



# Update on Regional Housing Needs Allocation (RHNA) and Regional Early Action Program (REAP)

ABAG Regional  
Planning Committee  
May 6, 2020





# RHNA Update: Housing Methodology Committee

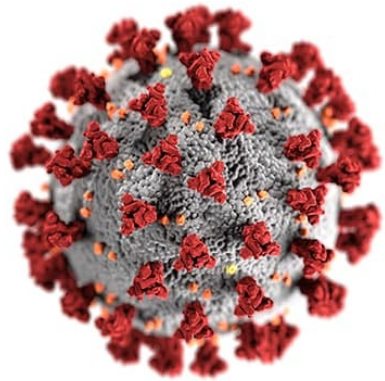
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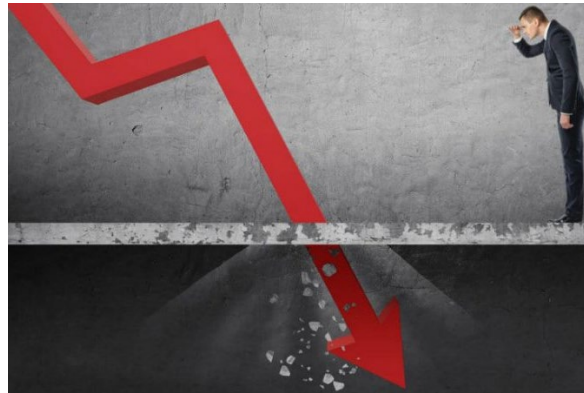
# COVID-19 Pandemic + Likely Recession: Near-Term versus Longer-Term Impacts

TODAY



PANDEMIC

NEXT 1 TO 5 YEARS



(LIKELY) RECESSION

THROUGH 2030



RECOVERY

- RHNA: planning for *ongoing* need for housing at all income levels
- Requests for flexibility: delay of RHNA implementation requires action by the State
- ABAG will elevate local government concerns with state agencies and legislators

# HMC materials from March & April

- March HMC meeting:
  - What we heard from community-based organizations
  - Results of local jurisdiction survey
  - Plan Bay Area 2050 update
  - Continuing discussion of methodology factors
- Materials sent in April
  - Fair housing report
  - Summary of methodology options from March meeting
  - Revised RHNA schedule

# CBO outreach: what community members said

- More housing needed everywhere for everyone
- Support for additional housing in high resource areas, with concerns
- Emphasis on linking jobs to housing and getting communities that haven't stepped up to do more
- Housing near transit is good, but transit availability, reliability, safety and cost are concerns
- Need for funding/financing for affordable housing, re-invest in communities that are under-resourced and support new with resources/services
- Important to enforce RHNA plans with incentives or penalties to ensure housing

# Local jurisdiction survey: housing and land use

- Jobs-housing fit: 85% stated their jurisdiction is imbalanced or very imbalanced
- No regional consensus about opportunities
- #1 constraint: construction costs (87% of respondents)
  - Other constraints cited by a majority: availability of vacant land, funding for affordable housing, availability of construction workforce, land suitability, and availability of surplus public land
- Primary challenges to affordable housing: lack of local gap financing and available land

# Local jurisdiction survey: fair housing

- Top factors contributing to fair housing issues
  - Displacement of low-income and/or person-of-color (POC) residents
  - Community opposition to development
  - Lack of affordable housing, especially larger units
  - Land use/zoning laws

