



# RHNA 101

Regional Housing Needs Assessment Overview

Garden Grove City Council Meeting - March 10, 2020

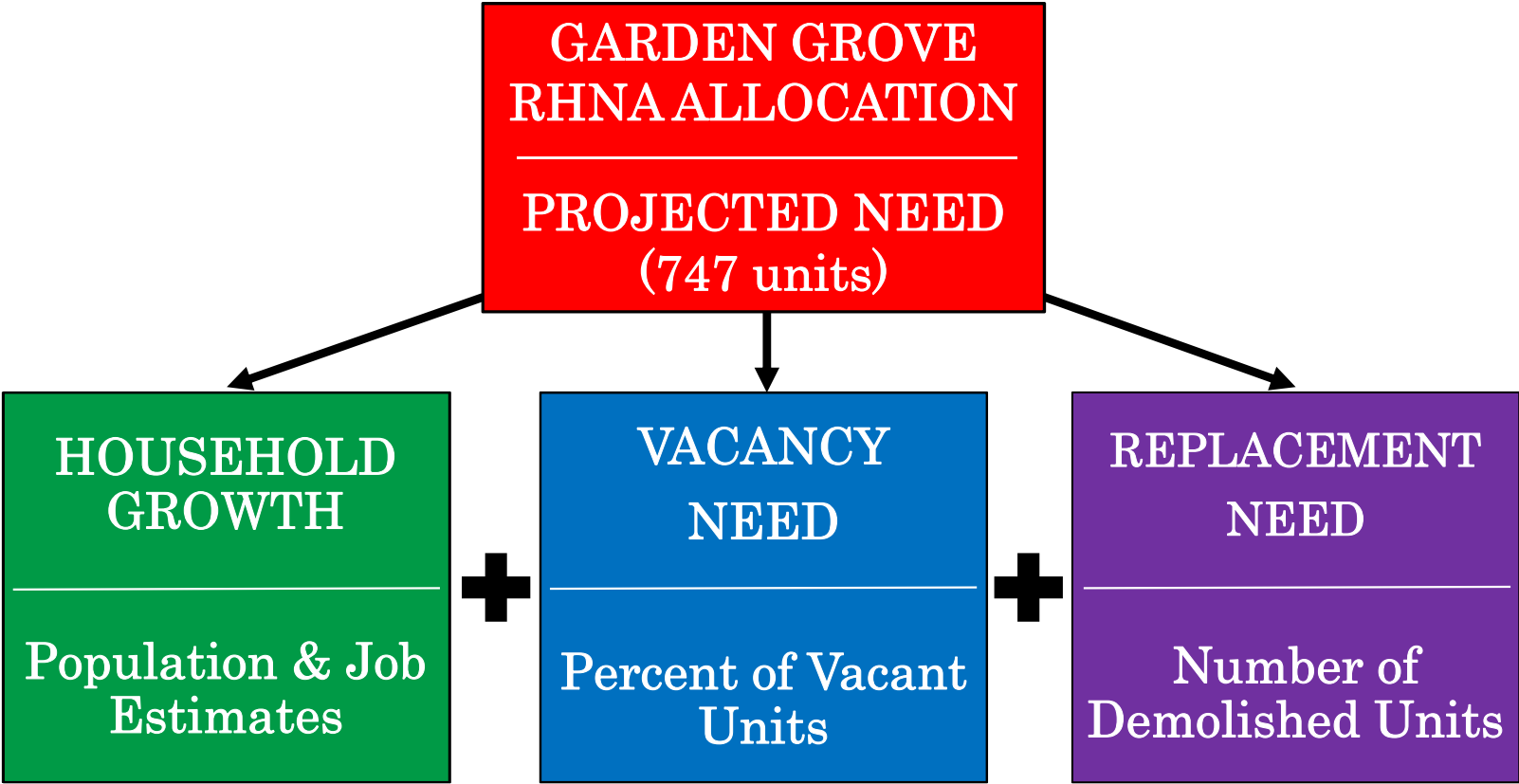
# What is RHNA?

