



Plan BayArea

Regional Housing Need Allocation

**ABAG Executive Board Meeting
MTC Commission Meeting**

May 17, 2012

Agenda

- I. Recommendation
- II. Background: RHNA in Context
- III. Draft RHNA Methodology
- IV. Process: Housing Methodology Committee
- V. Next Steps



I. Recommendation

For the 5TH RHNA Cycle: 2014-2022

ABAG Executive Board is asked to approve:

- **Draft Regional Housing Need Allocation Methodology**
- **Preliminary Subregional Shares to Napa, San Mateo, and Solano Counties**

II. Background: RHNA in Context

Plan Bay Area



Land Use

Draft Preferred Land Use Scenario:
Jobs-Housing Connection Strategy

Action: Approval by ABAG and MTC



Transportation

Draft Transportation Investment Strategy
One Bay Area Grant (OBAG)

Action: Approval by MTC



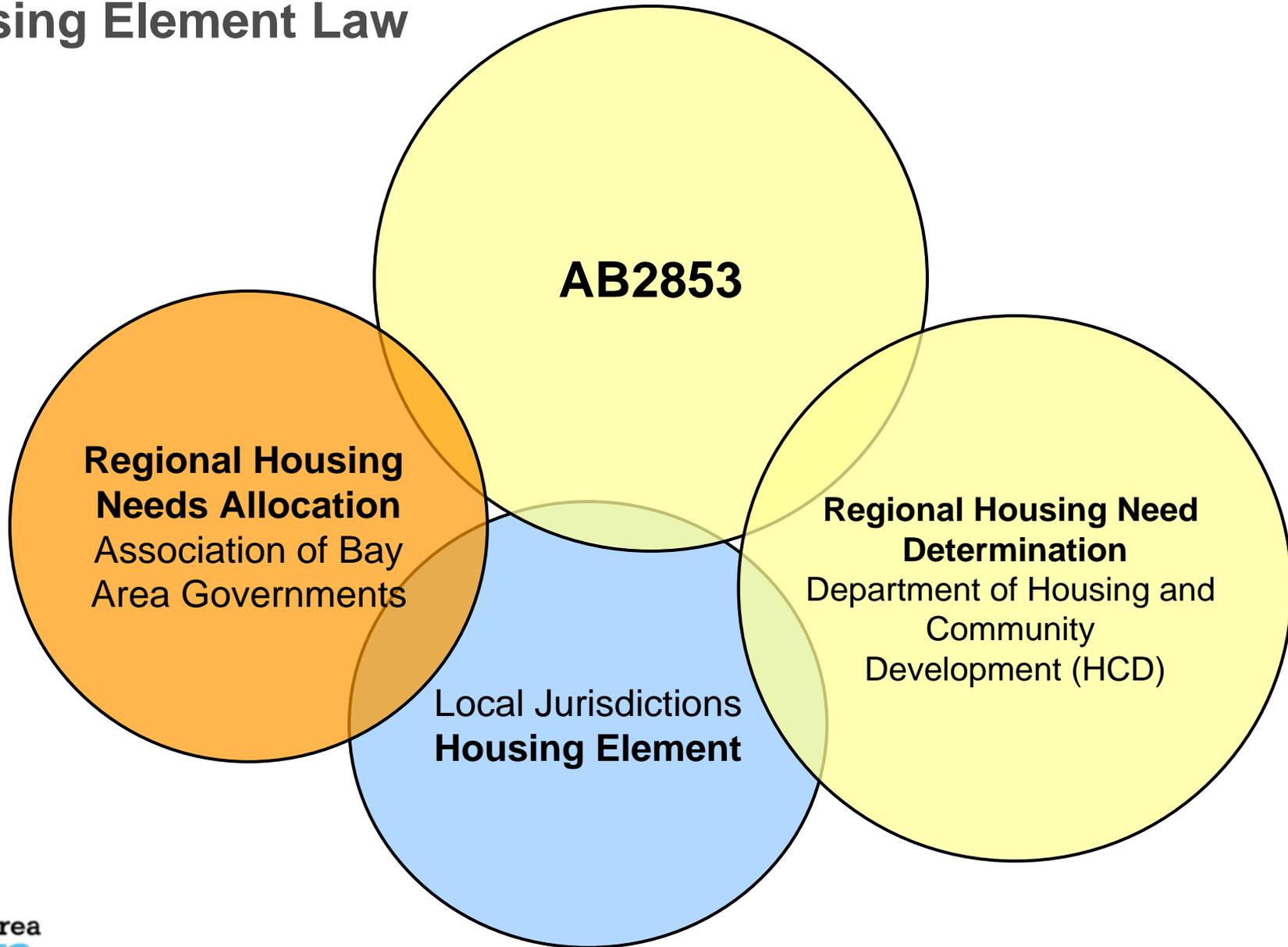
Housing

Regional Housing Need Allocation (RHNA)