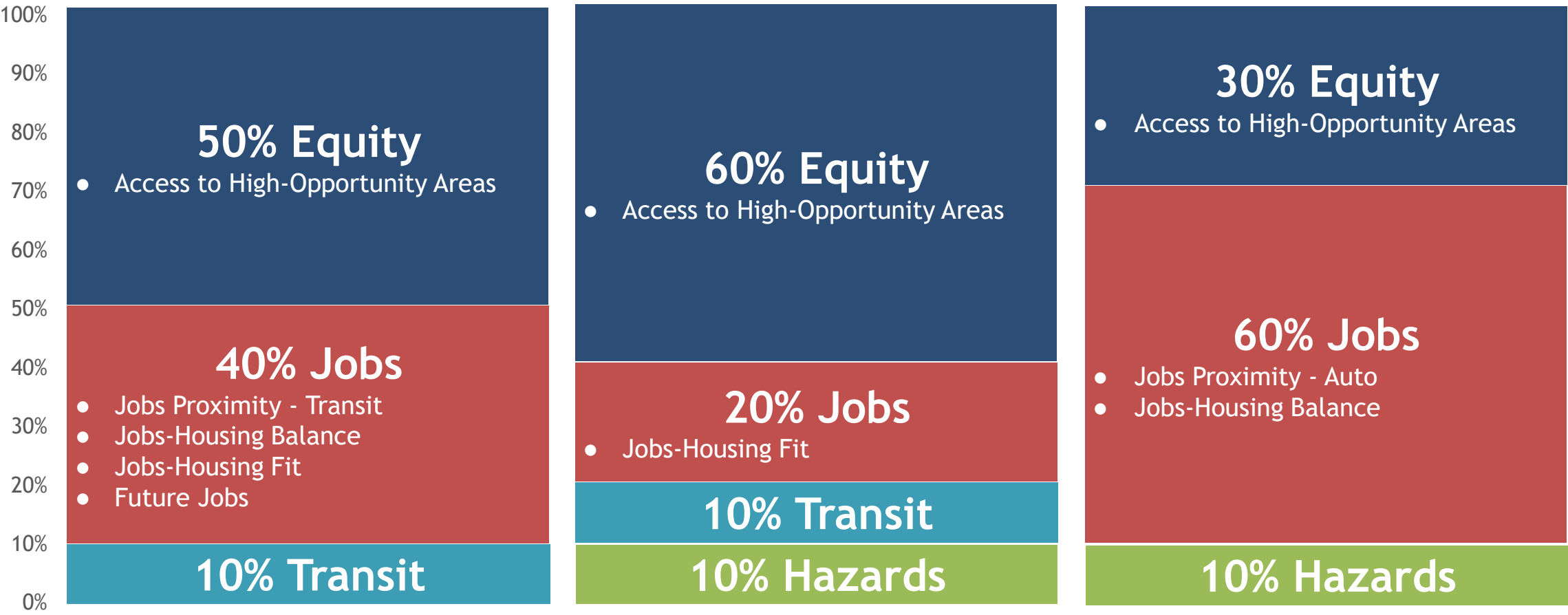
# Methodology factors: overview

- March meeting: small group discussion to choose factors, assign weights to create methodology options
- Staff facilitators guided members through use of online visualization tool:  
<https://rhna-factors.mtcanalytics.org/>

