



Draft RHNA Methodology

December 18, 2020
and January 5, 2021

What is RHNA?

- Since 1969, State law requires that all jurisdictions must plan to meet the housing needs of everyone in the community.
- HCD identifies total number of units, across all income groups, for which the region must plan for the eight-year RHNA period (2023 to 2031).
- ABAG collaborates with local governments and stakeholders to develop a formula to assign each community a share of the Bay Area's housing need.
- Each local government must update Housing Element of General Plan and zoning to show how it plans to accommodate its share of the regional need.

What are the statutory objectives of RHNA?

Increase housing supply and mix of housing types, tenure, and affordability in all cities and counties in an equitable manner

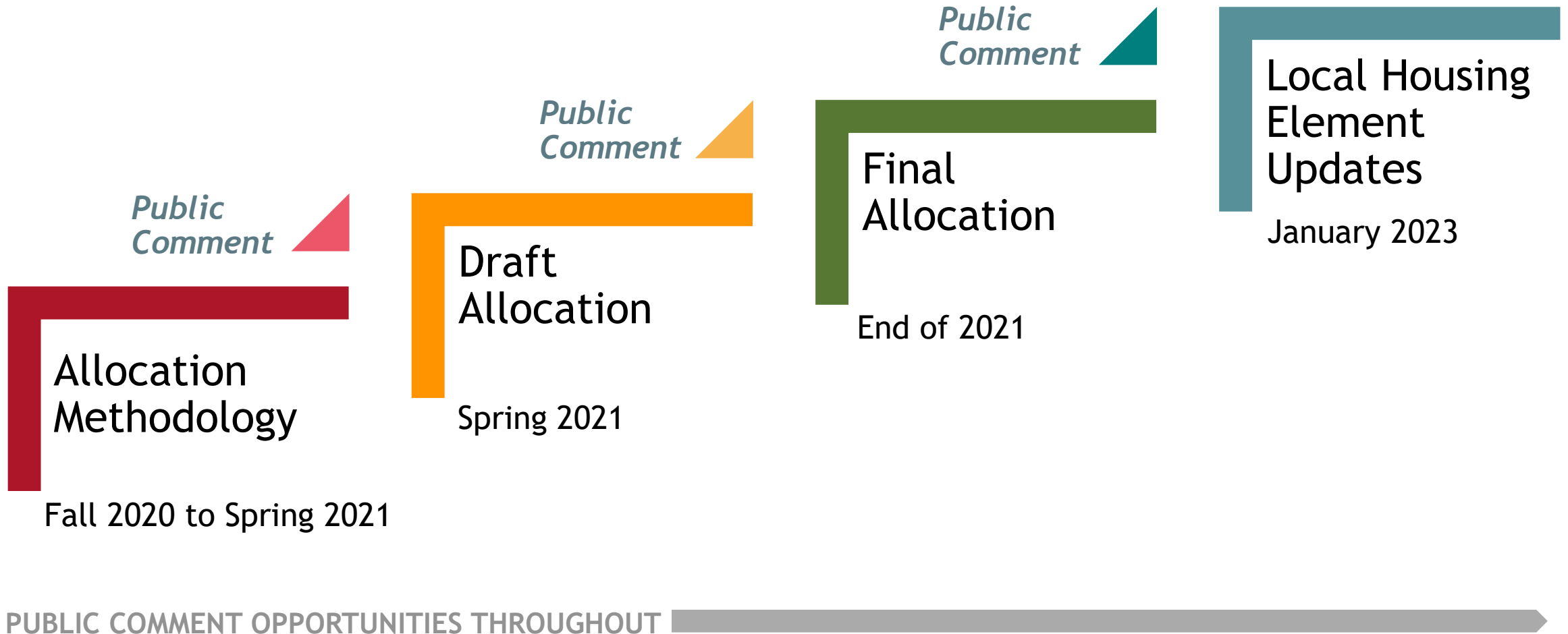
Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets

Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and affordable housing

Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa)

Affirmatively further fair housing

What are the primary steps in the process?



