

## Regional Housing Needs Allocation (RHNA) Methodology Examples

This document shows key concepts from draft allocation methodologies submitted to the state by the Sacramento Area Council of Governments (SACOG), San Diego Association of Governments (SANDAG), and Southern California Association of Governments (SCAG). It also shows the methodology adopted by the Association of Bay Area Governments (ABAG) from the last RHNA cycle (2015-2023). The information in this document is intended only to illustrate how a RHNA methodology is constructed. *ABAG staff is not endorsing any of these specific approaches.*

The methodology is a formula to determine the total number of units, separated into four income categories, for which each city or county must plan. This formula is made up of factors that are used to assign each jurisdiction a share of the Regional Housing Need Determination (RHND), which is the total number of housing units allocated to a region by the California Department of Housing and Community Development (HCD). A factor is a way to translate a planning principle or attribute into numbers.

The allocation formula involves two outcomes:

1. **Determine the total number of units allocated to each jurisdiction.**
2. **Determine how each jurisdiction’s allocation is divided among the four income categories.** The income categories are:
  - Very Low Income: 0-50% of Area Median Income
  - Low Income: 50-80% of Area Median Income
  - Moderate Income: 80-120% of Area Median Income
  - Above Moderate Income: 120% or more of Area Median Income

### ABAG 5<sup>th</sup> Cycle (2015-2023) RHNA Methodology

**Note:** *this methodology was for the most recent (2015-2023) RHNA period. It was developed prior to recent changes to Housing Element Law, including the new objective to affirmatively further fair housing. It is shown as a sample methodology, not as a recommendation for the current cycle.*

**Formula for Total Units:**



**70%** of housing based on PDA growth  
**30%** of housing based on factors for non-PDA areas:



Transit



Jobs

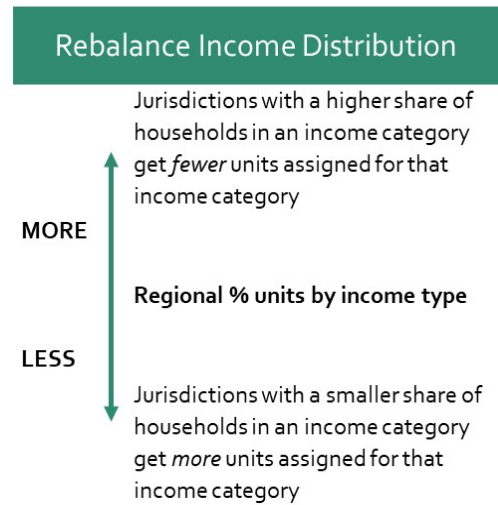


Past RHNA Performance

**Upper Housing Threshold:** No more than 1.5 X 2007-2014 RHNA

**Minimum Housing Floor:** At least 40% Growth

**Formula for Income Allocation:**



ABAG's methodology for the 5<sup>th</sup> RHNA cycle allocated 70% of the region's housing need based on a jurisdiction's projected housing unit growth within Priority Development Areas (PDAs). PDAs are existing neighborhoods near transit nominated by local jurisdictions as appropriate places to concentrate future growth. The remaining 30% of housing need was allocated to jurisdictions based on their projected housing unit growth in non-PDA locations. Projections for jurisdictions' housing unit growth came from Plan Bay Area, the Bay Area region's Regional Transportation Plan/Sustainable Communities Strategy.

In addition to allocating housing units based on projected growth, the RHNA methodology also included a "fair share component" to ensure that jurisdictions with PDAs did not bear too much responsibility for meeting the region's housing need. The fair share component consisted of the following factors:

- *Upper housing threshold*: a jurisdiction could not be allocated more housing units than 1.5 times its allocation from the 2007-2014 RHNA cycle.
- *Fair share factors* applied to jurisdictions' non-PDA growth included:
  - *Prior RHNA performance*: jurisdictions that issued permits for a higher number of very low- and low-income units during the 1999-2006 cycle received a lower allocation.
  - *Employment*: jurisdictions with a higher number of existing jobs in non-PDA areas received higher allocations.
  - *Transit*: jurisdictions with higher transit frequency and coverage received higher allocations.

