



Welcome!

RHNA RHNA
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RHNA RHNA

and related topics

Let's Talk Housing SAN MATEO COUNTY

Key Takeaways

- **Housing goals are up for entire state**
- **RHNA numbers affected by good potential for growth, strong neighborhoods (e.g. good schools), access to jobs**
- **Jurisdictions control some things and don't control others**
- **The system has quirks, but we do need housing**
- **Don't Shoot the Messenger!**



Agenda

- What is RHNA
- Process
- Regional Number
- Local Number



Introductions

Let's Talk Housing

The screenshot shows the homepage of the 'Let's Talk Housing' website for San Mateo County. At the top left is the logo, which consists of a stylized house icon with a blue roof and a red base, followed by the text 'Let's Talk Housing' and 'SAN MATEO COUNTY' below it. To the right of the logo is a navigation menu with the following items: 'WHY THIS MATTERS', 'HOW THIS WORKS', 'HOUSING 101', 'GET INVOLVED', and 'CONNECT TO YOUR COMMUNITY'. Below the navigation is a large hero section with a grid of six images. The top-left image shows a family of four (a man, a woman, and two children) sitting at a dining table. The top-middle image shows a man with glasses holding a baby, with another child next to him. The top-right image shows three people (two women and one man) smiling together. The bottom-left image is a close-up of an elderly woman's face. The bottom-middle image shows a group of five diverse young adults sitting on a ledge. The bottom-right image shows a family of four walking on a beach. Overlaid on the top-left image is the text: 'You have a once in a decade opportunity to shape the future of housing in your community'. Below this text is a yellow button with the text 'WHY THIS MATTERS --'. In the top-right image, there is a navigation menu with the items 'FAQS', 'EVENTS', and 'COMMUNITY ORGS'. At the bottom of the page, there is a dark blue banner with a white accessibility icon on the left. The text in the banner reads: 'This year, all jurisdictions in San Mateo County – cities, towns and the county – are updating their Housing Element, a plan for all the housing needed in every community.' To the right of this text is a language selector showing a US flag and the word 'English' with a right-pointing arrow.

Let's Talk Housing
SAN MATEO COUNTY

WHY THIS MATTERS / HOW THIS WORKS / HOUSING 101 / GET INVOLVED / CONNECT TO YOUR COMMUNITY

FAQS EVENTS COMMUNITY ORGS

You have a once in a decade opportunity to shape the future of housing in your community

WHY THIS MATTERS --

This year, all jurisdictions in San Mateo County – cities, towns and the county – are updating their Housing Element, a plan for all the housing needed in every community. English >



The Challenge



Jobs

Cities often permit lots of office development and not much housing



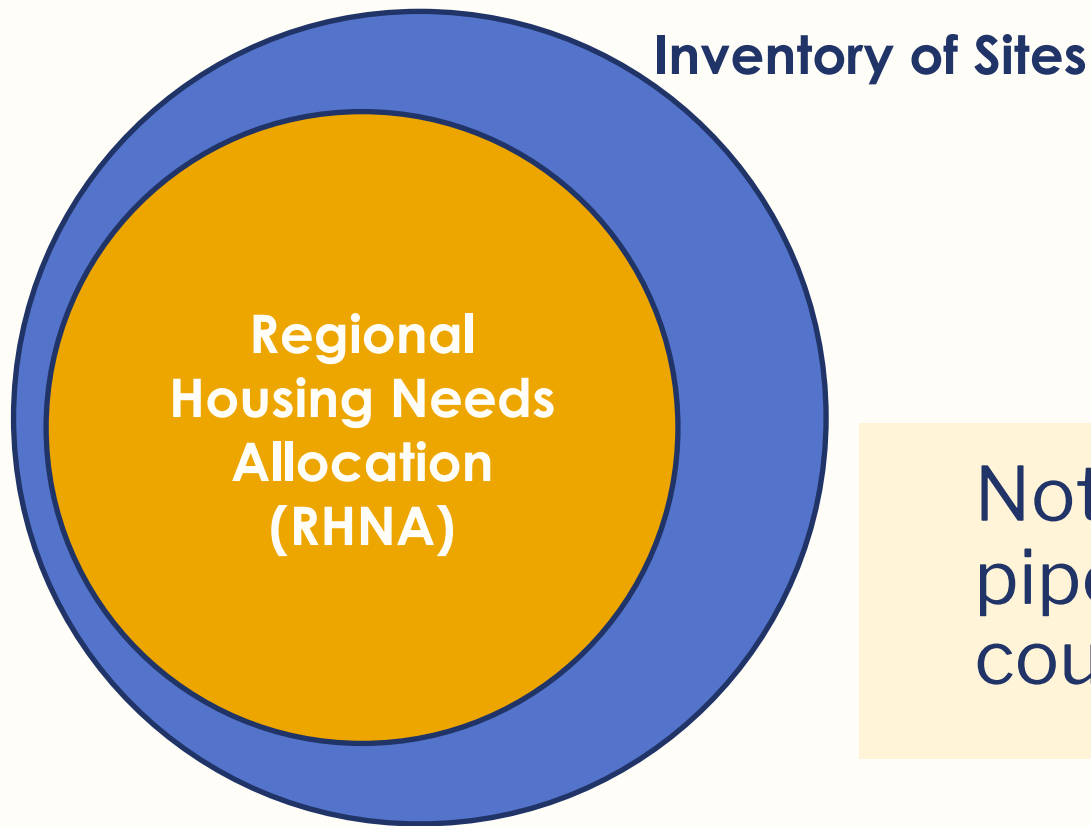
Homes



What is RHNA?

