RHNA

DRAFT REGIONAL HOUSING NEEDS ALLOCATION METHODOLOGY MENU
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SACRAMENTO AREA COUNCIL OF GOVERNMENTS
SACRAMENTO, CA

OVERVIEW

The Regional Housing Needs Allocation (RHNA) is the state-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into three steps:

1. *Regional Determination:* The State Department of Housing and Community Development (HCD) provides each region a Regional Determination of housing need, which includes a total number of units split into four income categories.

2. *RHNA Methodology:* Councils of Governments are responsible for developing a RHNA Methodology for allocating the Regional Determination to each jurisdiction in the region. This methodology must further a series of State objectives.

3. *Housing Element Updates:* Jurisdictions must then adopt a housing element that demonstrates, among other things, how the jurisdiction can accommodate its assigned RHNA number through its zoning. The state reviews each jurisdiction's housing element for compliance.

This document provides a draft menu of RHNA methodologies, including a staff recommended option. It will describe the RHNA objectives, methodology framework, and adjustment factors.

The Final SACOG Regional Determination for Cycle 6 of RHNA (2021-2029) is 153,512 units. The Determination began with a consultation between HCD and SACOG staff to discuss HCD's approach, data sources, and timeline. Through this consultation, SACOG staff worked with HCD staff to provide region-specific suggestions for applying state law fairly and appropriately. Based on that consultation, HCD issued a Regional Determination of 153,512 units to SACOG on July 18, 2019, which includes adjustments for vacancy, replacement, overcrowding, and cost burden per state law (see the RHNA Determination Memo from HCD at the end of this document for more details). SACOG staff presented the determination to the three SACOG committees in August 2019 to walk through the process by which HCD calculates the Regional Determination. As of 8/17/19, 30 days after receipt by SACOG, the determination became final.

The RHNA methodology will assign housing units to each jurisdiction in the SACOG region, broken down into four income categories: very low-, low-, moderate- and above moderate-income (see table below for a breakdown of how these categories are defined in terms of median income). Following the assignment of housing units, jurisdictions must adopt a housing element by August 2021 that demonstrates, among other things, how they can accommodate the assigned RHNA numbers through zoning.

Income Category	Household Income Bucket (Based on Area Median Income)
Above Moderate Income	(120+%)
Moderate Income	(80-120%)
Low Income	(50-80%)
Very Low Income	(<50%)

A key assumption of the RHNA requirements is that the higher the allowed density in the zoning, the more likely it is to be able to accommodate affordable housing. While above moderate-income RHNA can be accommodated on single family zoned sites, the lower income categories (very low- and low-income) can only be accommodated on sites zoned for higher densities (typically 20 or 30 units per acre). If a jurisdiction does not have enough zoning capacity to accommodate all income categories of its RHNA, it must identify sites and rezone them by 2024.

LOCAL PLANNER AND STAKEHOLDER INPUT

The RHNA methodology framework and menu described in this document represents the culmination of input from the public, local housing planners, and housing stakeholders across the region. Over the last 14 months, SACOG has worked with stakeholders a number of ways, including:

- Seven regionwide local government housing planner meetings (July 2018 – August 2019)
- Four Regional Planning Partnership (RPP) meetings (February, April, June, and August - 2019);
- RHNA factors meetings with local planners in each of the six counties, plus special meetings with UC Davis and Tahoe Regional Planning Agency
- Four regional manager/director meetings (November 2018, March, May, and August 2019)
- Ten presentations for local government planning commissions and city council meetings (2019)

These meetings provided an opportunity for SACOG to discuss and solicit feedback on the types of data that could be used to further the RHNA objectives, the assumptions that should be made, as well as information regarding conditions in individual jurisdictions that should be taken into consideration.

RHNA OBJECTIVES

Adopting the RHNA Methodology is the only step of the RHNA cycle for which SACOG has direct discretion. However, state statute requires SACOG to demonstrate how its methodology "furthers" the five RHNA objectives shown below. This not only requires consistency, but proactive inclusion of each objective into the methodology. Each objective is summarized in brief below followed by more detailed information on how these objectives affect the distribution of housing units across the region.

OBJECTIVE 1. INCREASE HOUSING SUPPLY AND MIX OF HOUSING TYPES

"Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households."

This objective is inherently addressed through a methodology that assigns units at different income categories to each jurisdiction across the region. All of the options described for the draft methodology accomplishes this by ensuring each jurisdiction receives an allocation for low- and very low-income units.

OBJECTIVE 2. PROMOTE INFILL, EQUITY, AND ENVIRONMENT

"Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080."

This objective shares many of the same goals as the MTP/SCS, which forms the basis for the total RHNA calculation for each jurisdiction. Among other things, the MTP/SCS forecasted development pattern promotes infill housing and supports a compact development pattern that will achieve the ambitious climate goals given to SACOG by the State. Since the MTP/SCS furthers these objectives and forms the basis for the total RHNA calculation, no additional adjustment factors are necessary to further this objective. More about how the MTP/SCS informs the RHNA is described below in the "Total RHNA Calculation" section.

OBJECTIVE 3. ENSURE JOBS HOUSING BALANCE AND FIT

"Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of units affordable to low-wage jobs in each jurisdiction."

The MTP/SCS promotes an improved intraregional relationship between total jobs and total housing units as a means to achieving better climate and transportation outcomes. However, the MTP/SCS does not explicitly consider the relationship between low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction. As such, the Draft RHNA Methodology Menu includes a jobs housing fit adjustment factor that seeks to house more low-wage workers near their jobs by encouraging jurisdictions with high ratios of low-wage workers to affordable housing units to zone for more affordable housing types.

OBJECTIVE 4. PROMOTE REGIONAL INCOME PARITY

"Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey."

The MTP/SCS does not explicitly consider regional income parity. As such, the Draft RHNA Methodology Menu includes a regional income parity adjustment factor that seeks to move jurisdictions across the region towards a similar proportion of lower-income households over time by encouraging jurisdictions with low proportions of lower-income households to zone for more affordable housing types.

OBJECTIVE 5. AFFIRMATIVELY FURTHER FAIR HOUSING

"Affirmatively furthering fair housing means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws."

The MTP/SCS does not explicitly consider affirmatively furthering fair housing. As such, the Draft RHNA Methodology Menu includes an affirmatively furthering fair housing adjustment factor that seeks to open up high opportunity jurisdictions to all economic segments of the community by encouraging jurisdictions with large proportions of existing homes in high opportunity areas to zone for more affordable housing types.

METHODOLOGY FRAMEWORK

TOTAL RHNA CALCULATION

The first step in the RHNA methodology is to determine each jurisdiction's total RHNA before it is further split into four income categories. The Draft RHNA Methodology Menu determines each jurisdiction's total RHNA number by multiplying the Regional Determination by the proportion of regional growth attributed to a jurisdiction in the growth forecast for the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) between 2016 and 2035. For example, if a jurisdiction's MTP/SCS 2016-2035 growth represented 10% of the region and the region's RHNA Determination was 100 units, this jurisdiction would be allocated 10 total units. While the 2020 MTP/SCS plans for growth out to 2040, the Sustainable Communities and Climate Protection Act of 2008 (Senate Bill 375) links the RHNA to the region's greenhouse gas reduction goals which have a target year of 2035.