- The Regional Housing Needs Assessment (RHNA) is a State mandated process used to determine housing needs throughout California.
- Coincides directly with the 8-year planning cycle of the Housing Element. Currently in 5<sup>th</sup> RHNA Cycle and heading into 6<sup>th</sup> Cycle.
- Assigns each jurisdiction with a number of housing units that must be planned for during the 8-year cycle.
- Jurisdictions that fail to obtain a certified Housing Element are:
  - Ineligible to receive State funding;
  - May be subject to a 4-year RHNA Cycle;
  - May result in the State disallowing the issuance of building permits; and
  - May be open to litigation.

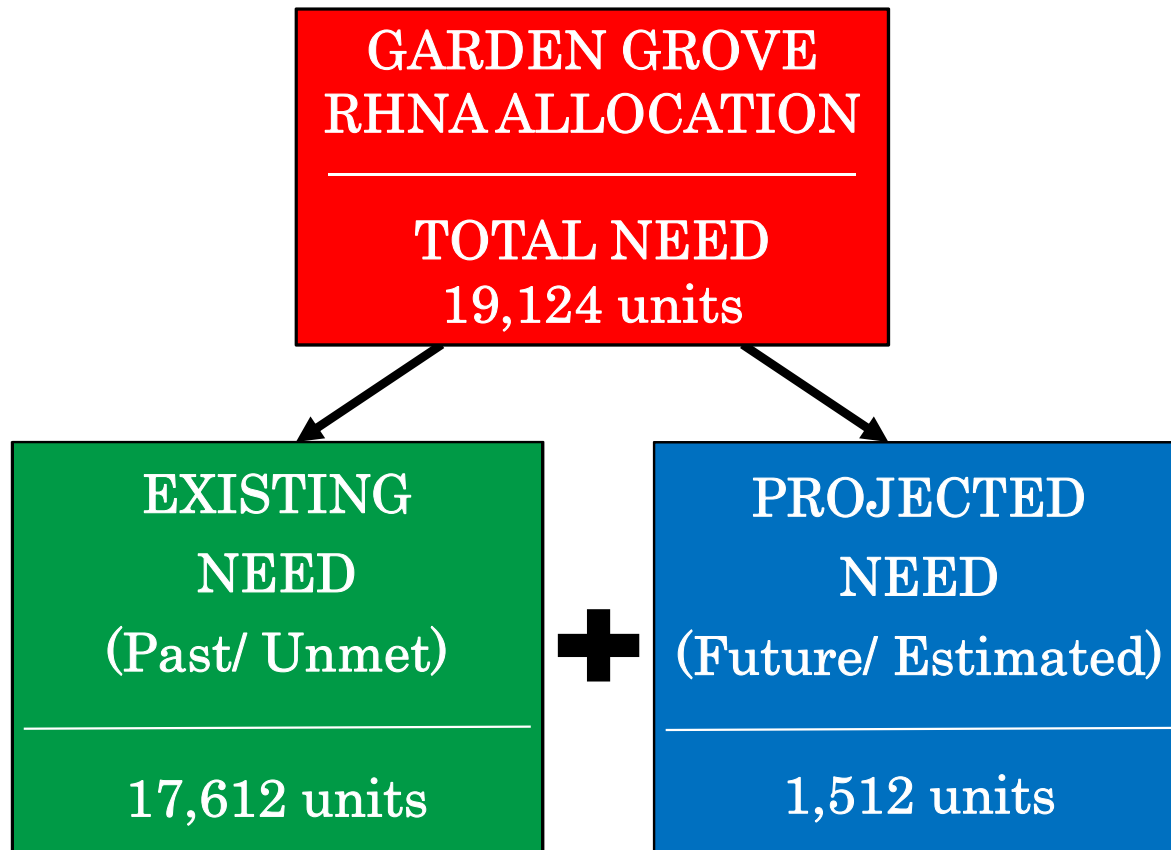
# Who determines our RHNA allocation?

