



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Agenda - Final

ABAG Regional Planning Committee

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

Thursday, November 12, 2020

1:00 PM

Board Room - 1st Floor (REMOTE)

**Association of Bay Area Governments
Regional Planning Committee
Special Meeting**

The ABAG Regional Planning Committee will be meeting on November 12, 2020, 1:00 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/89719021818>

Or iPhone one-tap :

US: +14086380968,,89719021818# or +16699006833,,89719021818#

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

Webinar ID: 897 1902 1818

Detailed instructions on participating via Zoom are available at:

<https://abag.ca.gov/zoom-information>

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

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

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

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

The meeting is scheduled to begin at 1:00 p.m.

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

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

Roster

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

1. Call to Order / Roll Call / Confirm Quorum

2. Public Comment

Information

3. Chair's Report

- 3.a. [20-1514](#) ABAG Regional Planning Committee Chair's Report of November 12, 2020

Action: Information

Presenter: Karen Mitchoff

4. Consent Calendar

- 4.a. [20-1515](#) Approval of ABAG Regional Planning Committee Summary Minutes of October 1, 2020

Action: Approval

Presenter: Clerk of the Board

Attachments: [Item 04a Minutes 20201001 Draft.pdf](#)

5. Plan Bay Area 2050

5.a. [20-1532](#) Plan Bay Area 2050: Implementation Plan Development

Overview of the Plan Bay Area 2050 Implementation Plan phase, including key goals and timeline.

Action: Information

Presenter: Chirag Rabari

Attachments: [Item 05a 1 PBA50 Implementation Plan Summary.pdf](#)
[Item 05a 2 PBA50 Implementation Plan Attachment A.pdf](#)
[Item 05a 3 PBA50 IP Key Initiatives & Partners Attachment B.pdf](#)

6. Regional Housing Needs Allocation**6.a. [20-1516](#)** Public Hearing on Regional Housing Needs Allocation (RHNA) Proposed Methodology

Public hearing related to the Proposed RHNA Methodology, as approved in October 2020 for public comment by the ABAG Executive Board.

Action: Public Hearing

Presenter: Gillian Adams

Attachments: [Item 06a 1 Summary Sheet RHNA - Proposed Methodology Public Hearing.pdf](#)
[Item 06a 2 Attachment A Presentation RHNA Methodology.pdf](#)

6.b. [20-1588](#) Public Hearing on Regional Housing Needs Allocation (RHNA) Draft Subregional Shares

Public hearing related to the RHNA Draft Subregional Shares, as approved in October 2020 for public comment by the ABAG Executive Board.

Action: Public Hearing

Presenter: Gillian Adams

Attachments: [Item 06b 1 Summary Sheet RHNA - Draft Subregion Shares Public Hearing.pdf](#)
[Item 06b 2 Attachment A Presentation RHNA Subregional Shares.pdf](#)

7. Adjournment / Next Meeting

The next special meeting of the ABAG Regional Planning Committee is on December 10, 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 #: 20-1514 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 10/9/2020 **In control:** ABAG Regional Planning Committee
On agenda: 11/12/2020 **Final action:**
Title: ABAG Regional Planning Committee Chair's Report of November 12, 2020
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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ABAG Regional Planning Committee Chair's Report of November 12, 2020

Karen Mitchoff

Information



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-1515 **Version:** 1 **Name:**
Type: Minutes **Status:** Committee Approval
File created: 10/9/2020 **In control:** ABAG Regional Planning Committee
On agenda: 11/12/2020 **Final action:**
Title: Approval of ABAG Regional Planning Committee Summary Minutes of October 1, 2020
Sponsors:
Indexes:
Code sections:
Attachments: [Item 04a Minutes 20201001 Draft.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of ABAG Regional Planning Committee Summary Minutes of October 1, 2020

Clerk of the Board

Approval



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Minutes - Draft

ABAG Regional Planning Committee

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

Thursday, October 1, 2020

1:30 PM

Remote

Association of Bay Area Governments Regional Planning Committee

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

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

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

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

Roster

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

1. Call to Order / Roll Call / Confirm Quorum

Chair Mitchoff called the meeting to order at about 1:30 p.m. Quorum was present.

Present: 28 - Adams, Arreguin, Ashcraft, Bonilla, Boucher, Brown, Canepa, Cha, Chavez, Crabbe, Eklund, Fligor, Haggerty, Hancock, Mandelman, Miley, Mitchoff, Pierce, Regan, Rice, Romero, Ross, Savay, Scharff, Sedgley, Sperling, Trauss, and Wilson

Absent: 5 - Campos, Dillon, Jones, Rabbitt, and Ramos

2. Public Comment

There was no public comment.

3. Chair's Report

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

Chair Mitchoff gave the report.

4. Consent Calendar

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

Aye: 26 - Adams, Ashcraft, Bonilla, Boucher, Brown, Canepa, Cha, Chavez, Crabbe, Eklund, Fligor, Haggerty, Hancock, Mandelman, Miley, Mitchoff, Pierce, Regan, Rice, Romero, Ross, Savay, Scharff, Sedgley, Spering, and Trauss

Absent: 7 - Arreguin, Campos, Dillon, Jones, Rabbitt, Ramos, and Wilson L

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

5. Regional Housing Needs Allocation

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

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

Matt Maloney and Gillian Adams gave the report.

