Staff Report

TO: Town of Loomis Honorable Mayor and Council Members

FROM: Mary Beth Van Voorhis, Planning Director

DATE: October 8, 2019

RE: Regional Housing Needs Allocation (RHNA)

Recommendation

Receive a presentation by representatives from the California Department of Housing and Community Development (HCD) and the Sacramento Area Council of Governments (SACOG) regarding RHNA state mandates, methodologies and timelines.

Issue Statement and Discussion

California state law recognizes that local governments play a vital role in developing affordable housing. In 1969, the state mandated that all California cities, towns and counties must plan for the housing needs of our residents—regardless of income.

This state mandate is called the Housing Element and Regional Housing Need Allocation, or RHNA. As part of RHNA, HCD, determines the total number of new homes the Sacramento region needs to build—and how affordable those homes need to be—in order to meet the housing needs of people at all income levels.

SACOG has a key role in the RHNA process. Every eight years, HCD provides SACOG with a regional determination, which represents the number of units the region must plan for. SACOG is responsible for developing a methodology for allocating that number by income category to each city and county in the region. Once jurisdictions have their RHNA, they must adopt a Housing Element that demonstrates how they can accommodate their RHNA in their zoning.

On 9/19/19, the SACOG Board released the Draft RHNA Methodology Menu for public comment for the 2021-2029 RHNA Cycle. The Menu provides four options for how to assign the RHNA numbers across the region, including a staff-recommended option. Each option furthers the statutory objectives of RHNA and reflects over a year of input from stakeholders, the public, and local housing planning staff. The SACOG Board will be asked to adopt a single methodology option after the public comment period.

CEQA Requirements

None. Information only.

Financial and/or Policy Implications

None. Information only.

Attachments

None.