

TO: Housing Methodology Committee  
FR: Deputy Executive Director, Policy  
RE: Revised RHNA Timeline

DATE: April 27, 2020

## Overview

ABAG staff has revised the timeline for completing the RHNA process. The schedule has been extended to adapt to changes in the schedule for Plan Bay Area 2050. Extending the timeline will ensure that the Housing Methodology Committee (HMC) will have sufficient time to consider whether to use output from the Plan's Blueprint in the RHNA methodology.

The revised schedule will require the HMC to continue meeting until Fall 2020, when the proposed RHNA methodology is released. At the May meeting, the HMC will begin discussing how to allocate units by income and consider potential criteria for evaluating methodology options. The HMC will focus on considering the use of Plan Bay Area 2050, and refining the RHNA methodology as necessary, starting with the release of the Draft Blueprint in July 2020.

The revised schedule reflects the best available information that we have at this time. It is subject to potential further modifications based on decisions made by the ABAG Executive Board or changing circumstances outside our control.

The change in the Housing Element due date from December 2022 to January 2023 means that the planning period for this 6<sup>th</sup> cycle of RHNA is from 2023 to 2031, instead of 2022 to 2030. To reflect this change, future ABAG RHNA-related documents will refer to the 2023-2031 RHNA.

ABAG 2023-2031 RHNA and Plan Bay Area 2050 Key Milestones	Proposed Deadline
Housing Methodology Committee kick-off	October 2019
Subregions form <sup>1</sup>	February 2020
Plan Bay Area 2050 Regional Growth Forecast	April 2020
HCD Regional Housing Need Determination <sup>2</sup>	Summer 2020
Plan Bay Area 2050 Draft Blueprint	July 2020
Proposed RHNA methodology, <sup>3</sup> draft subregion shares	Fall 2020
Plan Bay Area 2050 Final Blueprint	December 2020
Final subregion shares <sup>4</sup>	December 2020
Draft RHNA methodology to HCD for review <sup>5</sup>	Winter 2021
Final RHNA methodology, <sup>6</sup> draft allocation <sup>7</sup>	Spring 2021
RHNA appeals <sup>8</sup>	Summer 2021
Final Plan Bay Area 2050	September 2021
Final RHNA allocation <sup>9</sup>	Winter 2021
Housing Element due date <sup>10</sup>	January 2023

*Dates are tentative and subject to change.*

To learn more, visit the [ABAG RHNA website](#) or [Plan Bay Area 2050 website](#).

## Glossary of Acronyms

ABAG – Association of Bay Area Governments

HCD – California Department of Housing and Community Development

RHNA – Regional Housing Needs Allocation

<sup>1</sup> GC §65584.03(a).

<sup>2</sup> GC §65584.01(b)(1).

<sup>3</sup> GC §65584.04. ABAG/Subregion must conduct at least one public hearing prior to releasing draft methodology.

<sup>4</sup> GC §65584.03(c).

<sup>5</sup> GC §65584.04(h).

<sup>6</sup> GC §65584.04(i). HCD has up to 90 days to review final methodology.

<sup>7</sup> GC §65584.05(a).

<sup>8</sup> GC §65584.05.

<sup>9</sup> GC §65584.05(g).

<sup>10</sup> GC §65588(e)(3)(A). Housing Element Due Date is 18 months after adoption of the RTP/SCS.