

ABAG Executive Board Meeting | July 19, 2012

MEMO OUTLINE

I. Recommendation

- a) *To be adopted by resolution*

Decision 1: Final Draft RHNA Methodology

Decision 2: Confirmation of Sub-regional Shares

II. Background & Present Legislation

- a) *Brief Overview of Housing Element Law & SB 375 (Specific RHNA related clauses)*
- b) *RHNA State Goals & Regional Policy (Diagram)*

III. Statutory Factors & Survey of Factors

- a) *RHNA Statute Specific Factors*
- b) *Results from Memorandum and Survey*

IV. Housing Methodology Committee

- a) Process, Input and Members
- b) Timeline

V. Executive Board Feedback & Public Comments

Executive Board Recommendation (Kaplan, Mar)

- a) *Recap: 5/17 Executive Board Meeting*

Income Distribution

Growth Distribution / Market Feasibility

Public Input (Public Advocates + 6 Wins)

- b) *Regional Baseline*

VI. RHND/RHNA Methodology Overview

HCD: Regional Housing Need Determination

- a) Determination Formula & Market Considerations
- b) Income Categories

ABAG: Regional Housing Needs Allocation

a) Sustainability Component

Objective
Process and Factors
Statutory Rationale/Directive

b) Fair Share Component

Objective
Process and Factors

- Upper Housing Threshold
- Minimum Housing Floor
- Past RHNA Performance
- Employment
- Transit

Statutory Rationale/Directive

c) Income Allocation

Objective
Process and Factors
Statutory Rationale/Directive

d) Spheres of Influence

Objective
Process and Factors

e) Subregional Shares

VII. Recommendations (Alternatives?)

Response and Rationale to Comments Received (2 part process)

a. Income Distribution

Draft Recommendation

Alternative 1: 175%
Alternative 2: 200%
Alternative 3: Public Advocates & Regional Baseline

b. Concentration of Growth

Given the high concentration of growth and the high amount of infrastructure and investments needed to fulfill the 2012-2022 RHNA obligations...

Adjustments made to Oakland and San Jose for long-term period, which produced a new allocation for all jurisdictions

* No essential changes to the methodology, but changes were made to JHC input numbers

VIII. Regional Projections & Changes to Jobs-Housing Connection Scenario Input

- a) *High level overview of calculations (e.g. definition, household formation growth)*

IX. Next Steps

- a) Matrix of Key Deadlines and Dates

For presentation:

- **Mention challenges and this is a planning tool at the end of the day**
- **Remind audience of the opportunity in OBAG...**

X. Appendix

Appendix A: DRAFT RHNA Allocation

Appendix B: RHNA Recommendations (Different Alternatives)

Appendix C: SCS-RHNA Methodology Diagram

Appendix D: Matrix of Comments to Date

Appendix E: RHNA Schedule