

## Overview of Four Concepts: Smart Growth, Housing Element, Regional Fair Share, and Regional Housing Needs Determination (RHND)

Wikipedia Quote:

“**Smart Growth** is a concept and term used by those who seek to identify a set of policies governing transportation and land use planning policy for urban areas that benefits communities and preserves the natural environment. Smart growth advocates development patterns that are compact, transit-oriented, walkable, bicycle-friendly, and include mixed-use complexes with a range of housing choices, including affordable housing.” The idea is that congestion will grow at a slower pace because residents living at such locals will make fewer car trips per day than the typical suburban household. In established communities, smart growth recommends building these developments at “in fill” locations (already built locations that are in disrepair). This philosophy keeps density concentrated in the center of a town or city, combating urban sprawl.

Quotes from the Town of Ross Website:

“The **Housing Element**, as described in Government Code S65583, shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing: including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community. All California cities and counties are required to have a housing element.”

**Regional Fair Share** is an aspect of State Housing Element law. “Every city and county in the State of California has a legal obligation to respond to its fair share of the projected future housing needs in the region in which it is located. For Bay Area jurisdictions, the **Regional Housing Needs Determination (RHND) Allocation** is determined by the Association of Bay Area Governments (ABAG), based upon an overall regional housing need number established by the State of California’s Department of Housing and Community Development (HCD) for the Bay Area region.” The Regional Housing Needs Determination (RHND) allocation is assigned to each jurisdiction and is the number of housing units expected to be built for very low, low, moderate, and above moderate income households within that jurisdiction. It seems that the RHND Allocation number is a goal rather than an absolute requirement. However, if a jurisdiction does not meet or plan to meet the allocation it must show just cause.