

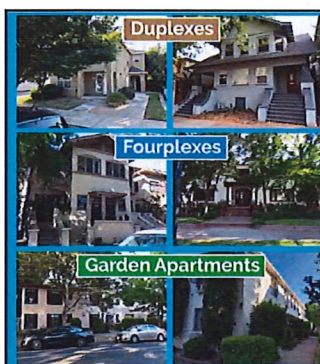
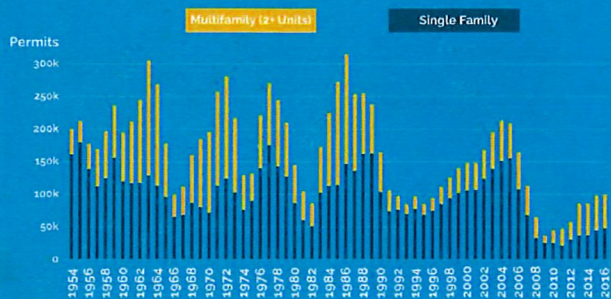
# Regional Housing Needs Allocation: SACOG

For more info, please contact

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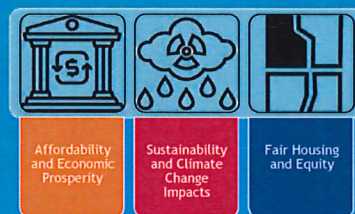
Greg Chew: [gchew@sacog.org](mailto:gchew@sacog.org)

## Statewide Housing Shortage

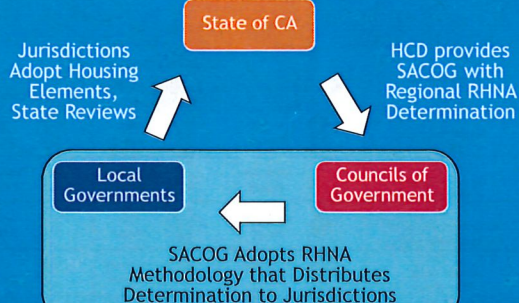


All are 25-40 Units Per Acre  
All are Prohibited Through Zoning  
on 93% of Residential Land in Region

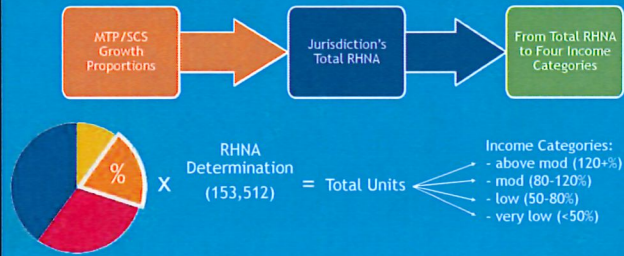
## Why Do We Care?



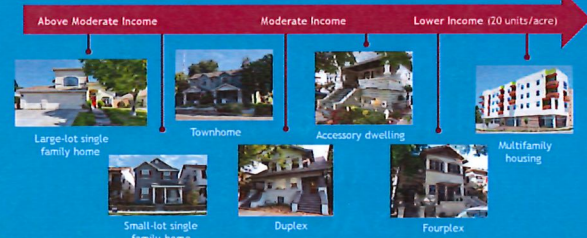
RHNA seeks to ensure we are zoning to accommodate enough housing for all economic segments of the community



### The RHNA Methodology



### RHNA Basic Assumption: Density = Affordability



Jurisdictions must demonstrate they have enough vacant/underutilized land zoned at appropriate densities to accommodate the RHNA for each income category.

### RHNA Objectives: Methodology must Further

Increasing Housing Supply and Mix of Housing Types

Promote Infill, Equity, and Environment

Improve Balance of Jobs and Housing (including by wage)

Regional Income Parity

NEW: Affirmatively Furthering Fair Housing

### Cycle 6 RHNA Methodology Framework



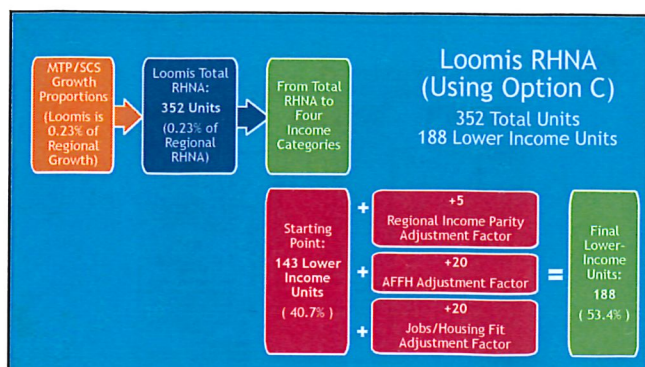
### Adjustment Factor Emphasis Across Menu Options

Menu Options	Adjustment Factors		
	Regional Income Parity	Affirmatively Furthering Fair Housing	Jobs/Housing Fit
A: Similar Emphasis High	High Impact	High Impact	High Impact
B: Similar Emphasis Moderate	Moderate Impact	Moderate Impact	Moderate Impact
C: Reduced Emphasis on Regional Income Parity	Moderate Impact	High Impact	High Impact
D: Jobs Housing Fit Emphasis	Moderate Impact	Moderate Impact	High Impact