Approval of Proposed RHNA Methodology

- Housing Methodology Committee worked collaboratively from October 2019 to September 2020 to recommend a proposed methodology for allocating units throughout the Bay Area in an equitable manner
- **September 18:** HMC voted to recommend *Option 8A: High Opportunity Areas Emphasis & Job Proximity* with the 2050 Households baseline allocation as Proposed RHNA Methodology
- **October 1:** ABAG Regional Planning Committee voted to recommend Proposed RHNA Methodology for approval by ABAG Executive Board
- **October 15:** Executive Board approved Proposed RHNA Methodology and released for public comment
- **October 24 - November 27:** public comment period, including public hearing held on November 12

Public Comments

- During the public comment period, ABAG received **106 written comments** that provided perspectives from over 200 local government staff and elected officials, advocacy organizations, and members of the public, as some letters represented multiple signatories
- November 12 public hearing included **29 oral comments** from local government representatives, advocacy organizations, and members of the public

Type of Respondent	Number of Letters Received	Number of Oral Comments from Public Hearing
Public Agency - Alameda	5	0
Public Agency - Contra Costa	3	0
Public Agency - Marin	11	1
Public Agency - Napa	2	0
Public Agency - San Francisco	0	0
Public Agency - San Mateo	11	2
Public Agency - Santa Clara	8	2
Public Agency - Solano	1	0
Public Agency - Sonoma	1	0
Advocacy Organizations	9	8
Members of the Public	57	17

Public Comments: Common Themes

- RHNA methodology should be changed to:
 - Emphasize transit and jobs more to support Plan Bay Area 2050, greenhouse gas emissions reduction
 - Directly incorporate hazard risk
 - Include the “equity adjustment”
 - Reduce the allocations to unincorporated areas
 - Better account for impacts from COVID-19
- Concerns about jurisdiction allocation
 - Jurisdiction built out and/or lacks sufficient infrastructure
 - Issues with Plan Bay Area 2050 data
- Support for Proposed RHNA Methodology, particularly its importance for furthering regional equity
- Questions/concerns about RHNA process
 - HCD’s RHND calculation was inaccurate/too high
 - RHNA should be delayed because of COVID-19

What Changed in the Draft RHNA Methodology?

- Staff considered public comments and no adjustments to RHNA methodology are recommended; integration of the Plan Bay Area 2050 Final Blueprint baseline data addresses some of the issues raised in public comment period (**see below**).
- Recommended baseline, factors and weights would remain the same as the Proposed RHNA Methodology.
- Whereas illustrative allocations from Proposed RHNA Methodology used baseline allocation data consistent with the Plan Bay Area 2050 **Draft Blueprint**, the Draft RHNA Methodology integrates Future Year 2050 Households data from Plan Bay Area 2050 **Final Blueprint**.
- The Final Blueprint growth pattern reflects the adopted revised Strategies and Growth Geographies approved by the ABAG Executive Board and Commission in September 2020.
- Integrating Final Blueprint baseline data into the Draft RHNA Methodology results in changes to the illustrative allocations to local jurisdictions.

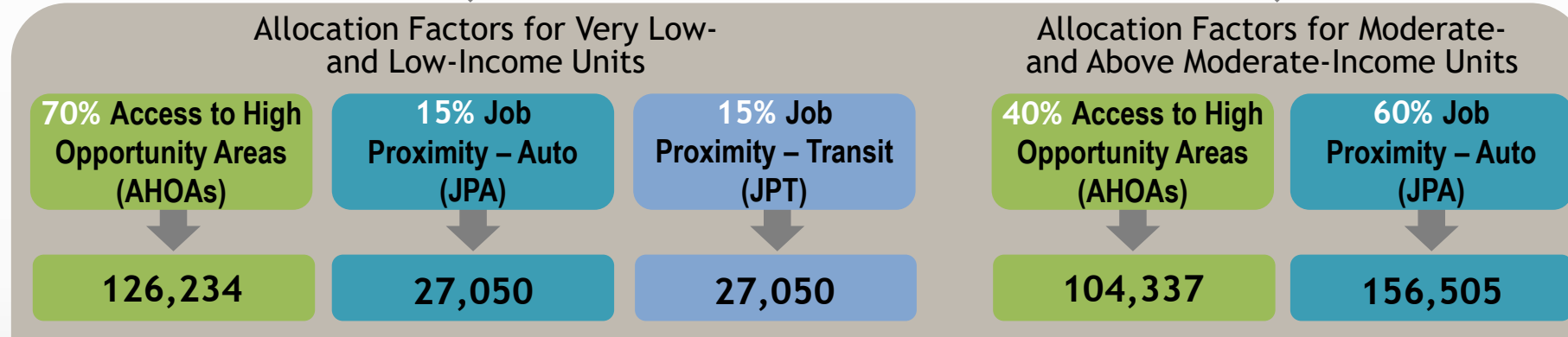
Total Regional Housing Need Determination (RHND) from HCD

