



375 Beale Street  
Suite 700  
San Francisco, California  
94105

## Meeting Agenda - Final

### ABAG General Assembly

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Thursday, June 25, 2020

1:45 PM

Remote

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**Association of Bay Area Governments  
General Assembly  
Special Meeting Webinar**

The ABAG General Assembly will be meeting on June 25, 2020, 1:45 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/94322898724>  
Join by Telephone: 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)  
Webinar ID: 943 2289 8724

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

Committee members and members of the public participating by Zoom wishing to speak should use the "raise hand" feature or dial "\*9".

In order to get the full Zoom experience, please make sure your application is up to date.

Members of the public may participate by phone or Zoom or may submit comments by email at [info@bayareametro.gov](mailto: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 General Assembly may act on any item on the agenda.

The meeting is scheduled to begin at 1:45 p.m.

Agenda, roster, and webcast available at <https://abag.ca.gov>  
For information, contact Clerk of the Board at (415) 820-7913.

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

*Information*

**3. Planning for the Bay Area's Future: Plan Bay Area 2050, Regional Housing Needs Allocation, and Regional Early Action Planning (REAP)**

- 3.a. [20-1027](#) Planning for the Bay Area's Future: Plan Bay Area 2050, Regional Housing Needs Allocation (RHNA), and Regional Early Action Planning (REAP)

Presentation connecting the dots between key MTC/ABAG housing initiatives, highlighting how long-range visioning in Plan Bay Area 2050 and medium-range housing allocations to cities via RHNA will be supported by a new technical assistance program funded by REAP for local jurisdictions to advance critical housing efforts in the years ahead.

**Action:** Information

**Presenter:** Dave Vautin, Gillian Adams, Heather Peters

**Attachments:** [Item 03a 1 Summary Sheet PBA 2050 RHNA REAP.pdf](#)  
[Item 03a 2 Attachment June2020\\_GA\\_PBA50\\_RHNA\\_REAP.pdf](#)

**4. Adjournment / Next Meeting**

*The next meeting of the ABAG General Assembly will be announced.*

**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](http://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.

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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.



ABAG

# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
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## Legislation Details (With Text)

**File #:** 20-1027      **Version:** 1      **Name:**

**Type:** Report      **Status:** Informational

**File created:** 6/14/2020      **In control:** ABAG General Assembly

**On agenda:** 6/25/2020      **Final action:**

**Title:** Planning for the Bay Area’s Future: Plan Bay Area 2050, Regional Housing Needs Allocation (RHNA), and Regional Early Action Planning (REAP)

Presentation connecting the dots between key MTC/ABAG housing initiatives, highlighting how long-range visioning in Plan Bay Area 2050 and medium-range housing allocations to cities via RHNA will be supported by a new technical assistance program funded by REAP for local jurisdictions to advance critical housing efforts in the years ahead.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Item 03a 1 Summary Sheet PBA 2050 RHNA REAP.pdf](#)  
[Item 03a 2 Attachment June2020 GA PBA50 RHNA REAP.pdf](#)

Date	Ver.	Action By	Action	Result
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Planning for the Bay Area’s Future: Plan Bay Area 2050, Regional Housing Needs Allocation (RHNA), and Regional Early Action Planning (REAP)

Presentation connecting the dots between key MTC/ABAG housing initiatives, highlighting how long-range visioning in Plan Bay Area 2050 and medium-range housing allocations to cities via RHNA will be supported by a new technical assistance program funded by REAP for local jurisdictions to advance critical housing efforts in the years ahead.

Dave Vautin, Gillian Adams, Heather Peters

Information

**Association of Bay Area Governments**

**General Assembly**

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**June 25, 2020**

**Agenda Item 3.a.**

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**Planning for the Bay Area's Future**

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**Subject:** Plan Bay Area 2050, Regional Housing Needs Allocation (RHNA), and Regional Early Action Planning (REAP)

**Background:** Presentation connecting the dots between key MTC/ABAG housing initiatives, highlighting how long-range visioning in Plan Bay Area 2050 and medium-range housing allocations to cities via RHNA will be supported by a new technical assistance program funded by REAP for local jurisdictions to advance critical housing efforts in the years ahead.

