



# Regional Housing Need Allocation (RHNA)

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# Understanding RHNA

## RHNA is . . .

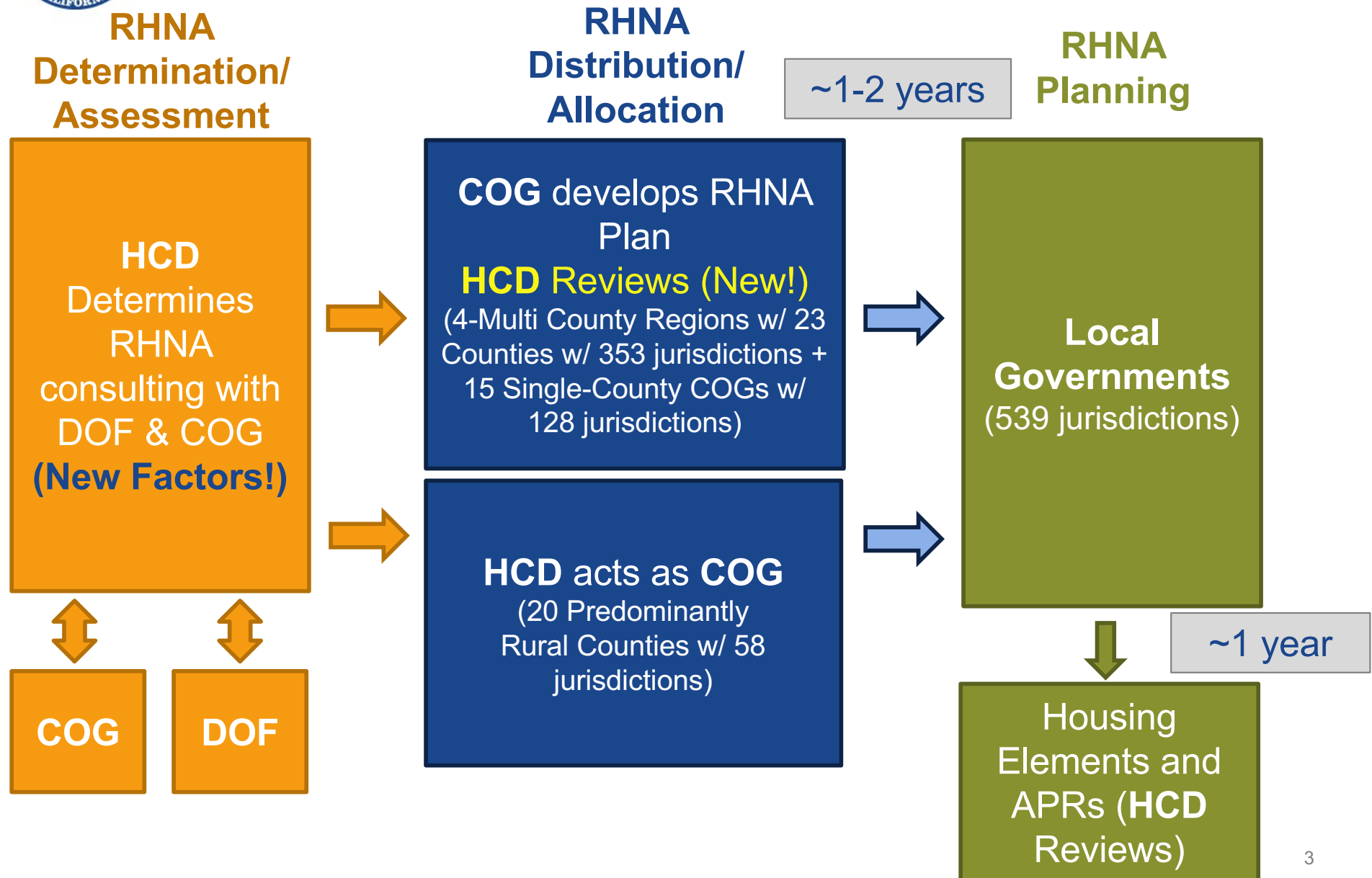
Planning for of additional housing units in order to accommodate existing and projected household needs of all income levels from the start until the end date of the projection period.