Staff recommends distributing the total RHNA this way for two primary reasons.

1) State statute requires that housing units allocated through RHNA be "consistent with the development pattern included in the sustainable communities strategy." By using the MTP/SCS growth forecast as the basis for total RHNA calculations, SACOG ensures consistency across these two planning efforts.
2) The MTP/SCS land use forecast is an ambitious, but achievable development pattern built from local plans that considers a variety of regulatory, market, and performance factors. The growth forecast in the MTP/SCS has been thoroughly vetted by local planning staff and represents a regional compromise around how the region will grow and meet its climate and quality of life goals.

TAHOE BASIN

The Regional Determination of 153,512 units from HCD includes all 28 jurisdictions within the SACOG Planning Area, as well as the Tahoe Basin portions of unincorporated Placer and El Dorado Counties. Jurisdictions within the Tahoe Basin are subject to the Bi-State Compact (Public Law 96-551) and the Lake Tahoe Regional Plan, which limits growth in the Basin. The Tahoe Regional Planning Agency (TRPA) provided SACOG with a memo on 7/31/19 that included growth assumptions for the Tahoe Basin portions of unincorporated Placer and El Dorado Counties (included at end of this document). SACOG will not be covering the city of South Lake Tahoe in this RHNA cycle, as determined by HCD.

The Total RHNA calculation shown below accepts the recommendations from TRPA, which removes 794 units (359 from El Dorado County and 435 from Placer County) from the 153,512 Regional Determination that is distributed based on the proportion of 2016-2035 MTP/SCS growth.

HCD Determination	153,512
Unincorporated El Dorado County in Tahoe Basin	359
Unincorporated Placer County in Tahoe Basin	435
SACOG Planning Area RHNA	**152,718**

Total RHNA Calculation			
Jurisdiction	2016-2035 MTP Growth[1]	% of Regional Growth[2]	Total RHNA[3]
Placerville	374	0.17%	259
El Dorado County Unincorporated Tahoe Basin			359
El Dorado County Unincorporated	7,226	3.27%	4,994
Auburn	449	0.20%	310
Colfax	141	0.06%	97
Lincoln	7,407	3.35%	5,120
Loomis	510	0.23%	352
Rocklin	8,190	3.71%	5,661
Roseville	17,456	7.90%	12,066
Placer County Unincorporated Tahoe Basin			435
Placer County Unincorporated	10,733	4.86%	7,419
Citrus Heights	1,008	0.46%	697
Elk Grove	11,955	5.41%	8,263
Folsom	9,205	4.17%	6,363
Galt	2,786	1.26%	1,926
Isleton	40	0.02%	28
Rancho Cordova	13,118	5.94%	9,067
Sacramento	65,945	29.85%	45,580
Sacramento County Unincorporated	30,776	13.93%	21,272
Live Oak	596	0.27%	412
Yuba City	4,786	2.17%	3,308
Sutter County Unincorporated	1,054	0.48%	729
Davis	3,001	1.36%	2,075
West Sacramento	13,702	6.20%	9,471
Winters	799	0.36%	552
Woodland	4,466	2.02%	3,087
Yolo County Unincorporated	83	0.04%	57
Marysville	242	0.11%	167
Wheatland	722	0.33%	499
Yuba County Unincorporated	4,177	1.89%	2,887
Total	**220,950**		**153,512**

1) Taken from the 2016-2035 MTP/SCS Draft preferred Scenario Land Use Assumptions. These assumptions do not reflect any of the group quarters growth on the UC Davis Campus in Unincorporated Yolo County because group quarters are not included in the RHNA process and Yolo County does not have land use authority on UC property.
2) Reflects the percent of the 220,950 MTP/SCS growth each jurisdiction represents.
3) Reflects the percent of regional MTP/SCS growth multiplied by the SACOG Planning Area Determination of 152,718.

ADJUSTMENT FACTORS OVERVIEW

The framework for the RHNA methodology is oriented around furthering each of the RHNA objectives described above. As such, each of the objectives is addressed individually. As discussed above, the first two objectives are either intrinsically addressed through a methodology that assigns units at different income categories to each jurisdiction across the region or furthered through the total RHNA calculation by relying on the development pattern in the MTP/SCS.

The other three objectives are, at least in part, not inherently furthered by the MTP/SCS. Therefore, SACOG staff and housing planners have developed three separate adjustment factors that further each of these objectives. Since the total RHNA calculation is determined by the MTP/SCS growth proportion, these adjustment factors instead adjust the number of lower-income units assigned to each jurisdiction. As a result of these adjustments, each jurisdiction will receive a different proportion of lower-income units. The adjustment factors are summarized below and then detailed on the following three pages. Each adjustment factor yields an "unweighted variance," which is then weighted as a part of the different menu options in the Methodology Menu section.

	Adjustment Factors Summary		
	#1. Regional Income Parity	**#2. Affirmatively Furthering Fair Housing**	**#3. Jobs/Housing Fit**
Intent	Move jurisdictions across the region towards a similar proportion of lower-income households over time by encouraging jurisdictions with low proportions of lower-income households to zone for more affordable housing types.	Open up high opportunity jurisdictions to all economic segments of the community by encouraging jurisdictions with large proportions of existing homes in high opportunity areas to zone for more affordable housing types.	House more low-wage workers near their jobs by encouraging jurisdictions with high ratios of low-wage workers to affordable housing units to zone for more affordable housing types.
Adjustment Mechanism	Jurisdictions with a lower than average proportion of lower income households receive an upward adjustment of lower income RHNA units. Jurisdictions with a higher than average proportion of lower income households receive a downward adjustment of lower income RHNA units.	Jurisdictions with a higher than average proportion of existing units in high opportunity areas receive an upward adjustment of lower income RHNA units. Jurisdictions with a lower proportion of existing units in high opportunity areas receive a downward adjustment of lower income RHNA units.	Jurisdictions with a higher than average ratio of low-wage workers to units affordable to low-wage workers receive an upward adjustment of lower income RHNA units. Jurisdictions with a lower than average ratio of low-wage workers to units affordable to low-wage workers receive a downward adjustment of lower income RHNA units.
Underlying Data **(relative to regional average)**	Based on the existing proportion of lower-income households from the 2015 Comprehensive Housing Affordability Strategy (CHAS) data released by the US Department of Housing and Urban Development (HUD).	Based on the proportion of 2016 housing units that fall within high opportunity areas. High opportunity areas are adapted from Opportunity Area Maps created by TCAC/HCD and vetted by the CA Fair Housing Task Force.	Based on the ratio of low-wage workers (<$2,300/month) to units affordable to low-wage workers (<$1,000/month). These figures were adapted from Census Public Use Microdata Sample (PUMS) and American Community Survey (ACS) data.

