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/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)
- Housing Elements and APRs *(HCD Reviews)*

~1 year
~1-2 years
# RHNA Determination Factors (HCD to COG)

<table>
<thead>
<tr>
<th>RHNA Determination Factors</th>
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<tbody>
<tr>
<td>1</td>
<td>(DOF) Projected Population at end of cycle, less group quarters population (Demographic Research Unit).</td>
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<tr>
<td>2</td>
<td>(DOF) Convert Projected Population to Projected Households</td>
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<tr>
<td>3</td>
<td>(HCD) Adjustment increase for average housing unit replacement, unhealthy vacancy rate (below 5%), jobs housing imbalance, cost burden and overcrowding factors</td>
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<td>4</td>
<td>Less: Occupied Units Projection Period Start (DOF)</td>
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<tr>
<td>5</td>
<td>(HCD) RHNA Determination</td>
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## Income Categories

<table>
<thead>
<tr>
<th>Very Low Income</th>
<th>Low Income</th>
<th>Moderate Income</th>
<th>Above Moderate Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;50% Area Median Income</td>
<td>50-80% Area Median Income</td>
<td>80%-120% Area Median Income</td>
<td>&gt;120% Area Median Income</td>
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</tbody>
</table>

Source: Government Code 65584.01
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)
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

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