Action: Approval of Draft Methodology by ABAG

III. Draft RHNA Methodology

Housing Element Law



HCD: Regional Housing Need Determination

Total Regional Housing Need

| 2007-2014 RHND | 2014-2022 RHND |
|----------------|----------------|
| 214,500 | 187,990 |

Distribution by Income Categories

| | |
|--|--------------|
| Very Low Up to 50% of Median Income | 24.8% |
| Low Between 51% and 80% of Median Income | 15.4% |
| Moderate Between 81% and 120% of Median Income | 17.8% |
| Above Moderate Above 120% of Median Income | 42.0% |

ABAG: Regional Housing Need Allocation

**Allocation of Housing Need to Local
Governments**

Based on Five Methodological Components

DRAFT RHNA Methodology

- **Sustainability Component**
 - 70% allocated based on PDA growth



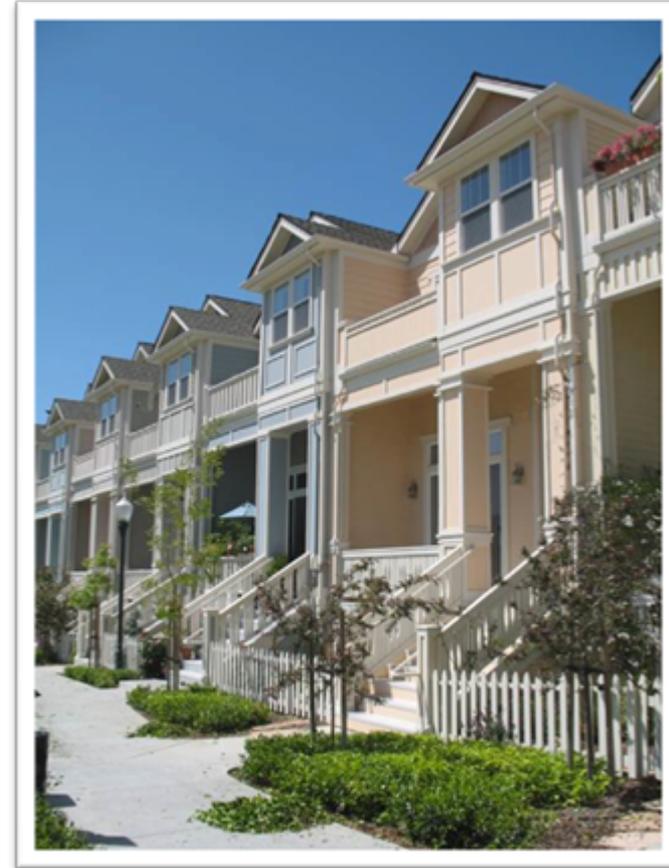
DRAFT RHNA Methodology

- **Sustainability Component**
 - 70% allocated based on PDA growth
- **Fair Share**
 - 30% allocated based on transit, jobs and housing outside PDAs



