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: <u>2050 Households (Blueprint)</u>**

   - Captures benefits of using Plan Bay Area 2050 Blueprint

   - Middle ground between using Households 2019 and Housing Growth (Blueprint)

2. **Factors and weights: <u>High Opportunity Areas Emphasis & Job Proximity</u>**

Very Low <u>and</u> Low	*Moderate <u>and</u> Above Moderate*
• 70% Access to High Opportunity Areas • 15% Job Proximity – Auto • 15% Job Proximity – Transit	• 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

STATE LAW: CONSISTENCY REQUIREMENT

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 <u>and</u> 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

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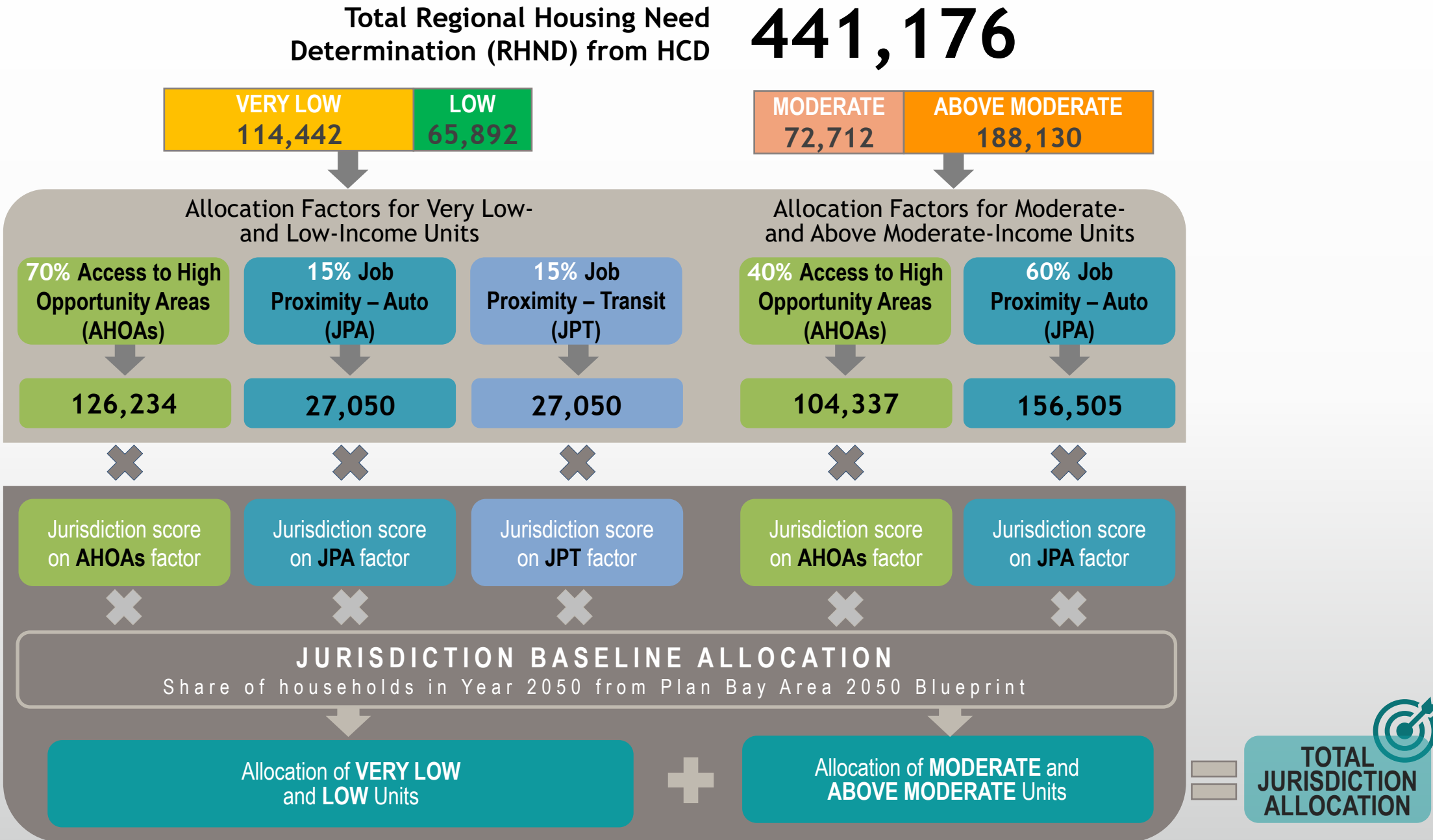
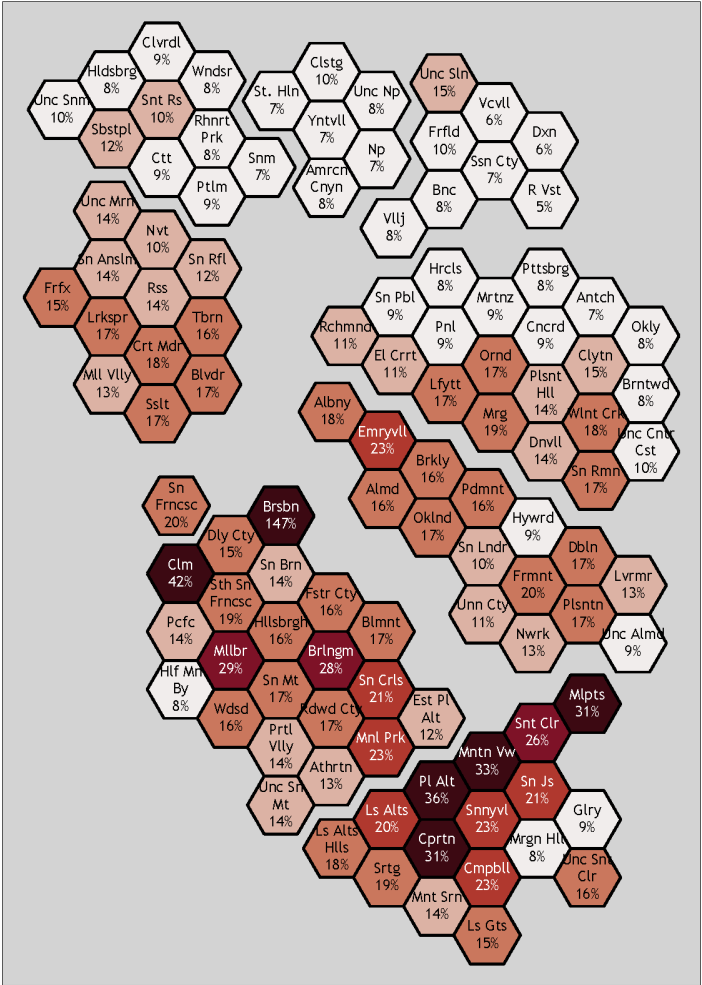# Illustrative allocations from proposed methodology

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%

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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 ends	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*

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