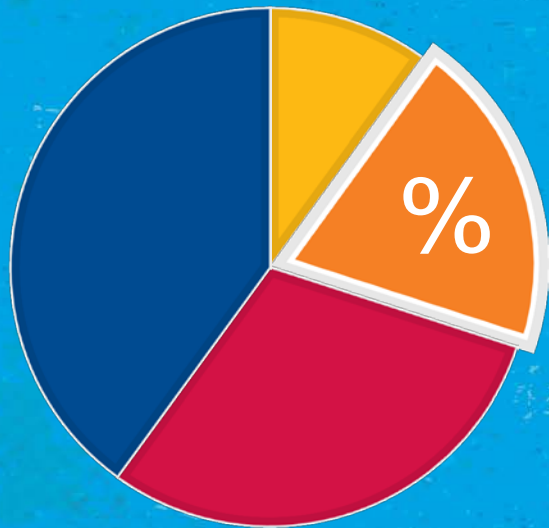
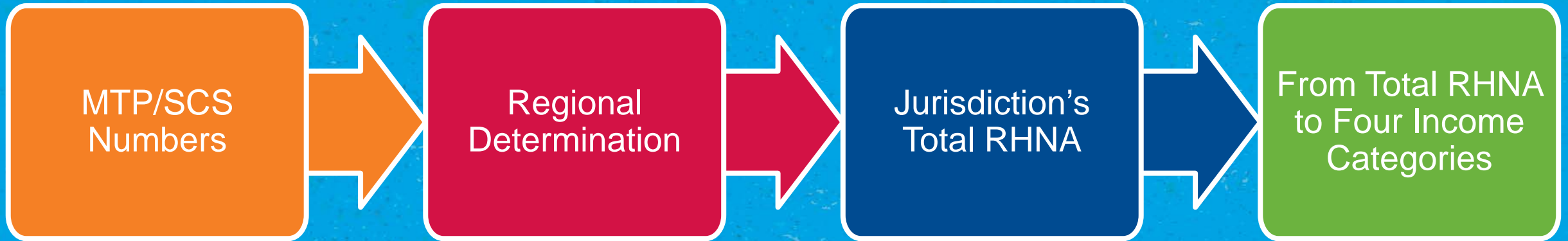


How does the MTP/SCS Relate to RHNA?



\times Overall Determination = Total Units

-
- Income Categories:
- above mod (120+%)
 - mod (80-120%)
 - low (50-80%)
 - very low (<50%)

SACOG RHNA
Methodology

RHNA Basic Assumption: Density = Affordability

Above Moderate Income

Moderate Income

Lower Income (24 units/acre)



Large-lot single family home



Townhome



Accessory dwelling



Multifamily housing



Small-lot single family home















Duplex



Fourplex

Jurisdictions must demonstrate they have enough **vacant land** zoned at **appropriate densities** to accommodate the RHNA for each income category.

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



DRAFT RHNA for El Dorado County – West Slope

Income Category	SACOG Housing Allocation West Slope		Percentage Allocation
Very Low <50% MFI*	1,398	2,163	Low Units 28.0%
Lower 50% -80% MFI	765	Income	Units 15.3%
Moderate 80% -120% MFI	879		17.6%
Above Moderate >120% MFI	1,952		39.1%
Total	4,994		100%

Timeline

September
2019

- SAGOC Board action to publicly release menu of draft RHNA methodologies

November
2019

- SACOG Board adopts single RHNA methodology (earliest date)

45 days from
adoption

- Local Governments may appeal allocation

February
2020

- Adopt final Regional Housing Needs Plan (earliest date)

May 2020

- Regional Housing Needs Plan Adoption Deadline

May 2021

- 2021-2029 Housing Element Update Deadline