



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

Thursday, October 1, 2020

1:30 PM

Remote

Association of Bay Area Governments Regional Planning Committee

The ABAG Regional Planning Committee will be meeting on October 1, 2020, 1:30 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.

Please click the link below to join the webinar:

<https://bayareametro.zoom.us/j/89553730832>

Or iPhone one-tap :

US: +14086380968,,89553730832# or +16699006833,,89553730832#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 895 5373 0832

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 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 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.

Roster

Susan Adams, Jesse Arreguin, Marilyn 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 / Roll Call / Confirm Quorum

2. Public Comment

Information

3. Chair's Report

- 3.a. [20-1327](#) ABAG Regional Planning Committee Chair's Report of October 1, 2020

Action: Information

Presenter: Karen Mitchoff

4. Consent Calendar

- 4.a. [20-1328](#) Approval of ABAG Regional Planning Committee Minutes of September 10, 2020

Action: Approval

Presenter: Clerk of the Board

Attachments: [Item 04a Minutes 20200910 Draft.pdf](#)

5. Regional Housing Needs Allocation

5.a. [20-1329](#) Recommendation for Regional Housing Needs Allocation (RHNA)
Proposed Methodology

Presentation on the Proposed Methodology for the 2023-31 RHNA cycle as recommended by the Housing Methodology Committee, and request that the Committee refer the Methodology to the ABAG Executive Board for their consideration.

Action: Approval

Presenter: Gillian Adams

Attachments: [Item 05a 1 Summary Sheet RHNA - Proposed Methodology.pdf](#)
[Item 05a 2 Attachment A Memo Proposed RHNA Methodology.pdf](#)
[Item 05a 2a Appendix 1 - Allocation Maps.pdf](#)
[Item 05a 2a Appendix 2 - Illustrative Allocations.pdf](#)
[Item 05a 2a Appendix 3 - Methodology Factors Overview.pdf](#)
[Item 05a 2a Appendix 4 - Evaluation Metrics.pdf](#)
[Item 05a 3 Presentation RHNA.pdf](#)

5.b. [20-1479](#) Regional Housing Needs Allocation (RHNA) Draft Subregion Shares

Action: Approval

Presenter: Gillian Adams

Attachments: [Item 05b 1 Summary Sheet RHNA - Draft Subregion Shares.pdf](#)

6. Adjournment / Next Meeting

The next special meeting of the ABAG Regional Planning Committee is on November 12, 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 #: 20-1327 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 9/1/2020 **In control:** ABAG Regional Planning Committee
On agenda: 10/1/2020 **Final action:**
Title: ABAG Regional Planning Committee Chair's Report of October 1, 2020
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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ABAG Regional Planning Committee Chair's Report of October 1, 2020

Karen Mitchoff

Information



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-1328 **Version:** 1 **Name:**
Type: Minutes **Status:** Committee Approval
File created: 9/1/2020 **In control:** ABAG Regional Planning Committee
On agenda: 10/1/2020 **Final action:**
Title: Approval of ABAG Regional Planning Committee Minutes of September 10, 2020
Sponsors:
Indexes:
Code sections:
Attachments: [Item 04a Minutes 20200910 Draft.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of ABAG Regional Planning Committee Minutes of September 10, 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

Thursday, September 10, 2020

1:05 PM

Remote

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 1:05 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 Spering, Sonja Trauss, Lori Wilson

1. Call to Order / Roll Call / Confirm Quorum

Chair Mitchoff called the meeting to order at about 1:05 p.m. Quorum was present.

Present: 25 - Adams, Arreguin, Ashcraft, Bonilla, Brown, Campos, Canepa, Cha, Chavez, Crabbe, Dillon, Eklund, Fligor, Haggerty, Hancock, Mitchoff, Pierce, Regan, Romero, Savay, Scharff, Sedgley, Spering, Trauss, and Wilson L

Absent: 8 - Boucher, Jones, Mandelman, Miley, Rabbitt, Ramos, Rice, and Ross

2. Public Comment

There was no public comment.

3. Chair's Report

- 3.a. [20-1170](#) ABAG Regional Planning Committee Chair's Report of September 10, 2020

Chair Mitchoff gave the report. There was no public comment.

4. Consent Calendar

Upon the motion by Bonilla and second by Romero, the Consent Calendar was approved. The motion passed unanimously by the following vote:

Aye: 23 - Adams, Arreguin, Ashcraft, Bonilla, Brown, Canepa, Cha, Chavez, Crabbe, Eklund, Fligor, Haggerty, Hancock, Mitchoff, Pierce, Regan, Romero, Savay, Scharff, Sedgley, Spering, Trauss, and Wilson L

Absent: 8 - Boucher, Jones, Mandelman, Miley, Rabbitt, Ramos, Rice, and Ross

Abstain: 2 - Campos, and Dillon

- 4.a. [20-1171](#) Approval of ABAG Regional Planning Committee Minutes of July 16, 2020

5. Plan Bay Area 2050

- 5.a. [20-1311](#) Plan Bay Area 2050: Final Blueprint - Summer 2020 Engagement & Proposed Revisions

Leslie Lara-Enriquez and Dave Vautin gave the report.

The following gave public comment: Ken Bukowski.

6. Regional Housing Needs Allocation

- 6.a. [20-1312](#) Update on Regional Housing Needs Allocation (RHNA)

Gillian Adams gave the report. There was no public comment.,

7. Adjournment / Next Meeting

Vice Chair Romero adjourned the meeting at about 2:53 p.m. The next special meeting of the ABAG Regional Planning Committee will be announced.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	20-1329	Version:	1	Name:	
Type:	Report	Status:		Committee Approval	
File created:	9/1/2020	In control:		ABAG Regional Planning Committee	
On agenda:	10/1/2020	Final action:			
Title:	Recommendation for Regional Housing Needs Allocation (RHNA) Proposed Methodology Presentation on the Proposed Methodology for the 2023-31 RHNA cycle as recommended by the Housing Methodology Committee, and request that the Committee refer the Methodology to the ABAG Executive Board for their consideration.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Item 05a 1 Summary Sheet RHNA - Proposed Methodology.pdf Item 05a 2 Attachment A Memo Proposed RHNA Methodology.pdf Item 05a 2a Appendix 1 - Allocation Maps.pdf Item 05a 2a Appendix 2 - Illustrative Allocations.pdf Item 05a 2a Appendix 3 - Methodology Factors Overview.pdf Item 05a 2a Appendix 4 - Evaluation Metrics.pdf Item 05a 3 Presentation RHNA.pdf				

Date	Ver.	Action By	Action	Result
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Recommendation for Regional Housing Needs Allocation (RHNA) Proposed Methodology

Presentation on the Proposed Methodology for the 2023-31 RHNA cycle as recommended by the Housing Methodology Committee, and request that the Committee refer the Methodology to the ABAG Executive Board for their consideration.

Gillian Adams

Approval

Association of Bay Area Governments

Regional Planning Committee

October 1, 2020

Agenda Item 5.a.

Regional Housing Needs Allocation (RHNA) Update

Subject: Recommendation for Regional Housing Needs Allocation (RHNA) Proposed Methodology

Background: RHNA is the state-mandated¹ process to identify the number of housing units (by affordability level) that each jurisdiction must accommodate in the Housing Element of its General Plan. The RHNA allocation must meet the five statutory objectives of RHNA² and be consistent with the forecasted development pattern from Plan Bay Area 2050.³

ABAG convened an ad hoc [Housing Methodology Committee](#) (HMC) that has been meeting since October 2019 to advise staff on the methodology for allocating a share of the region's total housing need to every local government in the Bay Area. The HMC includes local elected officials and staff as well as regional stakeholders to facilitate sharing of diverse viewpoints across multiple sectors. Agenda packets for the HMC meetings are available at <https://mtc.legistar.com/Calendar.aspx>.

Issues: **Proposed RHNA Methodology**

At its final meeting on September 18th, the HMC voted 27 to 4 to recommend **Option 8A: High Opportunity Areas Emphasis & Job Proximity** as the proposed methodology to the ABAG Regional Planning Committee and Executive Board. This option includes the HMC's previously identified preferences for using Year 2050 households from the Plan Bay Area 2050 Blueprint as the baseline allocation and the Bottom-Up income allocation approach. **Attachment A** provides information about the proposed RHNA methodology.

Next Steps: The ABAG Executive Board will consider the recommended proposed methodology in October; staff will request that the Board approve its release for public comment.

Recommended Action: The ABAG Regional Planning Committee is requested to recommend that the ABAG Executive Board approve the proposed RHNA methodology, as reported.

¹ See California [Government Code §65584](#).

² [Government Code Section 65584\(d\)](#).

³ [Government Code Section 65584.04\(m\)\(1\)](#).

Association of Bay Area Governments

Regional Planning Committee

October 1, 2020

Agenda Item 5.a.

Regional Housing Needs Allocation (RHNA) Update

Attachments:

A. Memo – Proposed RHNA Methodology

Appendix 1 – Allocation Maps

Appendix 2 – Illustrative Allocations

Appendix 3 – Methodology Factors Overview

Appendix 4 – Evaluation Metrics

B. Presentation

Reviewed:



Therese W. McMillan

REGIONAL HOUSING NEEDS ALLOCATION



TO: ABAG Regional Planning Committee

DATE: October 1, 2020

FR: Executive Director

RE: Recommendation for Proposed RHNA Methodology

Overview

The Regional Housing Needs Allocation (RHNA) is the state-mandated¹ process to identify the share of the statewide housing need for which each community must plan. ABAG is responsible for developing a methodology for allocating a share of the Regional Housing Need Determination (RHND) the Bay Area received from the California Department of Housing and Community Development (HCD)² to every local government in the Bay Area. The allocation methodology is a formula that quantifies the number of housing units, separated into four income categories,³ that will be assigned to each city, town, and county. Each local government must then update the Housing Element of its General Plan and its zoning to show how it can accommodate its RHNA allocation. The allocation must meet the statutory objectives identified in Housing Element Law⁴ and be consistent with the forecasted development pattern from Plan Bay Area 2050.⁵

Housing Methodology Committee Process for Developing the RHNA Methodology

ABAG convened an ad hoc [Housing Methodology Committee](#) (HMC) that met 12 times from October 2019 to September 2020 to advise staff on the RHNA methodology. Over the past year, the HMC discussed how to develop a methodology that advances the RHNA objectives required by statute and is consistent with Plan Bay Area 2050. The HMC included local elected officials and staff representing jurisdictions in every Bay Area county as well as regional stakeholders to facilitate sharing of diverse viewpoints across multiple sectors.⁶

After several months of considering factors to include in the methodology and developing several potential methodology options, in June the HMC came to consensus around several recommendations to guide selection of the RHNA methodology:

1. More housing should go to jurisdictions with more jobs than housing and to communities exhibiting racial and economic exclusion

¹ See California [Government Code Section 65584](#).

² In a [letter dated June 9, 2020](#), HCD provided ABAG with a total RHND of 441,176 units for the 2023-2031 RHNA.

³ State law defines the following RHNA income categories:

- Very Low Income: households earning less than 50 percent of Area Median Income (AMI)
- Low Income: households earning 50 - 80 percent of AMI
- Moderate Income: households earning 80 - 120 percent of AMI
- Above Moderate Income: households earning 120 percent or more of AMI

⁴ See [California Government Code Section 65584\(d\)](#).

⁵ See [Government Code Section 65584.04\(m\)\(1\)](#).

⁶ The HMC roster is available at https://abag.ca.gov/sites/default/files/hmc_roster_06_16_2020_0.pdf.

2. The methodology should focus on:
 - Equity, as represented by High Opportunity Areas
 - Relationship between housing and jobs; 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 it

At its August 13th meeting, the HMC came to consensus to move forward with using **2050 Households from the Plan Bay Area 2050 Blueprint** as the baseline allocation and the **Bottom-Up** income allocation approach as the foundation for the RHNA methodology. At subsequent meetings, the HMC discussed different combinations of factors and weights that best complemented this foundation to allocate RHNA units in an equitable manner. The concepts of “baseline allocation” and “income allocation approach” are explained further below.

