

**Sacramento Area Council of Governments (SACOG)
FAQs on Regional Housing Needs Plan (RHNP)
(November 28, 2006)**

This document serves as a frequently asked question (FAQ) sheet for the update of the Regional Housing Needs Plan. This FAQ sheet may be updated, so please check www.sacog.org for the most recent version.

What is the Regional Housing Needs Plan?

The RHNP allocates to cities and counties their “fair share” of the region’s projected housing needs. Each city and county in the RHNP will receive an allocation of total number of housing units that it must plan for within a 7.5 year time period. Within the total number of units, allocations are also made for the number of units made within four economic categories: very low, low, moderate and above moderate incomes.

What is SACOG’s role in the RHNP?

State law mandates that council of governments develop the RHNP. The Sacramento Area Council of Governments is lead agency in developing the RHNP for the six counties and 22 cities that it serves. The plan will also include the Tahoe Basin portions that within El Dorado and Placer counties, and city of South Lake Tahoe. It is SACOG’s responsibility to coordinate with the California Department of Housing and Community Development (HCD) to determine a regional housing needs projection. Then SACOG will allocate the share each jurisdiction will receive.

What time period does the RHNP cover?

The update of the RHNP that SACOG is undertaking covers the 7.5 year period from January 1, 2006 through June 30, 2013. However, the allocations cover a five-year period for each jurisdiction’s housing element.

What is the overall housing needs allocation for the region?

HCD issued a regional allocation of 169,476 to the six-county region from 2006-2013. This number was based on a compromise between the California’s Department of Finance’s projection and SACOG’s Blueprint Project calculations. Subcategory allocations by economic category were also issued:

- Very low income (less than 50% median household income [MFI]): 38,013 or 22.4%
- Low Income (50 to 80% MFI) 28,518 or 16.8% of total allocation
- Moderate (80 to 120% MFI) 32,974 or 19.5%
- Above Moderate (above 120% MFI) 69,971 or 41.3%

How does SACOG develop the RNHP allocations?

With the regional allocation established, SACOG will determine the local government allocations based on Blueprint projections. SACOG will use the 2000 Census, development tracking, and verification by each jurisdiction to establish the base year of 2006.

To determine the 2013 projections, SACOG will start with each jurisdiction’s 2035 Metropolitan Transportation Plan projections, which the Board of Directors is expected to review and act on at its December 14 meeting. The MTP projections represent SACOG’s best estimate of what is most likely to be built in each jurisdiction based on market trends and local government policy. After the 2035 projections are adopted, SACOG will then scale back the 2035 projections to a 2018 projection set, which will be used to establish Air Quality conformance. As was done in the development of the 2035

projections, SACOG will work with each local government in developing the 2018 projections. From there, SACOG will scale back the 2018 projections to 2013. As a starting point, we will use an interpolated growth rate for each jurisdiction, based on their growth trend from 2006 to 2018. However, because each jurisdiction's growth conditions are different – some with more greenfield opportunities, some with only infill opportunities – we will work with each jurisdiction to make refinements to their growth trend.

How will SACOG determine allocations with the four economic categories for each jurisdiction?

There are two parts to this answer. First, HCD will consider for statistical purposes any residential lands zoned for 20 dwelling units or higher as a low or very low income housing for most jurisdictions; the city of Sacramento has a standard of 30 dwelling units or higher. Second, SACOG will determine how many of the projected housing units each jurisdiction has that falls into this category that will be built by 2013. SACOG believes that the collective already-planned growth from all jurisdictions will meet the region's low and very low income allocations. If they are close, SACOG will allocate close to these planned allocations, although some adjustments will be made to avoid over-concentrations in jurisdictions. In addition, state law requires that all jurisdictions receive some allocation in each of the four categories.

What is the timeline for the development of the RHNP?

Up to this point, SACOG staff has been working with the Planners Committee to discuss the conceptual methodology for the RHNP allocations. In December, the SACOG Board will take action on the 2035 MTP projection. In January 2007, SACOG staff will be able to draft individual projections for the RHNP projections. That same month, each city and county will be invited to a meeting in each of the six counties. Each jurisdiction will help SACOG verify the assumptions for the 2006 baseline, and the 2013 projection. After the discussions and modifications are made, staff will adjust the RHNP accordingly for each jurisdiction and then issue the draft RHNP for Board review. The SACOG Board will need to adopt the RHNP by July, 2007.

How have local governments and interested parties been involved or get involved in the development of the RHNP?

The SACOG Planners Committee is the main body that will be updated on the RHNP developments. This Committee is comprised of the Planning Directors and/or their assigned staff and is primarily a technical planning committee. This body also has served and will continue to serve as the main forum for discussions on the Blueprint Project. All are welcome to attend these meetings, but the chairs at the table are reserved first for Planning Directors or their designee. If you wish to receive email notice to the Planners Committee meetings, please email gchew@sacog.org.