



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Agenda - Final

ABAG Executive Board

President, Jesse Arreguin, Mayor, City of Berkeley
Vice President, Belia Ramos, Supervisor, County of Napa
Immediate Past President, David Rabbitt, Supervisor, County of Sonoma

Thursday, October 15, 2020

6:05 PM

Board Room - 1st Floor (REMOTE)

**Association of Bay Area Governments
Executive Board Meeting No. 452
Special Meeting**

The ABAG Executive Board will be meeting on October 15, 2020, 6:05 p.m., in the Bay Area Metro Center (Remotely). In light of Governor Newsom's State of Emergency declaration regarding the COVID-19 outbreak and in accordance with Executive Order N-29-20 issued by Governor Newsom on March 17, 2020 and the Guidance for Gatherings issued by the California Department of Public Health, the meeting will be conducted via webcast, teleconference, and Zoom for committee, commission, or board members who will participate in the meeting from individual remote locations.

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

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

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

Please click the link below to join the webinar:

<https://bayareametro.zoom.us/j/86714469706>

Or iPhone one-tap :

US: +14086380968,,86714469706# or +16699006833,,86714469706#

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 +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 867 1446 9706

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 Executive Board may act on any item on the agenda.

The meeting is scheduled to begin at 6:05 p.m.

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

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

Roster

Candace Andersen, Jesse Arreguin, London Breed, Cindy Chavez, Christopher Clark, David Cortese, Lan Diep, Pat Eklund, Maya Esparza, Nikki Fortunato Bas, Richard Garbarino, Leon Garcia, Liz Gibbons, Lynette Gibson McElhaney, Scott Haggerty, Barbara Halliday, Erin Hannigan, Rich Hillis, David Hudson, Wayne Lee, Jake Mackenzie, Rafael Mandelman, Gordon Mar, Nathan Miley, Karen Mitchoff, Raul Peralez, Julie Pierce, Dave Pine, David Rabbitt, Belia Ramos, Dennis Rodoni, Warren Slocum, Loren Taylor, Lori Wilson.
Jayne Battey (Non-voting).

1. Call to Order / Roll Call / Confirm Quorum

2. Public Comment

Information

3. Executive Board Announcements

Information

4. President's Report

4.a. [20-1353](#) President's Report of October 15, 2020

Action: Information

Presenter: Jesse Arreguin

5. Executive Director's Report

5.a. [20-1354](#) Executive Director's Report of October 15, 2020

Action: Information

Presenter: Therese McMillan

6. Executive Board Consent Calendar

- 6.a. [20-1357](#) Approval of ABAG Executive Board Minutes of September 17, 2020
- Action: Approval
- Presenter: Clerk of the Board
- Attachments: [Item 06a Minutes 20200917 451 Draft.pdf](#)
- 6.b. [20-1424](#) Adoption of Resolution No. 16-2020, Revised--Plan Bay Area 2050: Final Blueprint Strategies Amendment
- Action: Approval
- Presenter: Dave Vautin
- Attachments: [Item 06b 1 Summary Sheet PBA50 Final Blueprint Concurrence Resolution 16 2020](#)
[Item 06b 2 Resolution PBA50 Final Blueprint Concurrence Resolution 16 2020](#)
[Item 06b 3 Strategies Excerpt PBA50 Final Blueprint Concurrence Resolution 16 2020](#)

7. Regional Housing Needs Allocation

- 7.a. [20-1358](#) Report on Proposed Methodology for the 2023-31 Regional Housing Needs Allocation Cycle and Request for Authorization to Open Public Comment Period on Regional Housing Needs Allocation Methodology
- Presentation of the Proposed Methodology for the 2023-31 RHNA cycle as recommended by the Housing Methodology Committee and Regional Planning Committee and request for the ABAG Executive Board's approval to release for public comment.
- Action: Approval
- Presenter: Gillian Adams
- Attachments: [Item 07a Summary Sheet RHNA - Proposed Methodology.pdf](#)
[Item 07a Attachment A Memo Proposed RHNA Methodology v2.pdf](#)
[Item 07a Appendix 1 - Allocation Maps.pdf](#)
[Item 07a Appendix 2 - Illustrative Allocations.pdf](#)
[Item 07a Appendix 3 - Methodology Factors Overview.pdf](#)
[Item 07a Appendix 4 - Evaluation Metrics.pdf](#)
[Item 07a Appendix 5 - Alternate Proposals.pdf](#)
[Item 07a Attachment B Presentation RHNA.pdf](#)
- 7.b. [20-1518](#) Regional Housing Needs Allocation (RHNA) Draft Subregion Shares
- Action: Approval
- Presenter: Gillian Adams
- Attachments: [Item 07b Summary Sheet RHNA - Draft Subregion Shares.pdf](#)

8. Adjournment / Next Meeting

The next meeting of the ABAG Executive Board is on November 19, 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 #: 20-1353 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 9/3/2020 **In control:** ABAG Executive Board
On agenda: 10/15/2020 **Final action:**
Title: President's Report of October 15, 2020
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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President's Report of October 15, 2020

Jesse Arreguin

Information



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-1354 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 9/3/2020 **In control:** ABAG Executive Board
On agenda: 10/15/2020 **Final action:**
Title: Executive Director's Report of October 15, 2020
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Executive Director's Report of October 15, 2020

Therese McMillan

Information



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-1357 **Version:** 1 **Name:**
Type: Minutes **Status:** Executive Board Consent
File created: 9/3/2020 **In control:** ABAG Executive Board
On agenda: 10/15/2020 **Final action:**
Title: Approval of ABAG Executive Board Minutes of September 17, 2020
Sponsors:
Indexes:
Code sections:
Attachments: [Item 06a Minutes 20200917 451 Draft.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of ABAG Executive Board Minutes of September 17, 2020

Clerk of the Board

Approval



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Minutes - Draft

ABAG Executive Board

President, Jesse Arreguin, Mayor, City of Berkeley
Vice President, Belia Ramos, Supervisor, County of Napa
Immediate Past President, David Rabbitt, Supervisor, County of Sonoma

Thursday, September 17, 2020

5:15 PM

Remote

Association of Bay Area Governments Executive Board Meeting No. 451

The ABAG Executive Board may act on any item on the agenda.

The meeting is scheduled to begin at 5:15 p.m.,
or immediately following the preceding ABAG or ACFA committee meeting.

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

Roster

Candace Andersen, Jesse Arreguin, London Breed, Cindy Chavez, Christopher Clark, David Cortese, Lan Diep, Pat Eklund, Maya Esparza, Nikki Fortunato Bas, Richard Garbarino, Leon Garcia, Liz Gibbons, Lynette Gibson McElhaney, Scott Haggerty, Barbara Halliday, Erin Hannigan, Rich Hillis, David Hudson, Wayne Lee, Jake Mackenzie, Rafael Mandelman, Gordon Mar, Nathan Miley, Karen Mitchoff, Raul Peralez, Julie Pierce, Dave Pine, David Rabbitt, Belia Ramos, Dennis Rodoni, Warren Slocum, Loren Taylor, Lori Wilson.
William Kissinger (Non-voting).

1. Call to Order / Roll Call / Confirm Quorum

President Arreguin called the meeting to order at about 5:56 p.m. Quorum was present.

Present: 28 - Andersen, Arreguin, Chan, Chavez, Clark, Cortese, Eklund, Esparza, Garbarino, Garcia, Haggerty, Halliday, Hannigan, Hillis, Hudson, Lee, Mackenzie, Mandelman, Mar, Miley, Mitchoff, Peralez, Pierce, Rabbitt, Ramos, Sinks, Rodoni, and Taylor

Absent: 6 - Bas, Canepa, Diep, Gibson McElhaney, Pine, and Wilson L

2. Public Comment

There was no public comment.

3. Executive Board Announcements

There were no Executive Board member announcements.

4. President's Report

- 4.a. [20-1219](#) President's Report of September 17, 2020 and Adoption of Resolution No. 19-2020-Appreciation for Laura Thompson upon her Departure from the Association of Bay Area Governments after 21 years of Service

President Arreguin gave the report. Executive Board members made congratulatory remarks. There was no public comment.

Upon the motion by Pierce and second by Eklund, the ABAG Executive Board adopted Resolution No. 19-2020, Appreciation for Laura Thompson upon her Departure from the Association of Bay Area Governments after 21 years of Service. The motion passed unanimously by the following vote:

Aye: 25 - Andersen, Arreguin, Chan, Chavez, Clark, Cortese, Eklund, Esparza, Garbarino, Garcia, Haggerty, Halliday, Hannigan, Hillis, Hudson, Lee, Mackenzie, Mar, Mitchoff, Peralez, Pierce, Ramos, Sinks, Rodoni, and Taylor

Absent: 9 - Bas, Canepa, Diep, Gibson McElhaney, Mandelman, Miley, Pine, Rabbitt, and Wilson L

5. Executive Director's Report

- 5.a. [20-1220](#) Executive Director's Report of September 17, 2020

Therese McMillan gave the report.

6. Executive Board Consent Calendar

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

Aye: 27 - Andersen, Arreguin, Chan, Chavez, Clark, Cortese, Eklund, Esparza, Garbarino, Garcia, Haggerty, Halliday, Hannigan, Hillis, Hudson, Lee, Mackenzie, Mandelman, Mar, Mitchoff, Peralez, Pierce, Rabbitt, Ramos, Sinks, Rodoni, and Taylor

Absent: 7 - Bas, Canepa, Diep, Gibson McElhaney, Miley, Pine, and Wilson L

- 6.a. [20-1221](#) Approval of ABAG Executive Board Minutes of August 20, 2020

- 6.b. [20-1259](#) Authorization to amend a Bay Area Regional Energy Network (BayREN) contract with BluePoint Planning, LLC in an amount not to exceed \$175,000 for services for BayREN implementation through December 31, 2021

- 6.c. [20-1260](#) Authorization to amend a Bay Area Regional Energy Network (BayREN) contract with CLEAResult Consulting, Inc. in an amount not to exceed \$7,436,061 to provide services for BayREN implementation through December 31, 2021

- 6.d. [20-1261](#) Authorization to amend a Bay Area Regional Energy Network (BayREN) contract with Energy Council in an amount not to exceed \$100,000 for implementation services through December 31, 2022
- 6.e. [20-1262](#) Authorization to amend two Bay Area Regional Energy Network contracts with Frontier Energy, Inc. in amounts not to exceed \$108,000 for technical and regulatory services and \$48,000 for codes and standards consulting services, through December 31, 2021
- 6.f. [20-1263](#) Authorization to amend a Bay Area Regional Energy Network (BayREN) contract with CodeCycle in an amount not to exceed \$400,000 for implementation services through December 31, 2022
- 6.g. [20-1265](#) Adoption of ABAG Resolution No. 17-2020-Authorization to submit an application and execute an agreement with the California State Parks Division of Boating and Waterways on behalf of the San Francisco Estuary Partnership's Clean Vessel Act Program in an amount not to exceed \$330,000
- 6.h. [20-1266](#) Authorization to enter into a contract with Woodard and Curran, Inc. to Support ABAG's Integrated Regional Water Management Disadvantaged Community and Tribal Involvement Program Grant in an amount not to exceed \$250,000 for the period September 1, 2020 to December 31, 2021
- 6.i. [20-1267](#) Authorization to enter into a contract with Lotus Water to support outreach, needs assessment, capacity building, and project development efforts for ABAG's Integrated Regional Water Management Disadvantaged Community and Tribal Involvement Program (DACTIP) Grant in an amount not to exceed \$250,000 for the period September 1, 2020 to December 31, 2021
- 6.j. [20-1268](#) Authorization to amend a funding agreement with the California Department of Water Resources to work with disadvantaged, underrepresented, and underserved communities, Tribes, and Tribal communities to add \$1,807,000 for a total funding award not to exceed \$4,827,000, and to revise the period of performance as described in the original Executive Board approval to coincide with the term of the grant agreement
- 6.k. [20-1315](#) Authorization to enter into contract with the Sausalito Community Boating Center on behalf of the San Francisco Bay Area Water Trail Program to support ADA accessible water recreation facilities in an amount not to exceed \$65,000

7. Joint MTC ABAG Legislation Committee

- 7.a. [20-1223](#) Report on Joint MTC ABAG Legislation Committee Meeting of September 11, 2020

Julie Pierce gave the report.

- 7.b. [20-1317](#) Proposition 16: Statewide Ballot Initiative to Repeal California's Affirmative Action Ban

Proposed support for Proposition (Prop) 16, a constitutional amendment to repeal the state's ban on the use of affirmative action by public agencies.

Rebecca Long gave the report. There was no public comment.

Upon the motion by Pierce and second by Taylor, the ABAG Executive Board approved a support position on Proposition 16, Statewide Ballot Initiative to Repeal California's Affirmative Action Ban. The motion passed unanimously by the following vote:

Aye: 26 - Andersen, Arreguin, Chan, Chavez, Clark, Cortese, Eklund, Esparza, Garbarino, Garcia, Haggerty, Halliday, Hannigan, Hillis, Mackenzie, Mandelman, Mar, Miley, Mitchoff, Peralez, Pierce, Rabbitt, Ramos, Sinks, Rodoni, and Taylor

Absent: 7 - Bas, Canepa, Diep, Gibson McElhaney, Hudson, Pine, and Wilson L

Abstain: 1 - Lee

- 7.c. [20-1388](#) Senate Bill 146 (Beall): Outreach Requirements for Sustainable Communities Strategies

Support position on SB 146 (Beall), which provides increased flexibility with regard to the outreach requirements for sustainable communities strategies applicable to Plan Bay Area 2050 for the San Francisco Bay Area region.

Rebecca Long gave the report. There was no public comment.

Upon the motion by Pierce and second by Mackenzie, the ABAG Executive Board approved a support position on Senate Bill 146 (Beall), Outreach Requirements for Sustainable Communities Strategies. The motion passed unanimously by the following vote:

Aye: 28 - Andersen, Arreguin, Chan, Chavez, Clark, Cortese, Eklund, Esparza, Garbarino, Garcia, Haggerty, Halliday, Hannigan, Hillis, Hudson, Lee, Mackenzie, Mandelman, Mar, Miley, Mitchoff, Peralez, Pierce, Rabbitt, Ramos, Sinks, Rodoni, and Taylor

Absent: 6 - Bas, Canepa, Diep, Gibson McElhaney, Pine, and Wilson L

8. ABAG Finance Committee

- 8.a. [20-1224](#) Report on ABAG Finance Committee Meeting of September 17, 2020
Karen Mitchoff gave the report.
- 8.b. [20-1310](#) Adoption of Resolution No. 18-2020-Executive Director's Purchasing and Contracting Authority
Karen Mitchoff gave the report. There was no public comment.

Upon the motion by Mitchoff and second by Lee, the ABAG Executive Board adopted Resolution No. 18-2020, Executive Director's Purchasing and Contracting Authority, as reported, with the following amendments adding: to approve purchasing, contracts, and amendments to contracts totaling up to \$50,000 of things to be purchased or work to be done that are not included in the annual ABAG Budget and Work Plan; that any action taken by the Executive Director, or her/his designee, approving purchasing, contracts, and amendments to contracts up to \$50,000 that are not included in the ABAG Budget and Work Plan shall be reported at the next ABAG Finance Committee and ABAG Executive Board meetings as part of the regular monthly financial reporting procedure; that the Executive Director, or her/his designee, shall report back to the ABAG Finance Committee and the ABAG Executive Board in a year on actions taken under this authorization. The motion passed unanimously by the following vote:

Aye: 26 - Andersen, Arreguin, Chan, Chavez, Clark, Cortese, Eklund, Esparza, Garbarino, Garcia, Haggerty, Halliday, Hannigan, Hudson, Lee, Mackenzie, Mar, Miley, Mitchoff, Peralez, Pierce, Rabbitt, Ramos, Sinks, Rodoni, and Taylor

Absent: 8 - Bas, Canepa, Diep, Gibson McElhaney, Hillis, Mandelman, Pine, and Wilson L

9. ABAG Housing Methodology Committee

- 9.a. [20-1226](#) Report on ABAG Housing Methodology Committee Meetings of August 13, 2020, August 28, 2020 and September 4, 2020
President Arreguin gave the report.

The following gave public comment: Tim Gallian, Tom Butt, Newell Arnerich.

The following submitted public comment: Tim Gallian, Karen Stepper, Mike Anderson, Darlene Gee, Karen Stepper et al.

10. ABAG Regional Planning Committee

- 10.a. [20-1225](#) Report on ABAG Regional Planning Committee Meeting of September 10, 2020
Karen Mitchoff gave the report.

11. ABAG Administrative Committee

- 11.a. [20-1222](#) Report on ABAG Administrative Committee Meeting of September 11, 2020
- President Arreguin gave the report.
- 11.b. [20-1308](#) Adoption of Resolution No. 16-2020-Approval of Plan Bay Area 2050 Final Blueprint
- Proposed action on revisions to Strategies and Growth Geographies for the Plan Bay Area 2050 Final Blueprint, as well as the Regional Growth Forecast.
- Dave Vautin gave the report.
- The following gave public comment: Ken Bukowski, Newell Arnerich.
- Upon the motion by Lee and second by Mackenzie, the ABAG Executive Board adopted Resolution No. 16-2020, Plan Bay Area 2050 Final Blueprint, as reported. The motion passed by the following vote:**
- Aye:** 24 - Andersen, Arreguin, Chan, Chavez, Clark, Cortese, Esparza, Garcia, Haggerty, Halliday, Hannigan, Hillis, Hudson, Lee, Mackenzie, Mandelman, Mar, Mitchoff, Peralez, Pierce, Rabbitt, Sinks, Rodoni, and Taylor
- Nay:** 1 - Eklund
- Absent:** 8 - Bas, Canepa, Diep, Garbarino, Gibson McElhaney, Pine, Ramos, and Wilson L
- Abstain:** 1 - Miley

12. Conference with Legal Counsel

- 12.a. [20-1306](#) Closed Session-CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
- The ABAG Executive Board will meet in closed session pursuant to Government Code Section 54956.9(a) and paragraph (1) of subdivision (d) of Government Code Section 54956.9 to confer with counsel regarding New Livable California, et al. v. Association of Bay Area Governments, Court of Appeal Case No. A159235.
- The ABAG Executive Board entered Closed Session at about 8:15 p.m.
- 12.b. [20-1316](#) Open Session
- The ABAG Executive Board returned to Open Session at about 8:34 p.m. There was no reportable action out of Closed Session.

13. Adjournment / Next Meeting

President Arreguin adjourned the meeting at about 8:34 p.m. The next special meeting of the ABAG Executive Board is on October 15, 2020.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	20-1424	Version:	1	Name:	
Type:	Report	Status:		Executive Board Consent	
File created:	9/17/2020	In control:		ABAG Executive Board	
On agenda:	10/15/2020	Final action:			
Title:	Adoption of Resolution No. 16-2020, Revised--Plan Bay Area 2050: Final Blueprint Strategies Amendment				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Item 06b 1 Summary Sheet PBA50 Final Blueprint Concurrence Resolution 16 2020 Revised.pdf Item 06b 2 Resolution PBA50 Final Blueprint Concurrence Resolution 16 2020 Revised v2.pdf Item 06b 3 Strategies Excerpt PBA50 Final Blueprint Concurrence Resolution 16 2020 Revised.pdf				

Date	Ver.	Action By	Action	Result
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Adoption of Resolution No. 16-2020, Revised--Plan Bay Area 2050: Final Blueprint Strategies Amendment

Dave Vautin

Approval

Association of Bay Area Governments

Executive Board

October 15, 2020

Agenda Item 6.b.

Plan Bay Area 2050

Subject: Adoption of Resolution No. 16-2020, Revised—Plan Bay Area 2050—Final Blueprint Strategies, Final Blueprint Growth Geographies, and Regional Growth Forecast, Revised.

Background: The ABAG Executive Board adopted ABAG Resolution No. 16-2020 at its September 17th, 2020 meeting. At the September 23rd, 2020 Metropolitan Transportation Commission meeting, the language concerning the amendment approved by the MTC Planning Committee and ABAG Administrative Committee on September 11th, 2020 meeting was integrated into Strategies T10 and T11.

This revised resolution integrates the finalized text for those two strategies, related to local transit and regional rail investments. All other Strategies and Growth Geographies, as well as the Regional Growth Forecast, would remain unchanged from the Board's September 17th action; this action would allow for full consistency on all Strategies between the two boards' September actions.


At the September 23rd Commission meeting, Commissioner Spering amended the staff recommendation to ask that staff look at equivalent strategies to a telecommuting requirement for major office-based employers, prior to returning with Plan Bay Area 2050 Final Blueprint Outcomes; this amendment was approved by the Commission. Staff have committed to including this when returning both to the Executive Board and the Commission at this next milestone, currently slated for December 2020. The Implementation Plan phase, which will begin in November 2020, is also a key opportunity to explore equivalent implementation actions.

Issues: None

Recommended Action: The Executive Board is requested to adopt Resolution No. 16-2020, Revised.

Attachments: A. ABAG Resolution No. 16-2020, Revised
B. Plan Bay Area 2050 Final Blueprint Strategies – Excerpt of Revised Strategies T10 and T11

Reviewed:


Therese W. McMillan

**ASSOCIATION OF BAY AREA GOVERNMENTS
EXECUTIVE BOARD**

ABSTRACT

RESOLUTION NO. 16-2020, REVISED

This resolution adopts the revisions to the Plan Bay Area 2050 Strategies to ensure consistency between actions by the Executive Board and the Metropolitan Transportation Commission.

Further discussion of this subject is contained in the Joint MTC Planning Committee with the ABAG Administrative Committee Summary Sheets dated September 11, 2020. This resolution was revised to reflect an amendment by the Joint MTC Planning Committee and ABAG Administrative Committee as adopted by the Metropolitan Transportation on September 23, 2020, as detailed under Strategies T10 and T11 attached.