441,176

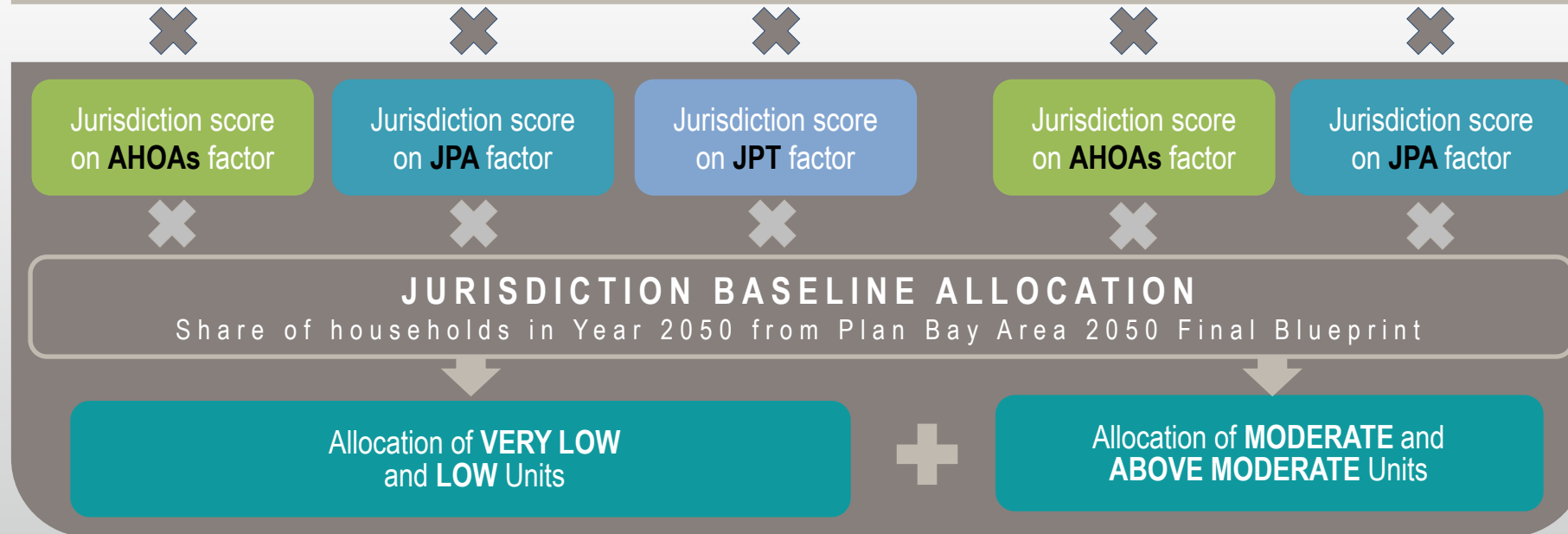
STEP 1:
Group RHND by income



STEP 2:
Factor weight = units allocated by factor



STEP 3:
Calculate jurisdiction's units from each factor

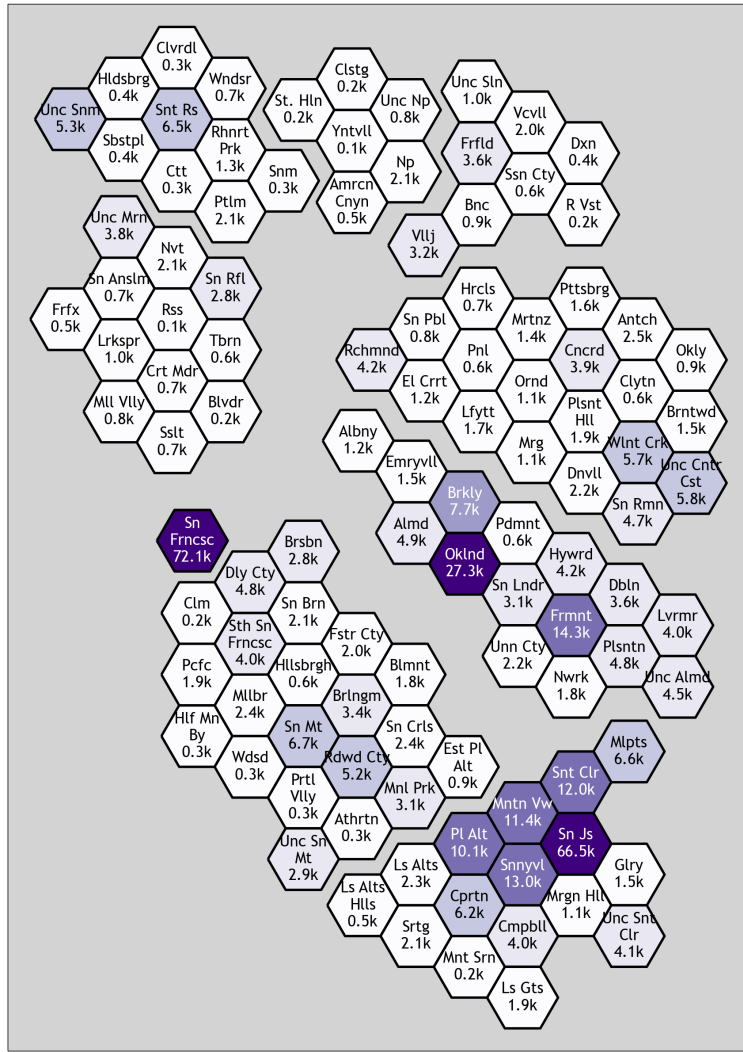


Illustrative Allocations by County

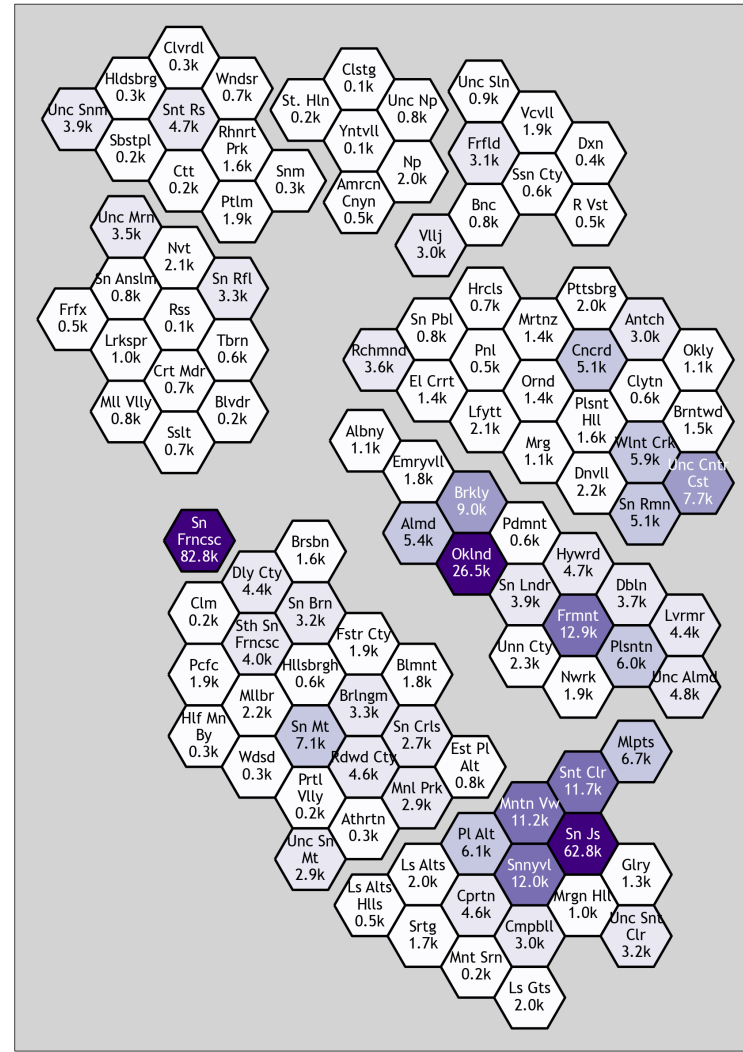
	Draft RHNA Methodology (Final Blueprint)	2015-2023 RHNA (Cycle 5)	Proposed RHNA Methodology (Draft Blueprint)	Draft RHNA Methodology (Final Blueprint)	Bay Area Households (2019)	Bay Area Jobs (2017)
Alameda	88,985	23%	19%	20%	21%	20%
Contra Costa	48,932	11%	10%	11%	14%	10%
Marin	14,380	1%	3%	3%	4%	3%
Napa	3,523	1%	1%	1%	2%	2%
San Francisco	82,840	15%	16%	19%	13%	19%
San Mateo	47,321	9%	11%	11%	10%	10%
Santa Clara	129,927	31%	33%	29%	24%	27%
Solano	11,097	4%	3%	3%	5%	4%
Sonoma	14,171	4%	4%	3%	7%	5%
BAY AREA	441,176	100%	100%	100%	100%	100%