A *minimum housing floor* was assigned for each jurisdiction, which was 40% of a jurisdiction's projected growth in households from 2015-2023. A jurisdiction could not be allocated fewer units than its minimum housing floor, which required each jurisdiction to plan for a portion of housing for its housing need.

The factors described above determined the total allocation assigned to Bay Area jurisdictions. Income allocation was determined by comparing a jurisdiction's existing household income distribution across the four income categories to the regional income distribution across the four income categories. A jurisdiction with a higher proportion of households in an income category received a smaller allocation of housing units in that same category.

Source: [https://abag.ca.gov/sites/default/files/2015-23\\_rhna\\_plan.pdf](https://abag.ca.gov/sites/default/files/2015-23_rhna_plan.pdf)

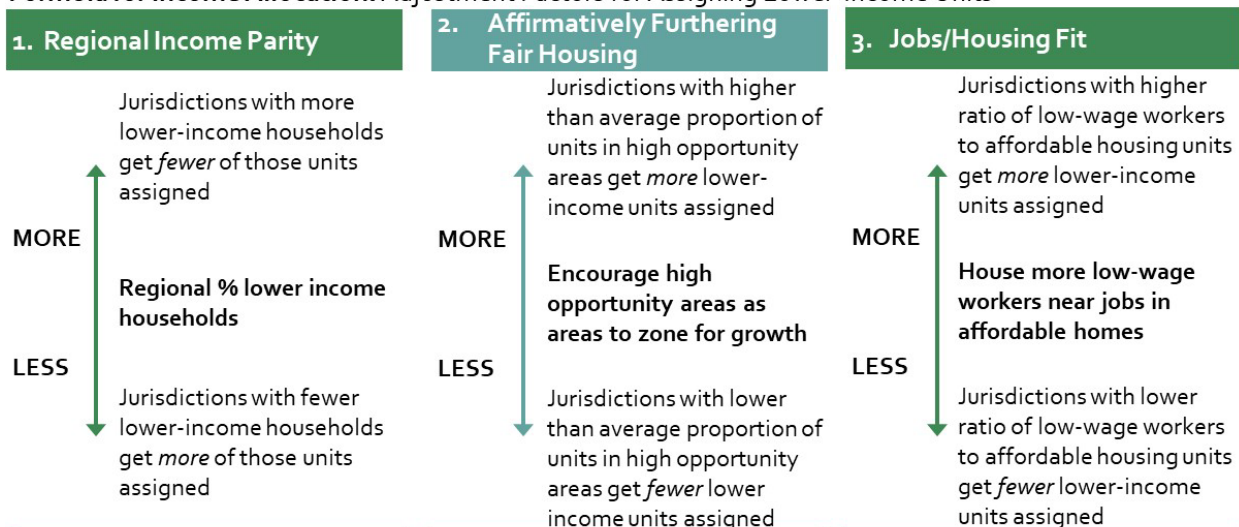
## SACOG 6<sup>th</sup> Cycle Draft RHNA Methodology Framework

### Formula for Total Units:



Housing to jurisdictions based on share of MTP/SCS growth forecast

### Formula for Income Allocation: Adjustment Factors for Assigning Lower-Income Units



The SACOG methodology determines each jurisdiction’s total RHNA and then adjusts the number of low- and very low-income units allocated based on three adjustment factors. To calculate each jurisdiction’s total allocation, SACOG multiplies the regional determination received from HCD by each jurisdiction’s proportion of the region’s 2016-2035 forecasted growth. The forecasted growth for the region and each jurisdiction is identified in SACOG’s Metropolitan Transportation Plan/Sustainable Communities Strategy.

