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Regional Housing Need Allocation (RHNA)

ABAG Executive Board

September 15, 2011

About RHNA

- State legislation to promote increased housing supply for all income levels

- ABAG required to develop methodology for allocating housing units to each jurisdiction

- Local governments must complete their Housing Elements by 2014

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What is different?

- Consistency with SCS

- OneBayArea Grant is intended to support jurisdictions

Proposed Conceptual Methodology

**General support from 45-member Housing Methodology Committee**

- ## Sustainability Component
  - 70% allocated based on growth in PDAs

- ## Fair Share Component
  - 30% allocated based on growth outside PDAs

- ## Increase diversity of housing affordability in all jurisdictions

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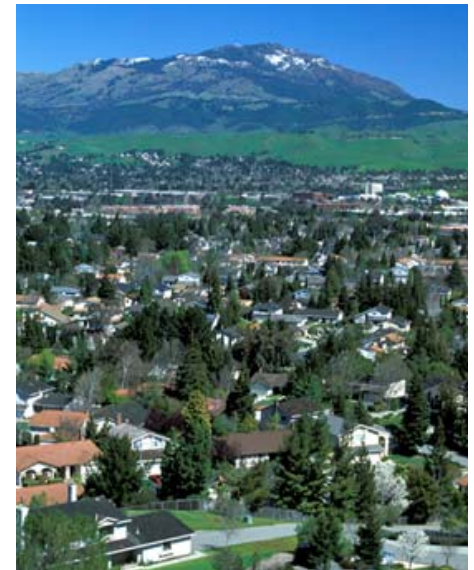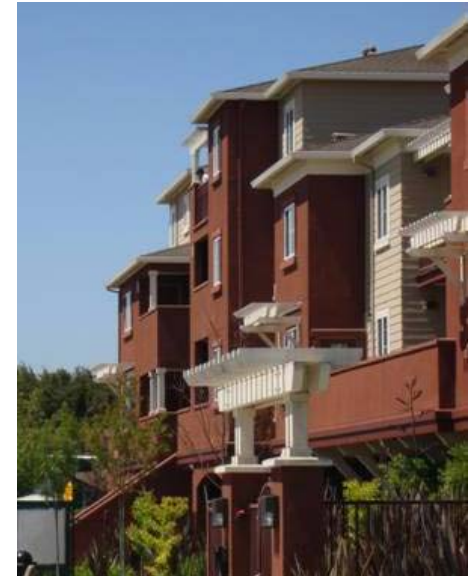
Sustainability Component

- ## PDAs as Complete Communities

   Provide a range of housing options, transit accessibility, employment opportunities, and amenities
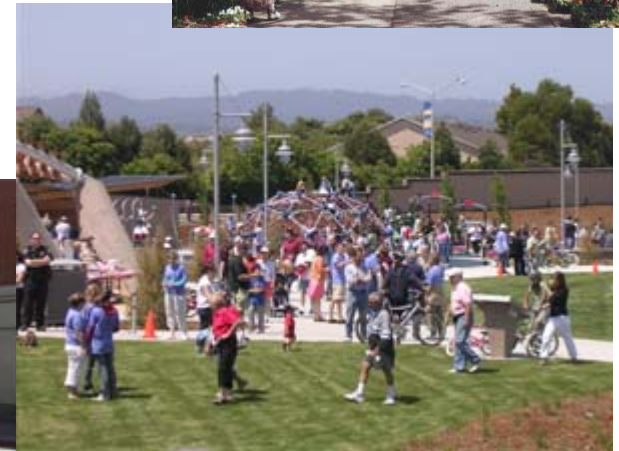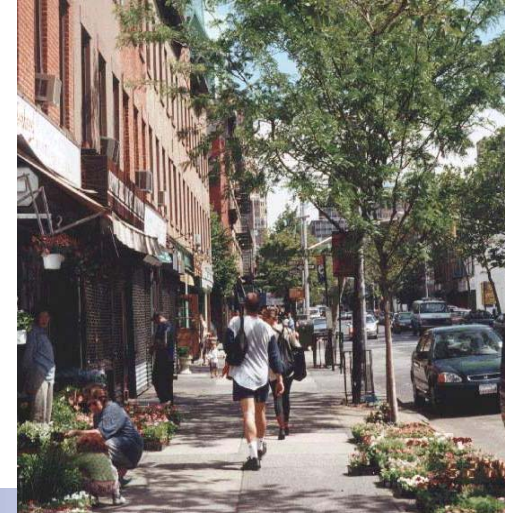
Fair Share Component

- Cities with PDAs are not overburdened

- Cities without PDAs address minimum amount of housing need

- Quality of life factors:
  - Transit
  - Jobs
  - RHNA past performance

Spheres of Influence

- Allocating units based on growth in a city's Sphere of Influence

- Propose same method as 2007-2014 RHNA, unless change requested by consensus by local governments and respective county

Next Steps

- November 2011: State provides regional housing need determination

- Summer 2012: Release of Draft RHNA Methodology

- Fall 2012: Approval of Final RHNA Methodology

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