- RHNA – Pronounced REE-nuh
- Target number for how much land zoned for housing

Sites and RHNA



Note: ADUs and pipeline projects count

Sample RHNA

	Sample City	Region
Very Low Income	52	114,442
Low Income	31	65,892
Moderate Income	36	72,712
Above Moderate	121	188,130
Total	240	441,176

What Counts

Must be a unit per the US Census definition

- Yes - Single family house, ADU, junior ADU, apartment, condominium
- No - traditional dorms or nursing homes

Census definition of a unit:

A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall. Living quarters of the following types are excluded from the housing unit definition: dormitories, bunkhouses, and barracks; quarters in predominantly transient hotels, motels, and the like, except those occupied by persons who consider the hotel their usual place of residence; quarters in institutions, general hospitals, and military installations, except those occupied by staff members or resident employees who have separate living arrangements.



Questions

Question:

Does RHNA roll over from one cycle to the next?

Answer:

Generally, no. Each cycle starts fresh if a city follow through on its commitments



Questions

What happens if we do not plan for our RHNA (because we did not zone enough land)?

Answer:

Lack of access to funds, fines, loss of land use authority



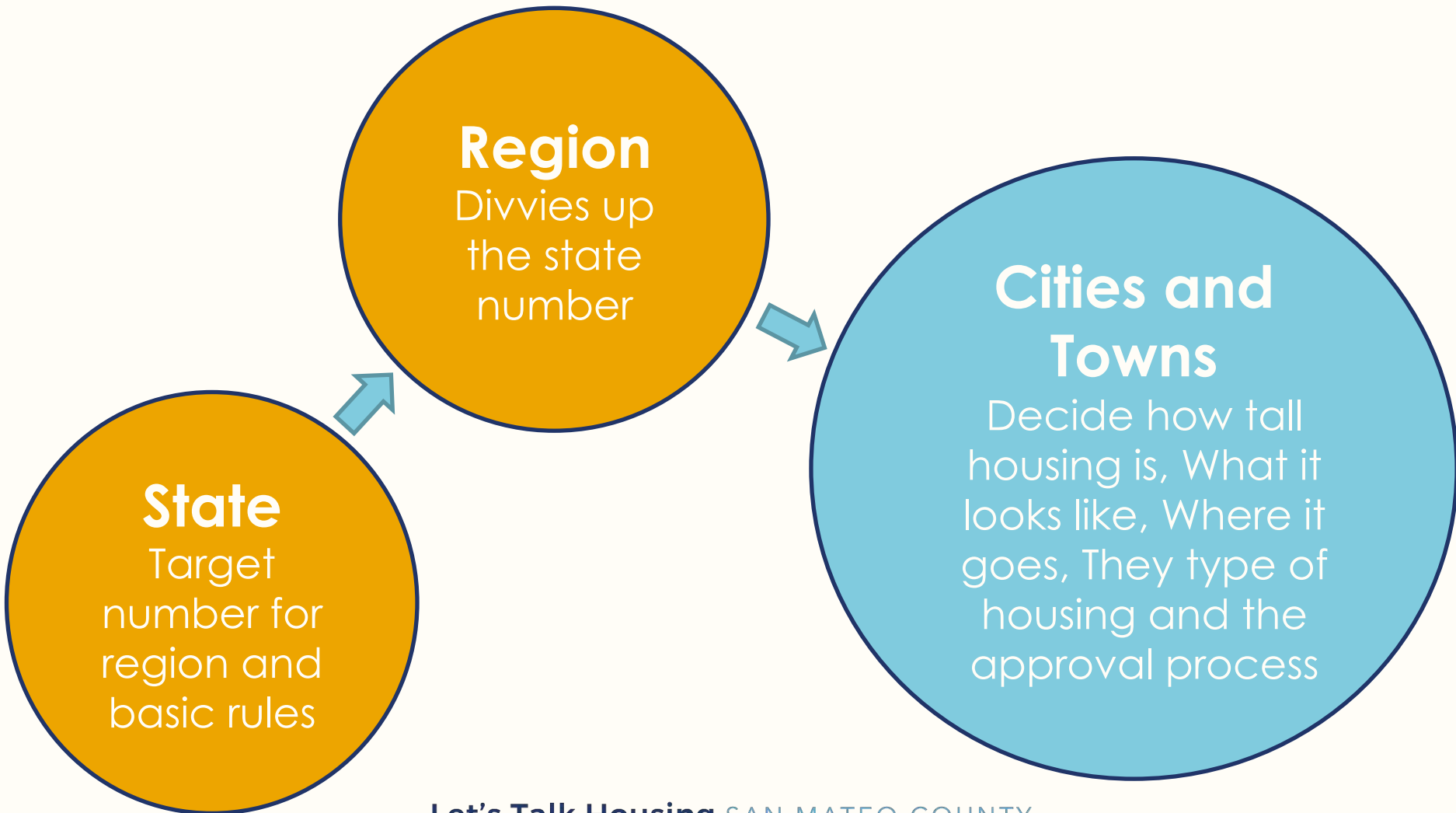
Questions

What happens if we do not meet our RHNA (because developers do not build)

Answer:

As long as cities have a certified Housing Element and follow it, the consequences is that it is easier for developers to build.