### Regional Housing Needs Allocation (RHNA) Timeline



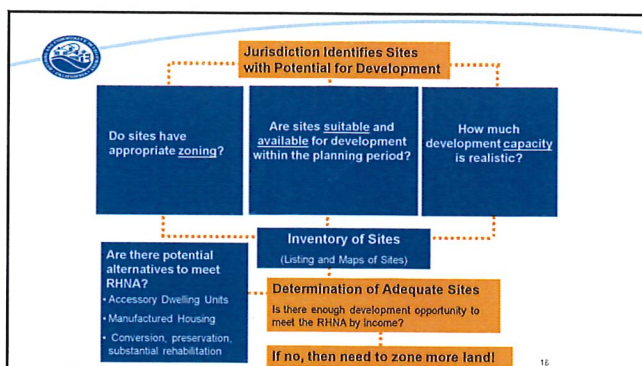
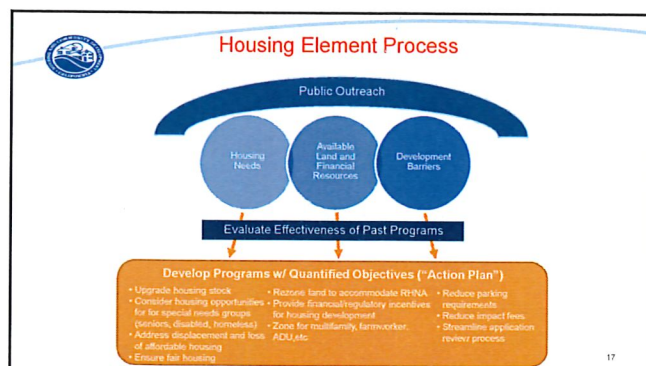
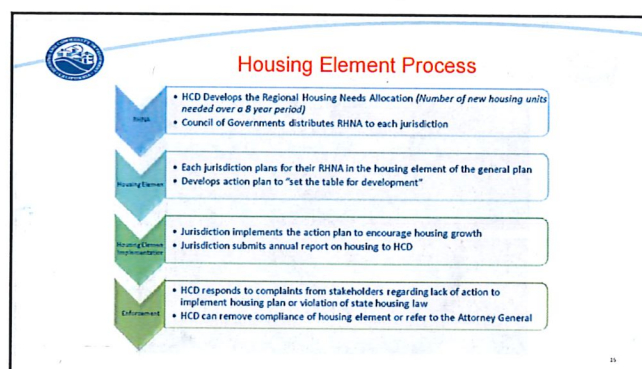
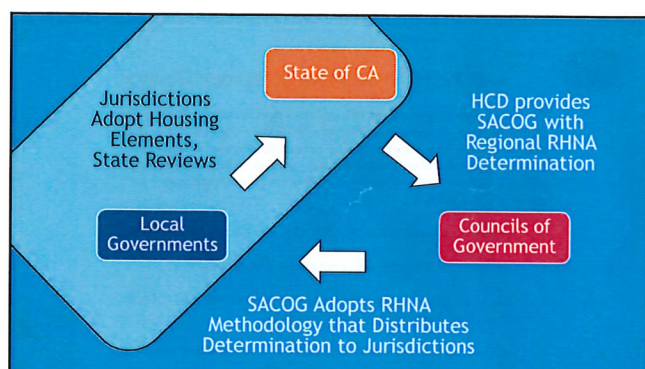




## Regional Housing Needs Allocation: State of CA

For more info, please contact

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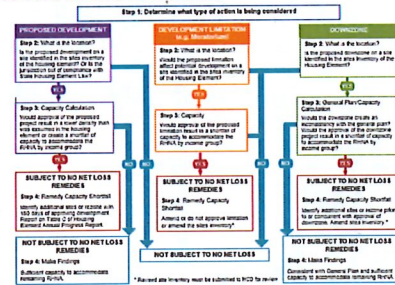
### Adequate Sites Program (GC 65583(c)(1) and 65583.2(h)(i))

1. 100% of remaining need for lower-income households.
2. Provide processing by-right:
  - Project must contain at least 20% of units affordable to lower-income
  - No CUP, PUD or other discretionary review triggering "project" under CEQA.
  - Design review allowed as long as "project" not triggered.
3. Permit at least 16 units per site.
4. Have a minimum density of 16 or 20 units per acre.
5. Accommodate at least 50% of the remaining need on residential-only sites unless mixed use allows 100% residential and requires residential in other mixed-use projects.

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### No-Net-Loss Framework



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### Consequences for Compliance

#### Legal Risk

- ❖ General Plan Validity (may be sued)
  - Substantial compliance gives presumption of validity
- ❖ HCD may refer to Attorney General's office (Huntington Beach)
- ❖ May trigger court-ordered sanctions

#### Access To Funding

- ❖ SB 1 Planning Grants
- ❖ SB 2 (first year planning grants and local dollars)
- ❖ Affordable Housing Sustainable Communities Program
- ❖ Community Development Block Grant (non-entitlement)
- ❖ Others

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### AB 72: HCD May Notify Attorney General

The department may notify the Office of the Attorney General that the city, county, or city and county is in violation of state law if the department finds that the housing element or an amendment to this element, or any action or failure to act described in subdivision (i), does not substantially comply with this article or that any local government has taken an action in violation of the following:

1. Housing Accountability Act (Section 65589.5 of the Government Code)
2. Section 65863 of the Government Code (Housing Element)
3. Chapter 4.3 (commencing with Section) of Division 1 of Title 7 of the Government Code 65915 (density bonus law)
4. Section 65008 of the Government Code (fair housing & land use)

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