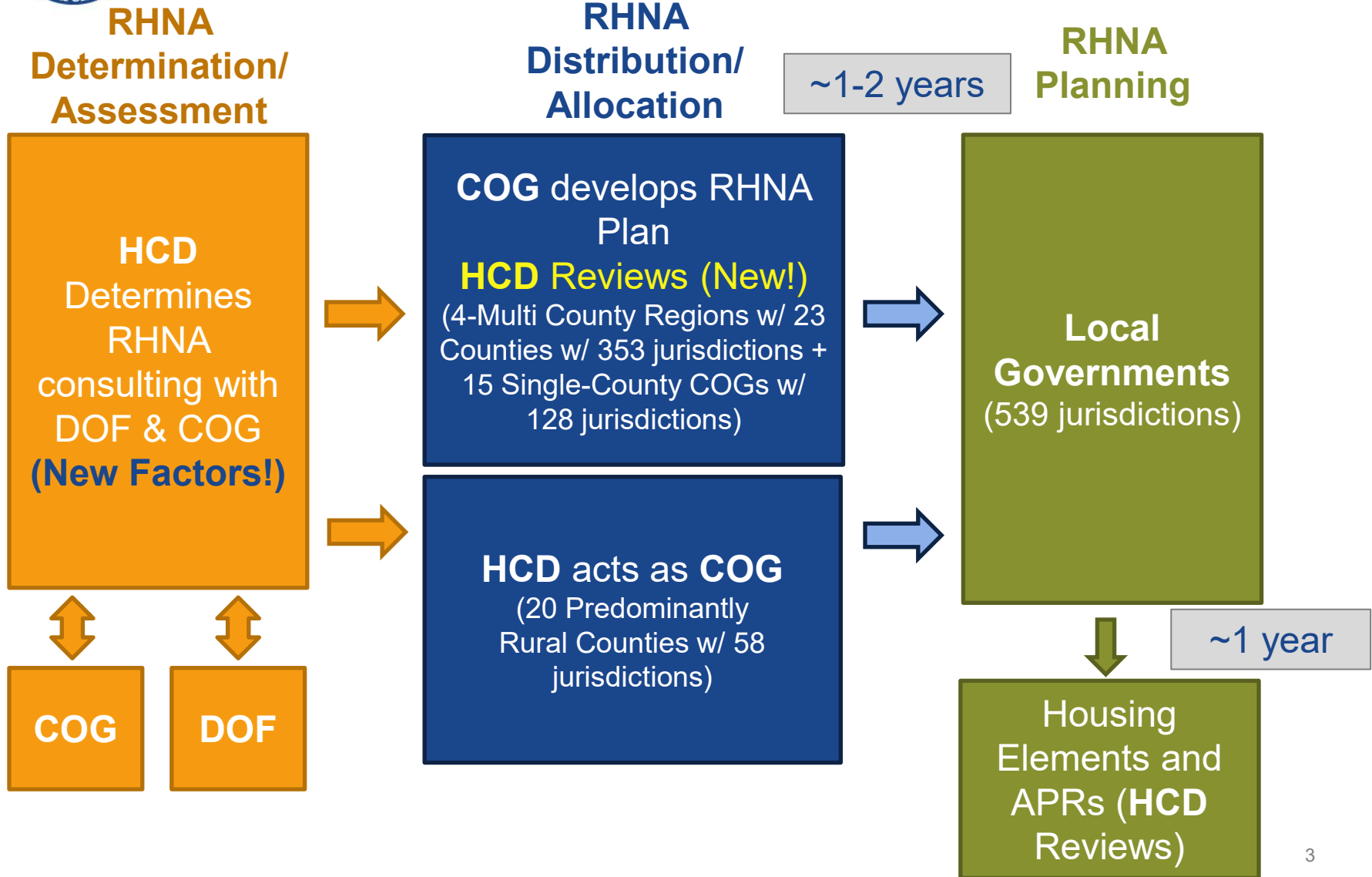
A projection of additional housing units needed to accommodate projected household growth of all income levels from the start until the end date of the projection period.