Process



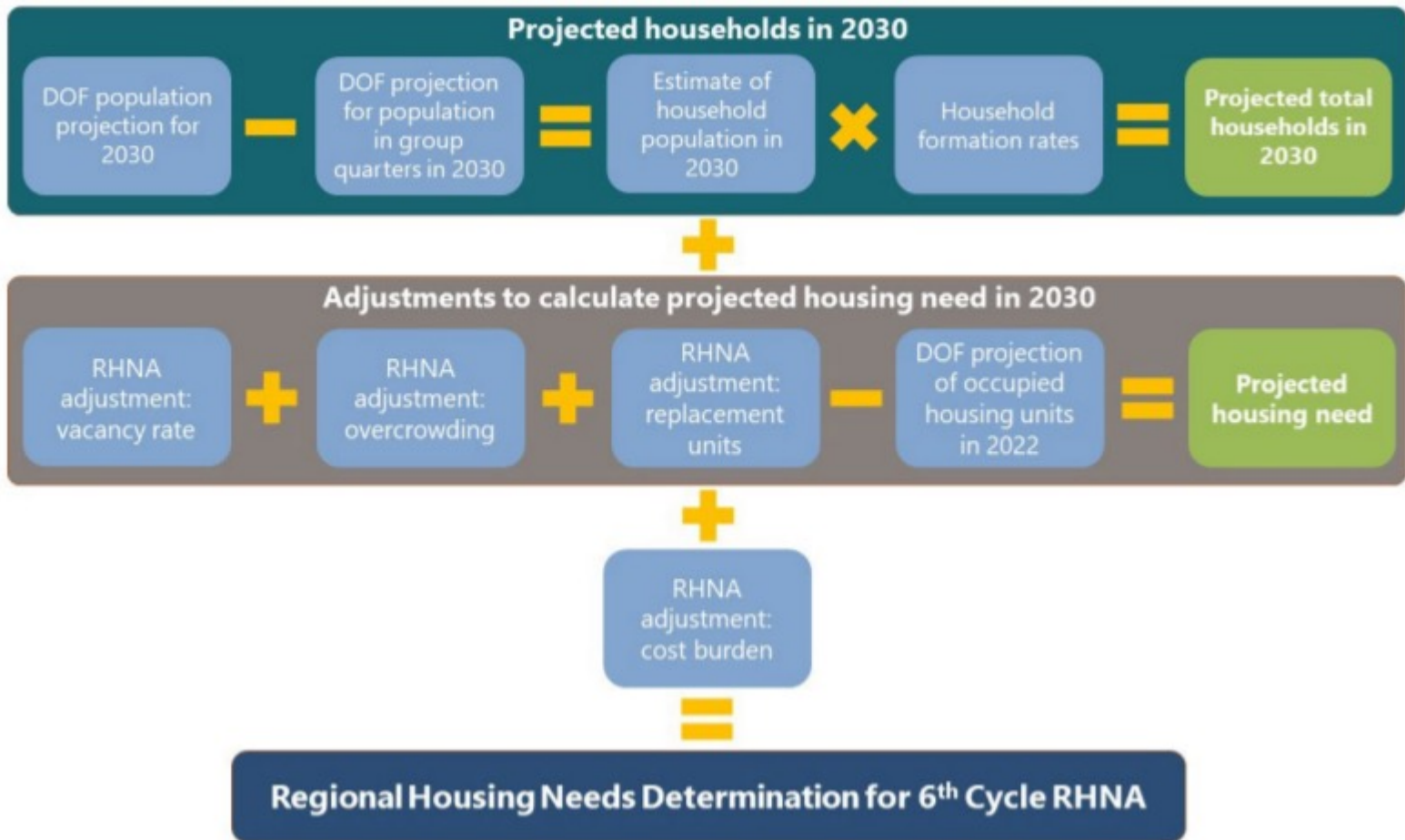
State
Target
number for
region and
basic rules

Region
Divvies up
the state
number

**Cities and
Towns**
Decide how tall
housing is, What it
looks like, Where it
goes, They type of
housing and the
approval process

Regional Number

HCD Process for Identifying Regional Housing Needs Determination (RHND)



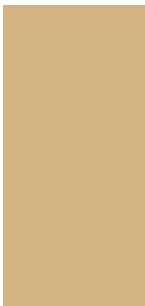
Regional Number

Factors

- Population Forecasts
 - Natural increase (births minus deaths)
 - Immigration minus emigration
 - Household size
- Adjusted for
 - Overcrowding
 - Vacancy
 - Needs of different income levels



Other Regions



Region	RHNA	Change From Last Cycle
San Luis Obispo	10,810	164%
Sacramento	153,512	46%
S. California	1,344,740	226%

Warning

MATH ON NEXT SLIDE

Regional Number

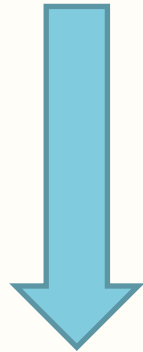
Methodology

ABAG: PROJECTION PERIOD (8.5 years) HCD Determined Population, Households, & Housing Unit Need		
Reference No.	Step Taken to Calculate Regional Housing Need	Amount
1.	Population: December 31 2030 (DOF June 30 2030 projection adjusted + 6 months to December 31 2030)	8,273,975
2.	<i>- Group Quarters Population: December 31 2030 (DOF June 30 2030 projection adjusted + 6 months to December 31 2030)</i>	-169,755
3.	Household (HH) Population	8,159,280
4.	Projected Households	3,023,765
5.	+ Vacancy Adjustment (3.27%)	+98,799
6.	+ Overcrowding Adjustment (3.13%)	+94,605
7.	+ Replacement Adjustment (.50%)	+15,120
8.	<i>- Occupied Units (HHs) estimated June 30, 2022</i>	-2,800,185
9.	+ Cost-burden Adjustment	+9,102
Total	6th Cycle Regional Housing Need Assessment (RHNA)	441,176

