

Association of Bay Area Governments

Executive Board

May 21, 2020

Agenda Item 11.b.

Regional Housing Needs Allocation (RHNA) and Regional Early Action Planning (REAP)

Subject: Update on Regional Housing Needs Allocation (RHNA) and Regional Early Action Planning (REAP) Program

Background: RHNA is the state-mandated¹ process to identify the number of housing units (by affordability level) that each jurisdiction must accommodate in the Housing Element of its General Plan. For the last three RHNA cycles, ABAG has convened an ad hoc Housing Methodology Committee (HMC) to advise staff on the methodology for allocating a share of the region's total housing need to every local government in the Bay Area. The HMC includes local elected officials and staff as well as regional stakeholders to facilitate sharing of diverse viewpoints across multiple sectors.

Issues: **Update on RHNA and Housing Methodology Committee Discussions**

Staff will highlight recent statutory changes to RHNA and provide an overview of ABAG's process and timeline for completing RHNA. Staff will summarize work done by the Housing Methodology Committee. The [Housing Methodology Committee](#) has been meeting monthly since October 2019. Agenda packets for the HMC meetings are available at <https://mtc.legistar.com/Calendar.aspx>. The next meeting of the Housing Methodology Committee is currently scheduled to be held on June 19, 2020.

See **Attachment A** for background information about RHNA and a summary of the key topics discussed at HMC meetings.

Changes to Laws for Identifying Housing Element Sites

After ABAG allocates a portion of the region's housing need to each jurisdiction, local governments must update their Housing Elements (with an expected due date of January 2023).

Recent legislation has implemented several changes that will affect this RHNA cycle, which will establish housing goals for the Bay Area for the eight-year period from 2023 to 2031. Staff will provide a high-level overview of the new requirements for how local governments select the sites for accommodating lower-

¹ See California [Government Code §65584](#).

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income housing units in their Housing Elements including the new requirement for a local government to demonstrate that its Housing Element “affirmatively furthers fair housing.”

The State’s 2019-2020 Budget Act included significant, one-time funding from HCD to assist jurisdictions with implementation of the current RHNA cycle, including through updates of local Housing Elements to accelerate housing production. Approximately \$25.5 million will be granted directly to jurisdictions through the Local Early Action Planning (LEAP) program, and approximately \$24 million will be granted to ABAG through the Regional Early Action Planning (REAP) program. ABAG has requested and received an initial 25% of the regional funds (approx. \$5.9 million) and expects to apply for the balance in the Fall.

ABAG staff have spent the last several months outreaching to local officials to conduct a needs assessment to inform the design of a new Regional Housing Technical Assistance Program to be funded by REAP. The goal of the new program is to assist local jurisdictions in adopting compliant Housing Elements to ensure that Bay Area jurisdictions remain competitive for various state funding programs and increase housing opportunities.

Next Steps:

Staff will conduct outreach to local officials to develop a needs assessment to inform the new Regional Housing Technical Assistance Program funded through HCD’s REAP program. Staff anticipates returning to the Executive Board with a proposed framework for the technical assistance program during the summer.


Recommended Action:

Information

Attachments:

- A. Memo RHNA and HMC Update
- B. Memo RHNA Outreach
- C. Presentation
- D. RHNA REAP letter to HCD

Reviewed:


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