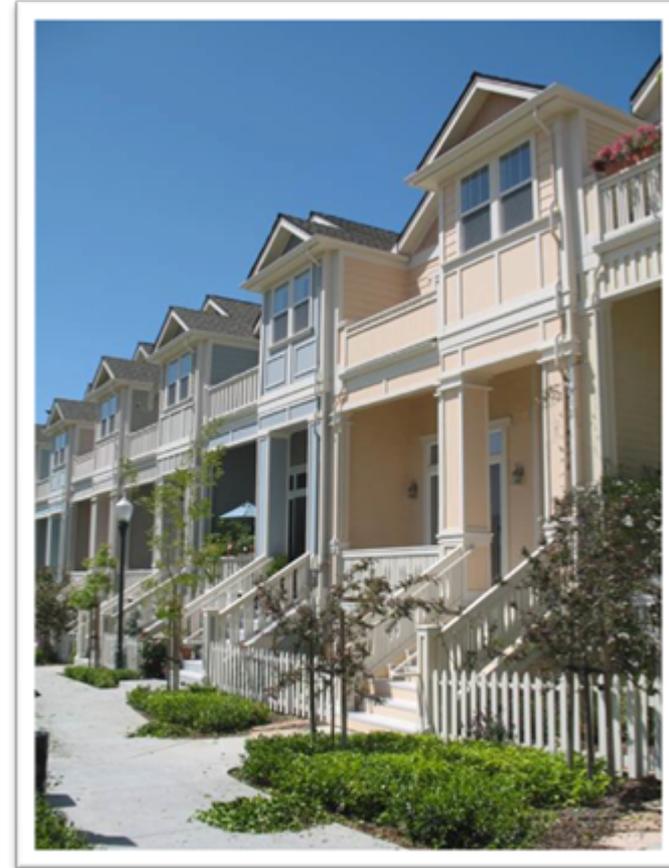
DRAFT RHNA Methodology

- **Sustainability Component**
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- **Needs by Income**
 - Affordability in all jurisdictions



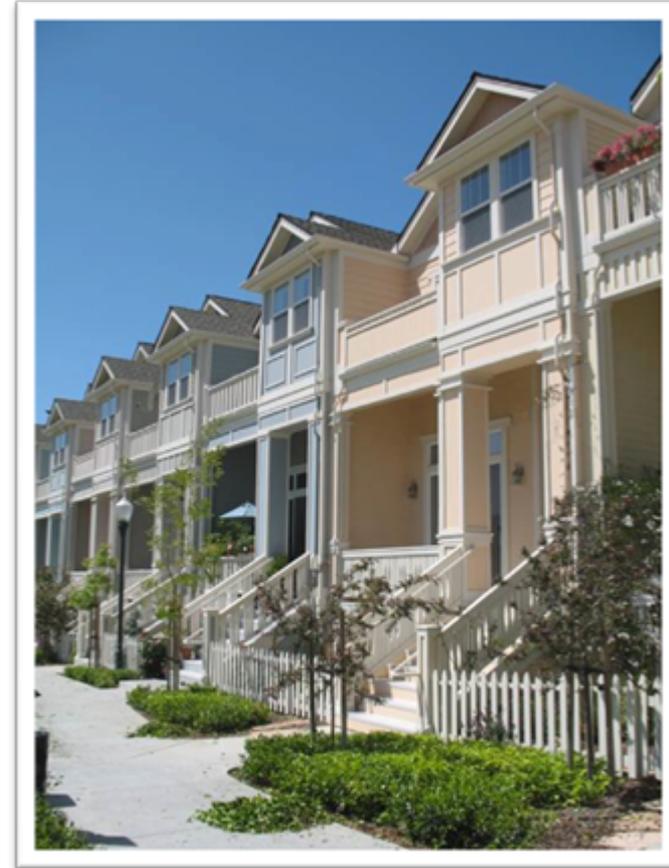
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- **Sphere of Influence Adjustments**
 - Divisions of responsibility



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 - Affordability in all jurisdictions
- **Sphere of Influence Adjustments**
 - Divisions of responsibility
- **Subregional Shares of the RHNA**
 - Alternative allocation options



IV. Process: Housing Methodology Committee

HMC Members

Susan Adams, Supervisor, County of Marin

Alex Amoroso, Principal Planner, City of Berkeley

Duane Bay, Department of Housing Director, County of San Mateo

Paul Campos, Senior VP of Governmental Affairs, Building Industry Association Bay Area

Bena Chang, Senior Associate, Housing & Transportation, Silicon Valley Leadership Group

Sarah Dennis Phillips, Senior Planner, City and County of San Francisco

Diane Dillon, Supervisor, County of Napa

Kearstin Dischinger, Policy Planner, City and County of San Francisco

Kara Douglas, Principal Planner, County of Contra Costa

Pat Eklund, Councilmember, City of Novato

Bonne Gaebler, Housing Administrator, City of Petaluma

Hillary Gitelman, Conservation, Development & Planning Director, County of Napa

Margaret Gordon, Co-Director, West Oakland Environmental Indicators Project

Sasha Hauswald, Public Policy Manager, City and County of San Francisco

Linda Jackson, Principal Planner, City of San Rafael

Rebecca Kaplan, Councilmember, City of Oakland

HMC Members

Sarah Karlinsky, Deputy Director, SPUR

Mike Kasperzak, Councilmember, City of Mountain View

Barbara Kondylis, Supervisor, County of Solano

Laura Kuhn, City Manager, City of Vacaville

Katie Lamont, Real Estate Development Associate Director, Eden Housing, Inc.