**ASSOCIATION OF BAY AREA GOVERNMENTS
EXECUTIVE BOARD**

RESOLUTION NO. 16-2020, REVISED

**RE: APPROVAL OF FINAL BLUEPRINT STRATEGIES, FINAL BLUEPRINT
GROWTH GEOGRAPHIES, AND REGIONAL GROWTH FORECAST FOR PLAN BAY
AREA 2050**

WHEREAS, the Metropolitan Transportation Commission (MTC) is the regional transportation planning agency for the San Francisco Bay Area pursuant to Government Code Section 66500 et seq.; and

WHEREAS, the Association of Bay Area Governments (ABAG), a joint exercise of powers entity created pursuant to California Government Code Sections 6500 et seq., is the Council of Governments and the regional land use planning agency for the San Francisco Bay Area; and

WHEREAS, California Government Code § 65080 et seq. requires MTC to prepare and update a long-range Regional Transportation Plan (RTP), including a Sustainable Communities Strategy (SCS) prepared in conjunction with the ABAG, every four years; and

WHEREAS, Plan Bay Area 2050 ("Plan") will serve as the region's next-generation plan, ultimately serving as the Regional Transportation Plan and Sustainable Communities Strategy for the San Francisco Bay Area; and

WHEREAS, MTC and ABAG jointly adopted the first Plan Bay Area in 2013 (Plan Bay Area 2013) (MTC Resolution No. 4111 and ABAG Resolution No. 06-13), and the second Plan Bay Area in 2017 (Plan Bay Area 2040) (MTC Resolution No. 4300 and ABAG Resolution No. 10-17); and

WHEREAS, MTC and ABAG jointly adopted the Vision for Plan Bay Area 2050 in September 2019, emphasizing that resilient and equitable strategies should be prioritized to ensure by the year 2050 the Bay Area is affordable, connected, diverse, healthy, and vibrant for all (MTC Resolution No. 4393 and ABAG Resolution No. 09-19); and

WHEREAS, ABAG approved the Regional Growth Forecast Methodology in September 2019, which guided the development of the Plan Bay Area 2050 Regional Growth Forecast; and

WHEREAS, the Regional Growth Forecast was shared in draft form in spring 2020 and subsequently updated to reflect significant economic impacts from the coronavirus pandemic and the 2020 recession over the first ten years of the planning horizon; and

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 16-2020, REVISED**

WHEREAS, MTC and ABAG approved the analysis of the 25 Strategies for the Plan Bay Area 2050 Draft Blueprint in February 2020 as well as the corresponding Growth Geographies (MTC Resolution No. 4410 and ABAG Resolution No. 03-2020); and

WHEREAS, MTC and ABAG released the Draft Blueprint Findings in early July 2020 showcasing successes and shortcomings through dozens of virtual events for public and stakeholder feedback; and

WHEREAS, MTC and ABAG received more than 3,400 comments and engaged more than 7,600 participants in the public engagement process on the Draft Blueprint during July and August 2020 that informed the revised recommendations for the Final Blueprint phase; and

WHEREAS, the revised Strategies and Growth Geographies integrate feedback to better address the five challenges identified in the Draft Blueprint phase, including the goal of meeting or exceeding the state-mandated greenhouse gas reduction target, in alignment with the adopted Vision for Plan Bay Area 2050; and

WHEREAS, MTC approved revisions to Strategies T10 and T11 to reflect adjusted local transit and regional rail prioritization on September 23rd, 2020 in a manner consistent with the amendment approved by the ABAG Administrative Committee on September 11th, 2020; now, therefore, be it

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 16-2020, REVISED**

RESOLVED, that ABAG, hereby certifies that the foregoing recitals are true and correct and incorporated by this reference; and be it further

RESOLVED, that ABAG, as a decision-making body, hereby adopts the amended Strategies, Growth Geographies, and Regional Growth Forecast as listed in the ABAG Administrative Committee item dated September 11th, 2020 with revisions adopted by MTC, and authorizes staff to analyze associated outcomes in the Plan Bay Area 2050 Final Blueprint.

The foregoing was adopted by the Executive Board this 17th day of September, 2020 and revised by the Executive Board this 15th day of October, 2020.

Jesse Arreguín, Chair
President

Certification of Executive Board Approval

I, the undersigned, the appointed and qualified Clerk of the Board of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Executive Board of the Association at a duly called and noticed meeting held in San Francisco, California, and at other remote locations, on the 15th day of October, 2020.

Frederick Castro
Clerk of the Board

Transportation: Build a Next-Generation Transit Network

Strategy T10: Enhance Local Transit Frequency, Capacity, and Reliability

Strategy Cost	\$34 billion <u>\$31 billion</u>
Strategy Objective	Invest in projects that improve accessibility for lower-income transit riders and increase the use of transit for local trips.
Strategy Description	Improve the quality and availability of local bus and light rail service, with a focus on projects that meet the transportation needs of the region's lower-income residents. Projects nested within this strategy include capital improvements that make bus travel faster and more reliable - such as bus rapid transit and transit signal priority - as well as service increases on bus systems throughout the region, extensions of the light rail network in the South Bay to accommodate future growth in population, jobs, and transportation demand, and investments that ensure sufficient service levels in all of the region's Priority Development Areas.
Changes Since Draft Blueprint	This strategy's list of local transit projects was expanded beyond the highly limited set of projects included in the Draft Blueprint, as a result of project refinements through the commitment letter process. Example projects included in the Final Blueprint include AC Transit Rapid Network, Transit Signal Priority in Napa and San Mateo counties, Stevens Creek Rail, SJC Airport APM, VTA Light Rail Modernization, and BRT infrastructure in Solano County. Full details on projects included in the Final Blueprint can be found in Attachment J.

Content shown in blue above integrated based on Commissioner Liccardo's amendment to the motion on September 11, 2020.

Transportation: Build a Next-Generation Transit Network

Strategy T11: Expand and Modernize the Regional Rail Network

Strategy Cost	\$78 billion \$81 billion
Strategy Objective	Increase the attractiveness and availability of rail as an option for regional and interregional trips , reducing greenhouse gas emissions through a shift from auto to transit travel.
Strategy Description	<p>Strategically invest in a coordinated suite of projects that extend the regional rail network and increase frequencies and capacity to address peak-hour crowding. This strategy envisions a new Transbay rail crossing linking Oakland and San Francisco, with complementary rail extensions connecting Caltrain and High-Speed Rail to Salesforce Transit Center, BART to Diridon Station, and the Central Valley to the Bay Area via Valley Link. Furthermore, this strategy funds capital improvements such as electrification, grade separation and other modernization projects along the Caltrain corridor, prioritizing dual-purpose investments from south to north that help to connect High-Speed Rail to the Bay Area. Service frequency boosts on the Altamont Corridor Express, BART, and Caltrain reduce crowding and wait times for rail passengers. To add redundancy and capacity for regional transit trips, also invest in select water transit enhancements, including ferry service frequency boosts and new routes serving Treasure Island, Berkeley, Foster City, and Redwood City.</p>
Changes Since Draft Blueprint	<p>This strategy's list of rail projects was expanded beyond the highly limited set of projects included in the Draft Blueprint, as a result of project refinements through the commitment letter process. This strategy also integrates the <i>Build a New Transbay Rail Crossing</i> strategy from the Draft Blueprint. Example projects now included in the Final Blueprint include BART to Silicon Valley Phase 2, Valley Link, Caltrain Enhanced Growth, Dumbarton Group Rapid Transit, ACE Frequency Boost, and Caltrain/HSR Capital Improvements. Full details on projects included in the Final Blueprint can be found in Attachment J.</p>

Content shown in [blue](#) above integrated based on Commissioner Liccardo's amendment to the motion on September 11, 2020.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	20-1358	Version:	1	Name:	
Type:	Report	Status:		Executive Board Approval	
File created:	9/3/2020	In control:		ABAG Executive Board	
On agenda:	10/15/2020	Final action:			
Title:	Report on Proposed Methodology for the 2023-31 Regional Housing Needs Allocation Cycle and Request for Authorization to Open Public Comment Period on Regional Housing Needs Allocation Methodology				
	Presentation of the Proposed Methodology for the 2023-31 RHNA cycle as recommended by the Housing Methodology Committee and Regional Planning Committee and request for the ABAG Executive Board's approval to release for public comment.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Item 07a Summary Sheet RHNA - Proposed Methodology.pdf Item 07a Attachment A Memo Proposed RHNA Methodology v2.pdf Item 07a Appendix 1 - Allocation Maps.pdf Item 07a Appendix 2 - Illustrative Allocations.pdf Item 07a Appendix 3 - Methodology Factors Overview.pdf Item 07a Appendix 4 - Evaluation Metrics.pdf Item 07a Appendix 5 - Alternate Proposals.pdf Item 07a Attachment B Presentation RHNA.pdf				

Date	Ver.	Action By	Action	Result
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Report on Proposed Methodology for the 2023-31 Regional Housing Needs Allocation Cycle and Request for Authorization to Open Public Comment Period on Regional Housing Needs Allocation Methodology

Presentation of the Proposed Methodology for the 2023-31 RHNA cycle as recommended by the Housing Methodology Committee and Regional Planning Committee and request for the ABAG Executive Board's approval to release for public comment.

Gillian Adams

Approval

Association of Bay Area Governments

Executive Board

October 15, 2020

Agenda Item 7.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.

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 will 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

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

Executive Board

October 15, 2020

Agenda Item 7.a.

Regional Housing Needs Allocation (RHNA) Update

Blueprint will lead to changes in the allocations that result from the RHNA methodology, and thus the subregion shares.

Next Steps:

The proposed RHNA methodology approved by the ABAG Executive Board will be released for public comment, including a public hearing.

Recommended Action:

The ABAG Executive Board is requested to approve Option 8A: High Opportunity Areas Emphasis & Job Proximity with the 2050 Households (Blueprint) baseline allocation as the proposed RHNA methodology, as recommended by the Housing Methodology Committee and Regional Planning Committee.

Attachments:

A. Memo – Proposed RHNA Methodology

Appendix 1 – Allocation Maps

Appendix 2 – Illustrative Allocations

Appendix 3 – Methodology Factors Overview

Appendix 4 – Evaluation Metrics

Appendix 5 – Alternate Proposals

B. Presentation

Reviewed:



Therese W. McMillan

REGIONAL HOUSING NEEDS ALLOCATION



TO: ABAG Executive Board

DATE: October 15, 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.

HMC and RPC 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 (RPC) and Executive Board. On October 1st, the RPC voted 16 to 8 to recommend this methodology for approval by the Executive Board.

There are three primary components to the proposed RHNA methodology as shown in **Figure 1**.⁸

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.

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) 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.

At HMC meetings in July and August, HMC members expressed concerns about using Plan Bay Area forecasted housing growth as the baseline due to the Blueprint's emphasis on focused growth, particularly in the South Bay. While the HMC did support incorporating Plan Bay Area 2050 in the RHNA methodology, committee members expressed a desire to distribute growth more evenly throughout the region. In an attempt to balance the different perspectives from HMC members about using the Blueprint in the methodology, staff developed the 2050 Households (Blueprint) baseline in order to include the Plan Bay Area 2050 Blueprint but also temper the forecasted development pattern to ensure the methodology affirmatively furthers fair housing in all communities.

At the August 13th HMC meeting, the HMC did not recommend using the forecasted housing growth from the Blueprint as the baseline allocation, but HMC members did come to consensus to recommend using the 2050 Households (Blueprint) baseline. 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.

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

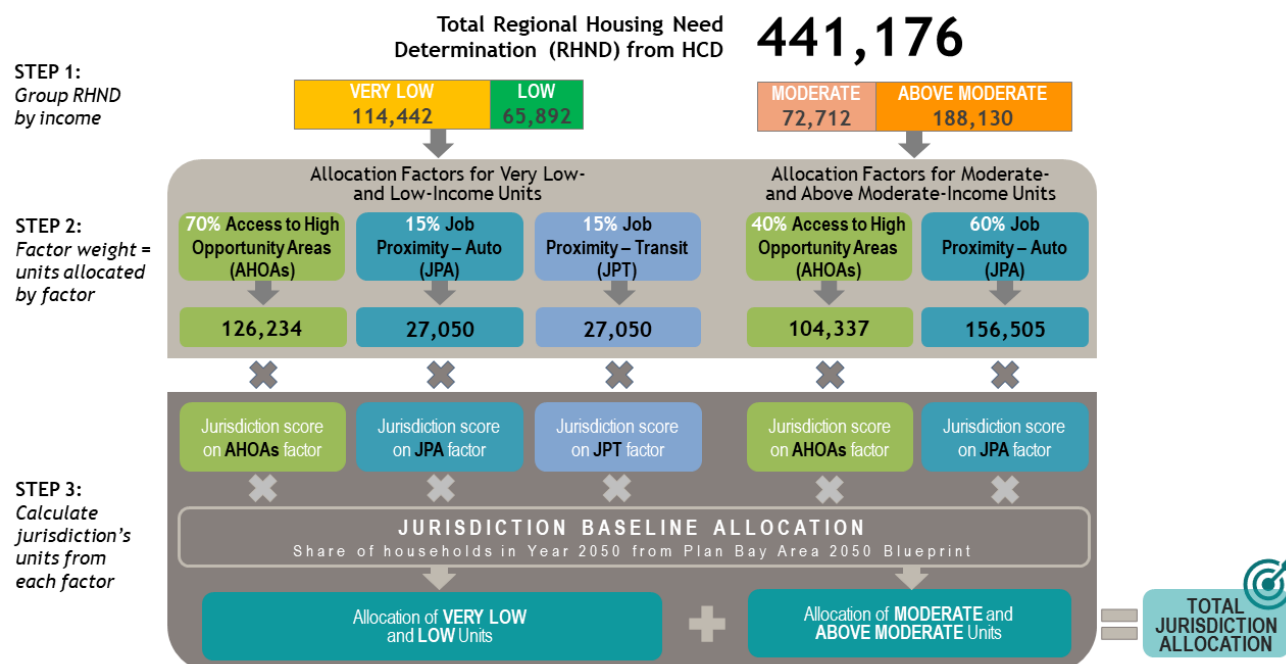
3. Factors and weights for allocating units by income category:

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



HMC 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 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. A few HMC members also suggested revisiting a baseline option based solely on the forecasted growth pattern from the Blueprint, but the majority of the HMC did not want to pursue this option.

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

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

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 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. ABAG/MTC staff is continuing these conversations despite the lack of consensus between cities and counties at this time. If affected jurisdictions can come to agreement,

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

changes could be integrated into the draft RHNA methodology to be released by December 2020. 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.

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.

Alternate Proposals from Some RPC and HMC Members

As noted previously, on October 1st, the RPC voted 16 to 8 to recommend Option 8A with the 2050 Households (Blueprint) baseline as the proposed RHNA methodology for approval by the Executive Board. However, some members of the RPC and HMC requested that other potential options that had been discussed by the HMC but not recommended to the RPC for consideration be brought forward to the Executive Board. These proposals include:

- **2015-2050 Growth (Blueprint) Baseline with Option 8A Factors/Weights:** this option uses the same factors and weights as the proposed RHNA methodology recommended by the HMC and RPC, but incorporates household growth from the Plan Bay Area 2050 Blueprint instead of 2050 Households as the baseline allocation. This change to the baseline results in a significantly different pattern of RHNA allocations compared to the recommended proposed methodology. As noted earlier, the HMC considered using

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.

housing growth from the Blueprint as the baseline allocation and chose not to move forward with that option.

- **Option 6A: Modified High Opportunity Areas Emphasis with equity adjustment:** this option includes the factors and weights shown in **Table 2** and uses 2050 Households (Blueprint) as the baseline allocation. This proposal also includes the “equity adjustment” that, as mentioned previously, the HMC opted not to include in the proposed methodology (see page 4). Additionally, although ABAG/MTC staff recommended Option 6A as the proposed methodology at the September 18th HMC meeting, the HMC chose Option 8A as a compromise recommendation that better reflected the diverse viewpoints of the committee.

Table 2: Factors and Weights for Option 6A			
Very Low and Low Units		Moderate and Above Moderate Units	
70%	Access to High Opportunity Areas	40%	Access to High Opportunity Areas
30%	Jobs-Housing Fit	60%	Job Proximity – Auto

Appendix 5 provides more information about these alternate proposals.

Requested Action

The ABAG Executive Board is requested to approve Option 8A: High Opportunity Areas Emphasis & Job Proximity with the 2050 Households (Blueprint) baseline allocation as the proposed RHNA methodology, as recommended by the Housing Methodology Committee and Regional Planning Committee.

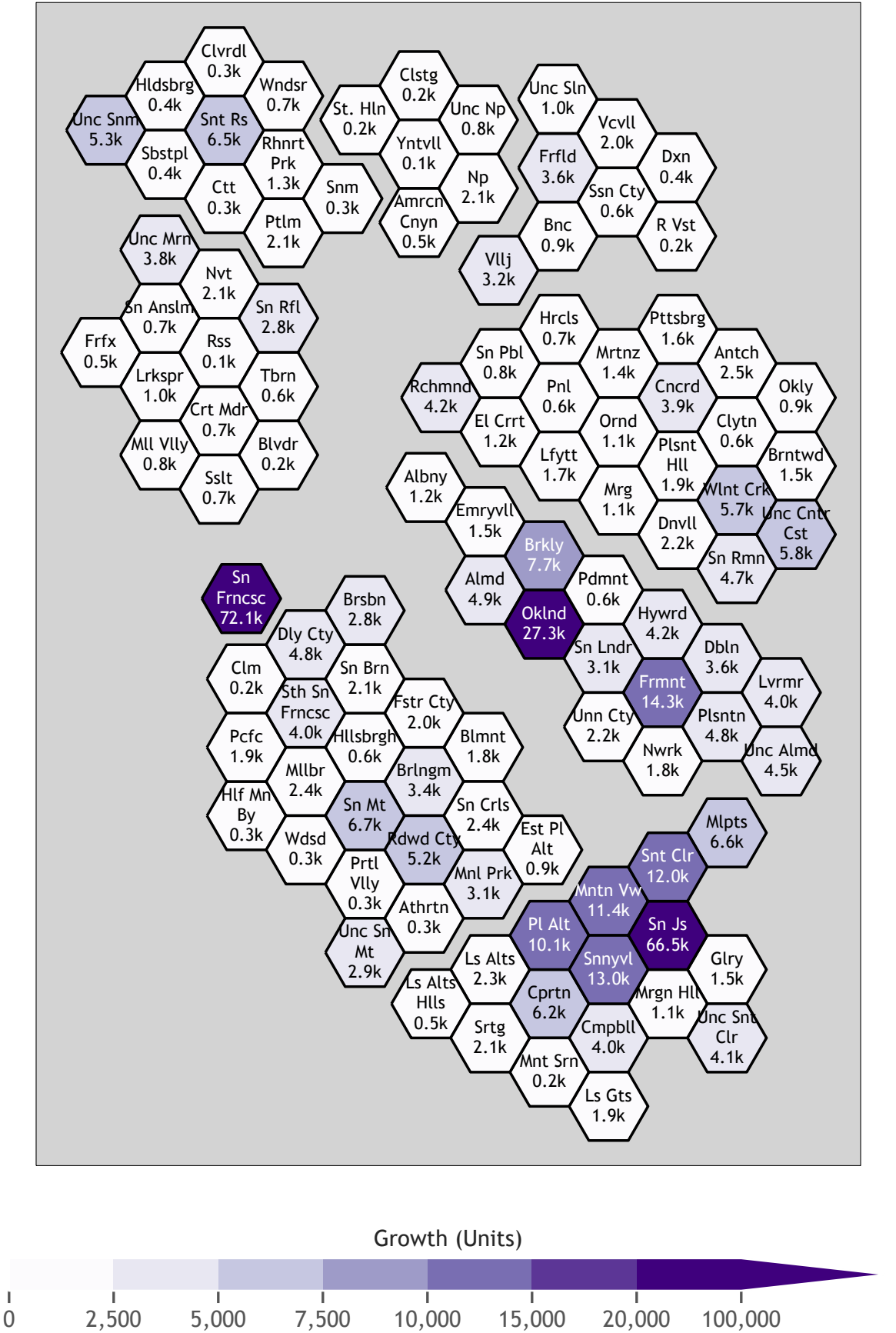
Next Steps

Upon approval by the Executive Board, the proposed RHNA methodology will be released for public comment, including a public hearing to be held in November 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.

Illustrative Allocations from HMC/RPC Proposed RHNA Methodology

Jurisdiction Total Allocation of 2023-2031 RHNA

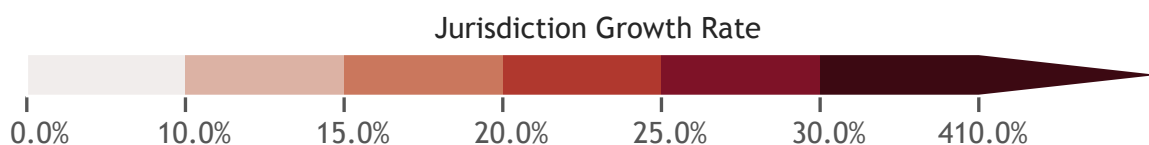
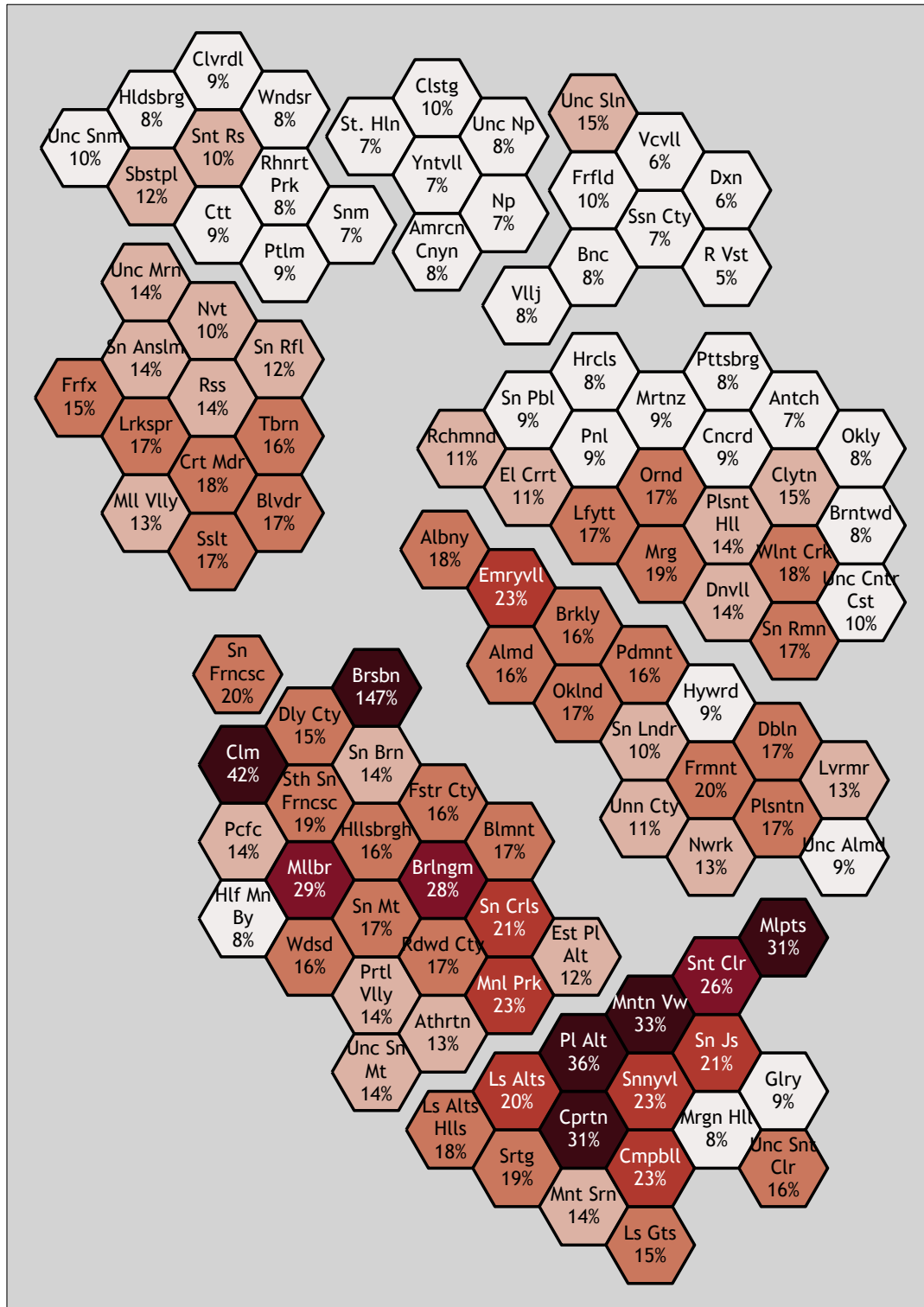
Option 8A: High Opportunity Areas Emphasis & Job Proximity (Baseline: 2050 Households (Blueprint))



Illustrative Allocations from HMC/RPC Proposed RHNA Methodology

Jurisdiction Growth Rate from 2019 households as a result 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
	Belvedere	49	28	23	61	161
Marin	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
Napa	American Canyon	124	72	81	209	486
	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 one of 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, Model Run 2015_06_002
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, Model Run 2015_06_002

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?

