



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Agenda - Final

ABAG Regional Planning Committee

Chair, Karen Mitchoff, Supervisor, County of Contra Costa
Vice Chair, Carlos Romero, Urban Ecology

Wednesday, December 4, 2019

1:00 PM

Yerba Buena - 1st Floor

Association of Bay Area Governments Regional Planning Committee

The ABAG Regional Planning Committee may act on any item on the agenda.

The meeting is scheduled to begin at 1:00 p.m.

Agenda, roster, and webcast available at <https://abag.ca.gov>

For information, contact Clerk of the Board at (415) 820-7913.

Roster

Susan Adams, Jesse Arreguin, Mark Boucher, Monica Brown, Paul Campos, David Canepa, Kathleen Cha, Cindy Chavez, Diane Dillon, Pat Eklund, Martin Engelmann, Neysa Fligor, Scott Haggerty, Russell Hancock, Melissa Jones, Nathan Miley, Karen Mitchoff, Julie Pierce, David Rabbitt, Matt Regan, Katie Rice, Carlos Romero, Mark Ross, Al Savay, Gregory Scharff, Scott Sedgley, James Sperring, Lori Wilson, Monica Wilson

1. Call to Order / Pledge of Allegiance / Roll Call / Confirm Quorum

2. Public Comment

Information

3. Chair's Report

Information

4. Consent Calendar

- 4.a. [19-1365](#) Approval of ABAG Regional Planning Committee Minutes of October 2, 2019

Action: Approval

Presenter: Clerk of the Board

Attachments: [Item 04a Minutes 20191002 Draft.pdf](#)

5. Housing Subcommittee

5.a. [19-1366](#) Housing Subcommittee Report

Action: Information

Presenter: Carlos Romero

Attachments: [Item 05a Summary Sheet Housing Subcommittee Report.pdf](#)

6. Plan Bay Area 2050: Regional Growth Framework**6.a. [19-1367](#) Plan Bay Area 2050: Regional Growth Framework Update and Next Steps**

Staff will present on local submissions for the Regional Growth Framework Update, including Priority Development Areas (PDAs), Priority Conservation Areas (PCAs), and Priority Production Areas (PPAs), as well as Potential Next Steps of the Plan Bay Area 2050 Blueprint process.

Action: Information

Presenter: Mark Shorett

Attachments: [Item 06a 0 Summary Sheet Regional Growth Framework Update v3.pdf](#)

[Item 06a 1 Attachment A_Memo v2.pdf](#)

[Item 06a 2 Attachment B_Presentation v2.pdf](#)

[Item 06a 3 Attachment C_Maps.pdf](#)

[Item 06a 4 Attachment D_Tables_v3..pdf](#)

7. Regional Housing Needs Allocation (RHNA)**7.a. [19-1368](#) Update on Regional Housing Needs Allocation (RHNA) Housing Methodology Committee**

Staff will provide an update on Housing Methodology Committee discussions.

Action: Information

Presenter: Gillian Adams

Attachments: [Item 07a 0 Summary Sheet RHNA Housing Methodology Committee v3.pdf](#)

[Item 07a 1 Attachment A Local Jurisdiction Survey Option 1.pdf](#)

[Item 07a 2 Attachment B Local Jurisdiction Survey Option 2.pdf](#)

[Item 07a 3 Attachment C RHNA HMC Update v2.pdf](#)

8. 2020 Advocacy Program

8.a. [19-1369](#) Report on ABAG and MTC's Draft 2020 Advocacy Program

Staff will report on the draft 2020 Advocacy Program and seek the Committee's input.

Action: Information

Presenter: Rebecca Long

Attachments: [Item 08a 0 Summary Sheet Report Draft 2020 Advocacy Program v2.pdf](#)
[Item 08a 1 Attachment Draft Advocacy Program.pdf](#)

9. Adjournment / Next Meeting

The next meeting of the ABAG Regional Planning Committee is on January 8, 2020.

