C/CAG
July 9, 2020

RHNA 6 -
Housing Element Sites

21 Elements

Agenda

1. **RHND**
2. **RHNA**
3. **PBA**

Agenda

1. **RHND** – Regional number from state
2. **RHNA** – Number for each city
3. **Plan Bay Area** – Coming soon

Timeline

Now	HCD releases number for region
July 2020	Draft Blueprint
Fall 2020	Draft methodology / hints at allocations
Dec 2020	Final Blueprint
Spring 2021	Final methodology / draft allocations
Winter 2021	Final allocations
Jan 2023	Housing Elements due

I. RHND

	RHNA 6 Units Needed	RHNA 5 Units Needed	RHNA 6 Percent	RHNA 5 Percent
Very Low Income	114,442	46,680	25.9%	24.8%
Low Income	65,892	28,940	14.9%	15.4%
Moderate Income	72,712	33,420	16.5%	17.8%
Above Moderate Income	188,130	78,950	42.6%	42.0%
Total	441,176	187,990	100%	100%

2. RHNA

- More scrutiny of sites
- Fewer available sites
- Higher RHNA

Methodology Committee

Agreements

- **Jobs -** More RHNA to job rich communities
- **Exclusion –** More RHNA to cities with racial/economic exclusion
- **Focus on jobs (20-60%) and high opportunity (30-60%)**
- **Equity -** Equity part of total allocation, not just income allocation
- **Past RHNA -** Do not limit allocations based on past RHNA
- **Divergence index -** Minimal support for Divergence Index
- **Hazards -** High hazard areas a concern, don't use RHNA

Lack of Agreements

- **VMTs -** Minimal support for Vehicle Miles Traveled (VMT) factors
- **Unincorporated –** Models show too much growth in unicorp

Statutory Goals

1. Increase housing supply and mix of housing types, tenure, and affordability in all cities and counties in an equitable manner
2. Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets
3. Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and affordable housing
4. Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa)
5. Affirmatively further fair housing

Plan Bay Area

- 30 year plan
- May affect RHNA

Open Questions

- High/Low Income Packets
- Jobs Factor
- Incorporating Plan Bay Area

21 Elements Plan

- Goal
  - Save time and money
  - Allow cities to complete in house
  - Learn from each other
- Tasks
  - Templates
  - Data analysis
  - Public participation
  - Sites inventory
  - Constraints analysis

Takeaways

- Rezonings probably necessary
- Start early