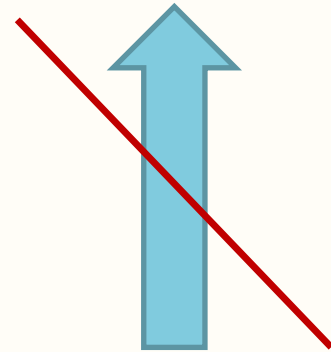
Bay Area Target



ABAG
requested
changes

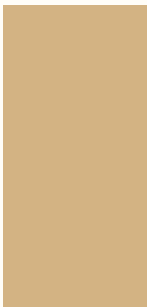


Housing
Advocates
requested
changes



441,176 for Bay Area

Other Regions



Region	RHNA	Change from Last Cycle
San Luis Obispo	10,810	164%
Sacramento	153,512	46%
S. California	1,344,740	226%
Bay Area	441,176	234%

Regional Number



Planning and Expecting

Sites available for homes

Environmental constraints

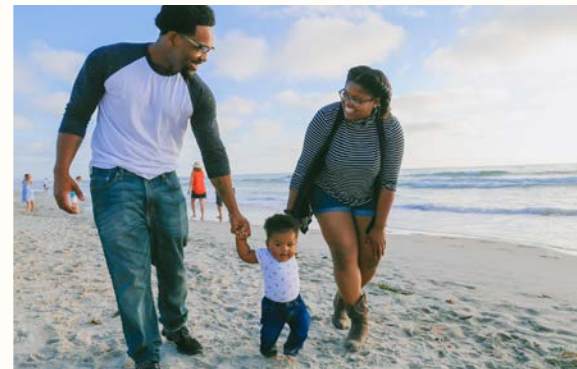
Economics not right

Current use too profitable

Owner does not want to sell

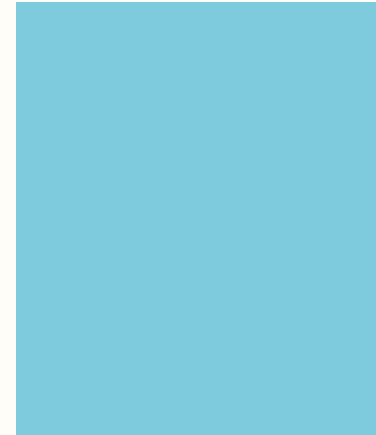


Questions



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Regional Process



Let's Talk Housing SAN MATEO COUNTY



Process

1. Housing Methodology Committee
 - Committee recommends methodology
2. ABAG Adopts Draft Methodology
3. State Approves
4. ABAG Adopts Final Methodology – Sprint/Summer
5. Appeals Period – Summer/Fall 2021
6. Final Number – Winter 2021



Process

1. Housing Methodology Committee
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Methodology Committee

- 9 Elected officials (one from each Bay Area county)
- 12 Jurisdiction housing or planning staff (at least one from each county)
- 16 regional stakeholders representing diverse perspectives, from equity and open space to public health and public transit
- 1 Partner from state government

Statutory Framework

- 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 greenhouse gas emissions 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**



Appeals Process

1. Opens this summer
(nothing possible now)
2. Limited criteria
3. Limited success in
other regions/cycles



Appeals Criteria

65584.05(b)(1): The council of governments failed to adequately consider the information regarding the factors listed in subdivision (e) of section 65584.04.

65584.05(b)(2): The council of governments failed to determine the share of the regional housing need in a manner that furthers the intent of the objectives listed in subdivision (d) of section 65584.

65584.05(b)(3): A significant unforeseen change in circumstances occurred in the local jurisdiction that merits a revision of the information submitted pursuant to subdivision (e) of Section 65584.04.



Appeals Criteria Summary

Options for Appeals

1. Methodology did not follow the rules
2. (Maybe) the methodology was not implemented correctly
3. Significant unforeseen event

65584.05(b)(1): The council of governments failed to adequately consider the information regarding the factors listed in subdivision (e) of section 65584.04.

65584.05(b)(2): The council of governments failed to determine the share of the regional housing need in a manner that furthers the intent of the objectives listed in subdivision (d) of section 65584.

65584.05(b)(3): A significant unforeseen change in circumstances occurred in the local jurisdiction that merits a revision of the information submitted pursuant to subdivision (e) of Section 65584.04.



Appeals Criteria Excerpt

“Several (jurisdictions) cite the lack of land suitable for development as a basis for the appeal...(however) even communities that view themselves as built out must plan for housing through means such as rezoning commercial areas as mixed-use areas and upzoning non-vacant land...”

