



REGIONAL HOUSING NEEDS ALLOCATION (RHNA) 6 ALLOCATION

CITY COUNCIL MEETING

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July 6, 2021



BACKGROUND



Background

- Since 1929, as mandated by State law, all cities and counties are required to accommodate their fair share of regional housing needs (RHNA) through Housing Elements update
- The California Department of Housing and Community Development (HCD) determines the overall housing needs and the fair share for each region
- The Association of Bay Area Governments (ABAG) allocates the Bay Area regional housing needs to each county and cities
- The RHNA assignment for each jurisdiction is comprised of the following income categories:
 - ❖ Very-low (50% AMI*)
 - ❖ Low (80% AMI*)
 - ❖ Moderate (120% AMI*)
 - ❖ Above moderate



Background

- Jurisdictions must plan to accommodate the allocated housing units by updating their Housing Elements to coincide within the RHNA cycle
 - Current Housing Element is a planning document that sets forth policy and strategy for the City to achieve its RHNA obligation
 - Private development choices are held by developers
- 2015-2023 Housing Elements (RHNA 5) cycle requires 1,155 housing units to be completed by December 2022
 - San Bruno has completed a total of 203 units by the end of 2020



Background

- Next Housing Elements (RHNA 6) covers the period of 2023 to 2031 and needs to be certified by HCD on or before January 2023
 - 2017 and 2018 State legislation updates affect each city's certification criteria and anticipate a significant increase in the RHNA 6 cycle due to State's declaration of housing crisis
- San Bruno is behind on meeting its obligation but remains compliant with the current Housing Elements



RHNA 5 PROGRESS



RHNA 5 progress

Income Level	RHNA	2015	2016	2017	2018	2019	2020	Total Units to Date	Remaining RHNA
Very Low	358	0	0	0	0	0	0	0	358
Low	161	1	4	14	6	42	7	74	87
Moderate	205	1	41	0	0	5	0	47	158
Above Moderate	431	9	42	1	0	2	28	82	349
Total Units	1,155	11	87	15	6	49	35	203	952

San Bruno remains compliant with its current Housing Element but is behind on meeting the required overall housing production

RHNA 5 progress

▲ Approved 2020 Developments:

- Mills Park Center Development (427 units)
- Skyline SFRs
- ADUs

▲ Anticipated 2021 Development Approvals:

- Glenview Terrace development (29 units)
- 271 El Camino Real townhome development (22 units)
- ADUs and new SFRs





RHNA 6 ALLOCATION



RHNA 6 Allocation

San Bruno Final Draft RHNA 6 allocation

	Very low income	Low income	Moderate income	Above Moderate income	Total
6 th RHNA Final Draft Allocation	704	405	573	1,483	3,165

Major Factors that affect the Final Draft Allocation:

- Adjustments in the final draft of Play Bay Area 2050
 - New housing growth shifted to areas with projected job growth and transit-rich communities
 - Implementing public lands strategy, aging shopping malls, office parks, etc.



RHNA 6 Allocation

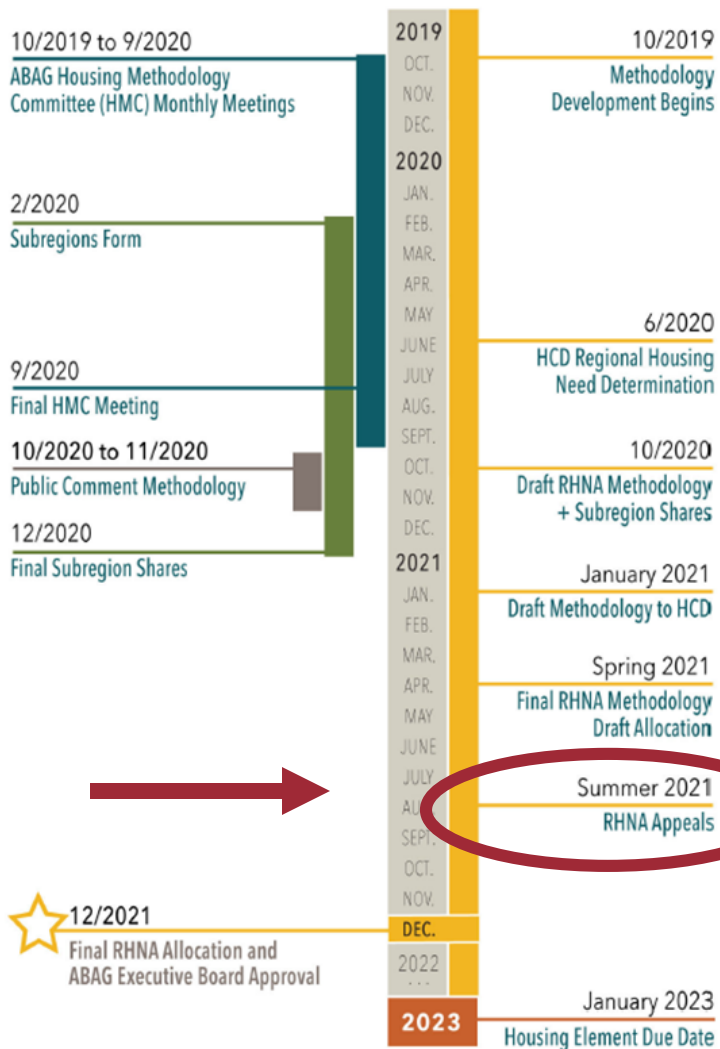
San Bruno RHNA 5 & 6 Allocations Comparison

	Very low income	Low income	Moderate income	Above Moderate income	Total
Fifth RHNA Final Allocation	358	161	205	431	1,155
Sixth RHNA Final Draft Allocation	704	405	573	1,483	3,165
Changes in Units	+346	+244	+368	+1,052	+2010
Changes in %	+97%	+152%	+180%	+244%	+174%



Next Steps: RHNA 6 Process

2023-2031 RHNA Development Timeline



- RHNA 6 process started late 2019
- HCD released region’s allocation in June 2020
- Draft methodology and allocation released in October 2020
- Final draft RHNA 6 allocation released in December 2020
- ABAG approved methodology and final draft RHNA 6 allocation in January 2021
- After ABAG’s approval, HCD will review and approve the final RHNA allocation in Spring 2021
- After HCD’s approval, Appeal period will follow during Summer 2021
- Final RHNA 6 allocation will be finalized by December 2021
- Housing Element due to HCD by January 2023