



Background Information about How the Regional Housing Needs Assessment (RHNA) is Determined

The State of California, through the Housing and Community Development Department (HCD), issues a Regional Housing Needs Determination which includes an overall housing need number as well as a breakdown of the number of units required in four income distribution categories. These regional determinations are then allocated to counties and cities by regional councils of governments and planning agencies. Each city and county must update its Housing Element to demonstrate how the jurisdiction will meet the expected growth in housing need over the five (Nevada County & Town of Truckee) or eight (Placer County) year planning period.

Factors Used to Determine the RHNA:

- Existing and projected jobs and housing relationship;
- Opportunities and constraints to development of additional housing, including:
 - Lack of capacity for sewer and water due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period;
 - Availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities (SACOG may not limit its consideration based on the jurisdiction's existing zoning ordinances and land use restrictions);
 - Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis;
 - County policies to preserve prime agriculture lands within an unincorporated area;
 - Distribution of household growth assumed for a comparable period in the regional transportation plan and opportunities to maximize the use of public transportation and existing transportation infrastructure;
- Market demand for housing;
- Agreements between a county and cities in the county to direct growth toward incorporated areas of the county;
- Loss of units contained in assisted housing developments;
- High housing cost burdens; and
- Housing needs of farmworkers