The following gave public comment: Cliff Lentz; Tim Frank; Aaron Eckhouse; Scott Littlehale; Rodney Nickens; Kevin Riley; Thomas West; Jane Riley; Shajuti Hossain; Darin Ranelletti; Fernando Marti; Ken Chan; Justine Marcus; Vadim Graboys; Derek Sagehorn; Adam Buchbinder; Jeff Levin; Ira Kaplan; Robert Fruchtman; Nico Nagle; Sarah Ogilvie; Kelsey Banes; Darrell Owens; Sabeek Pradhan; Jordon Grimes; Sidharth Kapur.

The following submitted public comment: Terry O'Connel, City of Brisbane; Ed Shikada, City of Palo Alto; Arturo Cruz, City of San Pablo; Mike Anderson, City of Lafayette; Kymberleigh Korpus, Town of Moraga; Jelani Killings, City of Pittsburg.

Upon the motion by Pierce and second by Eklund, the Regional Planning Committee recommended Executive Board approval of Option 8a as the proposed Regional Housing Needs Allocation methodology, as reported. The motion passed by the following vote:

Aye: 16 - Adams, Arreguin, Ashcraft, Bonilla, Boucher, Canepa, Cha, Crabbe, Fligor, Hancock, Mandelman, Regan, Romero, Sedgley, Trauss, and Wilson L

Nay: 8 - Brown, Eklund, Haggerty, Mitchoff, Pierce, Ross, Scharff, and Spering

Absent: 8 - Campos, Chavez, Dillon, Jones, Rabbitt, Ramos, Rice, and Savay

Abstain: 1 - Miley

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

Upon the motion by Pierce and second by Wilson, the Regional Planning Committee recommended Executive Board approval of the draft shares of total Regional Housing Need Allocation to each subregion, as reported. The motion passed unanimously by the following vote:

Aye: 23 - Adams, Arreguin, Ashcraft, Bonilla, Boucher, Brown, Canepa, Cha, Crabbe, Eklund, Haggerty, Hancock, Mandelman, Miley, Mitchoff, Pierce, Regan, Romero, Ross, Scharff, Sedgley, Sperring, and Wilson L

Absent: 10 - Campos, Chavez, Dillon, Fligor, Jones, Rabbitt, Ramos, Rice, Savay, and Trauss

6. Adjournment / Next Meeting

Chair Mitchoff adjourned the meeting at about 4:36 p.m. The next meeting of the Regional Planning Committee is on November 12, 2020.



Metropolitan Transportation Commission

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Legislation Details (With Text)

File #:	20-1532	Version:	1	Name:	
Type:	Report	Status:		Informational	
File created:	10/15/2020	In control:		ABAG Regional Planning Committee	
On agenda:	11/12/2020	Final action:			
Title:	Plan Bay Area 2050: Implementation Plan Development				

Overview of the Plan Bay Area 2050 Implementation Plan phase, including key goals and timeline.

Sponsors:

Indexes:

Code sections:

Attachments: [Item 05a 1 PBA50 Implementation Plan Summary.pdf](#)
[Item 05a 2 PBA50 Implementation Plan Attachment A.pdf](#)
[Item 05a 3 PBA50 IP Key Initiatives & Partners Attachment B.pdf](#)

Date	Ver.	Action By	Action	Result
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Plan Bay Area 2050: Implementation Plan Development

Overview of the Plan Bay Area 2050 Implementation Plan phase, including key goals and timeline.

Chirag Rabari

Information

**Association of Bay Area Governments
Regional Planning Committee**

November 12, 2020

Agenda Item 5.a.

Plan Bay Area 2050: Implementation Plan Development

Subject: Overview of the Plan Bay Area 2050 Implementation Plan phase, including key goals and timeline.

Background: In Plan Bay Area 2040, MTC and ABAG pioneered an “Action Plan” to focus on areas where the plan’s performance was moving in the wrong direction and to address emerging policy issues. For Plan Bay Area 2050, staff are proposing an Implementation Plan that will focus on short-term, tangible actions that ABAG, MTC, and their partners can take to advance adopted strategies across the four core elements of the Plan Bay Area 2050 Final Blueprint. The Implementation Plan process will engage Bay Area residents, local governments, civic organizations, business interest, non-profits, and other stakeholders to identify and tackle shared challenges through 2025 and beyond.

Goals and Objectives

The Plan Bay Area 2050 Implementation Plan will have the following interconnected goals:

1. Maximize the viability of the plan’s strategies – ensuring projected benefits are equitably, effectively, and efficiently realized and charting a feasible path to address identified challenge areas
2. Reinforce the recommendations of existing internal, external, or hybrid initiatives, including MTC- or ABAG-convened task forces and/or study committees, that complement the Plan’s strategies and vision
3. Address emerging and cross-cutting strategic issues raised by stakeholders, policymakers, and the public
4. Support the timely achievement of the Plan’s technical assumptions

For each Plan strategy included in the adopted Final Blueprint, a four-factor assessment will be conducted evaluating and identifying key requirements for strategy success, including *authority, financial resources, technical capacity, and public/political support*. Based upon this assessment, and the relative presence or absence of the four factors, an appropriate MTC/ABAG role will be proposed: whether to *lead, partner, or support* implementation efforts for a given strategy. Ultimately, the Implementation Plan will recommend detailed implementation actions, including roles, responsibilities, resource requirements, partnerships, and timeframes for each.