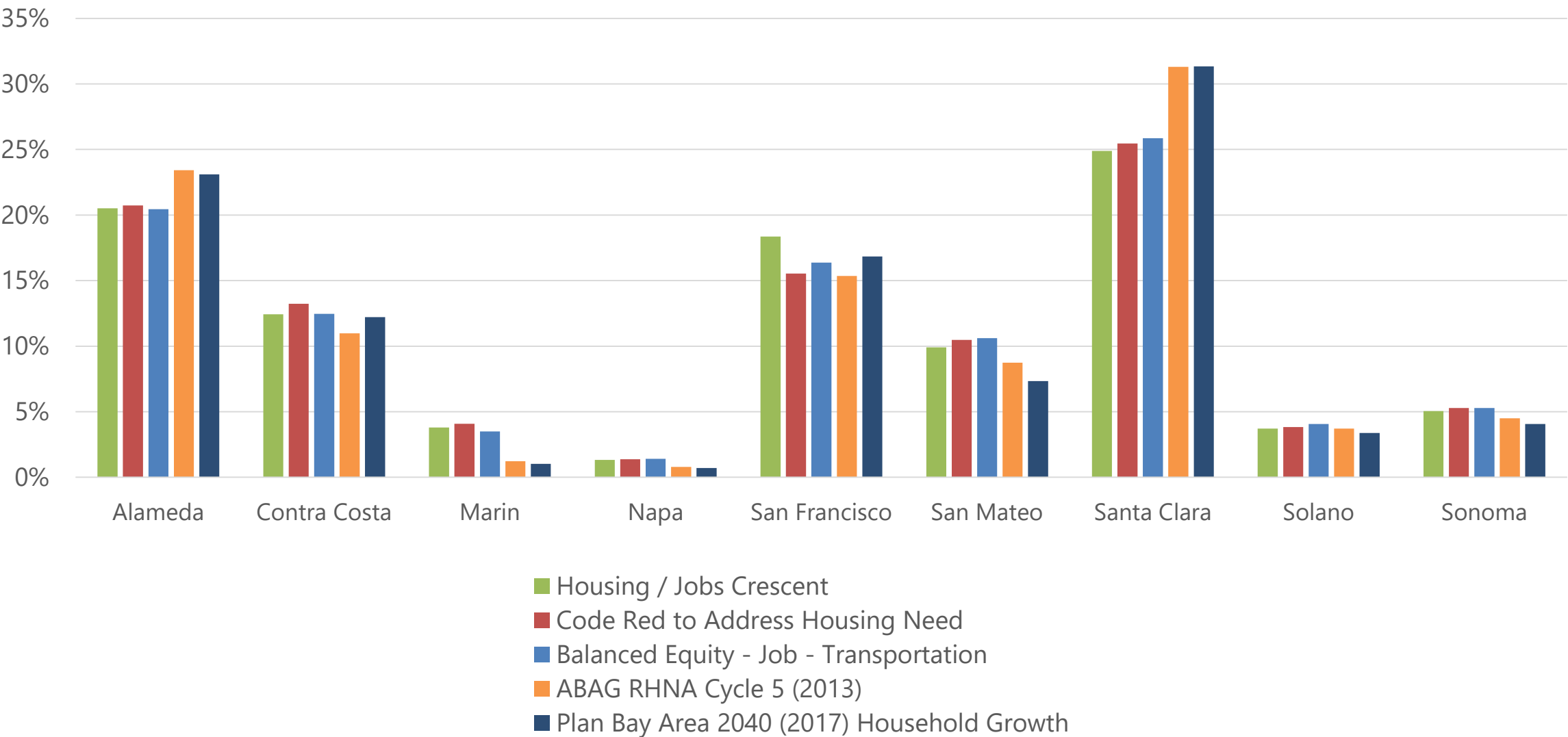


# Methodology factors: top options

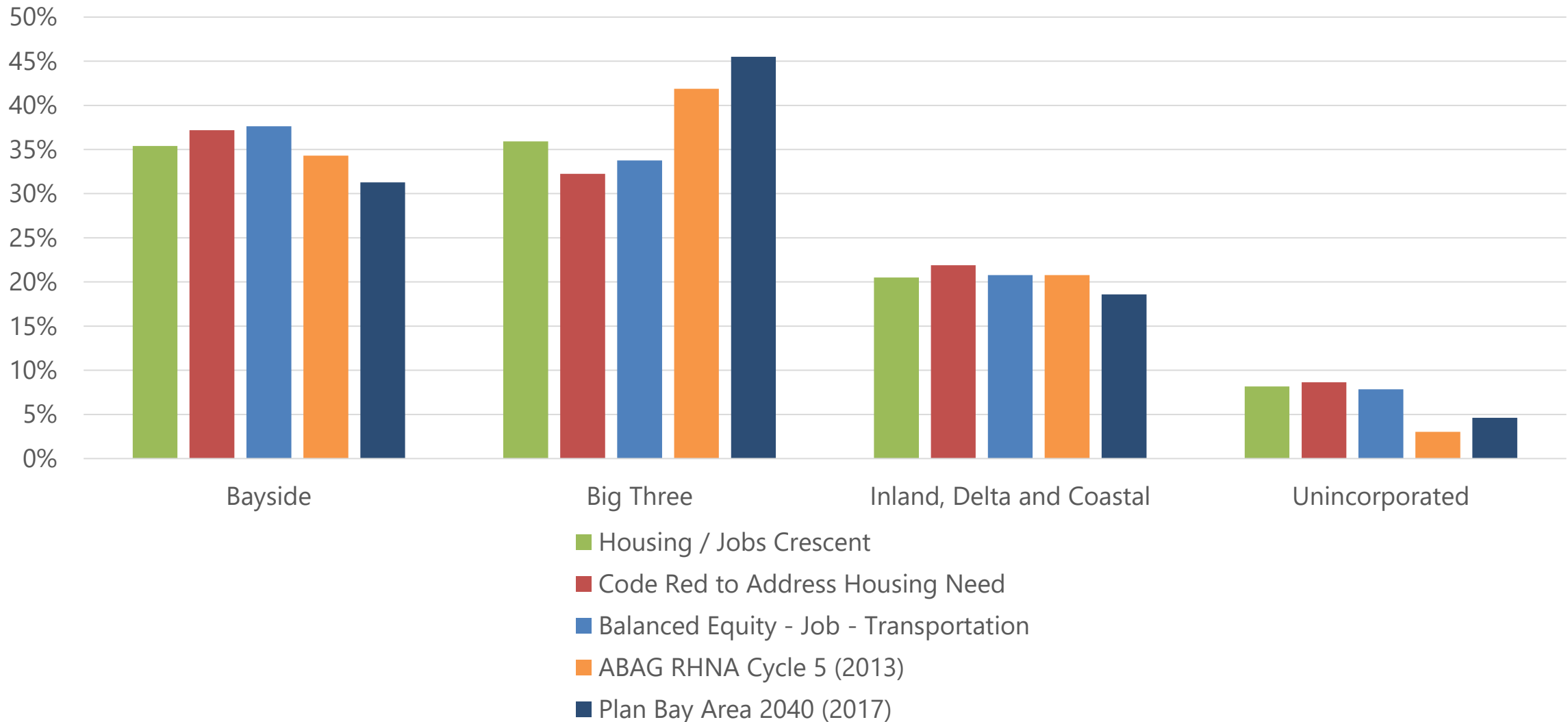
Comparison of three methodology options that received most votes