Public Comment: The public is encouraged to comment on agenda items at Committee meetings by completing a request-to-speak card (available from staff) and passing it to the Committee secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Committee may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Committee meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章: MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者, 請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知, 以滿足您的要求。

Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to Committee members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Committee. Actions recommended by staff are subject to change by the Committee.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 19-1365 **Version:** 1 **Name:**
Type: Report **Status:** Consent
File created: 11/20/2019 **In control:** ABAG Regional Planning Committee
On agenda: 12/4/2019 **Final action:**
Title: Approval of ABAG Regional Planning Committee Minutes of October 2, 2019
Sponsors:
Indexes:
Code sections:
Attachments: [Item 04a Minutes 20191002 Draft.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Approval of ABAG Regional Planning Committee Minutes of October 2, 2019

Clerk of the Board

Approval



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Minutes - Draft

ABAG Regional Planning Committee

Chair, Karen Mitchoff, Supervisor, County of Contra Costa
Vice Chair, Carlos Romero, Urban Ecology

Wednesday, October 2, 2019

1:00 PM

Yerba Buena - 1st Floor

Association of Bay Area Governments Regional Planning Committee

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Agenda, roster, and webcast available at <https://abag.ca.gov>

For information, contact Clerk of the Board at (415) 820-7913.

Roster

Susan Adams, Marilyn Ezzy Ashcraft, Jesse Arreguin, Rick Bonilla, Mark Boucher, Monica Brown, Paul Campos, David Canepa, Kathleen Cha, Tilly Chang, Cindy Chavez, Diane Dillon, Pat Eklund, Neysa Fligor, Scott Haggerty, Russell Hancock, Melissa Jones, Nathan Miley, Karen Mitchoff, Julie Pierce, David Rabbitt, Matt Regan, Katie Rice, Carlos Romero, Mark Ross, Al Savay, Gregory Scharff, Scott Sedgley, James Spering, Lori Wilson, Monica Wilson

1. Call to Order / Pledge of Allegiance / Roll Call / Confirm Quorum

Chair Mitchoff called the meeting to order at about 1:02 p.m. Quorum was not present.

Present: 15 - Adams, Arreguin, Ashcraft, Bonilla, Boucher, Brown, Campos, Cha, Chang, Eklund, Mitchoff, Pierce, Regan, Romero, and Savay

Absent: 16 - Canepa, Chavez, Dillon, Fligor, Haggerty, Hancock, Jones, Miley, Rabbitt, Rice, Ross, Scharff, Sedgley, Spering, Wilson L, and Wilson M

2. Public Comment

The following gave public comment: Ken Bukowski.

3. Committee Announcements

The following made Committee member announcements: Eklund.

4. Chair's Report

Chair Mitchoff gave the Chair's report. Vice Chair Romero gave the Housing Subcommittee report.

5. Consent Calendar

- 5.a. [19-1130](#) Approval of ABAG Regional Planning Committee Minutes of June 5, 2019

Fligor joined the meeting. Quorum was present.

Upon the motion by Pierce and second by Brown, the Consent Calendar, including the minutes of June 5, 2019, was approved. The motion passed unanimously by the following vote:

Aye: 16 - Adams, Arreguin, Ashcraft, Bonilla, Boucher, Brown, Campos, Cha, Chang, Eklund, Fligor, Mitchoff, Pierce, Regan, Romero, and Savay

Absent: 15 - Canepa, Chavez, Dillon, Haggerty, Hancock, Jones, Miley, Rabbitt, Rice, Ross, Scharff, Sedgley, Spering, Wilson L, and Wilson M

6. Plan Bay Area 2050 and Regional Housing Need Allocation Update

The following joined the meeting: Hancock, Dillon, Canepa, Scharff.

- 6.a. [19-1128](#) Plan Bay Area 2050 and the Regional Housing Need Allocation (RHNA): Update

Staff will provide an update on the relationship between the Regional Housing Need Allocation and Plan Bay Area 2050 including upcoming milestones and other emerging topical priorities.

Dave Vautin and Gillian Adams gave the staff report.

7. Horizon: Preview of the Futures Final Report

- 7.a. [19-1129](#) Horizon-Futures Round 2: Preliminary Findings from Round 2 Analysis

Staff will provide a preview of the Futures Final Report, which explored how 30 potential strategies for transportation, housing, the economy, and the environment could improve outcomes for the Bay Area in an uncertain future, in advance of Plan Bay Area 2050.