Scope and Process

To support the achievement of Implementation Plan goals and objectives, staff are proposing a phased internal and external process focused on producing tangible, achievable actions that will support the Plan over a one-to-five year period. This process will include a major emphasis on collaboration, providing key implementation partners and stakeholders a variety of settings to engage, discuss, and problem-solve with MTC/ABAG staff.

Other areas of emphasis for the Implementation Plan process include early and ongoing public outreach, as well as a resource evaluation and implementation prioritization process that centers equity and the urgent needs of the region’s disadvantaged and low-income populations. The following is a preliminary timeline of key Implementation Plan activities, including work to-date:

**Association of Bay Area Governments
Regional Planning Committee**

November 12, 2020

Agenda Item 5.a.

Plan Bay Area 2050: Implementation Plan Development

Phase	Description of Work
Phase One: Internal Engagement (September to October 2020)	<ul style="list-style-type: none">• Strategy assessment and brainstorming• Mapping complementary efforts/ initiatives/partners (<i>see Attachment B</i>)
Phase Two: External Engagement (November to December 2020)	<ul style="list-style-type: none">• Seek feedback from MTC/ABAG committees on Implementation Plan scope• Two large virtual stakeholder meetings to develop initial implementation actions• Hold office hours and small group meetings for focused discussions• Identify key strategic opportunities and barriers for successful implementation
Phase Three: Draft Implementation Plan (January to February 2021)	<ul style="list-style-type: none">• Conduct initial public and CBO outreach on Implementation Plan• Update MTC/ABAG committees on progress to date• Prioritize actions under resource constraints• Develop Draft Implementation Plan
Phase Four: Partnership Phase (March to June 2021)	<ul style="list-style-type: none">• Convene stakeholder groups to discuss partnership commitments; potential development of a shared advocacy agenda• Continue public outreach in concert with Draft Plan release• Refine resource evaluation and priorities
Phase Five: Final Implementation Plan (July to September 2021)	<ul style="list-style-type: none">• Develop Final Implementation Plan• Adopt Final Implementation Plan as part of Final Plan Bay Area 2050


Next Steps: Staff will move forward with planned external engagement and outreach activities during the fall and early winter. Staff anticipate returning to the Committees in February 2021 to present key findings and gather additional feedback on the final phases of the Implementation Plan process.

Issues: None

Recommendation: Information

Attachments: Attachment A: Presentation
Attachment B: Complementary Initiatives & Partners (*Draft*)

Reviewed:


Therese W. McMillan



PLAN BAY AREA 2050

Implementation Plan: Overview

Chirag Rabari

November 6, 2020

*Joint MTC Planning Committee with the
ABAG Administrative Committee*

Background

Action Plan



- The Plan Bay Area 2050 Implementation Plan will build on the “Action Plan” that MTC & ABAG pioneered for Plan Bay Area 2040
- The Implementation Plan will focus on short-term, tangible actions that ABAG, MTC, and their partners can take to advance adopted strategies across the four core elements of the Plan
 - The Implementation Plan process will engage Bay Area residents, local governments, civic organizations, business interest, non-profits, and other stakeholders to identify and tackle shared challenges through 2025 and beyond
 - Partnership and collaboration will be a major theme of the implementation process



Implementation Plan Goals

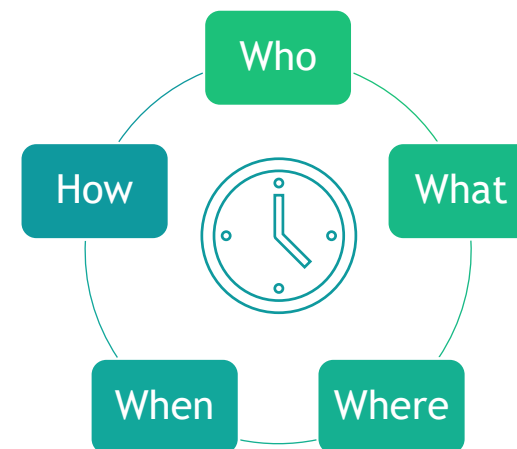
The Implementation Plan will have the following interconnected goals:

1. **Maximize the viability of the plan's strategies** - ensure projected benefits are equitably, effectively, and efficiently realized and chart a feasible path to address challenge areas
2. **Reinforce the recommendations of existing internal, external, or hybrid initiatives**, including MTC- or ABAG-convened task forces and/or study committees, that complement the Plan's strategies and vision
3. **Address emerging and cross-cutting strategic issues** raised by stakeholders, policymakers, and the public
4. **Support the timely achievement** of the Plan's technical assumptions

Strategy vs. Implementation

A **strategy** is either a public policy or set of investments that can be implemented in the Bay Area over the next 30 years; a strategy is not a near-term action or legislative proposal.

Implementation actions are the specific actions that will be required to advance the Plan Bay Area 2050 Final Blueprint strategies in the next one-to-five years.