## 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)

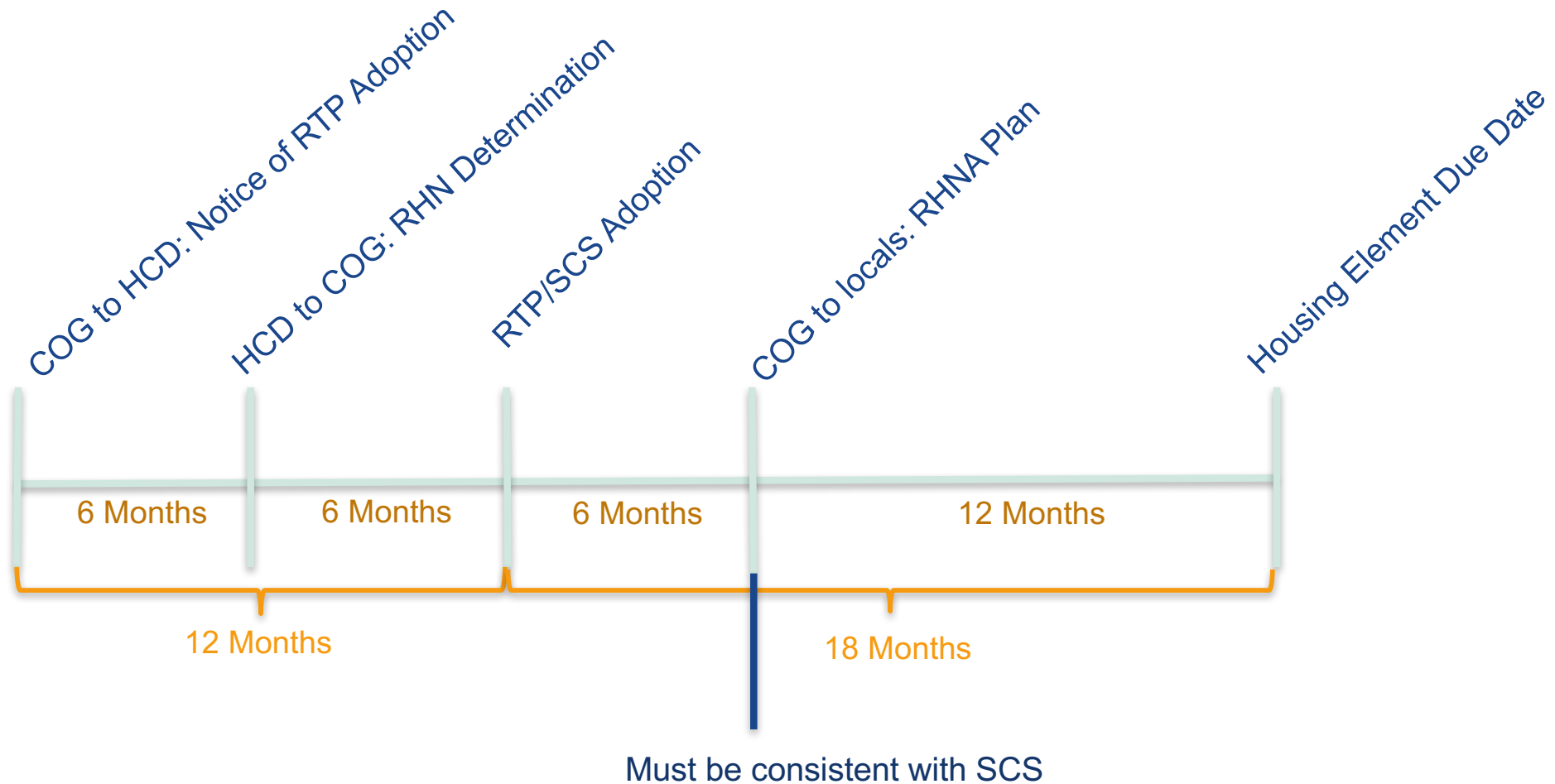


# The RHNA Process





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





## Factors HCD is required to consider

- Population and household projections from Department of Finance and MPO's/COG's
- Overcrowded Households
- Vacancy Rates
- Replacement Need
- Cost-Burdened Households
- Jobs/Housing Relationship
- Units lost during State of Emergency



# RHNA Determination (HCD to COG)

RHNA Determination Factors	
1	(DOF/COG) Projected Population at end of cycle, less group quarters population ( <u>Demographic Research Unit</u> ).
2	(DOF/COG) Convert Projected Population to Projected Households
3	(HCD) <i>Adjustment increase for average housing unit replacement, unhealthy vacancy rate (below 5%), 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
- Promote improved intraregional jobs-housing relationship **including jobs housing fit**
- Balance disproportionate household income distributions (lower income RHNA to higher income areas and vice-versa)
- **Affirmatively furthering fair housing**



# Affirmatively Furthering Fair Housing (AFFH)

*“Affirmatively furthering fair housing” means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, **replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity**, and fostering and maintaining compliance with civil rights and fair housing laws.*

***Increase Access to Opportunity in High Resource Areas  
AND  
Increase Opportunity in Low Resource Areas***





# COG RHNA Distribution Methodology

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. **Housing needs of those experiencing homelessness**
11. **Loss of units during a state of emergency**
12. **Greenhouse gas emissions targets**
13. Other factors adopted by the COG **that further or at minimum do not conflict with statutory objectives**



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

## **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 RHNAs (**SB 828, 2018**).
- **Application of adjustment factors can address both existing and projected housing need**

## **RHNA Allocation Changes**

- New requirements for transparency in the development of methodology
- Addition of Affirmatively Furthering Fair Housing factor to the RHNA objectives
- Establishing jobs housing fit (not balance) as a RHNA objective;
- Adding HCD review of COG methodologies and ability to appeal allocations (**AB 1771, 2018**)



# 6th Housing Element Cycle Timeframes

2019

2032

North State Counties (2019 - 2027) – 24 Jurs.

5-year Counties (2019 - 2024) – 17 Jurs.

Shasta, Colusa, San Luis Obispo (2020 - 2028)- 15 Jurs

San Diego, Sacramento, and Southern California Association of Governments, other small Counties (2021 - 2029)- 266 Jurs.

Association of Bay Area Governments, Butte County, Del Norte 2023 - (2023 – 2031) 117 Juris

Central Coast, San Joaquin, and Stanislaus Council Governments (2023-2031) – 48 Jurs.

→ Central Valley Jurisdictions (2024 – 2032) 52 Juris.



County	Estimated % Difference between 6th and 5th
Fresno County	54%
Kern County	-15%
Kings County	-9%
Madera County	-34%
Merced County	42%
San Joaquin County	40%
Tulare County	23%



# Questions?

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