Recommendation for Proposed RHNA Methodology

At the meeting on September 18th, the HMC considered several potential methodology options they had identified for further discussion at the September 4th meeting.⁷ These remaining options were all consistent with the HMC’s guiding principles in that they emphasize the *Access to High Opportunity Areas* factor and factors related to jobs. They also resulted in relatively similar patterns for how RHNA units would be distributed throughout the region, with most units allocated to San Francisco, San Jose, and Oakland as well as other jurisdictions in Silicon Valley – demonstrating the impact of using the Plan Bay Area 2050 Blueprint as the baseline allocation. **Appendix 1** includes maps that show the distribution of RHNA units to Bay Area jurisdictions resulting from the proposed RHNA methodology. **Appendix 2** shows the illustrative allocations that jurisdictions would receive from the proposed methodology.

After substantial discussion, the HMC voted 27 to 4 to recommend **Option 8A: High Opportunity Areas Emphasis & Job Proximity** as the proposed methodology to the ABAG Regional Planning Committee and Executive Board. There are three primary components to the proposed RHNA methodology as shown in **Figure 1**.⁸

1. Baseline allocation: 2050 Households (Blueprint)

The baseline allocation is used to assign each jurisdiction a beginning share of the RHND. The baseline allocation is based on each jurisdiction’s share of the region’s total households in the year 2050 from the [Plan Bay Area 2050 Blueprint](#).⁹ Using the 2050 Households (Blueprint)

⁷ View the agenda packet for the [September 18th HMC](#) meeting for more information.

⁸ View the presentation from the [June 2020 HMC meeting](#) for an overview of the building blocks of the RHNA methodology.

⁹ Plan Bay Area 2050 is the Regional Transportation Plan/Sustainable Communities Strategy for the Bay Area.

baseline takes into consideration the number of households that are currently living in a jurisdiction as well as the number of households expected to be added over the next several decades. The HMC preferred using 2050 Households (Blueprint) as the baseline because it provides a middle ground between using a baseline based on the current number of households (2019 Households) and a baseline based on forecasted housing growth from the Blueprint.

Note: The ABAG Executive Board and MTC Commission adopted changes to the strategies for the Plan Bay Area 2050 Final Blueprint in September 2020. The changes adopted at that time could affect information about total households in Year 2050 from the Final Blueprint, which will be available in December 2020. As this information from the Blueprint is used as the baseline allocation for the proposed RHNA methodology, changes to the Blueprint could lead to changes in the allocations that result from the RHNA methodology.

2. Income allocation approach: Bottom-Up

With the Bottom-Up income allocation approach, the methodology includes one set of factors and weights for allocating very low- and low-income units and a second set of factors and weights for allocating moderate- and above-moderate units. The number of units allocated to each jurisdiction using these two formulas are added together to determine that jurisdiction's total allocation.

3. Factors and weights for allocating units by income category:

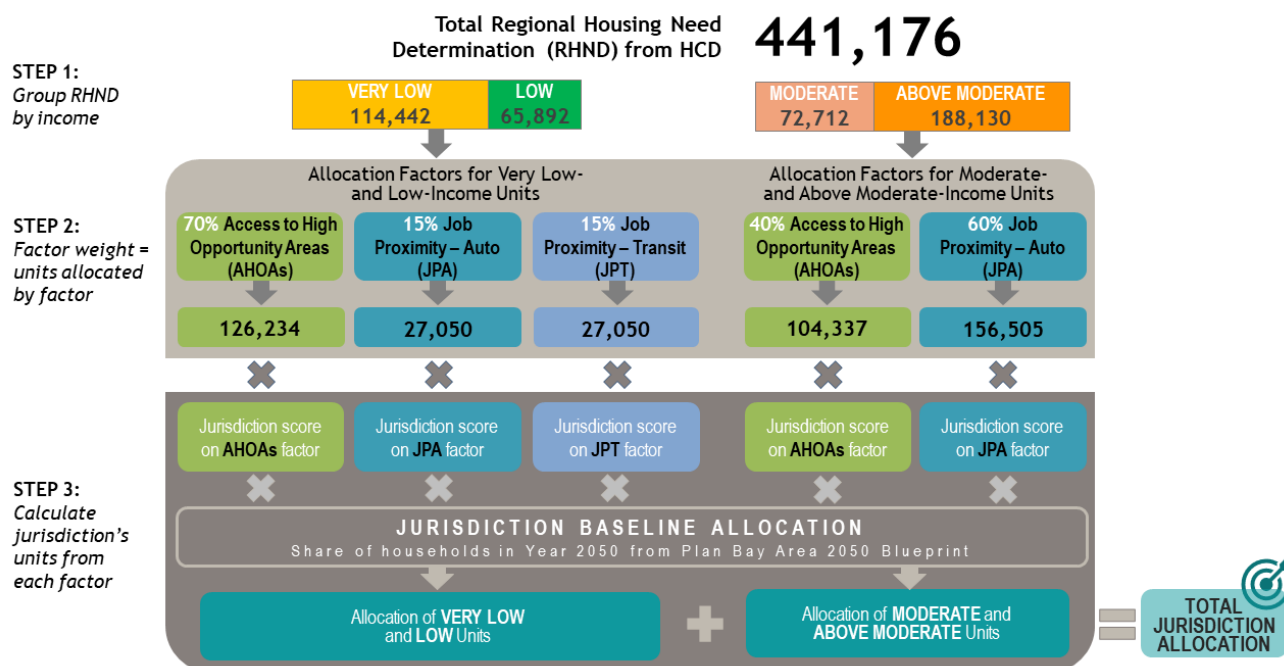
Table 1: Factors and Weights for Proposed RHNA Methodology			
Very Low and Low Units		Moderate and Above Moderate Units	
70%	Access to High Opportunity Areas	40%	Access to High Opportunity Areas
15%	Job Proximity – Auto	60%	Job Proximity – Auto
15%	Job Proximity – Transit		

The factors and weights adjust a jurisdiction's baseline allocation up or down, depending on how a jurisdiction scores on a factor compared to other jurisdictions in the region. A jurisdiction with an above average score on a factor would get an upwards adjustment, whereas a city with a below average score on a factor would get a downwards adjustment relative to the baseline allocation.

Table 1 above shows the factors and weights the HMC selected for the proposed RHNA methodology. Each factor represents data related to the methodology's policy priorities: access to high opportunity areas and proximity to jobs. A factor's effect on a jurisdiction's allocation depends on how the jurisdiction scores on the factor relative to other jurisdictions in the region. The weight assigned to each factor (i.e., the percentages shown in Table 1 above) represents the factor's relative importance in the overall allocation. The weight determines the share of the

region's housing need that will be assigned by that particular factor. **Appendix 3** provides more information on the factors listed in Table 1 and the data used to calculate them.

Figure 1: Proposed RHNA Methodology Overview



Final Discussion of Methodology Options

The following is a summary of some of the key topics discussed by the HMC at the September 18th meeting prior to its vote on the recommendation for the proposed RHNA methodology:

Equity Adjustment to Lower-Income Allocations

The HMC considered a potential “equity adjustment” proposed by several HMC members. This proposal would impose a “floor” for the number of very low- and low-income units assigned to 49 jurisdictions identified as exhibiting above-average racial and economic exclusion based on a method suggested by these HMC members.¹⁰ The HMC decided not to move forward with this proposal because it added to the complexity of the proposed RHNA methodology with only minimal impacts on the resulting allocations.

Baseline Allocation

The HMC revisited the question of using 2019 Households as the baseline allocation instead of 2050 Households (Blueprint). However, there was broad agreement that incorporating the Blueprint into the RHNA methodology was important to ensure the RHNA allocation advanced both the equity and sustainability outcomes identified in Plan Bay Area 2050—particularly those

¹⁰ See [this handout from the September 4th HMC meeting packet](#) for more information about this proposal.

related to greenhouse gas emissions reductions. Several HMC members also reiterated the fact that using 2050 Households (Blueprint) represents a compromise between using 2019 Households as the baseline and using the forecasted growth from the Blueprint as the baseline.

Natural Hazards

Including the Blueprint in the RHNA methodology also addresses concerns about natural hazards. While there is understandably considerable concern among committee members about ensuring Bay Area communities grow in ways that will minimize their potential risks from natural hazards—particularly wildfires—HMC members did not support adding a hazards-related factor to the methodology. The issue of wildfire risk is specifically addressed in the Plan Bay Area 2050 Blueprint, which is used as the baseline allocation for the RHNA methodology. The Blueprint does not focus additional growth in areas with high wildfire risks. Local governments will have the opportunity to consider the most appropriate places for planning for housing in lower-risk areas when they update the Housing Elements of their General Plans.

Increased Emphasis on Job-Related Factors

Several HMC members expressed concerns that the remaining methodology options under discussion did not give enough weight to job-related factors, and thus were not sufficiently aligned with Plan Bay Area 2050. This led to a request to revisit an earlier option that reduced the influence of the *Access to High Opportunity Areas* factor and instead focused primarily on jobs-related factors—particularly job proximity.

Other HMC members pointed out that the forecasted development pattern in the Plan Bay Area 2050 Blueprint already emphasizes growth near job centers and transit-served locations, and that ensuring that every community in the Bay Area receives its “fair share” of the region’s housing need should be the priority for the RHNA methodology. These committee members noted that there are some jobs in communities throughout the region, and that encouraging more housing in these areas – even if they are not near transit – could help enable shorter commutes and reduce greenhouse gas emissions.

Ultimately, HMC members moved forward with Option 8A as a compromise option that retains an emphasis on allocating units – particularly lower-income units – to high-resource areas while also focusing on allocating units in all income categories to jurisdictions where a significant number of the region’s jobs are accessible by a 30-minute automobile commute or a 45-minute transit commute. As a result of differences in how units are distributed across income categories in the RHND, the proposed RHNA methodology allocates 48 percent of all units based on the factors related to job proximity. Additionally, the 25 jurisdictions with the largest allocations receive 72 percent of all RHNA units.

Unincorporated Areas

Lastly, some HMC members continued to raise concerns about the relatively high allocations that some unincorporated areas would experience. These allocations are driven, in part, by the number of existing households in unincorporated county areas, since the number of existing households is captured in the 2050 Households (Blueprint) baseline. Plan Bay Area 2050 focuses nearly all future growth within existing urban growth boundaries, which leads to most growth occurring in cities but a small share of growth in unincorporated areas forecasted in spheres of influence (areas that are currently unincorporated county lands but have the potential to be annexed in the future).¹¹

ABAG/MTC staff has engaged in dialogue with local government staff in counties that have expressed concern about their potential RHNA allocations (Solano, Sonoma, and Santa Clara Counties) to propose that growth assigned to the sphere of influence in the Plan be assigned to the respective cities' RHNA allocation, rather than the unincorporated county. ABAG/MTC staff is waiting to hear confirmation from affected jurisdictions about accepting this proposed change to have some of the RHNA units allocated to unincorporated counties reassigned to the cities.

ABAG/MTC staff is also coordinating with HCD to ensure that any proposed change in how responsibility for RHNA units is shared among cities and the unincorporated county would still further the RHNA objectives. It is also important to note that Housing Element Law includes a provision that allows a county to transfer a portion of its RHNA allocation to a city if land is annexed after it receives its RHNA allocation from ABAG.¹²

Proposed RHNA Methodology Performance Evaluation

As noted previously, Housing Element Law requires that the RHNA methodology meet the five statutory objectives of RHNA and that it be consistent with the forecasted development pattern from Plan Bay Area 2050. ABAG/MTC staff developed a set of performance evaluation metrics that provided feedback to HMC members about how well methodology options addressed the five statutory objectives for RHNA and furthered regional planning goals.

Each metric corresponds to one of the five RHNA statutory objectives and the metrics selected were primarily based on the analysis conducted by HCD in evaluating the RHNA methodologies completed by other regions in California.¹³ **Appendix 4** describes the evaluation metrics in more detail and demonstrates that Option 8A performs well in advancing the five statutory objectives of RHNA.

¹¹ Visit the CALAFCO website for more information about [spheres of influence](#).

¹² [Government Code Section 65584.07](#).

¹³ For letters HCD sent to other regions, see [this document](#) from the January 2020 HMC meeting agenda packet.