REGIONAL INCOME PARITY ADJUSTMENT FACTOR

Jurisdiction	A: Existing Lower Income Households	B: Regional Parity Target	C: 2029 Trendline Intersection	D: Unweighted Variance
Placerville	56%	42.5%	48%	-7.5%
El Dorado County Unincorporated	32%	42.5%	38%	6.1%
Auburn	45%	42.5%	44%	-1.5%
Colfax	51%	42.5%	46%	-4.7%
Lincoln	33%	42.5%	38%	5.4%
Loomis	34%	42.5%	39%	4.8%
Rocklin	32%	42.5%	38%	6.1%
Roseville	32%	42.5%	38%	5.9%
Placer County Unincorporated	34%	42.5%	39%	5.0%
Citrus Heights	50%	42.5%	46%	-4.2%
Elk Grove	30%	42.5%	37%	7.3%
Folsom	22%	42.5%	34%	11.8%
Galt	42%	42.5%	42%	0.0%
Isleton	62%	42.5%	51%	-10.9%
Rancho Cordova	48%	42.5%	45%	-3.0%
Sacramento	50%	42.5%	46%	-4.1%
Sacramento County Unincorporated	48%	42.5%	45%	-3.1%
Live Oak	54%	42.5%	48%	-6.8%
Yuba City	41%	42.5%	42%	1.1%
Sutter County Unincorporated	31%	42.5%	38%	6.5%
Davis	46%	42.5%	44%	-1.9%
West Sacramento	50%	42.5%	46%	-4.5%
Winters	43%	42.5%	43%	-0.4%
Woodland	47%	42.5%	45%	-2.8%
Yolo County Unincorporated	49%	42.5%	45%	-4.0%
Marysville	50%	42.5%	46%	-4.5%
Wheatland	32%	42.5%	38%	5.8%
Yuba County Unincorporated	42%	42.5%	42%	0.3%
Total	42.5%			

A: This column reflects each jurisdiction's existing proportion of lower-income households as estimated in the most recent (2015) Comprehensive Housing Affordability Strategy (CHAS) data set.

B: The regional parity target is the region's existing proportion of lower-income households as estimated in the most recent (2015) Comprehensive Housing Affordability Strategy (CHAS) data set.

C: Based on a trendline between each jurisdiction's existing proportion of lower-income households (Column A) and a regional parity target (Column B) in 2035, this column shows the 2029 trendline intersection for each jurisdiction. Using the 2029 trendline intersection, which is the end of the Cycle 6 RHNA period, provides a glide path for jurisdictions to be trending towards regional income parity.

D: Unweighted variance is calculated by taking the difference between the 2029 trendline intersection (Column C) and the jurisdiction's existing proportion of lower income households (Column A).

AFFIRMATIVELY FURTHERING FAIR HOUSING ADJUSTMENT FACTOR

Jurisdiction	A: High Opportunity Units	B: High Opportunity Average	C: Unweighted Variance
Placerville	0%	37%	-37.0%
El Dorado County Unincorporated	39%	37%	2.4%
Auburn	0%	37%	-37.0%
Colfax	0%	37%	-37.0%
Lincoln	70%	37%	33.1%
Loomis	100%	37%	63.0%
Rocklin	100%	37%	63.0%
Roseville	69%	37%	32.3%
Placer County Unincorporated	34%	37%	-3.5%
Citrus Heights	0%	37%	-37.0%
Elk Grove	72%	37%	34.9%
Folsom	100%	37%	63.0%
Galt	4%	37%	-33.2%
Isleton	0%	37%	-37.0%
Rancho Cordova	9%	37%	-28.2%
Sacramento	31%	37%	-6.3%
Sacramento County Unincorporated	18%	37%	-19.3%
Live Oak	0%	37%	-37.0%
Yuba City	30%	37%	-7.3%
Sutter County Unincorporated	34%	37%	-2.7%
Davis	90%	37%	52.8%
West Sacramento	42%	37%	4.7%
Winters	0%	37%	-37.0%
Woodland	12%	37%	-24.8%
Yolo County Unincorporated	26%	37%	-11.0%
Marysville	60%	37%	22.5%
Wheatland	0%	37%	-37.0%
Yuba County Unincorporated	29%	37%	-7.9%
Total	37%		

A: This column shows the percentage of each jurisdiction's existing units (as inventoried in the MTP 2016 baseyear) that are located within high opportunity areas. In this option, high opportunity areas are defined as high or highest resource census tracts in the Tax Credit Allocation Committee/Housing and Community Development (TCAC/HCD) Opportunity Area Maps. These are areas that have high index scores for a variety of educational, environmental, and economic indicators. To avoid identifying sparsely populated census tracts that have limited access to services as high opportunity, tracts with a population density threshold of 250 people per square mile or less were excluded. The maps and underlying methodology can be found here: https://www.treasurer.ca.gov/ctcac/opportunity.asp

B: The regional average shows the percentage of the region's existing units (as inventoried in the MTP 2016 baseyear) that are located within high opportunity areas, as defined above in Column A.

C: Unweighted variance is calculated by taking the difference between Column A and the regional average in Column B.

JOBS HOUSING FIT ADJUSTMENT FACTOR

Jurisdiction	A: Jobs less than $2,300/mo	B: Units less than $1,000/month	C: Jobs Housing Fit Ratio	D: Unweighted Variance
Placerville	3,468	1,276	2.7	50%
El Dorado County Unincorporated	12,288	4,689	2.6	40%
Auburn	3,358	1,503	2.2	0%
Colfax	304	318	1.0	-120%
Lincoln	2,952	1,060	2.8	60%
Loomis	1,168	263	4.4	220%
Rocklin	8,358	1,896	4.4	220%
Roseville	29,210	5,510	5.3	310%
Placer County Unincorporated	10,731	3,637	3.0	80%
Citrus Heights	7,166	9,004	0.8	-140%
Elk Grove	14,561	3,551	4.1	190%
Folsom	15,702	1,636	9.6	740%
Galt	1,687	1,272	1.3	-90%
Isleton	66	121	0.5	-170%
Rancho Cordova	19,382	7,066	2.7	50%
Sacramento	102,034	53,579	1.9	-30%
Sacramento County Unincorporated	67,480	57,259	1.2	-100%
Live Oak	308	677	0.5	-170%
Yuba City	9,347	7,350	1.3	-90%
Sutter County Unincorporated	2,088	1,665	1.3	-90%
Davis	7,798	3,399	2.3	10%
West Sacramento	10,928	5,063	2.2	0%
Winters	720	316	2.3	10%
Woodland	8,781	5,389	1.6	-60%
Yolo County Unincorporated	7,039	1,655	4.3	210%
Marysville	2,647	2,514	1.1	-110%
Wheatland	264	297	0.9	-130%
Yuba County Unincorporated	3,888	5,262	0.7	-150%
Total	353,722	187,227	1.9	

A: Jobs with wages less than $2,300/month are calculated using Census Place of Work Public Use Microdata Sample (POW PUMS) data from the 6-county SACOG region to estimate the percentage of generalized Standard Occupational Classifications (SOCs) whose monthly wages are below $2,300 in 2017 inflation adjusted dollars. These SOCs are converted to SACOG's SACSIM Employment Categories using Census ACS data for occupation by industry. Finally, the number of low-wage jobs by jurisdiction are calculated by multiplying the percent of low-wage jobs in each category by each jurisdiction's number of jobs in each employment category from SACOG's 2016 employment inventory.