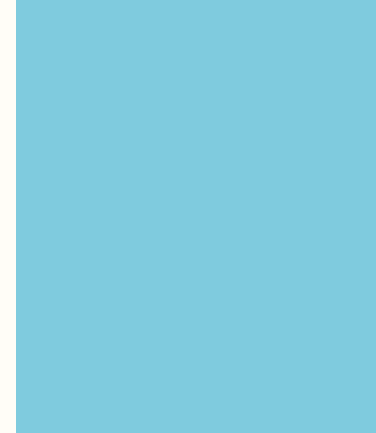


Questions



Let's Talk Housing SAN MATEO COUNTY

RHNA Methodology

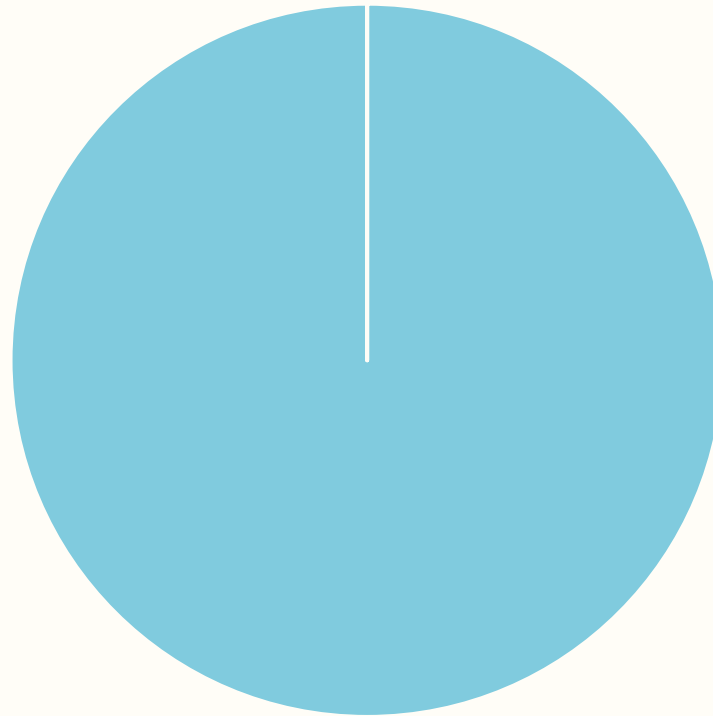


Let's Talk Housing SAN MATEO COUNTY

Splitting Up Regional Number

Bay Area - 441,176

RHNA



Splitting Up Regional Number

Bay Area - 441,176

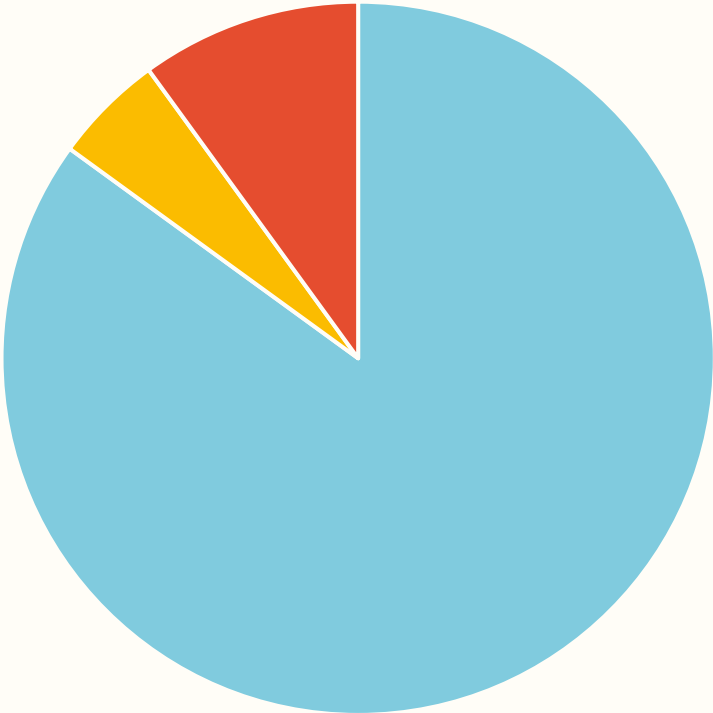
RHNA



Splitting Up Regional Number

Bay Area - 441,176

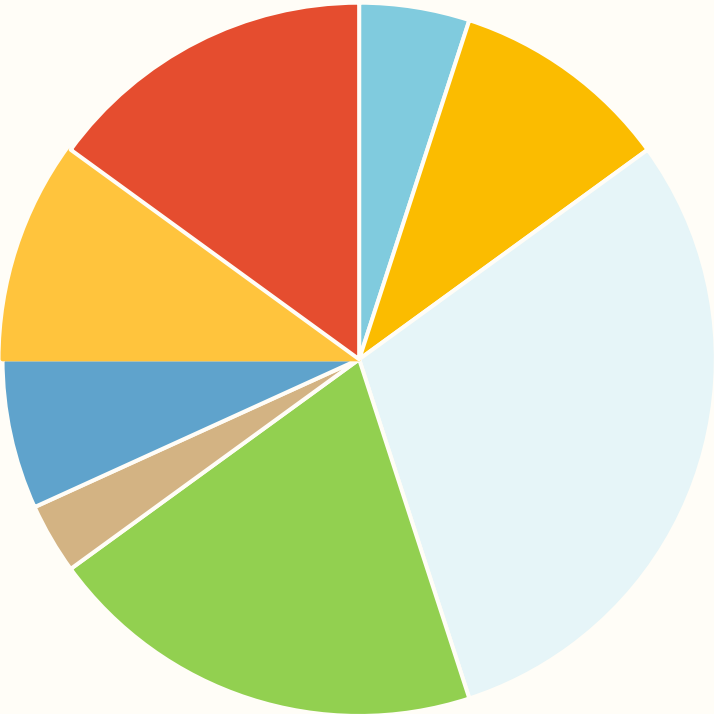
RHNA



Splitting Up Regional Number

Bay Area - 441,176

RHNA



Starting Point and Factors

Starting Point - Plan
Bay Area 2050

Factors

- Jobs
- High Opportunity Areas (schools, crime, etc.)



Plan Bay Area

Plan Bay Area 2050

Plan Bay Area 2050 will identify a roadmap for the Bay Area's future.



