



Fresno Council of Governments

6th Cycle Regional Housing Needs Allocation (RHNA) Plan

May 19, 2021

Stakeholder Workshop



View of the La Vigne neighborhood
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Agenda

» Introductions

» Presentation

- RHNA Overview
- Data Collection and Methodology Inputs
- Work Plan and Schedule

» Discussion

- Which factors are most important to include as inputs to the RHNA methodology?
- Which data layers best represent these factors?

What is the Regional Housing Needs Allocation (RHNA) Plan

- » The RHNA Plan establishes the number of housing units at specified affordability levels (four income ranges) a jurisdiction must plan for in its Housing Element
- » The total number of housing units assigned to Fresno County as a whole is based on anticipated population growth
- » As the region's Metropolitan Planning Organization, Fresno COG is responsible for developing the region's RHNA Plan and assigning the units to local jurisdictions
- » The RHNA Plan covers an eight-year period of growth and is updated every 8 years
- » The 6th Cycle RHNA Plan will cover the planning period from 2023 to 2031

RHNA Process

- » State assigns housing needs to regions
- » Regions assign needs to local jurisdictions (cities and counties)
- » Local jurisdictions prepare Housing Elements
- » Housing units are built consistent with the Housing Element and other applicable plans/codes

Required Objectives

- » **Increased Supply and Affordability**—Increase housing supply and mix of housing types, tenure, and affordability in all cities and counties in an equitable manner
- » **Environmental Justice**—Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets
- » **Jobs-Housing Balance**—Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and affordable housing
- » **Affordability Balance**—Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa)
- » **Affirmatively Further Fair Housing**—promote fair housing choice and foster inclusive communities that are free from discrimination.

Factors Required for Consideration

1. Existing and projected jobs and housing relationship, **particularly low-wage jobs and affordable housing**
2. Lack of capacity for sewer or water service due to decisions outside jurisdiction's control
3. Availability of land suitable for urban development
4. Lands protected from urban development under existing federal or state programs
5. County policies to preserve prime agricultural land
6. Distribution of household growth in the RTP and opportunities to maximize use of transit and existing transportation infrastructure
7. Agreements to direct growth toward incorporated areas
8. Loss of deed-restricted affordable units
9. **Households paying more than 30 percent and more than 50 percent of their income in rent**
10. **The rate of overcrowding**
11. Housing needs of farmworkers
12. Housing needs generated by a university within the jurisdiction
13. **Units lost during a state of emergency that have yet to be replaced**
14. **The region's GHG targets**

Items highlighted in yellow are new for the 6th cycle

Data Review

» Data layers under consideration:

- Population and Household Projections
- Share of Growth Over Last Eight Years
- Existing Housing by Unit Type
- Housing Tenure
- Vacancy Rate
- Cost Burden
- Overcrowding
- Affordable Housing
- Homelessness
- Agricultural Workers
- Existing and Future Jobs
- Jobs-Housing Balance
- Jobs-Housing Fit
- Transit Connectivity
- Vehicle Miles Traveled (VMT)
- Amenities
- Opportunity
- Childhood Poverty
- Groundwater Supply
- Sewer and Water Capacity
- Agricultural Resources
- Environmental Resources
- Hazards

RHNA Work Plan

» Task 1: Project Kick-Off

- Project Kick-Off Meeting
- Subcommittee Meeting #1
- Initial Data Collection

» Task 2: Member Jurisdiction Survey

- Draft and Distribute Survey
- Subcommittee Meeting #2

» Task 3: Methodology Development

- Data Refinement, Assembly, and Review
- Stakeholder Input Sessions
- Subcommittee Meeting #3 and #4
- Potential Factors, Weighting and Formulas

» Task 4: Formal Methodology Update

- Subcommittee Meeting #5
- Draft Methodology
- Public Hearing
- Final Methodology

» Task 5: RHNP Preparation

- Draft RHNP
- Subcommittee Meeting #6
- Final RHNP
- RHNP Adoption

Milestone	Delivery
RHNA Subcommittee Meeting 1 – Kick-off and RHNA 101	January 21, 2021
Member Jurisdiction Survey	February-March 2021
RHNA Subcommittee Meeting 2 – Data Review and Survey Results	April 15, 2021
Stakeholder Input Sessions	May 2021
HCD Issues Regional Housing Needs Determination	Summer/Fall 2021
RHNA Subcommittee Meeting 3 – Methodology Allocation Factors	June 2021
RHNA Subcommittee Meeting 4 – Income Distribution Methodology	August 2021
COG Holds Proposed RHNA Methodology Public Hearing	October 2021
COG Submits Draft RHNA Methodology to HCD review	November-December 2021
RHNA Subcommittee Meeting 5 – Draft RHNA Plan	January 2022
COG Adopts Final RHNA Methodology	February 2022
COG Releases Draft RHNA Allocation Plan	February 2022
RHNA Allocation Plan Appeals Period	March-April 2022
COG adopts Final RTP/SCS	June 2022
COG Issues Proposed Final Allocation Plan and submits to HCD	June 2022
Local Jurisdiction Housing Elements Due	December 2023

Discussion

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- » Which data layers best represent these factors?

Summary Objectives and Factors

OBJECTIVES

1. Increased Supply and Affordability of Housing
2. Environmental Justice
3. Jobs-Housing Balance
4. Affordability Balance
5. Affirmatively Further Fair Housing

FACTORS

1. Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing
2. Lack of capacity for sewer or water service due to decisions outside jurisdiction's control
3. Availability of land suitable for urban development
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Thank You

