



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Agenda - Final

ABAG Regional Planning Committee

Chair, Karen Mitchoff, Supervisor, County of Contra Costa
Vice Chair, Carlos Romero, Urban Ecology

Wednesday, May 6, 2020

3:05 PM

Remote

Association of Bay Area Governments Regional Planning Committee

The ABAG Regional Planning Committee will be meeting on May 6, 2020, 3:05 p.m., in the Bay Area Metro Center (Remotely). In light of Governor Newsom's State of Emergency declaration regarding the COVID-19 outbreak and in accordance with Executive Order N-29-20 issued by Governor Newsom on March 17, 2020 and the Guidance for Gatherings issued by the California Department of Public Health, the meeting will be conducted via webcast, teleconference, and Zoom for committee, commission, or board members who will participate in the meeting from individual remote locations.

A Zoom panelist link for meeting participants will be sent separately to committee, commission, or board members.

The meeting webcast will be available at <https://abag.ca.gov/meetings-events/live-webcasts>

Members of the public are encouraged to participate remotely via Zoom at the following link or phone number.

Attendee Link: <https://bayareametro.zoom.us/j/96749462961>

Join by Telephone: 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 967 4946 2961

Detailed instructions on participating via Zoom are available at
<https://abag.ca.gov/zoom-information>

Members of the public may participate by phone or Zoom or may submit comments by email at info@bayareametro.gov by 5:00 p.m. the day before the scheduled meeting date. Please include the committee or board meeting name in the subject line. Due to the current circumstances there may be limited opportunity to address comments during the meeting. All comments received will be submitted into the record.

The ABAG Regional Planning Committee may act on any item on the agenda.

The meeting is scheduled to begin at 3:05 p.m.

Agenda, roster, and webcast available at <https://abag.ca.gov>

For information, contact Clerk of the Board at (415) 820-7913.

Roster

Susan Adams, Jesse Arreguin, Marily Ezzy Ashcraft, Rick Bonilla, Mark Boucher, Monica Brown, Paul Campos, David Canepa, Kathleen Cha, Cindy Chavez, Amber Crabbe, Diane Dillon, Pat Eklund, Neysa Fligor, Scott Haggerty, Russell Hancock, Melissa Jones, Rafael Mandelman, Nathan Miley, Karen Mitchoff, Julie Pierce, David Rabbitt, Belia Ramos, Matt Regan, Katie Rice, Carlos Romero, Mark Ross, Al Savay, Gregory Scharff, Scott Sedgley, James Sperling, Sonja Trauss, Lori Wilson

1. Call to Order / Roll Call / Confirm Quorum**2. Public Comment**

Information

3. Chair's Report

Information

4. Consent Calendar

- 4.a. [20-0566](#) Approval of ABAG Regional Planning Committee Minutes of March 4, 2020

Action: Approval

Presenter: Clerk of the Board

Attachments: [Item 4a Minutes 20200304 Draft.pdf](#)

5. Regional Housing Needs Allocation

- 5.a. [20-0568](#) Update on RHNA Housing Methodology Committee and Regional Early Action Planning Grants Program (REAP)

Staff will present an update on recent activity of the RHNA Housing Methodology Committee and provide an overview of the REAP program, including its relation to other state funding programs like LEAP and initial feedback from local justifications about the design of the future Regional Housing Technical Assistance Program.

Action: Information

Presenter: Gillian Adams and Heather Peters

Attachments: [Item 5a 1 Summary RHNA REAP v1.pdf](#)
[Item 5a 2 Attachment A Presentation v4.pdf](#)

- 5.b. [20-0567](#) Report on a revised methodology for determining each RHNA subregion's share of the Regional Housing Need Determination (RHND) the Bay Area will receive from the Department of Housing and Community Development (HCD)

Staff will present a revised proposal for the methodology to determine a subregion's share of the Regional Housing Needs Determination (RHND).

Action: Approval

Presenter: Gillian Adams

Attachments: [Item 5b 1 Summary RHNA Subregion Share v1.pdf](#)
[Item 5b 2 Attachment A Memo Revised RHNA Subregion Share Method v1.pdf](#)
[Item 5b 3 Attachment B Presentation v2.pdf](#)

6. ABAG MTC Governance

- 6.a. [20-0719](#) Report on Proposed ABAG MTC Committee Work Integration

Action: Information

Presenter: Therese McMillan

Attachments: [Item 6a 1 Summary Sheet Governance Committee Integration v1.pdf](#)
[Item 6a 2 Attachment EB Summary Sheet Governance Committee Integration.p](#)
[Item 6a 3 Attachment EB Presentation Governance Committee Consolidation v1](#)

7. Adjournment / Next Meeting

The next meeting of the ABAG Regional Planning Committee is on July 1, 2020.

Public Comment: The public is encouraged to comment on agenda items at Committee meetings by completing a request-to-speak card (available from staff) and passing it to the Committee secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Committee may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Committee meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章: MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者, 請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知, 以滿足您的要求。

Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to Committee members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Committee. Actions recommended by staff are subject to change by the Committee.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-0566 **Version:** 1 **Name:**
Type: Minutes **Status:** Committee Approval
File created: 3/20/2020 **In control:** ABAG Regional Planning Committee
On agenda: 5/6/2020 **Final action:**
Title: Approval of ABAG Regional Planning Committee Minutes of March 4, 2020
Sponsors:
Indexes:
Code sections:
Attachments: [Item 4a Minutes 20200304 Draft.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Approval of ABAG Regional Planning Committee Minutes of March 4, 2020

Clerk of the Board

Approval



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Minutes - Draft

ABAG Regional Planning Committee

Chair, Karen Mitchoff, Supervisor, County of Contra Costa
Vice Chair, Carlos Romero, Urban Ecology

Wednesday, March 4, 2020

1:30 PM

Yerba Buena - 1st Floor

Note Start Time

Association of Bay Area Governments Regional Planning Committee

The ABAG Regional Planning Committee may act on any item on the agenda.

The meeting is scheduled to begin at 1:30 p.m.

Agenda, roster, and webcast available at <https://abag.ca.gov>

For information, contact Clerk of the Board at (415) 820-7913.

Location

Bay Area Metro Center, 375 Beale Street, Yerba Buena Conference Room 1st Floor, San
Francisco, California

Teleconference Location

County of Sonoma, Board of Supervisors, 575 Administration Drive, Room 100, Santa Rosa,
California

Roster

Susan Adams, Jesse Arreguin, Marily Ezzy Ashcraft, Rick Bonilla, Mark Boucher, Monica Brown, Paul Campos, David Canepa, Kathleen Cha, Cindy Chavez, Amber Crabbe, Diane Dillon, Pat Eklund, Neysa Fligor, Scott Haggerty, Russell Hancock, Melissa Jones, Rafael Mandelman, Nathan Miley, Karen Mitchoff, Julie Pierce, David Rabbitt, Belia Ramos, Matt Regan, Katie Rice, Carlos Romero, Mark Ross, Al Savay, Gregory Scharff, Scott Sedgley, James Spering, Sonja Trauss, Lori Wilson

1. Call to Order / Pledge of Allegiance / Roll Call / Confirm Quorum

Chair Mitchoff called the meeting to order. Quorum was present.

Present: 22 - Arreguin, Ashcraft, Bonilla, Boucher, Brown, Campos, Canepa, Cha, Chavez, Crabbe, Eklund, Fligor, Hancock, Mandelman, Mitchoff, Pierce, Regan, Romero, Savay, Scharff, Spering, and Trauss

Absent: 11 - Adams, Dillon, Haggerty, Jones, Miley, Rabbitt, Ramos, Rice, Ross, Sedgley, and Wilson L

2. Public Comment

There was no public comment.

3. Chair's Report

There was no Chair's Report.