ABAG/MTC staff also developed a framework for evaluating consistency between RHNA and Plan Bay Area 2050. This approach compares the 8-year RHNA allocations to the 30-year housing growth from Plan Bay Area 2050 at the county and sub-county geographies used in the Plan. If the 8-year growth level from RHNA does not exceed the 30-year growth level at either of these geographic levels, then RHNA and Plan Bay Area 2050 will be determined to be consistent. Staff evaluated the proposed RHNA methodology using this approach and determined there are no consistency issues.

Next Steps

The Regional Planning Committee (RPC) will consider the HMC's recommendation for the proposed RHNA methodology at its meeting in October and make a recommendation to the Executive Board. The Executive Board will consider approving the release of the proposed RHNA methodology for public comment at its meeting on October 15, 2020.

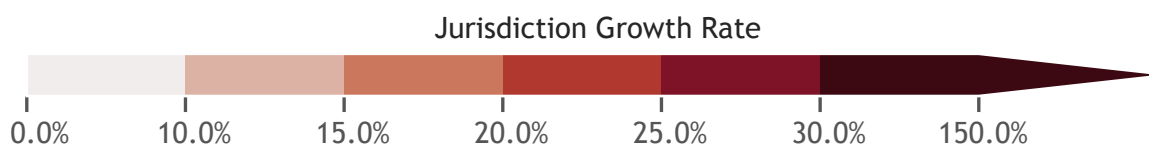
In early December 2020, the Plan Bay Area 2050 Final Blueprint data for the 2050 Household baseline is anticipated to become available. The RPC and Executive Board will then weigh in on public feedback as well as updates made to integrate the Final Blueprint data. Approval and submittal of the Draft RHNA Methodology to HCD is expected by the end of 2020.

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Therese W. McMillan

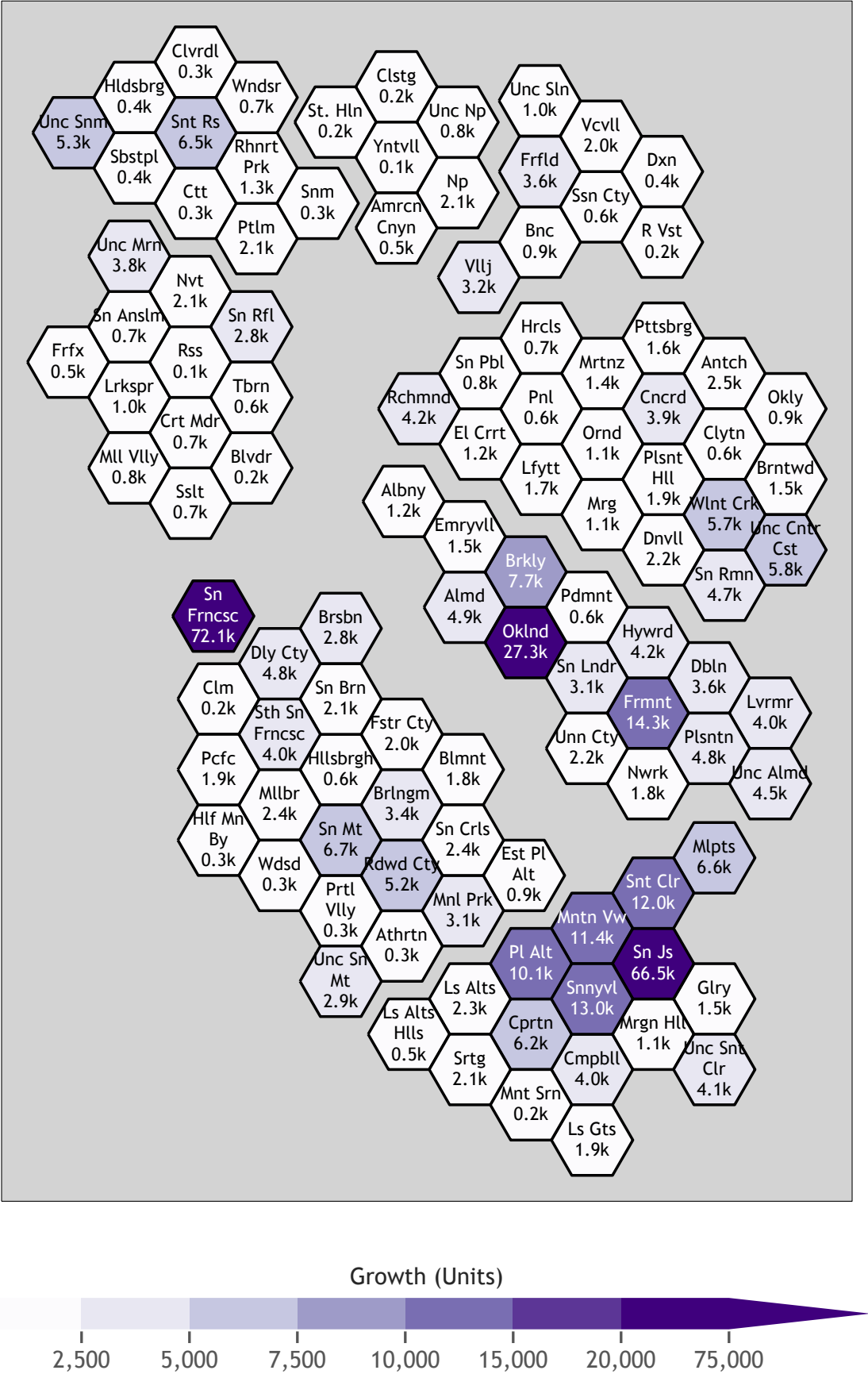
Option 8A: High Opportunity Areas Emphasis & Job Proximity (Baseline: 2050 Households (Blueprint))



Illustrative Allocations from Proposed RHNA Methodology

Jurisdiction Total Allocation of 2023-2031 RHNA

Option 8A: High Opportunity Areas Emphasis & Job Proximity (Baseline: 2050 Households (Blueprint))



Illustrative Allocations from the Proposed RHNA Methodology

This table shows the RHNA allocations a jurisdiction would receive as a result of the proposed RHNA methodology. These are shown for illustrative purposes only. ABAG will issue Draft Allocations in Spring 2021 which will be followed by an appeal period before ABAG issues Final Allocations by the end of 2021. Jurisdiction Housing Elements will be due to HCD by January 2023.

For more information, visit <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.

County	Jurisdiction	Very Low Income (<50% of Area Median Income)	Low Income (50-80% of Area Median Income)	Moderate Income (80-120% of Area Median Income)	Above Moderate Income (>120% of Area Median Income)	Total
Alameda	Alameda	1,318	759	786	2,033	4,896
	Albany	324	187	180	464	1,155
	Berkeley	2,148	1,237	1,211	3,134	7,730
	Dublin	1,060	611	547	1,413	3,631
	Emeryville	377	217	249	646	1,489
	Fremont	4,040	2,326	2,214	5,728	14,308
	Hayward	980	564	726	1,880	4,150
	Livermore	1,109	639	620	1,606	3,974
	Newark	453	260	303	784	1,800
	Oakland	6,880	3,962	4,584	11,860	27,286
	Piedmont	166	96	94	243	599
	Pleasanton	1,405	810	717	1,855	4,787
	San Leandro	713	411	561	1,451	3,136
	Unincorporated Alameda	1,221	704	726	1,879	4,530
	Union City	565	326	370	957	2,218
Contra Costa	Antioch	661	380	402	1,038	2,481
	Brentwood	395	228	237	614	1,474
	Clayton	176	102	87	227	592
	Concord	1,006	579	643	1,662	3,890
	Danville	632	365	328	848	2,173
	El Cerrito	289	166	203	524	1,182
	Hercules	164	95	115	297	671
	Lafayette	468	269	255	659	1,651
	Martinez	357	205	220	569	1,351
	Moraga	302	174	163	422	1,061
	Oakley	251	145	152	393	941
	Orinda	313	180	181	468	1,142
	Pinole	142	82	99	256	579
	Pittsburg	419	242	273	707	1,641
	Pleasant Hill	522	300	293	758	1,873
	Richmond	988	569	731	1,891	4,179
	San Pablo	187	108	139	359	793
	San Ramon	1,382	796	708	1,830	4,716
	Unincorporated Contra Costa	1,609	928	917	2,373	5,827
	Walnut Creek	1,655	954	869	2,247	5,725
Marin	Belvedere	49	28	23	61	161
	Corte Madera	209	121	106	274	710
	Fairfax	158	91	75	195	519
	Larkspur	303	175	150	390	1,018
	Mill Valley	248	142	124	320	834
	Novato	582	335	332	858	2,107
	Ross	35	20	17	44	116
	San Anselmo	226	130	108	280	744
	San Rafael	752	433	446	1,154	2,785
	Sausalito	200	115	115	296	726
	Tiburon	186	107	91	236	620
	Unincorporated Marin	1,157	666	557	1,440	3,820
	American Canyon	124	72	81	209	486
Napa	Calistoga	58	32	33	86	209
	Napa	550	317	339	876	2,082
	St. Helena	46	27	27	71	171
	Unincorporated Napa	218	126	125	323	792
	Yountville	20	12	12	32	76
San Francisco	San Francisco	18,637	10,717	11,910	30,816	72,080
San Mateo	Atherton	74	43	51	130	298
	Belmont	485	280	282	728	1,775
	Brisbane	573	330	534	1,382	2,819
	Burlingame	926	534	555	1,434	3,449
	Colma	40	24	33	86	183
	Daly City	1,150	661	841	2,175	4,827
	East Palo Alto	179	104	169	437	889
	Foster City	556	320	321	831	2,028
	Half Moon Bay	93	54	54	141	342
	Hillsborough	169	97	95	245	606
	Menlo Park	773	445	517	1,340	3,075
	Millbrae	618	356	386	999	2,359
	Pacifica	557	321	294	761	1,933
	Portola Valley	70	41	39	101	251
	Redwood City	1,284	739	885	2,291	5,199
	San Bruno	481	278	382	989	2,130
	San Carlos	647	372	383	991	2,393
	San Mateo	1,722	991	1,111	2,873	6,697
	South San Francisco	892	513	717	1,856	3,978
	Unincorporated San Mateo	852	490	443	1,148	2,933
	Woodside	90	52	51	133	326
Santa Clara	Campbell	1,017	585	659	1,703	3,964
	Cupertino	1,619	932	1,023	2,648	6,222
	Gilroy	410	236	228	590	1,464
	Los Altos	580	333	377	977	2,267
	Los Altos Hills	139	81	91	234	545
	Los Gatos	523	301	311	804	1,939
	Milpitas	1,653	952	1,108	2,866	6,579
	Monte Sereno	51	30	31	80	192
	Morgan Hill	291	168	189	488	1,136
	Mountain View	2,876	1,656	1,909	4,939	11,380
	Palo Alto	2,573	1,482	1,673	4,330	10,058
	San Jose	16,391	9,437	11,344	29,350	66,522
	Santa Clara	3,020	1,739	2,031	5,257	12,047
	Saratoga	556	321	341	882	2,100
	Sunnyvale	3,227	1,858	2,206	5,707	12,998
	Unincorporated Santa Clara	1,113	641	664	1,719	4,137
Solano	Benicia	222	127	143	370	862
	Dixon	103	58	62	159	382
	Fairfield	938	540	596	1,544	3,618
	Rio Vista	62	36	36	94	228
	Suisun City	158	91	101	260	610
	Unincorporated Solano	270	155	165	426	1,016
	Vacaville	535	308	328	848	2,019
	Vallejo	794	457	535	1,385	3,171
Sonoma	Cloverdale	80	46	47	121	294
	Cotati	68	39	44	116	267
	Healdsburg	93	54	59	153	359
	Petaluma	560	323	342	885	2,110
	Rohnert Park	322	186	209	541	1,258
	Santa Rosa	1,727	993	1,064	2,754	6,538
	Sebastopol	106	61	67	175	409
	Sonoma	91	53	54	140	338
	Unincorporated Sonoma	1,424	820	840	2,173	5,257
	Windsor	184	106	118	305	713
Total		114,442	65,892	72,712	188,130	441,176

Appendix 3: Overview of RHNA Methodology Allocation Factors

The allocation factors serve as the main components of the RHNA methodology, and they adjust the baseline allocation assigned to each jurisdiction. These factors translate planning principles into housing numbers by using data for each jurisdiction related to the selected principle.