After assigning a total allocation of housing units to each jurisdiction, SACOG uses the following three factors to determine the income distribution of these units:

- *Regional income parity:* A jurisdiction’s proportion of lower-income households is compared to the regional proportion of lower-income households.<sup>1</sup> Jurisdictions with a lower proportion of lower-income households compared to the region receive an upward adjustment in their allocation of lower-income units, while jurisdictions with a higher proportion of lower-income households compared to the region receive a downward adjustment of lower-income RHNA units.
- *Affirmatively furthering fair housing:* This factor is based on a jurisdiction’s proportion of existing housing units in high opportunity census tracts. Census tracts are labeled high opportunity if they receive opportunity index scores of “high resource” or “highest resource” on the opportunity maps produced by the California Tax Credit Allocation Committee (TCAC) and HCD. Jurisdictions with a higher proportion of existing units in high opportunity tracts compared to the region receive an upward adjustment of lower-

<sup>1</sup> “Lower-income” refers to very low- and low-income households, or all households below 80% of the Area Median Income.

income RHNA units, while jurisdictions with a lower proportion of existing units in high opportunity tracts compared to the region receive a downward adjustment of lower-income RHNA units.

- *Job-housing fit:* This factor is based on a jurisdiction’s existing ratio of low-wage workers to units affordable to low-wage workers. Jurisdictions with a higher ratio of low-wage workers to units affordable to low-wage workers compared to the region receive an upward adjustment of lower-income units, while jurisdictions with a lower ratio compared to the region receive a downward adjustment of lower-income units.

Source: [https://www.sacog.org/sites/main/files/file-attachments/draft\\_rhna\\_methodology\\_menu\\_2019-9-17.pdf?1568764417](https://www.sacog.org/sites/main/files/file-attachments/draft_rhna_methodology_menu_2019-9-17.pdf?1568764417)

### SANDAG 6<sup>th</sup> Cycle Draft RHNA Methodology

#### Formula for Total Units:



65% of housing to jurisdictions with transit access



75% of housing to jurisdictions with rail and rapid bus



25% of housing to jurisdictions with major local bus lines



35% of housing to jurisdictions with jobs

#### Formula for Income Allocation:

Equity applied to ALL, based on the four income categories

Jurisdictions with more households in an income category get *fewer* units assigned for that income category

MORE

Regional % units by income type

LESS

Jurisdictions with fewer households in an income category get *more* units assigned for that income category

SANDAG’s methodology consists of a transit component and a jobs component to allocate the total number of units, and an equity adjustment is used to determine the income distribution of those units.

- *Transit component:* SANDAG will allocate 65% of housing units based on each jurisdiction’s share of regional transit services. Of the units allocated based on this transit factor, 75% will be allocated based on each jurisdiction’s share of rail and “Rapid” bus stations,<sup>2</sup> while 25% will be allocated based on each jurisdiction’s share of major transit stops.<sup>3</sup>
- *Jobs component:* SANDAG will allocate 35% of housing units based on each jurisdiction’s existing share of the region’s jobs.

<sup>2</sup> “Rapid” is a high-frequency, limited-stop bus service with seven routes throughout San Diego County.

<sup>3</sup> SANDAG defines “major transit stops” as bus stops with an intersection of two or more major local bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

*Equity adjustment:* A jurisdiction’s existing household income distribution across the four income categories is compared to the regional income distribution across the four income categories. Jurisdictions that have a higher percentage of existing households in a given income category compared to the region receive a smaller share of units in that income category. Jurisdictions that have a lower percentage of households in a given income category compared to the region receive a greater share of units in that income category. While SANDAG’s methodology does not include a component explicitly designated as an “Affirmatively Furthering Fair Housing Factor,” HCD found that the equity adjustment sufficiently addressed this objective, noting that the jurisdictions assigned relatively larger shares of low income households were ones with low segregation per the TCAC/HCD opportunity maps, and conversely, jurisdictions with concentrations of TCAC/HCD denoted low-resource or high-segregation areas were allocated less lower income units than the regional average.