Plan Bay Area



Environmental Strategies – Cost : \$102 Billion

<p>Reduce Risks from Hazards</p>	<p>Adapt to Sea Level Rise. Protect shoreline communities affected by sea level rise, prioritizing areas of low costs and high benefits and providing additional support to vulnerable populations.</p>	<p>\$19 BILLION</p>
	<p>Provide Means-Based Financial Support to Retrofit Existing Residential Buildings. Adopt building ordinances and incentivize retrofits to existing buildings to meet higher seismic, wildfire, water and energy standards, providing means-based subsidies to offset associated costs.</p> <p>Fund Energy Upgrades to Enable Carbon-Neutrality in All Existing Commercial and Public Buildings. Support electrification and resilient power system upgrades in all public and commercial buildings.</p>	<p>\$15 BILLION</p> <p>\$18 BILLION</p>
<p>Expand Access to Parks and Open Space</p>	<p>Maintain Urban Growth Boundaries. Using urban growth boundaries and other existing environmental protections, confine new development within areas of existing development or areas otherwise suitable for growth, as established by local jurisdictions.</p>	<p>N/A</p>
	<p>Protect and Manage High-Value Conservation Lands. Provide strategic matching funds to help conserve and maintain high-priority natural and agricultural lands, including but not limited to Priority Conservation Areas and wildland-urban interface lands.</p> <p>Modernize and Expand Parks, Trails and Recreation Facilities. Invest in quality parks, trails and open spaces that provide inclusive recreation opportunities for people from all backgrounds, abilities and ages to enjoy.</p>	<p>\$15 BILLION</p> <p>\$30 BILLION</p>
<p>Reduce Climate Emissions</p>	<p>Expand Commute Trip Reduction Programs at Major Employers. Set a sustainable commute target for major employers as part of an expanded Bay Area Commuter Benefits Program, with employers responsible for funding incentives and disincentives to shift auto commuters to any combination of telecommuting, transit, walking, and/or bicycling.</p>	<p>N/A</p>
	<p>Expand Clean Vehicle Initiatives. Expand investments in clean vehicles, including more fuel-efficient vehicles and electric vehicle subsidies and chargers.</p>	<p>\$4 BILLION</p>



Plan Bay Area 2050 Growth Geographies

- Priority Development Area*
- Priority Production Area
- Transit-Rich Area (Outside High Resource Area)
- Transit-Rich Area (Within High Resource Area)
- High Resource Area with Basic Bus Service**

- Regional Rail Station
- Regional Transit (Existing)
- Regional Rail (Blueprint)***
- International Airport
- Primary Seaport

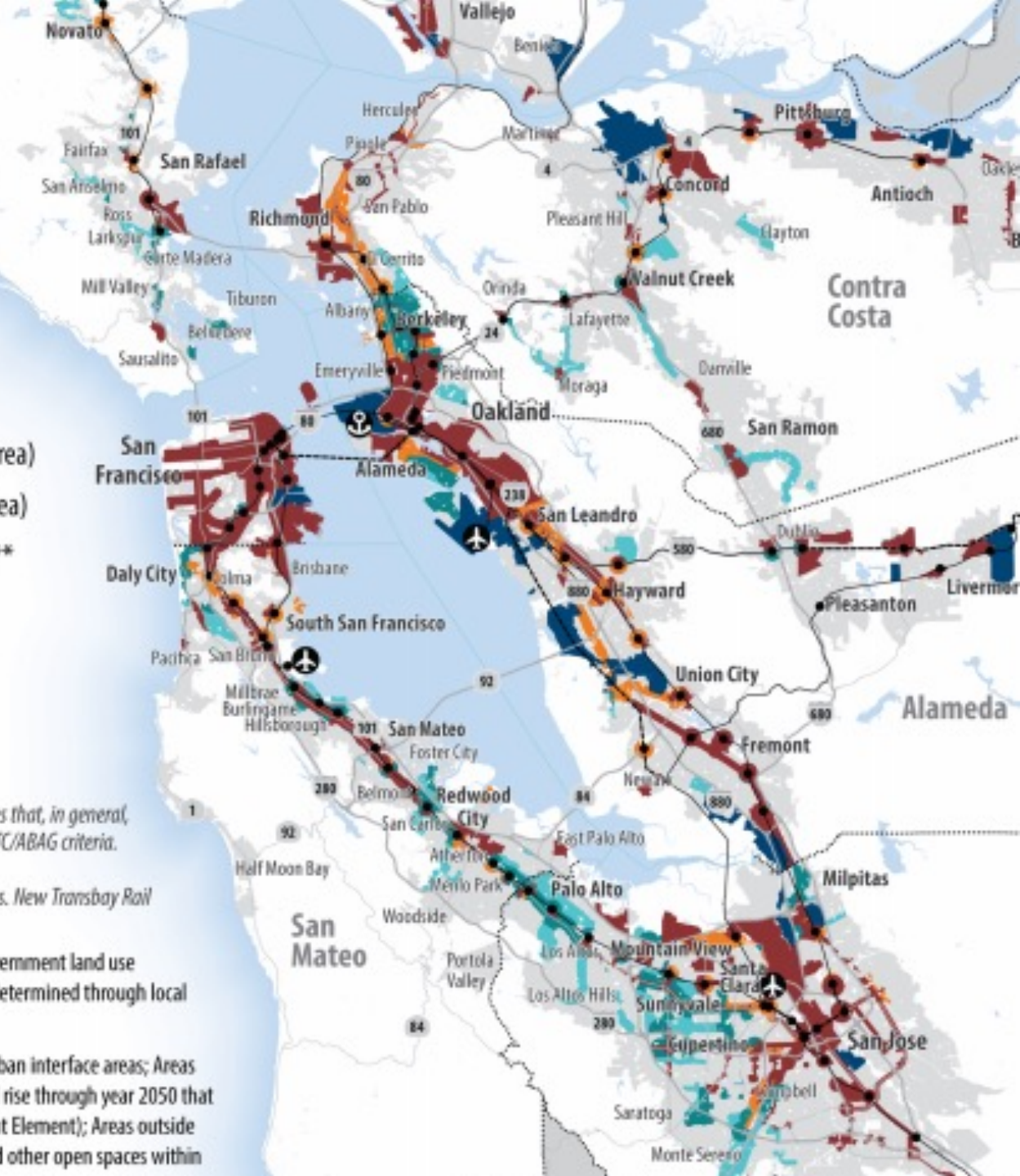
*Priority Development Areas are locally designated geographies that, in general, meet state Transit Priority Area criteria as well as additional MTC/ABAG criteria.

