

Regional Housing Needs Allocation (RHNA) Methodology Examples

This document shows key concepts from draft allocation methodologies currently under development by the San Diego Council of Governments (SANDAG) and the Sacramento Council of Governments (SACOG). The comparison is intended only to illustrate how a RHNA methodology is constructed. ABAG 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). A factor is a way to translate a planning principle or attribute into numbers.

The allocation formula involves two steps:

1. **Determine the total number of units by city or county.**
2. **Determine the total number of housing units in each income category for a city or county.** 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

SANDAG 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



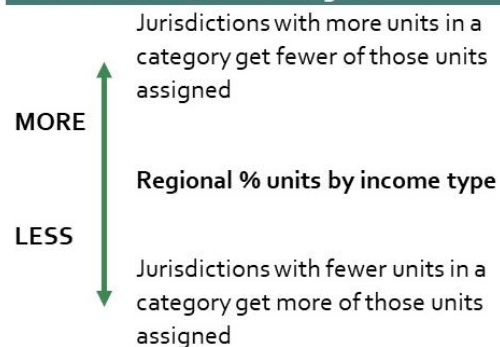
25% of housing to jurisdictions with major local bus lines



35% of housing to jurisdictions with jobs

Formula for Income Allocation:

Equity applied to ALL, based on the four income categories



Source: https://www.sandag.org/uploads/projectid/projectid_189_26289.pdf

SACOG 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

1. Regional Income Parity	2. Affirmatively Furthering Fair Housing	3. Jobs/Housing Fit
<p>Jurisdictions with more lower-income households get fewer of those units assigned</p> <p>MORE ↑</p> <p>Regional % lower income households</p> <p>LESS ↓</p> <p>Jurisdictions with fewer lower-income households get more of those units assigned</p>	<p>Jurisdictions with higher than average proportion of units in high opportunity areas get more lower-income units assigned</p> <p>MORE ↑</p> <p>Encourage high opportunity areas as areas to zone for growth</p> <p>LESS ↓</p> <p>Jurisdictions with lower than average proportion of units in high opportunity areas get fewer lower income units assigned</p>	<p>Jurisdictions with higher ratio of low-wage workers to affordable housing units get more lower-income units assigned</p> <p>MORE ↑</p> <p>House more low-wage workers near jobs in affordable homes</p> <p>LESS ↓</p> <p>Jurisdictions with lower ratio of low-wage workers to affordable housing units get fewer lower-income units assigned</p>

Source: https://www.sacog.org/sites/main/files/file-attachments/draft_rhna_methodology_menu_2019-9-17.pdf?1568764417