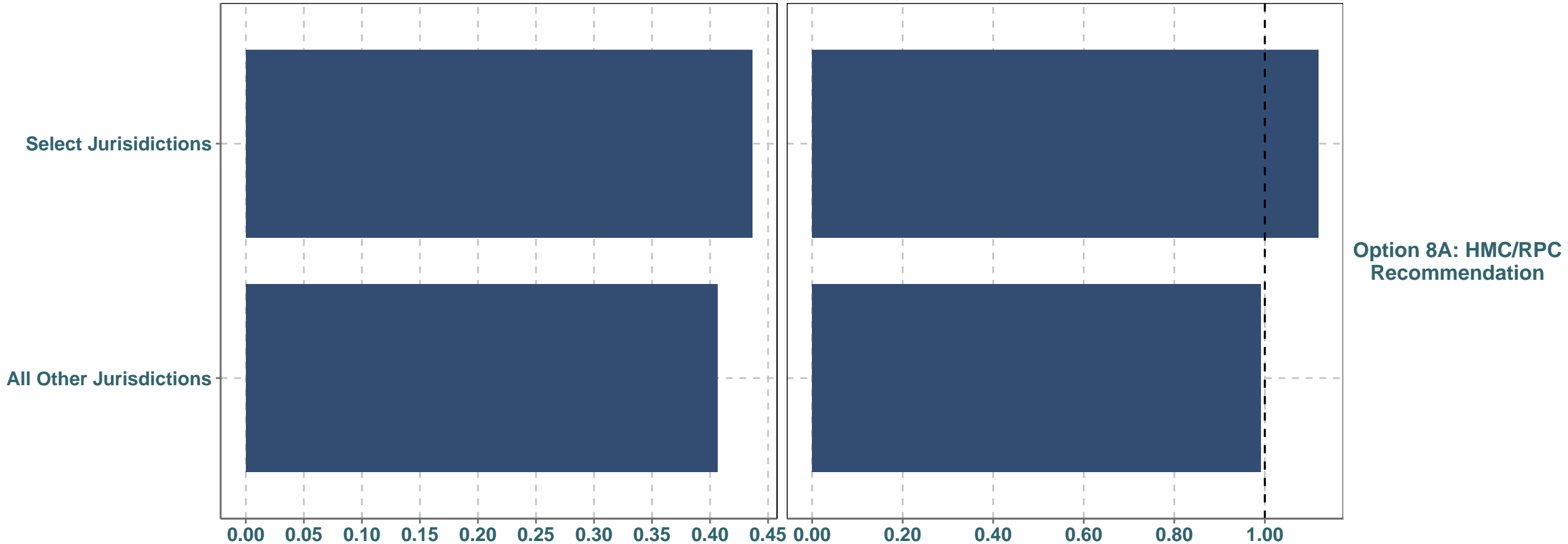
Comparison between the top 25 jurisdictions with the most expensive housing costs and the rest of the region

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

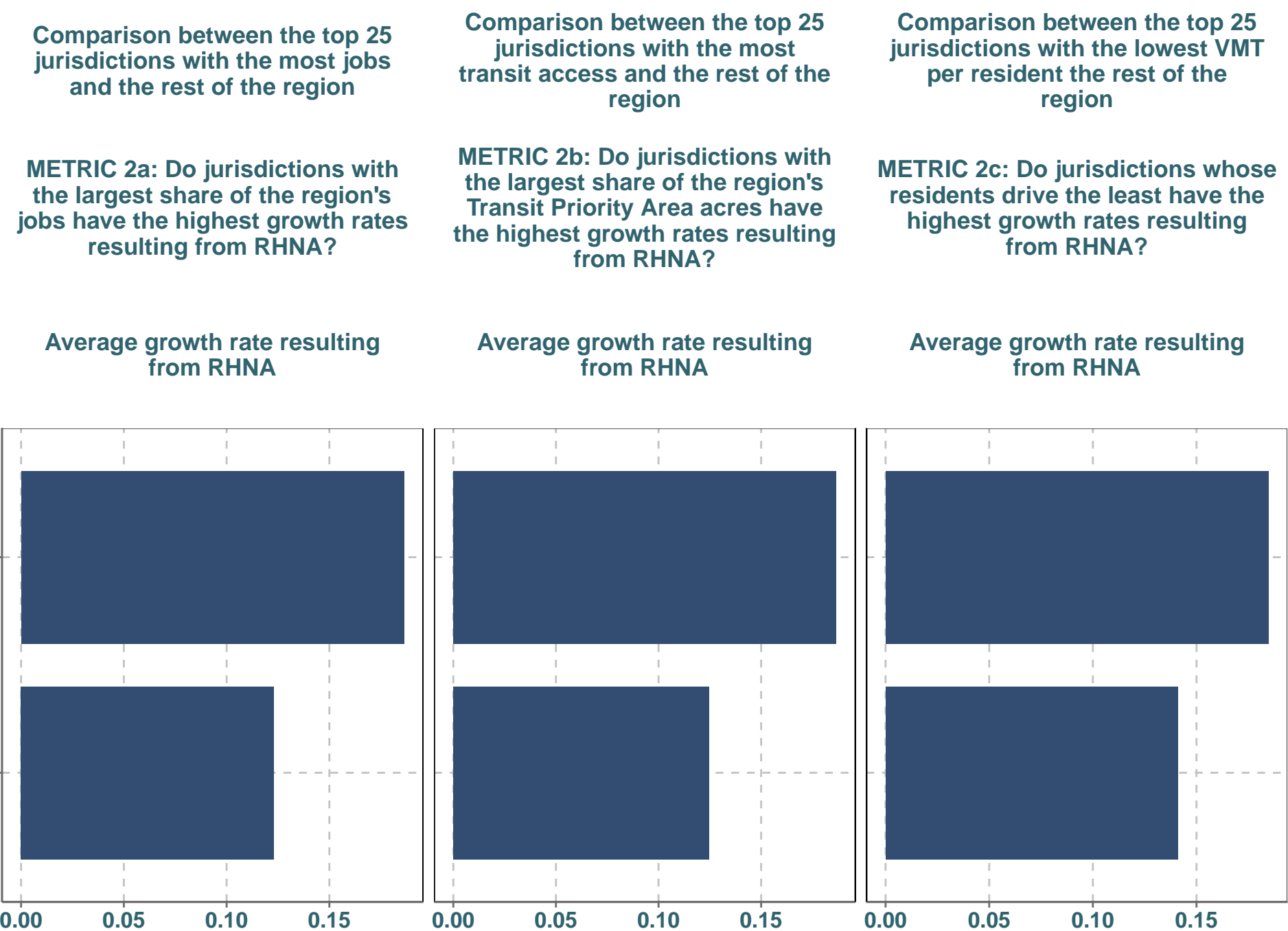
METRIC 1a.2: Do jurisdictions with the most expensive housing costs receive a share of the region's housing need that is at least proportional to their share of the region's households?

Percent of RHNA as lower income units

Ratio of share of total RHNA to share of 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?



Option 8A: HMC/RPC Recommendation

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?

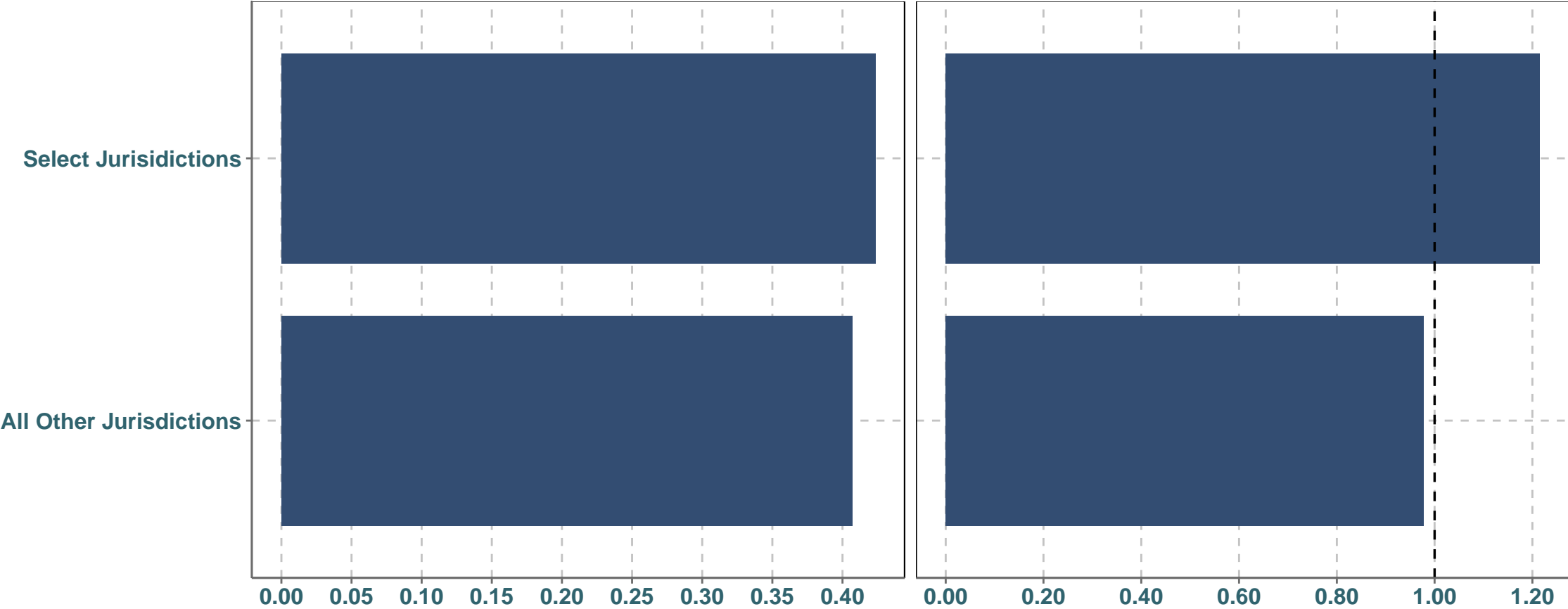
Comparison between the top 25 jurisdictions with the most unbalanced jobs-housing fit and the rest of the region

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?

Percent of RHNA as lower income units

Ratio of share of total RHNA to share of region's households

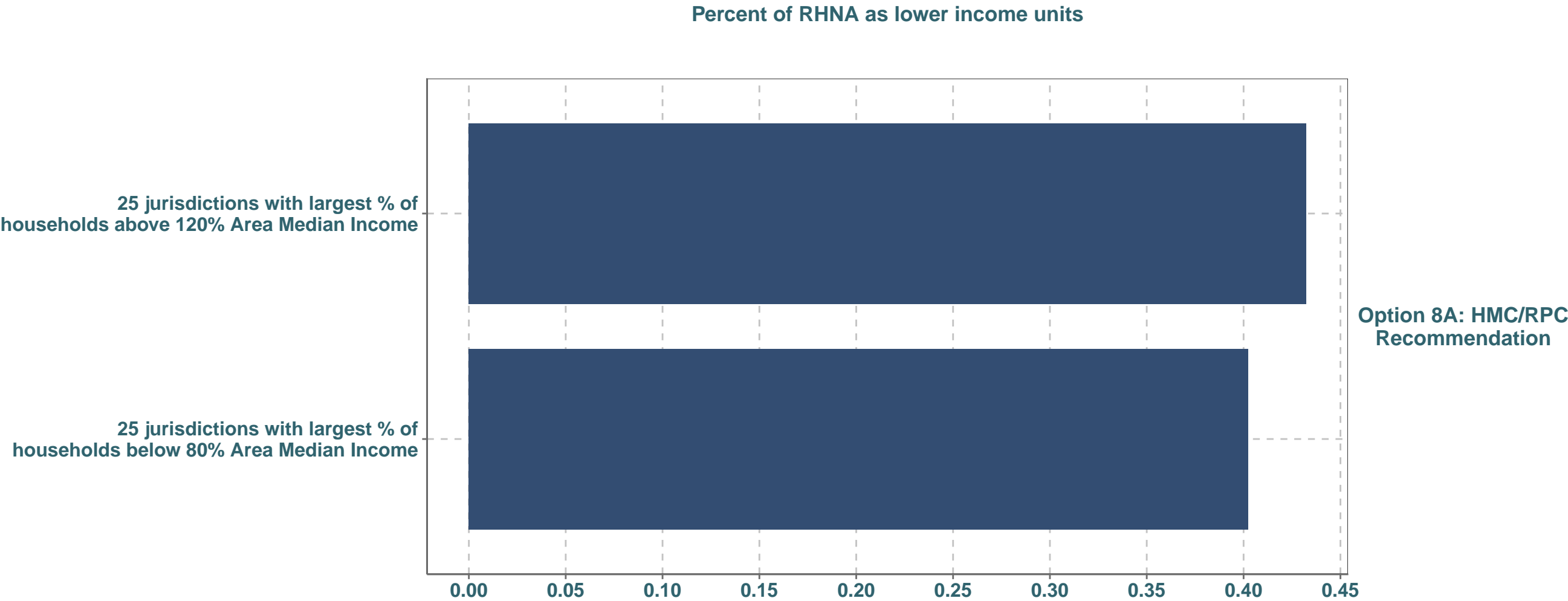


Option 8A: HMC/RPC Recommendation

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?

Comparison between the top 25 most disproportionately high-income jurisdictions and top 25 most disproportionately low-income jurisdictions

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?

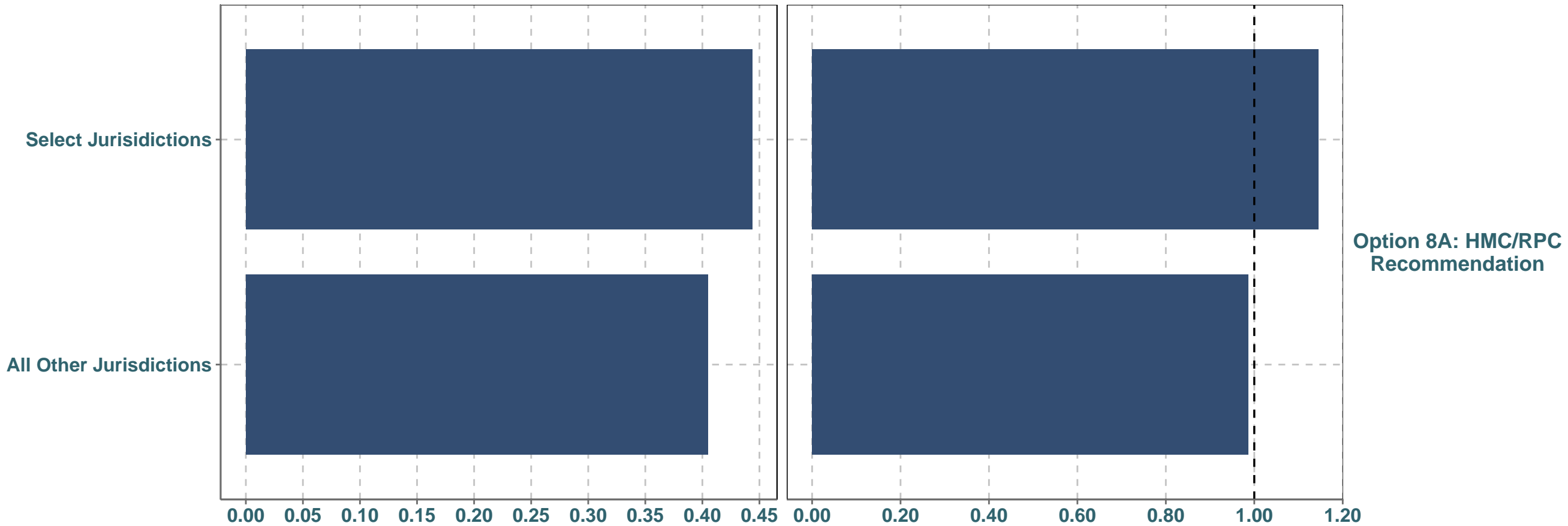
Comparison between the top 25 jurisdictions with the most access to resources
and the rest of the region

METRIC 5a.1: Do jurisdictions with the largest
percentage of households living in High or
Highest Resource 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 tracts receive a share of the
region's housing need that is at least
proportional to their share of the region's
households?

Percent of RHNA as lower income units

Ratio of share of total RHNA to share of
region's households

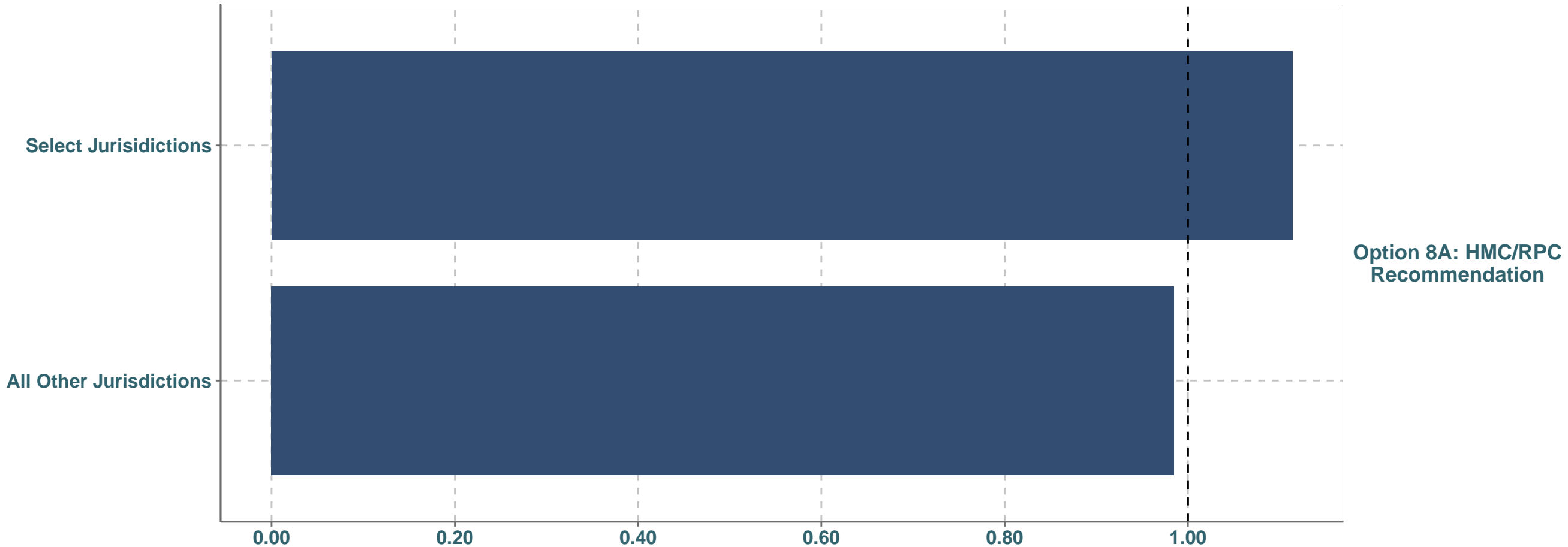


OBJECTIVE 5: Does the allocation affirmatively further fair housing?

Comparison between jurisdictions that have both above-average divergence scores and disproportionately large shares of high-income residents and the rest of the region

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?