**Issues:** None

**Recommended Action:** Information

**Attachments:** Presentation

**Reviewed:**



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Therese W. McMillan

# Planning for the Bay Area's Future:

Plan Bay Area 2050, Regional Housing Needs Allocation (RHNA),  
and Regional Early Action Planning (REAP)

June 2020 Elected Officials Briefing

Dave Vautin, MTC/ABAG Staff

Gillian Adams, MTC/ABAG Staff

Heather Peters, MTC/ABAG Staff



## What is Plan Bay Area 2050?

- Plan Bay Area 2050 is the long-range regional plan for transportation, housing, the economy, and the environment.

## What is RHNA?

- RHNA is an allocation process that occurs every eight years, as required by California law, which requires cities and counties to plan for housing.

## What is REAP?

- REAP is a new state funding program to help support jurisdictions and the region plan for more housing at all income levels.

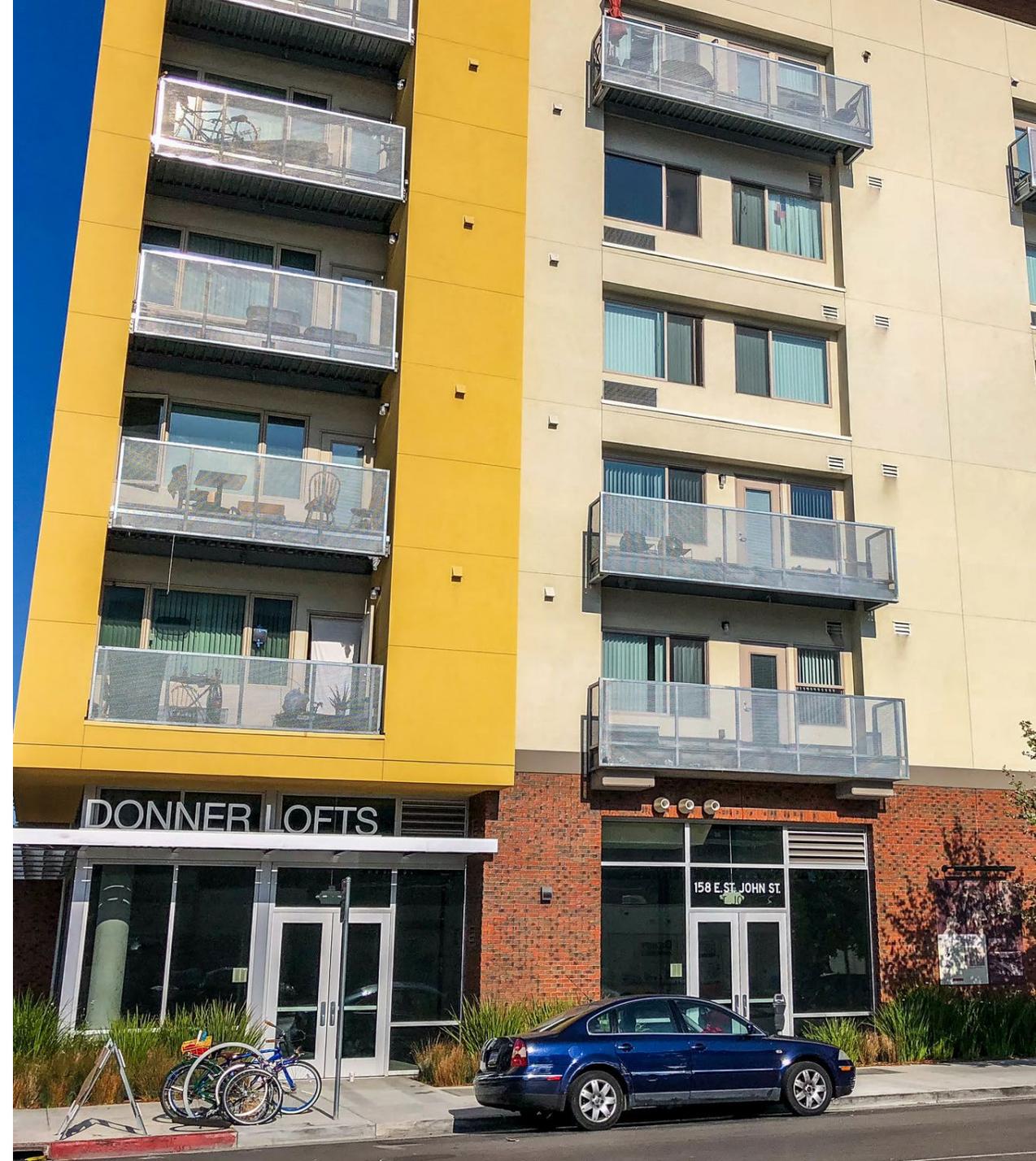


# Housing is a central nexus of all three initiatives.

**Plan Bay Area 2050** develops a long-range vision for the region's growth pattern through 2050, driven by strategies on the local, regional, and state levels.

**RHNA** generates allocations for each local jurisdiction in alignment with statutory requirements, followed by updates to Housing Elements on the city level to enable additional housing growth.

**REAP** provides critical funding to help local partners update their Housing Elements and otherwise enable more housing at all income levels, in alignment with Plan Bay Area 2050.





PLAN BAY AREA 2050

# Overview of Plan Bay Area 2050

Crafting the Vision for the Region's Future

# What is Plan Bay Area?

- The regional plan is a **blueprint for growth and infrastructure for the next 30 years**.
- The regional plan is **updated every four years**, with this major update due in 2021.
- The regional plan is a reflection of **the shared priorities of the diverse nine-county San Francisco Bay Area**.
- The regional plan is **fiscally-constrained**, even as it aspires to tackle the Bay Area's big challenges with specific strategies.
- The regional plan is **not an expenditure plan**; it is focused on setting priorities and over the long term and looking holistically across “silos”.