B: Units under $1,000 per month are based on Occupied Contract Rent and Unoccupied Rent Asked totals from the 2017 5-Year Census ACS (Table B25056: Contract Rent and Table B25061: Rent Asked). The $1,000 per month threshold represents 30% of income for household with 1.5 workers making $2,300/month.

C: Jobs/Housing Fit Ratio is Column A divided by Column B.

D: Unweighted variance is calculated by taking the difference between Column C and the regional average (1.9).

METHODOLOGY MENU

The Draft RHNA Methodology Menu includes four options, including a staff recommended option, for allocating the RHNA by income category to each jurisdiction in the region. All options include all three adjustment factors described in the table above and will further each of the RHNA objectives required by State law. The primary difference between menu options is the extent to which each adjustment factor is emphasized. The menu employs weighting and caps to emphasize and deemphasize the resulting impact of unweighted variances described in the adjustment factor tables above. Given the fact that the unweighted variances are widely different measurements, such weighting/capping is necessary to ensure any one adjustment is not dramatically overshadowing the other two.

Option A (Similar Emphasis High) is intended to have a high, but similar impact across all three adjustment factors. In this option, the adjustment factors are weighted and capped such that jurisdictions do not receive more than a 15 percent adjustment from any one adjustment factor. This option results in the most variation in lower-income proportions across the region.
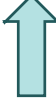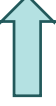
Option B (Similar Emphasis Moderate) is also similar in its emphasis across all three adjustment factors, but with more of a moderate impact. In this option, the adjustment factors are weighted and capped such that jurisdictions do not receive more than a 10 percent adjustment from any one adjustment factor. This option results in the least variation in lower-income proportions across the region.

Options C and D are hybrids of A and B. While the objectives must be addressed separately, there is a high correlation between Regional Income Parity and Affirmatively Furthering Fair Housing. Recognizing this potential overlap, **Option C** reduces the emphasis on Regional Income Parity to moderate, but leaves the other two adjustment factors with high impact. **Option D** takes this notion one step further and reduces the impact of both Regional Income Parity and Affirmatively Furthering Fair Housing to moderate impact but leaves Jobs/Housing Fit as high impact. The table on the following page shows the conceptual differences in emphasis across the different menu options.

STAFF RECOMMENDED OPTION

Based on staff's analysis and input from both the public and local planner staff, SACOG is recommending Menu **Option C**, which employs a moderate impact regional income parity adjustment, a high impact affirmatively furthering fair housing adjustment, and a high impact jobs housing fit adjustment.

Option C incorporates the input heard from the public and local planners that there is potential overlap between the regional income parity and the affirmatively furthering fair housing adjustment factors. While the adjustment factors must be applied separately, the household income and high opportunity metrics do correlate. SACOG staff believe that Option C both meaningfully furthers the RHNA objectives and is receptive to the feedback and input received through the development of the RHNA methodology.

Menu Options	Adjustment Factors		
	Regional Income Parity	Affirmatively Furthering Fair Housing	Jobs/Housing Fit
A: Similar Emphasis High	High Impact	High Impact	High Impact
B: Similar Emphasis Moderate	Moderate Impact	Moderate Impact	Moderate Impact
C: Reduced Emphasis on Regional Income Parity	**Moderate Impact**	**High Impact**	**High Impact**
D: Jobs Housing Fit Emphasis	Moderate Impact	Moderate Impact	High Impact

The tables on the following pages detail the resulting allocations for each menu option. The final table summarizes the lower-income units and proportion for all four options.

Menu Option A: Similar Emphasis – High

Weighted/capped such that jurisdictions do not receive more than a 15 percent adjustment from any one adjustment factor (High Impact)