# Methodology factors: top options



# Methodology factors: top options





# Revised RHNA timeline

Milestone	Revised Deadline
HCD Regional Housing Need Determination	Summer 2020
Plan Bay Area 2050 Draft Blueprint	July 2020
Proposed RHNA methodology, draft subregion shares	Fall 2020
Plan Bay Area 2050 Final Blueprint	December 2020
Final subregion shares	December 2020
Draft RHNA methodology to HCD for review	Winter 2021
Final RHNA methodology, draft allocation	Spring 2021
RHNA appeals	Summer 2021
Final Plan Bay Area 2050	September 2021
Final RHNA allocation	Winter 2021
Housing Element due date	January 2023

*Dates are tentative and subject to change*



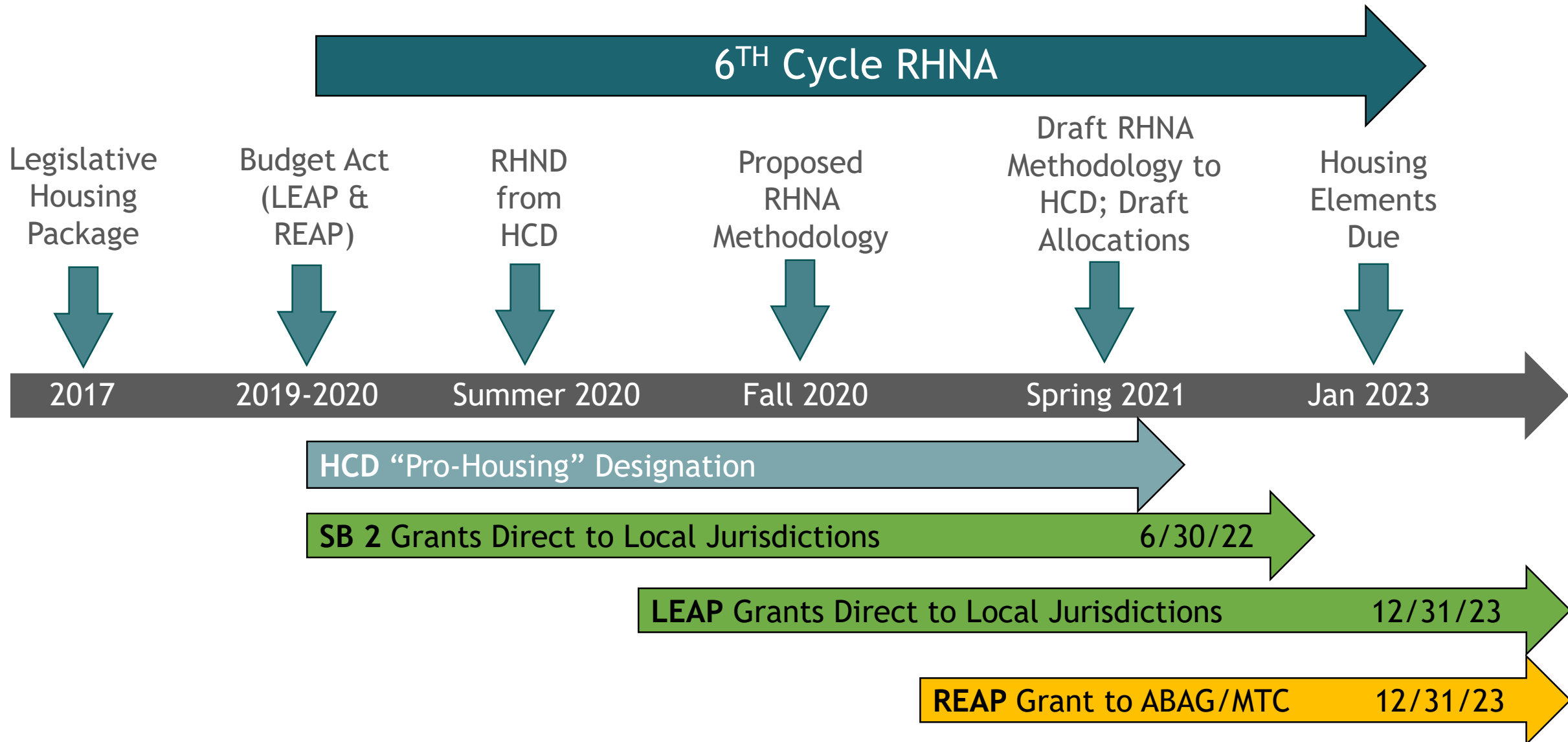
# Regional Early Action Planning Grants (REAP) Update

