

## **Relationship between RHND/RHNP/RHNA and Sacramento County’s Blueprint Assumptions**

### Important Differences between RHNA numbers and County’s Blueprint assumption

The Regional Housing Need Assessment (RHNA) is a legally mandated allocation, which each jurisdiction must address in their General Plan Housing Element, whereas the Blueprint growth assumption is a general guide for regional growth that is only one result of the Blueprint process. Additionally, the RHNA must include an affordable housing allocation to each jurisdiction, whereas the Blueprint growth assumption does not. Sacramento County must accommodate the RHNA affordable housing allocation, but this allocation is not *in addition* to the overall RHNA, it is *included* in the overall RHNA. The RHNA distribution is broken down into four types: above moderate, moderate, low and very low income housing.

#### *Comparison Table RHNA vs. Blueprint*

	<b>RHNA</b>	<b>Blueprint</b>
<b>Time Frame</b>	2006 – 2013	2002 – 2030
<b>Process</b>	SACOG determines, based on legally mandated process	Blueprint project generates, based on civic participation data
<b>Legal Mandate</b>	Legally mandated	Not legally mandated
<b>Relation to General Plan</b>	General Plan Housing Element is legally required to reference	Informs General Plan and RHNA but not legally required to do so
<b>Affordable Housing</b>	Legally required to include affordable housing allocation	Does not include affordable housing allocation

The growth management program in Sacramento County’s Public Review Draft General Plan 2030 was built upon SACOG’s growth assumption of approximately 100,000 units by 2030. The four strategies that make up the program identify how and where these units will be accommodated. The new RHNA will allocate a certain amount of affordable housing units to the County based on, among other things, local government policy. As such, if additional capacity for new growth is identified, a higher allocation of affordable housing may result.

### Discussion on RHND numbers vs. County’s Blueprint assumption

SACOG’s Blueprint was built on the assumption that 840,000 new dwelling units would need to be built within the 6-County region by 2050 to accommodate anticipated population and job growth. Of these 840,000 units, the unincorporated portion of Sacramento County was allocated 149,550 units, or approximately 17.8% of the regional growth. If this same percentage (17.8%) is applied to the new Regional Housing Need Determination (RHND) number (169,476), we would arrive at an allocation for the unincorporated County of approximately 30,167 units for the next 7.5 year period

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(January 2006-June 2013). If we apply this same methodology to the 2005-2030 timeframe of the County's updated General Plan (25 years total), we arrive at an allocation of 100,556 for the unincorporated County. This number is only approximately 500 units more than what has been assumed for the General Plan, representing a discrepancy of less than 1%. Again, it is important to note that SACOG has only begun discussing allocations and will most likely arrive at a number either higher or lower than the numbers shown above. This analysis was done for discussion purposes only and to clarify conversations that occurred during the last workshop.

### *Comparison Table of Growth Assumptions for Unincorporated Sacramento County*

	<b>Geographic Area</b>	<b>Time Frame</b>	<b>Assumption</b>
<b>RHND* Allocation</b>	SACOG Six-County Region	2006 - 2013	169,476
<b>Blueprint</b>	Unincorporated Sacramento County	2002 - 2050	149,500
<b>General Plan 2030</b>	Unincorporated Sacramento County	2005 - 2030	99,700

\*The Regional Housing Needs Determination (RHND) is issued by the California Department of Housing and Community Development and covers the entire SACOG six-county region. SACOG will take this regional number and determine the allocation for each individual jurisdiction in the six-county area.