**Peak headways of 16 to 30 minutes (January 2020).

***Includes intercity rail, commuter rail, and heavy rail systems. New Transbay Rail Crossing alignment is representative only.

Areas shown are conceptual, and do not supersede local government land use authority. Specific levels and types of development will be determined through local planning.

The following areas are excluded from the map: Wildland urban interface areas; Areas of unmitigated sea level rise (i.e., areas at risk from sea level rise through year 2050 that lack mitigation strategies in Plan Bay Area 2050 Environment Element); Areas outside locally-adopted urban growth boundaries; and Parkland and other open spaces within



Plan Bay Area - Upshot

We don't want to assume that San Jose and Emeryville will have the same amount of growth. Plan Bay Area is the way to compensate for different starting places.

Criteria

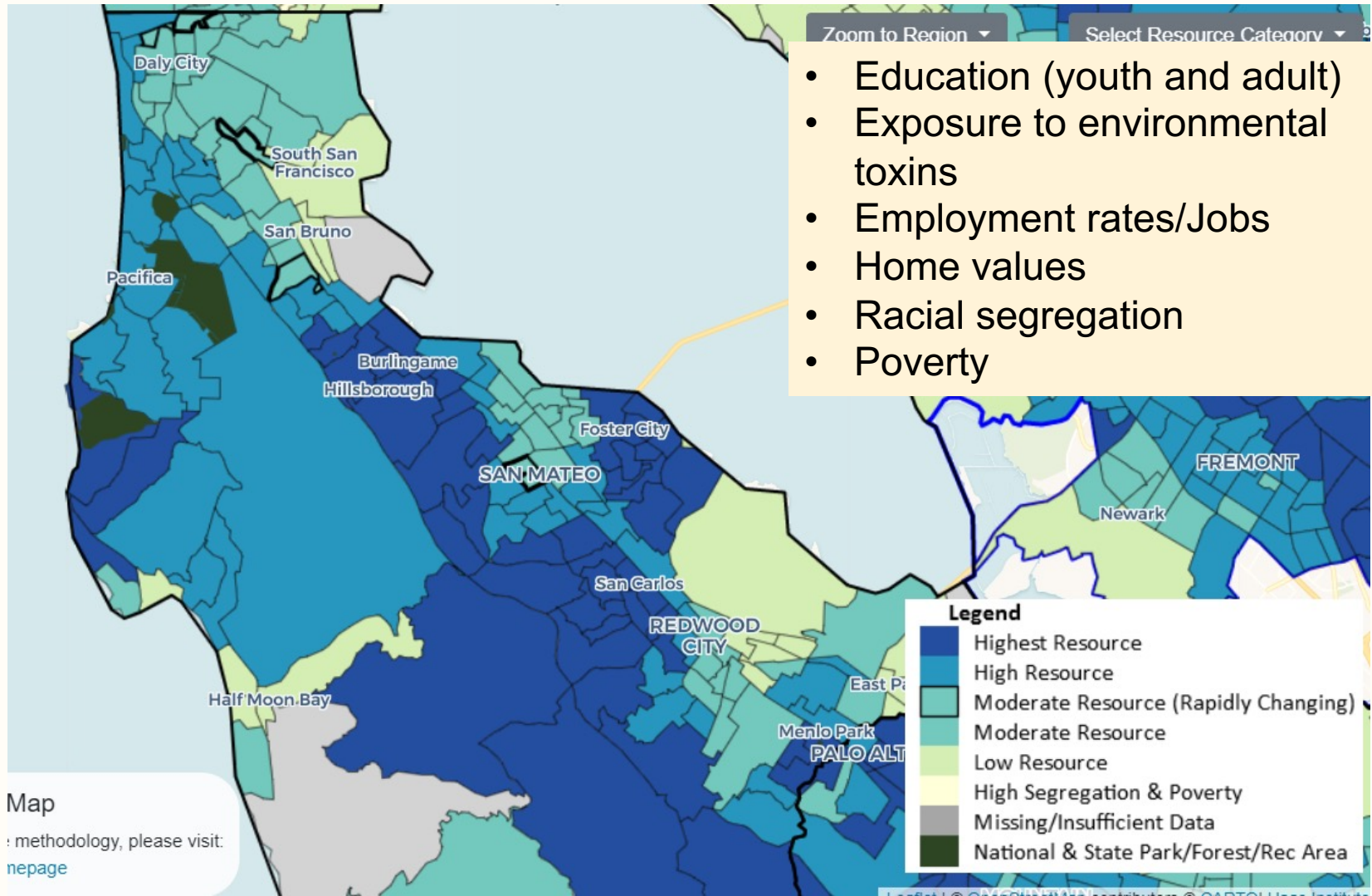
Very Low and Low RHNA	Mod and Above Mod RHNA
70% Access to High Opportunity Areas	40% Access to High Opportunity Areas
15% - Job proximity auto	60% - Job proximity auto
15% - Job proximity transit	

