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)

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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.
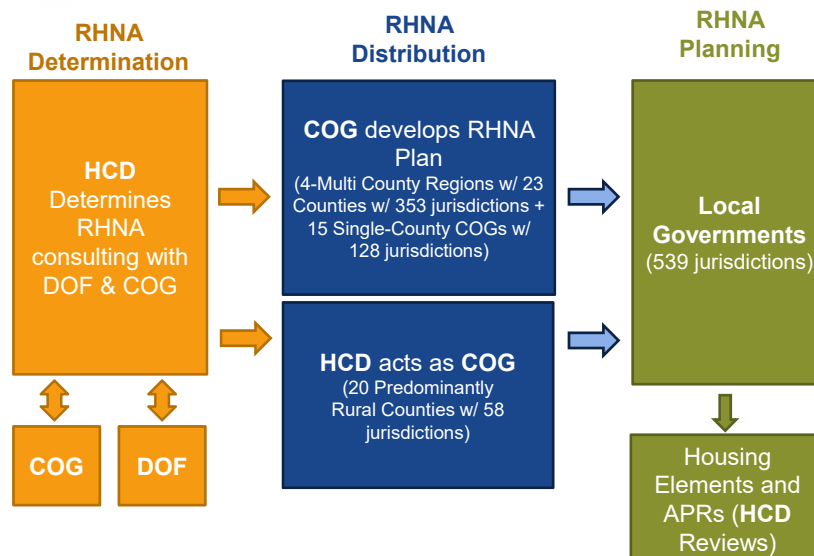
RHNA is not . . .

✓ Prediction of building permit, construction, or housing activity

✓ Limited due to existing land use capacity or growth control (rezoning often necessary to accommodate RHNA)

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The RHNA Process

RHNA Determination

RHNA Distribution

RHNA Planning

HCD Determines RHNA consulting with DOF & COG

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COG develops RHNA Plan
(4-Multi County Regions w/ 23 Counties w/ 353 jurisdictions + 15 Single-County COGs w/ 128 jurisdictions)

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Local Governments
(539 jurisdictions)

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COG   **DOF**

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HCD acts as **COG**
(20 Predominantly Rural Counties w/ 58 jurisdictions)

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

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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)** *Adjustment increase for average housing unit replacement, vacancy AND overcrowding factors (new requirement AB 1086)*
4	*Less: Occupied Units Projection Period Start (DOF)*
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.