Michael Germeraad gave the staff report.

8. Adjournment / Next Meeting

Chair Mitchoff adjourned the meeting at about 2:53 p.m. The next regular meeting of the ABAG Regional Planning Committee is on December 4, 2019.



ABAG

Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 19-1366 **Version:** 1 **Name:**

Type: Report **Status:** Informational

File created: 11/20/2019 **In control:** ABAG Regional Planning Committee

On agenda: 12/4/2019 **Final action:**

Title: Housing Subcommittee Report

Sponsors:

Indexes:

Code sections:

Attachments: [Item 05a Summary Sheet Housing Subcommittee Report.pdf](#)

| Date | Ver. | Action By | Action | Result |
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Housing Subcommittee Report

Carlos Romero

Information

Association of Bay Area Governments

Regional Planning Committee

December 4, 2019

Agenda Item 5.a.

Housing Subcommittee

Subject: Housing Subcommittee Report

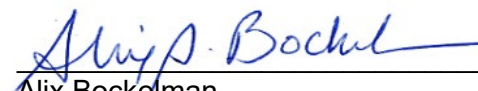
Background: The Chair of the Housing Subcommittee will report on committee activities.

Issues: None.

Recommended Action: Information

Attachments: None

Reviewed:


Alix Bockelman



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

| | | | | | |
|----------------------|---|----------------------|---|----------------------------------|--|
| File #: | 19-1367 | Version: | 1 | Name: | |
| Type: | Report | Status: | | Informational | |
| File created: | 11/20/2019 | In control: | | ABAG Regional Planning Committee | |
| On agenda: | 12/4/2019 | Final action: | | | |
| Title: | Plan Bay Area 2050: Regional Growth Framework Update and Next Steps | | | | |

Staff will present on local submissions for the Regional Growth Framework Update, including Priority Development Areas (PDAs), Priority Conservation Areas (PCAs), and Priority Production Areas (PPAs), as well as Potential Next Steps of the Plan Bay Area 2050 Blueprint process.

Sponsors:

Indexes:

Code sections:

Attachments: [Item 06a 0 Summary Sheet Regional Growth Framework Update v3.pdf](#)
[Item 06a 1 Attachment A Memo v2.pdf](#)
[Item 06a 2 Attachment B Presentation v2.pdf](#)
[Item 06a 3 Attachment C Maps.pdf](#)
[Item 06a 4 Attachment D Tables v3..pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
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Plan Bay Area 2050: Regional Growth Framework Update and Next Steps

Staff will present on local submissions for the Regional Growth Framework Update, including Priority Development Areas (PDAs), Priority Conservation Areas (PCAs), and Priority Production Areas (PPAs), as well as Potential Next Steps of the Plan Bay Area 2050 Blueprint process.

Mark Shorett

Information

Association of Bay Area Governments

Regional Planning Committee

December 4, 2019

Agenda Item 6.a.

Plan Bay Area 2050: Regional Growth Framework

Subject: Plan Bay Area 2050: Regional Growth Framework Update and Next Steps

Background: Staff will present on local submissions for the Regional Growth Framework Update, including Priority Development Areas (PDAs), Priority Conservation Areas (PCAs), and Priority Production Areas (PPAs), as well as potential next steps for the Plan Bay Area 2050 Blueprint process.

Following MTC Commission and ABAG Executive Board adoption of an update to the Regional Growth Framework in May 2019, which included revised criteria for PDAs and the introduction of a PPA Pilot program, local jurisdictions submitted dozens of new PDAs, PCAs, and PPAs for consideration in Plan Bay Area 2050.

Eligible submissions will be integrated as part of the growth pattern in the Plan Bay Area 2050 Blueprint, and supportive strategies will be developed to advance implementation.

The attached staff memorandum and presentation discuss the potential for these areas, as well as potential other priority growth areas, to advance the Plan Bay Area 2050 Guiding Principles, as well as the cross-cutting themes of equity and resilience.

