

Regional Housing Needs Assessment (RHNA)

The Regional Housing Needs Assessment (RHNA) is mandated by State law and quantifies the need for housing throughout the State for each city and county. This informs the local planning process to address existing and future housing need resulting from projected statewide growth in population, employment, and households. Projected growth and housing needs for California are determined at a State level by the Department of Housing and Community Development then sent to the Regional Government for county and citywide distribution.

The Southern California Association of Governments (SCAG) is the regional planning agency responsible for overseeing the RHNA process for the six-county SCAG region, which includes Riverside, Los Angeles, Orange, San Bernardino, Ventura and Imperial counties. SCAG develops a methodology to determine "fair share" distribution of the region's housing need to local jurisdictions. On March 5, 2020, SCAG approved its final RHNA Allocation Methodology for jurisdictions in the region. From the approved RHNA methodology, the City of Menifee's final draft RHNA Allocation is 6,594 units for the planning period of 2021-2029. SCAG will issue its final RHNA determination in early 2021, following completion of SCAG's RHNA appeals process.

The Housing Element must provide sufficient sites zoned to accommodate the City's housing needs allocation. As of September 3, 2020, the City's RHNA for the various affordability levels is as follows:

SCAG's September 3, 2020 Draft RHNA Allocation for the City of Menifee		
Income Category (% of County AMI) AMI = Area Median Income	Housing Units Growth Need	Percent of Total
Very Low (< 50% of AMI)	1,756	26.6%
Low (50 - 80% of AMI)	1,049	15.9%
Moderate (80 to 120% of AMI)	1,104	16.7%
Above Moderate (>120% of AMI)	2,685	40.7%
Total	6,594	100%
Note: The above figures represent SCAG's Sept. 3, 2020 draft RHNA allocation for Menifee and may be subject to change upon release of SCAG's Final RHNA allocation in early 2021.		

For more information about the sixth Cycle RHNA process, please visit SCAG's website here: <https://www.scag.ca.gov/programs/Pages/Housing.aspx>

What is Affordable?

Affordable means housing that is affordable to lower income households and is determined based on household income and household size. "Affordable housing cost" for lower-income households is defined in State law as not more than 30 percent of gross household income with variations (Health and Safety Code Section 50052.5). The comparable federal limit, more widely used, is 30 percent of gross income, with variations. "Housing cost" commonly includes rent or mortgage payments, utilities (gas, electricity, water, sewer, garbage, recycling, green waste), and property taxes and insurance on owner-occupied housing.

The household income levels for the City of Menifee's very low, low, moderate, and above moderate income categories for the City's RHNA Allocation shown in the table above, are based on the area median income (AMI) for Riverside County as shown in the table below.

2020 Area Median Income (AMI)
For Riverside County is

\$75,300

Riverside County Income Limits Effective April 30, 2020				
Number of Persons in Household	Median Income	Low Income 80% of AMI	Very Low Income 50% of AMI	Extremely Low Income 30% of AMI
1	\$52,700	\$42,200	\$26,400	\$15,850
2	\$60,250	\$48,200	\$30,150	\$18,100
3	\$67,750	\$54,250	\$33,900	\$21,720
4	\$75,300	\$60,250	\$37,650	\$26,200
5	\$81,300	\$65,100	\$40,700	\$30,680
6	\$87,350	\$69,900	\$43,700	\$35,160
7	\$93,350	\$74,750	\$46,700	\$39,640
8	\$99,400	\$79,550	\$49,700	\$44,120