Association of Bay Area Governments

Regional Planning Committee

October 2, 2019   **Agenda Item 6.a.**

Plan Bay Area 2050 and the Regional Housing Need Allocation

Subject: Plan Bay Area 2050 and the Regional Housing Need Allocation (RHNA): Update

Summary: This memo provides a high-level overview of the Plan Bay Area 2050 process and the Regional Housing Need Allocation (RHNA) process, both of which are getting underway this fall. While Plan Bay Area 2050 and RHNA are meant to inform each other, it is important to understand that they are distinct processes with differing state and/or federal requirements. Plan Bay Area 2050 is the region's next-generation long-range plan, tackling transportation, housing, the economy, and the environment, while at the same time integrating cross-cutting issues of equity and resilience. RHNA is the state-mandated process to identify the number of housing units (by affordability level) that each jurisdiction must accommodate in the Housing Element of its General Plan. Plan Bay Area 2050 and RHNA must both be finalized and approved by summer 2021.

Issues: Plan Bay Area 2050. Building upon the predecessor Horizon initiative, Plan Bay Area 2050 will serve as the next-generation long-range plan for the San Francisco Bay Area. Under federal and state planning regulations, Plan Bay Area 2050 must meet or exceed key requirements related to climate change, housing, and fiscal constraint, among others. The first phase of the Plan Bay Area 2050 effort – which takes place this fall – will integrate the most resilient and equitable strategies from Horizon as MTC/ABAG works to build the Draft Blueprint. The Blueprint will detail strategies (e.g., public policies and investments) that could be considered by local, regional, and state agencies to address the significant challenges the Bay Area faces, both today and in the future. Additional information on Plan Bay Area 2050 can be found in **Attachment A**, as well as on the project website (planbayarea.org).

RHNA. Focused specifically on needs through year 2030 for housing at all income levels, the RHNA process will advance in parallel with Plan Bay Area 2050. ABAG leads the RHNA allocation process – developing a methodology to identify the share of housing units by income level for each jurisdiction – but importantly the total level of housing need for the Bay Area will be identified by the Department of Housing and Community Development (HCD) in early 2020. The methodology for housing allocations will be developed in collaboration with the Housing

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Methodology Committee (HMC) starting in October. Additional information on RHNA can be found in **Attachment A**.

Process Going Forward. Over the coming months, there will be a significant number of committee items, both for Plan Bay Area 2050 and for RHNA. As such, staff intend to focus the joint MTC Planning and ABAG Administrative Committees on Plan-related items, given that the Plan is a shared work product of both agencies. The ABAG Regional Planning Committee would then focus primarily on RHNA-related items, given that RHNA is a significant and important effort and a work product solely of ABAG. The Regional Planning Committee will also receive updates on Plan Bay Area 2050 focused on housing issues and the forecasted development pattern, given the nexus of that work with RHNA. Items requiring board action for both planning efforts would ultimately be forwarded to the ABAG Executive Board for final approval.

Recommended Action: Information

Attachment: A. Presentation

Reviewed:

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