Table 1 provides an overview of the allocation factors selected by the HMC for inclusion in the proposed RHNA methodology and describes the data that drives each factor. Additional background information for each factor is discussed below.

Access to High Opportunity Areas Factor

The *Access to High Opportunity Areas* factor received the most consistent support throughout the methodology development process. This factor allocates more housing units to jurisdictions with a higher percentage of households living in areas labelled High Resource or Highest Resource on the [2020 Opportunity Map](#) produced by the California Tax Credit Allocation Committee (TCAC). This factor directly addresses the RHNA objective to affirmatively further fair housing by increasing access to opportunity and replacing segregated living patterns.¹ Although the *Access to High Opportunity Areas* factor does not explicitly incorporate racial demographics, it has the potential to expand housing opportunities for low-income households and people of color in more places where these communities have historically lacked access. Another practical strength of this factor is that HCD has consistently used the Opportunity Map to assess whether other regions' RHNA methodologies meet the objective to affirmatively further fair housing.

Job Proximity Factors

The two factors based on job proximity (*Job Proximity – Auto* and *Job Proximity – Transit*) consider the relationship between jobs and transportation. *Job Proximity – Auto* is based on jobs that can be accessed from a jurisdiction by a 30-minute auto commute, while *Job Proximity – Transit* is based on jobs that can be accessed from a jurisdiction within a 45-minute transit commute. These factors encourage more housing in jurisdictions with easy access to the region's job centers. Additionally, these factors use a commute shed to measure job access rather than solely considering the jobs present within a jurisdiction's boundaries. The idea behind using a commute shed is to better capture the lived experience of accessing jobs irrespective of jurisdiction boundaries. Housing and job markets extend beyond jurisdiction boundaries—in most cities, a majority of workers work outside their jurisdiction of residence, and demand for housing in a particular jurisdiction is substantially influenced by its proximity and accessibility to jobs in another community.

¹ See [Government Code Section 65584\(e\)](#).

Table 1: Factors Selected by the HMC for the Proposed RHNA Methodology

Fair Housing and Equity Factor	
Access to High Opportunity Areas	
Impact	More housing units allocated to jurisdictions with the most access to opportunity.
Definition	The percentage of a jurisdiction's households living in census tracts labelled High Resource or Highest Resource based on opportunity index scores.
Data source	HCD/TCAC 2020 Opportunity Maps ²
Jobs Factors	
Job Proximity – Auto	
Impact	More housing allocated to jurisdictions with easy access to region's job centers.
Definition	Share of region's total jobs that can be accessed from a jurisdiction by a 30-minute auto commute.
Data source	MTC, Travel Model One
Job Proximity – Transit	
Impact	More housing allocated to jurisdictions with easy access to region's job centers.
Definition	Share of region's total jobs that can be accessed from a jurisdiction by a 45-minute transit commute.
Data source	MTC, Travel Model One

² Opportunity Maps were developed by the HCD/TCAC as a way to allocate funding for affordable housing to areas whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families. The State's methodology required that 40 percent of tracts designated as rural be assigned to the high or highest resource category within each county. As a result, tracts could be classified as high resource tracts even with relatively low scores as long as they were counted as "rural." While this may make sense for allocating tax credits, for RHNA purposes, staff from the UC Berkeley's Othering and Belonging Institute who prepared the data for the State, issued a special tabulation to ABAG / MTC staff where rural areas are compared to the region instead of the county. This mostly affected Solano and Sonoma Counties, which had fewer rural tracts classified as high or highest resource areas. For more information on the Opportunity Map, see pages 10-13 of [this document](#) from the March 2020 HMC meeting's agenda packet.

Appendix 4: Overview of Performance Evaluation Metrics

The RHNA allocation methodology must meet five objectives identified in Housing Element Law.¹ To help ensure that any proposed methodology will meet the statutory RHNA objectives and receive approval from the California Department of Housing and Community Development (HCD), ABAG/MTC staff developed a set of evaluation metrics to assess different methodology options. These metrics are based largely on the analytical framework used by HCD in evaluating the draft methodologies completed by other regions in California, as evidenced by the approval letters HCD provided to the Sacramento Area Council of Governments (SACOG), San Diego Association of Governments (SANDAG), and Southern California Association of Governments (SCAG).² Other metrics reflect input from members of the [Housing Methodology Committee \(HMC\)](#).

In the evaluation metrics, each statutory objective has been reframed as a question that reflects the language Housing Element Law uses to define the objectives. Each statutory objective is accompanied by quantitative metrics for evaluating the allocation produced by a methodology. The metrics are structured as a comparison between the allocations to the top jurisdictions in the region for a particular characteristic – such as jurisdictions with the most expensive housing costs – and the allocations to the rest of the jurisdictions in the region. This set of metrics is currently incorporated in the [RHNA online visualization tool](#). Additionally, staff presentations at HMC meetings in July, August, and September used these metrics to analyze the methodology options discussed in the materials for those meetings.

Metrics Based on Lower-Income Unit Percentage vs. Metrics Based on Total Allocation

Several of the metrics focus on whether jurisdictions with certain characteristics receive a significant share of their RHNA as *lower-income units*. These metrics reflect HCD's analysis in its letters evaluating RHNA methodologies from other regions. However, HMC members advocated for metrics that also examine *the total number of units* assigned to a jurisdiction. These HMC members asserted that it is ultimately less impactful if a jurisdiction receives a high share of its RHNA as lower-income units if that same jurisdiction receives few units overall. Accordingly, each metric that focuses on the share of lower-income units assigned to jurisdictions with certain characteristics is paired with a complementary metric that examines whether those jurisdictions also receive a share of the regional housing need that is at least proportional to their share of the region's households. A value of 1.0 for these complementary metrics means that the group of jurisdictions' overall share of RHNA is proportional relative to its overall share of households in 2019, while a value below 1.0 is less than proportional.

¹ See [California Government Code Section 65584\(d\)](#).

² For copies of letters HCD sent to other regions, see [this document](#) from the January 2020 HMC meeting agenda packet.

Metrics Based on Proposal from HMC Members

At the September 4th HMC meeting, several committee members proposed an additional metric for evaluating how successfully a RHNA methodology affirmatively furthers fair housing (Statutory Objective 5). The proposal from these HMC members included two components:

1. Identify exclusionary jurisdictions through a composite score based on the jurisdiction's divergence index score³ and the percent of the jurisdiction's households above 120 percent of Area Median Income (AMI)
2. Check whether a jurisdiction identified as exclusionary using the composite score is allocated a share of the region's very low- and low-income allocations that is at least proportional to its share of the region's total households in 2019

The composite score proposed for this metric identifies 49 jurisdictions that meet the suggested criteria for racial and economic exclusion that is above the regional average. Metric 5d.1 and Metric 5d.2 are based on this HMC proposal (see graphs below for more information).

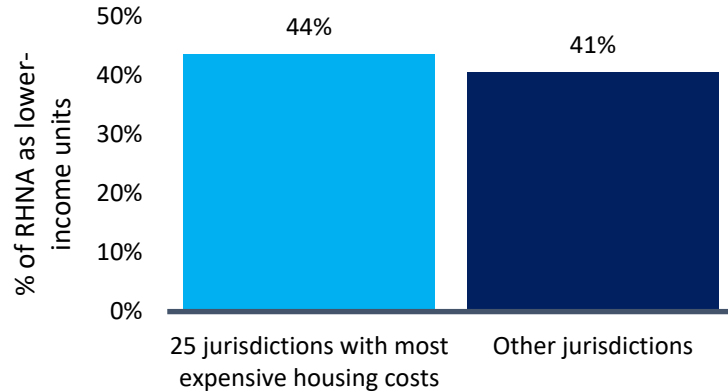
Evaluation of Proposed RHNA Methodology

The graphs below show how well the proposed RHNA methodology performs in achieving the five statutory RHNA objectives based on the evaluation metrics.

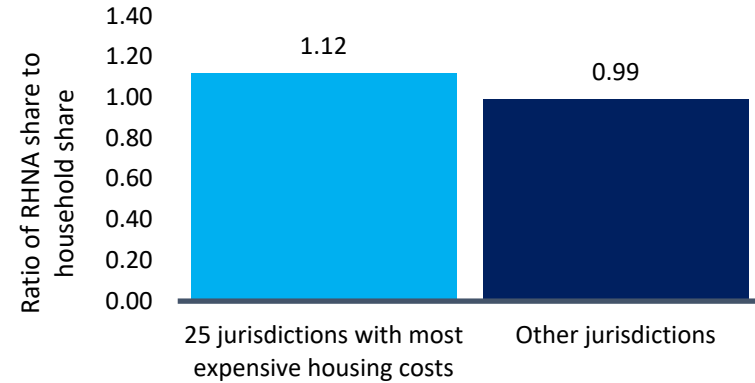
³ Staff has used the divergence index throughout the RHNA methodology development process to measure racial segregation. The divergence index score is a calculation of how different a jurisdiction's racial demographics are from the region's demographics. If a jurisdiction has the same racial distribution as the region, the jurisdiction's divergence index is scored at 0. The more a jurisdiction's demographics diverge from the regional distribution, the higher the divergence index score. A high score does not necessarily indicate that the jurisdiction is racially homogenous, only that its demographic profile differs markedly from the region's racial demographics. Given the multitude of racial and ethnic groups in the Bay Area, [the Othering and Belonging Institute at UC Berkeley has identified the Divergence Index as the best measure of segregation in the region](#) in part because this measure captures segregation for multiple racial groups simultaneously.

Objective 1: Does the allocation increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner?

Metric 1a.1: Do jurisdictions with the most expensive housing costs receive a significant percentage of their RHNA as lower-income units?

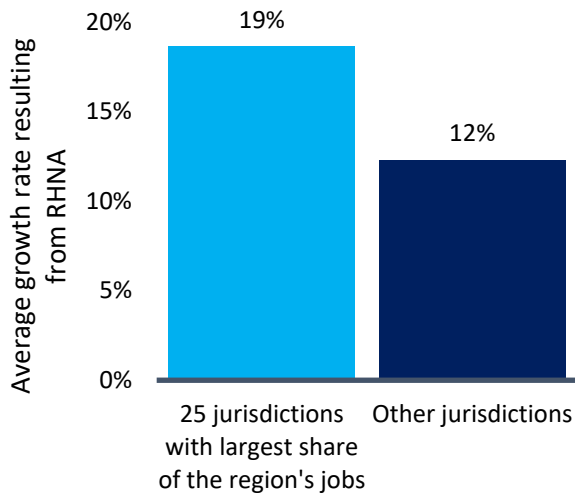


Metric 1a.2: Do jurisdictions with the most expensive housing costs receive a share of the region's housing need that is at least proportional to their share of the region's households?

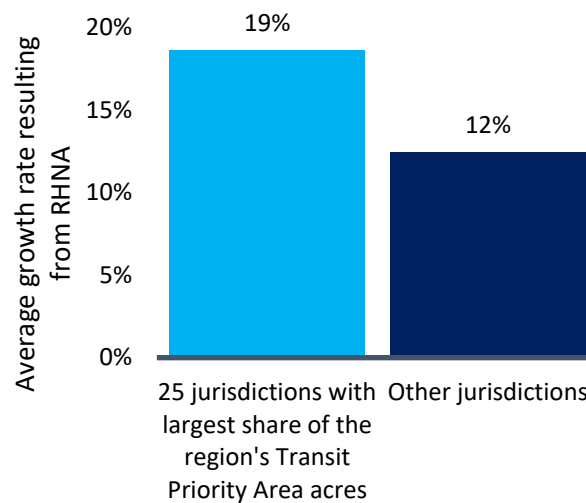


Objective 2: Does the allocation promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets?

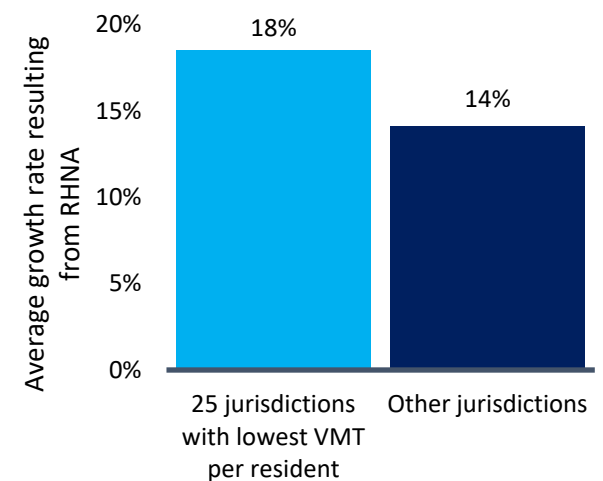
Metric 2a: Do jurisdictions with the largest share of the region's jobs have the highest growth rates resulting from RHNA?