Jurisdiction	Total RHNA[1]	Affordable Base (40.7% of Total RHNA)	Regional Income Parity Adjustment Factor			Affirmatively Furthering Fair Housing (AFFH) Adjustment Factor			Jobs/Housing Fit Adjustment Factor			Adjustment Redistribution[4]			Summary[5]	
			Unweighted Variance[2]	Weighted Variance (140% of Variance, Cap of 15%)	Adjustment Factor[3]	Unweighted Variance[2]	Weighted Variance (25% of Variance, Cap of 15%)	Adjustment Factor[3]	Unweighted Variance[2]	Weighted Variance (7.5% of Variance, Cap of 15%)	Adjustment Factor[3]	Total Adjustments	Remainder Distributed Proportionally	Updated Total Adjustments	Lower-Income RHNA	% of Total RHNA
Placerville	259	105	-7.5%	-10.5%	-11	-37.0%	-9.3%	**-10**	50%	3.8%	**4**	-17	-2	-19	**86**	33.2%
El Dorado County Uninc Tahoe Basin	359	146												0	**146**	40.7%
El Dorado County Unincorporated	4,994	2,033	6.1%	8.5%	173	2.4%	0.6%	**12**	40%	3.0%	**61**	246	-48	198	**2,231**	44.7%
Auburn	310	126	-1.5%	-2.1%	-3	-37.0%	-9.3%	**-12**	0%	0.0%	**0**	-15	-3	-18	**108**	34.8%
Colfax	97	39	-4.7%	-6.6%	-3	-37.0%	-9.3%	**-4**	-120%	-9.0%	**-4**	-11	-1	-12	**27**	27.8%
Lincoln	5,120	2,085	5.4%	7.6%	158	33.1%	8.3%	**172**	60%	4.5%	**94**	424	-49	375	**2,460**	48.0%
Loomis	352	143	4.8%	6.7%	10	63.0%	15.0%	**21**	220%	15.0%	**21**	52	-3	49	**192**	54.5%
Rocklin	5,661	2,305	6.1%	8.6%	198	63.0%	15.0%	**346**	220%	15.0%	**346**	890	-54	836	**3,141**	55.5%
Roseville	12,066	4,913	5.9%	8.3%	409	32.3%	8.1%	**397**	310%	15.0%	**737**	1,543	-115	1,428	**6,341**	52.6%
Placer County Uninc Tahoe Basin	435	177												0	**177**	40.7%
Placer County Unincorporated	7,419	3,021	5.0%	7.0%	211	-3.5%	-0.9%	**-26**	80%	6.0%	**181**	366	-70	296	**3,317**	44.7%
Citrus Heights	697	284	-4.2%	-5.9%	-17	-37.0%	-9.3%	**-26**	-140%	-10.5%	**-30**	-73	-7	-80	**204**	29.3%
Elk Grove	8,263	3,364	7.3%	10.2%	342	34.9%	8.7%	**294**	190%	14.3%	**479**	1,115	-78	1,037	**4,401**	53.3%
Folsom	6,363	2,591	11.8%	15.0%	389	63.0%	15.0%	**389**	740%	15.0%	**389**	1,167	-60	1,107	**3,698**	58.1%
Galt	1,926	784	0.0%	0.0%	0	-33.2%	-8.3%	**-65**	-90%	-6.8%	**-53**	-118	-18	-136	**648**	33.6%
Isleton	28	11	-10.9%	-15.0%	-2	-37.0%	-9.3%	**-1**	-170%	-12.8%	**-1**	-4	0	-4	**7**	25.0%
Rancho Cordova	9,067	3,692	-3.0%	-4.2%	-154	-28.2%	-7.1%	**-260**	50%	3.8%	**138**	-276	-86	-362	**3,330**	36.7%
Sacramento	45,580	18,558	-4.1%	-5.7%	-1,056	-6.3%	-1.6%	**-290**	-30%	-2.3%	**-418**	-1,764	-433	-2,197	**16,361**	35.9%
Sacramento County Unincorporated	21,272	8,661	-3.1%	-4.4%	-380	-19.3%	-4.8%	**-418**	-100%	-7.5%	**-650**	-1,448	-202	-1,650	**7,011**	33.0%
Live Oak	412	168	-6.8%	-9.5%	-16	-37.0%	-9.3%	**-16**	-170%	-12.8%	**-21**	-53	-4	-57	**111**	26.9%
Yuba City	3,308	1,347	1.1%	1.5%	20	-7.3%	-1.8%	**-25**	-90%	-6.8%	**-91**	-96	-31	-127	**1,220**	36.9%
Sutter County Unincorporated	729	297	6.5%	9.1%	27	-2.7%	-0.7%	**-2**	-90%	-6.8%	**-20**	5	-7	-2	**295**	40.5%
Davis	2,075	845	-1.9%	-2.6%	-22	52.8%	13.2%	**112**	10%	0.7%	**6**	96	-20	76	**921**	44.4%
West Sacramento	9,471	3,856	-4.5%	-6.2%	-241	4.7%	1.2%	**46**	0%	0.0%	**0**	-195	-90	-285	**3,571**	37.7%
Winters	552	225	-0.4%	-0.5%	-1	-37.0%	-9.3%	**-21**	10%	0.7%	**2**	-20	-5	-25	**200**	36.2%
Woodland	3,087	1,257	-2.8%	-4.0%	-50	-24.8%	-6.2%	**-78**	-60%	-4.5%	**-57**	-185	-29	-214	**1,043**	33.8%
Yolo County Unincorporated	57	23	-4.0%	-5.5%	-1	-11.0%	-2.7%	**-1**	210%	15.0%	**3**	1	-1	0	**23**	40.4%
Marysville	167	68	-4.5%	-6.3%	-4	22.5%	5.6%	**4**	-110%	-8.3%	**-6**	-6	-2	-8	**60**	35.9%
Wheatland	499	203	5.8%	8.1%	16	-37.0%	-9.3%	**-19**	-130%	-9.8%	**-20**	-23	-5	-28	**175**	35.1%
Yuba County Unincorporated	2,887	1,175	0.3%	0.4%	4	-7.9%	-2.0%	**-23**	-150%	-11.3%	**-132**	-151	-27	-178	**997**	34.5%
Total	153,512	62,502			-4			496			958	1,450	-1,450	-	62,502	

1) See the Total RHNA Calculation section above for how each jurisdiction's total RHNA number is derived.
2) See the Adjustment Factors section above for how each jurisdiction's unweighted variances for each adjustment factor are derived.
3) The Adjustment Factor is calculated by multiplying each adjustment factor's weighted variance by the affordable base.
4) When the adjustment factors do not sum to 0, the remainder must be redistributed to ensure exactly 62,502 lower-income units are allocated. This redistribution is done proportional to each jurisdiction's Total RHNA.
5) The summary columns show the resulting lower-income units and the proportion of each jurisdiction's Total RHNA the lower-income units represent.

Menu Option B: Similar Emphasis – Moderate

Weighted/capped such that jurisdictions do not receive more than a 10 percent adjustment from any one adjustment factor (Moderate Impact)

Jurisdiction	Total RHNA[1]	Affordable Base (40.7% of Total RHNA)	Regional Income Parity Adjustment Factor – Unweighted Variance[2]	Weighted Variance (85% of Variance, Cap of 10%)	Adjustment Factor[3]	AFFH – Unweighted Variance[2]	Weighted Variance (15% of Variance, Cap of 10%)	Adjustment Factor[3]	Jobs/Housing Fit – Unweighted Variance[2]	Weighted Variance (5% of Variance, Cap of 10%)	Adjustment Factor[3]	Total Adjustments	Remainder Distributed Proportionally	Updated Total Adjustments	Lower-Income RHNA	% of Total RHNA
Placerville	259	105	-7.5%	-6.4%	-7	-37.0%	-5.6%	-6	50%	2.5%	3	-10	-2	-12	93	35.9%
El Dorado County Uninc Tahoe Basin	359	146												0	146	40.7%
El Dorado County Unincorporated	4,994	2,033	6.1%	5.2%	105	2.4%	0.4%	7	40%	2.0%	41	153	-32	121	2,154	43.1%
Auburn	310	126	-1.5%	-1.3%	-2	-37.0%	-5.6%	-7	0%	0.0%	0	-9	-2	-11	115	37.1%
Colfax	97	39	-4.7%	-4.0%	-2	-37.0%	-5.6%	-2	-120%	-6.0%	-2	-6	-1	-7	32	33.0%
Lincoln	5,120	2,085	5.4%	4.6%	96	33.1%	5.0%	103	60%	3.0%	63	262	-33	229	2,314	45.2%
Loomis	352	143	4.8%	4.1%	6	63.0%	9.5%	14	220%	10.0%	14	34	-2	32	175	49.7%
Rocklin	5,661	2,305	6.1%	5.2%	120	63.0%	9.5%	218	220%	10.0%	231	569	-37	532	2,837	50.1%
Roseville	12,066	4,913	5.9%	5.1%	248	32.3%	4.8%	238	310%	10.0%	491	977	-78	899	5,812	48.2%
Placer County Uninc Tahoe Basin	435	177												0	177	40.7%
Placer County Unincorporated	7,419	3,021	5.0%	4.2%	128	-3.5%	-0.5%	-16	80%	4.0%	121	233	-48	185	3,206	43.2%
Citrus Heights	697	284	-4.2%	-3.6%	-10	-37.0%	-5.6%	-16	-140%	-7.0%	-20	-46	-4	-50	234	33.6%
Elk Grove	8,263	3,364	7.3%	6.2%	208	34.9%	5.2%	176	190%	9.5%	320	704	-53	651	4,015	48.6%
Folsom	6,363	2,591	11.8%	10.0%	259	63.0%	9.5%	245	740%	10.0%	259	763	-41	722	3,313	52.1%
Galt	1,926	784	0.0%	0.0%	0	-33.2%	-5.0%	-39	-90%	-4.5%	-35	-74	-12	-86	698	36.2%
Isleton	28	11	-10.9%	-9.2%	-1	-37.0%	-5.6%	-1	-170%	-8.5%	-1	-3	0	-3	8	28.6%
Rancho Cordova	9,067	3,692	-3.0%	-2.5%	-93	-28.2%	-4.2%	-156	50%	2.5%	92	-157	-58	-215	3,477	38.3%
Sacramento	45,580	18,558	-4.1%	-3.5%	-641	-6.3%	-0.9%	-174	-30%	-1.5%	-278	-1,093	-293	-1,386	17,172	37.7%
Sacramento County Unincorporated	21,272	8,661	-3.1%	-2.7%	-230	-19.3%	-2.9%	-251	-100%	-5.0%	-433	-914	-137	-1,051	7,610	35.8%
Live Oak	412	168	-6.8%	-5.8%	-10	-37.0%	-5.6%	-9	-170%	-8.5%	-14	-33	-3	-36	132	32.0%
Yuba City	3,308	1,347	1.1%	0.9%	12	-7.3%	-1.1%	-15	-90%	-4.5%	-61	-64	-21	-85	1,262	38.1%
Sutter County Unincorporated	729	297	6.5%	5.5%	16	-2.7%	-0.4%	-1	-90%	-4.5%	-13	2	-5	-3	294	40.3%
Davis	2,075	845	-1.9%	-1.6%	-13	52.8%	7.9%	67	10%	0.5%	4	58	-13	45	890	42.9%
West Sacramento	9,471	3,856	-4.5%	-3.8%	-146	4.7%	0.7%	27	0%	0.0%	0	-119	-61	-180	3,676	38.8%
Winters	552	225	-0.4%	-0.3%	-1	-37.0%	-5.6%	-12	10%	0.5%	1	-12	-4	-16	209	37.9%
Woodland	3,087	1,257	-2.8%	-2.4%	-30	-24.8%	-3.7%	-47	-60%	-3.0%	-38	-115	-20	-135	1,122	36.3%
Yolo County Unincorporated	57	23	-4.0%	-3.4%	-1	-11.0%	-1.6%	0	210%	10.0%	2	1	0	1	24	42.1%
Marysville	167	68	-4.5%	-3.8%	-3	22.5%	3.4%	2	-110%	-5.5%	-4	-5	-1	-6	62	37.1%
Wheatland	499	203	5.8%	4.9%	10	-37.0%	-5.6%	-11	-130%	-6.5%	-13	-14	-3	-17	186	37.3%
Yuba County Unincorporated	2,887	1,175	0.3%	0.2%	3	-7.9%	-1.2%	-14	-150%	-7.5%	-88	-99	-19	-118	1,057	36.6%
Total	153,512	62,502			21			320			642	983	-983	-	62,502	

