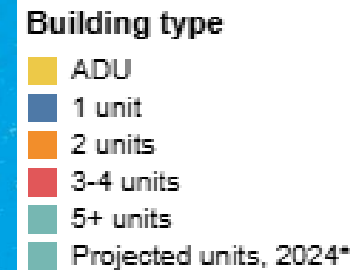


Mid Cycle RHNA 101

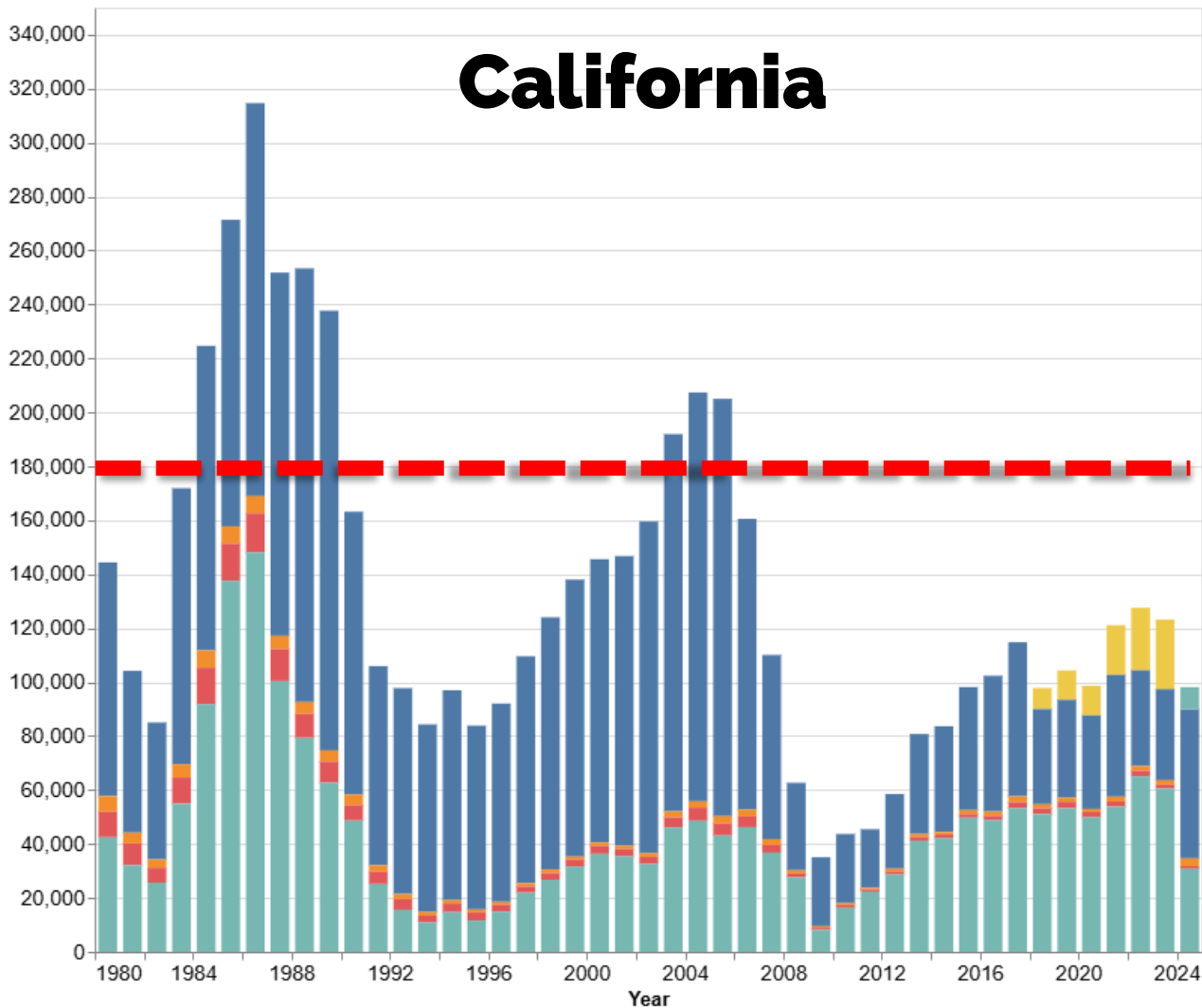
**For more info,
please contact**

Dov Kadin:
dkadin@sacog.org

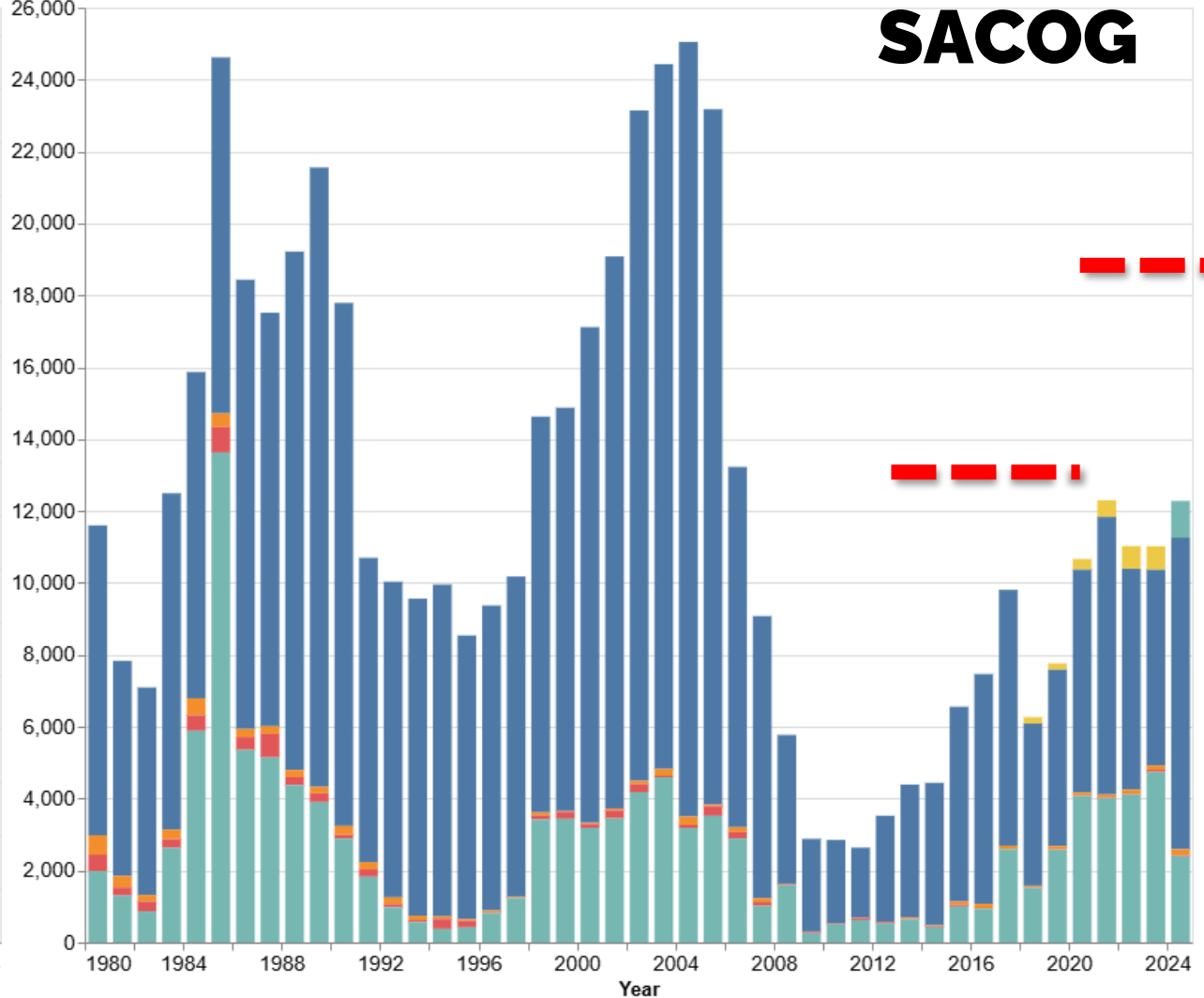
Statewide Housing Shortage



Units permitted



Units permitted



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

**Jurisdictions
Adopt Housing
Elements,
State Reviews**



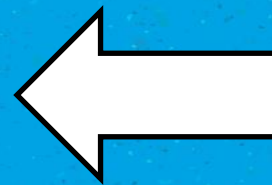
State of CA

**HCD provides
SACOG with
Regional RHNA
Determination**



**Local
Governments**

**Councils of
Government**



**SACOG Adopts RHNA
Methodology that
Distributes Determination
to Jurisdictions**

State of CA

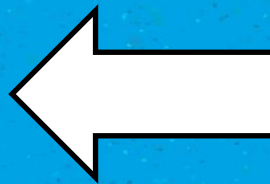
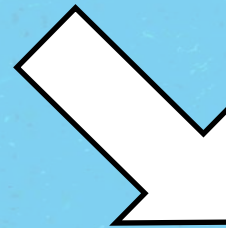
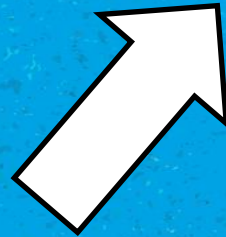
**Jurisdictions
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How Does The State Create the Regional Determination?

Starts with a regional projection of new households

Then adjusts upward based on existing need factors, including:

+ Vacancy Rate

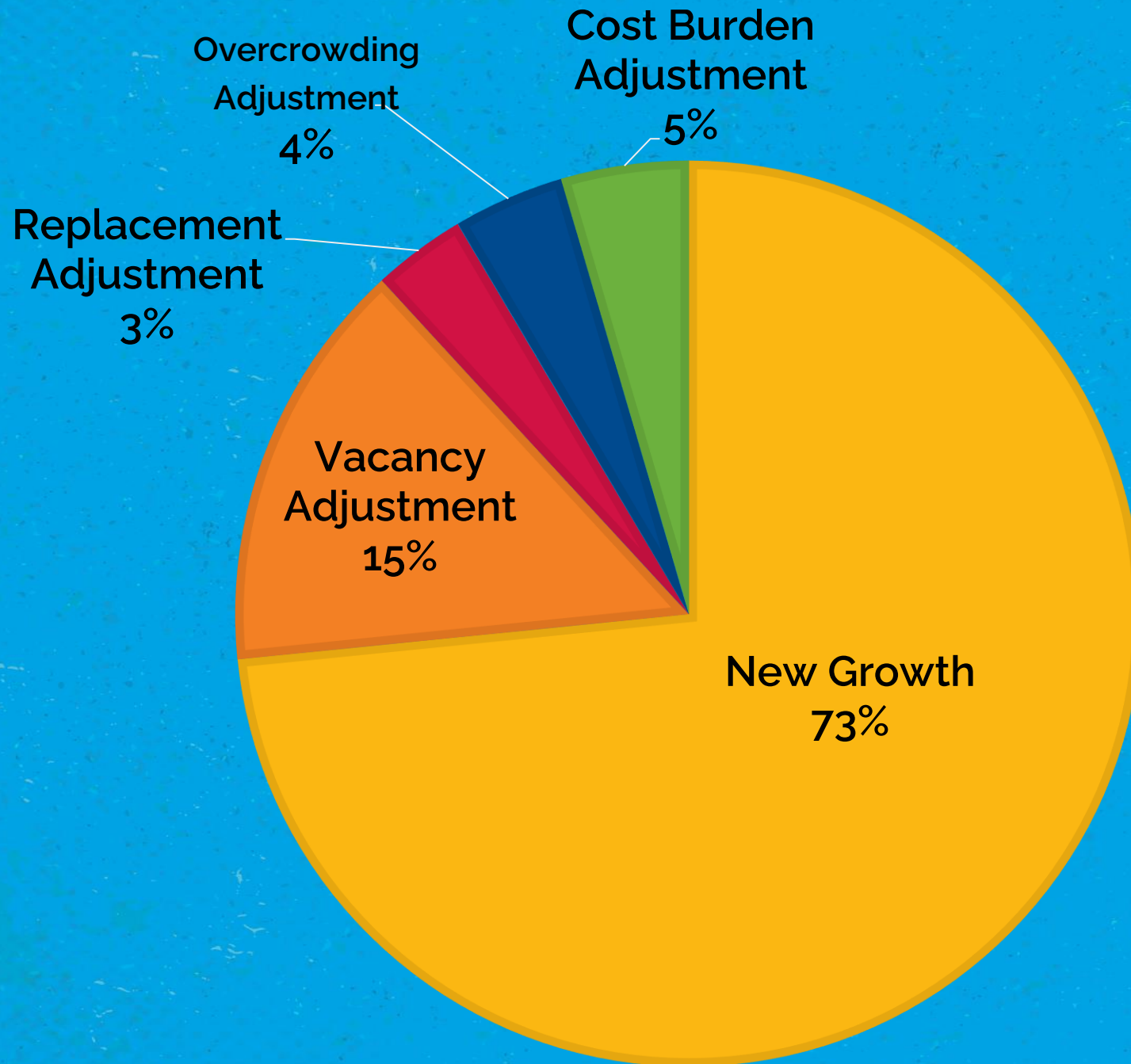
+ Replacement Units

+ Overcrowding

+ Cost Burden

SACOG Cycle 6 Regional Determination:

153,512 units



State of CA

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Determination to Jurisdictions**

RHNA Objectives: Methodology must **Further**

Increasing Housing Supply and Mix of Housing Types

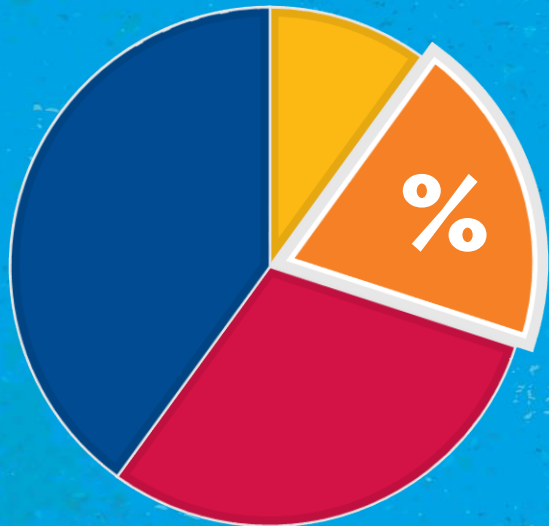
Promote Infill, Equity, and Environment

Improve Balance of Jobs and Housing (including by wage)

Regional Income Parity

Affirmatively Furthering Fair Housing

Cycle 6 RHNA Methodology Framework



$$\text{RHNA Determination (153,512)} \times \% = \text{Total Units}$$

- Income Categories:**
- above mod (120+%)
 - mod (80-120%)
 - low (50-80%)
 - very low (<50%)

