



PI BayArea **Plan**

**Regional Housing Need Allocation
(RHNA)**

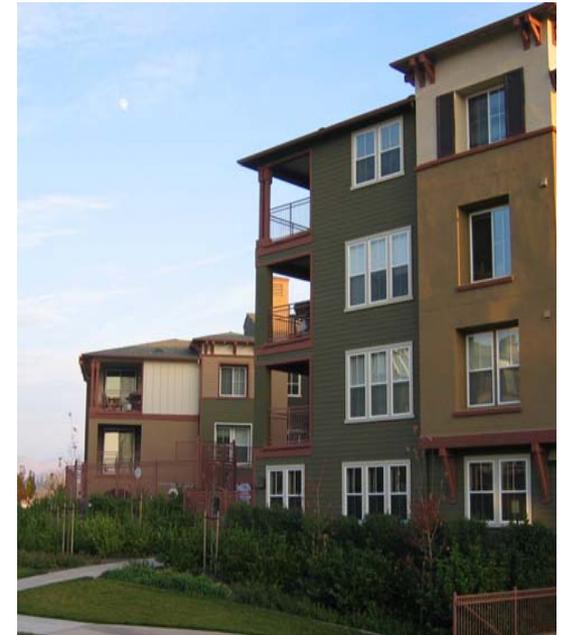
About RHNA



- 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 plan and zone for 2015-2022 housing need by 2016

What is different?

- **Recent limited housing production means jurisdictions already have significant housing capacity**
- **OneBayArea Grant will support jurisdictions**
- **Consistent with SCS**



Proposed Conceptual Methodology

General support from 45 member
Housing Methodology Committee

HCD Regional Housing Need

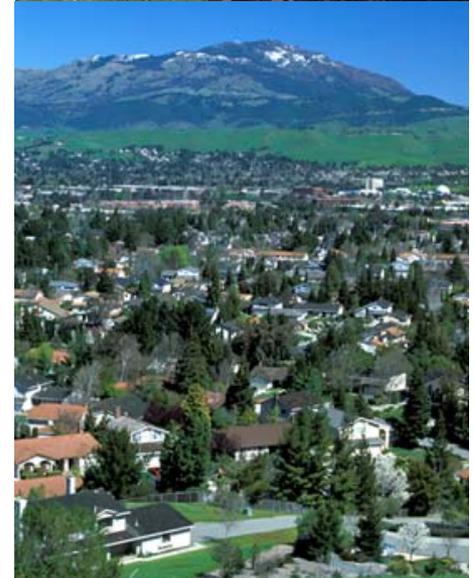
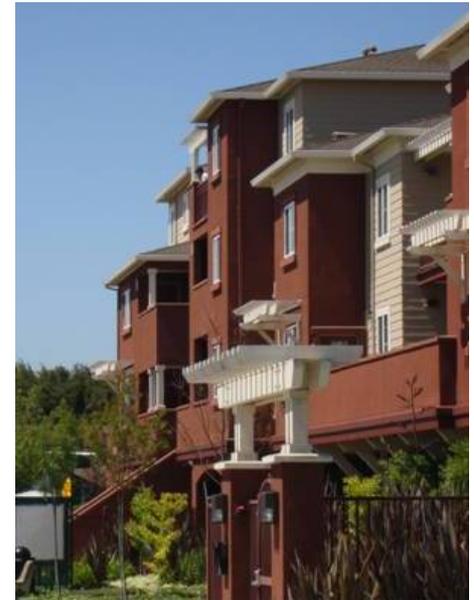
- **Sustainability Component**

70% allocated to PDAs

- **Fair Share Components**

30% allocated outside PDAs

- **Consistent with SCS**



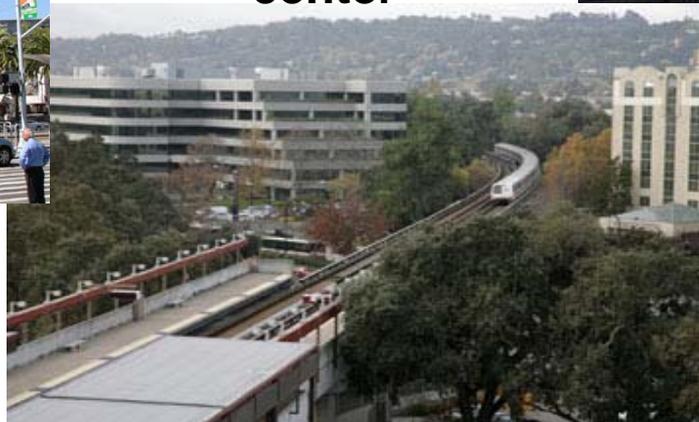
Sustainability Component

- **PDA as Complete Communities** – provide a range of housing options, transit accessibility, employment opportunities, and amenities



