REGIONAL HOUSING NEEDS ALLOCATION

Association of Bay Area Governments

Fair Housing and Equity Factors	
1. Access to High Opportunity Areas	
Impact	More housing units allocated to jurisdictions with the most access to opportunity.
Definition	The percentage of a jurisdiction's households living in census tracts labelled High Resource or Highest Resource based on opportunity index scores.
2. Divergence Index	
Impact	More housing allocated to jurisdictions that are more segregated compared to the rest of the region.
Definition	The divergence index score for a jurisdiction, which is a calculation of how different a jurisdiction's demographics are from the region
Jobs and Jobs-Housing Fit Factors	
3a. Job Proximity - Auto	
Impact	More housing allocated to jurisdictions with easy access to region's job centers.
Definition	Share of region's total jobs that can be accessed from a jurisdiction by a 30-minute auto commute.
3b. Job Proximity - Transit	
Impact	More housing allocated to jurisdictions with easy access to region's job centers.
Definition	Share of region's total jobs that can be accessed from a jurisdiction by a 45-minute transit commute.
4. Vehicle Miles Travelled (VMT)	
Impact	More housing allocated to jurisdictions with a high number of vehicle miles travelled per worker.
Definition	Total modeled vehicle miles traveled per worker in 2020 from Plan Bay Area 2040.[1]
5. Jobs-Housing Balance	
Impact	More housing allocated to jurisdictions with a high number of jobs relative to the amount of housing.
Definition	Ratio of jobs within a jurisdiction to housing units in the jurisdiction.
6. Jobs-Housing Fit	
Impact	More housing allocated to jurisdictions with a high number of low-wage jobs relative to the number of low-cost rental units.
Definition	Ratio of low-wage jobs (less than $3,333/month) within a jurisdiction to the number of low-cost rental units (less than $1,500/month) in the jurisdiction.
7. Future Jobs[2]	
Impact	More housing allocated to jurisdictions with a higher share of projected jobs.
Definition	Jurisdiction's share of the region's forecasted jobs based on Plan Bay Area 2050.

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[1] Data from Plan Bay Area 2050 would be used once it is available.

[2] Although ABAG would likely use data for year 2030 if the HMC decides to use Plan Bay Area 2050, staff used data for year 2050 from the Clean and Green future due to greater reliability of the data that is currently available.

Transportation Factor	
8. Transit Connectivity	
Impact	More housing allocated to jurisdictions with existing and planned transit infrastructure.
Definition	Jurisdiction's percentage of the region's total acres within Transit Priority Areas.
Other Factors of Importance	
9. Natural Hazards	
Impact	More housing is allocated to areas with low natural hazard risk.
Definition	Percentage of acres within a jurisdiction's urbanized area in locations with low risk from natural hazards according to the Modified MTC/ABAG Multi-Hazard Index.