Job Proximity

Table 3: Allocation Factor Data and Assumptions (continued)

JOB PROXIMITY	
Overview	The two factors based on job proximity (Job Proximity - Auto and Job Proximity - Transit) consider the relationship between jobs and transportation. Job Proximity - Auto is based on jobs that can be accessed from a jurisdiction by a 30-minute auto commute, while Job Proximity - Transit is based on jobs that can be accessed from a jurisdiction within a 45-minute transit commute. These factors encourage more housing in jurisdictions with easier access to the region's job centers. Additionally, these factors use a commute shed to measure job access rather than solely considering the jobs present within a jurisdiction's boundaries. Using a commute shed intends to better capture the lived experience of accessing jobs irrespective of jurisdiction boundaries. Housing and job markets extend beyond jurisdiction boundaries—in most cities, a majority of workers work outside their jurisdiction of residence, and demand for housing in a particular jurisdiction is substantially influenced by its proximity and accessibility to jobs in another community.
Impact	More housing allocated to jurisdictions with easier access to region's job centers.
Definition	<ul style="list-style-type: none"> • Job Proximity - Auto: Share of region's total jobs that can be accessed from a jurisdiction by a 30-minute auto commute during the morning peak period. Assumes single-occupant vehicle drivers who decline the use of Express Lanes. • Job Proximity - Transit: Share of region's total jobs that can be accessed from a jurisdiction by a 45-minute transit commute during the morning peak period. Assumes transit users can choose from all modes available to them to get between home and work.
Data Source	MTC, Travel Model One, Model Run 2015_06_002 (Source: Plan Bay Area 2040, 2017)

High Opportunity Areas



Criteria

Very Low and Low RHNA	Mod and Above Mod RHNA
70% Access to High Opportunity Areas	40% Access to High Opportunity Areas
15% - Job proximity auto	60% - Job proximity auto
15% - Job proximity transit	

Equity Adjustment

Daly City

Half Moon Bay

Atherton

Portola Valley

Hillsborough

San Mateo County

Jurisdiction	RHNA 6 (Draft Jan. 2021 Methodology)
Atherton	348
Belmont	1,785
Brisbane	1,588
Burlingame	3,257
Colma	202
Daly City	4,838
East Palo Alto	829
Foster City	1,896
Half Moon Bay	480
Hillsborough	554
Menlo Park	2,946
Millbrae	2,199

Jurisdiction	RHNA 6 (Draft Jan. 2021 Methodology)
Pacifica	1,892
Portola Valley	253
Redwood City	4,588
San Bruno	3,165
San Carlos	2,735
San Mateo	7,015
S. San Francisco	3,957
Unincorp San Mateo	2,833
Woodside	328
COUNTY TOTAL	47,688



Why is our RHNA so high?

Questions

Answer: Because

- Everyone's RHNA is higher (there is a lot of need for housing)
- They are good growth areas according to Plan Bay Area
- There are lots of opportunity areas (good schools, low pollution, etc.)
- Jurisdiction is near jobs



Questions

What does RHNA consider?

Answer:

- Infrastructure
Yes (Plan Bay Area)
- Greenhouse Gas
Yes (Plan Bay Area and methodology)
- Wildfire risk
Yes (Plan Bay Area)
- Limited transit
Yes (Plan Bay Area and methodology)

RHNA, Jobs and Population

	2023-2031 Draft RHNA Methodology	2023-2031 Draft RHNA Methodology	2015-2023 RHNA (Cycle 5)	Bay Area Households (2020)	Bay Area Jobs (2018)
Alameda	88,997	20%	23%	21%	20%
Contra Costa	49,043	11%	11%	14%	10%
Marin	14,405	3%	1%	4%	3%
Napa	3,844	1%	1%	2%	2%
San Francisco	82,069	19%	15%	14%	19%
San Mateo	47,687	11%	9%	10%	10%
Santa Clara	129,577	29%	31%	23%	27%
Solano	10,992	2%	4%	6%	4%
Sonoma	14,562	3%	4%	7%	5%
BAY AREA	441,176	100%	100%	100%	100%



Association of Bay Area Governments



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RHNA

February 2021

**REGIONAL HOUSING NEEDS ALLOCATION
DRAFT METHODOLOGY:
San Francisco Bay Area, 2023-2031**

- **To share additional thoughts or let us know how we did go to:**
<https://tinyurl.com/AllABoutRHNA>
- **Next steps**
 - **FAQ (Not an EAQ and there must be a Q in your Q)**
 - **Email out presentation and links**
 - **Make available on Let's Talk Housing**

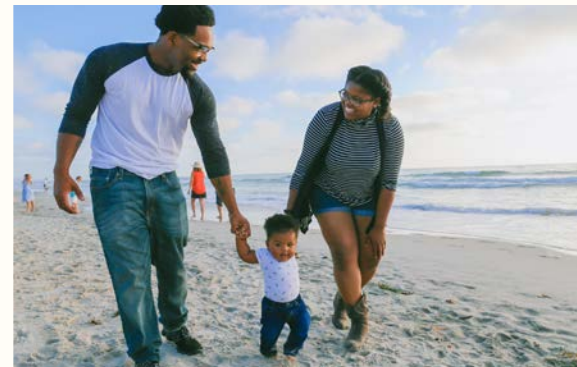


Next Steps





Thank You!



Let's Talk Housing SAN MATEO COUNTY