**Regional
center**

**Suburban
center**



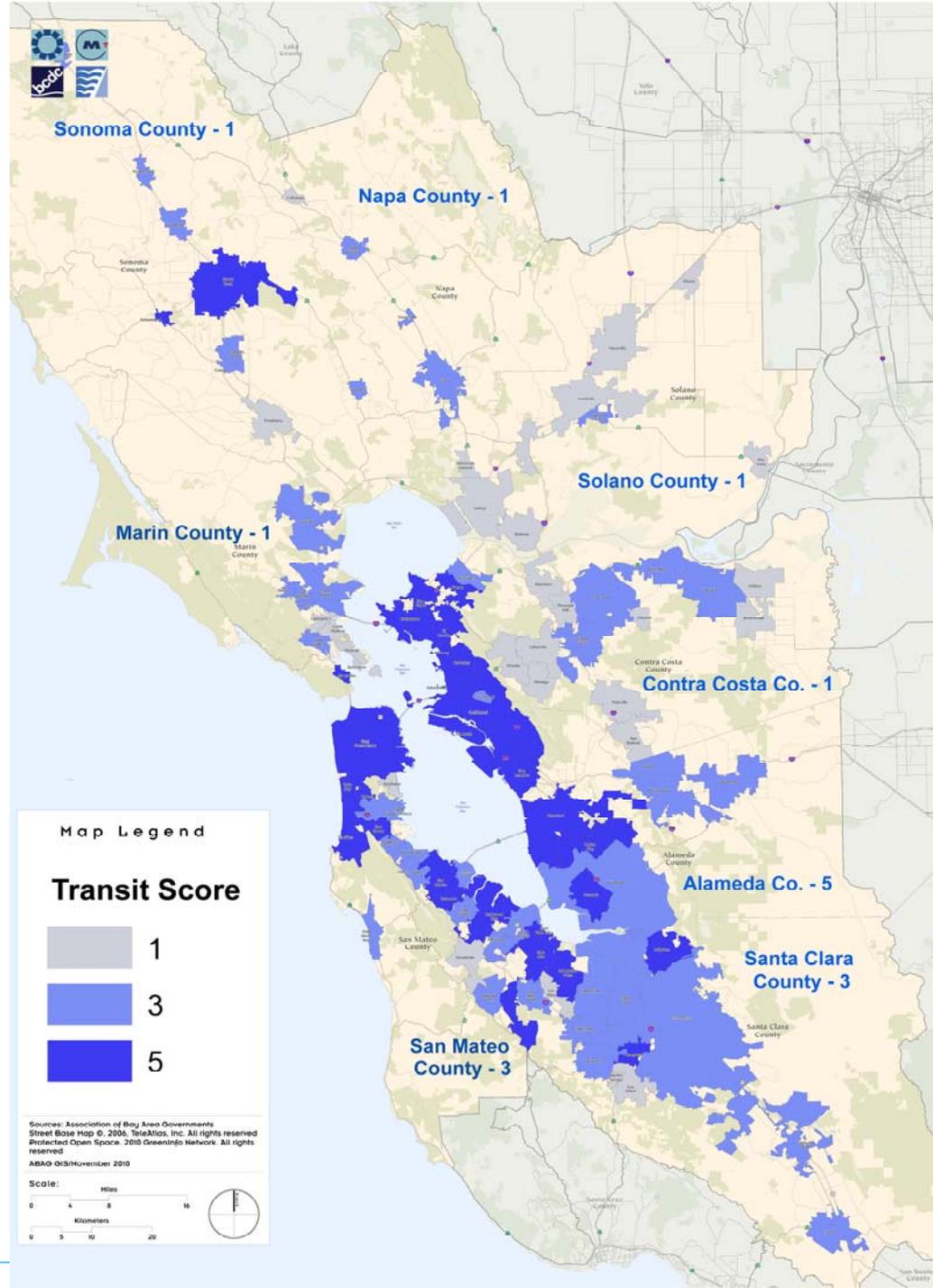
**Rural town
center**

Fair Share Component

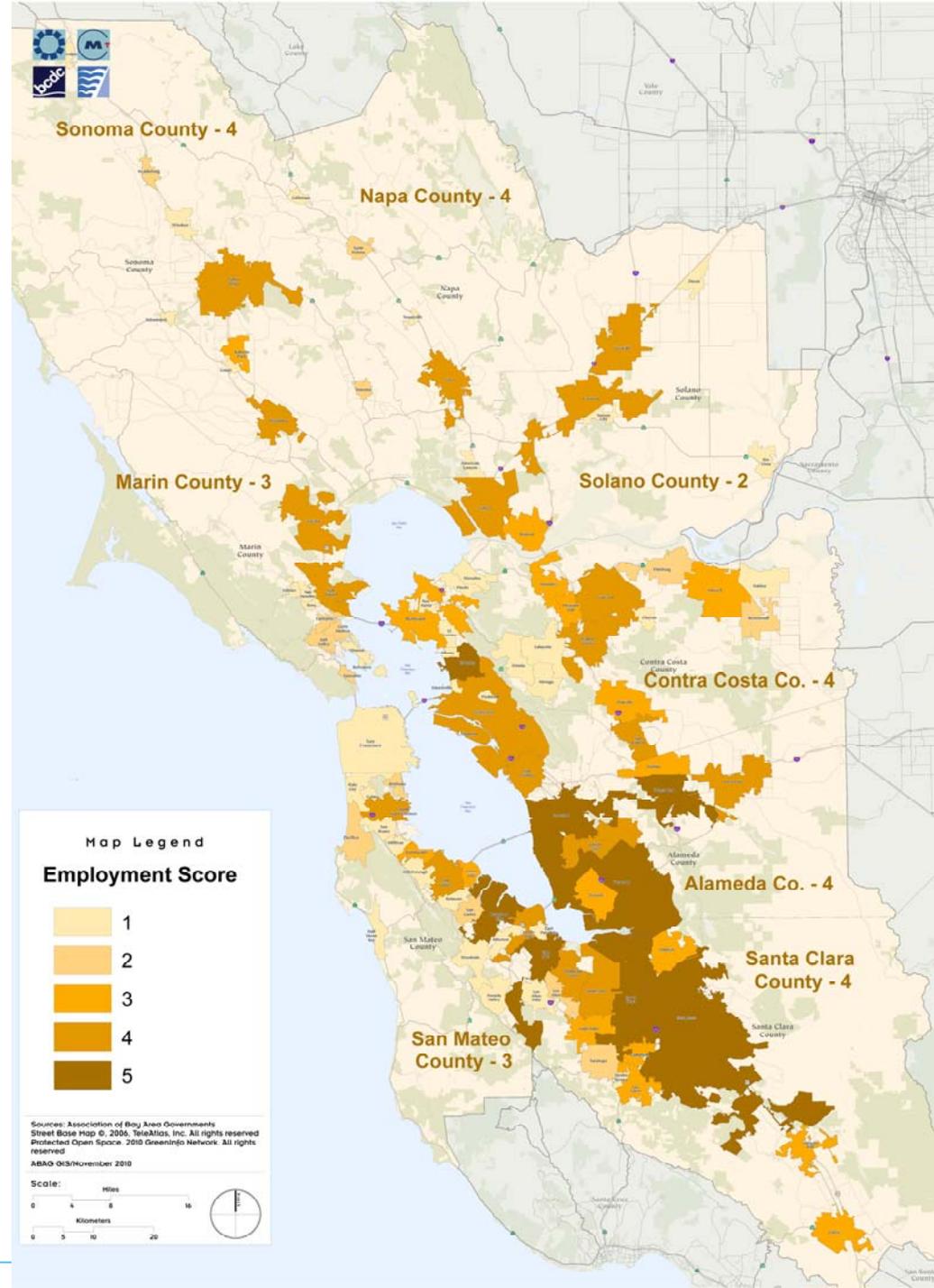
- **Minimum housing floor (40%)**
- **Upper housing threshold (110%)**
- **Increase diversity of housing affordability (175%)**
- **Potential quality of life factors**



