

REGIONAL HOUSING NEEDS ASSESSMENT

RHNA Allocation

As part of the process of updating local housing elements, the State Department of Housing and Community Development (HCD) prepares Regional Housing Needs Assessments (RHNA) that are assigned to each region of the state. The RHNA quantifies for each region a goal for producing housing to accommodate anticipated future growth. In Southern California, the RHNA process is delegated to the [Southern California Association of Governments \(SCAG\)](#), as the metropolitan planning agency, and SCAG assigns a RHNA allocation to each jurisdiction within its boundaries.

Communities are required to use the RHNA to prepare their housing elements, which must identify suitable sites with appropriate zoning to enable housing units to be constructed accordingly. The RHNA does not necessarily encourage or promote growth, but rather is intended to ensure that all communities provide potential to absorb their "fair share" of new housing, so that collectively the region can grow in ways that enhance quality of life, improve access to jobs, promote transportation mobility, and address social equity and fair share housing needs.

Santa Monica's allocation in the 5th Cycle (2014-2021) RHNA, approved by SCAG on [October 4, 2012](#), is shown below. For this cycle, RHNA allocation has been coordinated with SCAG's Regional Transportation Plan (RTP), reflecting State policy direction to integrate land use and transportation planning for better regional coordination.

Housing Units (Total)	Very Low Income	Low Income	Moderate	Market Rate	Affordable % (including Moderate)
1674	428	263	283	700	58%

2008 - 2014 RHNA - How did we do?

Previous Planning Period

For the Housing Element update, staff is reviewing past performance, including an evaluation of how much new housing, both market rate and affordable, was created during the previous RHNA planning period (January 1, 2006 to June 30, 2014), during which the City of Santa Monica was allocated 662 units. The chart below is an interim evaluation for the draft Housing Element. It should be noted that analysis conducted in 2012 is mid-cycle, as the RHNA period extends through 2014.

New Units Permitted and Completed/Scheduled for Completion Between Jan. 1, 2006 and June 11, 2012	TOTAL						Affordable as % of Total
	TOTAL	%	V LOW	LOW	MODERATE	MARKET	
In Commercial Zones	972	63%	133	6	414	419	57%
New Single Family in ALL Residential Zones	184	12%				184	N/A
New Multifamily Units in Residential Zones	388	25%	118	79		191	51%
All Zones Citywide	1,544	100%	251	85	414	794	49%
2008-2014 RHNA Allocation (Quantified Objective)	662		164	107	114	277	58%
Units in excess and as a % of Housing Element Quantified Objective	882	233%	87	-22	300	517	41%
New multi-family housing units only (excl. SFD)	1,360						55%

In the past six years, housing units - both affordable and market rate - have been built in Santa Monica exceeding the RHNA by 233%.

55% of the multi-family units were deed-restricted affordable.

For more information, please visit: [Southern California Association of Governments \(SCAG\)](#)