Issues: While newly proposed PDAs help advance the goals of Plan Bay Area 2050, significant gaps may continue if only locally-nominated areas are advanced in the Blueprint phase. For example, just 20 percent of land in high-resource areas—places with high-performing schools, strong access to jobs and services, etc.—that meet PDA eligibility criteria have self-nominated as PDAs.

Next Steps: Following discussion at this committee, a Regional Advisory Working Group workshop, and a January joint ABAG Executive Board and MTC Commission workshop, staff will return to committees and to the ABAG Executive Board in March to seek action on final PDAs, PCAs, and PPAs, as well as any other potential priority areas which may be integrated to better achieve climate and equity goals for Plan Bay Area 2050.

Recommended Action: Information

Association of Bay Area Governments

Regional Planning Committee

December 4, 2019


Agenda Item 6.a.

Plan Bay Area 2050: Regional Growth Framework

Attachments:

- A. Staff Memorandum
- B. Presentation
- C. Maps of Existing and Proposed PDAs and PPAs
- D. Tables of Existing and Proposed PDAs, PPAs, and PCAs

Reviewed:


Alix Bockelman

M E M O R A N D U M



Agenda Item 6a - Attachment A

TO: Regional Planning Committee
FR: Mark Shorett
RE: Plan Bay Area 2050: Regional Growth Framework Update & Next Steps

DATE: December 4, 2019

Summary

This memo provides context and a set of proposed next steps for updating the Regional Growth Framework in advance of the Plan Bay Area 2050 Blueprint. Importantly, this next phase will take into account the set of newly proposed Priority Development Areas, Priority Conservation Areas, and Priority Production Areas submitted by local jurisdictions in September 2019, as well as obstacles to advancing the Plan Bay Area 2050 Guiding Principles through the Blueprint.

Background

In May 2019, the Commission and ABAG Executive Board adopted the first major policy update to the Bay Area's Regional Growth Framework ("Framework") since its inception in 2007. The original Framework, used for both Plan Bay Area and Plan Bay Area 2040, sought to focus development in locally-designated, transit-served Priority Development Areas (PDAs) while preserving Priority Conservation Areas (PCAs). The Framework also sought to align these land use priorities with major regional transportation investments. Both Plan Bay Area and Plan Bay Area 2040 focused nearly 80 percent of the region's long-range housing need within PDAs.

A review of progress toward implementing the Framework through the Horizon *Regional Growth Strategies* Perspective Paper in early 2019 found that development in the region is increasingly focused in PDAs and that the Bay Area has been largely successful in protecting PCAs and other open spaces. However, the pace of housing production, particularly for low- and middle-income households, lags far behind the need. Compounding these challenges, many PDAs did not meet the program's adopted transit service and planning criteria. In addition, the review found that the voluntary nature of the Regional Growth Framework - as local governments are able to "opt out" by not designating eligible places PDAs - resulted in a development pattern in the first two Plans that did not include many of the places where new homes and jobs would provide the greatest regional benefit in terms of lowering vehicle miles traveled and improving affordability and equity outcomes.

Plan Bay Area 2050 must achieve a more ambitious climate mandate from the state, as well as a more broadly aspirational set of objectives identified through the recently-adopted Vision, Guiding Principles, and Cross-Cutting Issues. These set the stage for the Regional Growth Framework Update adopted by MTC and ABAG in May 2019. In summary, the update:

- Established two PDA categories, *Transit Rich* and *Connected Community*, to reflect the varying levels of transit service across the region and to take into account complementary VMT-reduction policies in areas with basic transit

- Created a timeline for jurisdictions to adopt Plans for Priority Development Areas (PDAs) and for County Transportation Agencies (CTAs) to identify transit improvements that bring each PDA up to at least the Connected Communities standard
- Established a Priority Production Area Pilot program and eligibility criteria
- Opened an application period for local jurisdictions to submit Letters of Interest for PDAs, PCAs, and PPAs by September 16, 2019