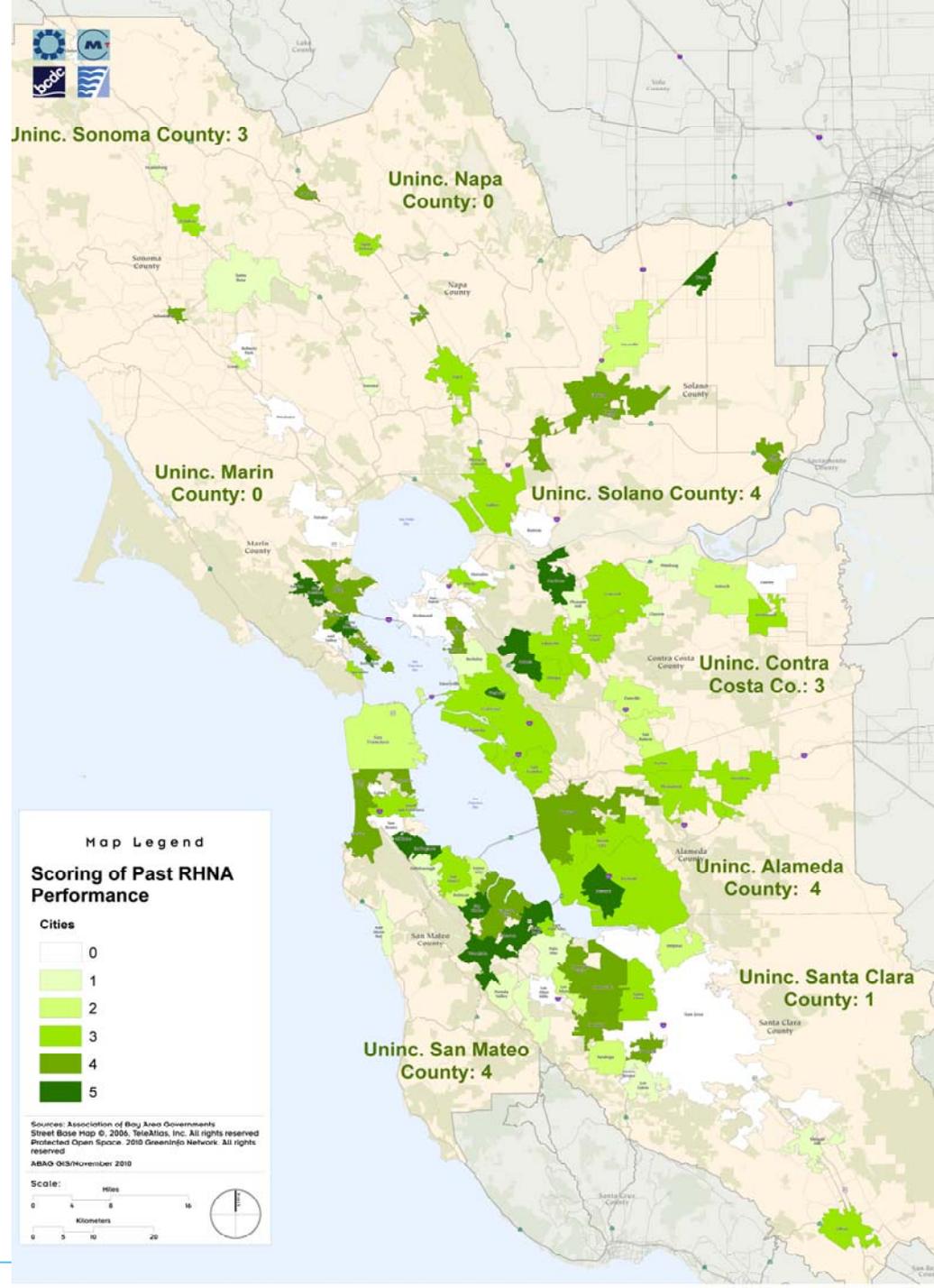
Fair Share Component: Transit



Fair Share Component: Employment



Fair Share Component: Past RHNA



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
- **Deadline for change requests: September 30, 2011**



Key RHNA Milestones

Release Draft SCS Preferred Scenario Land Use Element	Nov. 2011
Release Draft Methodology	Nov. 17, 2011
Adopt Final Methodology	Jan. 19, 2012
Release Draft Allocation	Jan. 19, 2012
Adopt SCS Preferred Scenario	Feb. 2012
Release Final Allocation	Aug. 16, 2012
Adopt Final Allocation	Sept. 20, 2012
Jurisdictions Adopt Housing Element Revisions	Oct. 2014