4. Consent Calendar

Upon the motion by Bonilla and second by Romero, the ABAG Regional Planning Committee approved the Consent Calendar. The motion passed unanimously by the following vote:

Aye: 20 - Arreguin, Ashcraft, Bonilla, Boucher, Brown, Campos, Cha, Chavez, Crabbe, Eklund, Fligor, Hancock, Mandelman, Mitchoff, Pierce, Regan, Romero, Savay, Scharff, and Spering

Absent: 13 - Adams, Canepa, Dillon, Haggerty, Jones, Miley, Rabbitt, Ramos, Rice, Ross, Sedgley, Trauss, and Wilson L

- 4.a. [20-0374](#) Approval of ABAG Regional Planning Committee Minutes of February 5, 2020

5. Regional Housing Needs Allocation

- 5.a. [20-0375](#) Report on Proposed Methodology for Determining Regional Housing Need Allocation (RHNA) Subregion Shares

Update on jurisdictions that have opted to form a subregion for conducting the 6th cycle RHNA process and presentation of the proposed methodology for determining a subregion's share of the Regional Housing Need Determination (RHND).

Gillian Adams gave the report.

Upon the motion by Bonilla and second by Pierce, the ABAG Regional Planning Committee recommended ABAG Executive Board adoption of Resolution No. 07-2020, authorization of staff to negotiate and enter into a delegation agreement with the RHNA subregions in Napa County and Solano County, and approval of the proposed methodology for allocating a share of total housing need to each subregion. The motion passed unanimously by the following vote:

Aye: 22 - Arreguin, Ashcraft, Bonilla, Boucher, Brown, Campos, Canepa, Cha, Chavez, Crabbe, Eklund, Fligor, Hancock, Mandelman, Mitchoff, Pierce, Regan, Romero, Savay, Scharff, Spering, and Trauss

Absent: 11 - Adams, Dillon, Haggerty, Jones, Miley, Rabbitt, Ramos, Rice, Ross, Sedgley, and Wilson L

6. Plan Bay Area 2050

6.a. [20-0378](#) Report on Second Round of Priority Development Area Nominations and Expanded Local Engagement

Report on the second round of Priority Development Area nominations and expanded local engagement, emphasizing the late May deadline for local jurisdictions to submit expanded or new PDAs.

Matt Maloney gave the report.

6.b. [20-0376](#) Report on Draft Regional Growth Forecast of Total Jobs, Population, Households, and Housing Units for Plan Bay Area 2050

Presentation on the Draft Regional Growth Forecast for population, jobs, and housing for the nine-county region under development for use in Plan Bay Area 2050, based upon the ABAG Executive Board's adopted methodology from Fall 2019.

Paul Fassinger gave the report.

7. Adjournment / Next Meeting

Chair Mitchoff adjourned the meeting. The next regular meeting of the ABAG Regional Planning Committee is on May 6, 2020.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	20-0568	Version:	1	Name:	
Type:	Report	Status:		Informational	
File created:	3/20/2020	In control:		ABAG Regional Planning Committee	
On agenda:	5/6/2020	Final action:			
Title:	Update on RHNA Housing Methodology Committee and Regional Early Action Planning Grants Program (REAP)				
	Staff will present an update on recent activity of the RHNA Housing Methodology Committee and provide an overview of the REAP program, including its relation to other state funding programs like LEAP and initial feedback from local justifications about the design of the future Regional Housing Technical Assistance Program.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Item 5a 1 Summary RHNA_REAP v1.pdf Item 5a 2 Attachment A Presentation v4.pdf				
Date	Ver.	Action By	Action		Result

Update on RHNA Housing Methodology Committee and Regional Early Action Planning Grants Program (REAP)

Staff will present an update on recent activity of the RHNA Housing Methodology Committee and provide an overview of the REAP program, including its relation to other state funding programs like LEAP and initial feedback from local justifications about the design of the future Regional Housing Technical Assistance Program.

Gillian Adams and Heather Peters

Information

Association of Bay Area Governments

Regional Planning Committee

May 6, 2020

Agenda Item 5.a.

Regional Housing Needs Allocation (RHNA) and Regional Early Action Planning Grants Program (REAP)

Subject: Update on recent Housing Methodology Committee (HMC) activity and the Regional Early Action Planning Grants (REAP) Program

Background: Staff will provide updates on recent topics shared with the HMC and the upcoming REAP Program.

Issues: Recent Housing Methodology Committee Activity

At the March HMC meeting, staff presented information about:

- Engagement with community-based organizations, including what participants had to say about regional housing issues and RHNA
- A summary of what we heard from local staff in response to the land use and housing questions in the local jurisdiction survey
- An update on the Plan Bay Area 2050 Blueprint.

Staff then led HMC members through small-group discussions about selecting factors and weights to develop an allocation methodology using an online visualization tool. The agenda for the March meeting and maps showing the methodology options developed by each small group are available at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation/housing-methodology-committee>.

In lieu of the April HMC meeting that was cancelled, ABAG staff provided a report to HMC members on:

- Fair housing issues in the Bay Area including a summary of the responses received as part of the local jurisdiction survey and a review of fair housing documents produced by local jurisdictions
- An analysis of the three methodology options from the March meeting that received the most votes from HMC members and members of the public
- A revised timeline for the RHNA process

The materials sent to the HMC are available at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation/housing-methodology-committee>.

Association of Bay Area Governments

Regional Planning Committee

May 6, 2020

Agenda Item 5.a.

Regional Housing Needs Allocation (RHNA) and Regional Early Action Planning Grants Program (REAP)

Regional Early Action Planning Grants (REAP) Program

The State's 2019-2020 Budget Act included significant, one-time funding to assist jurisdictions with implementation of the sixth-cycle of RHNA, including updates of local Housing Elements. This funding will be disbursed through two new programs administered by HCD: (1) the Local Early Action Planning (LEAP) grants program, which will provide funding directly to jurisdictions based on a population-based formula, and (2) the Regional Early Action Planning (REAP) grants program, which will enable ABAG/MTC to enhance the RHNA process, develop a regional housing technical assistance program, and otherwise support efforts to accelerate housing production. Based on HCD estimates, Bay Area jurisdictions are eligible for approximately \$25.5 million directly through the LEAP program, whereas ABAG is eligible for approximately \$24 million from the REAP program.

ABAG has requested and received an initial 25% of the regional funds (approx. \$5.9 million). HCD recently released a Notice of Funding Availability for the remainder of the regional funds, with an application deadline of January 31, 2021. ABAG staff have spent the last several months outreaching to local planning directors on a needs assessment that will inform the design of a new Regional Housing Technical Assistance Program, which will be funded by REAP. The goal of the new program will be to assist local jurisdictions in implementing the 6th RHNA cycle by adopting Housing Elements in compliance with state law. This outcome would, among other things, ensure that Bay Area jurisdictions remain competitive for various state funding programs.

Association of Bay Area Governments

Regional Planning Committee

May 6, 2020

Agenda Item 5.a.

**Regional Housing Needs Allocation (RHNA) and
Regional Early Action Planning Grants Program (REAP)**

Staff will provide the RPC an overview of the REAP Program, including its relation to other state funding programs like LEAP. Staff will summarize the results of REAP outreach efforts that could serve as a framework for the design of the future Regional Housing Technical Assistance Program.