Ratio of share of total RHNA to share of region's households

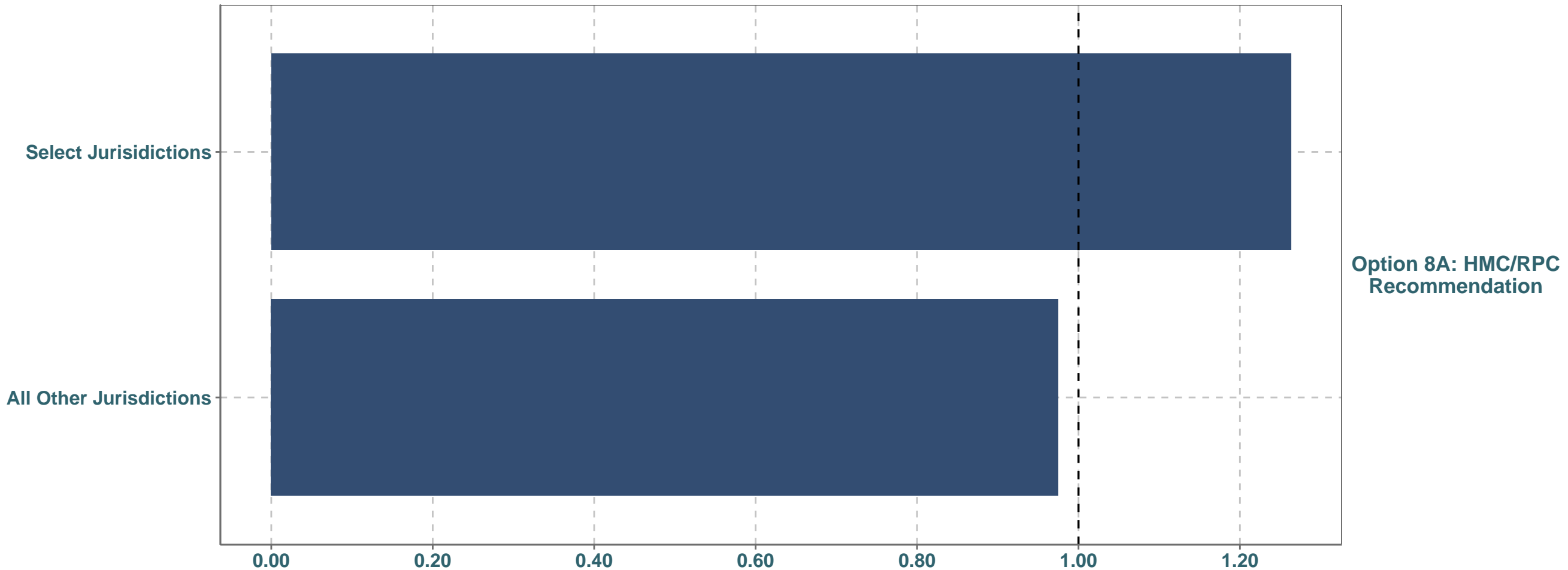


OBJECTIVE 5: Does the allocation affirmatively further fair housing?

**Comparison between the top 25 most disproportionately high-income jurisdictions
and the rest of the region**

**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?**

**Ratio of share of total RHNA to share of
region's households**



OBJECTIVE 5: Does the allocation affirmatively further fair housing?

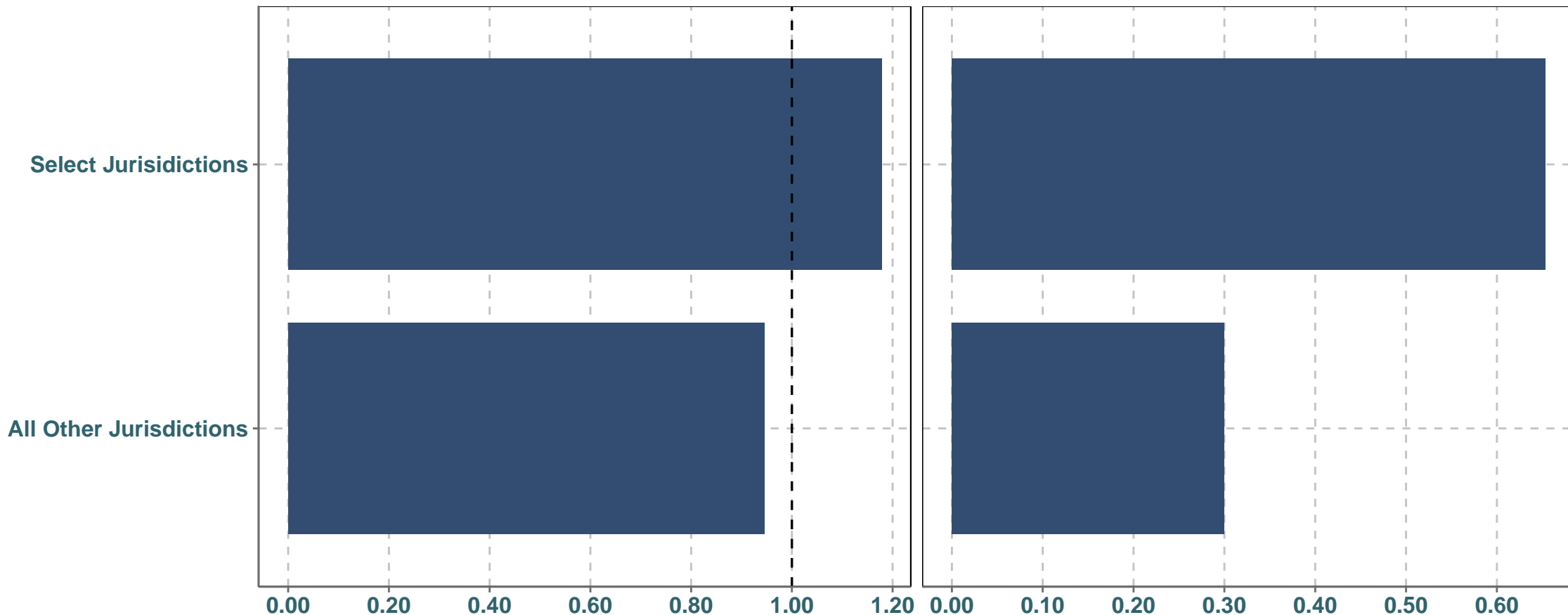
Comparison between the top 49 jurisdictions exhibiting above average racial and socioeconomic exclusion and the rest of the region

METRIC 5d.1: Do jurisdictions with levels of racial and socioeconomic 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: Does each jurisdiction exhibiting racial and socioeconomic 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 its total share of the region's households?

Ratio of share of lower-income RHNA to share of region's households

Jurisdictions receiving at least a proportional lower-income allocation

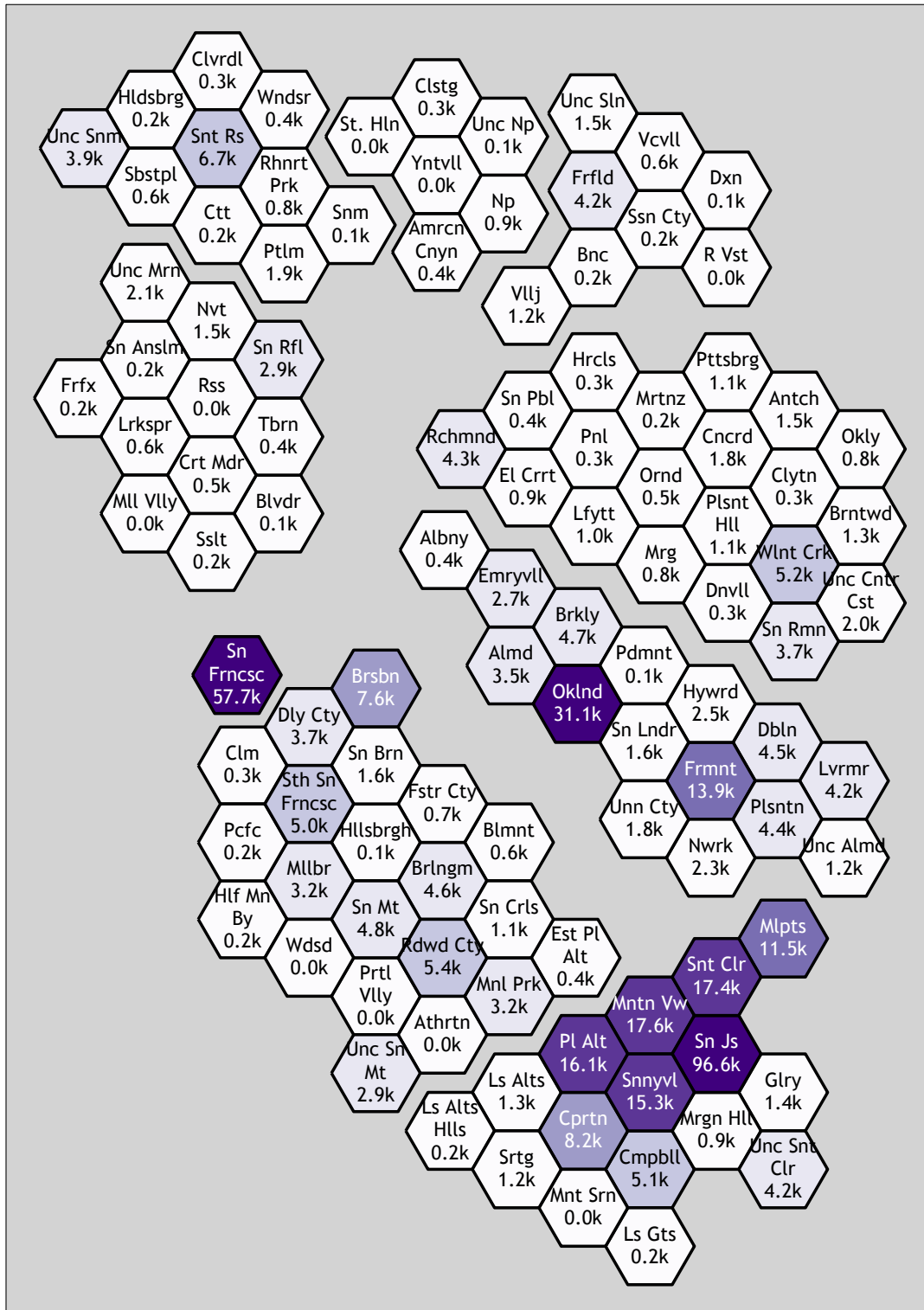


Option 8A: HMC/RPC Recommendation

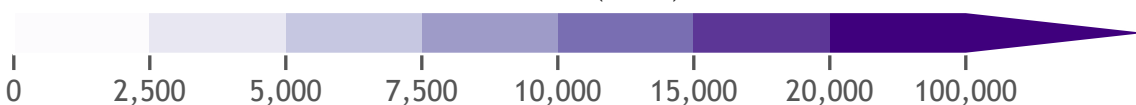
Illustrative Allocations from Alternate Proposals

Jurisdiction Total Allocation of 2023-2031 RHNA

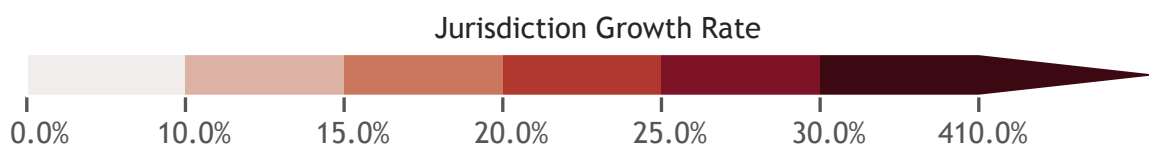
Blueprint Growth Baseline with 8A Factors/Weights(Baseline: Housing Growth (Blueprint))



Growth (Units)



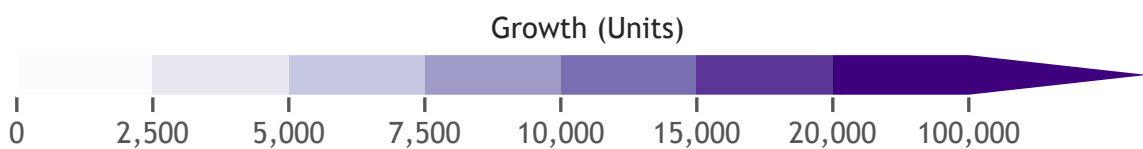
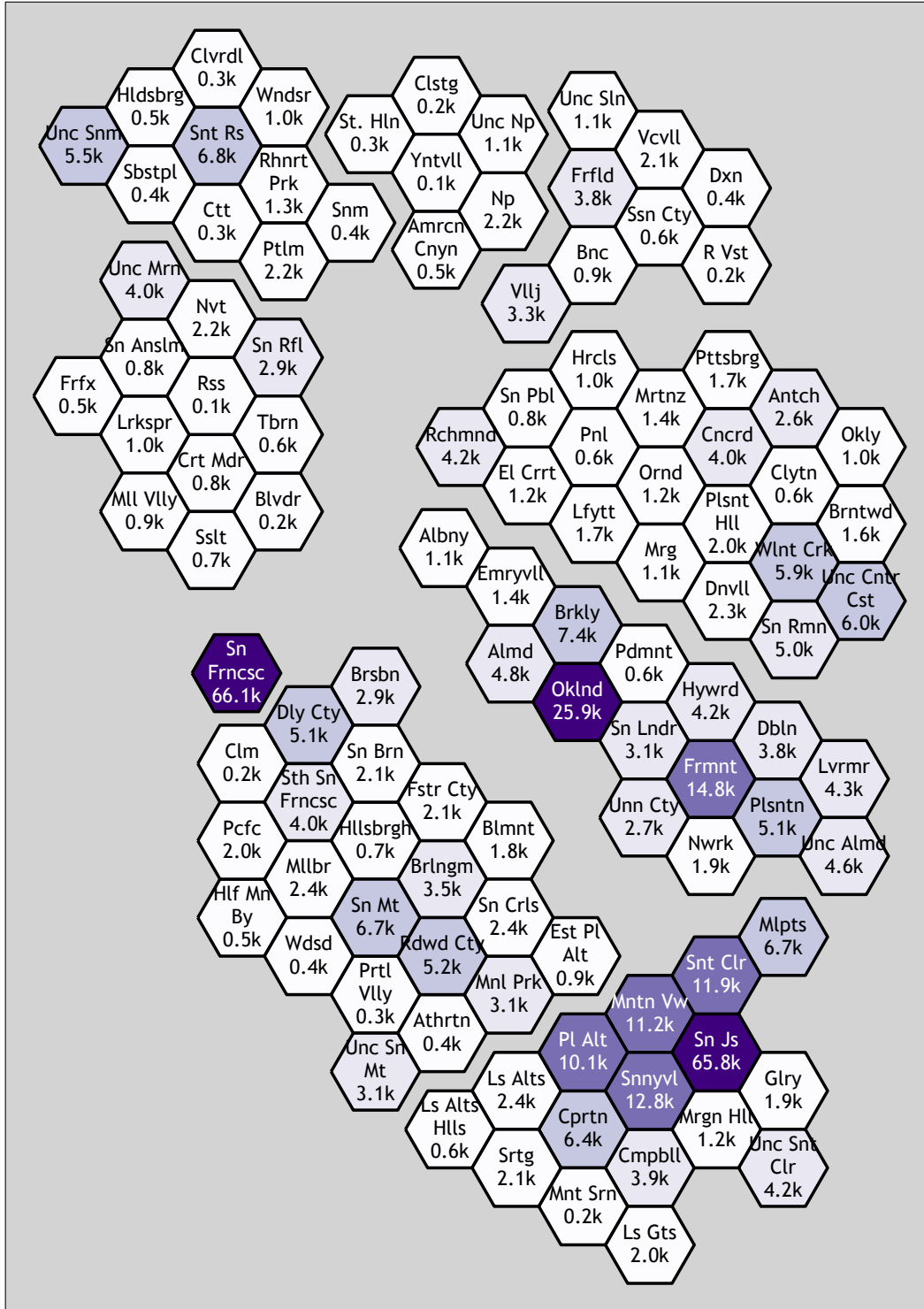
Blueprint Growth Baseline with 8A Factors/Weights(Baseline: Housing Growth (Blueprint))



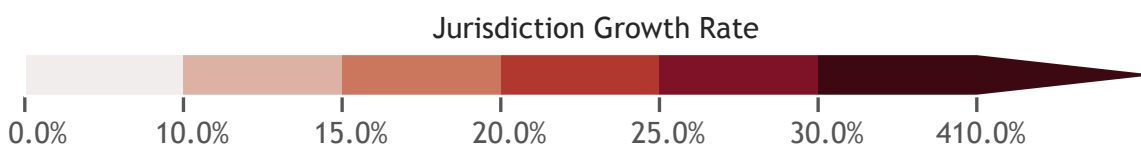
Illustrative Allocations from Alternate Proposals

Jurisdiction Total Allocation of 2023-2031 RHNA

Option 6A: Modified High Opportunity Areas Emphasis With Equity Adjustment (Baseline: 2050 Households (Blueprint))



**Option 6A: Modified High Opportunity Areas Emphasis
With Equity Adjustment (Baseline: 2050 Households
(Blueprint))**



Overview of RHNA Methodology Allocation Factors for Alternate Proposals

The allocation factors serve as one of 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 included in the alternate proposals put forward by some RPC members. 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.

Jobs-Housing Fit

This factor incorporates the relationship between housing and jobs, focusing specifically on jurisdictions with a high number of low-wage jobs per housing unit affordable to low-wage

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

workers. The *Jobs-Housing Fit* factor directs more housing units to jurisdictions with the most imbalanced ratio of low-wage jobs to housing affordable to low-wage workers. Accordingly, Option 6A included this factor for allocating very low- and low-income units, with the intent of improving the balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.

Table 1: Factors Included in Alternate Proposals for 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-Housing Fit	
Impact	More housing allocated to jurisdictions with a high number of low-wage jobs relative to the number of low-cost rental units.
Definition	Ratio of low-wage jobs (less than \$3,333/month) within a jurisdiction to the number of low-cost rental units (less than \$1,500/month) in the jurisdiction.
Data source	MTC; U.S. Census Bureau, ACS 2014-2018; Census LEHD LODES for 2015-2017
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.

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.

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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, and the alternate methodology options put forward by members of the ABAG Regional Planning Committee (RPC), perform 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?

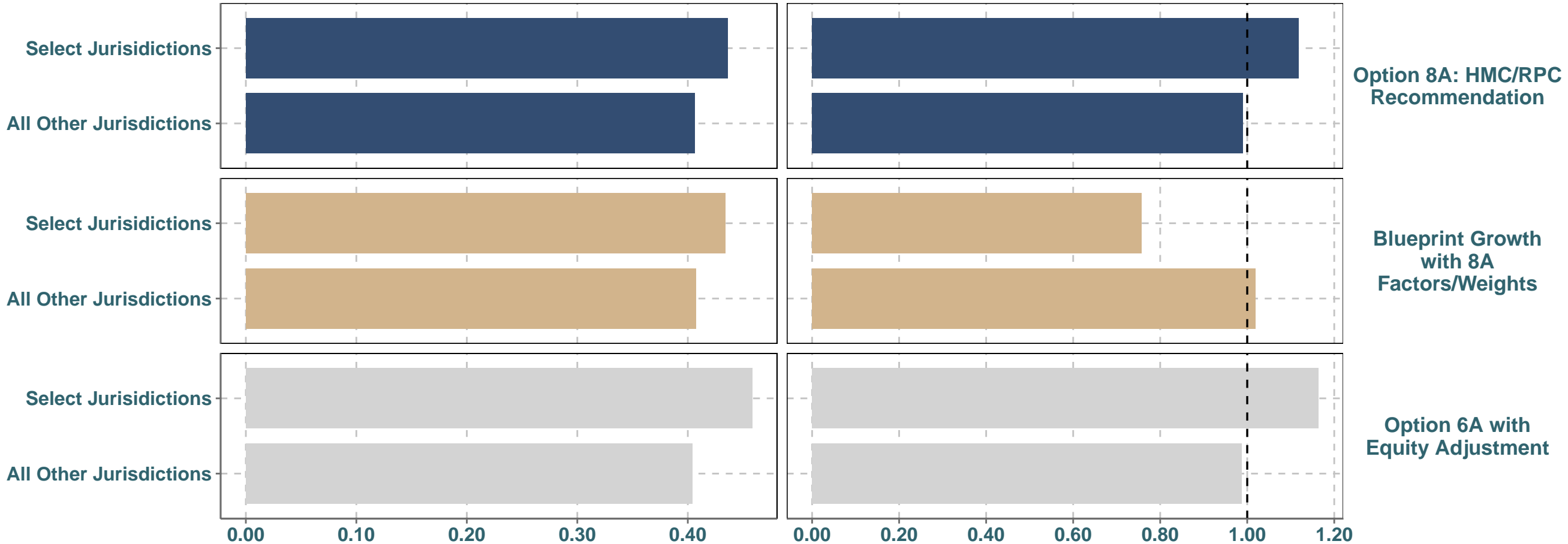
Comparison between the top 25 jurisdictions with the most expensive housing costs and the rest of the region

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

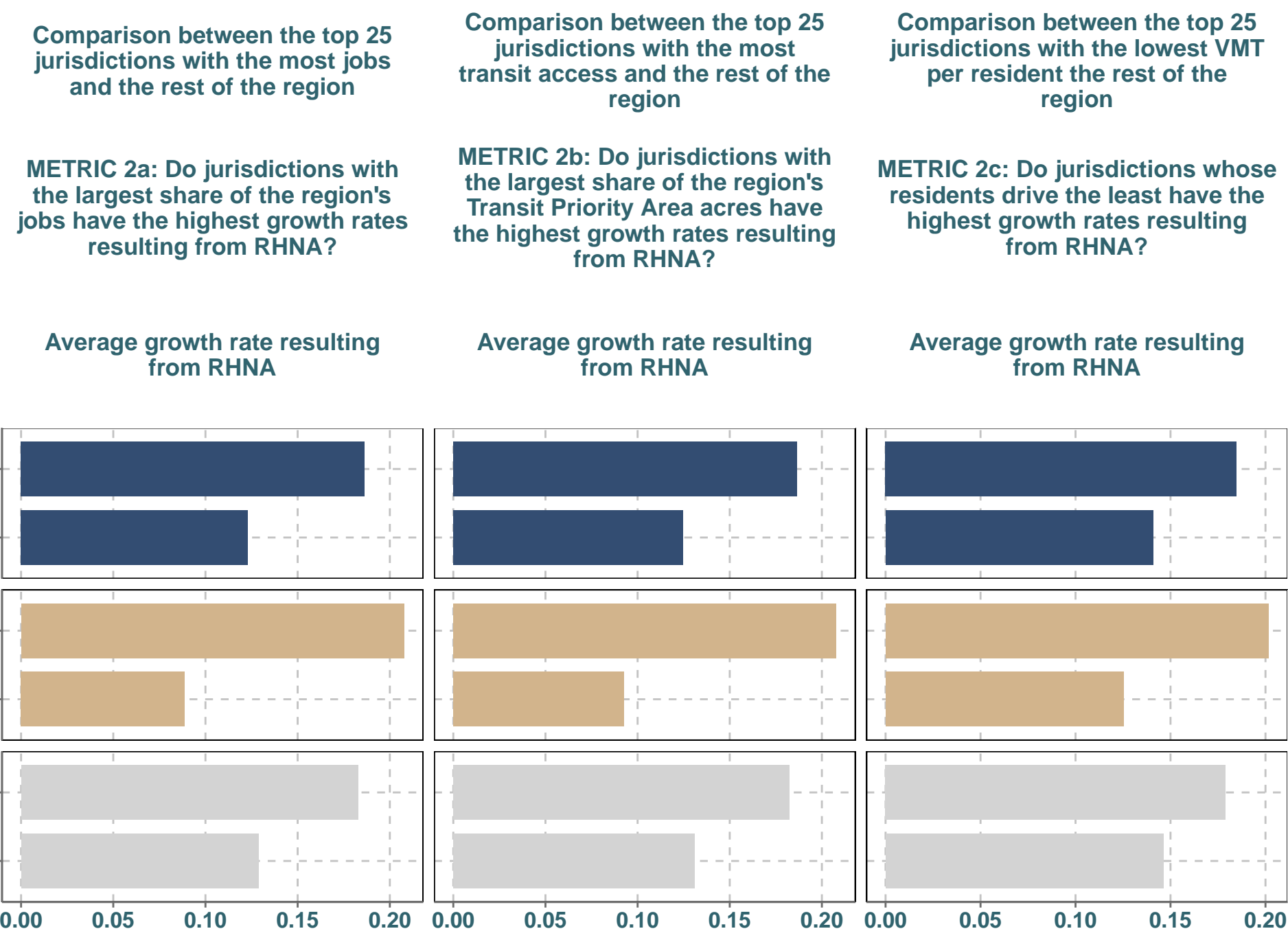
METRIC 1a.2: Do jurisdictions with the most expensive housing costs receive a share of the region's housing need that is at least proportional to their share of the region's households?