Source: [https://www.sandag.org/uploads/projectid/projectid\\_189\\_26289.pdf](https://www.sandag.org/uploads/projectid/projectid_189_26289.pdf)

### SCAG 6<sup>th</sup> Cycle Draft RHNA Methodology\*

#### Formula for Total Units:

##### Existing Need:



50% of housing to jurisdictions with transit access



50% of housing to jurisdictions with job access

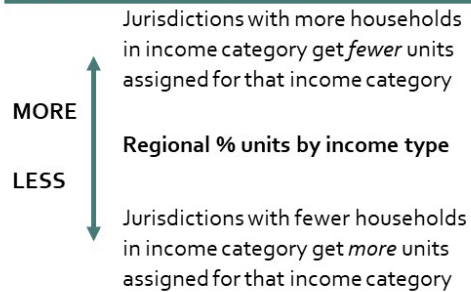
Residual redistribution for disadvantaged communities

##### Projected Need:

- Household growth from RTP/SCS
- Future vacancy need
- Replacement need

#### Formula for Income Allocation:

##### Social Equity Adjustment



- 150% minimum adjustment
- 0-30% additional adjustment for areas with lowest or highest resource concentration

\* SCAG’s draft Methodology has not yet been approved by HCD.

SCAG’s methodology separates the regional determination from HCD into existing housing need and projected housing need, and uses separate formulas to assign existing and projected need to jurisdictions. SCAG then determines how each jurisdiction’s total allocation will be divided among the four RHNA income categories using a social equity adjustment.

Projected need is based on household growth for jurisdictions between 2021 and 2029, as determined by growth forecasts from SCAG’s Connect SoCal Regional Transportation Plan/Sustainable Communities Strategy. SCAG then adds a vacancy adjustment to jurisdictions’ projected growth, which is calculated by applying a target vacancy rate of 1.5% to the projected growth in owner-occupied households and a rate of 5% to the projected growth in renter-

occupied households. Lastly, SCAG adds a replacement need adjustment based on estimates of each jurisdiction's need for replacing units demolished between 2008 and 2018.

After calculating projected housing need, SCAG assigns existing housing need to jurisdictions based on three factors:

- *Transit accessibility*: 50% of the existing need component of a jurisdiction's total RHNA allocation will be assigned based on a jurisdiction's projected share of regional population in "high quality transit areas" in 2045. SCAG defines "high quality transit areas" as areas that are within a half-mile of transit stations (including light rail and commuter rail) and corridors that have less than 15-minute headways during peak hours for bus service.
- *Job accessibility*: 50% of the existing need component of a jurisdiction's total RHNA allocation will be assigned based on the share of the region's jobs that will be accessible by a 30-minute commute by car from a jurisdiction in 2045.
- *Disadvantaged communities*: Existing need allocated to a disadvantaged community is redistributed to other jurisdictions in the same county if the existing need exceeds the jurisdiction's projected household growth between 2020 and 2045. Disadvantaged communities are jurisdictions where more than 50% of the current population lives in census tracts considered "high segregation and poverty" or "low resource" based on opportunity index scores from the TCAC/HCD opportunity maps.

To distribute a jurisdiction's total RHNA among the four income categories, SCAG uses two adjustment factors:

- *Social equity adjustment*: SCAG compares a jurisdiction's existing household income distribution to the household income distribution of the county in which the jurisdiction is located. Jurisdictions with a higher percentage of existing households in a given income category compared to the county receive a smaller share of its allocated housing units within that income category. Jurisdictions with a lower percentage of households in a given income category compared to the county receive a greater share of its allocated housing units within that income category.
- *Affirmatively furthering fair housing adjustment*: Jurisdictions where more than 70% of the population lives in "high segregation and poverty"/"low resource" or "highest resource" census tracts will see an increase in the percentage of the social equity adjustment applied to each income category (as described above). A jurisdiction with a higher percentage of existing households in a given income category compared to the county would receive an even smaller share of its allocated housing units within that income category. A jurisdiction with a lower percentage of households in a given income category compared to the county would receive an even greater share of its allocated housing units within that income category. The designation of census tracts as "high segregation and poverty," "low resource," or "highest resource" comes from the opportunity index scores produced by TCAC/HCD.