## 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





# 6<sup>th</sup> Cycle RHNA Changes

## 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.

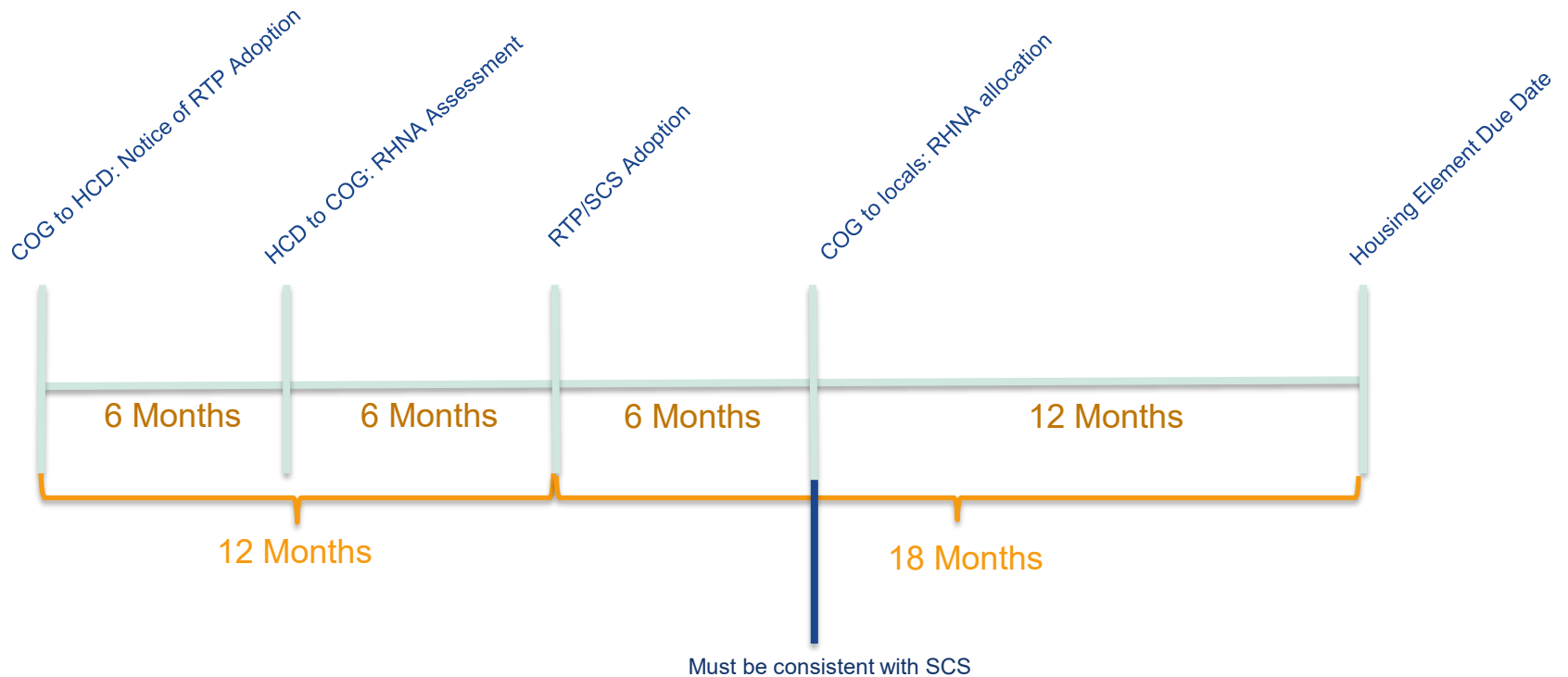


# Statutory Objectives of RHNA

- 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**



# Statutory Timeline: RHNA for Jurisdictions on an 8 year Housing Element Cycle





## 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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