Percent of RHNA as lower income units

Ratio of share of total RHNA to share of 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?



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?

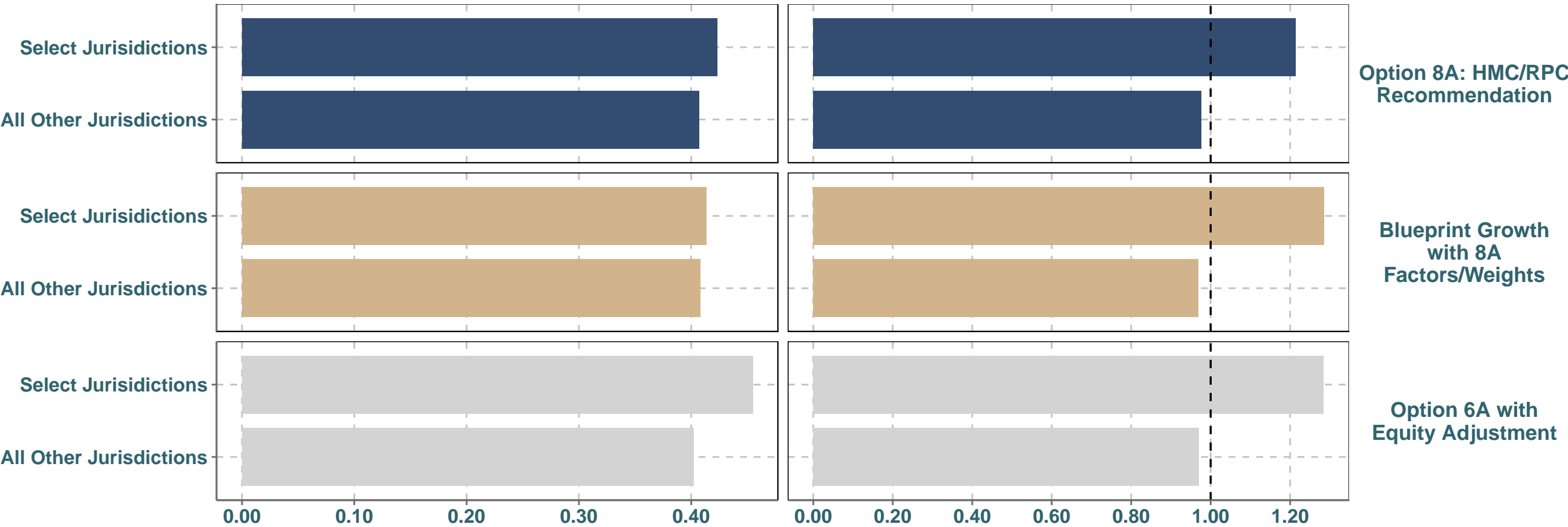
Comparison between the top 25 jurisdictions with the most unbalanced jobs-housing fit and the rest of the region

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?

Percent of RHNA as lower income units

Ratio of share of total RHNA to share of region's households

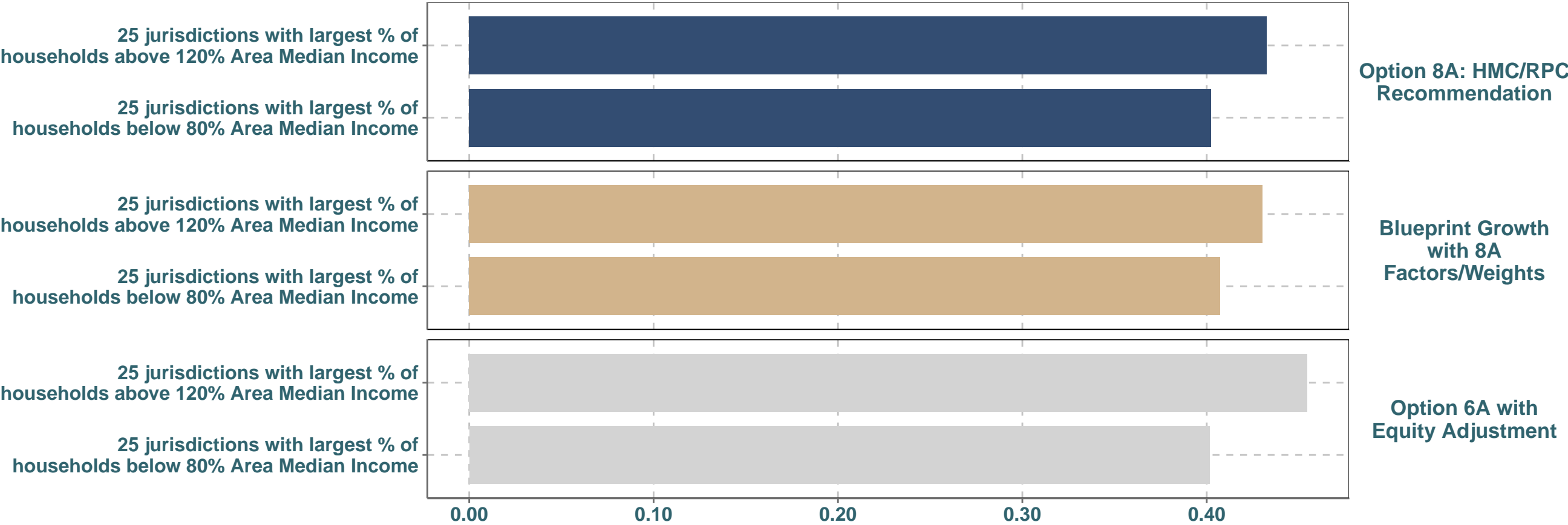


OBJECTIVE 4: Does the allocation direct a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category?

Comparison between the top 25 most disproportionately high-income jurisdictions and top 25 most disproportionately low-income jurisdictions

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?

Percent of RHNA as lower income units



OBJECTIVE 5: Does the allocation affirmatively further fair housing?

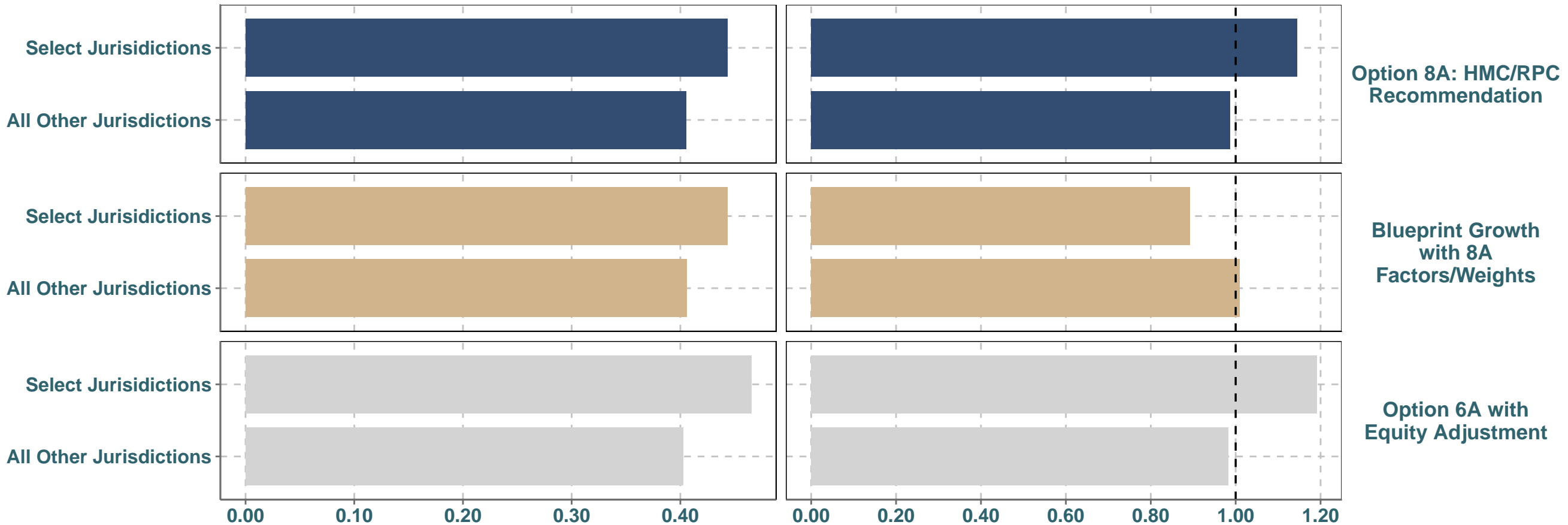
Comparison between the top 25 jurisdictions with the most access to resources
and the rest of the region

METRIC 5a.1: Do jurisdictions with the largest
percentage of households living in High or
Highest Resource 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 tracts receive a share of the
region's housing need that is at least
proportional to their share of the region's
households?

Percent of RHNA as lower income units

Ratio of share of total RHNA to share of
region's households

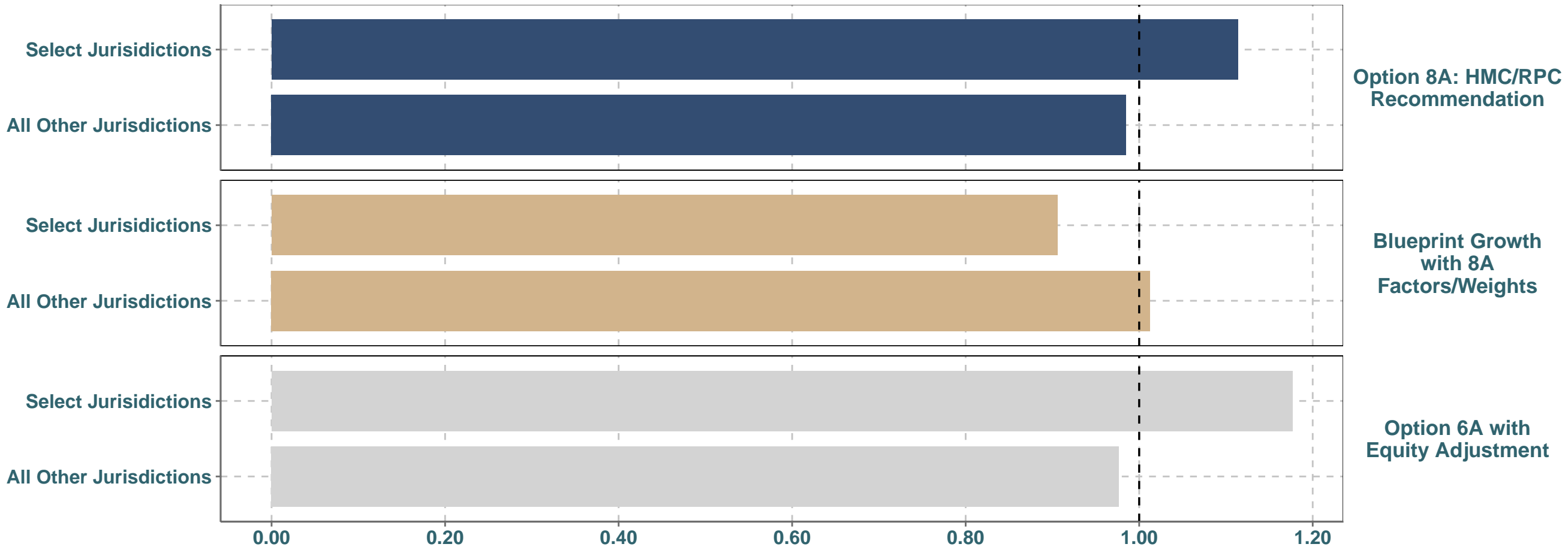


OBJECTIVE 5: Does the allocation affirmatively further fair housing?

Comparison between jurisdictions that have both above-average divergence scores and disproportionately large shares of high-income residents and the rest of the region

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?

Ratio of share of total RHNA to share of region's households

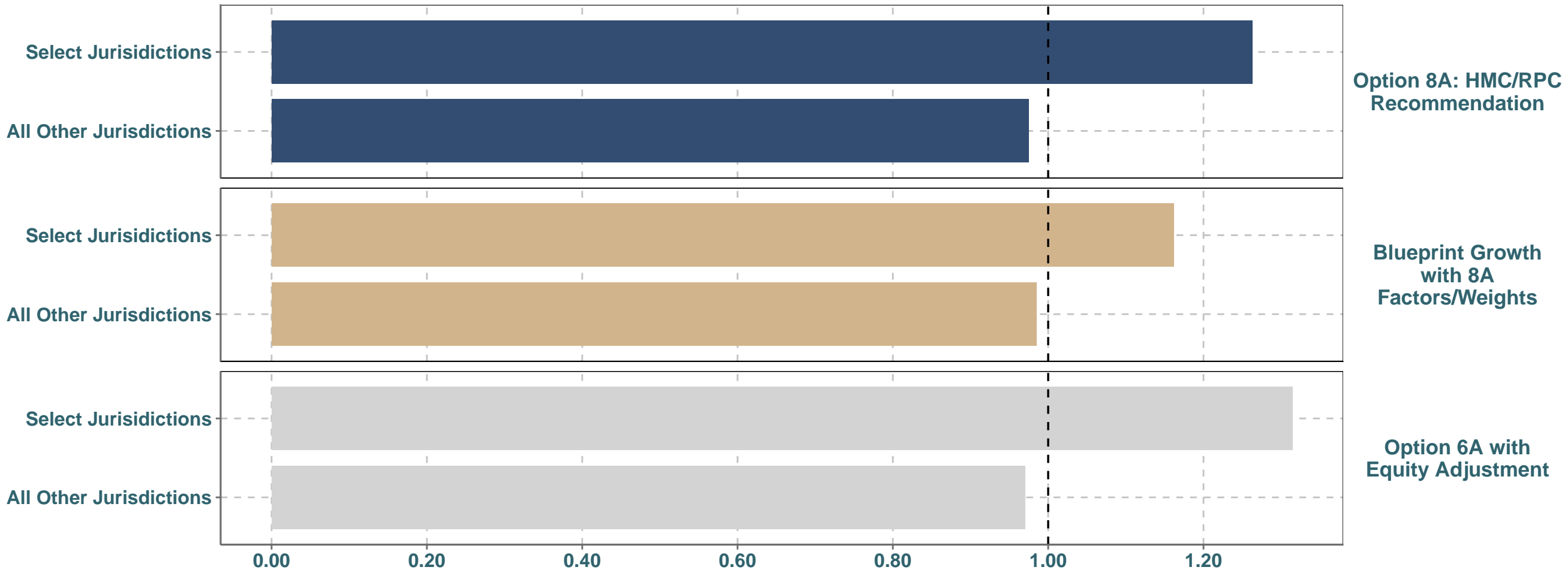


OBJECTIVE 5: Does the allocation affirmatively further fair housing?

Comparison between the top 25 most disproportionately high-income jurisdictions and the rest of the region

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?

Ratio of share of total RHNA to share of region's households



OBJECTIVE 5: Does the allocation affirmatively further fair housing?

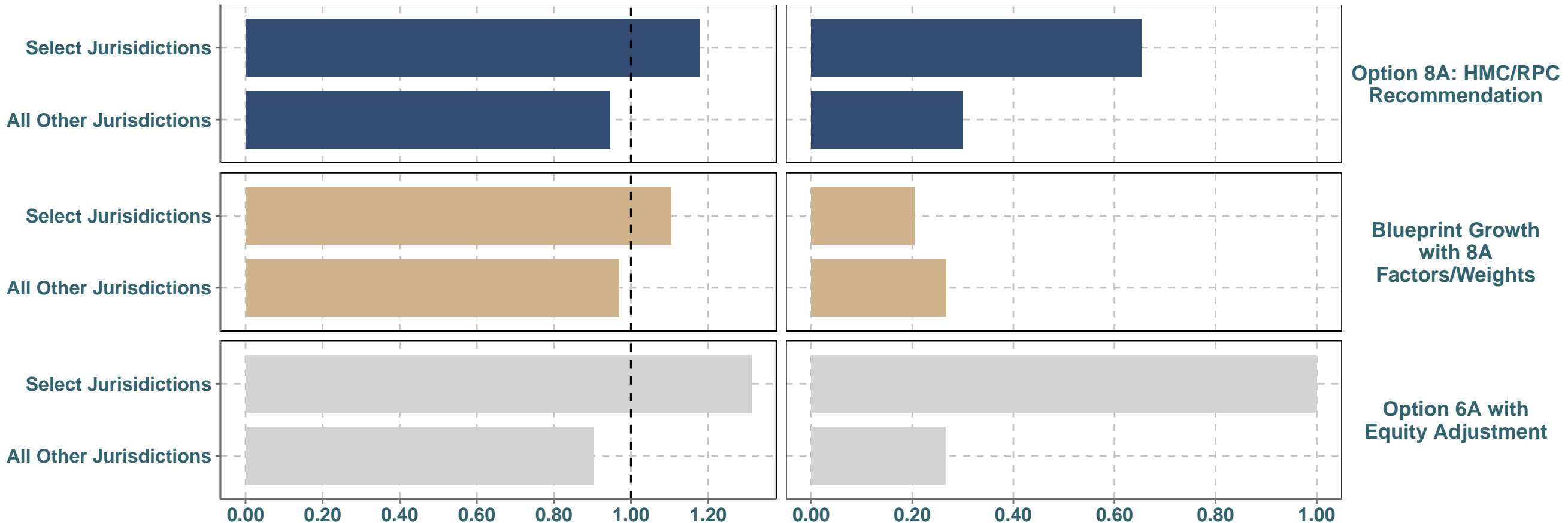
Comparison between the top 49 jurisdictions exhibiting above average racial and socioeconomic exclusion and the rest of the region

METRIC 5d.1: Do jurisdictions with levels of racial and socioeconomic 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: Does each jurisdiction exhibiting racial and socioeconomic 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 its total share of the region's households?

