

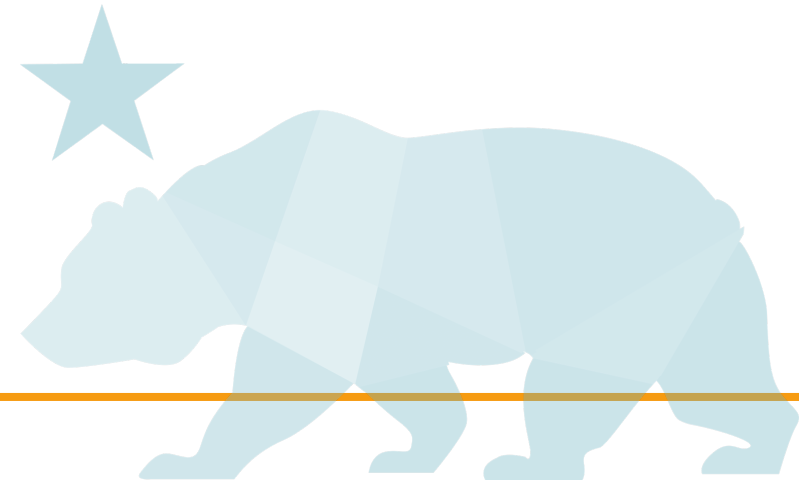


California's Housing Future 2040: The Next Regional Housing Needs Allocation

CTC/CARB/HCD Joint Meeting 11/2/23



What is RHNA?



Understanding RHNA

- RHNA is

A projection of additional housing units needed to accommodate the housing needs of both new and existing households at all income levels during the projection period.

- RHNA is not

- A prediction of building permit, construction, or housing activity
- A ceiling of potential housing market demand or production
- Limited due to existing land use capacity or (rezoning is often necessary to accommodate RHNA)



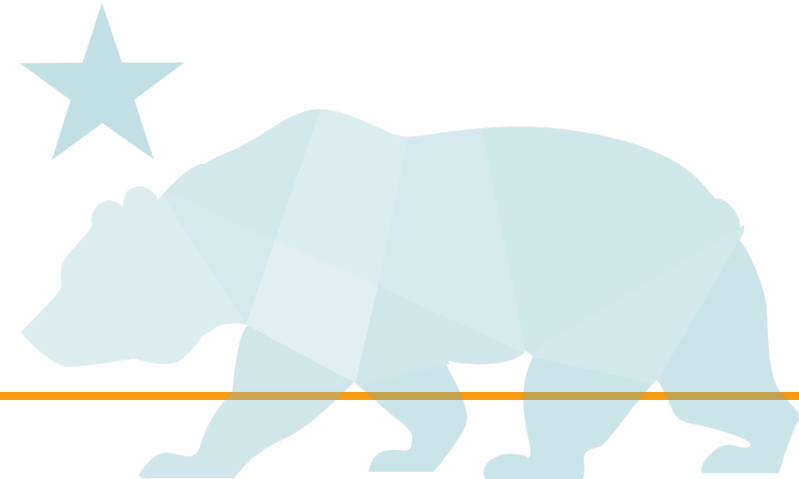
5 Statutory Objectives of RHNA

- Increase housing supply & mix of housing types, tenure & affordability in an equitable manner
- Promote infill development, socioeconomic equity, protect environmental and ag resources, promote efficient development patterns, and achievement of GHG emission reduction goals
- Promote improved intraregional jobs-housing relationship including jobs housing fit
- Balance disproportionate household income distributions (more lower income RHNA to higher income areas and vice-versa)
- Affirmatively furthering fair housing