Comparison of Illustrative Methodology Results

**Proposed
RHNA
Methodology**
(October 2020)



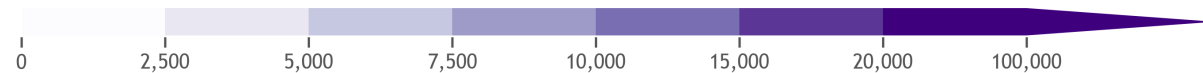
**Baseline:
Draft Blueprint**
2050
Households







**Draft
RHNA
Methodology**
(December 2020)

**Baseline:
Final Blueprint**
2050
Households

Jurisdiction Allocation



Comparison of Performance Metrics Results

Statutory RHNA Objectives	Proposed Methodology	Draft Methodology
Objective 1: increase the housing supply and the mix of housing types in an equitable manner	 Achieves objective	 Achieves objective
Objective 2: promote infill development, efficient development, and GHG reduction	 Achieves objective	 Achieves objective
Objective 3: promote better relationship between jobs and housing, particularly jobs-housing fit	 Achieves objective	 Achieves objective
Objective 4: balance existing disproportionate concentrations of income categories	 Achieves objective	 Achieves objective
Objective 5: affirmatively further fair housing	 Achieves objective	 Achieves objective

What are the next steps in the RHNA process?

- **Winter Office Hours:** local jurisdiction staff and partner organizations invited to discuss Final Blueprint outcomes and RHNA methodology updates in more detail. Appointments are available from December 21, 2020 to January 15, 2021; more information available at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.
- **January 14, 2021:** ABAG Regional Planning Committee weighs in on Draft Methodology
- **January 21, 2021:** ABAG Executive Board slated to take action on Draft RHNA Methodology
- **Late January/February:** Submission of Draft Methodology to HCD for review after approval
- **Later in 2021:** Final Methodology and Draft Allocations (spring), Appeals Process (summer), Final RHNA Allocations (late 2021)

Local Grant Opportunities

- **Over \$12M in grants available** to assist local jurisdictions to implement Plan Bay Area 2050 and RHNA
 - **Housing Element** grants available to all 109 jurisdictions through the REAP Program via non-competitive and competitive processes
 - **PDA Planning and Technical Assistance** grants via competitive process for jurisdictions with locally nominated PDAs
 - **Single, web-based application** to streamline the process for local jurisdictions to access both PDA and REAP grant funds

PDA Planning & Technical Assistance Grant

Application Timeline

- Release December 18, 2020
- Letter of Intent Due February 12, 2021

Webinars

- December 29, 2020, 12:30 PM-2:00 PM
- January 6, 2021, 9:30 AM-11:00 AM
- January 8, 2021, 1:30 PM-3:00 PM
- January 15, 2021, 9:30 AM-11:00 AM

Register on the ABAG website via the Housing Technical Assistance Program OR PDA pages

Email mshorett@bayareametro.gov with questions

Thank You

For more information, contact:

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abag.ca.gov/our-work/rhna-regional-housing-needs-allocation