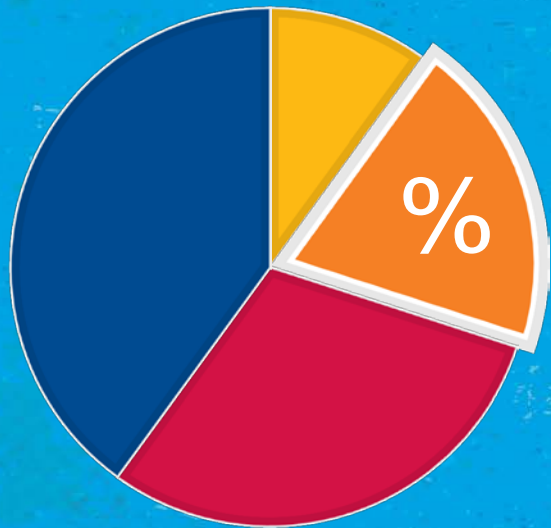
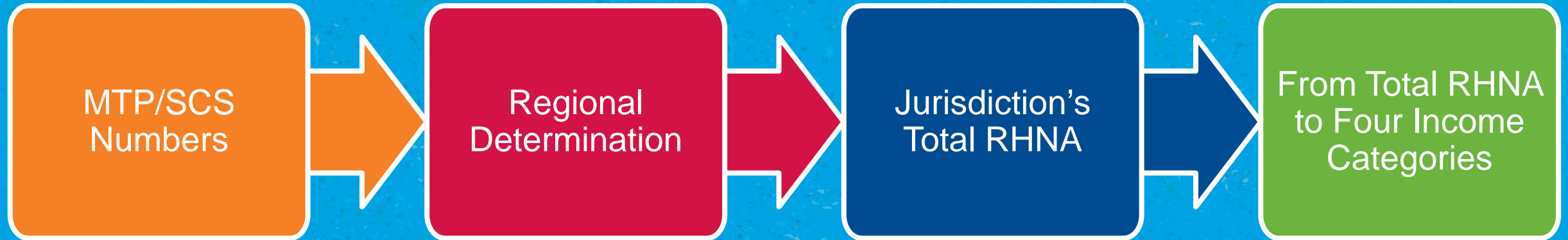



How does the MTP/SCS Relate to RHNA?



$$\% \times \text{Overall Determination} = \text{Total Units}$$

- 
- 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	28.0%
Lower 50% -80% MFI	765	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