# What are the key statutory connections between Plan Bay Area 2050 and RHNA?

RHNA must be consistent with the development pattern from the Plan<sup>1</sup>.

- **Housing Element Law does not provide a definition of consistency or specific guidance about how it should be achieved.** Historically, MTC/ABAG has interpreted the consistency requirement to mean that the eight-year RHNA housing allocation for a given jurisdiction should not exceed the 30-year Plan housing forecast for the same jurisdiction.

Subregional shares must be generated based on the Plan<sup>2</sup>.

- **For any designated subregions, the share of the RHND allocated to that subregion must be generally based solely on the long-range plan, as opposed to other factors that may be integrated into the methodology.**

Key assumptions from the Plan's Regional Growth Forecast should be provided to the state during the RHND consultation process<sup>3</sup>.

- **However, the state is not required to integrate Council of Governments input on population growth estimates unless that total regional population forecast for the projection year is within  $\pm 1.5$  percent of the state's own forecast for the Bay Area.**

# The Plan Bay Area 2050 Blueprint integrates resilient & equitable strategies that advance the Plan Vision.

*Vision: Ensure by the year 2050 that the Bay Area is **affordable**, **connected**, **diverse**, **healthy** and **vibrant** for all.*



- **Transportation** Strategies
- **Housing** Geographies & Strategies
- **Economic** Geographies & Strategies
- **Environmental** Strategies

# Bold Strategies for a More Affordable Bay Area



**Reduce the region's extreme cost of living by enabling over a million new homes near public transit**

**Strategies include:**

- Allow a Greater Mix of Housing Types and Densities in Growth Areas
- Reduce Barriers to Housing Near Transit and in Areas of High Opportunity



**Produce and preserve much-needed affordable housing through public, non-profit, and private sector action**

**Strategies include:**

- Fund Affordable Housing Protection, Preservation, and Production
- Require 10 to 20 Percent of New Housing to be Affordable