Metric 2b: Do jurisdictions with the largest share of the region's Transit Priority Area acres have the highest growth rates resulting from RHNA?

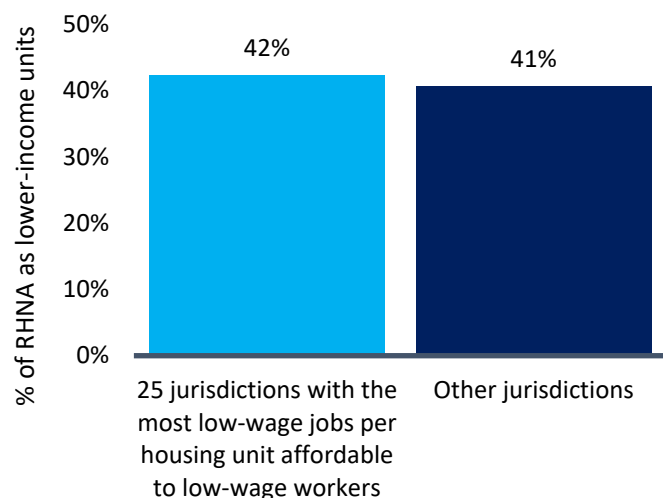


Metric 2c: Do jurisdictions with the lowest vehicle miles traveled (VMT) per resident have the highest growth rates resulting from RHNA?

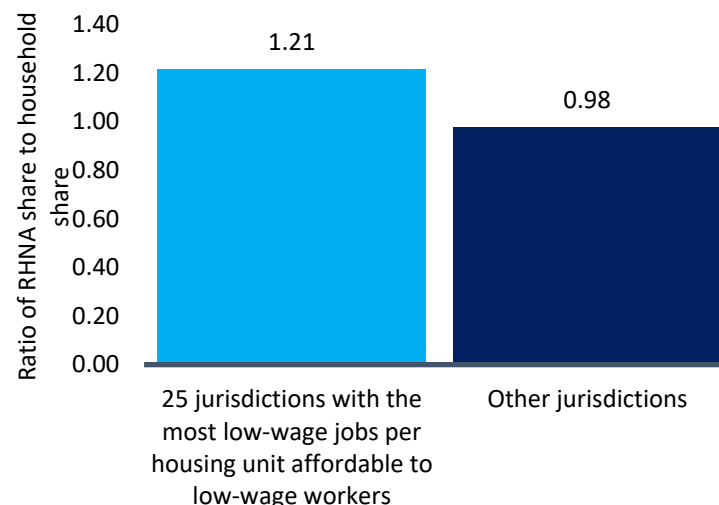


Objective 3: Does the allocation promote an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low wage workers in each jurisdiction?

Metric 3a.1: Do jurisdictions with the most low-wage workers per housing unit affordable to low-wage workers receive a significant percentage of their RHNA as lower-income units?

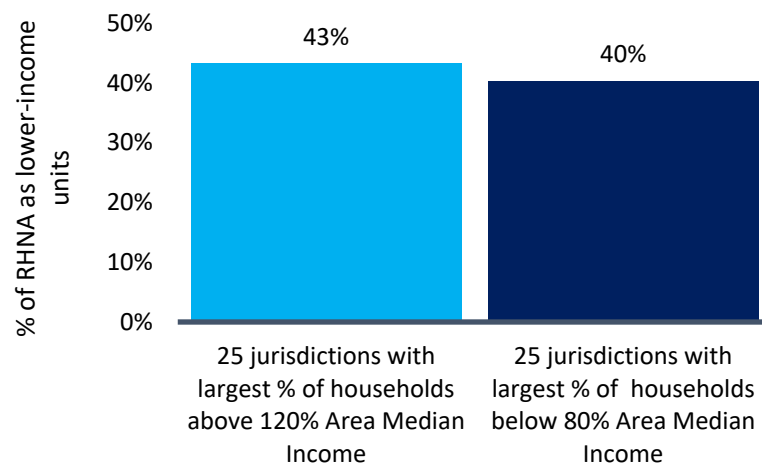


Metric 3a.2: Do jurisdictions with the most low-wage workers per housing unit affordable to low-wage workers receive a share of the region's housing need that is at least proportional to their share of the region's households?



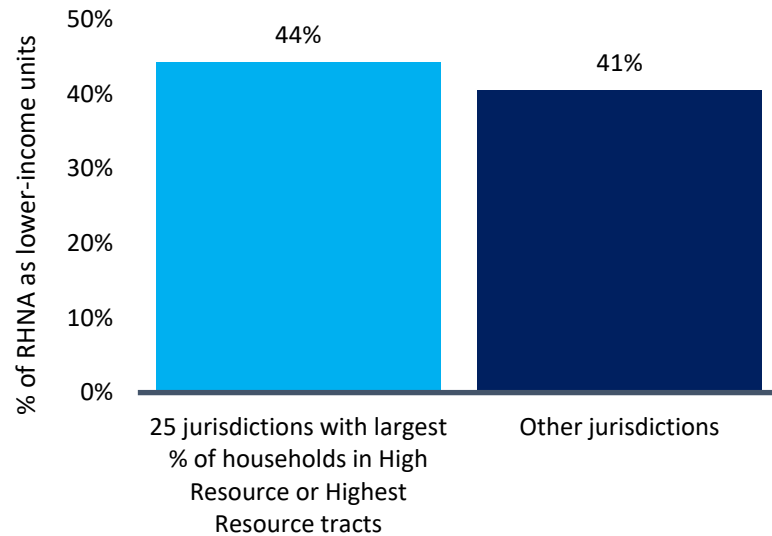
Objective 4: Does the allocation direct a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category?

Metric 4: Do jurisdictions with the largest percentage of high-income residents receive a larger share of their RHNA as lower-income units than jurisdictions with the largest percentage of low-income residents?

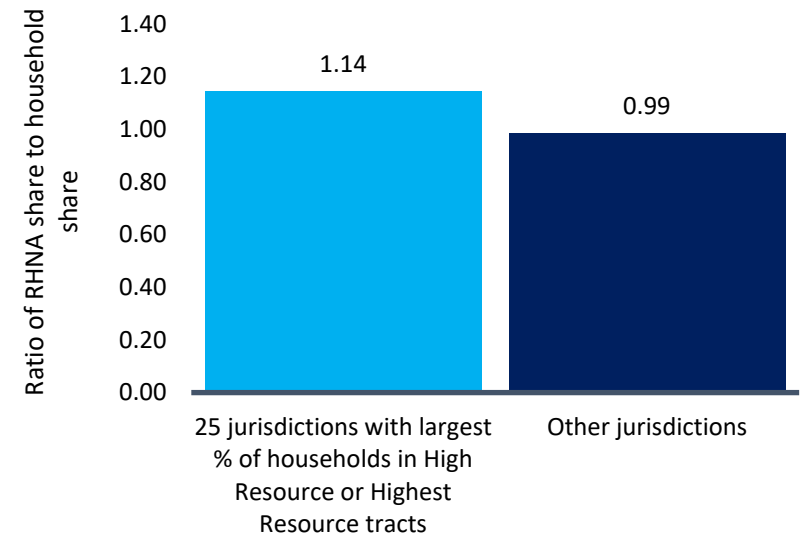


Objective 5: Does the allocation affirmatively further fair housing?

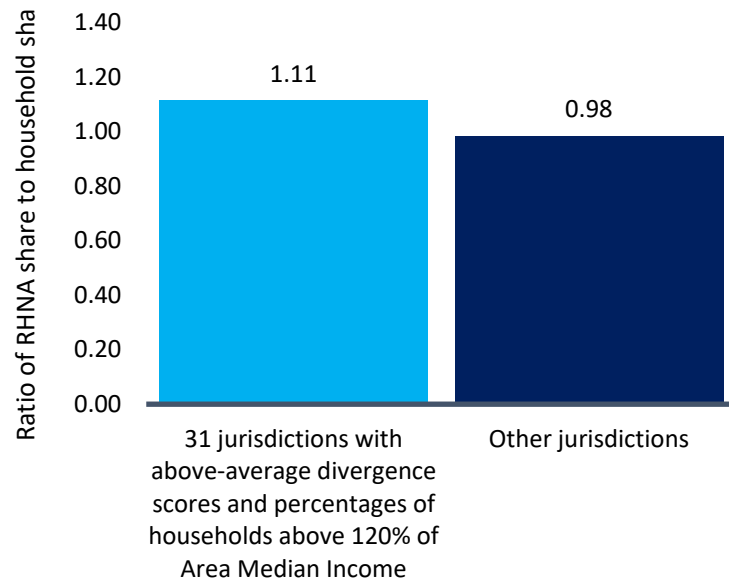
Metric 5a.1: Do jurisdictions with the largest percentage of households living in High or Highest Resource census tracts receive a significant percentage of their RHNA as lower-income units?



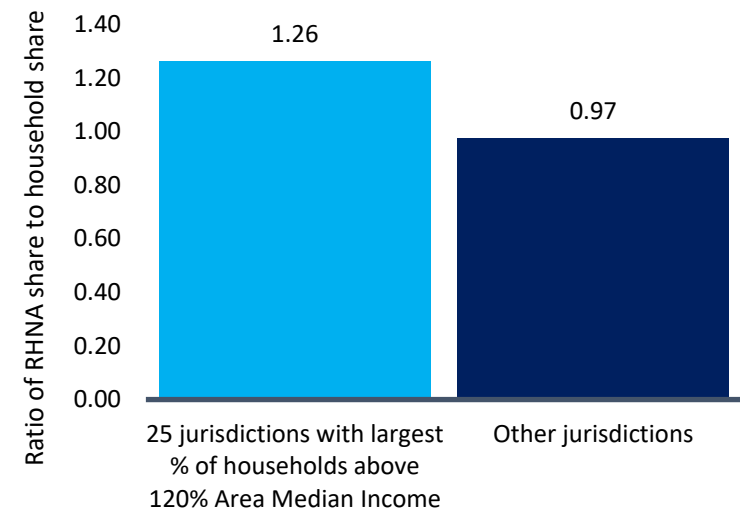
Metric 5a.2: Do jurisdictions with the largest percentage of households living in High or Highest Resource census tracts receive a share of the region's housing need that is at least proportional to their share of the region's households?



Metric 5b: Do jurisdictions exhibiting racial and economic exclusion receive a share of the region's housing need that is at least proportional to their share of the region's households?

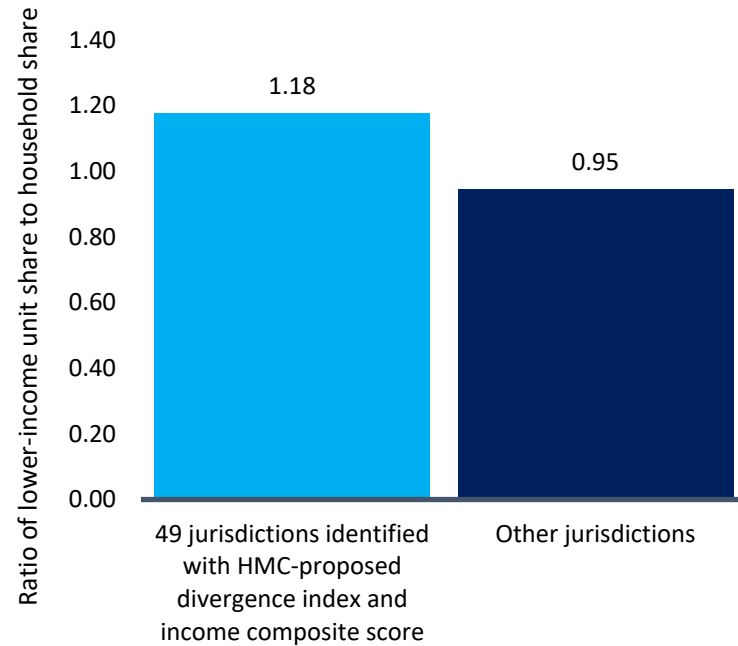


Metric 5c: Do jurisdictions with the largest percentage of high-income residents receive a share of the region's housing need that is at least proportional to their share of the region's households?

