

Regional Housing Needs Assessment (RHNA) Fact Sheet



The Stanislaus Council of Governments (StanCOG), in consultation with the California Department of Housing and Community Development (HCD), is required by State law to periodically prepare a Regional Housing Needs Assessment (RHNA) for the Stanislaus County region. The RHNA process has two main components:

- **RHNA Determination** – A regionwide housing need determination across four income categories: very low-, low-, moderate-, and above moderate-income; and
- **RHNA Allocation** – StanCOG’s plan to allocate the RHNA Determination to the local jurisdictions within the region across the four income categories.

The RHNA process for this housing element cycle is longer than past RHNA periods, covering 9.75-years (January 1, 2014 - September 30, 2023). The RHNA process is being conducted in conjunction with the development of the Regional Transportation Plan (RTP) and its Sustainable Communities Strategy (SCS) in accordance with Senate Bill 375 (Steinberg). These three documents combined are referred to as Valley Vision Stanislaus.

RHNA Objectives

The goal of RHNA, as required by state law, is to increase the housing supply and mix of housing types in all cities and counties within the region. New housing should increase options in income categories not already well-represented in that jurisdiction. In addition, the housing should minimize harm to natural and agricultural resources and must be located in a way that promotes improved interregional relationships between jobs and housing.

RHNA Determination

HCD will ultimately issue an overall regionwide housing need called the RHNA Determination. The RHNA Determination will be based on population projections developed by the state and informed by StanCOG’s projections, both of which are formed on assumptions regarding number of persons per household, vacancy rates, demolitions, and various other factors. HCD is expected to issue the Final RHNA Determination in September 2013.

RHNA Methodology and Allocation

Once the Determination has been received, StanCOG will prepare a RHNA Methodology and Allocation (Plan) that will be adopted by the StanCOG Policy Board. StanCOG is working collaboratively with the established Steering Committee--comprised of representatives from the local agencies and others--to develop the RHNA Plan, which will distribute housing to the 10 local jurisdictions in the region.

RHNA/SCS Consistency

SB 375 requires that StanCOG show how the region will meet its greenhouse gas (GHG) reduction targets set by the California Air Resources Board (CARB) through the coordination of land use and transportation planning. SB 375 states that the RHNA and the development pattern of the SCS be consistent. To establish consistency between these two documents, each jurisdiction’s share of the RHNA will be consistent with the distribution of new housing growth planned for in the SCS.

2013 Household Income Limits for a Family of Four

Very Low Income
0-50% AMI (\$29,450)

Low Income
50-80% AMI (\$47,150)

Moderate Income
80-120% AMI (\$67,900)

Above Moderate Income
120+% AMI

*AMI = Area Median Income
AMI for a family of four in 2013
is \$56,600*

*Source: US Department
of Housing and Urban
Development, FY 2013 Income
Limits*