**Provide robust discounts for low-income residents both for tolls and transit fares**

**Strategies include:**

- Reform Regional Transit Fare Policy
- Implement Per-Mile Tolling on Congested Freeways with Transit Alternatives

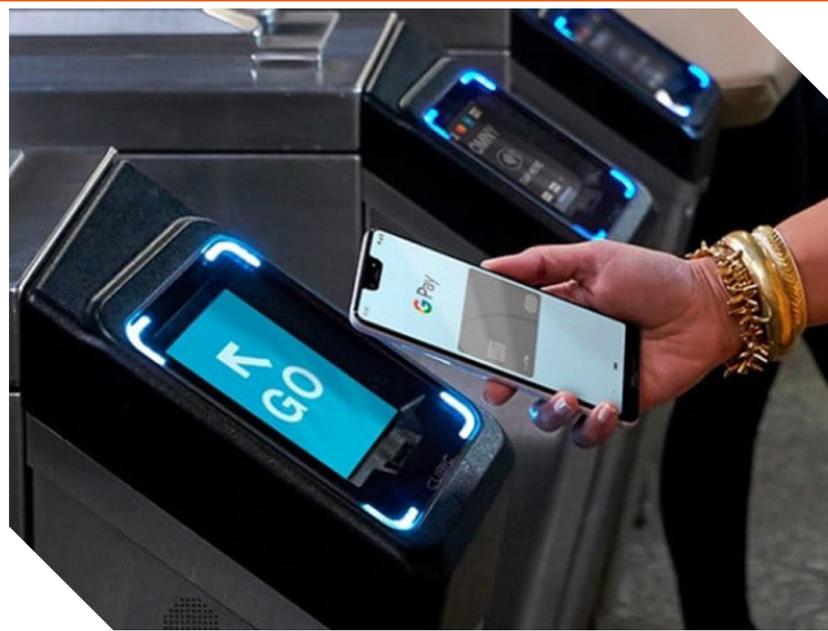
# Bold Strategies for a More Connected Bay Area



**Create a world-class public transportation system, emphasizing maintenance and ridership as critical twin goals**

Strategies include:

- Operate and Maintain the Existing System
- Advance Low-Cost Transit Projects
- Build a New Transbay Crossing



**Standardize transit fares across the region and advance seamless mobility through unified trip planning & payment**

Strategies include:

- Reform Regional Fare Policy
- Enable Seamless Mobility with Unified Trip Planning and Fare Payments



**Permanently reduce traffic congestion through a proven approach of pricing select corridors**

Strategies include:

- Implement Per-Mile Tolling on Congested Freeways with Transit Alternatives

# Bold Strategies for a More Diverse Bay Area



**Protect renters from being displaced to the region's periphery and beyond**

**Strategies include:**

- Further Strengthen Renter Protections Beyond State Legislation



**Tackle racial inequities by enabling more housing in historically-exclusionary places**

**Strategies include:**

- Allow a Greater Mix of Housing Types and Densities in Growth Areas
- Reduce Barriers to Housing Near Transit and in Areas of High Opportunity



**Create opportunities to grow the middle class through business incubators and childcare programs**

**Strategies include:**

- Expand Childcare Support for Low-Income Families
- Create Incubator Programs in Economically-Challenged Areas

# Bold Strategies for a Healthier Bay Area



**Eliminate traffic deaths by making streets safer for all roadway users**

**Strategies include:**

- Advance Regional Vision Zero Policy through Street Design and Reduced Speeds
- Build a Complete Streets Network



**Protect tens of thousands of Bay Area homes from rising sea levels and from potential earthquake damage**

**Strategies include:**

- Adapt to Sea Level Rise
- Modernize Existing Building with Seismic, Wildfire, Drought, and Energy Retrofits



**Ensure the region's greenbelt remains protected for future generations**

**Strategies include:**

- Maintain Urban Growth Boundaries
- Protect High-Value Conservation Lands

# Bold Strategies for a More Vibrant Bay Area



**Encourage more job growth in housing-rich areas through strategic regional impact fees**

**Strategies include:**

- Assess Transportation Impact Fees on New Office Developments
- Assess Jobs-Housing Imbalance Fees on New Office Developments