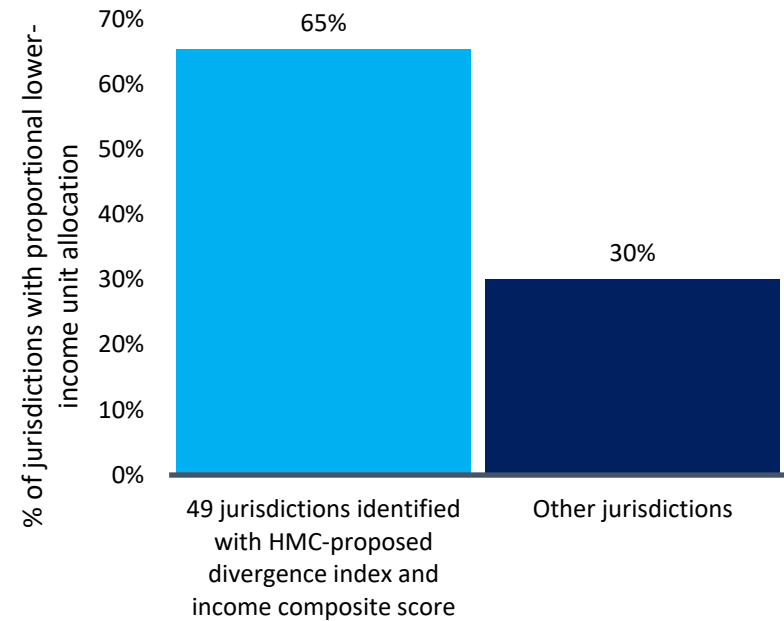


Objective 5: Does the allocation affirmatively further fair housing?

Metric 5d.1: Do jurisdictions exhibiting racial and economic exclusion above the regional average receive a total share of the region's very low- and low-income housing need that is at least proportional to their total share of the region's households?



Metric 5d.2: Do most jurisdictions exhibiting racial and economic exclusion above the regional average receive a share of the region's very low- and low-income housing need that is at least proportional to the jurisdiction's share of the region's households?





Regional Housing Needs Allocation (RHNA) Proposed Methodology

ABAG Regional
Planning Committee
October 1, 2020

RHNA methodology development process

- RHNA methodology must meet five statutory objectives and be consistent with the development pattern from Plan Bay Area 2050
- Housing Methodology Committee has been meeting since October 2019 to work collaboratively to recommend a proposed methodology for allocating units throughout the Bay Area in an equitable manner
- Guided by performance evaluation metrics based on how HCD has evaluated other regions' methodologies

HMC guiding principles

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
 - Relationship between housing and jobs; 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 it

Building blocks of the proposed RHNA methodology

1. Baseline allocation: 2050 Households (Blueprint)

- Captures benefits of using Plan Bay Area 2050 Blueprint
- Middle ground between using Households 2019 and Housing Growth (Blueprint)

2. Income allocation approach: Bottom-Up

- Allows more control over allocations for a particular income category
- Can direct more lower-income units toward areas of opportunity while reducing market-rate units in jurisdictions with a higher percentage of lower-income households to reduce displacement pressures

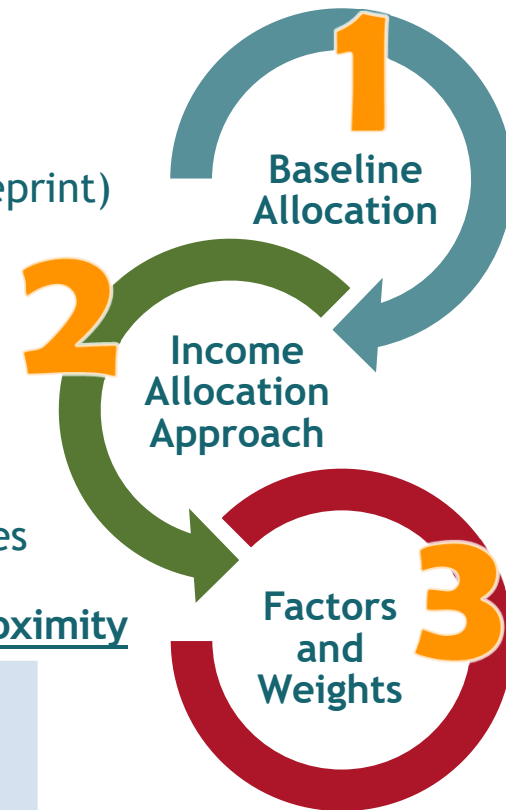
3. Factors and weights: Option 8A: High Opportunity Areas Emphasis & Job Proximity

Very Low and Low

- 70% Access to High Opportunity Areas
- 15% Job Proximity - Auto
- 15% Job Proximity - Transit

Moderate and Above Moderate

- 40% Access to High Opportunity Areas
- 60% Job Proximity - Auto



Plan Bay Area 2050 and RHNA



Final Blueprint

Envisioned growth pattern at the county and sub-county levels over the next 30 years



RHNA

Housing allocations at the jurisdiction level over the next eight years; nexus with Housing Elements on local level



- Proposed RHNA methodology uses **Year 2050 Households from Blueprint** as baseline allocation
 - **Advances equity and sustainability outcomes** from Bay Area's long-range planning efforts
 - Directs growth to job centers, near transit; excludes areas with high fire risk, outside Urban Growth Boundaries
 - Considers both **current households and forecasted growth** from Plan Bay Area 2050
- **Methodology supports Blueprint focused growth pattern, adjusted to meet RHNA fair housing/equity goals**
 - Blueprint one component of proposed methodology: baseline adjusted based on RHNA factors/weights
 - Blueprint focuses growth in some high-resource areas near transit; RHNA considers all high-resource areas
- Updates to Final Blueprint between now and December 2020 could affect RHNA allocations

Proposed 2023-2031 RHNA Methodology Overview

Total Regional Housing Need
Determination (RHND) from HCD

441,176

STEP 1:
Group RHND
by income

VERY LOW
114,442

LOW
65,892

MODERATE
72,712

ABOVE MODERATE
188,130

STEP 2:
Factor weight =
units allocated
by factor

Allocation Factors for Very Low-
and Low-Income Units

70% Access to High
Opportunity Areas
(AHOAs)

126,234

15% Job
Proximity – Auto
(JPA)

27,050

15% Job
Proximity – Transit
(JPT)

27,050

Allocation Factors for Moderate-
and Above Moderate-Income Units

40% Access to High
Opportunity Areas
(AHOAs)

104,337

60% Job
Proximity – Auto
(JPA)

156,505

STEP 3:
Calculate
jurisdiction's
units from
each factor

Jurisdiction score
on AHOAs factor

Jurisdiction score
on JPA factor

Jurisdiction score
on JPT factor

Jurisdiction score
on AHOAs factor

Jurisdiction score
on JPA factor

JURISDICTION BASELINE ALLOCATION

Share of households in Year 2050 from Plan Bay Area 2050 Blueprint

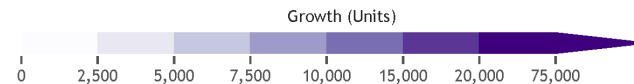
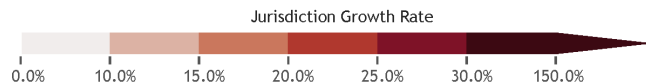
Allocation of **VERY LOW**
and **LOW** Units

Allocation of **MODERATE** and
ABOVE MODERATE Units

**TOTAL
JURISDICTION
ALLOCATION**



Jurisdiction
Growth Rate
from 2019
households as a
result of 2023-
2031 RHNA



**Jurisdiction
Total Allocation
of 2023-2031
RHNA units**

Illustrative allocations by county

	2023-2031 RHNA units (Cycle 6)	Share of 2023-2031 RHNA (Cycle 6)	Share of 2015-2023 RHNA (Cycle 5)	Share of Bay Area households (2019)
Alameda	85,689	19%	23%	21%
Contra Costa	43,942	10%	11%	14%
Marin	14,160	3%	1%	4%
Napa	3,816	1%	1%	2%
San Francisco	72,080	16%	15%	13%
San Mateo	48,490	11%	9%	10%
Santa Clara	143,550	33%	31%	24%
Solano	11,906	3%	4%	5%
Sonoma	17,543	4%	4%	7%
BAY AREA	441,176	100%	100%	100%

HMC discussion at final meeting

- Opted not to include equity adjustment for lower-income allocations
- Reiterated its commitment to using the 2050 Households (Blueprint) baseline
- Confirmed that incorporating the Blueprint in the RHNA methodology is the best strategy for addressing natural hazards, rather than including as a methodology factor
- Moved forward with Option 8A because of its balance between factors related to High Opportunity Areas and Job Proximity
- Did not change methodology for unincorporated areas, pending agreements among local governments

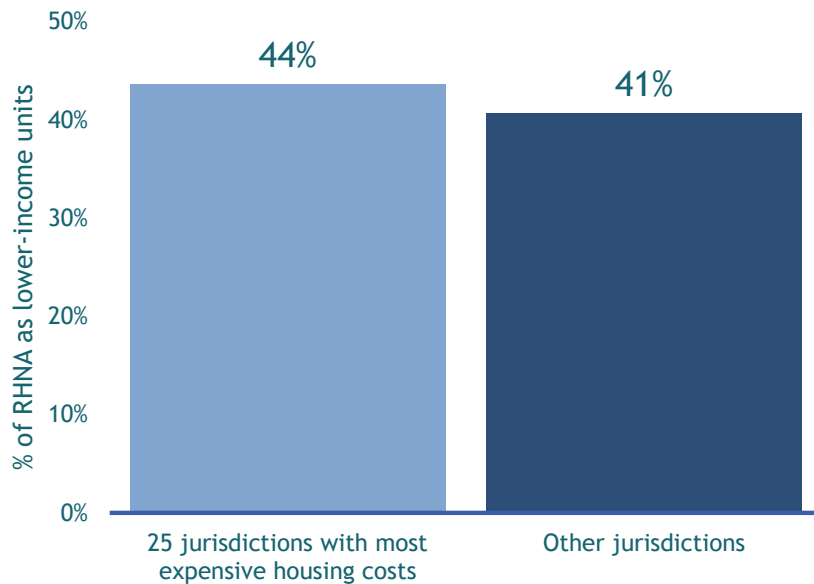
Consistency between RHNA and Plan Bay Area

- Staff compared the RHNA allocation results from the proposed methodology to 30-year housing growth forecasts from the Plan Bay Area 2050 Draft Blueprint at the county and subcounty levels
- There were no consistency issues

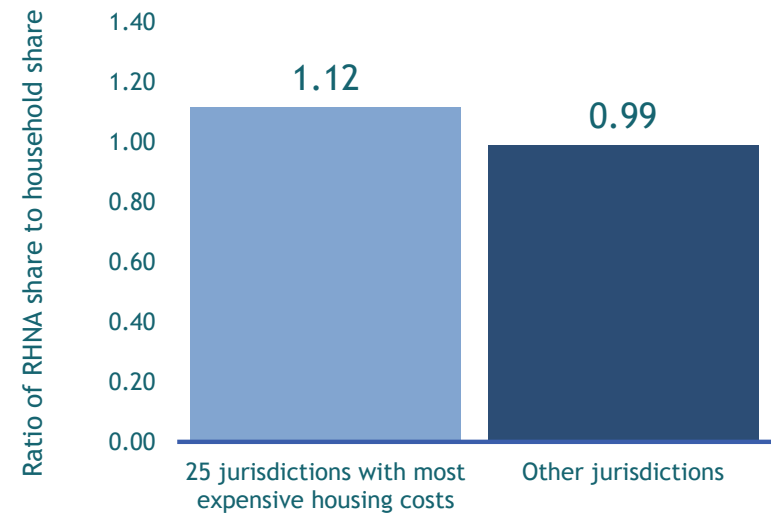
Evaluation results for proposed methodology

Objective 1: Does the allocation increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner?

