

Regional Housing Needs Allocation

Nevada County Board of Supervisors Workshop

January 25-26, 2017

RHNA Background

- Allocation is issued from State Housing and Community Development (HCD)
- Issuance of the Regional Housing Need Allocation prior to Housing Element Update
 - 1st step in Housing Element update process
- Housing Element of the General Plan
 - Last RHNA issued June 2013
 - Housing Element last updated in 2014
 - Adopted by BOS on June 24, 2014
 - Certified by HCD on July 1, 2014



RHNA Purpose

- Quantified Objective/Housing Goal
 - Not a prediction of additional housing units or building permit activity and is not a quota of housing that must be produced.
- Demonstrate County provides proper zoning and densities to allow for different levels of affordability
- Vacant Land Inventory
 - To accommodate Very-Low and Low income category sites must be zoned R3 (16 units per acre)
 - Moderate and Above-Moderate are accommodated with other vacant zoning (R1, RA, etc.)

RHNA Purpose

- Tool to help with Affordable Housing, Transitional and Homeless issues
 - Help transition people into housing
 - Part of the Continuum for providing housing
 - Emergency to Transitional to Affordable Permanent Housing

Income Groups



- Based on Area Median Income (AMI)
 - Nevada County Household Median Income \$56,521
(2011-2015) U.S. Census Bureau, Quick Facts
- Extremely-Low: up to 30% of AMI
- Very-Low: up to 50% of AMI
- Low: up to 80% of the AMI
- Moderate: up to 120% of AMI
- Above Moderate: above 120% of AMI

2014-2019 RHNA Plan

- 1,845-units for Sierra and Nevada County's and their incorporated cities/towns.
 - Nevada County: 41% of total units (764)*
 - Town of Truckee: 25% of total units (460)
 - Grass Valley: 29% of total units (530)*
 - City of Nevada City: 5% of total units (85)
 - *Reflect distribution after execution of RHNA transfer agreement per the Loma Rica Ranch Annexation.
- 6-units for Sierra County.



2014-2019 RHNA

Nevada County Jurisdiction	Very-Low	Low	Moderate	Above-Moderate		Total
Grass Valley	122	88	100	220		530
Percentage of Total	23.0%	16.4%	18.7%	41.7%	100.0%	29%
Nevada City	19	14	16	36		85
Percentage of Total	22.5%	16.9%	19.0%	42.8%	100.0%	5%
Truckee	108	75	78	199		460
Percentage of Total	23.5%	16.4%	17.0%	43.2%	100.0%	25%
Unincorporated Nevada County¹	174	126	150	314		764
Percentage of Total	22.8%	16.5%	19.6%	41.1%	100.0%	41%
County TOTAL	423	303	344	769		1,839

Sierra County Jurisdiction	Very-Low	Low	Moderate	Above-Moderate		Total
Loyalton	1	1	1	1		4
Percentage of Total*	24.5%	18.1%	17.0%	40.4%	100.0%	73%
Unincorporated Sierra County	1	1	0	0		2
Percentage of Total*	23.0%	18.2%	19.0%	39.8%	100.0%	27%
County TOTAL	2	2	1	1		6

Past RHNA

<i>Income Category</i>	<i>Year</i>		
	<i>2003-2008</i>	<i>2009-2014</i>	<i>2014-2019</i>
Very-Low	937	656	174
Low	885	527	126
Moderate	1,117	593	150
Above-Moderate	1,947	1,212	314
TOTAL	4,886	2,988	764

RHNA Compliance

- Met the Current 2014-2019 RHNA 764 units
 - Demonstrated adequate vacant R3 zoned land
- Prior Housing Element Unmet need for 699-units from previous 4th Cycle
 - State mandated for rezoning includes
 - Sites to develop as an allowed or by-right use
 - Sites must develop at a minimum of 16-units per acre.
 - County Rezone Efforts
 - Sites near infrastructure and services
 - NIMBY-ism major challenge
 - Still need to complete additional rezones

RHNA Compliance

- Potential consequences for not meeting RHNA
 - Fall behind and require more rezoning in future
 - State HCD may not certify next Housing Element update
 - Not providing adequate housing opportunities to accommodate needs of population

Housing Element Cycle

- State Mandate requires Housing Elements to be updated every 5 years or 8 years depending on Regional Transportation Plan (RTP) cycle.
- Nevada County's Housing Element for 2019-2027 (6th update cycle) must be completed by June 30, 2019.
 - In 2014/2015 worked with NCTC to change their RTP schedule from 5 years to 4 years
 - Now Housing Element is on an 8 year cycle to coincide with every other RTP update

Next Housing Element 6th Cycle

- Next RHNA expected in early 2018 prior to working on the 2019-2027 Housing Element
 - HCD has a goal of providing final RHNA plans to each jurisdiction 1-year prior to due dates
- Larger allocation potentially expected due to:
 - Stronger economy and growth
 - Longer cycle (8 years vs. 5 years)