

# REGIONAL HOUSING NEEDS ALLOCATION



TO: Regional Planning Committee  
FR: Deputy Executive Director, Policy  
RE: Update on Housing Methodology Discussions

DATE: February 5, 2020

## Overview

The Housing Methodology Committee (HMC) is a key part of ABAG's approach to creating the RHNA allocation methodology. Through the HMC, ABAG staff seek to facilitate dialogue and information sharing in order to enable coordinated action to address the Bay Area's housing challenges.

The [Housing Methodology Committee](https://mtc.legistar.com/Calendar.aspx) had its third and fourth meetings on December 19, 2019 and January 24, 2020. Agenda packets for the HMC meetings are available at <https://mtc.legistar.com/Calendar.aspx>.

## Recent HMC Discussions

HMC discussions at these most recent meetings have focused on:

### ***The Relationship between Plan Bay Area 2050 and RHNA***

By law, the RHNA Plan is required to be consistent with the development pattern from Plan Bay Area 2050. Staff provided a high-level overview of the similarities and differences between how the Plan Bay Area 2050 Blueprint and RHNA methodology are developed and the desired outcomes for each process. HMC members discussed potential options for how the Blueprint might be incorporated into the RHNA methodology, including:

- Using the forecasted development pattern from the Blueprint to direct RHNA allocations
- Using 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
- Not using forecasted data from the Blueprint, but include factors that align with the policies and strategies in the Blueprint to direct RHNA allocations.

HMC members expressed interest and some concerns in considering use of the Plan in the methodology, and therefore could not commit to a particular approach until more details about the Blueprint are available in spring 2020.

### ***Prioritizing Methodology Factors***

Staff presented sample RHNA methodologies, including ABAG's methodology from the last cycle and the draft methodologies from other regions for this cycle, as a starting place for HMC members to begin to identify potential factors for inclusion in the allocation methodology. At

the December meeting, the HMC prioritized the topics they felt were most important to be considered in the methodology. For the January meeting, staff developed options for potential factors related to Plan Bay Area 2050, fair housing and equity, jobs and jobs-housing fit, transportation, and other topics of interest in response to the priorities identified by the HMC. HMC members had the opportunity to provide feedback on these potential factors and to continue to refine their top priorities for factors and how they might be combined in the methodology.

### ***Proposed Methodology Evaluation Criteria***

One of the changes implemented for this RHNA cycle is that the draft methodology developed by a Council of Governments (COG) must be submitted to HCD for its review before the methodology is finalized. On behalf of HCD, ABAG staff presented the criteria they use to evaluate the draft methodologies submitted by COGs. ABAG staff proposed to consider using HCD's criteria as a way to evaluate methodology options as they are developed, to ensure that they are aligned with HCD's expectations.

### ***Overview of the Regional Housing Needs Determination***

Staff provided an overview of HCD's responsibilities in developing the Regional Housing Needs Determination (RHND), which is the total number of housing units the Bay Area must plan to accommodate during the RHNA cycle. Staff provided an overview of the steps used to calculate the RHND and reviewed some of the changes made since last cycle that are likely to result in a higher RHND than what the region received in previous RHNA cycles.