**Preserve critical industrial lands and work to catalyze job growth in these locations**

**Strategies include:**

- Retain Key Industrial Lands through Establishment of Priority Production Areas
- Create Incubator Programs in Economically-Challenged Areas



**Convert aging 20<sup>th</sup> century malls and office parks into vibrant mixed-use destinations for the 21<sup>st</sup> century**

**Strategies include:**

- Transform Aging Malls and Office Parks into Neighborhoods



# Regional Housing Need Allocation (RHNA) Update

Webinar

June 25, 2020

# What is RHNA?

- **Since 1969, State law requires that all jurisdictions must plan to meet the housing needs of everyone in the community.**
- **HCD identifies total number of units, across all income groups, for which the region must plan for the eight-year RHNA period (2023 to 2031).**
- **ABAG collaborates with local governments and stakeholders to develop a formula to assign each community a share of the Bay Area's housing need.**
- **Each local government must update Housing Element of General Plan and zoning to show how it plans to accommodate its share of the regional need.**

# What are the statutory objectives of RHNA?

Increase housing supply and mix of housing types, tenure, and affordability in all cities and counties in an equitable manner

Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets

Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and affordable housing

Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa)

Affirmatively further fair housing

# What's new for this RHNA cycle?

Greater emphasis on social equity

Higher total regional housing need

Expanded HCD oversight on methodology & allocations

More factors to consider in allocations (*overpayment, overcrowding, greenhouse gas target, jobs-housing fit*)