Recommended Action: Information

Attachments: A. Presentation

Reviewed:


Therese W. McMillan



Update on Regional Housing Needs Allocation (RHNA) and Regional Early Action Program (REAP)

ABAG Regional
Planning Committee
May 6, 2020



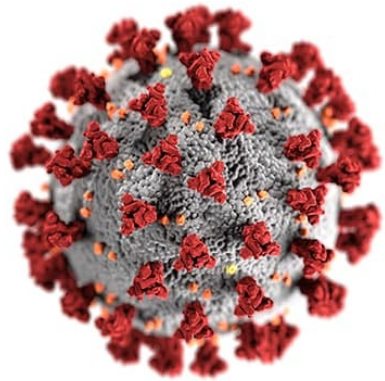
RHNA Update: Housing Methodology Committee

ABAG Regional Planning
Committee

May 6, 2020

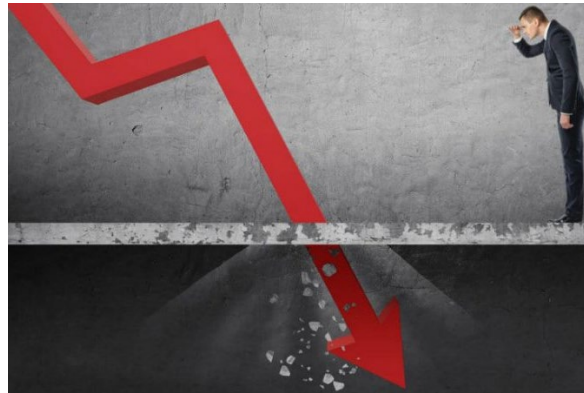
COVID-19 Pandemic + Likely Recession: Near-Term versus Longer-Term Impacts

TODAY



PANDEMIC

NEXT 1 TO 5 YEARS



(LIKELY) RECESSION

THROUGH 2030



RECOVERY

- RHNA: planning for *ongoing* need for housing at all income levels
- Requests for flexibility: delay of RHNA implementation requires action by the State
- ABAG will elevate local government concerns with state agencies and legislators

HMC materials from March & April

- March HMC meeting:
 - What we heard from community-based organizations
 - Results of local jurisdiction survey
 - Plan Bay Area 2050 update
 - Continuing discussion of methodology factors
- Materials sent in April
 - Fair housing report
 - Summary of methodology options from March meeting
 - Revised RHNA schedule

CBO outreach: what community members said

- More housing needed everywhere for everyone
- Support for additional housing in high resource areas, with concerns
- Emphasis on linking jobs to housing and getting communities that haven't stepped up to do more
- Housing near transit is good, but transit availability, reliability, safety and cost are concerns
- Need for funding/financing for affordable housing, re-invest in communities that are under-resourced and support new with resources/services
- Important to enforce RHNA plans with incentives or penalties to ensure housing

Local jurisdiction survey: housing and land use

- Jobs-housing fit: 85% stated their jurisdiction is imbalanced or very imbalanced
- No regional consensus about opportunities
- #1 constraint: construction costs (87% of respondents)
 - Other constraints cited by a majority: availability of vacant land, funding for affordable housing, availability of construction workforce, land suitability, and availability of surplus public land
- Primary challenges to affordable housing: lack of local gap financing and available land

Local jurisdiction survey: fair housing

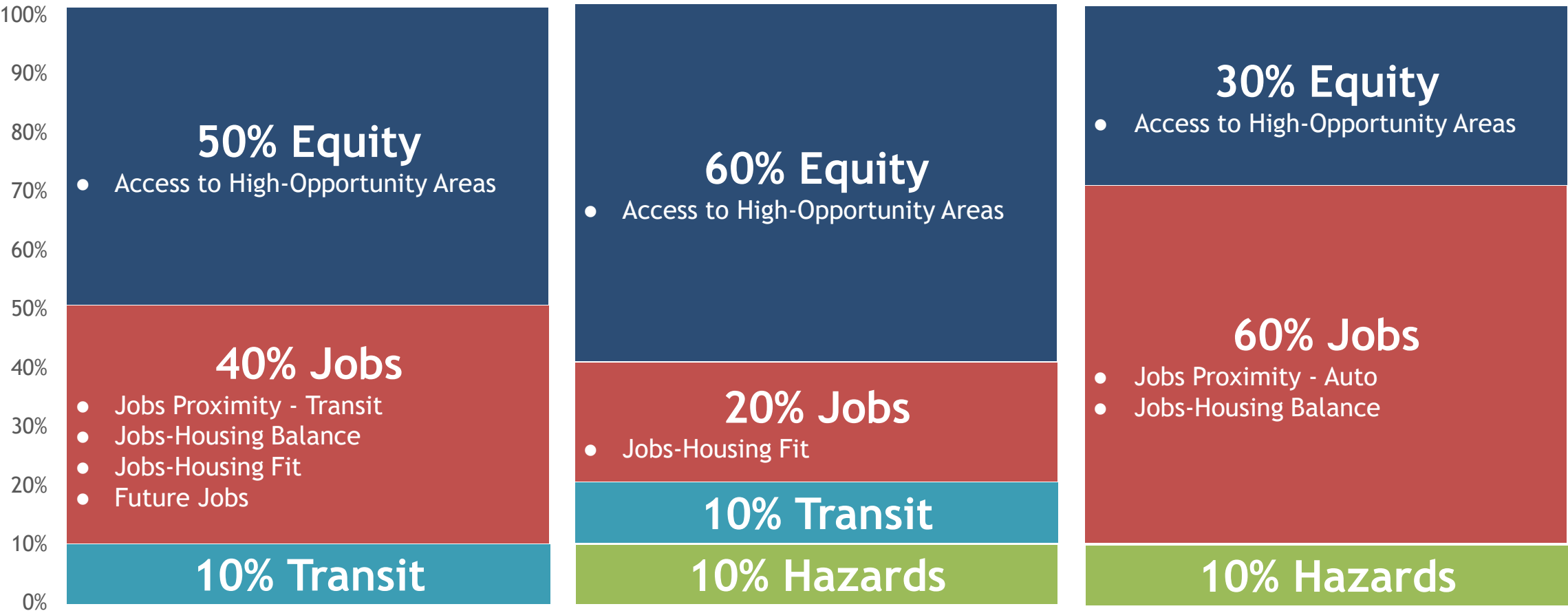
- Top factors contributing to fair housing issues
 - Displacement of low-income and/or person-of-color (POC) residents
 - Community opposition to development
 - Lack of affordable housing, especially larger units
 - Land use/zoning laws

Methodology factors: overview

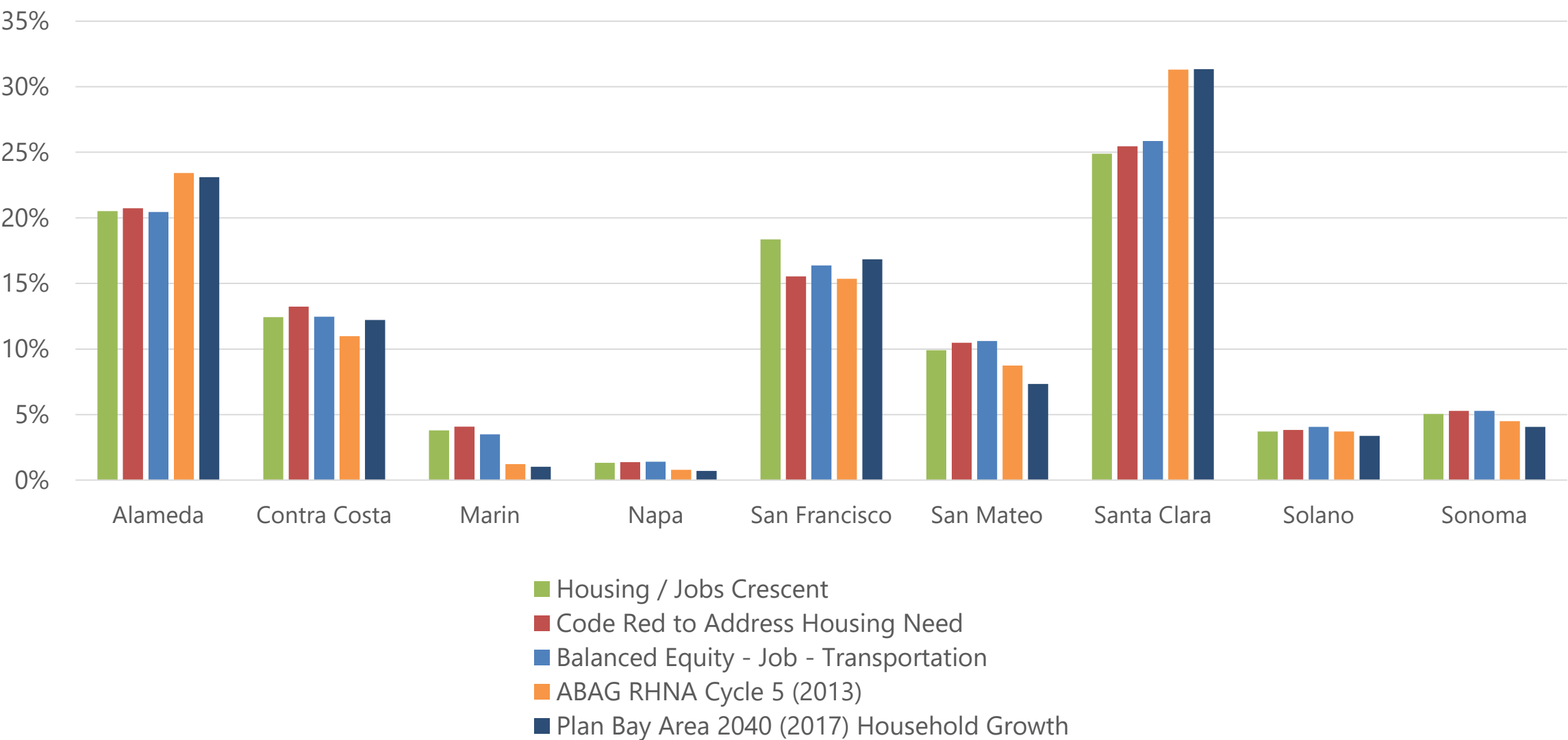
- March meeting: small group discussion to choose factors, assign weights to create methodology options
- Staff facilitators guided members through use of online visualization tool:
<https://rhna-factors.mtcanalytics.org/>