Stacey Laumann, Planner, County of Marin

Jeffrey Levin, Housing Policy & Programs Manager, City of Oakland

David Lim, Councilmember, City of San Mateo

Albert Lopez, Planning Director, County of Alameda

Patrick Lynch, Housing Director, City of Richmond

Jake Mackenzie, Councilmember, City of Rohnert Park

Val Joseph Menotti, Planning Department Manager, BART

Ross Mirkarimi, Supervisor, City and County of San Francisco

Vu-Bang Nguyen, Land Use Program Coordinator, Urban Habitat

Pete Parkinson, Permit & Resource Management Department Director, County of Sonoma

Steve Piasecki, Community Development Director, City of Morgan Hill

HMC Members

Julie Pierce, Councilmember, City of Clayton
Laurel Prevetti, Assistant Planning Director, City of San Jose
Stephanie Reyes, Policy Director, Greenbelt Alliance
Maureen Riordan, Senior Planner, City of Redwood City
Greg Scharff, Councilmember, City of Palo Alto
Bill Shoe, Principal Planner, County of Santa Clara
Doug Shoemaker, Housing Director, City and County of San Francisco
Vernon Smith, Housing Coordinator, City of Union City
Evelyn Stivers, Field Director, The Non-Profit Housing Association of Northern California
Rick Tooker, Planning Manager, City of Napa
Gayle Uilkema, Supervisor, County of Contra Costa
Matt Walsh, Principal Planner, County of Solano
Tina Wehrmeister, Community Development Director, City of Antioch
Sharifa Wilson, Trustee, Ravenswood School District
Scott Zengel, Vice President, Real Estate and Land Use, Bay Area Council

HMC Decision Making Process

Jan-Feb 2011

- SCS/RHNA/RTP relationship
- RHNA requirements
- Subregions formation

Mar-Apr 2011

- SCS IVS and Alt. Scenarios
- RTP funding
- Proposed allocation methodology

May-June 2011

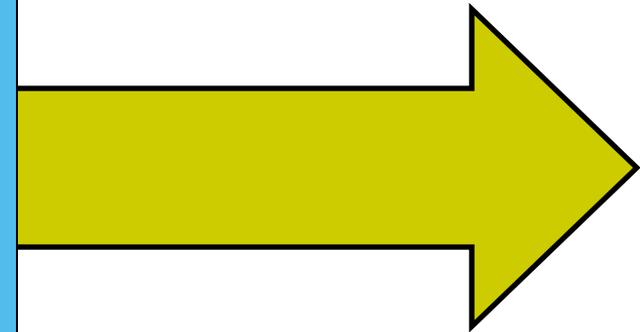
- PDA allocation
- Upper and lower thresholds
- Equity targets

Sept-Oct 2011

- Consensus on methodology
- 40% housing floor established
- OBAG

Mar-Apr 2012

- Preferred Scenario
- Sphere of influence adjustments
- Draft methodology ready for approval



Top Ten Cities with the Highest Percentage of the Region's Housing Growth

| | | |
|-----|---------------|--------------|
| 1. | San Jose | 19.7% |
| 2. | San Francisco | 14.9% |
| 3. | Oakland | 8.2% |
| 4. | Sunnyvale | 3.0% |
| 5. | Fremont | 2.6% |
| 6. | Santa Rosa | 2.6% |
| 7. | Hayward | 2.1% |
| 8. | Santa Clara | 2.0% |
| 9. | Fairfield | 1.9% |
| 10. | Concord | 1.8% |
| | TOTAL | 58.9% |

RHNA

| | RHNA 2007-2014 | Draft RHNA 2014-2022 | Preliminary Share |
|----------------------|---------------------------|---------------------------------|------------------------------|
| Alameda | 44,937 | 43,567 | 23.2% |
| Contra Costa | 27,072 | 20,118 | 10.7% |
| Marin | 4,882 | 2,320 | 1.2% |
| Napa | 3,705 | 1,524 | 0.8% |
| San Francisco | 31,193 | 28,019 | 14.9% |
| San Mateo | 15,738 | 15,984 | 8.5% |
| Santa Clara | 60,338 | 60,607 | 32.2% |
| Solano | 12,985 | 7,118 | 3.8% |
| Sonoma | 13,650 | 8,733 | 4.6% |
| Bay Area | 214,500 | 187,990 | 100% |

Note: Totals in draft may not add up due to rounding.

V. Next Steps

**ABAG Adoption of Final Methodology
Action to be taken by ABAG Executive Board**

July 19, 2012

**ABAG Adoption of Final Allocation at Public Hearing
Action to be taken by ABAG Executive Board**

May 16, 2013

Local Governments Adopt Housing Element Revision

October 2014