



Regional Housing Needs Plan

What is the regional housing needs process all about?

Every eight years, SACOG adopts a Regional Housing Needs Plan. The plan is a state requirement to ensure that every city and county is providing a fair share of housing.

The California Department of Housing and Community Development determines the total housing need for the Sacramento region and every other region in California. SACOG works with local governments to develop the method for assigning how many housing units each city and county should have. Each city and county then plans for their allocation of housing units in the housing element of their general plan.

When was the Regional Housing Needs Plan last adopted?

On February 21, 2008, the SACOG Board of Directors adopted a Regional Housing Needs Plan covering 2006 through 2013.

What has changed since the last plan was adopted?

In 2008, California enacted Senate Bill 375 to reduce greenhouse gas emissions from cars and light-duty trucks. Senate Bill 375 also links the regional housing needs process with the regional transportation planning process. SB 375 changed the regional housing needs process to occur every eight years instead of every five years to synchronize it with the regional transportation plan, which SACOG updates every four years.

SB 375 also changes the requirements for local governments to update their housing elements. Local governments must rezone land to accommodate their allocation of housing within three years, with some exceptions. If a

RHNA TIMELINE

2011

OCTOBER 19

HCD issues RHNA Determination

DECEMBER 19

COG adopts RHNA methodology

2012

APRIL 19

Estimated RTP Adoption Date

OCTOBER 19

COG adopts Final RHNA

2013

OCTOBER 20

Housing Element Due

COMPLETION

local government does not update its housing element within 120 days of the statutory deadline, then it will have a four-year RHNA update cycle instead of an eight-year cycle.

What exactly does SACOG give to cities and counties?

SACOG gives each city and county a total number of housing units that it must plan for within a ___-year time period. This is called the overall allocation. SACOG also determines the income category distribution within the overall allocation for four economic categories: very-low, low, moderate and above-moderate incomes.

Why does SACOG allocate the housing need?

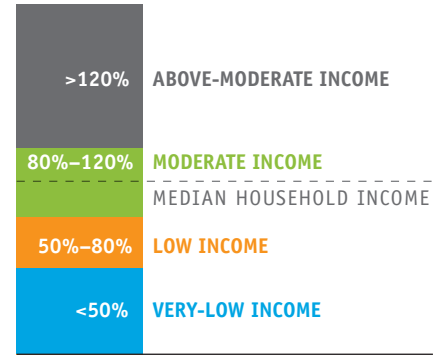
State law mandates that councils of governments develop the Regional Housing Needs Plan for their regions. The Sacramento Area Council of Governments is the lead agency in developing the allocation process and approving the plan for the 22 cities and six counties it serves. The SACOG region includes the counties of El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba and their 22 cities. The RHNP must also include the Tahoe Basin portions of El Dorado and Placer counties, and the city of South Lake Tahoe; these areas are normally outside of SACOG’s region. SACOG coordinates with the California Department of Housing and Community Development to determine the overall regional number.

What do the income categories mean for cities and counties?

For the very-low and low income categories, jurisdictions must provide zoning that is considered higher density zoning. A jurisdiction can explain to HCD what high density means in its housing element; however, if no explanation is given, then the default for most of the jurisdictions in the region is 20 dwelling units per acre, and 30 units per acre for the city of Sacramento.

The jurisdiction is responsible for providing the zoning for the four economic income categories, but is not responsible for construction of these units. The intent of the Housing Element law is that a jurisdiction not impede the construction of housing in any income category. Other factors, such as market forces, are well beyond a jurisdiction’s control and yield considerable influence over whether or not housing units in each income category are actually constructed.

How are the income categories defined?



Project Manager contact:

Gregory Chew
916.340.6227

For more information, please visit:

www.sacog.org/mtp2035

Connect with SACOG on:



Sacramento Area
Council of
Governments

1415 L Street, Suite 300
Sacramento, CA 95814

tel: 916.321.9000
www.sacog.org