

## Visualization Tool for Exploring Factor Weighting and Allocation Outcomes

ABAG staff has developed a [Visualization Tool for Exploring Factor Weighting and Allocation Outcomes](#) to support the [Housing Methodology Committee \(HMC\)](#) as they prioritize factors, consider weights for each factor, and develop an initial recommendation for a [Regional Housing Needs Allocation \(RHNA\)](#) methodology.

Users can explore sample methodologies by inserting a proxy for the Regional Housing Needs Determination (RHND) that ABAG will receive from HCD, <sup>1</sup> selecting factors to include in the methodology, and applying a weight to each potential factor. The tool produces a map of the jurisdiction-specific output based on selected factors and weights assigned.

### ***Regional Housing Need Determination***

The default hypothetical RHND is 600,000, which is what the Bay Area's total need number could be if the region receives an increase from the previous RHNA cycle's RHND similar to what the Los Angeles region received. Users can type in a different number in the box labeled "RHNA Cycle 2022-2030" to adjust the RHND, but the color scale of the map is calibrated around this number and may be less legible if a substantially different number is entered.

### ***Baseline Allocation***

As a proxy, ABAG staff used total households in 2019 to establish a baseline allocation. This baseline allocation represents what each jurisdiction's RHNA would be if the allocation was based entirely on each jurisdiction's existing share of the region's households. The HMC will consider in summer 2020 whether to use the Plan Bay Area 2050 Blueprint as the baseline. The RHNA methodology then adjusts the baseline allocation.

When the user first opens the Visualization Tool or refreshes the webpage, the map displays the baseline allocation by default. Using the hypothetical 600,000 RHND, the baseline allocation results in every jurisdiction experiencing the same growth rate as the region, for a 22 percent increase in the number of households. The entire map accordingly is shown with the same color (yellow) by default because every jurisdiction would grow at the same rate in the absence of additional methodology factors.

### ***Potential Methodology Factors***

The main point of the tool is to explore how factors may adjust this baseline allocation. To this end, the tool includes 10 potential factors the HMC is considering for the methodology that will determine a jurisdiction's total units. These factors may be adjusted based on feedback from the HMC at future meetings.

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<sup>1</sup> ABAG will receive the RHND from HCD in Spring 2020. Based on the experience of other Councils of Governments, staff expects that it will be considerably higher than the RHND from the 2015-2023 cycle.

Users can move the sliders to assign a weight to each factor to be included in the methodology. The weight represents the relative policy importance of that factor in determining a jurisdiction's allocation. Functionally, the weight determines the share of the RHND assigned by a factor. Factor combinations must add up to 100%.

Ultimately, the RHNA methodology will also distribute each jurisdiction's housing unit allocation among four affordability levels. Factors for determining the income distribution of the allocation will be added to the tool in the future.

### **Results**

After selecting desired factors and weights, users can click on the "Update Allocation" button to see results for each jurisdiction on the map. Jurisdictions with the darkest green will experience the largest household growth rate relative to the baseline allocation (total households in 2019), while jurisdictions shaded darker pink experience a smaller growth rate relative to the baseline allocation.

The table shows the share of the RHND assigned to jurisdictions in a county, and it also displays a comparison to each county's share from the 2015-2023 RHNA. Users can click on the "Download Data" button to download jurisdiction-specific allocations.