

ABAG Report to MCCMC¹

January 2022

EXECUTIVE SUMMARY:

- 1) **Regional Housing Needs Allocation (RHNA):** On December 16, 2021, the ABAG Executive Board conducted a public hearing on the Final Regional Housing Needs Allocation (RHNA) Plan and adopted Resolution No. 13-2021 that approved the Final RHNA allocations for Bay Area jurisdictions between 2023 and 2031.
- 2) **Bay Adapt: Regional Strategy for a Rising Bay:** On December 16, 2021, the ABAG Executive Board adopted Resolution No. 15-2021 supporting the findings and recommendations identified in the Bay Conservation and Development Commission (BCDC) report entitled: **Bay Adapt: Regional Strategy for a Rising Bay**. BCDC is seeking support from cities and counties in the SF Bay Area and will brief the Marin County Council of Mayors and Councilmembers on the Plan on February 23, 2022 at 6:00 pm.

RHNA 2023 - 2031: On December 16, 2021, the ABAG Executive Board conducted a public hearing on the Final Regional Housing Needs Allocation (RHNA) Plan and adopted Resolution No. 13-2021 that approved the Final RHNA allocations for Bay Area jurisdictions between 2023 and 2031. The vote was 16 Ayes: Adams, Andersen, Arreguin, Butt, Fligor, Halliday, Haubert, Hudson, Lee, Mitchoff, Moulton-Peters, Peralez, Rabbitt, Ramirez, Ramos, and Romero; 1 No: Eklund; and, 16 Absent: Bas, Breed, Canepa, Chavez, Esparza, Fife, Garcia, Hale, Hillis, Mahan, Mandelman, Mar, Miley, Spering, Taylor, and Wilson.

The Final RHNA Plan included the recommendation of the ABAG Administrative Committee to partially grant one of the 28 RHNA appeals filed by the County of Contra Costa. This appeal was partially granted because an area annexed to Pittsburg in 2018 was incorrectly included as part of unincorporated Contra Costa County in the Plan Bay Area 2050 Final Blueprint (the baseline allocation for RHNA methodology). As allowed by Government Code § 65584.05(e)(1), the Administrative Committee determined that 35 RHNA units should be transferred to the City of Pittsburg. The Final Plan can be downloaded at: [Final RHNA Allocation Report 2023-2031-approved 0.pdf](#)

Recently, ABAG received a January 12, 2022 letter from CA Housing and Community Development that stated: “HCD has completed its review and is pleased to approve ABAG’s adopted RHNA Plan, upon finding it consistent with HCD’s June 9, 2020 regional housing need determination of 441,176 housing units. Please distribute the RHNA Plan to inform all local governments of their share of new housing need to address their sixth cycle Housing Element by January 31, 2023. In updating their Housing Elements, local governments may take RHNA credit for new units approved, permitted, and/or built beginning from the start date of the RHNA projection period, June 30, 2022”.

The next step in the process is for local governments to update the Housing Element of their general plan, due to HCD by January 31, 2023. Tools and resources are available through ABAG’s [Regional Housing Technical Assistance program](#). For more information, [visit the webpage](#) or [email housingta@bayareametro.gov](mailto:email_housingta@bayareametro.gov).

Bay Adapt: Regional Strategy for a Rising Bay: On December 16, 2021, the ABAG Executive Board adopted Resolution No. 15-2021 supporting the findings and recommendations identified in the Bay Conservation and Development Commission (BCDC) report entitled: **Bay Adapt: Regional Strategy for a Rising Bay**.

In 2019, BCDC, in collaboration with a Leadership Advisory Group (LAG) comprised of 35 Bay Area public, private, and non-profit leaders, embarked on developing “Bay Adapt,”

At risk of flooding in the next 40 years

28,000 socially vulnerable residents	20,000 acres of wetlands, lagoon and tidal marsh habitat
13,000 existing housing units and another 70,000 new housing units	5 million daily highway vehicle trips
104,000 existing jobs and another 85,000 new jobs	60,000 daily rail commuters

Impacts from flooding that could occur at 48" Total Water Level from the [ART Bay Area Regional Sea Level Rise Vulnerability and Adaptation Study](#). 48" TWL may occur between 2060 and 2100.