Methodology factors: top options

Comparison of three methodology options that received most votes



Methodology factors: top options



Methodology factors: top options



Revised RHNA timeline

Milestone	Revised Deadline
HCD Regional Housing Need Determination	Summer 2020
Plan Bay Area 2050 Draft Blueprint	July 2020
Proposed RHNA methodology, draft subregion shares	Fall 2020
Plan Bay Area 2050 Final Blueprint	December 2020
Final subregion shares	December 2020
Draft RHNA methodology to HCD for review	Winter 2021
Final RHNA methodology, draft allocation	Spring 2021
RHNA appeals	Summer 2021
Final Plan Bay Area 2050	September 2021
Final RHNA allocation	Winter 2021
Housing Element due date	January 2023

Dates are tentative and subject to change

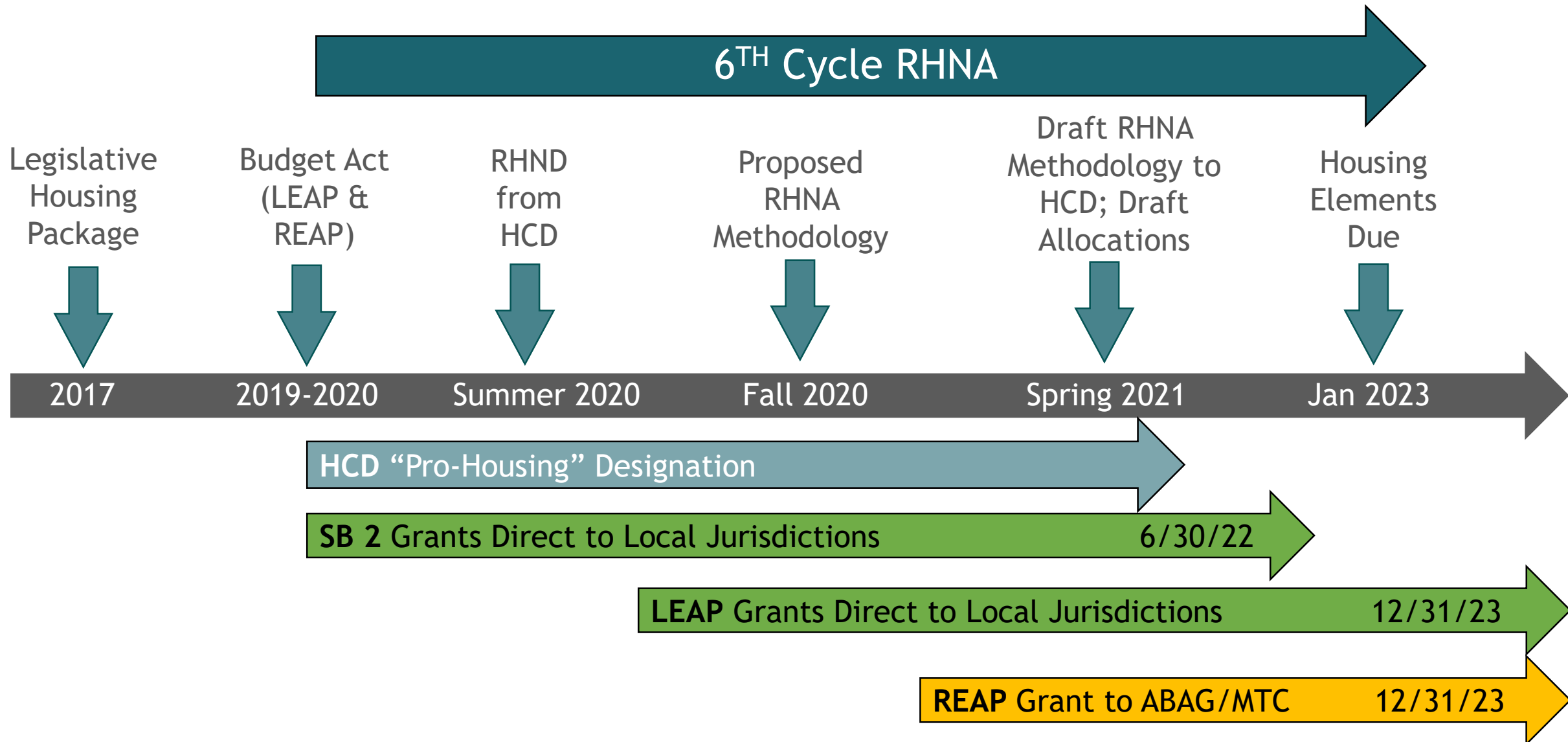


Regional Early Action Planning Grants (REAP) Update

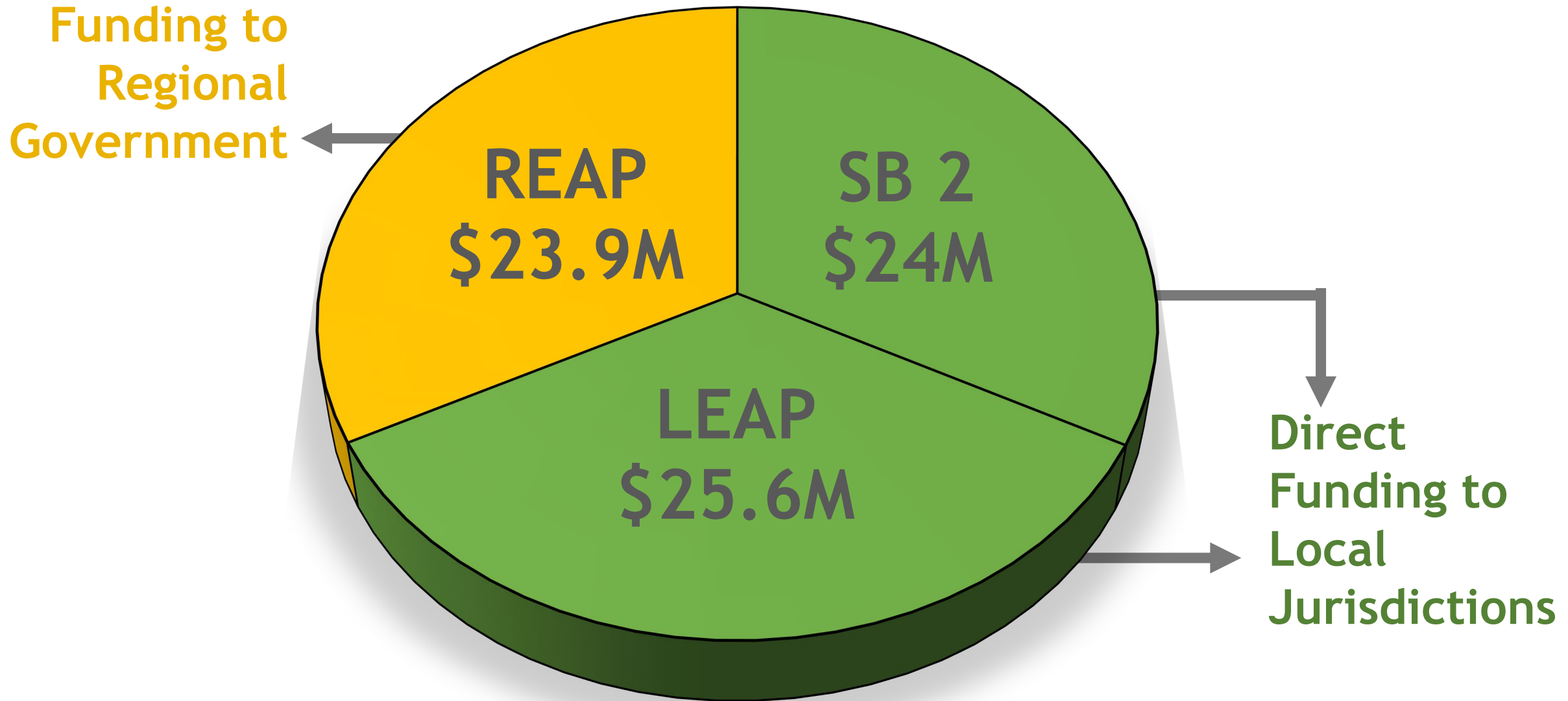
ABAG Regional Planning Committee

May 6, 2020

Deadlines & New Resources



State Funding to the Bay Area to plan for housing



REAP Basics

Background:

- One-time regional funding to ABAG
- To assist with implementation of RHNA & accelerate housing production

HCD Administration:

- 25% disbursement (\$5.9M) to ABAG pending contract with HCD.
- ABAG must submit application for the remaining 75% (\$18M) by 1/31/2021.

Next Steps:

- **Spring 2020:** Needs assessment of local jurisdictions for next Housing Element updates
- **Summer 2020:** Program design
- **Fall 2020:** Apply to HCD for remaining 75%
- **By Early Winter 2020:** Launch new regional housing program

ABAG/MTC Committed to Using REAP:

- **To enhance the RHNA process** by supporting the Housing Methodology Committee and increasing engagement with local electeds, staff, and stakeholders
- **To develop a new regional housing technical assistance program**
 - Technical assistance to jurisdictions to develop compliant **housing elements**.
 - Technical assistance to support **community engagement** strategies related to “3 Ps” of housing: Protection, Preservation, and Production

What should a
regional housing
technical assistance
program look like?

Needs Assessment & Program Design

Needs Assessment: Who We've Talked To

Outreach to Date:

- ABAG General Assembly
- League of Cities City Managers Conference
- Bay Area Planning Directors Association (BAPDA) - Steering Committee
- Small group discussion with every Planning Director in the Bay Area
 - Pre-existing county-based Planning Directors' meetings

Additional Outreach Planned:

- Local Elected Officials via Mayors' Conferences and League of Cities Sub-regional Meetings (to the extent feasible per COVID-19)
- Webinars
 - Overview of REAP for Local Electeds and General Public
 - Deep-dive on Housing Element Site Selection process for Local Staff
- Stakeholders and General Public

Needs Assessment: What We've Heard

Collaborative & Cohort-Based Approach

- Knowledge sharing on policies and best practices, site analysis and strategies, funding, etc.
- Tailored for variety of contexts

Regional Consultant Pool

- Economies of scale
- Reduced administrative burden on local staff
- Flexibility to craft locally-appropriate policies and programs

Regional Coordination with HCD

- Template Documents
- Data Packets
- Pre-Approved Site Feasibility Analysis?

Housing Leadership Development & Community Engagement

- Data-Driven Messaging
- Outreach and Education
- Focus Groups and Listening Sessions

Next step: RFP for Master Consultant

“ABAG seeks to retain a master consultant to assist with its REAP program design, budgeting and implementation, including the recruiting and oversight of additional consultants.”

Proposals shall not exceed \$200,000, however, proposals may also include descriptions of additional proposed services and pricing should additional funding become available.

See <https://MTC.bonfirehub.com> for details.

Thank You

For more information contact

Gillian Adams, RHNA Manager, Regional Planning
gadams@bayareametro.gov

Heather Peters, REAP Manager, Regional Planning
hpeters@bayareametro.com

abag.ca.gov/our-work/rhna-regional-housing-needs-allocation



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	20-0567	Version:	1	Name:	
Type:	Report	Status:		Committee Approval	
File created:	3/20/2020	In control:		ABAG Regional Planning Committee	