Regional Growth Framework Update: Local Response

In September, local jurisdictions submitted Letters of Interest for 87 new Priority Areas - 34 PDAs, 16 PCAs, and 37 PPAs. Of these, staff review found that 33 PDAs, all 16 PCAs, and 35 PPAs meet eligibility criteria. In addition to these new priority areas, staff received Letters of Interest to modify the boundaries of 46 PDAs and 1 PCA - in most cases to better align these priority areas with local plans. At least one Priority Area was submitted by jurisdictions in each County. In addition, CTAs and local jurisdictions submitted PDA transit improvements for integration into the Transportation Element of the Plan Bay Area 2050 Blueprint, as well as Letters of Confirmation committing to complete PDA Plans by 2025. In combination, these actions represent the first significant change to the regional “footprint” of places prioritized for jobs, housing, and natural resource conservation since the late 2000s.

Together, the submitted priority areas, transit improvements, and planning commitments:

- **Help to advance regional housing, climate, and equity Goals.** Compared to current PDAs, new PDAs submitted in September 2019 are more likely to be located in High Resource Areas - places in which households have the greatest chance at upward mobility - and in places where existing households already meet the Plan Bay Area 2050 GHG reduction target. In addition to equity and environmental benefits, these places are typically located in strong housing markets - making the development envisioned in PDA plans more financially feasible for developers (and thus making it easier to subsidize more affordable housing with inclusionary requirements).
- **Bring nearly all existing PDAs into alignment with the adopted planning and transit standard.** As a result of the transit improvements submitted by CTAs, 99 percent of existing PDAs now would meet at least the minimum transit standard adopted in May. In addition, 98 percent of PDAs meet planning criteria following commitments by cities to complete PDA plans by 2025.
- **Build upon coordinated industrial economic development strategies.** Jurisdictions within key regional industrial clusters submitted PPAs, including the Northern Waterfront in Contra Costa County, the I-880 Corridor in Alameda County, and several emerging North Bay clusters.

Despite these gains, the Regional Growth Framework's updated footprint for development and conservation may not be adequate to create a Plan Bay Area 2050 Blueprint that meets the region's acute housing, environmental, and equity challenges. Among the obstacles that remain:

- ***Most transit-rich areas have not been prioritized for new housing and jobs.*** The majority of urbanized land within a half mile (an approximately ten-minute walk) of a rail station, ferry terminal, or frequent bus stop has not been designated a PDA. The share of these transit-rich areas designated PDAs varies significantly by county, from less than 20 percent in Marin County - where one of five SMART stations and none of three ferry terminals is designated a PDA - to 80 percent in Alameda County - where a PDA has now been nominated around 29 of its 30 regional rail stations.
- ***Despite a significant increase through the 2019 submissions, relatively few eligible High Resource Areas are designated PDAs.*** Just 20 percent of places in High Resource Areas served by transit that meets PDA eligibility criteria have been designated PDAs. This issue is particularly significant in Contra Costa and Santa Clara counties, where just over 10 percent of these areas have been designated, and in Marin County, where the figure is below 1 percent. Should the region wish to affirmatively further fair housing in the Plan Bay Area 2050 Blueprint, policymakers may wish to consider integrating at least some additional High Resource Areas into the Blueprint.
- ***Meeting regional housing needs will likely require supportive strategies.*** For the past several years, less than 25 percent of the units needed to meet the needs of very-low, low, and moderate income households have been permitted, based on the existing Regional Housing Needs Allocation (RHNA). Even with a dramatic increase in the pace of housing development in transit-rich and high-resource areas, the number of *new* housing units needed to meet the need of the region's working families is unlikely to be built without strategies such as inclusionary zoning or regionally-generated affordable housing funding. Both were identified as effective strategies in the Horizon Futures Round 2 analysis.

Next Steps: What's Next for the Regional Growth Framework?

Following adoption of local resolutions nominating new PDAs, PCAs, and PPAs, staff anticipates recommending a set of Priority Areas to ABAG and MTC for adoption in early 2020. These will be included in the Plan Bay Area 2050 Draft Blueprint and may be eligible for future funding, such as One Bay Area Grant Cycle 3 (OBAG3), in the coming years.

For committee discussion, staff recommends the following next steps to advance a successful Blueprint.