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

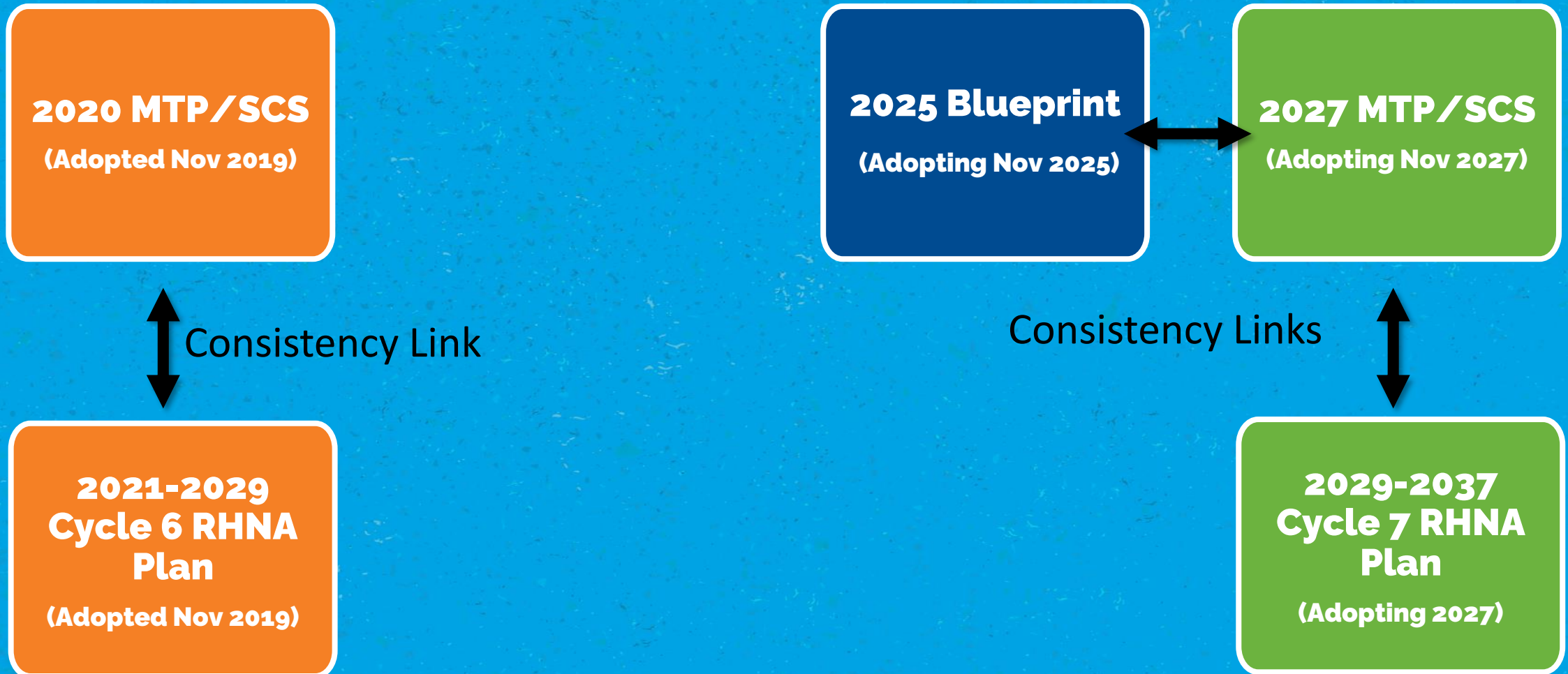
Affirmatively Furthering Fair Housing

Cycle 6 RHNA Methodology Framework



Adopted RHNA Methodology Lower-Income Calculation																
Jurisdiction	Total RHNA ¹	Affordable Base (40.7% of Total RHNA)	Regional Income Parity Adjustment Factor			Affirmatively Furthering Fair Housing (AFFH) Adjustment Factor			Jobs/Housing Fit Adjustment Factor			Adjustment Redistribution ⁴			Summary ⁵	
			Unweighted Variance ²	Weighted Variance (85% of Variance, Cap of 10%)	Adjustment Factor ³	Unweighted Variance ²	Weighted Variance (25% of Variance, Cap of 15%)	Adjustment Factor ³	Unweighted Variance ²	Weighted Variance (7.5% of Variance, Cap of 15%)	Adjustment Factor ³	Total Adjustments	Remainder Distributed Proportionally	Updated Total Adjustments	Lower-Income RHNA	% of Total RHNA
Placerville	259	105	-7.5%	-6.4%	-7	-37.0%	-9.3%	-10	50%	3.8%	4	-13	-2	-15	90	34.7%
El Dorado County Uninc Tahoe Basin	359	146												0	146	40.7%
El Dorado County Unincorporated	4,994	2,033	6.1%	5.2%	105	2.4%	0.6%	12	40%	3.0%	61	178	-48	130	2,163	43.3%
Auburn	310	126	-1.5%	-1.3%	-2	-37.0%	-9.3%	-12	0%	0.0%	0	-14	-3	-17	109	35.2%