On agenda:	5/6/2020	Final action:			
Title:	Report on a revised methodology for determining each RHNA subregion's share of the Regional Housing Need Determination (RHND) the Bay Area will receive from the Department of Housing and Community Development (HCD)				

Staff will present a revised proposal for the methodology to determine a subregion's share of the Regional Housing Needs Determination (RHND).

Sponsors:

Indexes:

Code sections:

Attachments: [Item 5b 1 Summary RHNA Subregion Share v1.pdf](#)
[Item 5b 2 Attachment A Memo Revised RHNA Subregion Share Method v1.pdf](#)
[Item 5b 3 Attachment B Presentation v2.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Report on a revised methodology for determining each RHNA subregion's share of the Regional Housing Need Determination (RHND) the Bay Area will receive from the Department of Housing and Community Development (HCD)

Staff will present a revised proposal for the methodology to determine a subregion's share of the Regional Housing Needs Determination (RHND).

Gillian Adams

Approval

Association of Bay Area Governments

Regional Planning Committee

May 6, 2020

Agenda Item 5.b.

Regional Housing Needs Allocation (RHNA)

Subject: Report and requested action on a revised methodology for determining each RHNA subregion's share of the Regional Housing Need Determination (RHND) the Bay Area will receive from the Department of Housing and Community Development (HCD)

Background: Staff will present a revised proposed methodology for allocating a share of the region's total housing need to subregions, consistent with Housing Element Law.

Issues: Subregion share methodology


Housing Element Law allows two or more jurisdictions to form a "subregion" to conduct a parallel RHNA process to allocate the subregion's housing need among its members. For this RHNA cycle, subregions have formed in Napa County and Solano County. ABAG is responsible for assigning each subregion a share of the RHND the Bay Area receives from HCD.

Several RPC members raised concerns about the subregion share methodology ABAG staff proposed at the March meeting. In response, staff has revised the methodology to be the sum of each subregion member jurisdiction's default allocation from the ABAG RHNA methodology. This approach ensures that formation of a subregion does not confer any harm or benefit to member jurisdictions or to other jurisdictions in the region.

Attachment A provides details about the revised methodology.

Recommended Action: The ABAG Regional Planning Committee is requested to recommend that the ABAG Executive Board approve the proposed methodology for allocating a share of total housing need to each subregion, as reported.

Attachments: A. Memo Revised RHNA Subregion Share Method
B. Presentation

Reviewed: 
Therese W. McMillan

REGIONAL HOUSING NEEDS ALLOCATION



TO: Regional Planning Committee

DATE: May 6, 2020

FR: Executive Director

RE: Revised RHNA Subregion Share Methodology

Overview

Housing Element Law allows two or more jurisdictions to form a "subregion" to conduct a parallel RHNA process to allocate the subregion's housing needs among its members.¹ The subregion process allows for greater collaboration among jurisdictions. Jurisdictions that form a subregion accept responsibility for meeting all statutory requirements for RHNA. For this RHNA cycle, subregions have formed in Napa County and Solano County.² ABAG will enter into a delegation agreement with each subregion formally assigning the authority for completing the RHNA process from ABAG to the subregion.

Determining a Subregion's Share of Total Housing Needs

ABAG is responsible for assigning to each subregion a share of the Regional Housing Needs Determination (RHND) the Bay Area receives from the California Department of Housing and Community Development (HCD). Housing Element Law requires that ABAG allocate a subregion's share of the RHND "in a proportion consistent with the distribution of households assumed for the comparable time period of the applicable regional transportation plan."³

At the March RPC meeting, ABAG staff recommended that to meet this statutory requirement the subregion share be the sum of each member jurisdiction's share of the region's household growth between 2022-2030 from the Plan Bay Area 2050 Blueprint.