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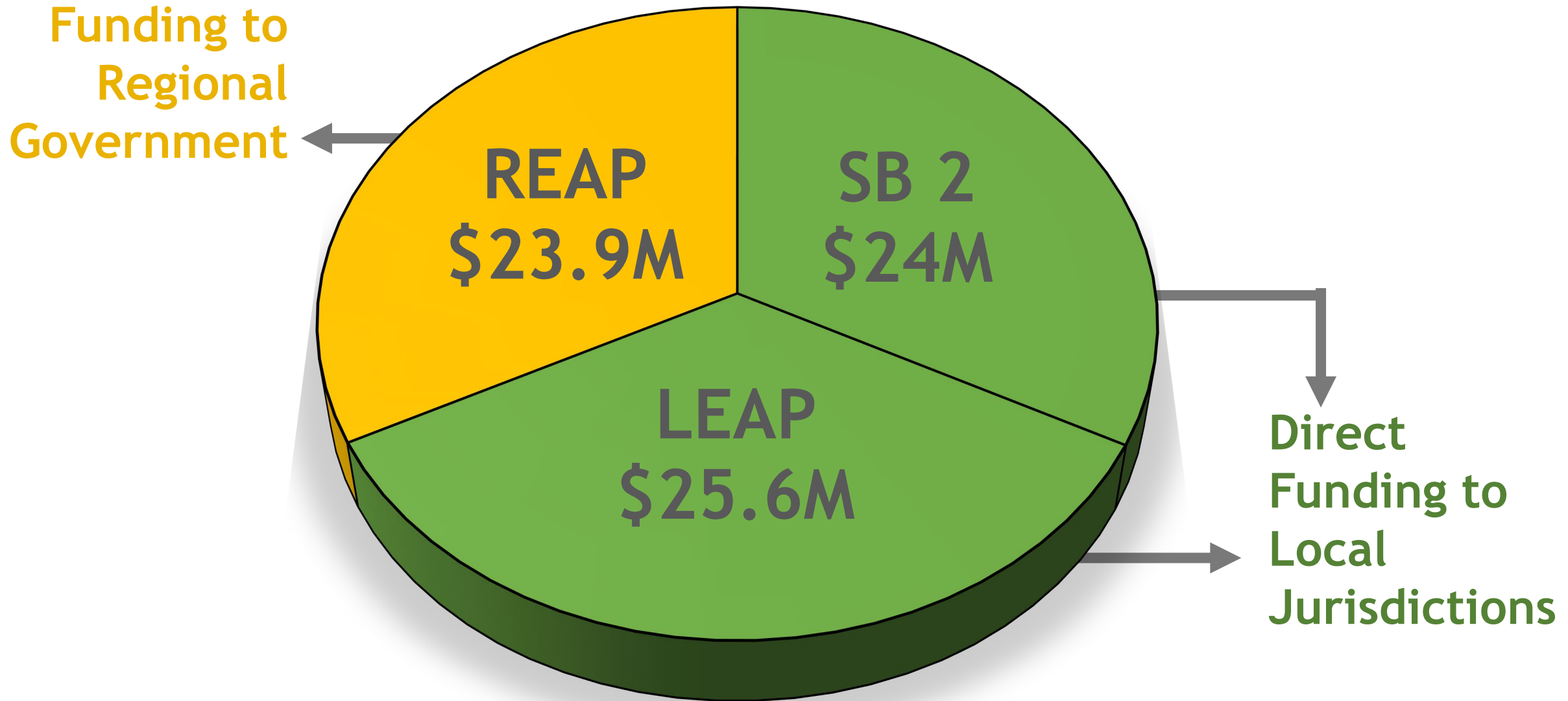