Implementation Plan Objectives

Staff will have the following objectives for each Plan strategy with respect to implementation:

1. Identify requirements for strategy success



- *Authority, financial resources, technical capacity, public/political support*

2. Identify MTC/ABAG role



- *Lead, partner, support*

3. Identify vehicles for strategy implementation

- *Advocacy/legislation (including outreach/communications, regulation, etc.)*
- *New or ongoing initiatives (policy, project/program, convening/task force)*
- *Planning & research (technical assistance, data & modeling)*

4. Recommend detailed implementation actions, including timeframe for implementation

Implementation Plan Scope and Process



Sept-Oct 2020

Phase 1: Internal Engagement

- Strategy assessment
- Mapping complementary efforts/initiatives



Nov-Dec 2020

Phase 2: External Engagement

- Nov. committees feedback
- Two virtual stakeholder meetings
- Office hours, small group meetings



Jan-Feb 2021

Phase 3: Draft Plan

- Develop Draft Implementation Plan
- Feb. progress update to committees
- Public/CBO outreach



Mar-Jun 2021

Phase 4: Partnerships

- Convene focused stakeholder groups to cement partnerships
- Draft Plan release
- Continue public outreach
- Refine resources & priorities



Jul-Sept 2021

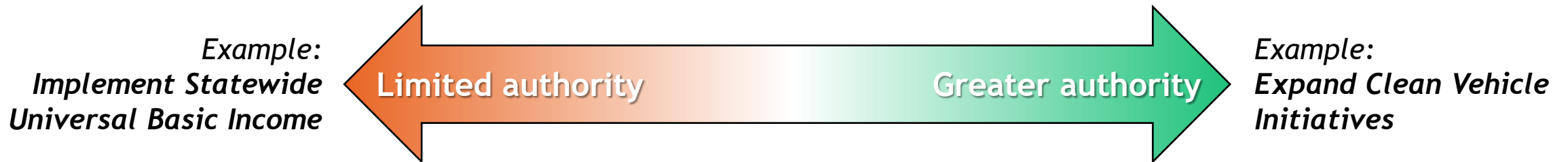
Phase 5: Final Plan

- Develop Final Implementation Plan
- Final Plan release

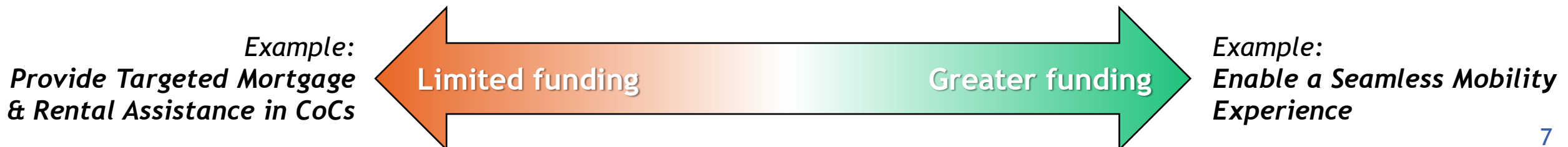
★ = Board/Commission input ✓ = Board/Commission approval

Strategy Assessment: Transitioning to Implementation Plan Phase

- Focusing on MTC/ABAG's potential role, staff conducted a high-level, qualitative assessment of Final Blueprint Strategies to evaluate whether:
- **AUTHORITY** exists to **effectively, efficiently, and equitably** carry out the strategy and attendant tasks?



- **FUNDING** exists in the required amounts, and with the requisite control and stability, to carry out the strategy **effectively, efficiently, and equitably**?



Strategy Assessment: Transitioning to Implementation Plan Phase

- Focusing on MTC/ABAG's potential role, staff conducted a high-level, qualitative assessment of Final Blueprint Strategies to evaluate whether:
- **TECHNICAL CAPACITY** and the institutional “wrap around” of knowledge, staffing, process and procedure exists to successfully implement the strategy **effectively, efficiently, and equitably?**

*Example:
Expand Job Training &
Incubator Programs*

Limited capacity

Greater capacity

*Example:
Build an Integrated Express
Lane & Bus Network*

- **PUBLIC/POLITICAL SUPPORT** exists?

*Example:
Implement Per-Mile Tolling
on Congested Freeways*

Limited support

Greater support

*Example:
Adapt to Sea Level Rise*

Complementary Initiatives and Partners

Internal (MTC/ABAG)	Hybrid	External - Government	External - Non-Government
Active Transportation Plan	Bay Area Regional Collaborative	BAAQMD	Advocacy Organizations
Bay Area Forward	Blue Ribbon Transit Recovery Task Force	Bay Area Transit Operators	Bay Area Residents
BayREN	Fare Integration Task Force	BCDC	Business
Climate Initiatives	Megaregional Working Group	CA Governor's Office	CALCOG
Clipper START	Partnership Board	CA HCD	CBOs
Estuary Blueprint	Regional Impact Council	CA High-Speed Rail Authority	Charitable Foundations
Express Lanes	Seamless Subcommittee	CA Legislature	Economic Organizations
Housing & Local Planning		CA Natural Resources Agency	Environmental Organizations
Legislative Agenda		CA Strategic Growth Council	Equity Advocates
OBAG		CA Workforce Dev. Board	Housing Organizations
PDA/PCA/PPA Planning		CA Water Resources Ctrl. Board	Labor
Public Information/Outreach		CalEPA	Non-Profit Organizations
REAP		CalFIRE	Think Tanks
RHNA		California Energy Commission	Transportation Organizations
TOD Policy Update		CalSTA	
Vision Zero		Caltrans	
		CARB	
		County Transportation Agencies	
		CPUC	
		CTC	
		Federal Agencies	
		Local Jurisdictions	



Committee Member Feedback

Staff are seeking feedback from Committee members on the following items, among others:

1. High-priority implementation areas to address
2. Key stakeholders and partners to engage
3. Guidance on areas of potential controversy, including authority, governance, and implementation barriers
4. Thoughts on overall approach

PLAN BAY AREA 2050

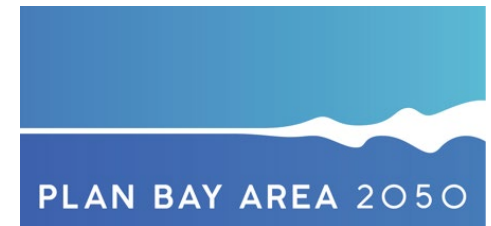
Discussion & Questions

For additional information on the Implementation Plan, please contact Chirag Rabari at crabari@bayareametro.gov

METROPOLITAN TRANSPORTATION COMMISSION
ASSOCIATION OF BAY AREA GOVERNMENTS

ATTACHMENT B

Plan Bay Area 2050 Implementation Plan: Complementary Initiatives & Partners (Preliminary DRAFT)



Internal (MTC/ABAG)	Hybrid	External - Government	External - Non-Government
Active Transportation Plan	Bay Area Regional Collaborative	BAAQMD	Advocacy Organizations
Bay Area Forward	Blue Ribbon Transit Recovery Task Force	Bay Area Transit Operators	Bay Area Residents
BayREN	Fare Integration Task Force	BCDC	Business
Climate Initiatives	Megaregional Working Group	CA Governor's Office	CALCOG
Clipper START	Partnership Board	CA HCD	CBOs
Estuary Blueprint	Regional Impact Council	CA High-Speed Rail Authority	Charitable Foundations
Express Lanes	Seamless Subcommittee	CA Legislature	Economic Organizations
Housing & Local Planning		CA Natural Resources Agency	Environmental Organizations
Legislative Agenda		CA Strategic Growth Council	Equity Advocates
OBAG		CA Workforce Dev. Board	Housing Organizations
PDA/PCA/PPA Planning		CA Water Resources Ctrl. Board	Labor
Public Information/Outreach		CalEPA	Non-Profit Organizations
REAP		CalFIRE	Think Tanks
RHNA		California Energy Commission	Transportation Organizations
TOD Policy Update		CalSTA	
Vision Zero		Caltrans	
		CARB	
		County Transportation Agencies	
		CPUC	
		CTC	
		Federal Agencies	
		Local Jurisdictions	



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	20-1516	Version:	1	Name:	
Type:	Report	Status:		Public Hearing	
File created:	10/9/2020	In control:		ABAG Regional Planning Committee	
On agenda:	11/12/2020	Final action:			
Title:	Public Hearing on Regional Housing Needs Allocation (RHNA) Proposed Methodology				
	Public hearing related to the Proposed RHNA Methodology, as approved in October 2020 for public comment by the ABAG Executive Board.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Item 06a 1 Summary Sheet RHNA - Proposed Methodology Public Hearing.pdf				
	Item 06a 2 Attachment A Presentation RHNA Methodology.pdf				

Date	Ver.	Action By	Action	Result
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Public Hearing on Regional Housing Needs Allocation (RHNA) Proposed Methodology

Public hearing related to the Proposed RHNA Methodology, as approved in October 2020 for public comment by the ABAG Executive Board.

Gillian Adams

Public Hearing

Association of Bay Area Governments

Regional Planning Committee

November 12, 2020

Agenda Item 6.a.

Regional Housing Needs Allocation (RHNA): Proposed Methodology Public Hearing

Subject: Public Hearing on Proposed Regional Housing Needs Allocation (RHNA) 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) from October 2019 to September 2020 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>.

At its final meeting on September 18, 2020 the HMC voted to recommend **Option 8A: High Opportunity Areas Emphasis & Job Proximity** as the proposed methodology to the ABAG Regional Planning Committee and Executive Board. The ABAG Executive Board voted to approve release of methodology proposed by the HMC for public comment on October 15, 2020.

Issues: **Public Hearing on Proposed RHNA Methodology**

[California Government Code 65584.04 \(d\)](#) requires ABAG to hold a public comment period and conduct at least one public hearing to receive oral and written comments on the Proposed RHNA Methodology prior to adoption of the Draft RHNA Methodology, which will then be submitted to the California Department of Housing and Community Development (HCD) for review. As part of this month's ABAG Regional Planning Committee (RPC) meeting, a public hearing will be held to satisfy that requirement.

Materials related to the Proposed RHNA Methodology have been posted on MTC's website since October 24 at <https://abag.ca.gov/our-work/housing/rhna-regional-housing->

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

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

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

Association of Bay Area Governments

Regional Planning Committee

November 12, 2020

Agenda Item 6.a.

Regional Housing Needs Allocation (RHNA): Proposed Methodology Public Hearing

[needs-allocation](#). The written public comment period began on October 25 and will end on November 27 per the Notice of Public Hearing published in newspapers and an ABAG press release.

Next Steps:

Staff will consider comments and will recommend any necessary adjustments to the Proposed RHNA Methodology to the ABAG Executive Board for integration into the Draft RHNA Methodology. The ABAG Executive Board is slated to take final action on the Draft RHNA Methodology at the January 21, 2021 meeting.