Ratio of share of lower-income RHNA to share of region's households

Jurisdictions receiving at least a proportional lower-income allocation





Proposed RHNA Methodology Recommended by HMC and RPC

ABAG Executive Board
October 15, 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

Proposed RHNA methodology recommended by HMC and RPC

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

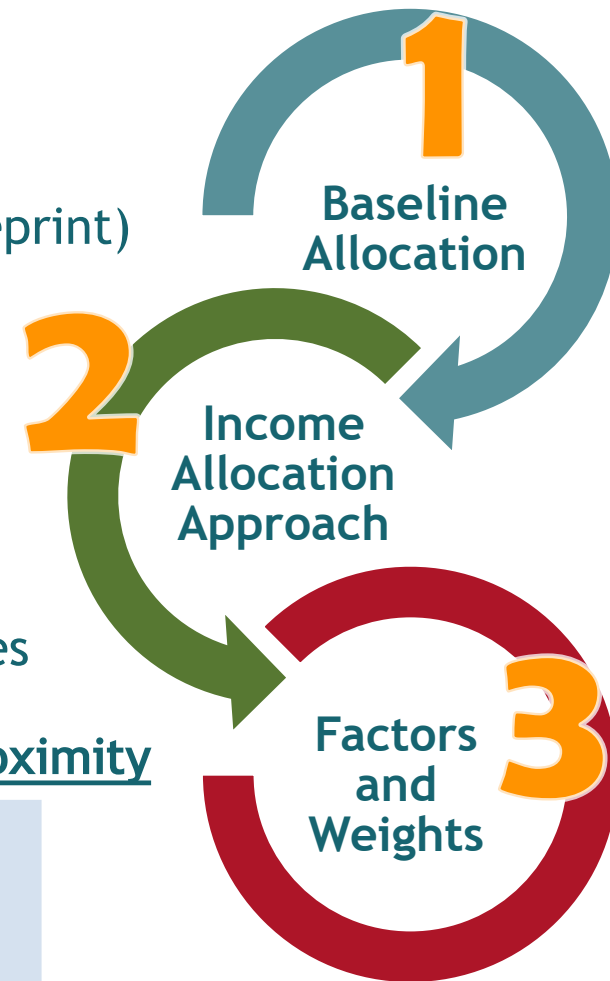
3. Factors and weights: Option 8A: High Opportunity Areas Emphasis & Job Proximity

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



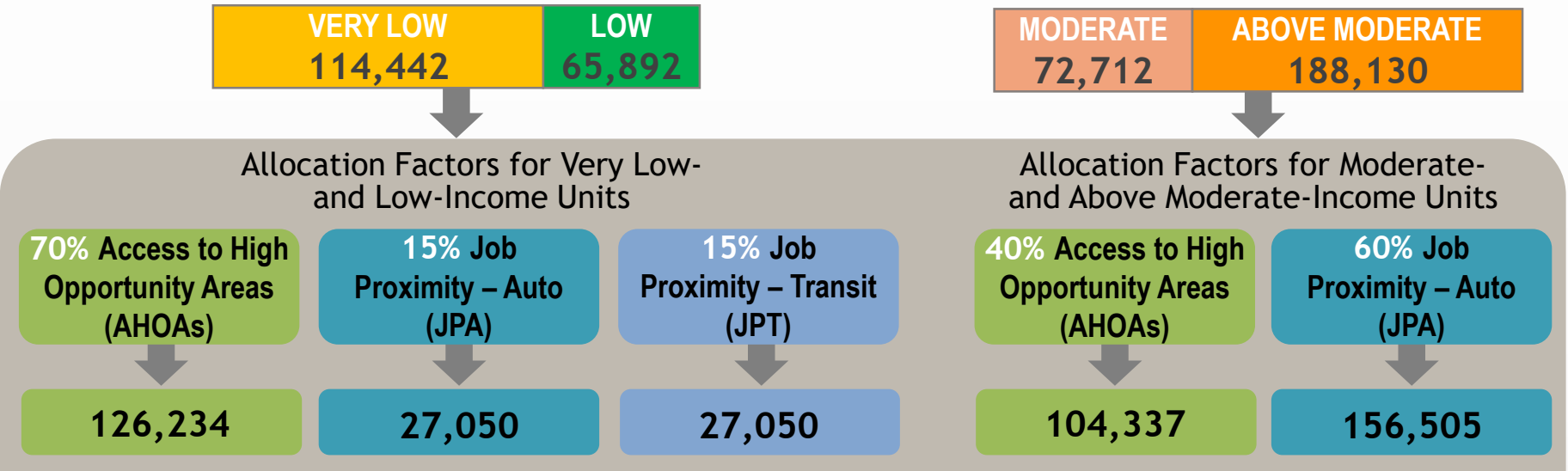
- Proposed RHNA methodology uses Year 2050 Households from Blueprint as baseline allocation
 - **Advances equity and sustainability outcomes** from Bay Area's long-range planning efforts
 - Directs growth to job centers, near transit; excludes areas with high fire risk, outside Urban Growth Boundaries
 - 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
- Final Blueprint growth pattern - slated for release in December 2020 - will affect RHNA allocations; key inputs (Strategies & Growth Geographies) were approved by ABAG Board and Commission in September 2020

STEP 1:
Group RHND
by income

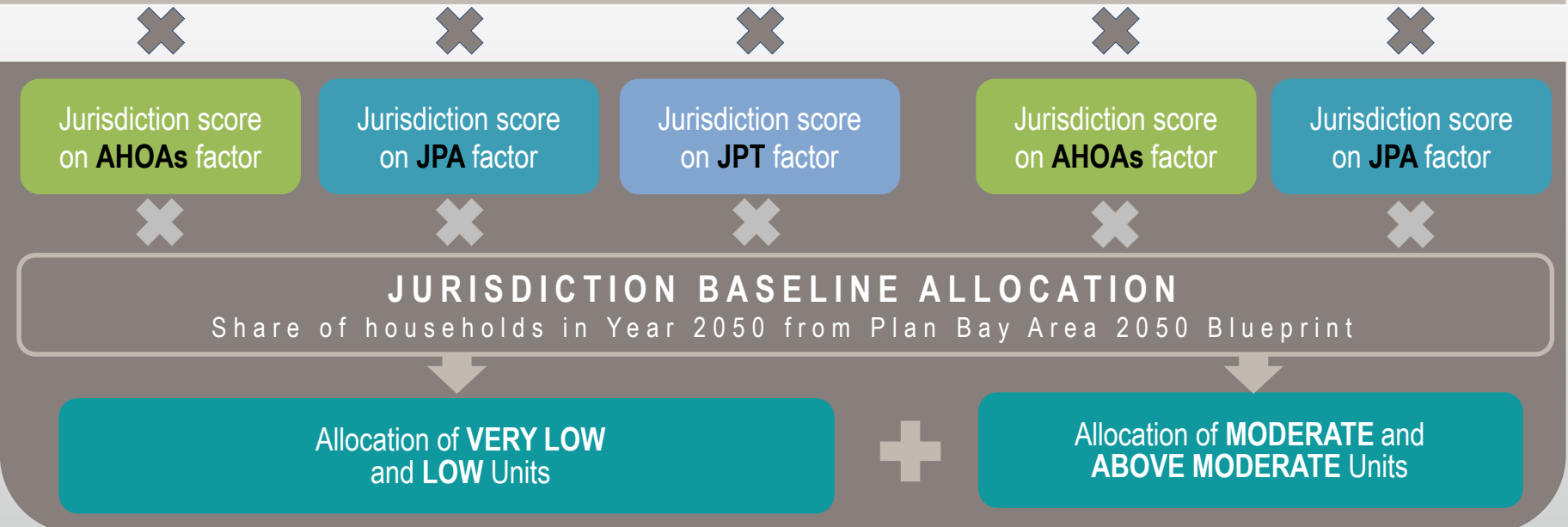
Total Regional Housing Need
Determination (RHND) from HCD

441,176

STEP 2:
Factor weight =
units allocated
by factor



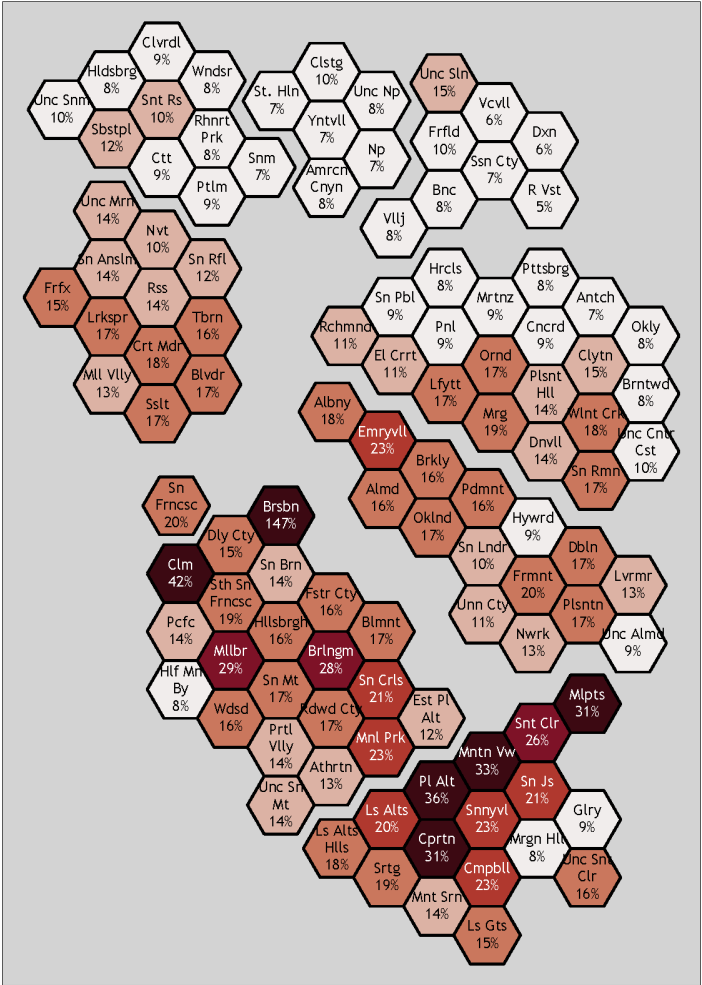
STEP 3:
Calculate
jurisdiction's
units from
each factor



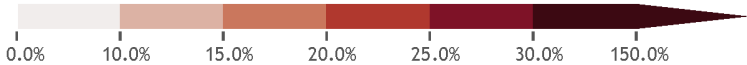
TOTAL JURISDICTION ALLOCATION

Illustrative allocations from proposed methodology

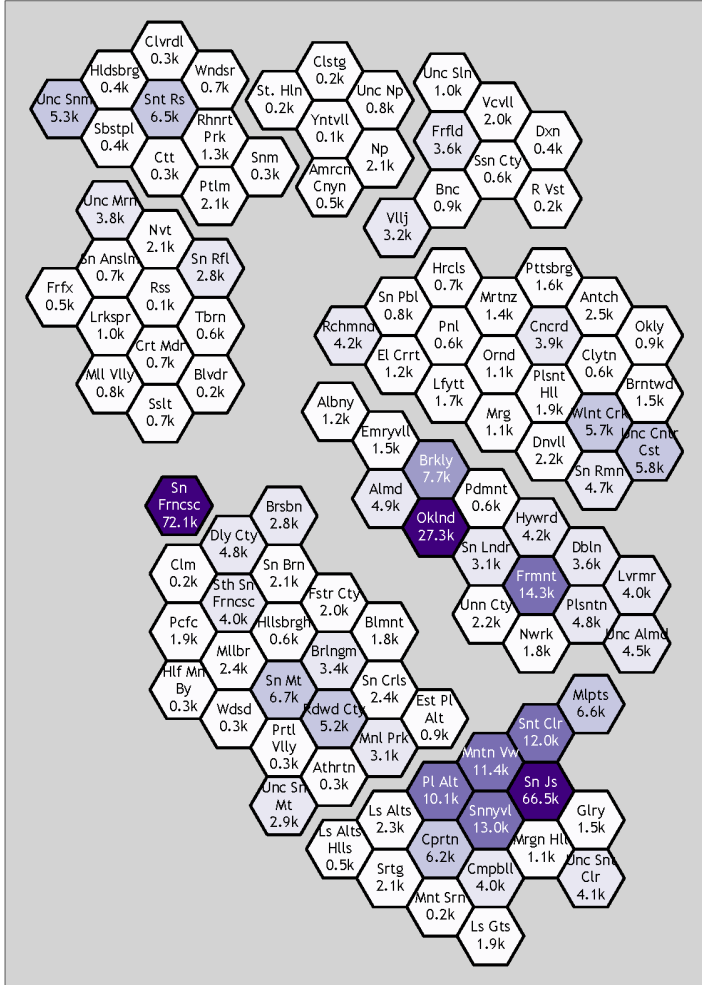
Jurisdiction
Growth Rate
from 2019
households as a
result of 2023-
2031 RHNA



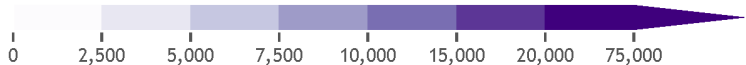
Jurisdiction Growth Rate



Jurisdiction
Total Allocation
of 2023-2031
RHNA units



Growth (Units)



See Appendix 1 for larger maps for proposed methodology

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)	Share of Bay Area jobs (2017)
Alameda	85,689	19%	23%	21%	20%
Contra Costa	43,942	10%	11%	14%	10%
Marin	14,160	3%	1%	4%	3%
Napa	3,816	1%	1%	2%	2%
San Francisco	72,080	16%	15%	13%	19%
San Mateo	48,490	11%	9%	10%	10%
Santa Clara	143,550	33%	31%	24%	27%
Solano	11,906	3%	4%	5%	4%
Sonoma	17,543	4%	4%	7%	5%
BAY AREA	441,176	100%	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

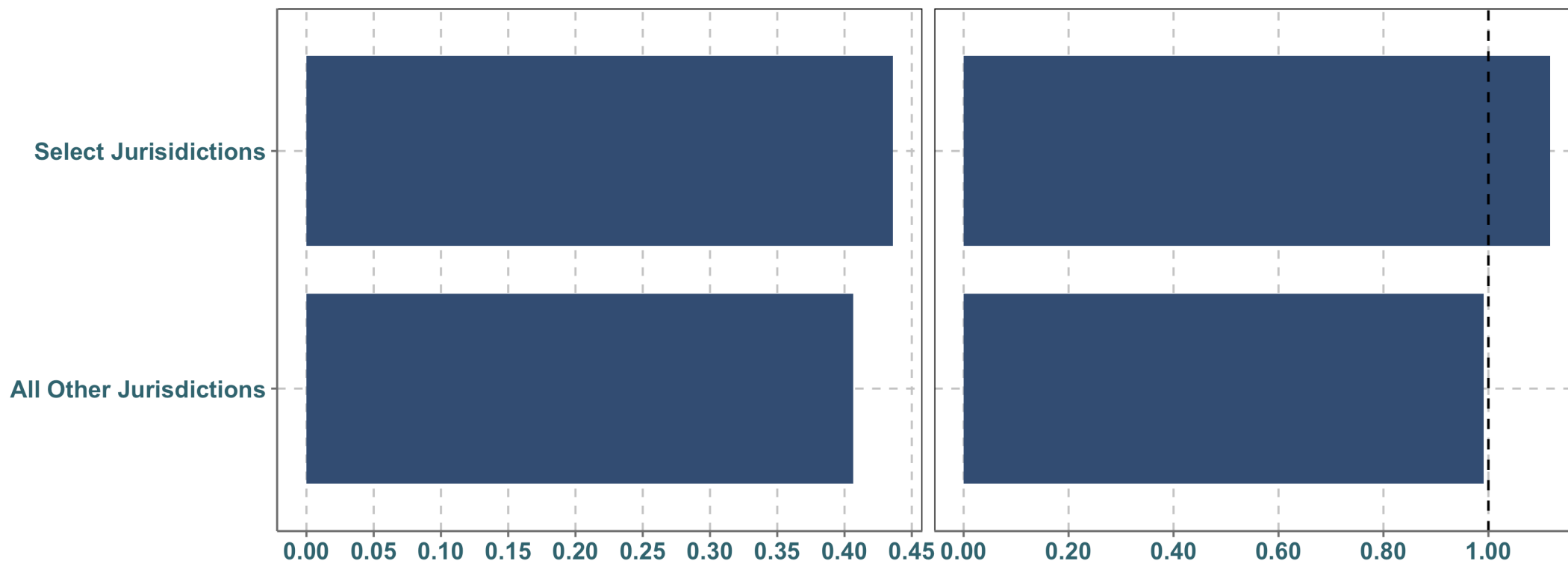
- Staff compared the RHNA allocation results from the proposed methodology to 30-year housing growth forecasts from the Plan Bay Area 2050 Draft Blueprint at the county and subcounty levels
- There were no consistency issues



Objective 1: increase the housing supply and the mix of housing types in an equitable manner

Metric 1a.1: Do the **least affordable jurisdictions** receive a large percent of their RHNA as lower-income units?

Metric 1a.2: Do the **least affordable jurisdictions** receive allocations proportional to share of households?



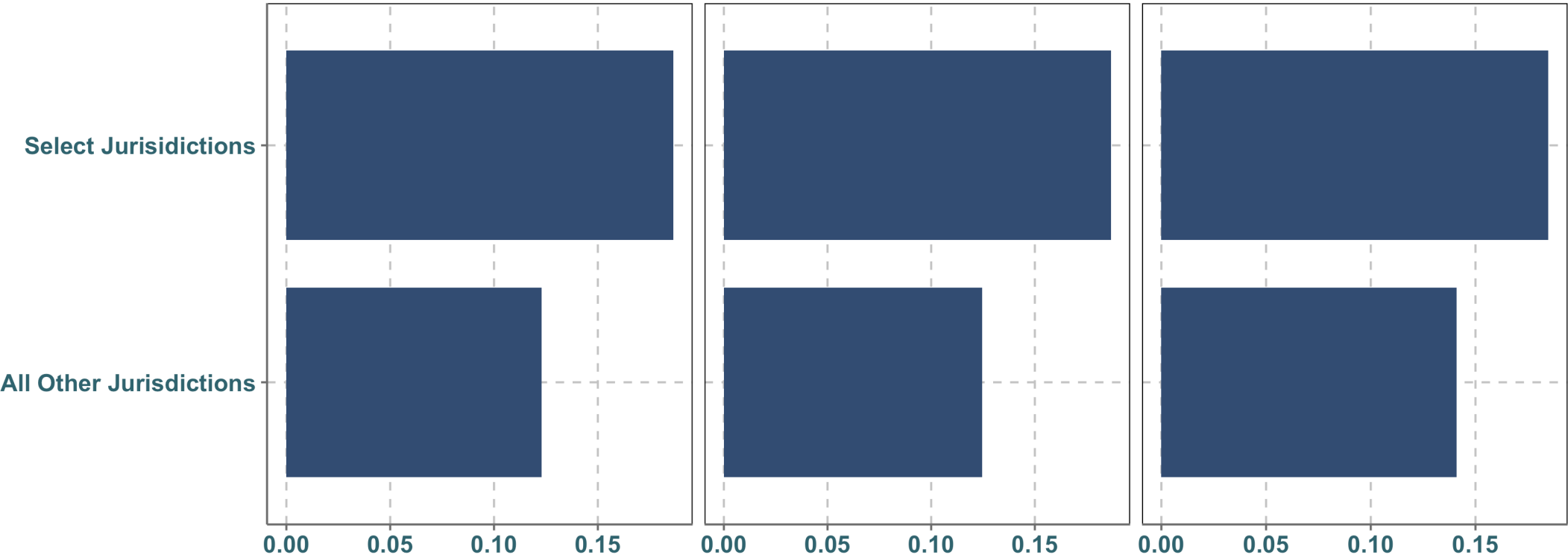
Option 8A: HMC/RPC
Recommendation

Objective 2: promote infill development, efficient development, and GHG reduction

Metric 2a: Do the jurisdictions with the most jobs have the highest growth rates?

Metric 2b: Do the jurisdictions with the most transit access have the highest growth rates?

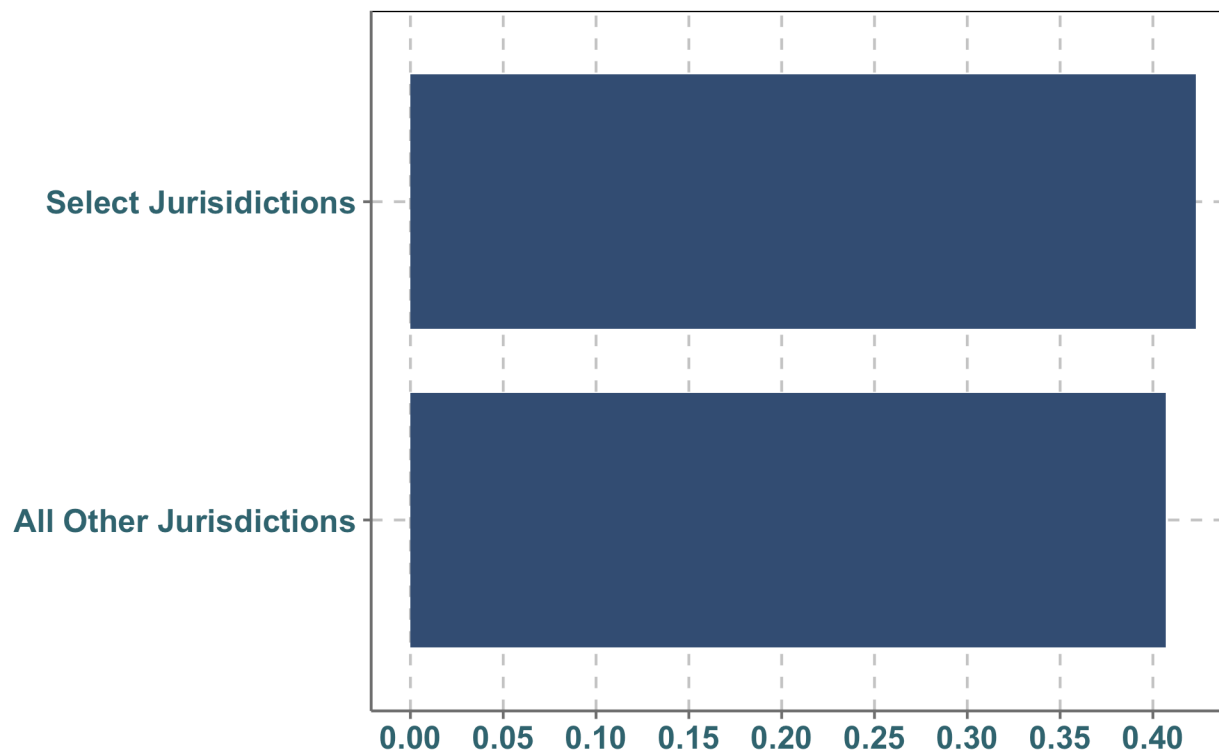
Metric 2c: Do the jurisdictions with the lowest VMT per resident have the highest growth rates?



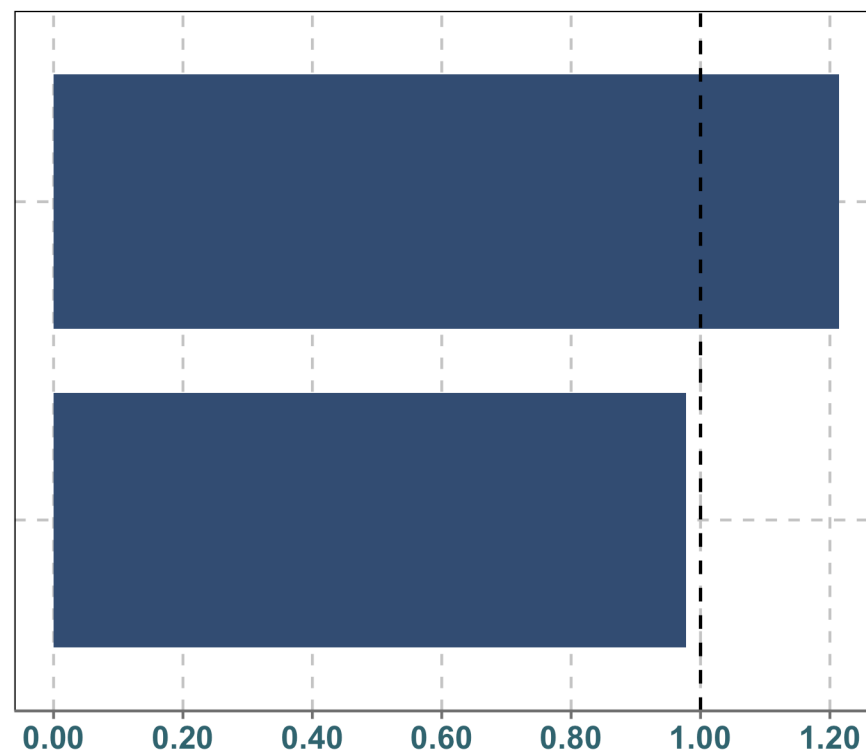
Option 8A: HMC/RPC Recommendation

Objective 3: promote better relationship between jobs and housing, particularly jobs-housing fit

Metric 3a.1: Do the jurisdictions with the least balanced jobs-housing fit receive a large percent of their RHNA as lower-income units?