# Deadlines & New Resources





# State Funding to the Bay Area to plan for housing



# REAP Basics

## Background:

- One-time regional funding to ABAG
- To assist with implementation of RHNA & accelerate housing production

## HCD Administration:

- 25% disbursement (\$5.9M) to ABAG pending contract with HCD.
- ABAG must submit application for the remaining 75% (\$18M) by 1/31/2021.

## Next Steps:

- **Spring 2020:** Needs assessment of local jurisdictions for next Housing Element updates
- **Summer 2020:** Program design
- **Fall 2020:** Apply to HCD for remaining 75%
- **By Early Winter 2020:** Launch new regional housing program

# ABAG/MTC Committed to Using REAP:

- **To enhance the RHNA process** by supporting the Housing Methodology Committee and increasing engagement with local electeds, staff, and stakeholders
- **To develop a new regional housing technical assistance program**
  - Technical assistance to jurisdictions to develop compliant **housing elements**.
  - Technical assistance to support **community engagement** strategies related to “3 Ps” of housing: Protection, Preservation, and Production



What should a  
*regional* housing  
technical assistance  
program look like?

Needs Assessment & Program Design

# Needs Assessment: Who We've Talked To

## Outreach to Date:

- ABAG General Assembly
- League of Cities City Managers Conference
- Bay Area Planning Directors Association (BAPDA) - Steering Committee
- Small group discussion with every Planning Director in the Bay Area
  - Pre-existing county-based Planning Directors' meetings

## Additional Outreach Planned:

- Local Elected Officials via Mayors' Conferences and League of Cities Sub-regional Meetings (to the extent feasible per COVID-19)
- Webinars
  - Overview of REAP for Local Electeds and General Public
  - Deep-dive on Housing Element Site Selection process for Local Staff
- Stakeholders and General Public

# Needs Assessment: What We've Heard

## Collaborative & Cohort-Based Approach

- Knowledge sharing on policies and best practices, site analysis and strategies, funding, etc.
- Tailored for variety of contexts

## Regional Consultant Pool

- Economies of scale
- Reduced administrative burden on local staff
- Flexibility to craft locally-appropriate policies and programs

## Regional Coordination with HCD

- Template Documents
- Data Packets
- Pre-Approved Site Feasibility Analysis?

## Housing Leadership Development & Community Engagement

- Data-Driven Messaging
- Outreach and Education
- Focus Groups and Listening Sessions

# Next step: RFP for Master Consultant

“ABAG seeks to retain a master consultant to assist with its REAP program design, budgeting and implementation, including the recruiting and oversight of additional consultants.”

Proposals shall not exceed \$200,000, however, proposals may also include descriptions of additional proposed services and pricing should additional funding become available.

See <https://MTC.bonfirehub.com> for details.



# Thank You

For more information contact

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[abag.ca.gov/our-work/rhna-regional-housing-needs-allocation](http://abag.ca.gov/our-work/rhna-regional-housing-needs-allocation)