

EXHIBIT “H”

**SACOG REGIONAL HOUSING NEEDS
ASSESSMENT LETTER**



April 28, 2010

Mr. Don Lockhart
Assistant Executive Director
Sacramento County Local Area Formation Commission
1112 I Street
Sacramento, CA 95814

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SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

Mr. Lockhart:

I am writing in response to Sacramento County LAFCo's request regarding the Regional Housing Needs Allocation (RHNA) and the Arden Arcade Community. LAFCo requested that SACOG provide the number of housing units included within the Arden Arcade proposed incorporation area as part of the current 2006–2013 Regional Housing Needs Plan (RHNP) adopted by the SACOG Board of Directors on February 21, 2008.

The RHNP included the following housing units for unincorporated Sacramento County, by income category:

<i>Auburn</i>	- very low: 3,339 units (22.0%)
<i>Citrus Heights</i>	- low: 2,293 (15.1%)
<i>Colfax</i>	- moderate: 2,700 (17.8%)
<i>Davis</i>	- above moderate: 6,828 (45.1%)
<i>El Dorado County</i>	- total units: 15,160
<i>Elk Grove</i>	

Folsom
Galt
Isleton

Lincoln

Live Oak

Loomis

Marysville

Placer County

Placerville

Rancho Cordova

Rocklin

Roseville

Sacramento

Sacramento County

Sutter County

West Sacramento

Wheatland

Winters

Woodland

Yolo County

Yuba City

Yuba County

Of these units, based on the SACOG Board adopted methodology, three hundred and five (305) housing units are in the Arden Arcade area proposed for incorporation.

In addition to allocating housing units to each city and county in the SACOG region, the RHNP allocates housing units in four income categories to reduce the overconcentration of lower income households in one community versus another community. The current RHNP does not include a formula for distributing units by income category in the Arden Arcade area. However, utilizing the percentages developed for the entire unincorporated area of Sacramento County, the three hundred and five units allocated to the Arden Arcade area could be broken down as follows:

- very low: 67 units (22.0%)
- low: 46 (15.1%)
- moderate: 54 (17.8%)
- above moderate: 138 (45.1%)
- total units: 305

Please note the figures provided are only calculations by SACOG staff based on the methodology adopted in the current 2006–2013 Regional Housing Needs Plan. These figures do not represent a final determination by the SACOG Board of Directors of the housing units that would be assigned to the proposed city of Arden Arcade.

Should LAFCo approve the proposed incorporation, the parties would have ninety (90) days to agree upon the portion of the County's 2006–2013 housing needs allocation to be transferred to the new city. In the event that the parties cannot reach a mutually acceptable agreement, either party may then submit a written request to SACOG for a final determination of the number of units to be transferred, as set forth in Government Code section 65584.07, subdivision (c).

If you have any questions, please feel free to contact Greg Chew, SACOG Senior Planner, at (916) 340-6227.

Sincerely,

A handwritten signature in black ink, appearing to read "M. McKeever", written in a cursive style.

Mike McKeever
Executive Director

MM:GC:pm