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Stakeholder Engagement

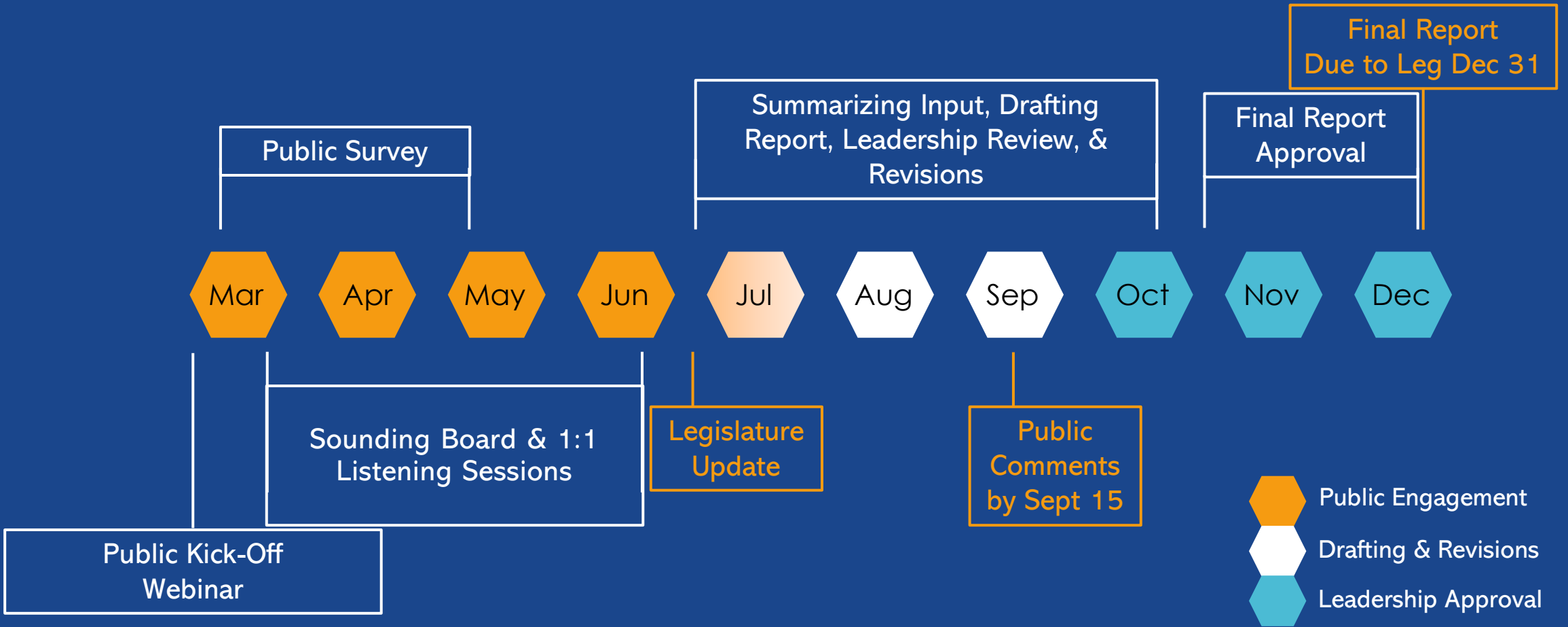


Background

- Building off the accomplishments of RHNA in the 6th cycle, AB 101 (2019) directs HCD, in collaboration with OPR and after engaging in stakeholder participation, to develop recommendations related to the RHNA process and methodology that promote and streamline housing development and substantially address California's housing shortage.
- HCD is required to submit a report on its findings and recommendations to the legislature by December 31, 2023



Timeline



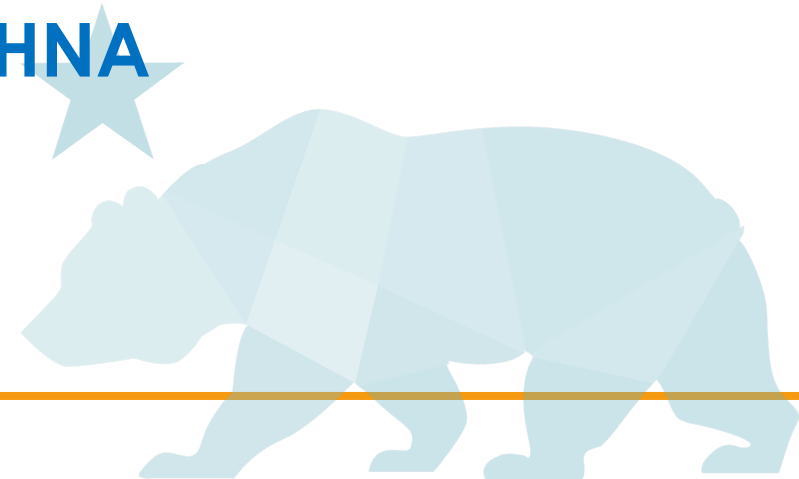
Major Stakeholder Engagement Activities

- Created a public **email inbox**
- Released a **public survey**
 - Open for 8 weeks & received 350+ responses
- Convened a **Sounding Board**
 - Held 4 virtual 2-hour sessions that included ~30 key stakeholders
- Held ~30 1:1 **listening sessions**
- Joint CARB/CTC/HCD Meeting in April 2023
 - Presented on the stakeholder engagement strategy and received feedback on statewide housing land use policy



What We Heard

California's Housing Future 2040: The Next RHNA



High-level Themes from Stakeholders

Overall

- Urgent importance of meeting the housing need for all Californians
- Interest in streamlining & increasing the transparency of the RHNA process
- Stakeholders are eager to provide input on ways to improve housing elements

Determination-Related

- Importance of fully accounting for pent-up housing needs of existing population
- Importance of accounting for the housing needs by different income levels, including ELI & ALI

Allocation-Related

- Importance of encouraging new housing near community assets and daily destinations
- More guidance on how to balance the statutory objectives when allocating housing need
- More consideration is needed for how RHNA is planned for in unincorporated areas
- Desire for further alignment between the RHNA and the RTP/SCS growth projections



Stakeholder feedback on RTP/SCS and RHNA Alignment

- Importance of keeping the RTP/SCS and RHNA aligned
- Opportunities for better alignment, with mixed support
 1. Align the overall projections that underpin the RTP/SCS and RHNA
 2. Align the timing of concurrent updates
 3. Align the projected, future development patterns included in the RHNA and RTP/SCS
 4. Further collaboration between state agencies on RHNA and RTP/SCS implementation



Thank you!

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