Source: <http://www.scag.ca.gov/programs/Documents/RHNA/RHNA-Draft-Methodology.pdf>

### Summary Table of Factors from Sample Methodologies

<b>Formula for Total Units</b>			
<b>ABAG (RHNA5, 2015-2023)</b>	<b>SACOG</b>	<b>SANDAG</b>	<b>SCAG</b>
<p>1. Sustainability component: projected housing unit growth between 2015-2023 in Priority Development Areas (PDAs)</p> <p>2. Upper housing threshold: allocation cannot exceed 150% of jurisdiction's 2007-2014 RHNA</p> <p>3. Past RHNA performance: permits issued by a jurisdiction for very low- and low-income units during 1999-2006 RHNA</p> <p>4. Employment: number of existing of jobs in a jurisdiction's non-PDA areas in 2010</p> <p>5. Transit: current transit frequency and coverage in a jurisdiction</p> <p>6. Minimum housing floor: allocation must be at least 40% of projected growth in households from 2015-2023</p>	<p>1. Local growth: jurisdiction's share of the region's 2016-2035 forecasted growth</p>	<p>1. Transit: jurisdiction's existing share of regional transit stations and stops</p> <p>2. Jobs: jurisdiction's existing share of the region's jobs</p>	<p>1. Household growth: jurisdiction's projected household growth for 2021-2029</p> <p>2. Future vacancy need: target vacancy adjustment applied to jurisdiction's projected owner and renter households</p> <p>3. Replacement need: jurisdiction's share of region's net replacement need for units demolished between 2008-2018 and not replaced</p> <p>4. Transit accessibility: jurisdiction's projected share of regional population in "high quality transit areas" in 2045</p> <p>5. Job accessibility: jurisdiction's projected share of region's jobs accessible by 30-minute commute by car in 2045</p> <p>6. Disadvantaged communities: reallocate residual housing need from disadvantaged communities to other jurisdictions in county</p>
<b>Formula for Income Allocation</b>			
<b>ABAG (RHNA5, 2015-2023)</b>	<b>SACOG</b>	<b>SANDAG</b>	<b>SCAG</b>
<p>1. Rebalance income distribution: shift jurisdiction's share of households in each income category 175% toward regional share of households in each income category</p>	<p>1. Regional income parity: shift jurisdiction's existing share of lower-income households toward regional share of lower-income households</p> <p>2. Affirmatively furthering fair housing: jurisdiction's share of existing units in "high resource" or "highest resource" census tracts</p> <p>3. Jobs-housing fit: jurisdiction's existing ratio of low-wage workers to units affordable to low-wage workers</p>	<p>1. Equity adjustment: shift jurisdiction's share of households in each income category toward regional share of households in each income category</p>	<p>1. Social equity adjustment: shift jurisdiction's share of households in each income category 150% toward regional share of households in each income category</p> <p>2. Affirmatively furthering fair housing adjustment: current share of a jurisdiction's population in census tracts that are "high segregation and poverty"/"low resource" or "highest resource"</p>