Recommended Action:

Information

Attachments:

Attachment A: Presentation on Proposed RHNA Methodology

Reviewed:



Therese W. McMillan



Public Hearing: Proposed RHNA Methodology

ABAG Regional
Planning Committee
November 12, 2020

RHNA methodology development process

- RHNA methodology must meet five statutory objectives and be consistent with the development pattern from Plan Bay Area 2050
- ABAG Housing Methodology Committee met from October 2019 to September 2020 to work collaboratively to recommend a proposed methodology for allocating units throughout the Bay Area in an equitable manner
- The Committee developed and was guided by performance evaluation metrics based on how HCD has evaluated other regions' methodologies
- On October 15, 2020, the ABAG Exec Board approved the release of the proposed methodology for a 30 day public comment period from October 25 to November 27

Proposed RHNA methodology approved by ABAG Executive Board

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. Factors and weights: 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



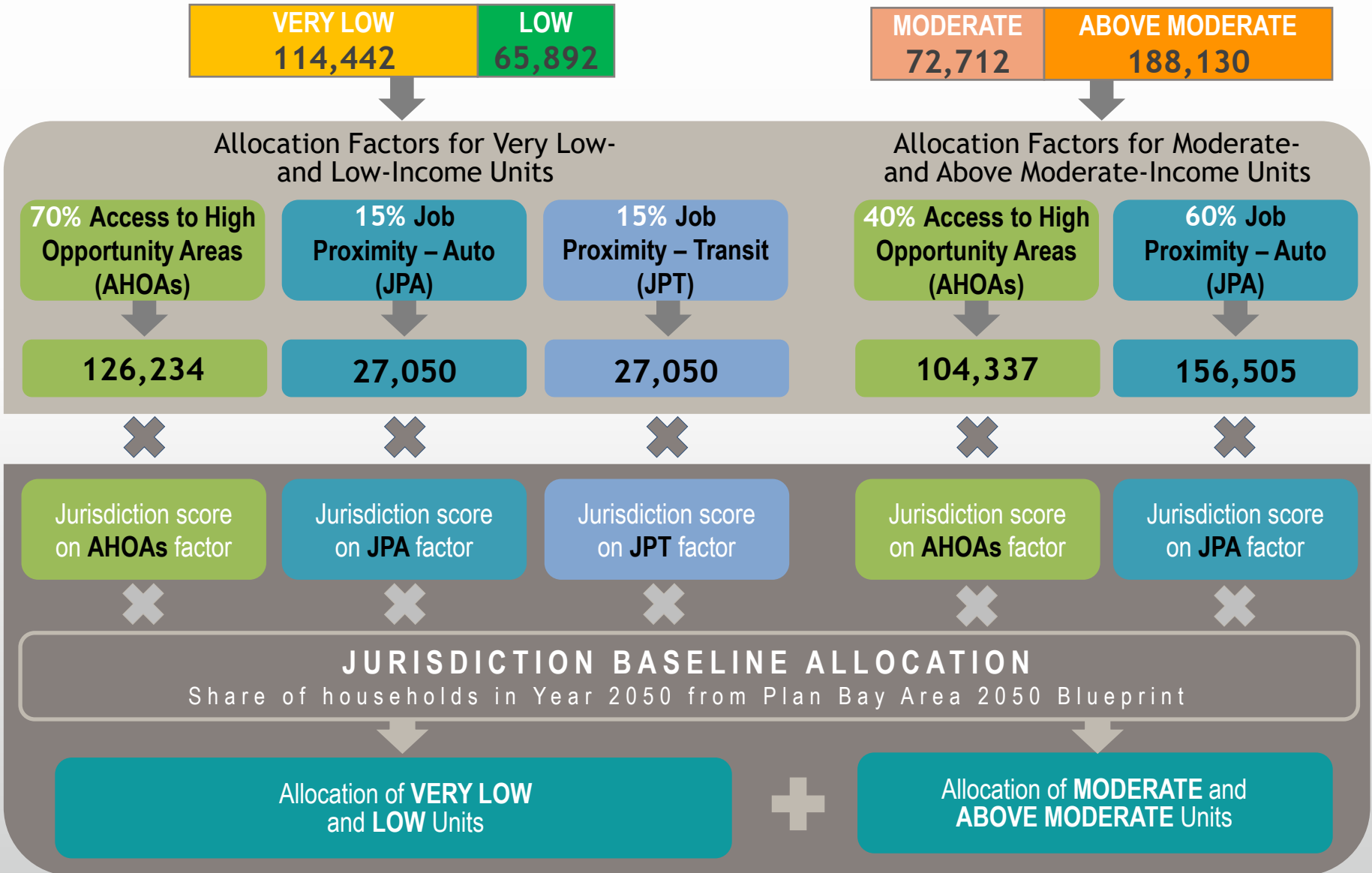
- Proposed RHNA methodology uses Year 2050 Households from Blueprint as baseline allocation
 - **Advances equity and sustainability outcomes** from Bay Area's long-range planning efforts
 - Directs growth to job centers, near transit; excludes areas with high fire risk, outside Urban Growth Boundaries
 - 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