Several RPC members expressed concern that using the proposed methodology could result in subregion shares that are different than the sum of the allocations the subregion member jurisdictions would receive as an outcome of the ABAG RHNA methodology. This stems from the fact that the Plan's Blueprint is developed through a separate process than the RHNA methodology. The concern raised was that any differences between the subregion share and the sum of the jurisdictions' default allocations from the ABAG methodology would result in an unfair impact to the subregion (if the share based on the Blueprint was higher) or to the other jurisdictions in the region (if the share based on the Blueprint was lower).

Revised Methodology for Determining Subregion Shares

Consultation with ABAG's RHNA legal team determined that ABAG has flexibility in how it defines the requirement for consistency with the distribution of households from Plan Bay Area

¹ See State of California [Government Code Section 65584.03](#).

² Napa Subregion includes City of American Canyon, City of Napa, Town of Yountville, and the County of Napa (does not include City of Calistoga or City of St. Helena); Solano Subregion includes City of Benicia, City of Dixon, City of Fairfield, City of Rio Vista, City of Suisun City, City of Vacaville, City of Vallejo, and County of Solano

³ See State of California [Government Code Section 65584.03\(c\)](#).

2050. To respond to the concerns raised by the RPC in March, ABAG staff proposes to revise the subregion share methodology to be based on the sum of the default allocations, by income category, from the ABAG RHNA methodology for each jurisdiction who is a member of the subregion.

Using ABAG's RHNA methodology as the input into the subregion shares ensures that every jurisdiction that is a member of a subregion receives the same allocation it would have received if it were not part of a subregion. This approach ensures that formation of a subregion does not confer any harm or benefit to member jurisdictions or to other jurisdictions in the region.

Based on the current RHNA schedule, the draft and final subregion shares will be based on the allocations from the Proposed RHNA methodology. The draft subregion shares will be released in Fall 2020, followed by a public hearing, as required by Housing Element Law. The final subregion shares will be adopted in December 2020.

Recommendation

Staff respectfully requests that the ABAG Regional Planning Committee recommend that the ABAG Executive Board approve the proposed methodology for allocating a share of total housing need to each subregion.



Revised Methodology for Determining Shares of Housing Needs Assigned to RHNA Subregions

ABAG Regional
Planning Committee
May 6, 2020

Recap: subregion formation

- Jurisdictions in a subregion carry out own RHNA, separate from ABAG process
- Subregions formed in Napa and Solano counties
- RPC Action from March meeting:
 - Approved resolution acknowledging subregion formation and authorizing staff to negotiate delegation agreement

Recap: subregion share methodology

- How to assign a share of HCD's Regional Housing Needs Determination (RHND) to each subregion
- **Housing Element Law:** subregion share must be “in a proportion consistent with the distribution of households assumed for the comparable time period of the applicable regional transportation plan”
- Staff proposal from March: subregion's share of RHND is its **share of Bay Area household growth from 2022-2030 from Plan Bay Area 2050 Final Blueprint**
- RPC concerned about potential difference in total units between subregion share based on Blueprint and share based on what subregion jurisdictions would have received from ABAG RHNA methodology

Update: subregion share methodology

- Legal review: ABAG has flexibility in defining consistency with Plan Bay Area 2050
- Revised staff proposal: the subregion share methodology will be based on the sum of the default allocations, by income category, from the ABAG RHNA methodology for each jurisdiction who is a member of the subregion.
- Approach ensures that formation of a subregion does not confer any harm or benefit to member jurisdictions or to other jurisdictions in the region

Update: subregion share methodology

- Next steps
 - Draft subregion shares are anticipated to be released in fall 2020, followed by a public hearing, as required by Housing Element Law
 - The final subregion shares are slated to be adopted in December 2020

Today's Requested Action

Recommend that the ABAG Executive Board approve the revised proposed methodology for allocating a share of total housing need to each subregion.

Thank You

For more information contact

Gillian Adams, RHNA Project Manager

gadams@bayareametro.gov

abag.ca.gov/our-work/rhna-regional-housing-needs-allocation



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-0719 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 4/28/2020 **In control:** ABAG Regional Planning Committee
On agenda: 5/6/2020 **Final action:**
Title: Report on Proposed ABAG MTC Committee Work Integration
Sponsors:
Indexes:
Code sections:
Attachments: [Item 6a 1 Summary Sheet Governance Committee Integration v1.pdf](#)
[Item 6a 2 Attachment EB Summary Sheet Governance Committee Integration.pdf](#)
[Item 6a 3 Attachment EB Presentation Governance Committee Consolidation v8.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Report on Proposed ABAG MTC Committee Work Integration

Therese McMillan

Information

Association of Bay Area Governments

Regional Planning Committee

May 6, 2020

Agenda Item 6.a.

ABAG MTC Governance

Subject: Report on Proposed ABAG MTC Committee Work Integration

Background: At its meeting on April 23, 2020, the ABAG Executive Board received a report on the Proposed ABAG MTC Committee Work Integration which was referred to both the Metropolitan Transportation Commission and the ABAG Executive Board from the Joint ABAG MTC Governance Committee at their meeting on April 10, 2020. The MTC Commission received the report at its meeting on April 22, 2020.

The ABAG Executive Board approved conceptually Phase 1 of the proposed ABAG MTC committee consolidations and directed staff to return with a detailed analysis and set of recommendations regarding what it would take administratively to implement the proposed committee consolidations in Phase 2.

Further, the ABAG Executive Board directed staff to present the Proposed ABAG MTC Committee Work Integration to the Regional Planning Committee for their information and comment.

Attached is the summary sheet and presentation that was reported to the Executive Board.

Issues: None

Recommended Action: Information

Attachments: A. Summary Sheet, Executive Board, April 23, 2020

B. Presentation, Executive Board, April 23, 2020

Reviewed:



Therese W. McMillan

Association of Bay Area Governments

Executive Board

April 16, 2020

Agenda Item 12.a.

ABAG MTC Governance

Subject: Proposed ABAG MTC Committee Work Integration

Background: On April 10th, the Joint ABAG MTC Governance Committee discussed ways to better integrate ABAG/MTC committee work on shared interests (e.g. legislation, planning). At the outset, Chair Haggerty and President Arreguin stated their hope that after discussion, the committee would endorse, in concept, the consolidation plan laid out in the PowerPoint presentation (Phase 1) and ask staff to come back with a detailed analysis of what it would take administratively to implement consolidation (Phase 2). What follows is a meeting summary.

1. Concept of combined Legislative Committee

No major concerns were flagged absent a review of overall representation on any proposed new committee. A background inventory of the two current committees is underway that will describe current city/county and geographic representation.

2. Concept of combined Planning Committee

Several members questioned whether housing production was too big an issue to be adequately addressed in a consolidated Planning Committee. Others saw this as an opportunity to integrate housing policy with our transportation and resilience work. One possible solution: a subcommittee focused on housing production that could help local jurisdictions in addressing the challenges of RHNA and opportunities offered by REAP and AB1487.

Several members stated that a consolidated Planning Committee combining MTC's Planning Committee with ABAG's Admin Committee ignores the "admin" duties of ABAG's Admin Committee. One solution: Jesse/ABAG Exec Board create an ABAG Planning Committee to consolidate with MTC's Planning Committee and let the Admin Committee retain a focus on acting for the Board between its meetings.

Members discussed ways to integrate BAHFA with the Planning Committee's work. While its governing board is statutorily designated as the MTC Commission, the committee asked staff to look at ways BAHFA and its Advisory Committee could provide input to the new Planning Committee on housing production.

Association of Bay Area Governments

Executive Board

April 16, 2020

Agenda Item 12.a.

ABAG MTC Governance

3. Concept of combined Stakeholder Committee

While most members felt that bringing MTC's Policy Advisory Council (PAC) and ABAG's Regional Planning Committee (RPC) together makes sense, some were concerned about reduced stakeholder engagement and wanted to get input from PAC and RPC prior to making any final decision. One solution: have endorsing MTC/ABAG motions instruct staff to present concept to PAC/RPC and report back their response as part of the Phase 2 due diligence.

