



**Regional Housing Need Assessment/Allocation  
RHNA = Unsound Housing Policy, Hardly Any Affordable Housing**

## Fact Sheet



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10 FACTS	EVIDENCE
<p><b>1. SANDAG</b>-San Diego Association of Governments, March 22, 2024. Theme of the critical comments from elected officials directed to HCD’s Deputy Megan Kirkeby: <i>RHNA is broken and the process is flawed.</i></p>	<p><a href="https://www.youtube.com/watch?v=arKeg7IFk7w">https://www.youtube.com/watch?v=arKeg7IFk7w</a> Solana Beach Mayor Lesa Heebner, SANDAG VP, starts at 45:30. Testimony runs until 1:35.</p>
<p><b>2. State Audit</b> – Overall, our audit determined that HCD does not ensure that its need assessments are accurate and adequately supported.</p>	<p><a href="#">State Auditor’s Report on RHNA</a>, March, 2022, Michael Tilden, Acting State Auditor.</p>
<p><b>3. State Department of Finance - California Exodus:</b> Once growing rapidly, state population projected to remain the same through 2060. It makes no sense that RHNA numbers should increase by 2-3 times.</p>	<p><a href="#">California: No Growth to 2060 per State Projections</a>, Wendell Cox, New Geography, July 30, 2023</p>
<p><b>4. Legislation sets cities up to fail.</b> From SB-828 (streamlining, Wiener) to SB-35 (ministerial approval, Wiener) to SB423 (coastal, Wiener), authority to plan and zone is wrested away from local electeds and the coastal commission.</p>	<p><a href="#">Why the Wiener housing bills will never work—and could destroy the coast</a>, Michael Barnes, former Albany City Council, March 12, 2024</p>
<p><b>5. RHNA is economically untethered.</b> It is designed to give incentives to market-rate developers in high value areas which creates high risk to community finances and environmental resources without materially impacting the affordability objectives that have been used as its justification.</p>	<p><a href="#">The inevitable failure of RHNA</a> Marc Verville, CPA/MBA, retired Walt Disney &amp; WB VP, Catalysts Town Hall, 2/8/24.</p>
<p><b>6. Housing laws stifle production of affordable housing,</b> making it impossible to meet RHNA goals.</p>	<p><a href="#">How housing laws sabotage affordable unit production</a>, Amy Kalish, President, Citizen Marin, Catalysts Call, 11/27/23.</p>



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<p><b>7. State housing laws and RHNA are costly.</b> Some of the 482 cities and 58 counties spent over \$1M to add staff, hire consultants, and get legal opinion. HCD spent \$1B in consulting grants, expanded staff, and lawsuits. The increase in affordable housing = minuscule!</p>	<p><a href="#">Why haven't the state housing laws produced housing relief?</a> Eric Filseth, former mayor, Palo Alto, February 2024.</p>
<p><b>8. RNHA puts residents at risk:</b> due to high density as well as fire, flood, water supply, and compromised evacuation routes during catastrophic event.</p>	<p><a href="#">Californians' home insurance is being dropped due to 'density.'</a> Megan Fan Munce, US &amp; World, March 30, 2024.</p>
<p><b>9. Embarcadero Institute</b> was the first to disclose the Governor's claim of a 3.5M housing unit shortage was in error and first to disclose HCD's practice of double counting RHNA.</p>	<p><a href="#">CA's 3.5 Million Housing Shortage Number Raises Questions</a>, Gab Layton, July 2019 <a href="#">"Double Counting in the Latest Housing Needs Assessment,"</a> Gab Layton, Sept, 2020.</p>
<p><b>10. Bottom Line: It's the economy.</b> Current legislation cultivates inequality, diminishes the American Dream of home ownership, and creates a state of renters under the profit-heavy thumb of landlords.</p>	<p><a href="#">Rising inequality: A major issue of our time</a>, Brookings Research, Zia Qureshi, May 16, 2023</p>

### CALL FOR ACTION: Accountability

1. Support Sen. Glazer's request for an audit of HCD and the Housing Element process.
2. Request a full, follow-up audit of HCD and the RHNA process. Pass legislation to halt 7<sup>th</sup> cycle Housing Element planning (2032-2040) until the RHNA methodology and mandates are corrected.
3. Require housing mandates to adhere to objective, measurable outcomes to avoid wasting resources.
4. Vote against bills that repeat the patterns of the 150 bills that have failed to increase production or increase affordability: **SB-951** (Wiener, CA Coastal Act); **SB-1037** (Wiener, Planning and Zoning Enforcement); **SB-1211** (Skinner, ADUs and eliminate parking); **AB-1893** (Wicks, Housing Accountability Act), and **AB-2881** (Lee, Social Housing Act).