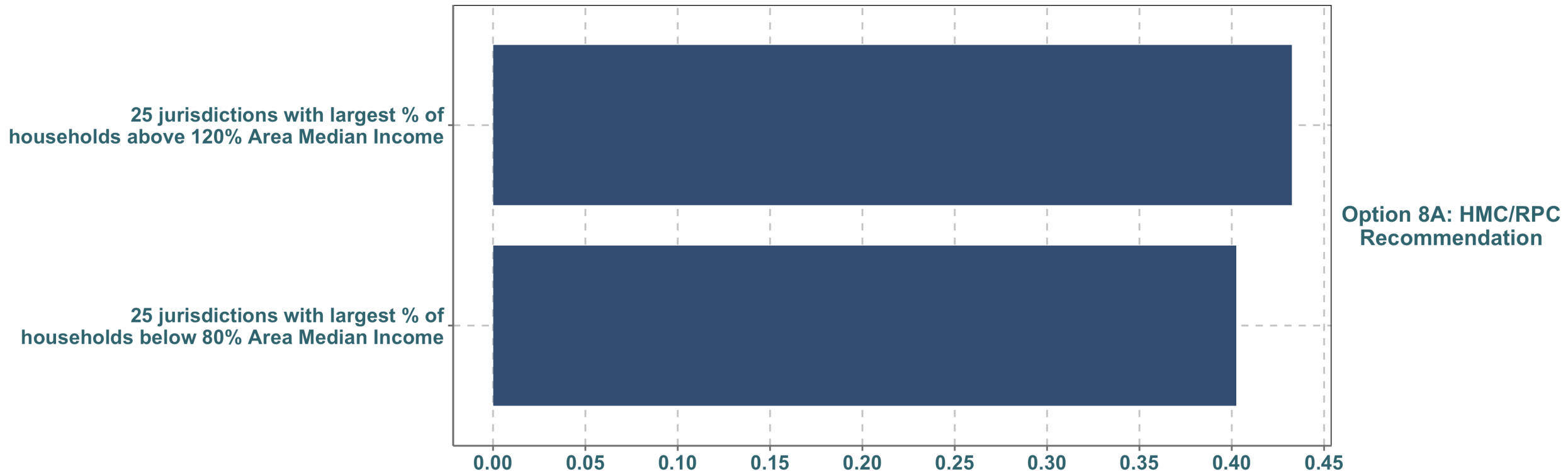
Metric 3a.2: Do the jurisdictions with the least balanced jobs-housing fit receive allocations proportional to share of households?



Option 8A: HMC/RPC Recommendation

Objective 4: balance existing disproportionate concentrations of income categories

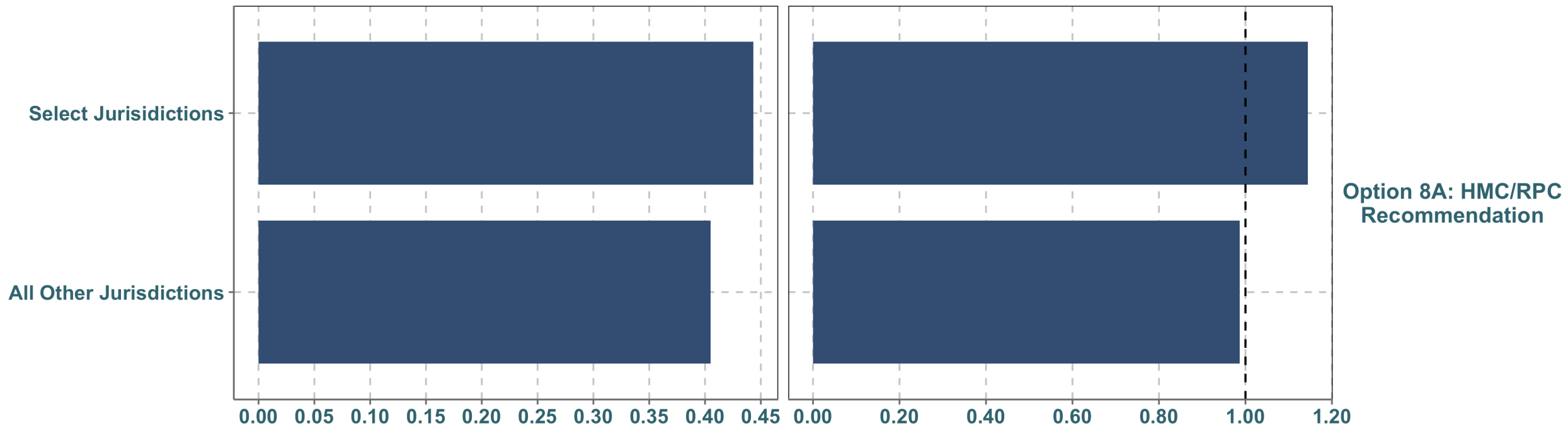
Metric 4: Do the most disproportionately high-income jurisdictions receive a greater share of affordable housing than the most disproportionately low-income jurisdictions?



Objective 5: affirmatively further fair housing

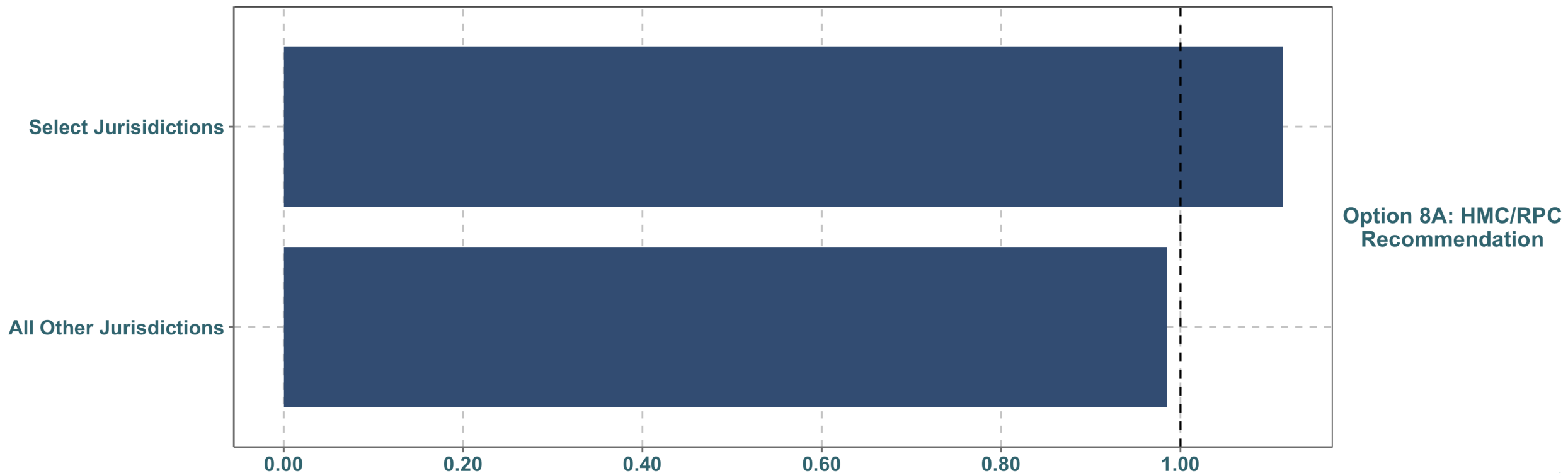
Metric 5a.1: Do the jurisdictions with the most access to resources receive a large percent of their RHNA as lower-income units?

Metric 5a.2: Do the jurisdictions with the most access to resources receive allocations proportional to share of households?



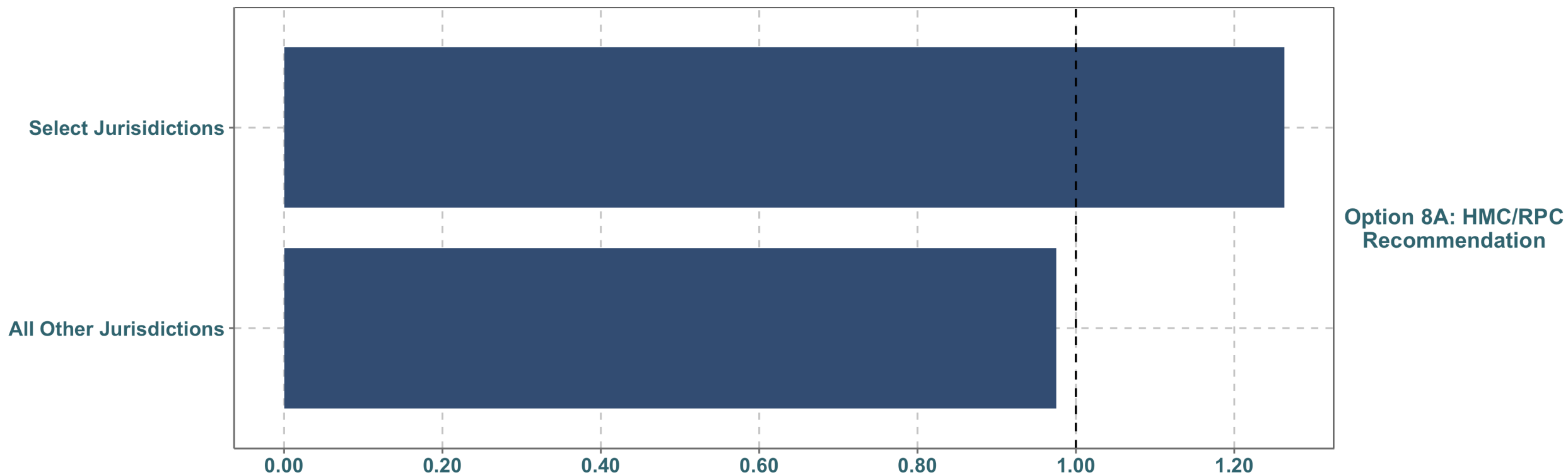
Objective 5: affirmatively further fair housing

Metric 5b: Do the jurisdictions exhibiting racial and economic exclusion receive allocations proportional to share of households?



Objective 5: affirmatively further fair housing

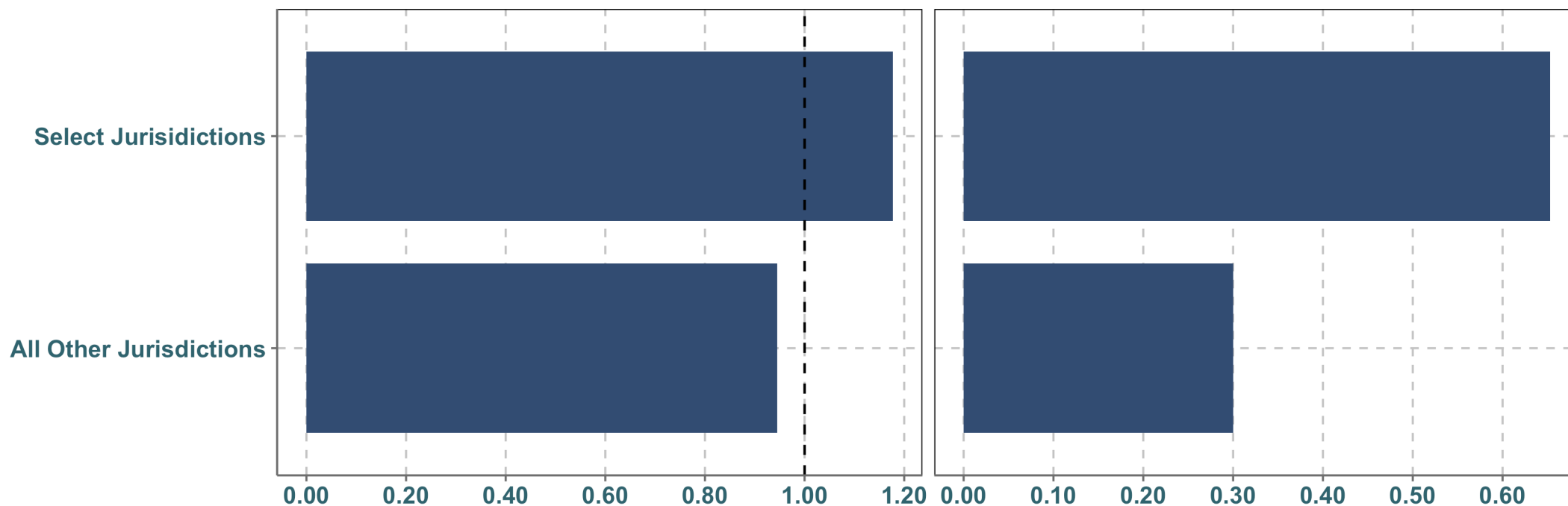
Metric 5c: Do the most disproportionately high-income jurisdictions receive allocations proportional to share of households?



Objective 5: affirmatively further fair housing

Metric 5d.1: Do jurisdictions with above-average racial and economic exclusion receive a *total* share of lower-income units at least proportional to their *total* share of households?

Metric 5d.2: Does *each* jurisdiction with above average racial and economic exclusion receive a share of lower-income units at least proportional to its share of households?



Option 8A: HMC/RPC Recommendation

Summary of performance evaluation

Statutory RHNA Objectives

Objective 1: increase the housing supply and the mix of housing types in an equitable manner



Objective 2: promote infill development, efficient development, and GHG reduction



Objective 3: promote better relationship between jobs and housing, particularly jobs-housing fit



Objective 4: balance existing disproportionate concentrations of income categories



Objective 5: affirmatively further fair housing



- The proposed RHNA methodology results in illustrative allocations that advance the statutory RHNA objectives
- More housing, especially affordable units, goes to jurisdictions with the:
 - Most expensive housing costs
 - Largest shares of the region's jobs
 - Largest shares of land near transit
 - Lowest Vehicle Miles Traveled
 - Most imbalanced jobs-housing fit
 - Largest percentage of high-income residents
 - Most access to opportunity
 - Highest levels of racial and economic exclusion



Alternate Proposals from Some RPC and HMC Members

ABAG Executive Board
October 15, 2020

Alternate proposals for RHNA methodology

- Some RPC and HMC members expressed interest in considering the following proposals:
 - 2015-2050 Household Growth (Blueprint) Baseline with Option 8A Factors/Weights
 - *Option 6A: Modified High Opportunity Areas Emphasis* with equity adjustment (uses 2050 Households (Blueprint) baseline)

Factors and Weights for Option 6A

Very Low and Low

- 70% Access to High Opportunity Areas
- 30% Jobs-Housing Fit

Moderate and Above Moderate

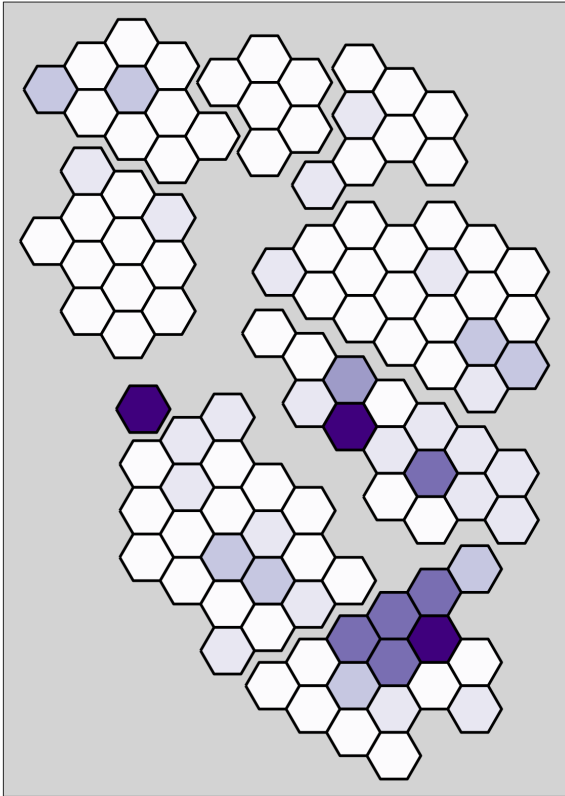
- 40% Access to High Opportunity Areas
- 60% Job Proximity - Auto

Illustrative allocations for methodology options

HMC/RPC Recommendation

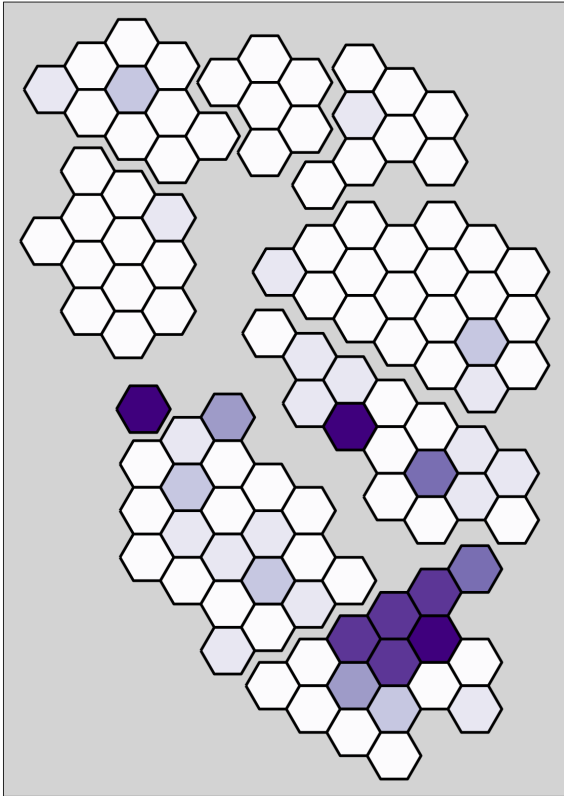
Option 8A: High Opportunity Areas
Emphasis & Job Proximity

Baseline: 2050 Households (Blueprint)



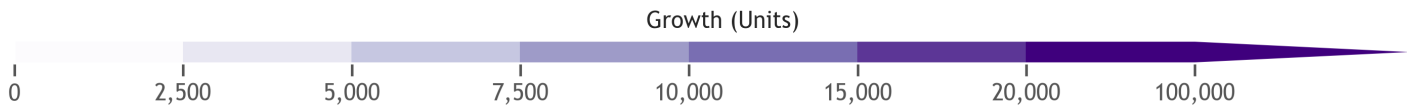
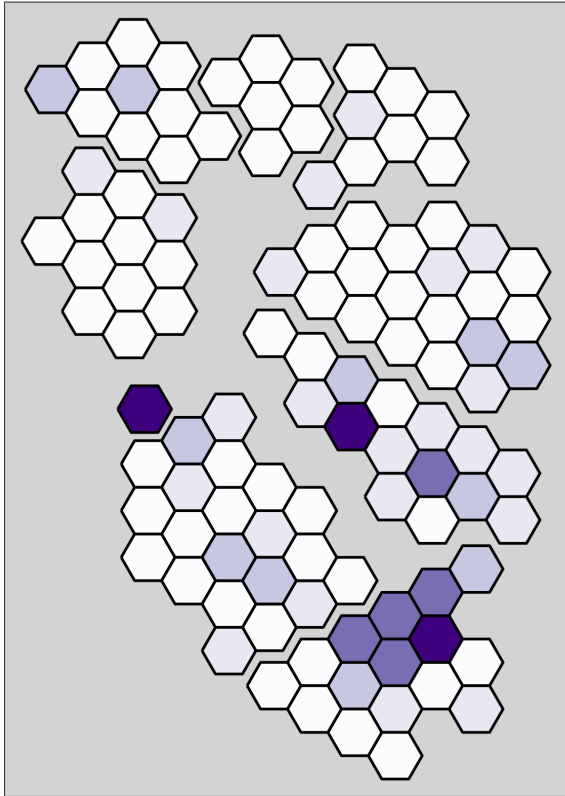
Blueprint Growth Baseline with 8A
Factors/Weights

Baseline: Housing Growth (Blueprint)



Option 6A: Modified High Opportunity
Areas Emphasis With Equity Adjustment

Baseline: 2050 Households (Blueprint)



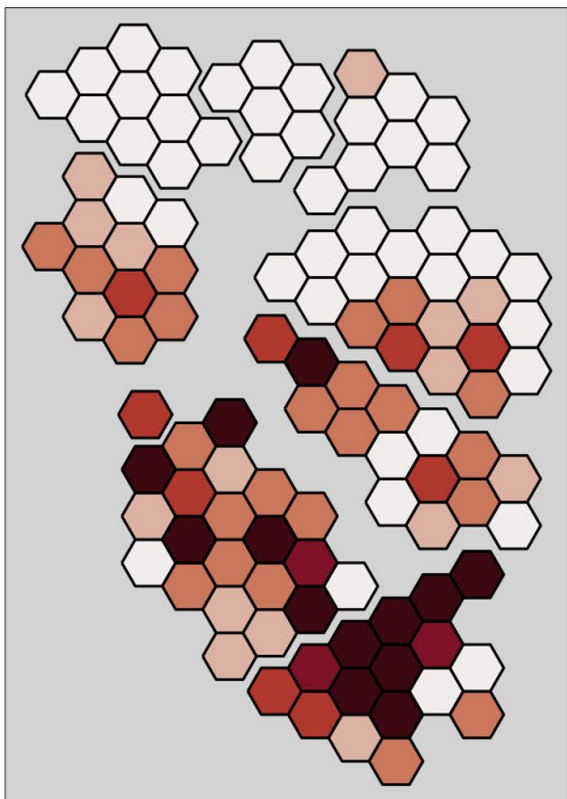
See Appendix 5 for larger maps and illustrative allocations for alternate proposals

Illustrative allocations for methodology options

HMC/RPC Recommendation

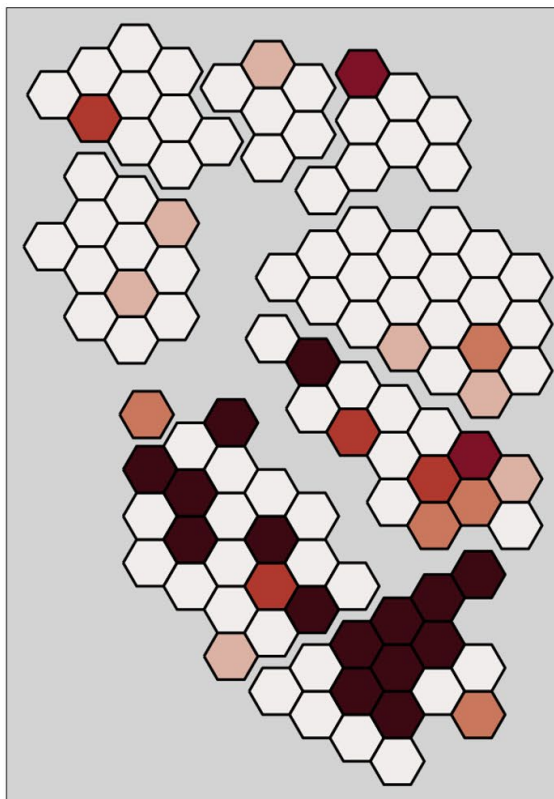
Option 8A: High Opportunity Areas
Emphasis & Job Proximity