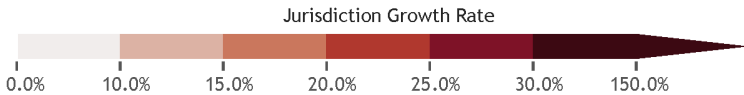
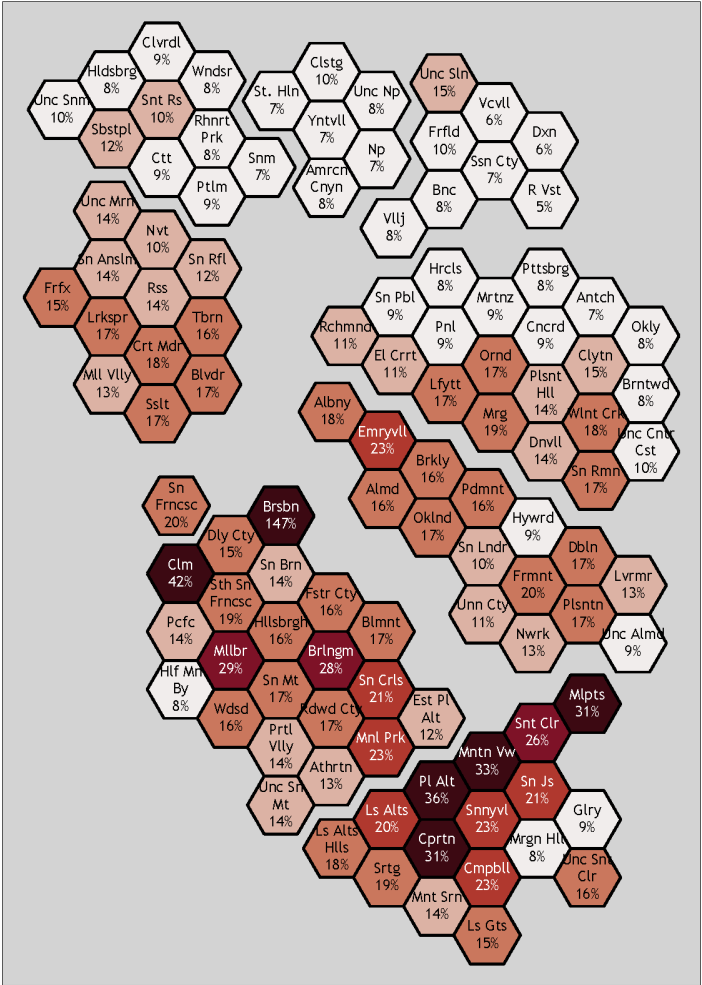
STEP 2:
Factor weight =
units allocated
by factor



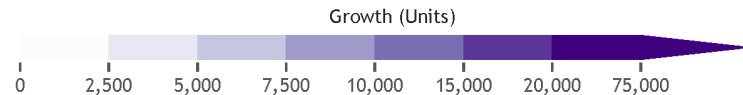
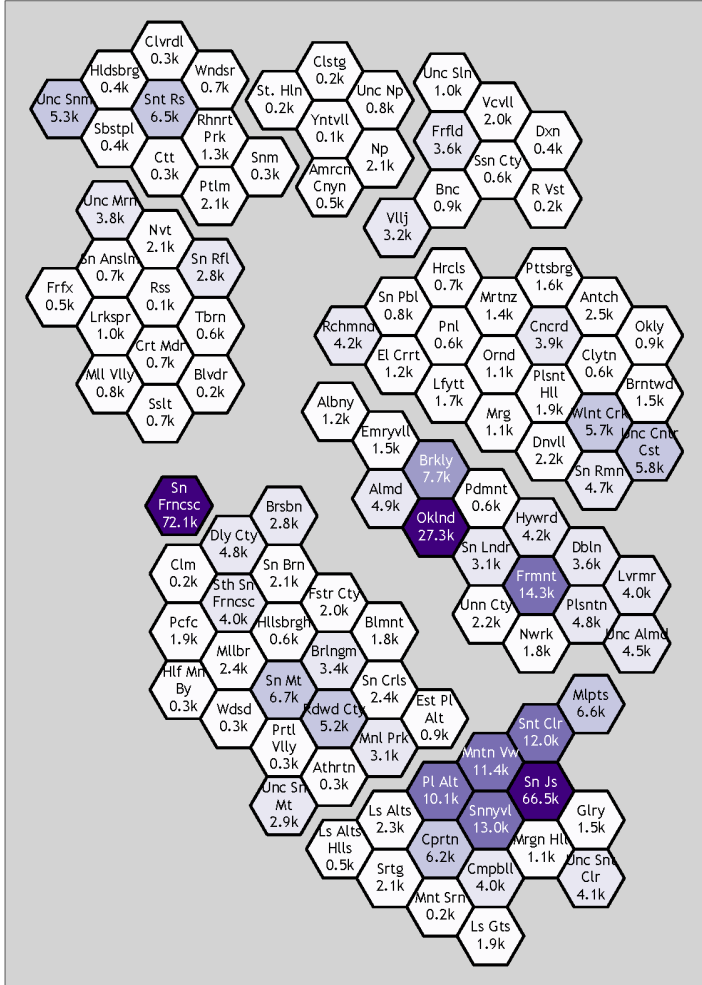
STEP 3:
Calculate
jurisdiction's
units from
each factor

Illustrative allocations from proposed methodology

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



Jurisdiction
Total Allocation
of 2023-2031
RHNA units



Illustrative allocations by county

	2023-2031 RHNA units (Cycle 6)	Share of 2023-2031 RHNA (Cycle 6)	Share of 2015-2023 RHNA (Cycle 5)	Share of Bay Area households (2019)	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%