- The Department of Housing and Community Development (HCD) assigns a Regional Determination of housing units to the various Councils of Governments (COG's) throughout the State.
- Our COG, the Southern California Association of Governments (SCAG), develops a methodology to distribute the Regional Determination in an equitable manner.
- SCAG's proposed methodology is sent to HCD for review and, upon approval, final RHNA allocations are assigned.
- Jurisdictions are obligated to plan for the production of their RHNA allocation via the Housing Element, zoning changes, increased density, etc.

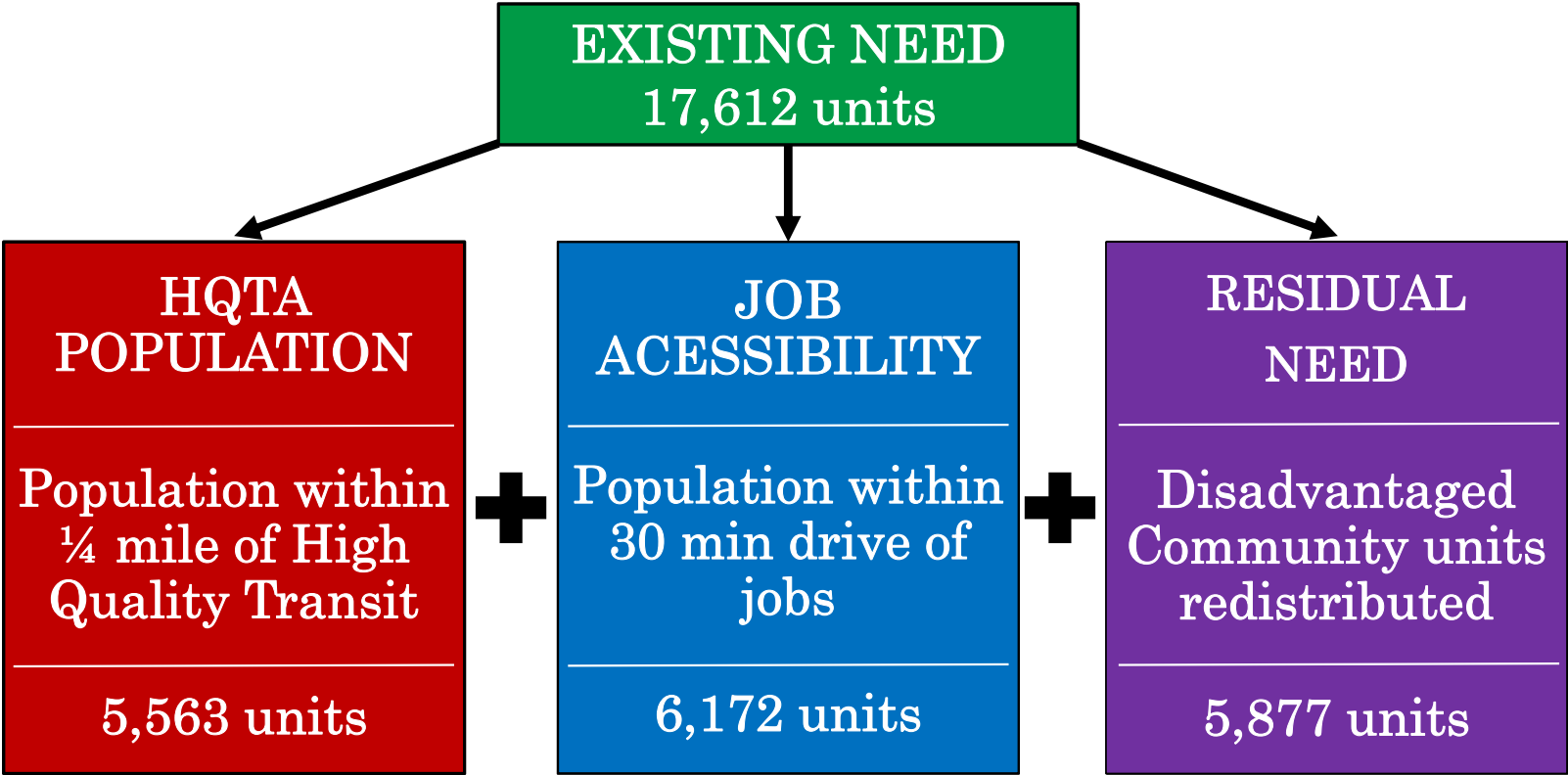
# Current 5<sup>th</sup> Cycle RHNA Methodology (2014-21)



