

Regional Housing Need Allocation

ABAG Regional Planning Committee
June 5, 2019

What is RHNA?

- State law: all jurisdictions must plan to meet the housing needs of everyone in the community
- State identifies total number of units, across all income groups, for which the region must plan
- ABAG allocates a share of need, by income, to each jurisdiction
- Jurisdiction updates the Housing Element of its General Plan to show how it plans to meet its share of the region's need

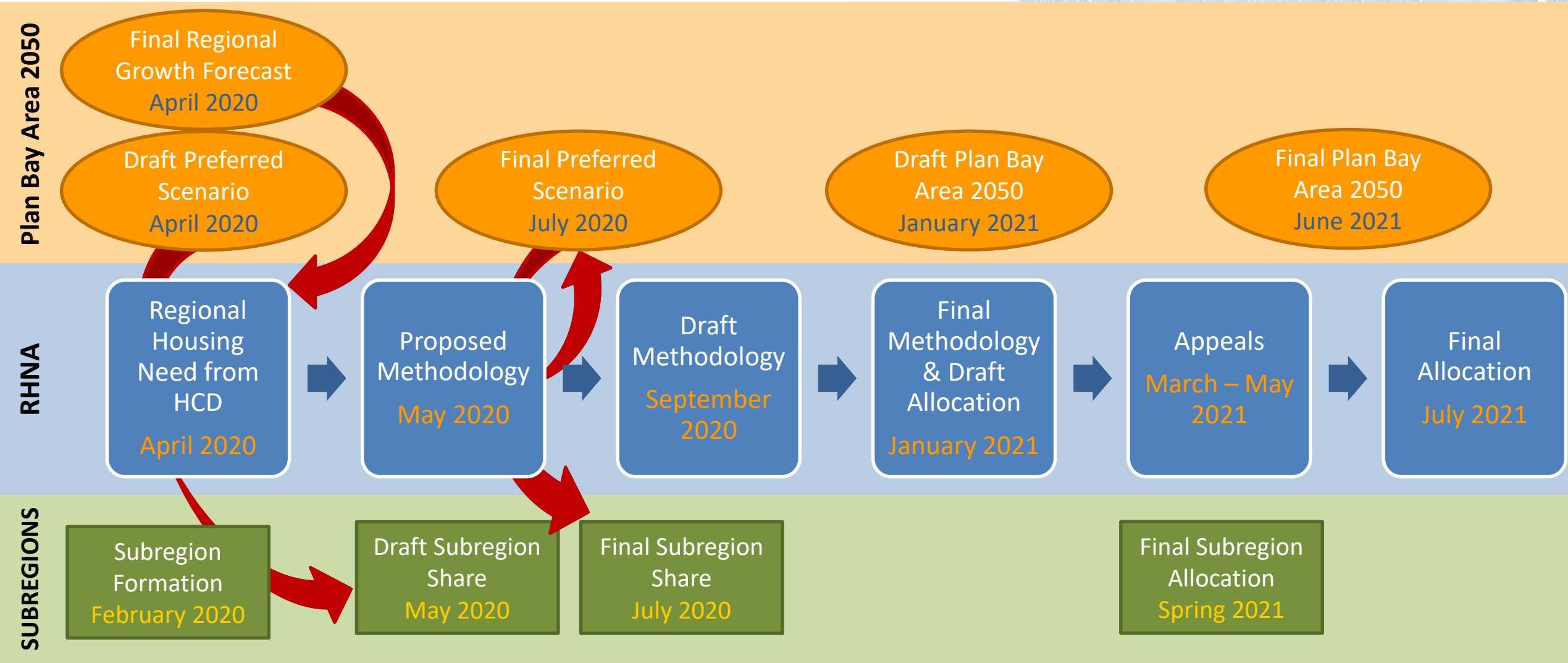
What are Subregions?

- Jurisdictions can form a subregion to carry out its own RHNA
- Same process/steps, requirements as region's RHNA
- Primary benefit is local ownership of RHNA process
- Currently under consideration: San Mateo, Santa Clara, Napa, Solano

New Issues This Cycle

- Higher total regional housing need
- More HCD oversight
- RHNA must Affirmatively Further Fair Housing
- Housing Elements more challenging for jurisdictions