¹ Marin County Council of Mayors and Councilmembers (MCCMC)

a consensus-driven strategy for regional sea level rise adaptation. The LAG included members from ABAG, MTC, the Regional Water Quality Control Board, State Coastal Conservancy, BART, East Bay Regional Parks, Army Corps of Engineers and Bay Restoration Authority as well as business, environmental justice, scientific and civic organizations, local government and academia.

The Bay Adapt Joint Platform is a consensus-based strategy comprised of 9 actions and 21 tasks that would enable the region, particularly local governments, to adapt faster, better, and more equitably to a rising San Francisco Bay. Its implementation would, among other things, reduce flood risks, increase technical assistance for local governments, recognize and equitably supporting low income, frontline communities and integrate adaptation into community-focused local plans. To find out more, go to: [Bay Adapt – Regional Strategy for a Rising Bay](#)

UPCOMING MEETINGS²

- **January 24, 2022 – MTC Fare Integration Task Force, 12:30 pm**
Bay Area Housing Finance Authority Oversight Committee, 1:00 pm
ABAG Housing Committee, 1:00 pm
- **January 26, 2022 -- MTC Executive Committee, 8:35 am**
Metropolitan Transportation Commission, 10:35 am
MTC Bay Area Toll Authority, 10:40 am
MTC Bay Area Headquarters Authority, 10:45 am
MTC Bay Area Infrastructure Financing Authority, 10:50 am
- **January 27, 2022 -- ABAG San Francisco Bay Trail Steering Committee, 1:00 pm**
- **January 28, 2022 -- MTC Megaregion Working Group, 12:30 am**
- **February 9, 2022 -- MTC Bay Area Toll Authority Oversight Committee, 9:35 am**
MTC Policy Advisory Council, 1:30 pm
- **February 10, 2022 -- ABAG Regional Planning Committee, 10:00 am**
- **February 11, 2022 -- MTC Operations Committee, 9:35 am**
Joint MTC ABAG Legislation Committee, 9:40 am
Joint MTC Planning Committee and ABAG Administrative Committee, 9:45 am
- **February 23, 2022 -- Metropolitan Transportation Commission, 9:35 am**
MTC Bay Area Toll Authority, 9:40 am
MTC Bay Area HQ Authority, 9:45 am
MTC Bay Area Infrastructure Financing Authority, 9:50 am
- **February 28, 2022-- MTC Clipper Executive Board, 1:30 pm**

² All meetings are conducted via Zoom, webcast, teleconference, unless noted otherwise. <https://mtc.legistar.com/> If you have questions, contact Pat Eklund, Councilmember, City of Novato at 415-883-9116 or via email at: pateklund@comcast.net.

SUMMARY OF REGIONAL HOUSING TECHNICAL ASSISTANCE (RHTA) AS OF December 2021

For more updated info visit:

<https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance>

<https://abag.ca.gov/technical-assistance>

Module & Staff Contact	Description and Links to TA
<p>Webinars</p> <p>Lead: Ada Chan achan@bayareametro.gov</p>	<p>Past Recordings: https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance/training</p> <ol style="list-style-type: none"> 1. Housing Planning: For the Future 2. Planning Innovations Webinar: Regional Data Tools for the Housing Element 3. Housing Element 101 - Overview and New Laws + Tips 4. Creating Capacity: An Overview of the Sites Inventory 5. Using Data Effectively in Housing Element Updates – ABAG’s Housing Needs Data Packets and Accessing the US Census 6. How to Talk About Housing – Data-Driven Lessons on Housing Communications that Work and Those that Backfire 7. Incorporating Environmental Justice and Safety into your Housing Element 8. Housing Sites Inventory - Deep Dive 9. Engage How To! Introduction to Remote Meeting Tools 10. Affirmatively Furthering Fair Housing: The Nuts and Bolts with HCD 11. Affirmatively Furthering Fair Housing: Data Deep Dive 12. Integrating Climate Adaptation/Resilience Into Your Housing Element 13. Context of SB 9 and Potential Impacts 14. HESS Tool 1.0 Tutorial Webinar 15. Surplus Public Land 16. New Housing Laws (2021) 17. Keep Calm and Certify On: Tips from Early Adopters
<p>Housing Data Tools</p> <p>Lead: Somaya Abdelgany sabdelgany@bayareametro.gov</p>	<p>Housing Needs Data Packets: These data packets have been pre-reviewed by HCD for consistency with state requirements. PDF versions of the Housing Needs Data Packets, as well the underlying data tables in Excel, for all 109 jurisdictions can be downloaded here https://mtcdrive.app.box.com/s/nei8x775oi5m47mqhu8ctpyyqrioa2v3</p> <p>HESS Tool 1.0: The Housing Element Site Selection (HESS) Tool is a web-based mapping tool developed by ABAG to guide Bay Area cities and counties in identifying opportunity sites for new housing that align with state Housing Element requirements and support regional and local priorities. In fall 2020, a BETA version of the HESS Tool was made available to local planning staff, consultants, HCD, and subject-matter experts to explore and provide feedback. In October 2021, ABAG released an updated 1.0 version of the HESS Tool, which has been refined to incorporate feedback received from early users, including more granular screening categories, additional filters, an editing module to update underlying local land use data, and more. Local planners and authorized Housing Element consultants may register for an account by completing this form. Consultants will be given access to a jurisdiction’s account upon receipt of authorization from the planning</p>

	<p>director of that jurisdiction via email at housingTA@bayareametro.gov.</p> <p>Upcoming: HESS 2.0 (early 2022): In early 2022, ABAG will launch two 2.0 modules within the HESS Tool with additional data to assist with Realistic Capacity Calculations and Affirmatively Furthering Fair Housing requirements.</p> <ul style="list-style-type: none"> • Realistic Capacity Calculations: ABAG will use recent production trends within subregional market areas to develop a floor for the number of units that each site in the Sites Inventory can realistically yield based on HCD Site Inventory Requirements. • AFFH– Additional data layers related to demographics, financing, and resources to assist local planners to equitably distribute housing of diverse types and affordability levels throughout jurisdiction per HCD AFFH requirements. • AFFH Dashboard <p>Webinar Recordings:</p> <ul style="list-style-type: none"> • 10/29/2020: Planning Innovations Webinar: Regional Data Tools for the Housing Element: Webinar video recording and Webinar presentation • 3/9/2021: ABAG Housing Element Series: Creating Capacity: An Overview of the Sites Inventory: Webinar video recording and Webinar presentation • 3/23/2021: ABAG Housing Element Series: Using Data Effectively in Housing Element Updates: Webinar video recording and Webinar presentation. This webinar introduces the ABAG housing needs data packets and provides information on accessing the U.S. Census. • HESS Tool 1.0 Tutorial Webinar
<p>Affirmatively Furthering Fair Housing</p> <p>Lead: Christy Leffall clefall@bayareametro.gov</p>	<p>ABAG hosted two webinars and launched the first set of AFFH resource products during the summer of 2021. The first webinar, <i>AFFH: The Nuts and Bolts with HCD</i>, was held June 22nd and covered the basics of AB 686 and outlined new requirements for the Housing Element. The second webinar, <i>AFFH: Data Deep Dive</i>, was held July 13th and served as a more focused look into the analysis required for the Assessment of Fair Housing (AFH), and specifically the segregation and integration patterns analysis, which featured ABAG's work with UC Merced via the STIR Labs partnership. Both webinar recordings and presentation materials can be found on ABAG's Regional Housing Technical Assistance Training website.</p> <p>As a follow up to the July webinar, ABAG staff released an AFFH template staff report and slide deck for jurisdiction staff to use in introducing the new requirements to their local decision-makers. Additionally, ABAG has disseminated a Draft Data Guidance Checklist which provides sources to data points outlined in the AFH.</p> <p>Upcoming AFFH TA includes:</p> <ul style="list-style-type: none"> • Leading with Equity Working Group • Policies and Programs guidance • Segregation and Land Use Reports • HESS 2.0 AFFH data layers & dashboard

