WELCOME | ABAG Housing Methodology Committee

January 24, 2020

PUBLIC COMMENT

ABAG Housing
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Continuing Discussion of Methodology Factors

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Considering RHNA factors

- December HMC

  - Discussion about Plan Bay Area 2050 as a factor in the methodology

  - Review of other sample methodologies

  - Brainstorm potential factors for RHNA methodology

  - Prioritize factors for further exploration

- January HMC

  - Staff: identify potential factors in response to HMC priorities

  - HMC continues to refine its top priorities for factors

  - Focus on factors for total allocation; income allocation at future meetings

Using the Plan Bay Area Blueprint

- **Option 1**: use forecasted development pattern from the Blueprint to direct RHNA allocations

- **Option 2**: use a hybrid approach that uses the forecasted development pattern from the Blueprint along with additional factors to represent policy goals that are underrepresented in the Blueprint to direct RHNA allocations

- **Option 3**: do not use forecasted data from the Blueprint, but include factors that align with the policies and strategies in the Blueprint to direct RHNA allocations

Potential factors for consideration

FACTORS FROM PLAN BAY AREA 2050	
Factor	**Definition**
Local growth	Jurisdiction's share of the region's household growth based on Plan Bay Area 2050 forecasts.
Future jobs	Jurisdiction's share of the region's jobs in 2030 based on Plan Bay Area 2050 forecasts.
Transit accessibility (projected)	Jurisdiction's projected percentage of the region's households within Transit Priority Areas based on Plan Bay Area 2050 forecasts.

Potential factors for consideration

FAIR HOUSING AND EQUITY	
Factor	**Definition**
Access to high resource areas	The percentage of a jurisdiction's households living in census tracts labelled High Resource or Highest Resource based on opportunity index scores.
Existing need (cost burden)	The percentage of a jurisdiction's households that are cost-burdened, meaning that a household pays more than 30% of its income to housing costs.
Existing need (overcrowding)	The percentage of a jurisdiction's households living in overcrowded housing, meaning a household with more than one resident per room in a dwelling.

Potential factors for consideration

JOBS AND JOBS-HOUSING FIT	
Factor	**Definition**
Existing jobs	Jurisdiction's current share of region's total jobs.
Job accessibility	Share of region's total jobs that can be accessed from a jurisdiction by a 30-minute commute.
Jobs-housing balance	Ratio of jobs within a jurisdiction to the number of housing units in the jurisdiction.
Jobs-housing fit	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.

Potential factors for consideration

TRANSPORTATION	
Factor	Definition
Transit connectivity	Jurisdiction's percentage of the region's total acres within Transit Priority Areas (TPAs).
Transit accessibility (current)	Jurisdiction's existing percentage of the region's households within TPAs.

Potential factors for consideration

OTHER TOPICS OF IMPORTANCE	
Factor	**Definition**
Natural hazards	Percentage of acres within a jurisdiction's urbanized area in locations with low risk from natural hazards according to the MTC/ABAG Multi-Hazard Index.
Permits issued for lower-income units	The jurisdiction's share of permits issued for very low- and low-income units relative to total permits issued during the 2007-2014 RHNA cycle.

Discussion

- Approach for addressing race and segregation

- Priorities within each category (fair housing/equity, jobs/jobs-housing fit, etc.)

- Priorities between categories

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December 19, 2019

Draft Criteria for Evaluating Methodology Options

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Proposed methodology evaluation criteria

- Based on analytical framework used by HCD to evaluate draft RHNA methodologies from Sacramento, San Diego and Los Angeles regions

- Organized by required RHNA objectives from Housing Element Law

Proposed methodology evaluation criteria

- ***Objective 1: Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner.***

  - Does the allocation direct more lower-income RHNA to jurisdictions with more single-family homes or to jurisdictions with higher housing costs?

Proposed methodology evaluation criteria

- *Objective 2: Promoting 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.*

  - Does the methodology focus on where housing is needed to encourage transit ridership and reduce commutes?

  - Does the allocation incorporate long-range planning focused on infill development and job centers?

Proposed methodology evaluation criteria

- *Objective 3: Promoting 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.*

  - Does the allocation direct more lower income RHNA to jurisdictions with a higher overall number of low-wage jobs?

  - Does the allocation direct more lower income RHNA to jurisdictions with a higher number of low-wage jobs compared to units affordable to low-wage workers?

Proposed methodology evaluation criteria

- *Objective 4: Allocating 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.*

  - Does the allocation direct a larger share of RHNA units in an income category to jurisdictions with a smaller share of existing households in that income category?

Proposed methodology evaluation criteria

- *Objective 5: Affirmatively furthering fair housing.*

  - Does the allocation direct more lower income RHNA to jurisdictions with no areas of high segregation/poverty or low resource areas and the most areas in high or highest resource census tracts, as defined in the HCD/TCAC Opportunity Maps?

  - Do jurisdictions with large low resource areas or areas of high segregation/poverty receive less lower income RHNA than the regional average?

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WRAP UP AND NEXT STEPS

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