## RHNA Methodology Factors Technical Appendix

### ABAG (RHNA5)

#### Total allocation factors

- Sustainability component
  - *Definition:* A jurisdiction's projected housing unit growth between 2015-2023 in Priority Development Areas (PDAs).
  - *Factor's impact on the methodology:* 70% of the total RHNA was assigned to jurisdictions based on PDA growth.
  - *Data source:* ABAG's [Plan Bay Area Regional Transportation Plan/Sustainable Communities Strategy](#).
- Upper housing threshold
  - *Definition:* The upper housing threshold is set at 150% of a jurisdiction's 2007-2014 RHNA.
  - *Factor's impact on the methodology:* A jurisdiction cannot be allocated more housing units than its upper housing threshold.
  - *Data source:* ABAG's [2007-2014 RHNA Plan](#).
- Past RHNA performance
  - *Definition:* The number of permits issued by a jurisdiction for very low- and low-income units during the 1999-2006 RHNA period.
  - *Factor's impact on the methodology:* Cities that permitted a higher number of very low- and low-income units during the 1999-2006 cycle receive a lower allocation.
  - *Data source:* ABAG's 2007 report [A Place to Call Home: Housing in the San Francisco Bay Area](#).
- Employment
  - *Definition:* The number of existing jobs in a jurisdiction's non-PDA areas in 2010.
  - *Factor's impact on the methodology:* Jurisdictions with a higher number of existing jobs in non-PDA areas receive a higher allocation.
  - *Data source:* National Establishment Time Series (NETS) data for 2010
- Transit:
  - *Definition:* Current transit frequency and coverage in a jurisdiction. Service frequency is measured by average daily headways (time in minutes between transit arrivals over a 24-hour weekday period) in 2009 by jurisdiction. Transit coverage is measured by the percent of intersections within a jurisdiction that have transit stops.
  - *Factor's impact on the methodology:* Jurisdictions with higher transit frequency and coverage receive a higher allocation.
  - *Data source:* Metropolitan Transportation Commission.
- Minimum housing floor
  - *Definition:* 40% of a jurisdiction's projected growth in households from 2015-2023.
  - *Factor's impact on the methodology:* Jurisdictions cannot be allocated fewer units than the minimum housing floor.

- *Data source:* ABAG's Plan Bay Area Regional Transportation Plan/Sustainable Communities Strategy.

### **Income allocation factors**

- Rebalance income distribution
  - *Definition:* A jurisdiction's existing household income distribution across the four income categories compared to the regional income distribution across the four income categories.
  - *Factor's impact on the methodology:* A jurisdiction's household income distribution is compared to the region's income distribution. A jurisdiction that has a higher proportion of households in an income category receives a smaller allocation of housing units in that same category.
  - *Data source:* US Census Bureau's ACS data.

### Sacramento Area Council of Governments (SACOG)

#### **Total allocation factors**

- Local growth
  - *Definition:* The proportion of the region's 2016-2035 forecasted growth represented by each jurisdiction.
  - *Factor's impact on methodology:* SACOG's Regional Housing Need Determination is multiplied by a jurisdiction's share of the region's 2016-2035 forecasted growth to calculate the jurisdiction's total RHNA.
  - *Data source:* Growth forecasts from SACOG's [Metropolitan Transportation Plan/Sustainable Communities Strategy](#) (MTP/SCS).

#### **Income allocation factors**

- Regional income parity
  - *Definition:* The existing percentage of households in a jurisdiction that are lower-income. "Lower-income" refers to very low- and low-income households, or all households below 80% of the Area Median Income (AMI).
  - *Factor's impact on the methodology:* A jurisdiction's proportion of lower-income households is compared to the regional proportion of lower-income households. Jurisdictions with a lower proportion of lower-income households compared to the region receive an upward adjustment of lower-income RHNA units, while jurisdictions with a higher proportion of lower-income households compared to the region receive a downward adjustment of lower-income RHNA units.
  - *Data source:* 2016 estimates from the [Comprehensive Housing Affordability Strategy \(CHAS\)](#) dataset developed by the U.S. Department of Housing and Urban Development.
- Affirmatively furthering fair housing
  - *Definition:* A jurisdiction's proportion of existing housing units in high opportunity census tracts. Census tracts are labeled high opportunity if they receive opportunity index scores of "high resource" or "highest resource."