Colfax	97	39	-4.7%	-4.0%	-2	-37.0%	-9.3%	-4	-120%	-9.0%	-4	-10	-1	-11	28	28.9%
Lincoln	5,120	2,085	5.4%	4.6%	96	33.1%	8.3%	172	60%	4.5%	94	362	-49	313	2,398	46.8%
Loomis	352	143	4.8%	4.1%	6	63.0%	15.0%	21	220%	15.0%	21	48	-3	45	188	53.4%
Rocklin	5,661	2,305	6.1%	5.2%	120	63.0%	15.0%	346	220%	15.0%	346	812	-55	757	3,062	54.1%
Roseville	12,066	4,913	5.9%	5.1%	248	32.3%	8.1%	397	310%	15.0%	737	1,382	-117	1,265	6,178	51.2%
Placer County Uninc Tahoe Basin	435	177												0	177	40.7%
Placer County Unincorporated	7,419	3,021	5.0%	4.2%	128	-3.5%	-0.9%	-26	80%	6.0%	181	283	-72	211	3,232	43.6%
Citrus Heights	697	284	-4.2%	-3.6%	-10	-37.0%	-9.3%	-26	-140%	-10.5%	-30	-66	-7	-73	211	30.3%
Elk Grove	8,263	3,364	7.3%	6.2%	208	34.9%	8.7%	294	190%	14.3%	479	981	-80	901	4,265	51.6%
Folsom	6,363	2,591	11.8%	10.0%	259	63.0%	15.0%	389	740%	15.0%	389	1,037	-61	976	3,567	56.1%
Galt	1,926	784	0.0%	0.0%	0	-33.2%	-8.3%	-65	-90%	-6.8%	-53	-118	-19	-137	647	33.6%
Isleton	28	11	-10.9%	-9.2%	-1	-37.0%	-9.3%	-1	-170%	-12.8%	-1	-3	0	-3	8	28.6%
Rancho Cordova	9,067	3,692	-3.0%	-2.5%	-93	-28.2%	-7.1%	-260	50%	3.8%	138	-215	-88	-303	3,389	37.4%
Sacramento	45,580	18,558	-4.1%	-3.5%	-641	-6.3%	-1.6%	-290	-30%	-2.3%	-418	-1,349	-440	-1,789	16,769	36.8%