Baseline: 2050 Households (Blueprint)



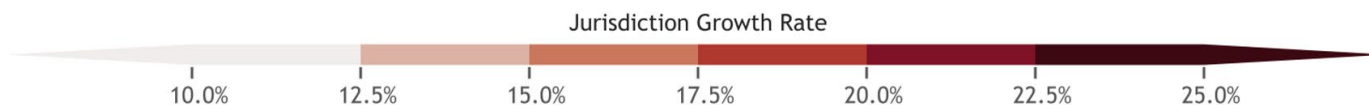
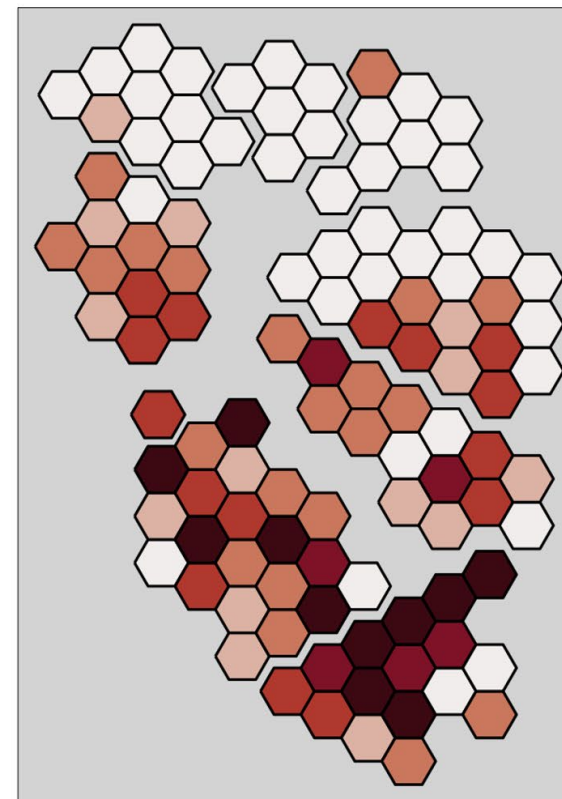
Blueprint Growth Baseline with 8A
Factors/Weights

Baseline: Housing Growth (Blueprint)



Option 6A: Modified High Opportunity
Areas Emphasis With Equity Adjustment

Baseline: 2050 Households (Blueprint)

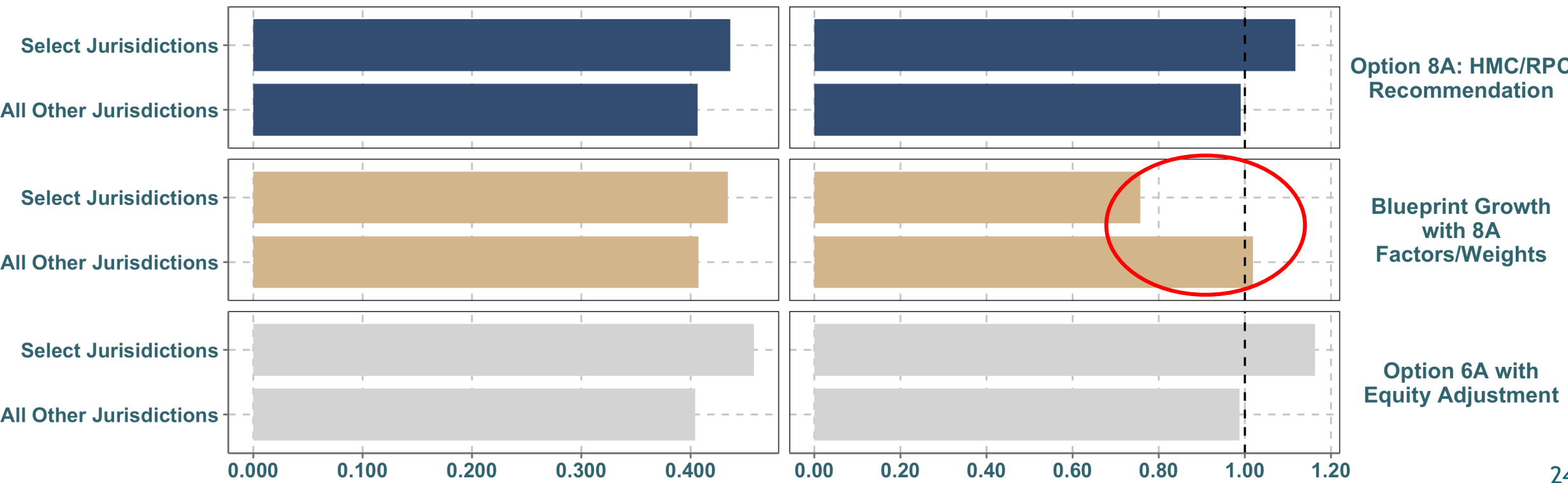


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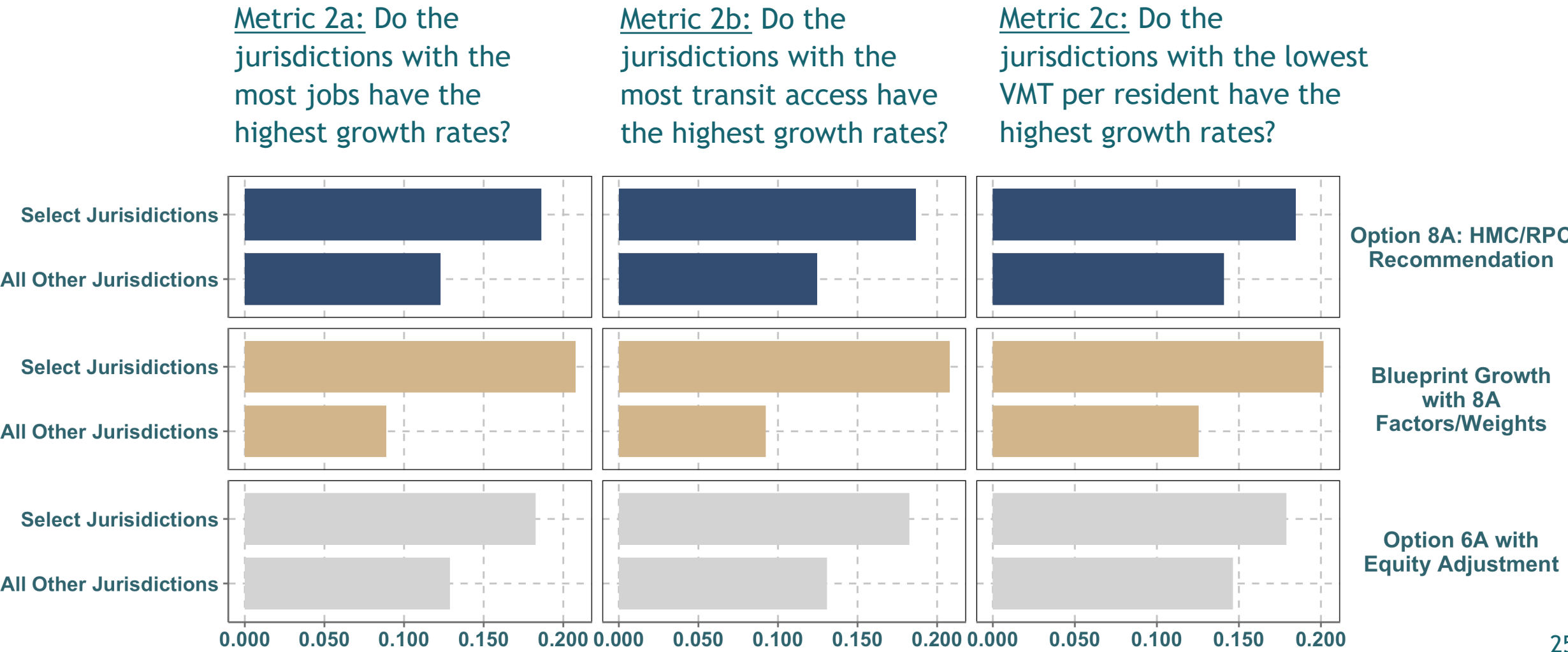
Objective 1: increase the housing supply and the mix of housing types in an equitable manner

Metric 1a.1: Do the least affordable jurisdictions receive a large percent of their RHNA as lower-income units?

Metric 1a.2: Do the least affordable jurisdictions receive allocations proportional to share of households?



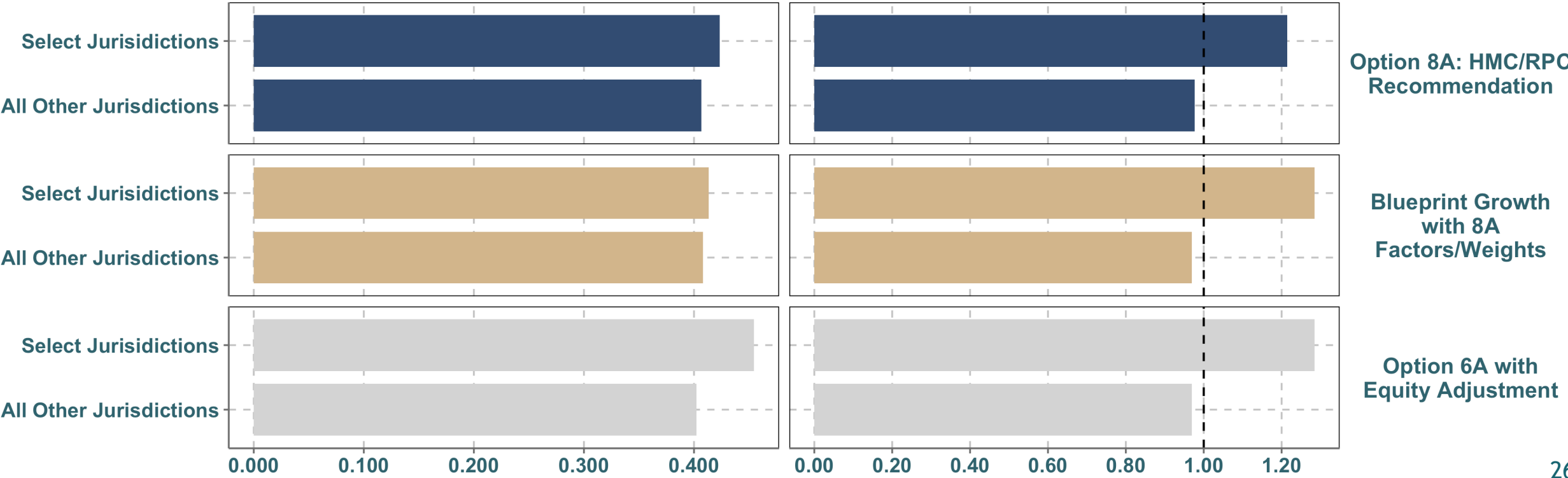
Objective 2: promote infill development, efficient development, and GHG reduction



Objective 3: promote better relationship between jobs and housing, particularly jobs-housing fit

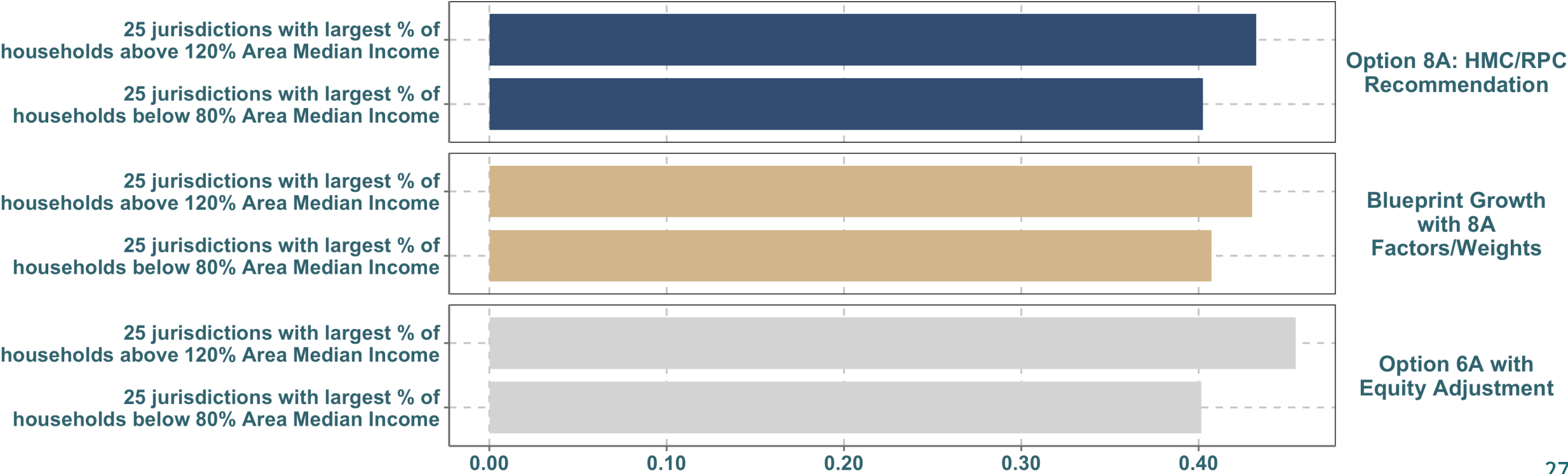
Metric 3a.1: Do the jurisdictions with the least balanced jobs-housing fit receive a large percent of their RHNA as lower-income units?

Metric 3a.2: Do the jurisdictions with the least balanced jobs-housing fit receive allocations proportional to share of households?



Objective 4: balance existing disproportionate concentrations of income categories

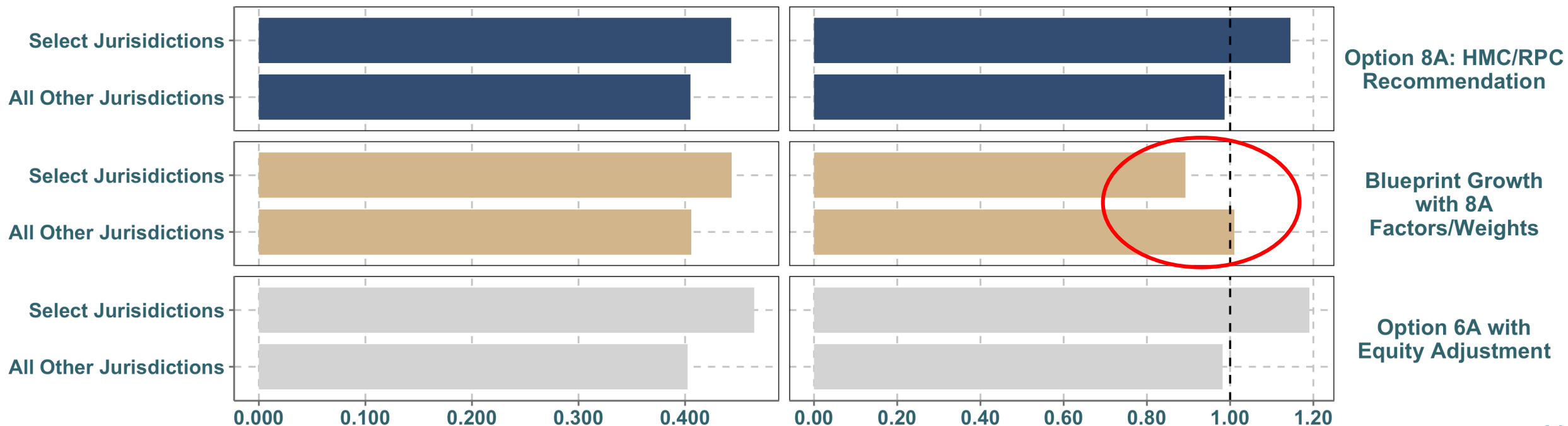
Metric 4: Do the most disproportionately high-income jurisdictions receive a greater share of affordable housing than the most disproportionately low-income jurisdictions?



Objective 5: affirmatively further fair housing

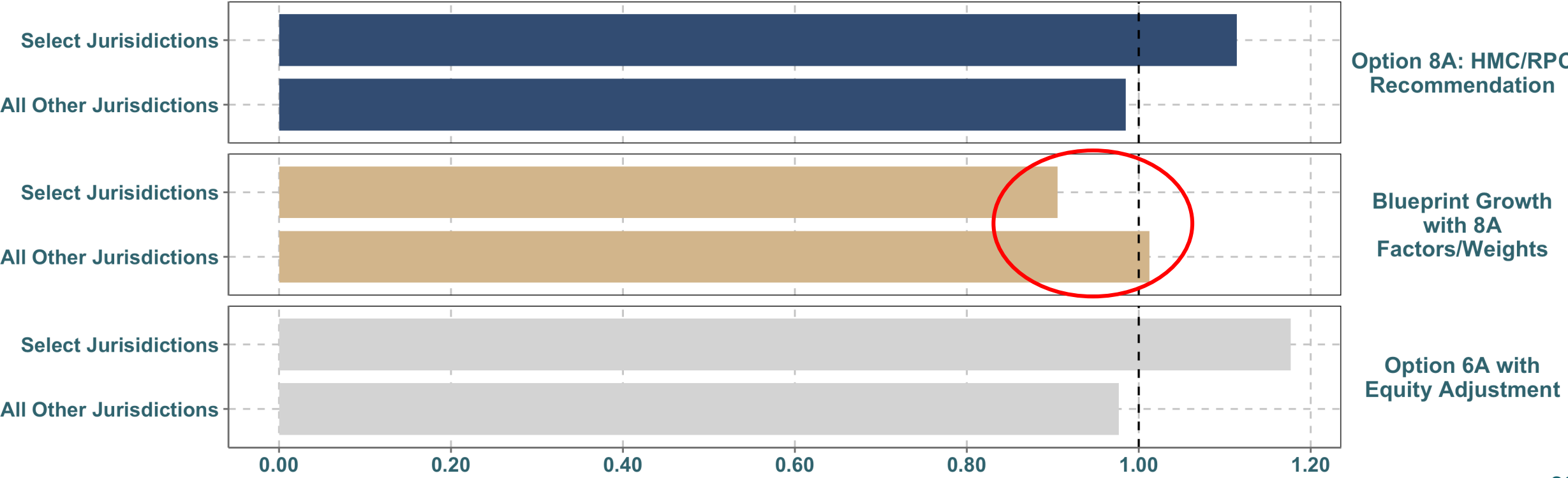
Metric 5a.1: Do the jurisdictions with the most access to resources receive a large percent of their RHNA as lower-income units?

Metric 5a.2: Do the jurisdictions with the most access to resources receive allocations proportional to share of households?



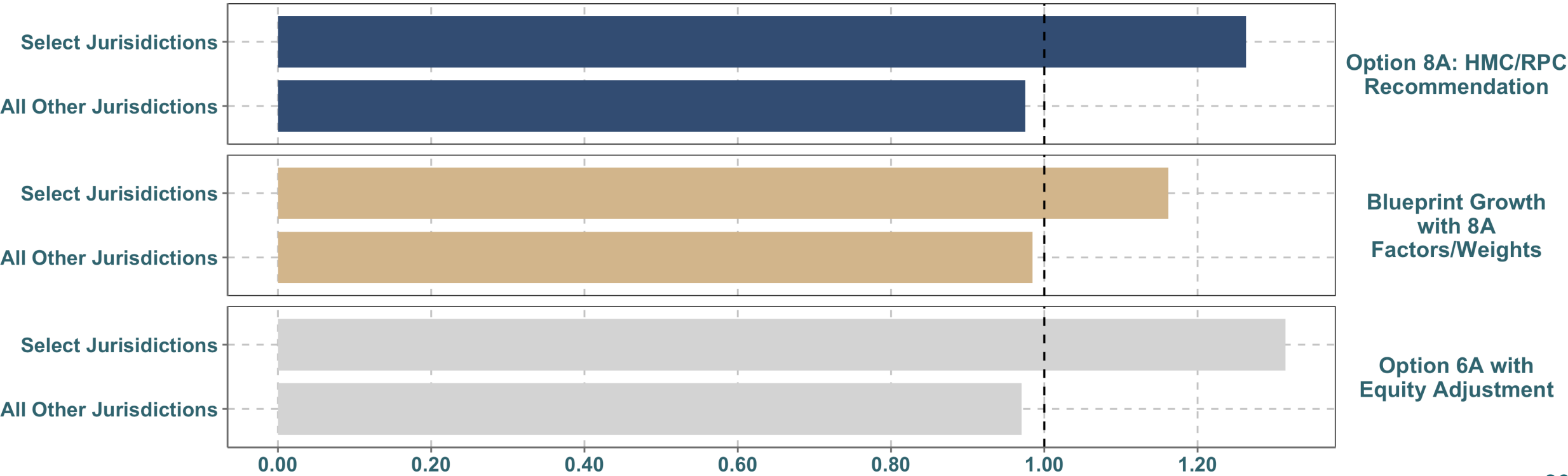
Objective 5: affirmatively further fair housing

Metric 5b: Do the jurisdictions exhibiting racial and economic exclusion receive allocations proportional to share of households?



Objective 5: affirmatively further fair housing

Metric 5c: Do the most disproportionately high-income jurisdictions receive allocations proportional to share of households?



Objective 5: affirmatively further fair housing

Metric 5d.1: Do jurisdictions with above-average racial and economic exclusion receive a *total* share of lower-income units at least proportional to their *total* share of households?

Metric 5d.2: Does *each* jurisdiction with above average racial and economic exclusion receive a share of lower-income units at least proportional to its share of 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	November 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

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-1518 **Version:** 1 **Name:**
Type: Report **Status:** Executive Board Approval
File created: 10/12/2020 **In control:** ABAG Executive Board
On agenda: 10/15/2020 **Final action:**
Title: Regional Housing Needs Allocation (RHNA) Draft Subregion Shares
Sponsors:
Indexes:
Code sections:
Attachments: [Item 07b 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

Executive Board

October 15, 2020

Agenda Item 7.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

Executive Board

October 15, 2020

Agenda Item 7.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 will 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 will lead to changes in the allocations that result from the RHNA methodology, and thus the subregion shares.

Next Steps:

The subregion shares approved by the ABAG Executive Board will be released for public comment, including a public hearing.

Recommended Action:

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

If the proposed RHNA methodology in Item 7a is changed from the staff recommendation, the draft subregion shares will be updated to reflect this change prior to releasing for public comment.

Attachments:

None.

Reviewed:



Therese W. McMillan