

OneBayArea

Sustainable Communities Strategy



ABAG Executive Board

May 2011

Proposed Allocation Approach

- Incorporates both sustainability and fair share principles
 - Sustainability: growth in PDAs, Growth Opportunity Areas
 - Fair share: household formation for areas outside PDAs, Growth Opportunity Areas
- RHNA will be based on SCS Preferred Scenario
 - SCS Initial Vision Scenario used only as example
- Supported by consistency between RHNA objectives, SCS performance targets, and FOCUS goals

Rationale

- Increases housing supply and choice
- Promotes infill and efficient development pattern
- Protects environmental and agricultural resources
- Promotes improved relationship between jobs and housing
- Promotes socioeconomic equity

Proposed Income Allocation

- Second step after determining jurisdiction's total RHNA
- Suggest using same method as 2007-2014 RHNA
 - For each income category (very low, low, moderate, above moderate), a jurisdiction is given 175% of the difference between their household income distribution and the region-wide household income distribution
- Helps promote equity, avoid concentration of poverty
 - Jurisdiction receives higher allocation of units in an income category when it has a smaller proportion of households in that income category compared to the rest of the region

Pending Tasks

- **RHNA Methodology Concepts**
 - Overview of several approaches for RHNA methodology to meet sustainability goals and RHNA objectives
 - Review by ABAG Executive Board – July 2011
- **Funding Support: Block Grant**
 - To support local jurisdictions in efforts to provide affordable housing close to transit and to create complete communities
 - Tied to RHNA allocations
 - Opportunity to align jurisdictional RHNA allocations with focused growth in sub-jurisdictional PDAs and Growth Opportunity Areas