



Forming a Sub-Region for RHNA 6

C/CAG Board Meeting September 12, 2019

Options for San Mateo County Sub-Region

- **Undertake a full sub-region effort**
Develop methodology, distribute the sub-region RHNA among San Mateo County jurisdictions and comply with all requirements
(estimated 500-700 hours with more meetings)
- **Form a sub-region but rely on ABAG/MTC methodology and allocation of RHNA**
Rely on ABAG/MTC to develop the methodology and allocate the RHNA among San Mateo County jurisdictions
(estimated 150-200 hours with fewer meetings)
- **Do not form a sub-region and rely on individual jurisdictions, 21 Elements and Home for All, etc.**

Key Considerations

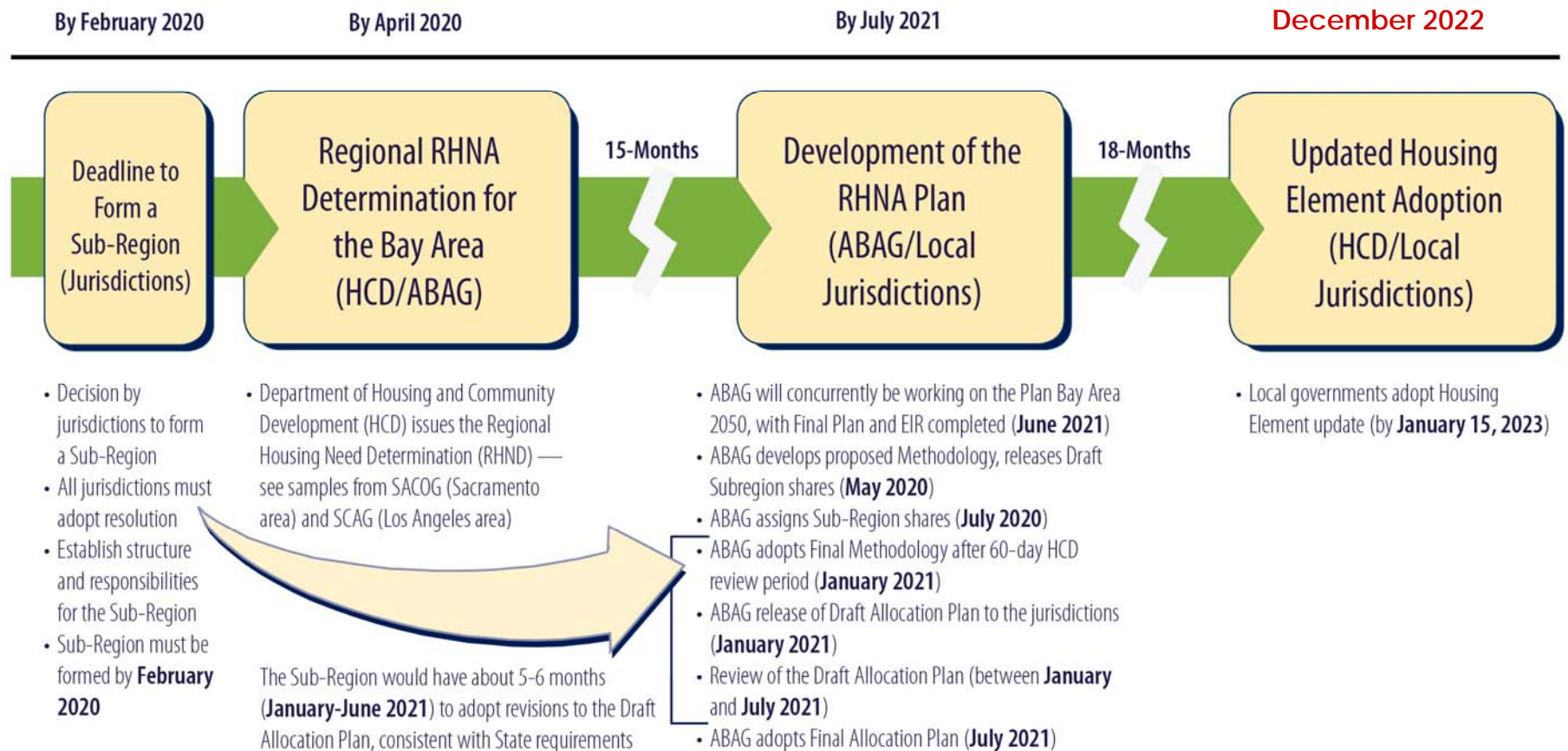
- RHNA is anticipated to be much higher (50% to 200%+ possible based on other regions)
- Limited desire on the part of jurisdictions to enter into “trades” that will result in higher numbers
- Fewer housing sites can be counted
- Land use changes will likely be needed
- Sense of urgency (lots to do)
- Importance of on-time housing element certification by HCD (December 2022)

Key Dates and Other Considerations

- **Schedule.** Sub-regions must be formed by February 2020. Most of the sub-region work will be done between May 2020 and July 2021.
- **Participation.** Not all jurisdictions must participate — BUT — participating jurisdictions must be contiguous and must include the unincorporated County.
- **Restrictions on Methodology and RHNA Trading.** Methodology must further state objectives and comply with “fair housing,” etc.
- **Opt-Back Option.** Sub-region may opt back into the ABAG process at any time.

6th Cycle RHNA and Housing Element Adoption

Major Activities and the Anticipated Timeline



Other Activities/Considerations

- Provide a **clearinghouse** function to participate in RHNA discussions at the regional level
- Encourage countywide **collaboration** (21 Elements, Home for All, etc.)
- Develop a **strategic messaging** approach and implement a jurisdiction awareness plan
- Encourage jurisdictions to undertake analysis of **housing sites NOW**

Discussion — Options for Sub-Region

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