Metric 1a.1: Do jurisdictions with the most expensive housing costs receive a significant percentage of their RHNA as lower-income units?



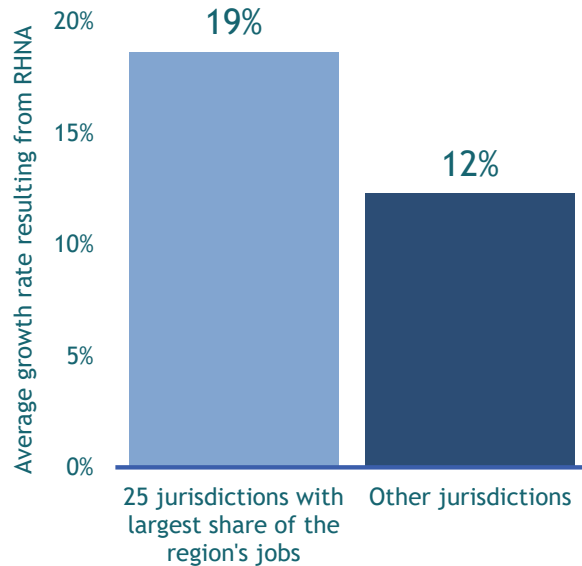
Metric 1a.2: Do jurisdictions with the most expensive housing costs receive a share of the region's housing need that is at least proportional to their share of the region's households?



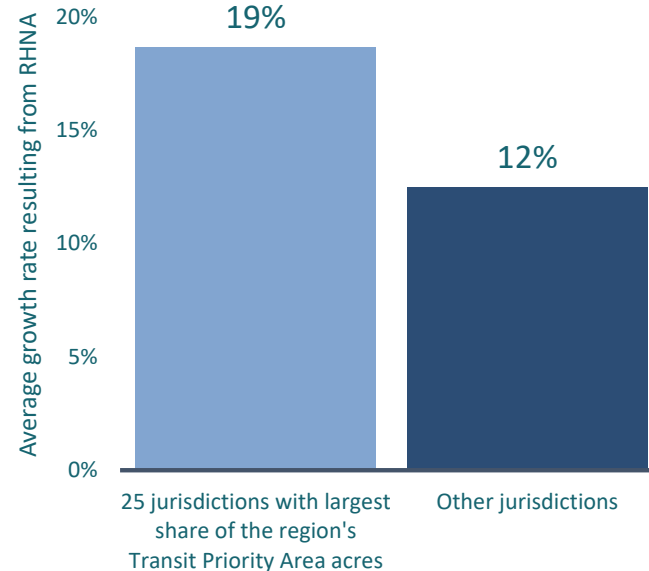
Evaluation results for proposed methodology

Objective 2: Does the allocation promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets?

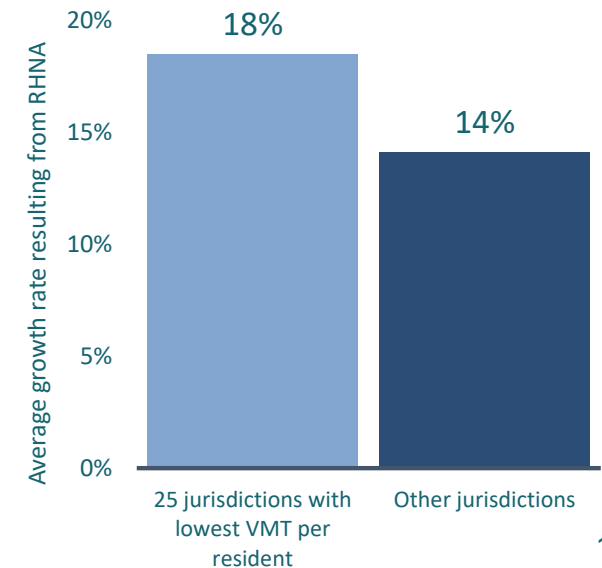
Metric 2a: Do jurisdictions with the largest share of the region's jobs have the highest growth rates resulting from RHNA?



Metric 2b: Do jurisdictions with the largest share of the region's Transit Priority Area acres have the highest growth rates resulting from RHNA?



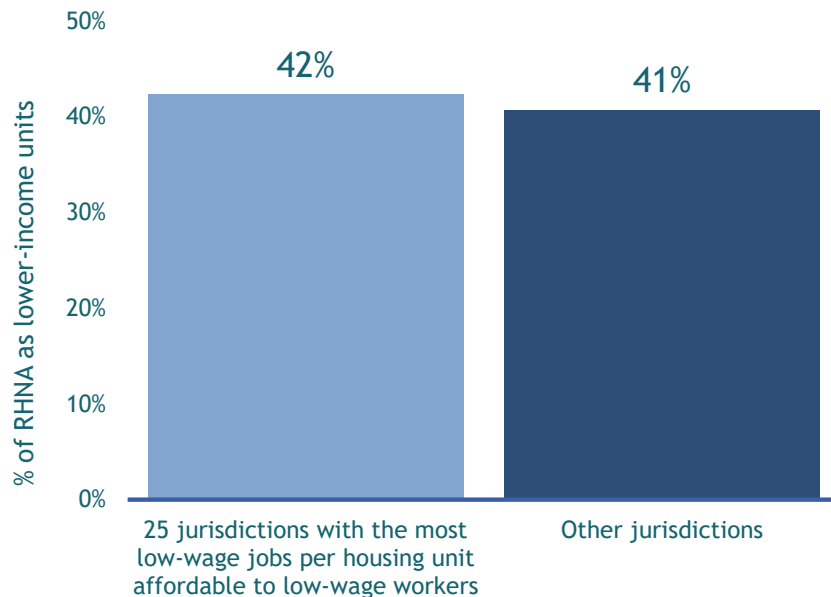
Metric 2c: Do jurisdictions with the lowest vehicle miles traveled (VMT) per resident have the highest growth rates resulting from RHNA?



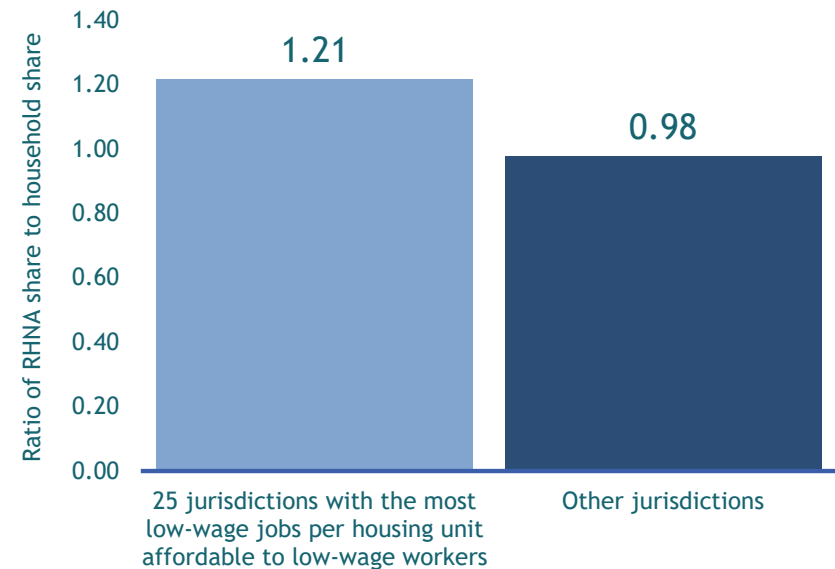
Evaluation results for proposed methodology

Objective 3: Does the allocation promote an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low wage workers in each jurisdiction?

Metric 3a.1: Do jurisdictions with the most low-wage workers per housing unit affordable to low-wage workers receive a significant percentage of their RHNA as lower-income units?



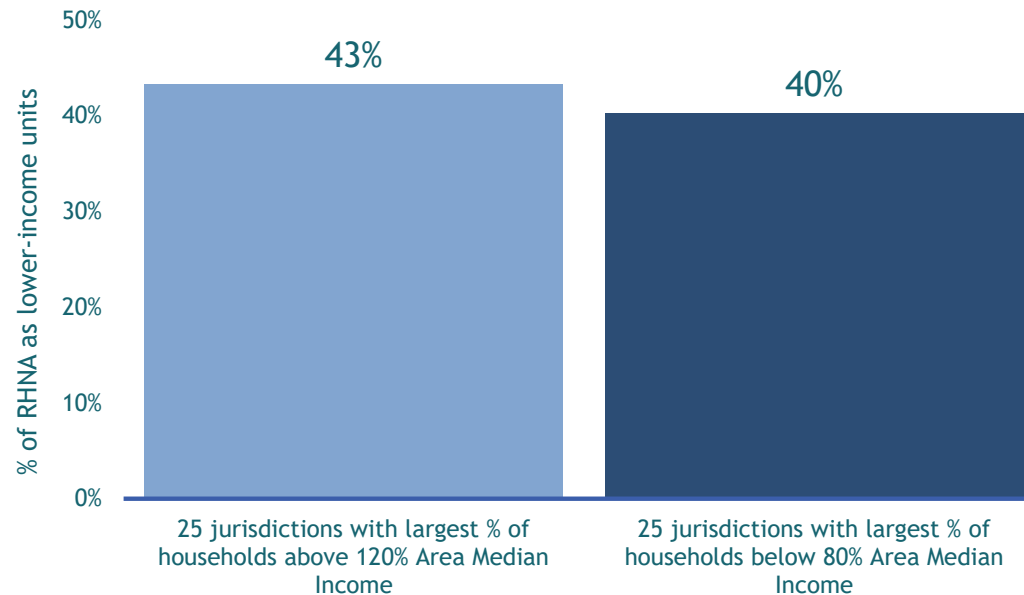
Metric 3a.2: Do jurisdictions with the most low-wage workers per housing unit affordable to low-wage workers receive a share of the region's housing need that is at least proportional to their share of the region's households?



Evaluation results for proposed methodology

Objective 4: Does the allocation direct a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category?

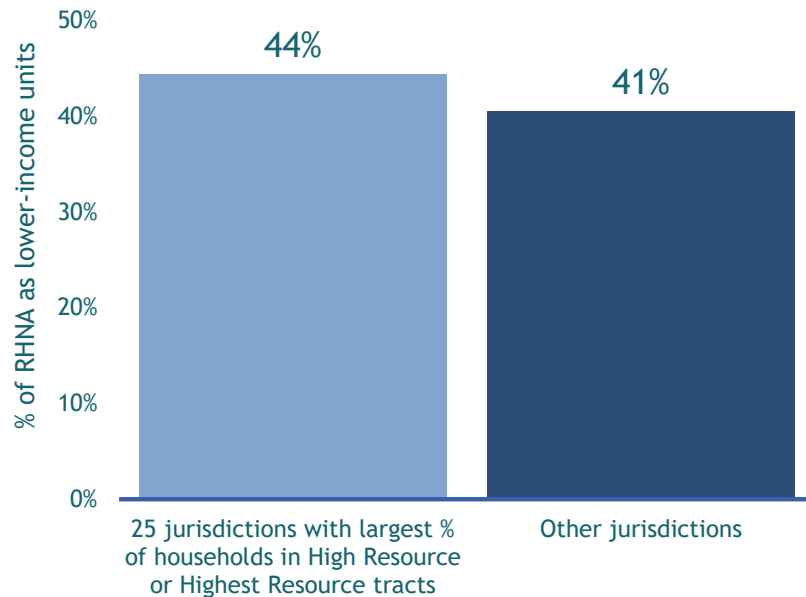
Metric 4: Do jurisdictions with the largest percentage of high-income residents receive a larger share of their RHNA as lower-income units than jurisdictions with the largest percentage of low-income residents?