New requirements for identifying eligible sites for Housing Elements

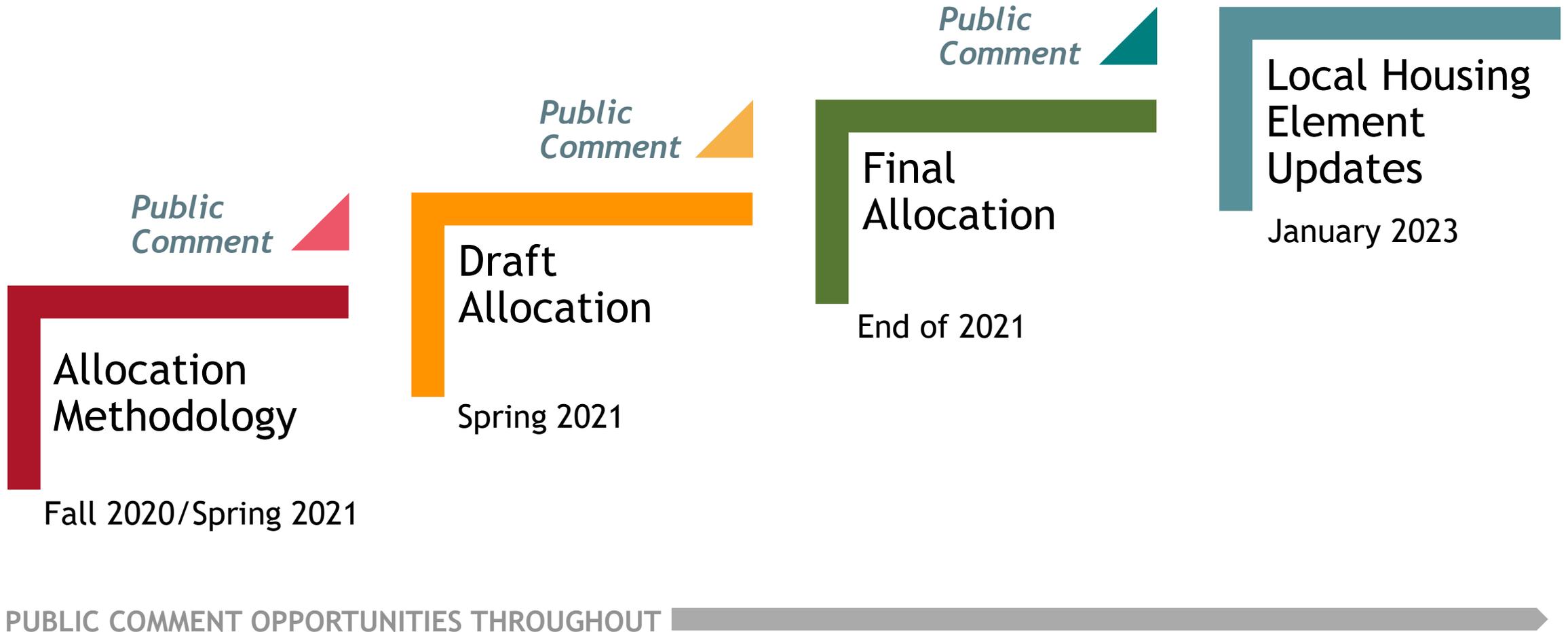
# Bay Area RHNA Progress: 1999-2018

RHNA		Permits	Percent of RHNA Permitted				
Cycle	Total Need	Permits Issued	All	Very Low Income	Low Income	Moderate Income	Above Moderate Income
1999-2006	230,743	213,024	92%	44%	79%	38%	153%
2007-2014	214,500	123,098	57%	29%	26%	28%	99%
2015-2023*	187,994	121,973	65%	15%	15%	25%	126%
2023-2031**	441,176	TBD	TBD	TBD	TBD	TBD	TBD

\* Only includes permits issued in 2015-2018

\*\* Recently issued by HCD

# What are the primary steps in the process?



# Role of Housing Methodology Committee

- 37-member committee of local elected officials and staff from every county as well as stakeholders representing diverse perspectives
- Advises ABAG on numerical formula to assign a share of region's housing need to every Bay Area jurisdiction; Must fully allocate the total housing need by income

## Working Group

Housing Methodology Committee (HMC)

*Provides monthly input to staff.*



## Committee

ABAG Regional Planning Committee

*Receives regular updates from HMC and makes recommendations to the Board, generally meets bi-monthly.*



## Board

ABAG Executive Board

*Takes action on RHNA at legally-required key points in the process.*

# Understanding a RHNA methodology

- **Region's total housing need:** HCD's determination of number of housing units, by income, for which Bay Area must plan
- **Methodology:** formula made up of factors and weights related to topics that must meet statutory requirements
  - Identifies total allocation as well as distribution of units among income categories
- **Allocation:** result of applying methodology to region's total housing need
  - A share of the region's housing need to each jurisdiction
  - Jurisdiction receives total number of units by income

# HMC discussions

- Understanding new equity framework
- Local Jurisdiction Survey: housing and land use/fair housing
- Consideration of potential factors to include in the methodology and income allocation approaches
- Potential factors related to: **fair housing/equity; jobs/jobs-housing fit; transportation; natural hazards**; online tool available to explore RHNA methodology options (<https://rhna-factors.mtcanalytics.org/>)
- July 2020: Discussion about using Plan Bay Area 2050 Blueprint in the methodology



# What we have heard from the HMC

1. More housing should go to jurisdictions with more jobs than housing and to communities exhibiting racial and economic exclusion
2. The methodology should focus on:
  - Equity, as represented by High Opportunity Areas (weighted 30-60% in March options)
  - Relationship between housing and jobs (weighted 20-60% in March options); however, no consensus on specific factor
3. Equity factors need to be part of total allocation, not just income allocation
4. Do not limit allocations based on past RHNA
5. Housing in high hazard areas is a concern, but RHNA may not be the best tool to address

# Engagement with Stakeholders & the Public



**Stakeholder Meetings**  
*(HMC, etc.)*



**Meetings with Local Officials & Staff + Assistance with Housing Elements**



**Summer 2020 Virtual Open Houses**



**Media Outreach + Web**

# 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	End of 2021
Housing Element due date	January 2023



*By statute, the Housing Element due date cannot be extended beyond January 2023*

