

Association of Bay Area Governments

Executive Board

October 15, 2020

Agenda Item 7.a.

Regional Housing Needs Allocation (RHNA) Update

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

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. The RHNA allocation must meet the five statutory objectives of RHNA² 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.

Note: The ABAG Executive Board and MTC Commission adopted changes to the strategies and Growth Geographies for the Plan Bay Area 2050 Final Blueprint in September 2020. These changes will affect information about total households in Year 2050 from the Final Blueprint, which will be available in December 2020. As this information from the Blueprint is used as the baseline allocation for the proposed RHNA methodology, changes to the

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

² [Government Code Section 65584\(d\)](#).

³ [Government Code Section 65584.04\(m\)\(1\)](#).

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Blueprint will lead to changes in the allocations that result from the RHNA methodology, and thus the subregion shares.

Next Steps:

The proposed RHNA methodology approved by the ABAG Executive Board will be released for public comment, including a public hearing.

Recommended Action:

The ABAG Executive Board is requested to approve Option 8A: High Opportunity Areas Emphasis & Job Proximity with the 2050 Households (Blueprint) baseline allocation as the proposed RHNA methodology, as recommended by the Housing Methodology Committee and Regional Planning Committee.

Attachments:

A. Memo – Proposed RHNA Methodology

Appendix 1 – Allocation Maps

Appendix 2 – Illustrative Allocations

Appendix 3 – Methodology Factors Overview

Appendix 4 – Evaluation Metrics

Appendix 5 – Alternate Proposals

B. Presentation

Reviewed:



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