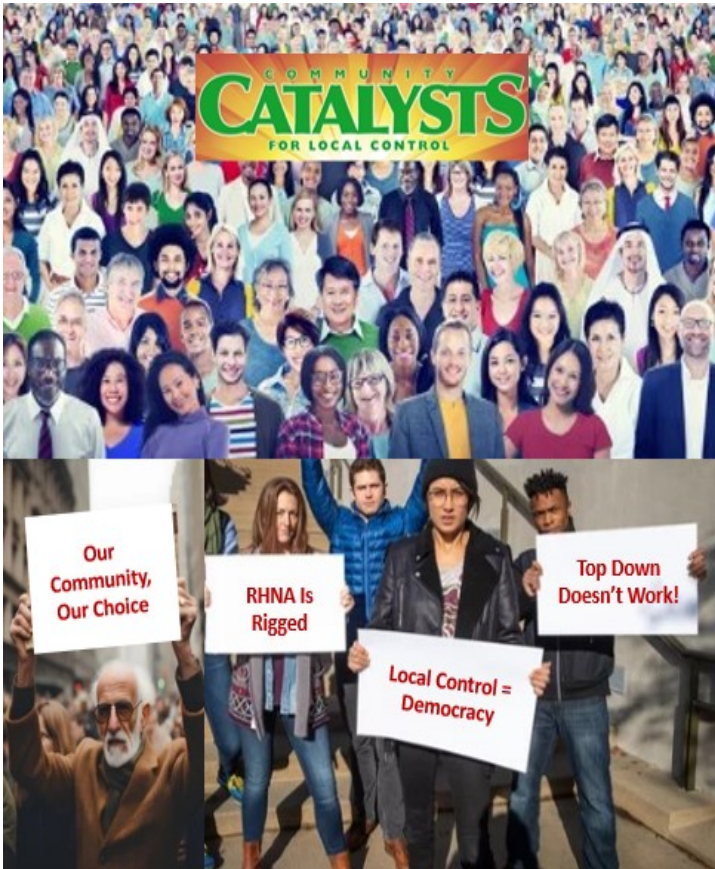




Sacramento Lobby Day: RHNA & Housing Policy

Tuesday, April 16th, 2024

Legislators, like local elected officials, community leaders, and the public, want housing that is affordable, based on reliable numbers and aligned with environmental and community values.



RHNA BASICS!

- HCD (Housing and Community Development Dept) oversees an 8-year cycle of planning for RHNA (Regional Housing Need Assessment and Allocation).
- 5th cycle – 2015 - 2022
6th cycle – 2023 – 2031
- Assessment includes Projected Needs based on Dept. of Finance population projections and “existing” need.
- Allocation occurs in 4 income categories based on local Area Median Income (AMI): very low, low, moderate, and above moderate.
- 2017 laws changed RHNA from a planning tool to a production club.

RHNA Data from the 5th and 6th Cycle:

County	City	5 th Cycle	6 th Cycle	5 th Cycle	6 th Cycle	5 th Cycle	6 th Cycle	5 th Cycle	6 th Cycle	Total 5th	Total 6th	Unit Increase
		Very Low AMI		Low AMI		Moderate AMI		Above Mod. AMI		Totals	Totals	From 5-6 th Cycle
Alameda	Oakland	2,059	6,511	2,075	3,750	2,815	4,457	7,816	11,533	14,765	26,251	11,486
San Francisco	San Francisco	6,234	20,867	4,639	12,014	5,460	13,717	12,536	35,471	28,869	82,069	53,200
Santa Clara	Cupertino	356	1,193	207	687	231	755	270	1,953	1,064	4,588	3,524

Take Notice:

1. RHNA increases from the 5th to 6th Housing Element cycles. Dept of Finance says population growth is flat through 2060.
2. RHNA sets higher quotas for moderate and above moderate housing; lower quotas for low-income affordable housing.
3. AMI for a 4-person household: Alameda - \$147,900; San Francisco - \$128,151; Santa Clara - \$181,300. Consider that minimum wage at \$16/hr. generates an annual income of \$32,000.



CONSTITUENT DEMANDS	
What we want	What we are getting
<input checked="" type="checkbox"/> Affordable Housing	Market-rate housing that benefits investor/ developers, not low-income wage workers and middle class
<input checked="" type="checkbox"/> RHNA Reliability	Flawed methods and process that lead to inflated, unattainable RHNA quotas
<input checked="" type="checkbox"/> Safety	Increased risks of fire, flooding, gentrification, economic instability, and loss of insurance because of high density!
<input checked="" type="checkbox"/> Cost Effectiveness	\$Billions in state expenses; \$Millions in city costs: consultants, staff, legal
<input checked="" type="checkbox"/> Accountability	Laws that favor outsiders' profits, not the promised affordable housing

- ✓ Legislators promised affordable housing if cities forfeited planning, curtailed public participation, and abandoned environmental constraints. Results: After 150 housing laws, homelessness increased 31%, median rent increased 38%, housing production didn't change. The real problem is economics; not zoning, CEQA, or local control.