# Proposed 6<sup>th</sup> Cycle RHNA Methodology (2021-29)



# Proposed 6<sup>th</sup> Cycle RHNA Methodology (2021-29)

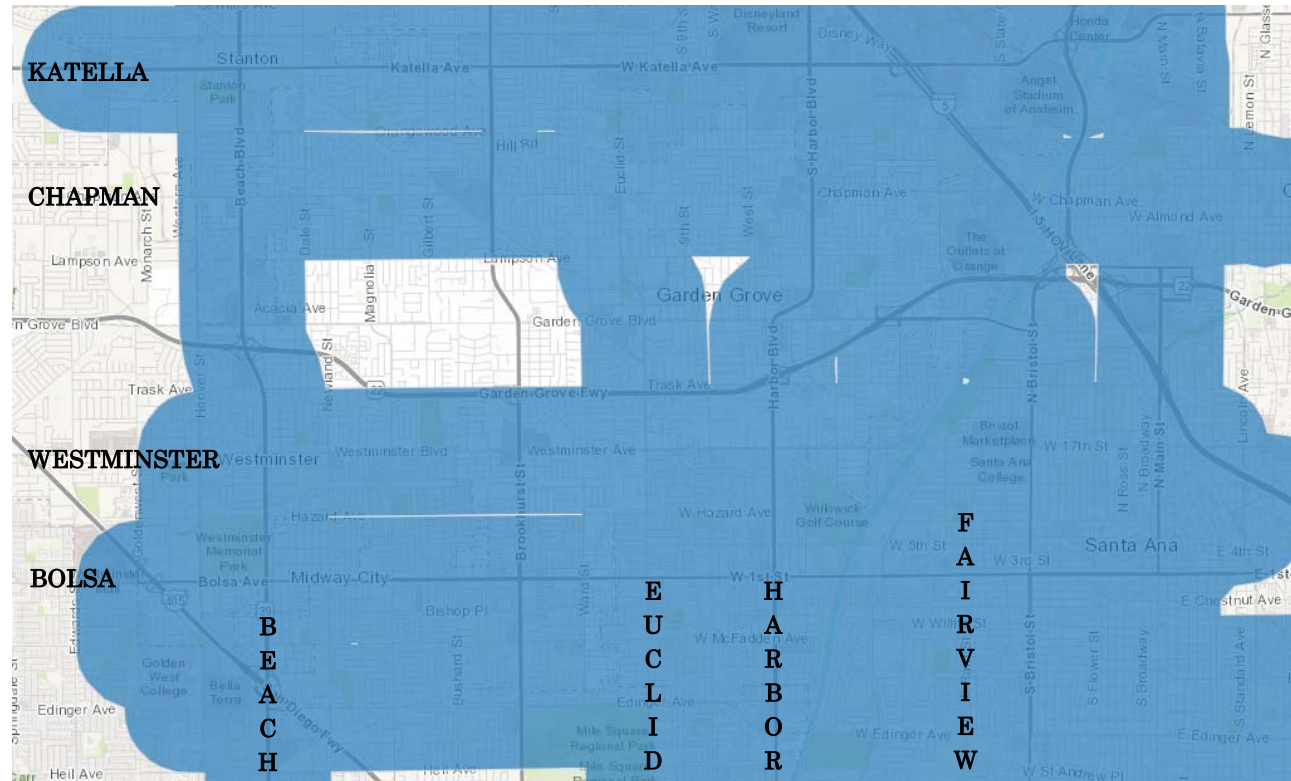


# Proposed 6<sup>th</sup> Cycle RHNA Methodology (2021-29)

**HQTA  
POPULATION  
5,563 units**