1) See the Total RHNA Calculation section above for how each jurisdiction's total RHNA number is derived.
2) See the Adjustment Factors section above for how each jurisdiction's unweighted variances for each adjustment factor are derived.
3) The Adjustment Factor is calculated by multiplying each adjustment factor's weighted variance by the affordable base.
4) When the adjustment factors do not sum to 0, the remainder must be redistributed to ensure exactly 62,502 lower-income units are allocated. This redistribution is done proportional to each jurisdiction's Total RHNA.
5) The summary columns show the resulting lower-income units and the proportion of each jurisdiction's Total RHNA the lower-income units represent.

Menu Option C (Staff Recommendation): Reduced Emphasis on Regional Income Parity

Regional Income Parity weighted/capped as Moderate Impact, AFFH and Jobs Housing Fit weighted/capped as High Impact

Jurisdiction	Total RHNA[1]	Affordable Base (40.7% of Total RHNA)	Regional Income Parity Adjustment Factor			Affirmatively Furthering Fair Housing (AFFH) Adjustment Factor			Jobs/Housing Fit Adjustment Factor			Adjustment Redistribution[4]			Summary[5]	
			Unweighted Variance[2]	Weighted Variance (85% of Variance, Cap of 10%)	Adjustment Factor[3]	Unweighted Variance[2]	Weighted Variance (25% of Variance, Cap of 15%)	Adjustment Factor[3]	Unweighted Variance[2]	Weighted Variance (7.5% of Variance, Cap of 15%)	Adjustment Factor[3]	Total Adjustments	Remainder Distributed Proportionally	Updated Total Adjustments	Lower-Income RHNA	% of Total RHNA
Placerville	259	105	-7.5%	-6.4%	-7	-37.0%	-9.3%	-10	50%	3.8%	4	-13	-2	-15	90	34.7%
El Dorado County Uninc Tahoe Basin	359	146												0	146	40.7%
El Dorado County Unincorporated	4,994	2,033	6.1%	5.2%	105	2.4%	0.6%	12	40%	3.0%	61	178	-48	130	2,163	43.3%
Auburn	310	126	-1.5%	-1.3%	-2	-37.0%	-9.3%	-12	0%	0.0%	0	-14	-3	-17	109	35.2%
Colfax	97	39	-4.7%	-4.0%	-2	-37.0%	-9.3%	-4	-120%	-9.0%	-4	-10	-1	-11	28	28.9%
Lincoln	5,120	2,085	5.4%	4.6%	96	33.1%	8.3%	172	60%	4.5%	94	362	-49	313	2,398	46.8%
Loomis	352	143	4.8%	4.1%	6	63.0%	15.0%	21	220%	15.0%	21	48	-3	45	188	53.4%
Rocklin	5,661	2,305	6.1%	5.2%	120	63.0%	15.0%	346	220%	15.0%	346	812	-55	757	3,062	54.1%
Roseville	12,066	4,913	5.9%	5.1%	248	32.3%	8.1%	397	310%	15.0%	737	1,382	-117	1,265	6,178	51.2%
Placer County Uninc Tahoe Basin	435	177												0	177	40.7%
Placer County Unincorporated	7,419	3,021	5.0%	4.2%	128	-3.5%	-0.9%	-26	80%	6.0%	181	283	-72	211	3,232	43.6%
Citrus Heights	697	284	-4.2%	-3.6%	-10	-37.0%	-9.3%	-26	-140%	-10.5%	-30	-66	-7	-73	211	30.3%
Elk Grove	8,263	3,364	7.3%	6.2%	208	34.9%	8.7%	294	190%	14.3%	479	981	-80	901	4,265	51.6%
Folsom	6,363	2,591	11.8%	10.0%	259	63.0%	15.0%	389	740%	15.0%	389	1,037	-61	976	3,567	56.1%
Galt	1,926	784	0.0%	0.0%	0	-33.2%	-8.3%	-65	-90%	-6.8%	-53	-118	-19	-137	647	33.6%
Isleton	28	11	-10.9%	-9.2%	-1	-37.0%	-9.3%	-1	-170%	-12.8%	-1	-3	0	-3	8	28.6%
Rancho Cordova	9,067	3,692	-3.0%	-2.5%	-93	-28.2%	-7.1%	-260	50%	3.8%	138	-215	-88	-303	3,389	37.4%
Sacramento	45,580	18,558	-4.1%	-3.5%	-641	-6.3%	-1.6%	-290	-30%	-2.3%	-418	-1,349	-440	-1,789	16,769	36.8%
Sacramento County Unincorporated	21,272	8,661	-3.1%	-2.7%	-230	-19.3%	-4.8%	-418	-100%	-7.5%	-650	-1,298	-205	-1,503	7,158	33.6%
Live Oak	412	168	-6.8%	-5.8%	-10	-37.0%	-9.3%	-16	-170%	-12.8%	-21	-47	-4	-51	117	28.4%
Yuba City	3,308	1,347	1.1%	0.9%	12	-7.3%	-1.8%	-25	-90%	-6.8%	-91	-104	-32	-136	1,211	36.6%
Sutter County Unincorporated	729	297	6.5%	5.5%	16	-2.7%	-0.7%	-2	-90%	-6.8%	-20	-6	-7	-13	284	39.0%
Davis	2,075	845	-1.9%	-1.6%	-13	52.8%	13.2%	112	10%	0.7%	6	105	-20	85	930	44.8%
West Sacramento	9,471	3,856	-4.5%	-3.8%	-146	4.7%	1.2%	46	0%	0.0%	0	-100	-91	-191	3,665	38.7%
Winters	552	225	-0.4%	-0.3%	-1	-37.0%	-9.3%	-21	10%	0.7%	2	-20	-5	-25	200	36.2%
Woodland	3,087	1,257	-2.8%	-2.4%	-30	-24.8%	-6.2%	-78	-60%	-4.5%	-57	-165	-30	-195	1,062	34.4%
Yolo County Unincorporated	57	23	-4.0%	-3.4%	-1	-11.0%	-2.7%	-1	210%	15.0%	3	1	-1	0	23	40.4%
Marysville	167	68	-4.5%	-3.8%	-3	22.5%	5.6%	4	-110%	-8.3%	-6	-5	-2	-7	61	36.5%
Wheatland	499	203	5.8%	4.9%	10	-37.0%	-9.3%	-19	-130%	-9.8%	-20	-29	-5	-34	169	33.9%
Yuba County Unincorporated	2,887	1,175	0.3%	0.2%	3	-7.9%	-2.0%	-23	-150%	-11.3%	-132	-152	-28	-180	995	34.5%
Total	153,512	62,502			21			496			958	1,475	-1,475	-	62,502	