4. Role of Bay Area Regional Collaborative (BARC)

Several people wished to explore ways BARC could contribute to Planning Committee's work, possibly by referring topics to BARC for review and recommendations back to Planning Committee.

5. Other Suggestions from Committee Members

Explicitly require an assessment/re-evaluation at some defined point;

Keep open the idea of bringing in other regional issues: homelessness, economic recovery, etc;

Be mindful that consolidation effort will require additional staff and resources, at a time when both are strained—don't set up implementation plan that can't be delivered due to overriding priorities.

Outcome

The Joint ABAG MTC Governance Committee voted unanimously to refer proposal (Phase 1) to April 16th ABAG Executive Board and April 22nd Commission with recommendation to conceptually approve Phase 1 and ask staff to return with a detailed analysis and set of recommendations regarding what it would take administratively to implement the proposed committee consolidations (Phase 2). At that point, the Governance Committee would discuss further and make recommendations to the ABAG and MTC governing boards.

Issues:

Association of Bay Area Governments

Executive Board

April 16, 2020

Agenda Item 12.a.

ABAG MTC Governance

Recommended Action: The Executive Board is requested to approve conceptually Phase I of the proposed ABAG MTC committee consolidations and to direct staff to return with a detailed analysis and set of recommendations regarding what it would take administratively to implement the proposed committee consolidations in Phase 2, as reported.

Attachments: Presentation

Reviewed:


Therese W. McMillan

ABAG MTC Governance: Important Next Steps

**Metropolitan Transportation Commission
April 22, 2020**

Where We Left Off

1. Conduct initial Field Visits – March/April

- Sacramento Area Council of Governments (SACOG)
- Puget Sound Regional Council (PSRC)
- San Diego Association of Governments (SANDAG)
- Met Council (Twin Cities, MN)

❖ STATUS: Defer due to COVID-19 travel restrictions

2. Develop Board Protocol Alignment proposal for ABAG General Assembly and MTC approval in June 2020

❖ STATUS: Recommendations being advanced to ABAG EB and General Assembly

Where We Left Off

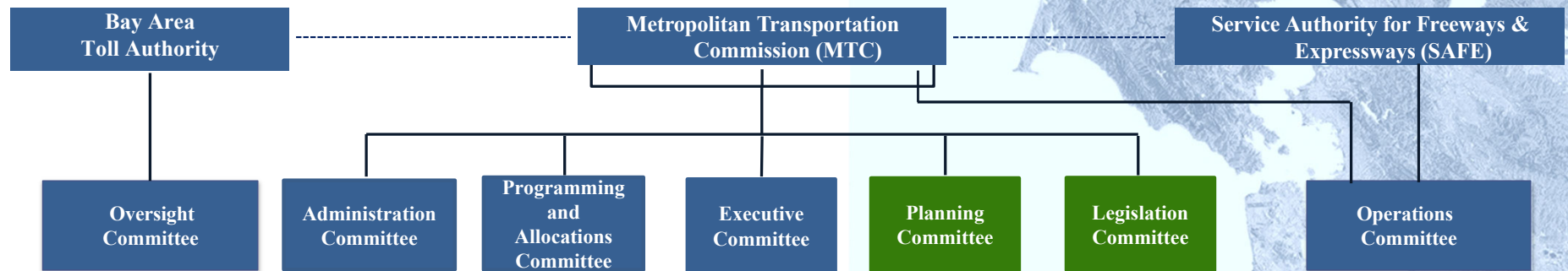
3. Bring Committee restructuring proposal to Joint Governance Committee by June 2020

❖ **STATUS: Current Proposal → Committee Consolidation Framework**

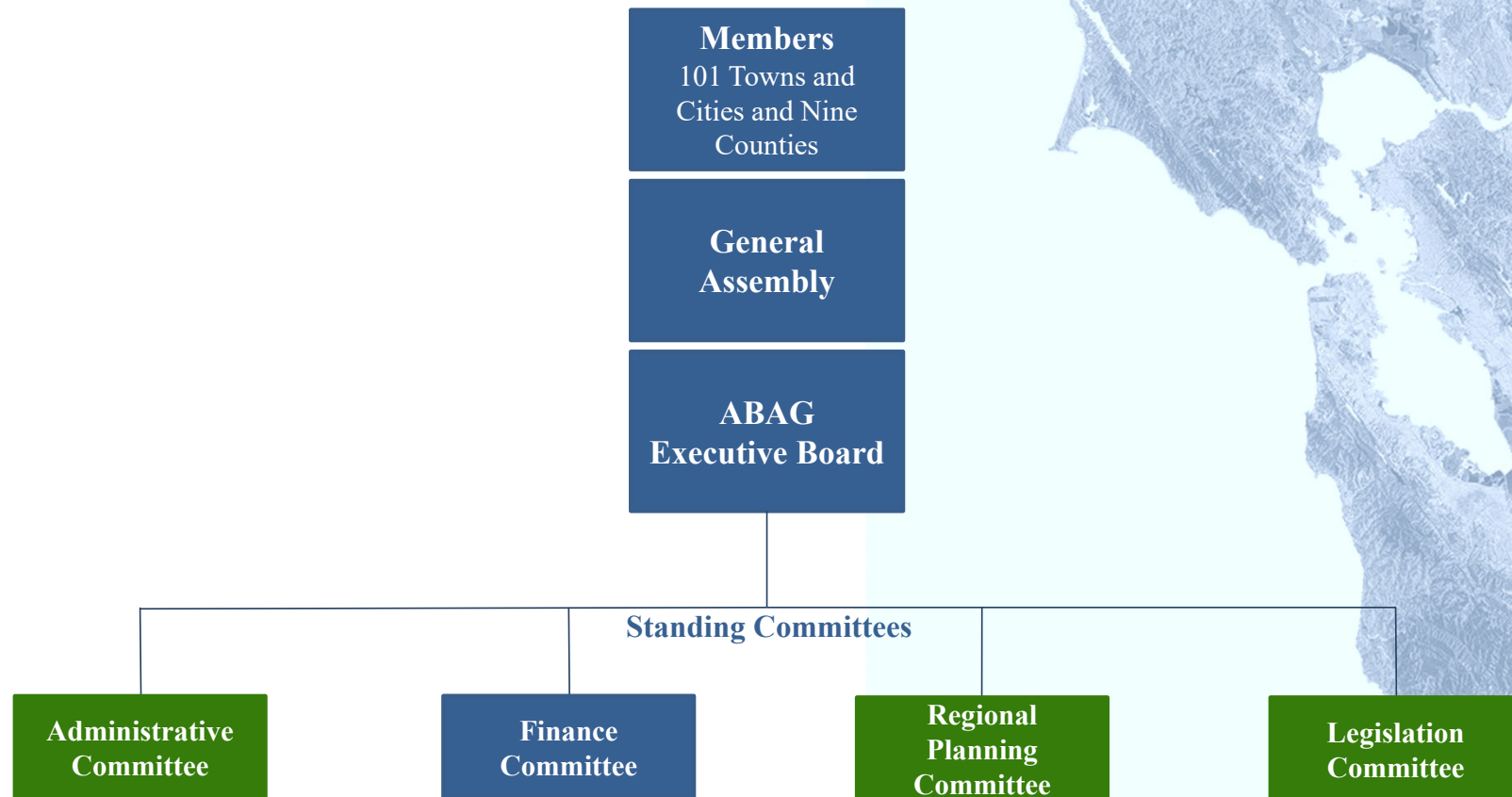
Committee Consolidation Framework: Core Principles

- Existing Standing Committees at MTC and ABAG are building blocks for integrated decision making
- Not all Standing Committees would be tapped; only those with oversight and interest in shared agendas (flagged as green in following charts)
- “Alternative framework combinations” that follow suggest “building block” committees, and potential modifications for consideration

MTC Standing Committees



ABAG Governance and Standing Committees



NEXT STEPS: Committee Consolidation Framework

Premise: Combining similar ABAG and MTC committees could help us better address *shared* decision making in areas of *shared* interest, including:

- **Legislation** focused on transportation, housing, land use and resilience
 - **Planning work** involving PBA, housing, transportation and resilience
 - **Housing** programs/funding (AB 1487) to help alleviate regional housing crisis
 - **Citizen Input** on PBA Blueprint, RHNA, REAP, BAHFA, etc.
- ❖ Objective: Structure a set of consolidated committees to help our agencies and staff provide more effective, efficient regional leadership on these issues.

