Regional Housing Need Allocation

ABAG Executive Board
July 18, 2019
What is RHNA?

• State law: all jurisdictions must plan to meet the housing needs of everyone in the community
• State identifies total number of units, across all income groups, for which the region must plan
• ABAG allocates a share of need, by income, to each jurisdiction
• Jurisdiction updates the Housing Element of its General Plan to show how it plans to meet its share of the region’s need
What are Subregions?

• Jurisdictions can form a subregion to carry out its own RHNA
• Same process/steps, requirements as region’s RHNA
• Primary benefit is local ownership of RHNA process
• Currently under consideration: San Mateo, Santa Clara, Napa, Solano
Key Changes This Cycle

• Expected higher total regional housing need
• RHNA Plan and Housing Element must Affirmatively Further Fair Housing
• More HCD oversight
• Identifying Housing Element sites for affordable units more challenging for jurisdictions
Relationships Between Plan Bay Area 2050 and RHNA

Plan Bay Area 2050

- Final Regional Growth Forecast: April 2020
- Draft Preferred Scenario: April 2020
- Final Preferred Scenario: July 2020
- Draft Plan Bay Area 2050: January 2021
- Final Plan Bay Area 2050: June 2021

Regional Housing Need from HCD

- Final Regional Housing Need from HCD: April 2020
- Proposed Methodology: May 2020
- Draft Methodology: September 2020
- Final Methodology & Draft Allocation: January 2021
- Appeals: March – May 2021
- Final Allocation: July 2021

RHNA

SUBREGIONS

- Subregion Formation: February 2020
- Draft Subregion Share: May 2020
- Final Subregion Share: July 2020
- Final Subregion Allocation: Spring 2021

Association of Bay Area Governments
RHNA Process Overview

1. Regional Housing Need Determination
2. Allocation Methodology
3. Draft Allocation
4. Final Allocation
5. Local Housing Element Updates
ABAG consults with HCD on assumptions
- Expect higher total regional housing need
  - Need to account for unmet housing need
  - New factors: overcrowding, cost burden, target vacancy rate
RHNA Process Overview

- Housing Methodology Committee advises staff
  - Elected officials, stakeholders, as well as local staff
  - Encourage self-nominations of RPC members, up to 15 members
  - Regular updates to RPC; RPC recommends methodology to Executive Board
Proposed HMC Composition

• 9 Elected Officials: 1 from each county
• 12 Jurisdiction Housing or Planning Staff
  • 1 from Marin, Napa, San Francisco, San Mateo, Solano, and Sonoma
  • 2 from Alameda, Contra Costa, and Santa Clara
• 11 Regional Stakeholders
  • 2 social equity
  • 2 business community
  • 1 non-profit housing
  • 1 for-profit housing
  • 1 open space/agriculture
  • 1 public education
  • 1 public health
  • 1 philanthropy
  • 1 public/alternative transportation
• Statutorily required objectives and factors
  • New objective: Affirmatively further fair housing
• Draft methodology reviewed by HCD (New)
RHNA Process Overview

• Jurisdictions and HCD can appeal allocations (New)
RHNA Process Overview

- Adopt RHNA one month after Plan Bay Area 2050
RHNA Process Overview

- New restrictions on identifying sites
- Must affirmatively further fair housing
## Summary of Key Milestones

<table>
<thead>
<tr>
<th>Key Milestones</th>
<th>Proposed Deadline</th>
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<tbody>
<tr>
<td>Housing Methodology Committee kick-off</td>
<td>September 2019</td>
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<tr>
<td>Subregions form</td>
<td>February 2020</td>
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<tr>
<td>Regional Housing Need Determination</td>
<td>April 2020</td>
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<tr>
<td>Proposed methodology</td>
<td>May 2020</td>
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<tr>
<td>Draft methodology</td>
<td>September 2020</td>
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<tr>
<td>Final methodology, draft allocation</td>
<td>January 2021</td>
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<td>Appeals</td>
<td>March – May 2021</td>
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<td>Final allocation</td>
<td>July 2021</td>
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<tr>
<td>Housing Element due date</td>
<td>December 2022</td>
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*Dates are tentative and subject to change*