1) See the Total RHNA Calculation section above for how each jurisdiction's total RHNA number is derived.
2) See the Adjustment Factors section above for how each jurisdiction's unweighted variances for each adjustment factor are derived.
3) The Adjustment Factor is calculated by multiplying each adjustment factor's weighted variance by the affordable base, which is 40.7% of each jurisdiction's Total RHNA.
4) When the adjustment factors do not sum to 0, the remainder must be redistributed to ensure exactly 62,502 lower-income units are allocated. This redistribution is done proportional to each jurisdiction's Total RHNA.
5) The summary columns show the resulting lower-income units and the proportion of each jurisdiction's Total RHNA the lower-income units represent.

Menu Option D: Jobs Housing Fit Emphasis

Regional income parity and AFFH weighted/capped as Moderate Impact, Jobs Housing Fit weighted/capped as High Impact

Jurisdiction	Total RHNA[1]	Affordable Base (40.7% of Total RHNA)	Regional Income Parity Adjustment Factor			Affirmatively Furthering Fair Housing (AFFH) Adjustment Factor			Jobs/Housing Fit Adjustment Factor			Adjustment Redistribution[4]			Summary[5]	
			Unweighted Variance[2]	Weighted Variance (85% of Variance, Cap of 10%)	Adjustment Factor[3]	Unweighted Variance[2]	Weighted Variance (15% of Variance, Cap of 10%)	Adjustment Factor[3]	Unweighted Variance[2]	Weighted Variance (7.5% of Variance, Cap of 15%)	Adjustment Factor[3]	Total Adjustments	Remainder Distributed Proportionally	Updated Total Adjustments	Lower-Income RHNA	% of Total RHNA
Placerville	259	105	-7.5%	-6.4%	-7	-37.0%	-5.6%	-6	50%	3.8%	4	-9	-2	-11	94	36.3%
El Dorado County Uninc Tahoe Basin	359	146												0	146	40.7%
El Dorado County Unincorporated	4,994	2,033	6.1%	5.2%	105	2.4%	0.4%	7	40%	3.0%	61	173	-42	131	2,164	43.3%
Auburn	310	126	-1.5%	-1.3%	-2	-37.0%	-5.6%	-7	0%	0.0%	0	-9	-3	-12	114	36.8%
Colfax	97	39	-4.7%	-4.0%	-2	-37.0%	-5.6%	-2	-120%	-9.0%	-4	-8	-1	-9	30	30.9%
Lincoln	5,120	2,085	5.4%	4.6%	96	33.1%	5.0%	103	60%	4.5%	94	293	-44	249	2,334	45.6%
Loomis	352	143	4.8%	4.1%	6	63.0%	9.5%	14	220%	15.0%	21	41	-3	38	181	51.4%
Rocklin	5,661	2,305	6.1%	5.2%	120	63.0%	9.5%	218	220%	15.0%	346	684	-48	636	2,941	52.0%
Roseville	12,066	4,913	5.9%	5.1%	248	32.3%	4.8%	238	310%	15.0%	737	1,223	-103	1,120	6,033	50.0%
Placer County Uninc Tahoe Basin	435	177												0	177	40.7%
Placer County Unincorporated	7,419	3,021	5.0%	4.2%	128	-3.5%	-0.5%	-16	80%	6.0%	181	293	-63	230	3,251	43.8%
Citrus Heights	697	284	-4.2%	-3.6%	-10	-37.0%	-5.6%	-16	-140%	-10.5%	-30	-56	-6	-62	222	31.9%
Elk Grove	8,263	3,364	7.3%	6.2%	208	34.9%	5.2%	176	190%	14.3%	479	863	-70	793	4,157	50.3%
Folsom	6,363	2,591	11.8%	10.0%	259	63.0%	9.5%	245	740%	15.0%	389	893	-54	839	3,430	53.9%
Galt	1,926	784	0.0%	0.0%	0	-33.2%	-5.0%	-39	-90%	-6.8%	-53	-92	-16	-108	676	35.1%
Isleton	28	11	-10.9%	-9.2%	-1	-37.0%	-5.6%	-1	-170%	-12.8%	-1	-3	0	-3	8	28.6%
Rancho Cordova	9,067	3,692	-3.0%	-2.5%	-93	-28.2%	-4.2%	-156	50%	3.8%	138	-111	-77	-188	3,504	38.6%
Sacramento	45,580	18,558	-4.1%	-3.5%	-641	-6.3%	-0.9%	-174	-30%	-2.3%	-418	-1,233	-388	-1,621	16,937	37.2%
Sacramento County Unincorporated	21,272	8,661	-3.1%	-2.7%	-230	-19.3%	-2.9%	-251	-100%	-7.5%	-650	-1,131	-181	-1,312	7,349	34.5%
Live Oak	412	168	-6.8%	-5.8%	-10	-37.0%	-5.6%	-9	-170%	-12.8%	-21	-40	-4	-44	124	30.1%
Yuba City	3,308	1,347	1.1%	0.9%	12	-7.3%	-1.1%	-15	-90%	-6.8%	-91	-94	-28	-122	1,225	37.0%
Sutter County Unincorporated	729	297	6.5%	5.5%	16	-2.7%	-0.4%	-1	-90%	-6.8%	-20	-5	-6	-11	286	39.2%
Davis	2,075	845	-1.9%	-1.6%	-13	52.8%	7.9%	67	10%	0.7%	6	60	-18	42	887	42.7%
West Sacramento	9,471	3,856	-4.5%	-3.8%	-146	4.7%	0.7%	27	0%	0.0%	0	-119	-81	-200	3,656	38.6%
Winters	552	225	-0.4%	-0.3%	-1	-37.0%	-5.6%	-12	10%	0.7%	2	-11	-5	-16	209	37.9%
Woodland	3,087	1,257	-2.8%	-2.4%	-30	-24.8%	-3.7%	-47	-60%	-4.5%	-57	-134	-26	-160	1,097	35.5%
Yolo County Unincorporated	57	23	-4.0%	-3.4%	-1	-11.0%	-1.6%	0	210%	15.0%	3	2	0	2	25	43.9%
Marysville	167	68	-4.5%	-3.8%	-3	22.5%	3.4%	2	-110%	-8.3%	-6	-7	-1	-8	60	35.9%
Wheatland	499	203	5.8%	4.9%	10	-37.0%	-5.6%	-11	-130%	-9.8%	-20	-21	-4	-25	178	35.7%
Yuba County Unincorporated	2,887	1,175	0.3%	0.2%	3	-7.9%	-1.2%	-14	-150%	-11.3%	-132	-143	-25	-168	1,007	34.9%
Total	153,512	62,502			21			320			958	1,299	-1,299	-	62,502	