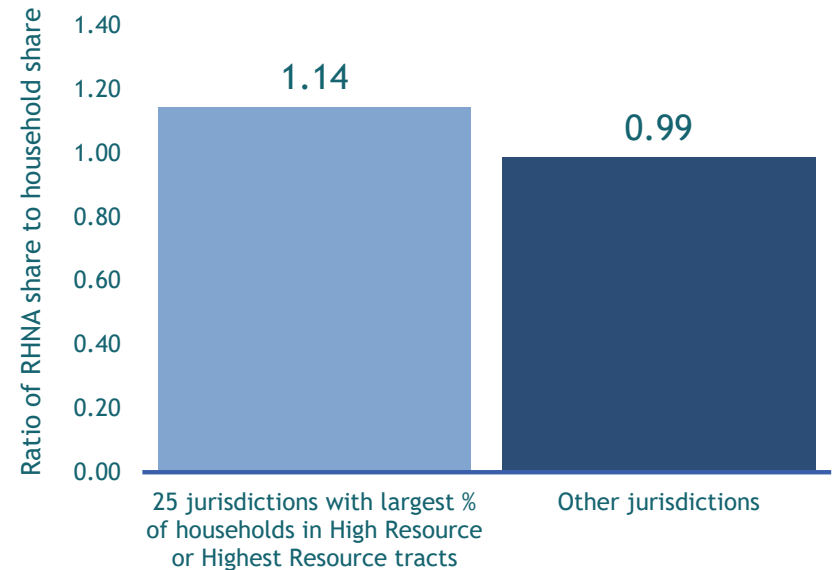
Evaluation results for proposed methodology

Objective 5: Does the allocation affirmatively further fair housing?

Metric 5a.1: Do jurisdictions with the largest percentage of households living in High or Highest Resource census tracts receive a significant percentage of their RHNA as lower-income units?



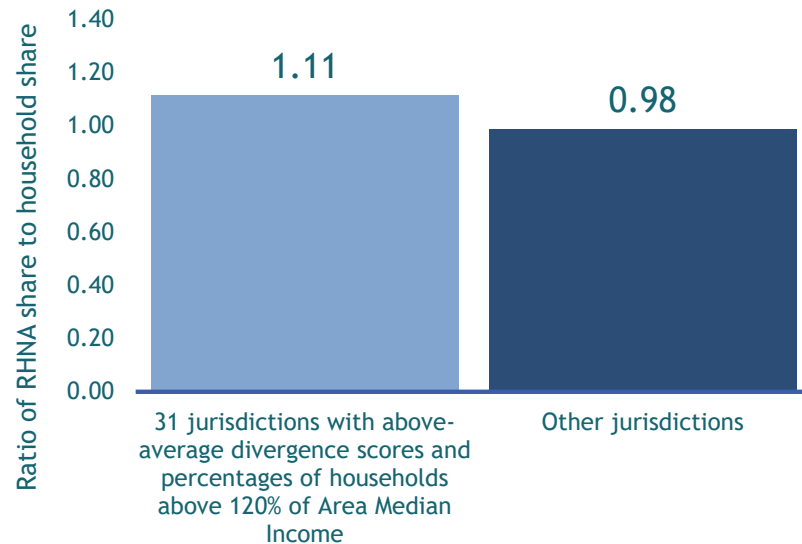
Metric 5a.2: Do jurisdictions with the largest percentage of households living in High or Highest Resource census tracts receive a share of the region's housing need that is at least proportional to their share of the region's households?



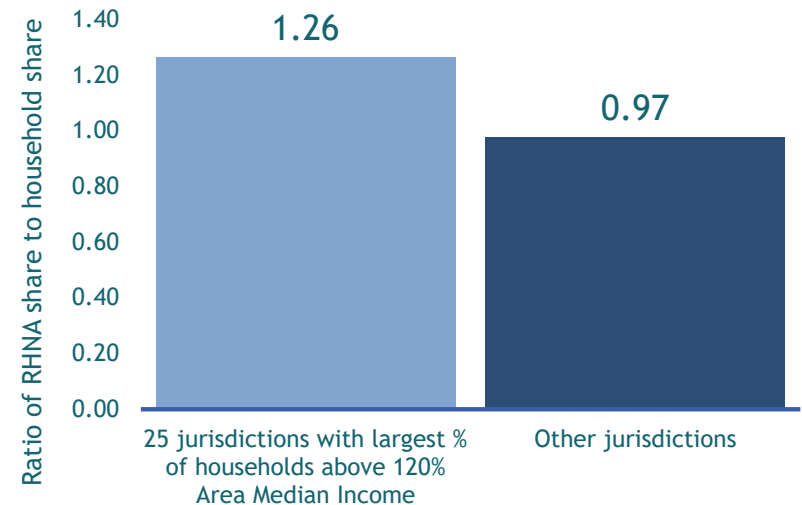
Evaluation results for proposed methodology

Objective 5: Does the allocation affirmatively further fair housing?

Metric 5b: Do jurisdictions exhibiting racial and economic exclusion receive a share of the region's housing need that is at least proportional to their share of the region's households?



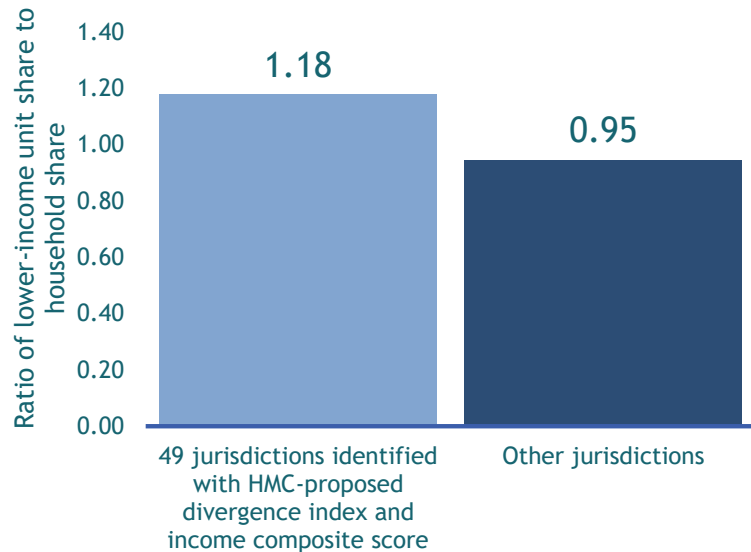
Metric 5c: Do jurisdictions with the largest percentage of high-income residents receive a share of the region's housing need that is at least proportional to their share of the region's households?



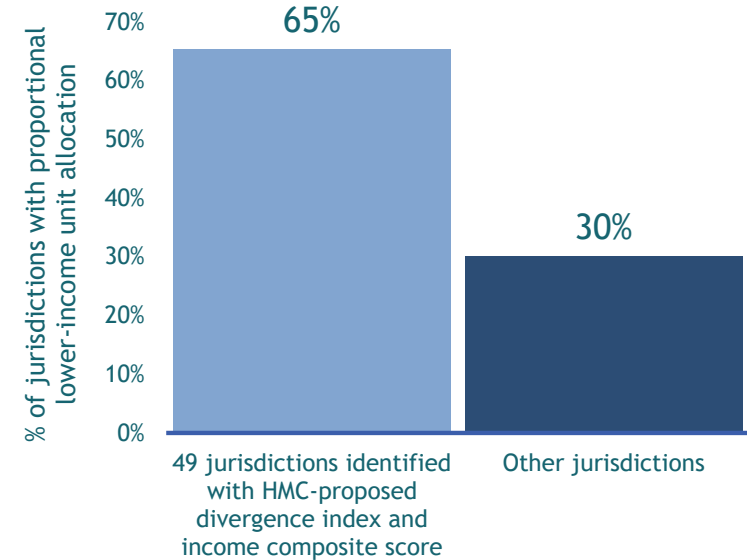
Evaluation results for proposed methodology

Objective 5: Does the allocation affirmatively further fair housing?

Metric 5d.1: Do jurisdictions exhibiting racial and economic exclusion above the regional average receive a total share of the region's very low- and low-income housing need that is at least proportional to their total share of the region's households?



Metric 5d.2: Do most jurisdictions exhibiting racial and economic exclusion above the regional average receive a share of the region's very low- and low-income housing need that is at least proportional to the jurisdiction's share of the region's households?



Next steps

Task	Date
RPC recommends proposed methodology to Executive Board	October 1, 2020
Executive Board approves release of proposed methodology and draft subregion shares for 30-day public comment period	October 15, 2020
Public hearing on proposed methodology and draft subregion shares	Fall 2020
RPC recommends draft methodology to Executive Board	December 2020
Executive Board approves draft allocation methodology to submit to HCD	December 2020
Executive Board approves subregion shares	December 2020

- *Following in 2021: final methodology, draft allocations, appeals process*

For more information: please contact Gillian Adams, RHNA Manager, at gadams@bayareametro.gov



Metropolitan Transportation Commission

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Legislation Details (With Text)

File #: 20-1479 **Version:** 1 **Name:**
Type: Report **Status:** Committee Approval
File created: 9/25/2020 **In control:** ABAG Regional Planning Committee
On agenda: 10/1/2020 **Final action:**
Title: Regional Housing Needs Allocation (RHNA) Draft Subregion Shares
Sponsors:
Indexes:
Code sections:
Attachments: [Item 05b 1 Summary Sheet RHNA - Draft Subregion Shares.pdf](#)

Date	Ver.	Action By	Action	Result
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Regional Housing Needs Allocation (RHNA) Draft Subregion Shares

Gillian Adams

Approval

Association of Bay Area Governments

Regional Planning Committee

October 1, 2020

Agenda Item 5.b.

Regional Housing Needs Allocation (RHNA)

Subject:	Regional Housing Needs Allocation (RHNA) Draft Subregion Shares
Background:	<p>RHNA is the state-mandated¹ process to identify the number of housing units (by affordability level) that each jurisdiction must accommodate in the Housing Element of its General Plan. State Housing Element Law allows two or more neighboring jurisdictions to form a “subregion” to conduct a parallel RHNA process to allocate the subregion’s housing need among its members.²</p>
Issues:	<p>A subregion is responsible for conducting its own RHNA process that meets all of the statutory requirements related to process and outcomes, including developing its own RHNA methodology, allocating a share of need to each member jurisdiction, and conducting its own appeals process.</p> <p>For the 2023–31 RHNA, subregions were formed in:</p> <ol style="list-style-type: none">1. Napa County: includes City of American Canyon, City of Napa, Town of Yountville, and the County of Napa (<i>does not include City of Calistoga or City of St. Helena</i>)2. Solano County: 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 <p>ABAG must assign each subregion a share of the Bay Area’s Regional Housing Need Determination (RHND), which represents the total number of units, by income category, the subregion must allocate to its member jurisdictions. Each subregion’s portion of the RHND has been removed from the units allocated by ABAG’s process for the rest of the region’s jurisdictions.</p> <p>On May 21, 2020, the ABAG Executive Board adopted the methodology for assigning a subregion its share of the RHND. The adopted methodology stipulates that the share of the RHND for each subregion will be based on the sum of the default allocations, by income category, from the ABAG RHNA methodology for each jurisdiction in the subregion. Using ABAG’s RHNA methodology as the input into the subregion shares ensures every jurisdiction that is a member of a subregion receives the same allocation it would have received if it were not</p>

¹ See California [Government Code §65584](#).

² [Government Code Section 65584.03](#).

Association of Bay Area Governments

Regional Planning Committee

October 1, 2020

Agenda Item 5.b.

Regional Housing Needs Allocation (RHNA)

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.

Applying this subregional share methodology to the Bay Area's RHND of 441,176, the draft subregion share for the Napa County subregion is 0.78 percent of the region's housing needs and the draft subregion share for the Solano County subregion is 2.7 percent of the region's housing needs. **Table 1** shows each subregion's draft share by income category.

Table 1: Draft Subregional Shares, Total Units by Income Category

Subregion	Very Low	Low	Moderate	Above Moderate	TOTAL
Napa County	912	527	557	1,440	3,436
Solano County	3,082	1,772	1,966	5,086	11,906

Note: The ABAG Executive Board and MTC Commission adopted changes to the strategies and Growth Geographies for the Plan Bay Area 2050 Final Blueprint in September 2020. These changes could affect information about total households in Year 2050 from the Final Blueprint, which will be available in December 2020. As this information from the Blueprint is used as the baseline allocation for the proposed RHNA methodology, changes to the Blueprint could lead to changes in the allocations that result from the RHNA methodology, and thus the subregion shares.

Next Steps:

The ABAG Executive Board will consider the recommended draft subregion shares in October; staff will request that the Board approve their release for public comment, including a public hearing.

Recommended Action:

The ABAG Regional Planning Committee is requested to recommend that the ABAG Executive Board approve the draft shares of total housing need to each subregion, as reported.

Attachments:

None.

Reviewed:



Therese W. McMillan