Example of Committee Consolidation #1

LEGISLATION: Currently operates as separate MTC and ABAG Legislative committees meeting jointly

Areas of Shared Interest:

- Transportation
- Land use
- Housing
- Environment/Climate/Resilience

Alternative Framework Combination

- Current MTC Legislation Committee
- ABAG Legislation Committee with modifications
 - Better represent breadth of interests and geographies on Exec Board

Example of Committee Consolidation #2:

PLANNING: Currently operates as MTC Planning and ABAG Administrative Committees meeting jointly

Areas of Shared Interest

- PBA 2050: Regional planning for transportation, housing, resilience, etc.
- Work supporting local jurisdiction's housing elements (e.g. RHNA, REAP)
- Implementation of AB1487 (*NEW as of Jan. 2020*: noting legislated decision making roles between ABAG and MTC)
- Environmental issues/climate change/resilience

Alternative Framework Combination

- MTC Planning Committee
- ABAG Administration Committee's *planning function* with modifications
 - Adjust county and city balance to capture range of local experience with Planning and Housing issues/programs

Assess how to integrate the funding/finance function of Bay Area Housing Finance Authority (assigned to MTC by AB 1487) with housing policy and implementation assigned to consolidated Planning committee

Example of Committee Consolidation #3

STAKEHOLDER ENGAGEMENT: PBA Blueprint, RHNA, REAP, BAHFA

Some Combination of our Existing Committees that Lead Advisory Engagement

- MTC's Policy Advisory Committee (non-elected officials)
- ABAG's Regional Planning Committee (non-elected officials and elected officials)

Proposed Framework Combination

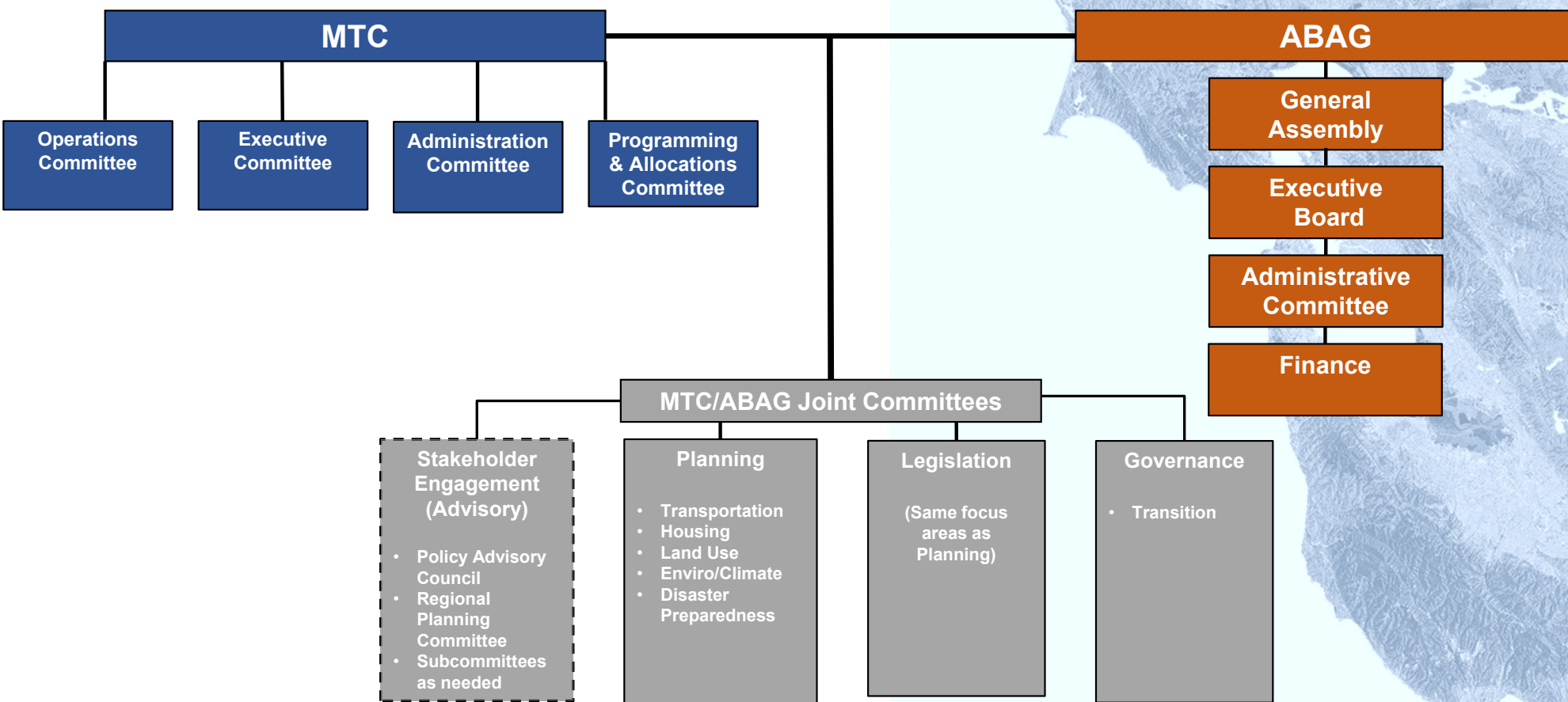
- Decide what sectors should be represented on single Committee (environment, equity, business, senior disabled mobility, youth)
- Appointments equally between MTC and ABAG leadership

Existing Consolidated Committee

GOVERNANCE ISSUES

- MTC and ABAG have already created a unified Governance Committee made up of members both governing boards
- Consider retaining to oversee transition to consolidated committee structure, and periodic review

Consolidated Committee Framework: View from the Top



Benefits of Adopting Consolidated Committees

A system of combined committees could help further discussion between our two agencies on how best to structure our relationship based on the shared interests discussed above, one that could help address...

- How best to carry out the shared work in our two work plans (e.g. PBA 2050, housing/BAHFA, resilience/climate change);
- How irrespective of color of money and the amount—the two governing boards can be jointly accountable for implementing this shared work plan—with a clear understanding of the available resources— and the opportunities and limits of such;
- How the two boards can navigate appropriate Discussions versus Decisions within this shared work plan — restructured combined committee meetings may aid in that effort.

April 10th ABAG/MTC Governance Committee Action

- **Committee voted unanimously to recommend proposal to ABAG and MTC governing boards with several modifications including:**
 - Retain MTC ABAG Governance Committee to oversee this transition to a consolidated committee structure and provide for periodic review
 - Establish periodic reevaluation
 - Present concept to PAC and RPC and report back their response as part of staff due diligence before ABAG or MTC take any final action on proposal to consolidate Advisory Committees

NEXT STEPS: MTC/ABAG Initial Board Decision

- **If ABAG and MTC governing boards agree conceptually with this approach (Phase 1) to consolidating similar committees, then**
- **Staff would bring back a more detailed set of administrative issues and questions that would have to be discussed and agreed to by ABAG and MTC before implementing such a proposal (Phase 2)**

NEXT STEPS: Implementation

Factors to Consider in Implementing Committee Consolidation Concept

- Membership of each consolidated committee must sufficiently represent the breadth of interests, geographies and jurisdictions of the Bay Area.
- Enough MTC and ABAG board members should be assigned to each committee to ensure a balance of views from each board, while maintaining a total number conducive to effective decision making.
- Existing representation structures underlying MTC Commission and ABAG Executive Board remain the same; consolidated committees must strike a balance between each, e.g. how are counties and cities represented within any single committee.
- Procedures will need to address consideration of issues unique to either MTC or ABAG that may fall within consolidated committee jurisdiction