1) See the Total RHNA Calculation section above for how each jurisdiction's total RHNA number is derived.
2) See the Adjustment Factors section above for how each jurisdiction's unweighted variances for each adjustment factor are derived.
3) The Adjustment Factor is calculated by multiplying each adjustment factor's weighted variance by the affordable base.
4) When the adjustment factors do not sum to 0, the remainder must be redistributed to ensure exactly 62,502 lower-income units are allocated. This redistribution is done proportional to each jurisdiction's Total RHNA.
5) The summary columns show the resulting lower-income units and the proportion of each jurisdiction's Total RHNA the lower-income units represent.

Jurisdiction	Total RHNA	A: Similar Emphasis High — Weighted/capped such that jurisdictions do not receive more than a 15 percent adjustment from any one adjustment factor (High Impact)		B: Similar Emphasis Moderate — Weighted/capped such that jurisdictions do not receive more than a 10 percent adjustment from any one adjustment factor (Moderate Impact)		C (Staff Recommendation): Reduced Emphasis on Regional Income Parity — Regional income parity weighted as Moderate Impact, AFFH and Jobs Housing Fit weighted as High Impact		D: Jobs Housing Fit Emphasis — Regional income parity and AFFH weighted/capped as Moderate Impact, Jobs Housing Fit weighted/capped as High Impact	
		Lower-Income RHNA	% of Total RHNA	Lower-Income RHNA	% of Total RHNA	Lower-Income RHNA	% of Total RHNA	Lower-Income RHNA	% of Total RHNA
Placerville	259	86	33.2%	93	35.9%	90	34.7%	94	36.3%
El Dorado County Uninc Tahoe Basin	359	146	40.7%	146	40.7%	146	40.7%	146	40.7%
El Dorado County Unincorporated	4,994	2,231	44.7%	2,154	43.1%	2,163	43.3%	2,164	43.3%
Auburn	310	108	34.8%	115	37.1%	109	35.2%	114	36.8%
Colfax	97	27	27.8%	32	33.0%	28	28.9%	30	30.9%
Lincoln	5,120	2,460	48.0%	2,314	45.2%	2,398	46.8%	2,334	45.6%
Loomis	352	192	54.5%	175	49.7%	188	53.4%	181	51.4%
Rocklin	5,661	3,141	55.5%	2,837	50.1%	3,062	54.1%	2,941	52.0%
Roseville	12,066	6,341	52.6%	5,812	48.2%	6,178	51.2%	6,033	50.0%
Placer County Uninc Tahoe Basin	435	177	40.7%	177	40.7%	177	40.7%	177	40.7%
Placer County Unincorporated	7,419	3,317	44.7%	3,206	43.2%	3,232	43.6%	3,251	43.8%
Citrus Heights	697	204	29.3%	234	33.6%	211	30.3%	222	31.9%
Elk Grove	8,263	4,401	53.3%	4,015	48.6%	4,265	51.6%	4,157	50.3%
Folsom	6,363	3,698	58.1%	3,313	52.1%	3,567	56.1%	3,430	53.9%
Galt	1,926	648	33.6%	698	36.2%	647	33.6%	676	35.1%
Isleton	28	7	25.0%	8	28.6%	8	28.6%	8	28.6%
Rancho Cordova	9,067	3,330	36.7%	3,477	38.3%	3,389	37.4%	3,504	38.6%
Sacramento	45,580	16,361	35.9%	17,172	37.7%	16,769	36.8%	16,937	37.2%
Sacramento County Unincorporated	21,272	7,011	33.0%	7,610	35.8%	7,158	33.6%	7,349	34.5%
Live Oak	412	111	26.9%	132	32.0%	117	28.4%	124	30.1%
Yuba City	3,308	1,220	36.9%	1,262	38.1%	1,211	36.6%	1,225	37.0%
Sutter County Unincorporated	729	295	40.5%	294	40.3%	284	39.0%	286	39.2%
Davis	2,075	921	44.4%	890	42.9%	930	44.8%	887	42.7%
West Sacramento	9,471	3,571	37.7%	3,676	38.8%	3,665	38.7%	3,656	38.6%
Winters	552	200	36.2%	209	37.9%	200	36.2%	209	37.9%
Woodland	3,087	1,043	33.8%	1,122	36.3%	1,062	34.4%	1,097	35.5%
Yolo County Unincorporated	57	23	40.4%	24	42.1%	23	40.4%	25	43.9%
Marysville	167	60	35.9%	62	37.1%	61	36.5%	60	35.9%
Wheatland	499	175	35.1%	186	37.3%	169	33.9%	178	35.7%
Yuba County Unincorporated	2,887	997	34.5%	1,057	36.6%	995	34.5%	1,007	34.9%
Total	**153,512**	**62,502**		**62,502**		**62,502**	**40.7%**	**62,502**	

Title row: **Draft RHNA Methodology Menu Summary**

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