Sacramento County Unincorporated	21,272	8,661	-3.1%	-2.7%	-230	-19.3%	-4.8%	-418	-100%	-7.5%	-650	-1,298	-205	-1,503	7,158	33.6%
Live Oak	412	168	-6.8%	-5.8%	-10	-37.0%	-9.3%	-16	-170%	-12.8%	-21	-47	-4	-51	117	28.4%
Yuba City	3,308	1,347	1.1%	0.9%	12	-7.3%	-1.8%	-25	-90%	-6.8%	-91	-104	-32	-136	1,211	36.6%
Sutter County Unincorporated	729	297	6.5%	5.5%	16	-2.7%	-0.7%	-2	-90%	-6.8%	-20	-6	-7	-13	284	39.0%
Davis	2,075	845	-1.9%	-1.6%	-13	52.8%	13.2%	112	10%	0.7%	6	105	-20	85	930	44.8%
West Sacramento	9,471	3,856	-4.5%	-3.8%	-146	4.7%	1.2%	46	0%	0.0%	0	-100	-91	-191	3,665	38.7%
Winters	552	225	-0.4%	-0.3%	-1	-37.0%	-9.3%	-21	10%	0.7%	2	-20	-5	-25	200	36.2%
Woodland	3,087	1,257	-2.8%	-2.4%	-30	-24.8%	-6.2%	-78	-60%	-4.5%	-57	-165	-30	-195	1,062	34.4%
Yolo County Unincorporated	57	23	-4.0%	-3.4%	-1	-11.0%	-2.7%	-1	210%	15.0%	3	1	-1	0	23	40.4%
Marysville	167	68	-4.5%	-3.8%	-3	22.5%	5.6%	4	-110%	-8.3%	-6	-5	-2	-7	61	36.5%
Wheatland	499	203	5.8%	4.9%	10	-37.0%	-9.3%	-19	-130%	-9.8%	-20	-29	-5	-34	169	33.9%
Yuba County Unincorporated	2,887	1,175	0.3%	0.2%	3	-7.9%	-2.0%	-23	-150%	-11.3%	-132	-152	-28	-180	995	34.5%
Total	153,512	62,502			21			496			958	1,475	-1,475	-	62,502	