Next steps

Task	Date
Executive Board approved release of proposed methodology and draft subregion shares for public comment	October 15, 2020
Public comment period on proposed methodology and draft subregion shares opens	October 25, 2020
Public hearing on proposed methodology and draft subregion shares	November 12, 2020
Public comment period on proposed methodology and draft subregion shares opens	November 27, 2020
RPC recommends draft methodology to Executive Board	January 2021
Executive Board approves draft allocation methodology to submit to HCD	January 2021
Executive Board approves subregion shares	January 2021

- *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 #:	20-1588	Version:	1	Name:	
Type:	Report	Status:		Public Hearing	
File created:	10/20/2020	In control:		ABAG Regional Planning Committee	
On agenda:	11/12/2020	Final action:			
Title:	Public Hearing on Regional Housing Needs Allocation (RHNA) Draft Subregional Shares				
	Public hearing related to the RHNA Draft Subregional Shares, as approved in October 2020 for public comment by the ABAG Executive Board.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Item 06b 1 Summary Sheet RHNA - Draft Subregion Shares Public Hearing.pdf				
	Item 06b 2 Attachment A Presentation RHNA Subregional Shares.pdf				

Date	Ver.	Action By	Action	Result
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Public Hearing on Regional Housing Needs Allocation (RHNA) Draft Subregional Shares

Public hearing related to the RHNA Draft Subregional Shares, as approved in October 2020 for public comment by the ABAG Executive Board.

Gillian Adams

Public Hearing

Association of Bay Area Governments

Regional Planning Committee

November 12, 2020

Agenda Item 6.b.

Regional Housing Needs Allocation (RHNA): Draft Subregional Shares Public Hearing

Subject: Public Hearing on Regional Housing Needs Allocation (RHNA)
Draft Subregional Shares

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. 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

For the 2023–31 RHNA, subregions were formed in:

1. **Napa County:** includes City of American Canyon, City of Napa, Town of Yountville, and the County of Napa (*does not include City of Calistoga or City of St. Helena*)
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

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.

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. Applying this subregional share methodology to the Bay Area’s RHND of 441,176 using the Proposed RHNA Methodology, the draft subregional share for the Napa County subregion is 0.78 percent of the region’s housing needs and the draft subregional share for the Solano County subregion is 2.70 percent of the region’s housing needs.

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

² [Government Code Section 65584.03](#).

Association of Bay Area Governments

Regional Planning Committee

November 12, 2020

Agenda Item 6.b.

Regional Housing Needs Allocation (RHNA): Draft Subregional Shares Public Hearing

The ABAG Executive Board voted to approve release of the draft subregional shares for public comment on October 15, 2020.

Issues:

[California Government Code 65584.03 \(c\)](#) requires ABAG to conduct at least one public hearing to consider requests for revision of the draft allocation to a subregion. As part of this month's ABAG Regional Planning Committee (RPC) meeting, a public hearing will be held to satisfy that requirement.

Materials related to the Draft Subregional Shares have been posted on ABAG's website since October 24 at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>. A written public comment period began on October 25 and will end on November 27 per the Notice of Public Hearing published in newspapers and an ABAG press release.

Next Steps:

Staff will consider comments and will recommend any necessary adjustments to the RHNA Draft Subregional Shares to the ABAG Executive Board for final action at the January 21, 2021 meeting. Per state statute³, if a proposed revision is rejected, ABAG will respond with a written explanation of why the proposed revised share has not been accepted.

Recommended Action:

Information

Attachments:

Attachment A: Presentation on RHNA Draft Subregional Shares

Reviewed:



Therese W. McMillan

³ [Government Code 65584.03 \(c\)](#)



Public Hearing: RHNA Draft Subregional Shares

ABAG Regional
Planning Committee
November 12, 2020

What are subregions and how many have been formed for this RHNA cycle?

- Jurisdictions can form a subregion to carry out its own RHNA. ABAG must allocate a share of the Regional Housing Needs Determination (RHND) to each subregion, whereas the subregion must develop a methodology for allocating among member jurisdictions. Subregions must follow the same process and meet the same requirements as the regional RHNA process.
- The primary benefit is local ownership of RHNA process.
- Subregions formed for this RHNA cycle:
 - Napa County: American Canyon, Napa, Yountville, and Napa County (*does not include Calistoga and St. Helena*)
 - Solano County: Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, Vallejo, and Solano County (*includes all jurisdictions in county*)

How is the subregion's share of housing needs calculated?

- On May 21, 2020, the ABAG Executive Board adopted the methodology for assigning a subregion its share of the total housing need. 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.**
- Approach ensures that formation of a subregion does not confer any harm or benefit to member jurisdictions or to other jurisdictions in the region.

Draft Subregional Shares, 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 subregional shares.

Next Steps

Task	Date
Executive Board approved release of proposed methodology and draft subregion shares for 30-day public comment period	October 15, 2020
Start of public comment period on proposed methodology and draft subregion shares	October 25, 2020
Public hearing on proposed methodology and draft subregion shares	November 12, 2020
End of public comment period on proposed methodology and draft subregion shares	November 27, 2020
RPC recommends draft methodology & subregion shares to Executive Board	January 2021
Executive Board approves draft allocation methodology to submit to HCD	January 2021
Executive Board approves final subregion shares	January 2021

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

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