**Population within  
1/4 mile radius of  
High Quality  
Transit lines**

**Garden Grove:  
96<sup>th</sup> percentile  
among OC cities**



**\* 2045 HQTA areas per adopted SCAG Connect SoCal Plan**

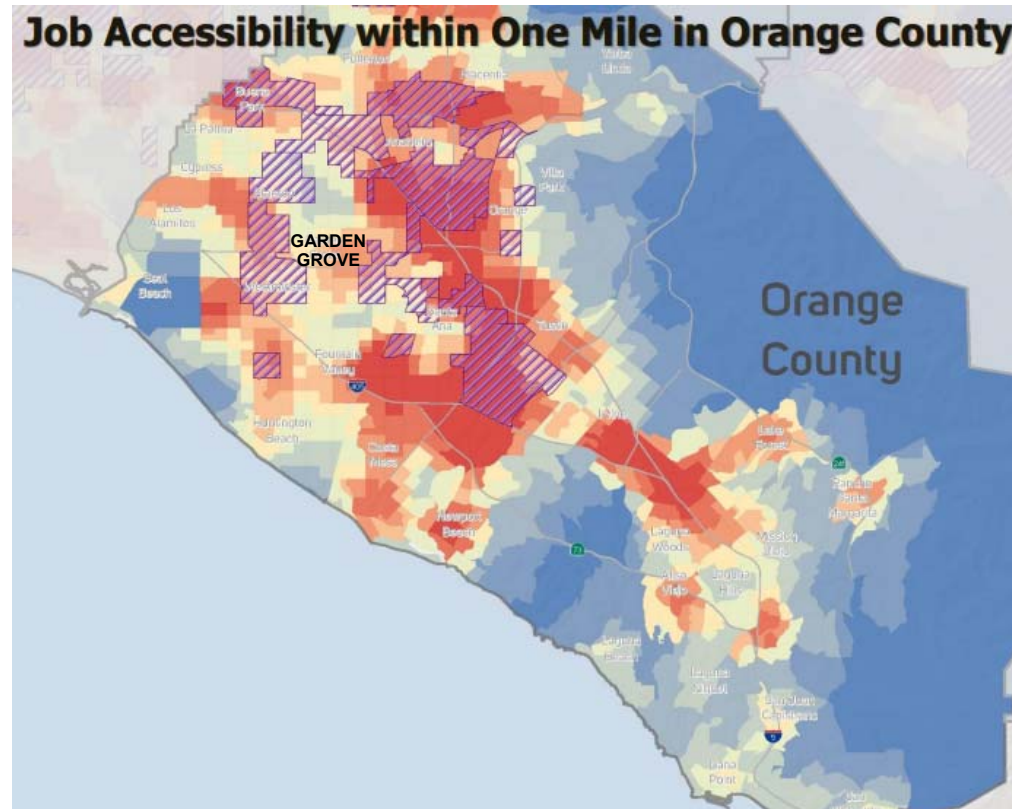
# Proposed 6<sup>th</sup> Cycle RHNA Methodology (2021-29)