MTP/SCS and RHNA Alignment



State of CA

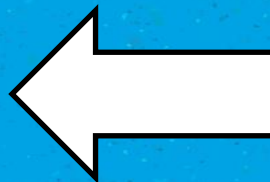
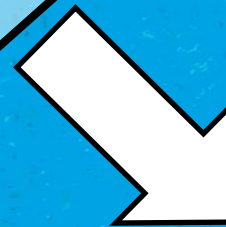
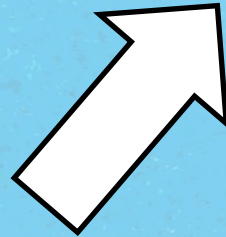
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RHNA Is...

- A quantification of housing needs
- A planning requirement. Compliance is based on whether you can demonstrate sufficient zoning.

RHNA is Not...

- A prediction of building permit, construction, or housing activity. You can still be in compliance without achieving RHNA targets in new construction.

Sites Inventory Basics: What Counts?

Pipeline
Projects

Non-site
Specific
Capacity

Vacant and
underutilized
Sites

Rezoning

Hypothetical Sites Inventory Summary Table					
	Very Low	Low	Moderate	Above Moderate	Total
RHNA	20	20	20	40	100
Under Construction				10	10
Planned/Approved	5	5		10	20
Projected ADUs	2	3	5		10
Remaining RHNA	13	12	15	20	60
Vacant/Underutilized Sites	20		20	40	
Existing Surplus/Deficit	-5		5	20	
Rezone Program	20				
Post Rezone Surplus/Deficit	15		5	20	40

RHNA Basic Assumption: Density = Affordability

Above Moderate Income

Moderate Income

Lower Income (30 units/acre)



**Large-lot single
family home**



Townhome



Accessory dwelling



**Multifamily
housing**



**Small-lot single
family home**



Duplex



Fourplex

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

Draft RHNA Timeline

**Summer 2026
to Spring 2027**

SACOG staff work with Housing Planners and Stakeholders to develop menu of methodologies that complies with State law

May 2027

HCD Issues RHNA Determination to SACOG

Spring 2027

SACOG Releases RHNA Methodology Menu

Fall 2027

- SACOG Board Adopts Single Methodology

Winter 2027

- SACOG Board adopts 2027 MTP/SCS and RHNA Plan

May 2029

- Local Government Housing Element Due Date