- *Factor's impact on the methodology:* A jurisdiction's proportion of units in high opportunity census tracts is compared to the regional proportion of units in high opportunity census tracts. Jurisdictions with a higher proportion of existing units in high opportunity tracts compared to the region receive an upward adjustment of lower-income RHNA units, while jurisdictions with a lower proportion of existing units in high opportunity tracts compared to the region receive a downward adjustment of lower-income RHNA units.
- *Data source:* [2019 opportunity index scores](#) calculated by the California Fair Housing Task Force convened by the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC).
- Jobs-housing fit
  - *Definition:* A jurisdiction's existing ratio of low-wage workers to units affordable to low-wage workers. SACOG calculated the number of low-wage workers in each jurisdiction based on the number of jobs with wages less than \$2,300 per month. Units affordable to low-wage workers are defined as units with a rent less than \$1,000 per month. SACOG set the \$1,000 per month threshold for rent affordable to low-wage workers based on 30% of the income for a household with 1.5 workers each making \$2,300 per month.
  - *Factor's impact on the methodology:* Each jurisdiction's ratio is compared to the regional average of 1.9 low-wage workers to affordable units. Jurisdictions with a higher ratio of low-wage workers to units affordable to low-wage workers compared to the region receive an upward adjustment of lower-income units, while jurisdictions with a lower ratio compared to the region receive a downward adjustment of lower-income units.
  - *Data source:* The number of low-wage workers was calculated using data from the Census Bureau's [Public Use Microdata Sample \(PUMS\)](#) and [American Community Survey \(ACS\)](#) as well as SACOG's [SACSIM travel demand model](#). The number of affordable units was calculated using ACS data.

## San Diego Association of Governments (SANDAG)

### **Total allocation factors**

- Transit
  - *Definition:* Each jurisdiction's existing share of the region's rail stations, "Rapid" bus stations, and major transit stops. Rail stations are those served by Metropolitan Transit System's light rail lines or North County Transit District's commuter rail lines. "Rapid" is a high-frequency, limited-stop bus service with five Metropolitan Transit System routes and one North County Transit District route. SANDAG defines "major transit stops" as bus stops with an intersection of two or more major local bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
  - *Factor's impact on the methodology:* SANDAG will allocate 65% of housing units based on each jurisdiction's share of regional transit services. Of the units allocated based on this transit factor, 75% will be allocated based on each

jurisdiction's share of rail and Rapid bus stations, while 25% will be allocated based on each jurisdiction's share of major transit stops.

- *Data source:* SANDAG's [Activity Based Model \(ABM\)](#).
- Jobs
  - *Definition:* Each jurisdiction's existing share of the region's total number of jobs.
  - *Factor's impact on the methodology:* SANDAG will allocate 35% of housing units based on each jurisdiction's share of the region's jobs.
  - *Data source:* SANDAG's employment estimates developed as part of the [regional growth forecast](#).

### **Income allocation factors**

- Equity adjustment
  - *Definition:* A jurisdiction's existing household income distribution across the four income categories: very low (0-50% AMI), low (50-80% AMI), moderate (90-120% AMI), and above moderate (80-120% of AMI) compared to the regional income distribution across the four income categories.
  - *Factor's impact on the methodology:* A jurisdiction's household income distribution is compared to the region's income distribution. Jurisdictions that have a higher percentage of existing households in a given income category than the region receive a downward adjustment, which results in a smaller share of the allocated housing units within that income category than if no adjustment were applied. Jurisdictions that have a lower percentage of households in a given income category than the region receive an upward adjustment, which results in a greater share of the allocated housing units within that income category than if no adjustment were applied.
  - *Data source:* US Census Bureau's ACS data.

### Southern California Association of Governments (SCAG)

#### **Total allocation factors**

- Household growth
  - *Definition:* A jurisdiction's projected household growth from 2021-2029.
  - *Factor's impact on the methodology:* A jurisdiction's projected household growth helps determine the projected housing need component of its total RHNA allocation.
  - *Data source:* SCAG's [Connect SoCal](#) Regional Transportation Plan/Sustainable Communities Strategy.
- Future vacancy need
  - *Definition:* A jurisdiction's projected vacancy need based on a target vacancy rate for owner and renter households. Calculated by applying current rates of owner-occupied units and renter-occupied units to projected household growth and then applying a target vacancy rate of 1.5% to the projected growth in owner-occupied households and a rate of 5% to the projected growth in renter-occupied households.