Communications, Messaging, & Community Engagement

Lead: Leah Zippert
lzipper@bayareametro.gov

- Pilot of [Balancing Act](#) online public engagement housing simulation tool available for free to 25 jurisdictions and access to reduced rate with consultant for all remaining jurisdictions
- Translations and interpretation services through ABAG consultant, set amount of funding available for each jurisdiction
 - Translations form/process ([link](#))
- [New Housing TA portal](#), allowing ease of access to range of relevant materials

Upcoming:

- Template survey for jurisdictions to send to community members to gather information about housing issues and concerns
- Communications/messaging guide on how to talk about housing to local residents, with a dedicated AFFH section
- Direct reimbursement for on-line engagement tools
- One-on-one communication coaching for electeds and staff
- Best Practices Guide for Engaging Underserved Communities
- CBOs and non-traditional media list for each county
- Photos of relevant housing projects

Webinar Recordings:

- [How to Talk About Housing](#) – Data-Driven Lessons on Housing Communications that Work and Those that Backfire (4/27/2021)
- [Engage How To! Introduction to Remote Meeting Tools](#) (5/25/2021)

Peer Cohorts & Topic-Specific Workgroups

Lead: Josh Abrams, Baird + Driskell
abrams@abrams@bdplanning.com

Launched:

- Missing Middle Workgroup
 - Products include (1) slide templates and talking points for staff, (2) market report and interactive feasibility analysis tool, (3) a zoning guidebook, (4) an affordability strategies guidebook, and (5) a RHNA guidance memo.
 - All five sessions including webinar recordings and presentations are available on [this website](#).
- “Big 3” Cohort (Oakland, SF & San Jose)
- Wildfire: all four sessions including webinar recordings, presentations, and resource guides are now in [this website](#).
- Parking TA:
 - a. [Parking toolbox and handbook](#)
 - b. [Parking presentation and webinars](#)
 - c. Future parking assistance [sign up form](#)

Upcoming:

- Leading with Equity
- Malls & Office Parks

Under consideration:

- Agricultural Communities Cohort
- Planners of Color Cohort

<p>Other Regional Products</p> <p>Lead: Josh Abrams, Baird + Driskell abrams@abrams@bdplanning.com</p>	<ul style="list-style-type: none"> • Strip malls and small commercial workgroup • SB 9 materials from November webinars, FAQ, staff report and presentation template, summary • Consequences of Non-Compliance with Housing Element Update • TA on sites inventories and new Housing Element deadlines <p>Upcoming:</p> <ul style="list-style-type: none"> • Additional SB 9 TA: <ul style="list-style-type: none"> ○ Model Ordinance ○ SB 9 Application Checklist ○ Affidavit regarding owner-occupancy ○ Optional affidavit regarding tenant occupancy ○ Sample deed restriction for 2-unit developments ○ Same deed restriction for urban lot splits • ADU Affordability Safe Harbor – counting towards RHNA • Pilot of Symbium Plancheck software to streamline permitting (see announcement)
<p>Templates</p>	<ul style="list-style-type: none"> • Jurisdiction Housing Element RFP Template a request for Proposals (RFP) template for local jurisdictions to hire consultants to assist with Housing Element updates • Housing Element Staff Report Template • Housing Element Timeline Template • What is a Housing Element? Briefer Template <ul style="list-style-type: none"> ○ What is a Housing Element? Briefer Template (Word version) ○ What is a Housing Element? Briefer Template (Spanish translation version) ○ What is a Housing Element? Briefer Template (Chinese translation version) • Housing Element FAQs Template • AFFH Template Staff Report • AFFH Template Staff Slide Deck
<p>Resilience TA</p> <p>Lead: Michael Germeraad mgermeraad@bayareametro.gov</p>	<ul style="list-style-type: none"> • Briefer on Integrated Planning - EJ and Safety Element Updates • Sample Agenda for Integrating Planning • Safety Element New Requirements • Status of Resilience and EJ Planning in the Bay Area • 5/11/2021: ABAG webinar co-hosted by California Office of Planning & Research: Incorporating Environmental Justice and Safety into your Housing Element: Webinar video recording and Webinar presentation
<p>Regional Planning Consulting Bench</p> <p>Lead: Grecia Mannah-Ayon gmannah-ayon@bayareametro.gov</p>	<p>ABAG has established a Regional Planning Bench with 92 consultants in 11 Service Categories. The Bench is available to all jurisdictions in the Bay Area to use in accordance with their local procurement rules.</p> <p>Upcoming:</p> <p>ABAG will be training local jurisdictions on labor-saving online tool from City Innovate that facilitates an easy search of bench consultant profiles to compare consultants' qualifications and rates.</p>

