Association of Bay Area Governments

Regional Planning Committee

October 1, 2020   **Agenda Item 5.a.**

Regional Housing Needs Allocation (RHNA) Update

Subject: Recommendation for Regional Housing Needs Allocation (RHNA) Proposed Methodology

Background: RHNA is the state-mandated[1] process to identify the number of housing units (by affordability level) that each jurisdiction must accommodate in the Housing Element of its General Plan. The RHNA allocation must meet the five statutory objectives of RHNA[2] and be consistent with the forecasted development pattern from Plan Bay Area 2050.[3]

ABAG convened an ad hoc Housing Methodology Committee (HMC) that has been meeting since October 2019 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. Agenda packets for the HMC meetings are available at https://mtc.legistar.com/Calendar.aspx.

Issues: **Proposed RHNA Methodology**

At its final meeting on September 18th, the HMC voted 27 to 4 to recommend **Option 8A: High Opportunity Areas Emphasis & Job Proximity** as the proposed methodology to the ABAG Regional Planning Committee and Executive Board. This option includes the HMC's previously identified preferences for using Year 2050 households from the Plan Bay Area 2050 Blueprint as the baseline allocation and the Bottom-Up income allocation approach. **Attachment A** provides information about the proposed RHNA methodology.

Next Steps: The ABAG Executive Board will consider the recommended proposed methodology in October; staff will request that the Board approve its release for public comment.

Recommended Action: The ABAG Regional Planning Committee is requested to recommend that the ABAG Executive Board approve the proposed RHNA methodology, as reported.

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[1] See California Government Code §65584.
[2] Government Code Section 65584(d).
[3] Government Code Section 65584.04(m)(1).

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Attachments: A. Memo – Proposed RHNA Methodology

                                   Appendix 1 – Allocation Maps

                                   Appendix 2 – Illustrative Allocations

                                   Appendix 3 – Methodology Factors Overview

                                   Appendix 4 – Evaluation Metrics

                                   B. Presentation

Reviewed:

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