- *Factor's impact on the methodology:* SCAG uses future vacancy need to adjust each jurisdiction's projected housing need component of its RHNA allocation to account for the vacant housing units needed to support a healthy housing market.
- *Data source:* Current rates of owning and renting are from the US Census Bureau's ACS data. Household growth projections are from Connect SoCal. Target vacancy rates are based on rates used by HCD for the Regional Housing Need Determination.
- Replacement need
  - *Definition:* The jurisdiction's share or regional net replacement need based on the number of units demolished in a jurisdiction between 2008 and 2018 that have not been replaced.
  - *Factor's impact on the methodology:* A jurisdiction's replacement need is added to the projected housing need component of a jurisdiction's RHNA allocation.
  - *Data source:* Demolition data comes from the California Department of Finance. Data on demolished units that have been replaced was reported by jurisdictions in a survey administered by SCAG.
- Transit accessibility
  - *Definition:* A jurisdiction's projected share of regional population in "high quality transit areas" in 2045. SCAG defines "high quality transit areas" as areas within a half-mile of transit stations (including light rail and commuter rail) and corridors that have headways of 15 minutes or less during peak hours for bus service.
  - *Factor's impact on the methodology:* 50% of the existing need component of a jurisdiction's total RHNA allocation will be assigned based on transit accessibility.
  - *Data source:* SCAG's Connect SoCal Regional Transportation Plan/Sustainable Communities Strategy.
- Job accessibility
  - *Definition:* The percent of the region's jobs that will be accessible by a 30-minute commute by car from a jurisdiction in 2045.
  - *Factor's impact on the methodology:* 50% of the existing need component of a jurisdiction's total RHNA allocation will be assigned based on jobs accessibility.
  - *Data source:* SCAG's Connect SoCal Regional Transportation Plan/Sustainable Communities Strategy.
- Disadvantaged communities
  - *Definition:* Existing need allocated to a disadvantaged community is redistributed to other jurisdictions in the same county if the existing need exceeds the jurisdiction's projected household growth between 2020 and 2045. Disadvantaged communities are jurisdictions where more than 50% of the existing population lives in census tracts considered "high segregation and poverty" or "low resource."
  - *Factor's impact on the methodology:* Some of the existing need component of the RHNA allocation will be redistributed from jurisdictions that are disadvantaged communities to jurisdictions that are not disadvantaged communities.
  - *Data source:* 2019 opportunity index scores provided by HCD/TCAC.

### Income allocation factors

- Social equity adjustment
  - *Definition:* A jurisdiction's existing household income distribution across the four income categories compared to the county income distribution across the four income categories.
  - *Factor's impact on the methodology:* SCAG compares a jurisdiction's existing household income distribution to the household income distribution of the county in which the jurisdiction is located. Jurisdictions with a higher percentage of existing households in a given income category compared to the county receive a smaller share of its allocated housing units within that income category. Jurisdictions with a lower percentage of households in a given income category compared to the county receive a greater share of its allocated housing units within that income category.
  - *Data source:* US Census Bureau's ACS data.
- Affirmatively furthering fair housing adjustment
  - *Definition:* The proportion of a jurisdiction's existing population in census tracts that are defined as "high segregation and poverty"/"low resource" or "highest resource."
  - *Factor's impact on the methodology:* Jurisdictions where more than 70% of the population lives in "high segregation and poverty"/"low resource" census tracts will see an increase in the percentage of the social equity adjustment applied to each income category (as described above). A jurisdiction with a higher percentage of existing households in a given income category compared to the county would receive an even smaller share of its allocated housing units within that income category. A jurisdiction with a lower percentage of households in a given income category compared to the county would receive an even greater share of its allocated housing units within that income category.
  - *Data source:* 2019 opportunity index scores provided by HCD/TCAC.