	<p>The tool will also facilitate informal solicitations of quotes for work when applicable procurement rules allow.</p> <p>Related Links:</p> <ul style="list-style-type: none"> • Frequently Asked Questions regarding the Grants and Regional Planning Consulting Bench • Request for Qualifications used to seat the Regional Planning Consulting Bench
<p>Local Grants</p> <p>Lead: Grecia Mannah-Ayon gmannah-ayon@bayareametro.gov</p>	<p>Funding amounts can be found here: Grant Amounts. Draft funding agreements were sent to all Bay Area jurisdictions in July 2021 offering each the option of receiving reimbursements for eligible expenses, or the option of electing to have ABAG hold the funds and administer consulting contracts on behalf of the recipient jurisdiction.</p> <ul style="list-style-type: none"> • REAP Non-competitive Allocation: Eligible Activities
<p>County Planning Collaboratives</p> <p>Lead: Bobby Lu blu@bayareametro.gov</p>	<p>Goal: County-based groups staffed by a paid coordinator that provides technical assistance and facilitates cross-jurisdiction engagement for the Housing Element updates and other housing-related topics.</p> <p>Collaborative Contacts:</p> <ol style="list-style-type: none"> 1. Alameda: Meredith Rupp, UPP, MRupp@up-partners.com 2. Contra Costa: Joan Chaplick, MIG, joanc@migcom.com 3. Marin: Jillian Zieger, Marin County, jzeiger@marincounty.org 4. Napa/Sonoma: Jane Riley, 4Leaf, jriley@4leafinc.com 5. Santa Clara: Paul Peninger, BAIRD + DRISKELL, peninger@bdplanning.com 6. San Mateo: Josh Abrams, BAIRD + DRISKELL, abrams@bdplanning.com 7. Solano: Robert Guerrero, STA, rquerrero@sta.ca.gov <p>Recording of Planning Collaboratives Kick-Off April 13, 2021 Summary: This webinar introduces the County Planning Collaboratives.</p> <ul style="list-style-type: none"> • Planning Collaboratives Kick-Off: Webinar video recording • Planning Collaboratives Kick-Off: Presentation <p>Additional resource from the webinar:</p> <ul style="list-style-type: none"> • A Collaborative Approach to Addressing our Housing Challenges
<p>HCD Technical Assistance</p> <p>Lead: Sohab Mehmood Sohab.Mehmood@hcd.ca.gov Consultant: Placeworks Joanna Jansen: jjansen@placeworks.com Charlie Knox: cknox@placeworks.com</p>	<ul style="list-style-type: none"> • Housing Planning Hub Site is a repository of statewide and regional toolkits, factsheets, and guidance on a variety of housing policy areas with a specific focus on priority policy areas. HCD will continually update the resource center as new tools become available. • Prohousing Designation free technical assistance to gain designation and bonus points for state funding programs