Relationships Between Plan Bay Area 2050 and RHNA



RHNA Process Overview



RHNA Process Overview



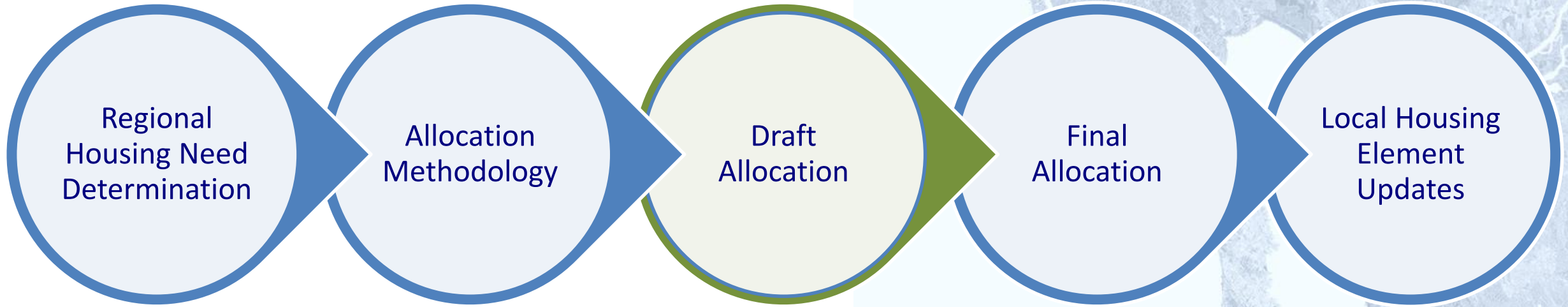
- ABAG consults with HCD on assumptions
- Expect higher total regional housing need
 - Need to account for unmet housing need
 - New factors: overcrowding, cost burden, target vacancy rate

RHNA Process Overview



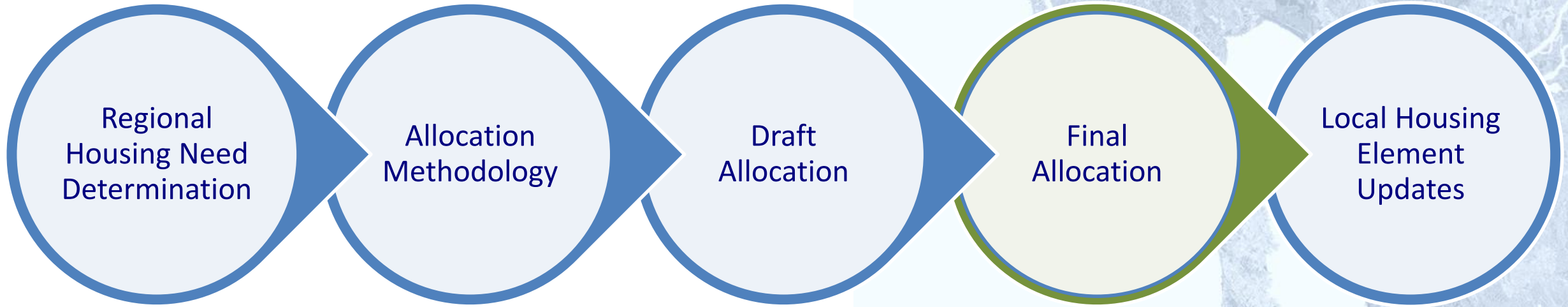
- Housing Methodology Committee advises staff
 - Elected officials, stakeholders from RPC as well as local staff
 - Regular updates to RPC; RPC recommends methodology to Executive Board
- Statutorily required objectives and factors
 - **New objective:** Affirmatively further fair housing
- Draft methodology reviewed by HCD (**New**)

RHNA Process Overview



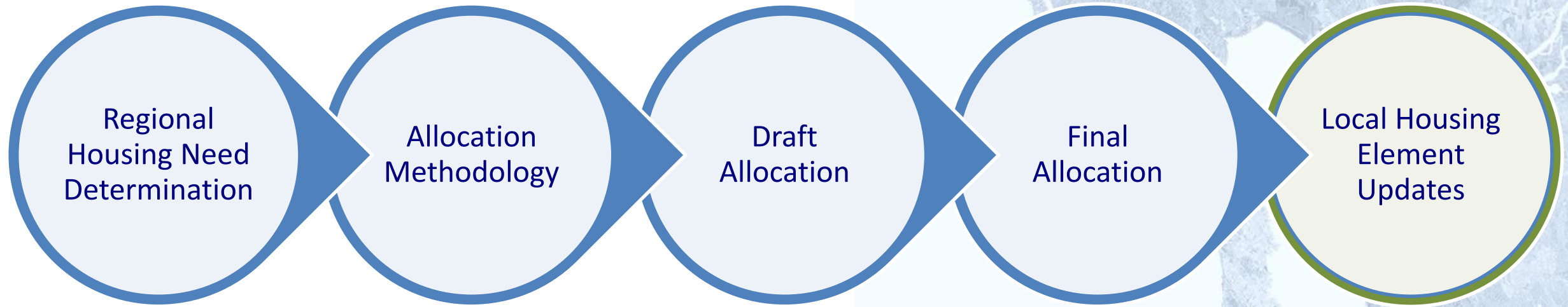
- Jurisdictions and HCD can appeal allocations (New)

RHNA Process Overview



- Adopt RHNA one month after Plan Bay Area 2050

RHNA Process Overview



- New restrictions on identifying sites
- Must affirmatively further fair housing

Summary of Key Milestones

Key Milestones	Proposed Deadline
Housing Methodology Committee kick-off	October 2019
Subregions form	February 2020
Regional Housing Need Determination	April 2020
Proposed methodology	May 2020
Draft methodology	September 2020
Final methodology, draft allocation	January 2021
Appeals	March – May 2021
Final allocation	July 2021
Housing Element due date	December 2022

Dates are tentative and subject to change