## JOB ACCESSIBILITY

6,172 units

Population within  
30 min drive of  
jobs

Garden Grove:  
98<sup>th</sup> percentile  
among OC cities





# Proposed 6<sup>th</sup> Cycle RHNA Methodology (2021-29)

RESIDUAL  
NEED

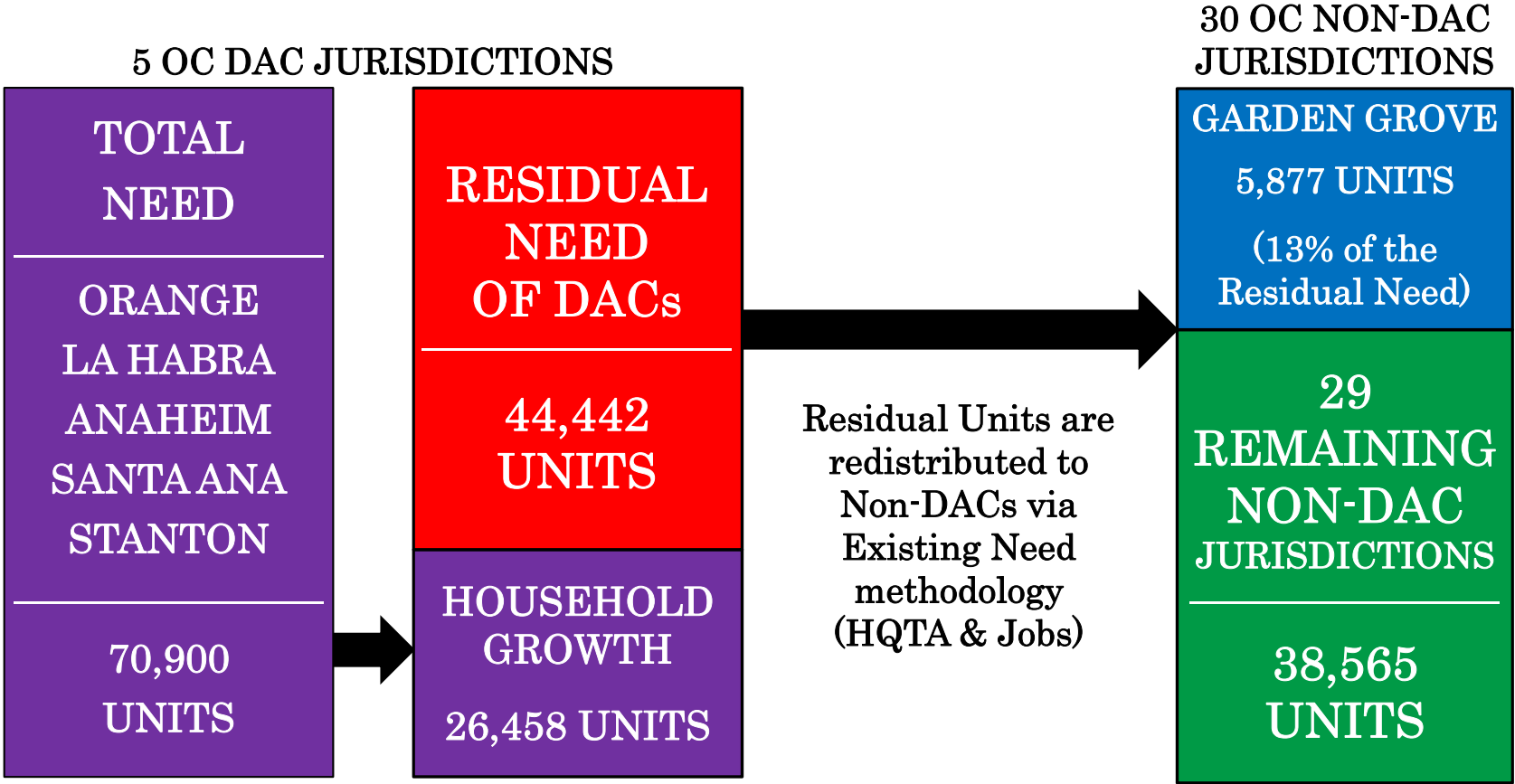
5,877 units

Disadvantaged  
Community units  
redistributed

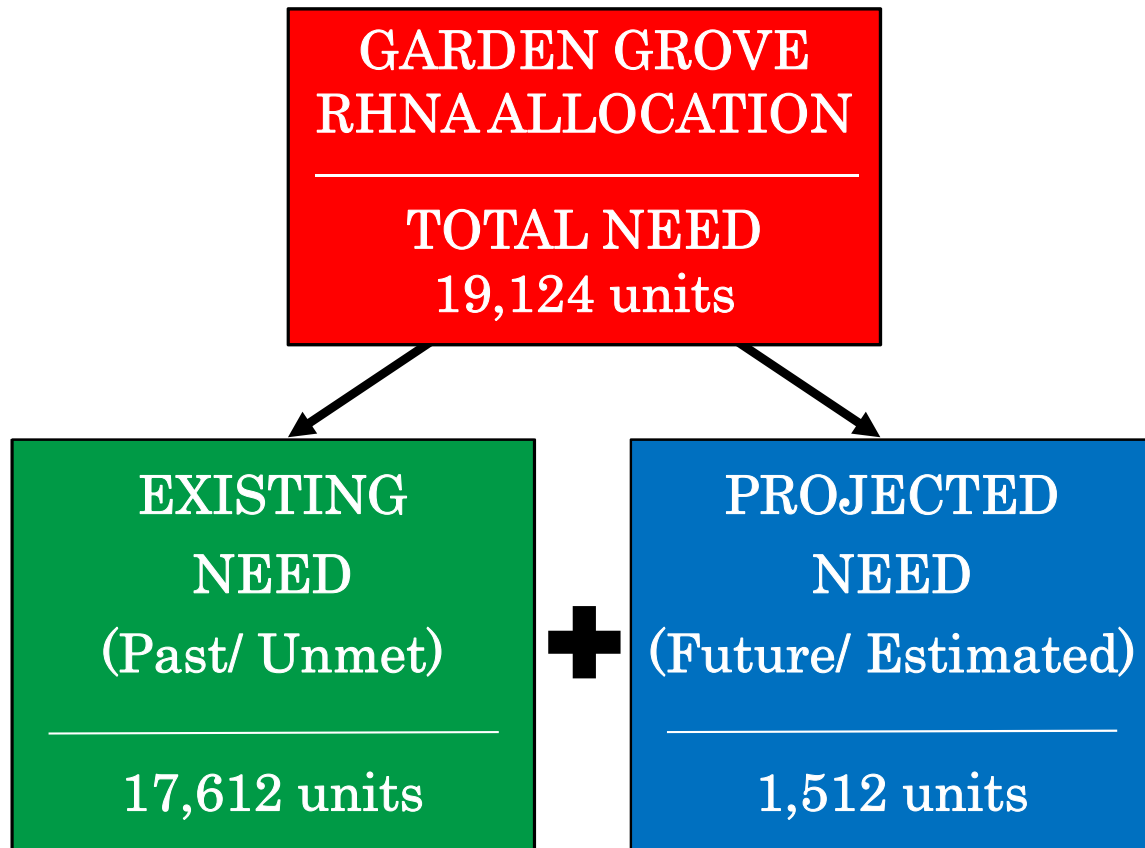
Garden Grove is  
considered **48%**  
disadvantaged

- The proposed methodology grants an Existing Need exemption to jurisdictions with **more than 50%** of their population located in low or very-low resource areas.
- Qualifying jurisdictions are known as **Disadvantaged Communities (DAC's)**.
- DAC's RHNA allocations are **capped** at their 2045 Household Growth projections.
- Units over a DAC's cap are known as **Residual Units** and are redistributed to non-DAC jurisdictions using the previously described Existing Need methodology (HQTA Population & Job Accessibility).
- There are five (5) DAC's in Orange County that account for **44,442 Residual Units**.
- Garden Grove receives the **second highest** number of Residual Units among the 197 SCAG jurisdictions.

# Proposed 6<sup>th</sup> Cycle RHNA Methodology (2021-29)



# Proposed 6<sup>th</sup> Cycle RHNA Methodology (2021-29)





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For more information, please contact:

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