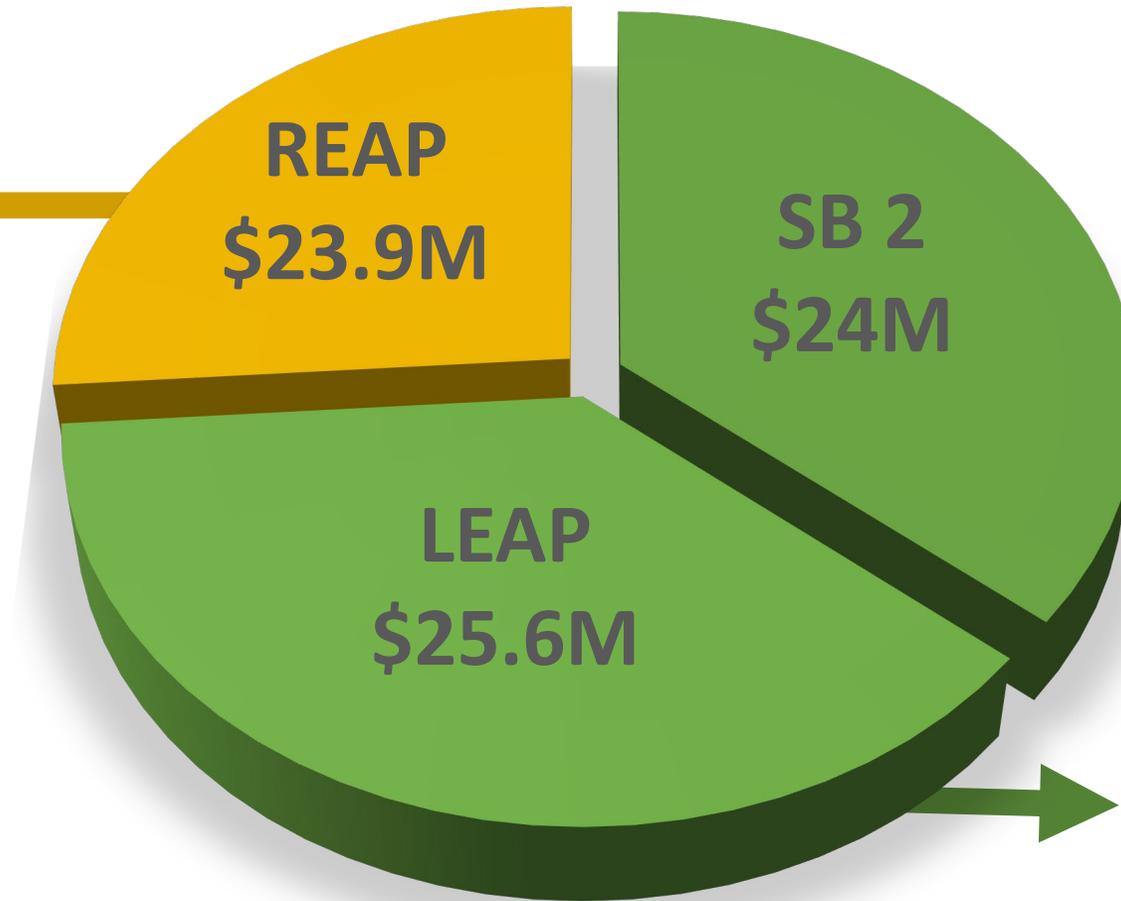
*Dates are tentative and subject to change*



# Regional Early Action Planning Grants (REAP)

# State Funding to the Bay Area to plan for housing

Funding to  
Regional  
Government



Direct  
Funding to  
Local  
Jurisdictions

# REAP Purpose per HCD

“This program allows councils of governments (COGs) and other regional entities to collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional entities and governments facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation (RHNA).”

# Framework for REAP Program

## 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 Steps:

- Hire Master Consultant
- Issue RFQ for Regional Consulting Bench
- HCD & ABAG webinar on SB2/LEAP/REAP
- Release beta version of site selection tool
- Apply to HCD for \$18M balance

For more info: Heather Peters [hpeters@bayareametro.gov](mailto:hpeters@bayareametro.gov)

Questions?