- 1) **Continue to provide resources to existing and new PDAs while revisiting the geographies prioritized for growth in the Blueprint.** This will involve exploring options in the Draft Blueprint for complementing PDA-focused job and housing growth with development in places that move the region closer to supporting the Blueprint Principles, such as transit-rich and high-resource areas. Attachment B highlights three potential approaches.

- 2) **Develop a strategic approach to advancing PPAs through a Pilot Program.** To successfully advance a PPA Pilot program, staff will identify an approach that combines including all eligible PPAs in the Blueprint with targeted support for specific PPAs based upon local commitment, and/or other factors.
- 3) **Identify strategies and implementation actions for the different types of geographies prioritized for growth.** Working closely with MTC and ABAG committees, local staff, and stakeholders, the Plan will connect the places prioritized in the Blueprint that define *where* the region should grow with tailored strategies and actions defining *how* the region should grow.

Upcoming steps for the Growth Framework Update via the Plan Bay Area 2050 Blueprint process include the following:

- December 2019: discuss key questions with stakeholders at RAWG Workshop on Housing & Economy Elements of Plan Bay Area 2050 Blueprint
- January 2020: board workshop to discuss details of growth framework
- February 2020: deadline for resolutions nominating new PDAs, PCAs, and PPAs; deadline for existing PDAs that need to submit VMT-Reduction forms
- March 2020: action on final PDAs, PCAs, and PPAs for Plan Bay Area 2050 + any additional growth areas for the Draft Blueprint
- Winter & Spring 2020: integration of geographies & strategies into Draft & Final Blueprint



PLAN BAY AREA 2050

Regional Growth Framework: Update & Next Steps

Mark Shorett, MTC/ABAG
December 2019

What is the Regional Growth Framework?

Locally-Identified Priority Areas



Priority Development Areas



Priority Conservation Areas



Priority Production Areas

Guidelines
Adopted by
ABAG/MTC:
May 2019

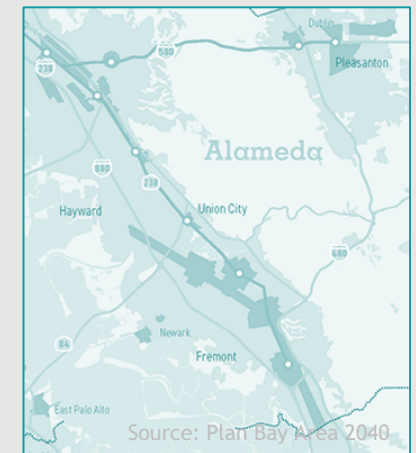
ABAG/MTC
Action:
Winter
2020

Plan Bay Area 2050:
Strategies & Implementation

Plan Bay Area 2050: *Geographies*

Where should we grow as a region?

ABAG/MTC
Action:
Winter
2020



Regional Growth Framework Update:

Adopted May 2019

Priority Development Areas: Revised Criteria



More Flexible
Transit Standards:

- *Transit Rich*
- *Connected Community*



Timeline to Adopt
PDA Plans



Priority Production Areas:
Pilot Program & Criteria



Priority Conservation Areas:
No change to criteria

PDAs, PCAs and PPAs:
Call for Letters of Interest
June to September 2019

Local Response: September Submissions

Local jurisdictions demonstrated significant interest in new priority areas.



PDA:
33 Letters of Interest

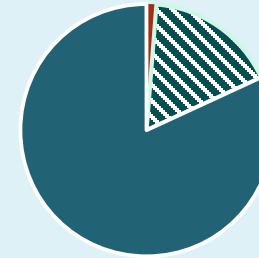


PCAs:
16 Letters of Interest

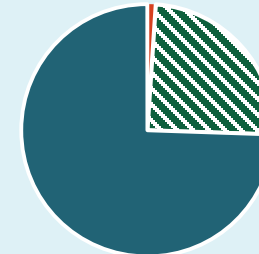


PPAs:
35 Letters of Interest

Inconsistencies with program guidelines were mostly resolved by cities and CTAs.



99% of PDAs on track to meet planning criteria

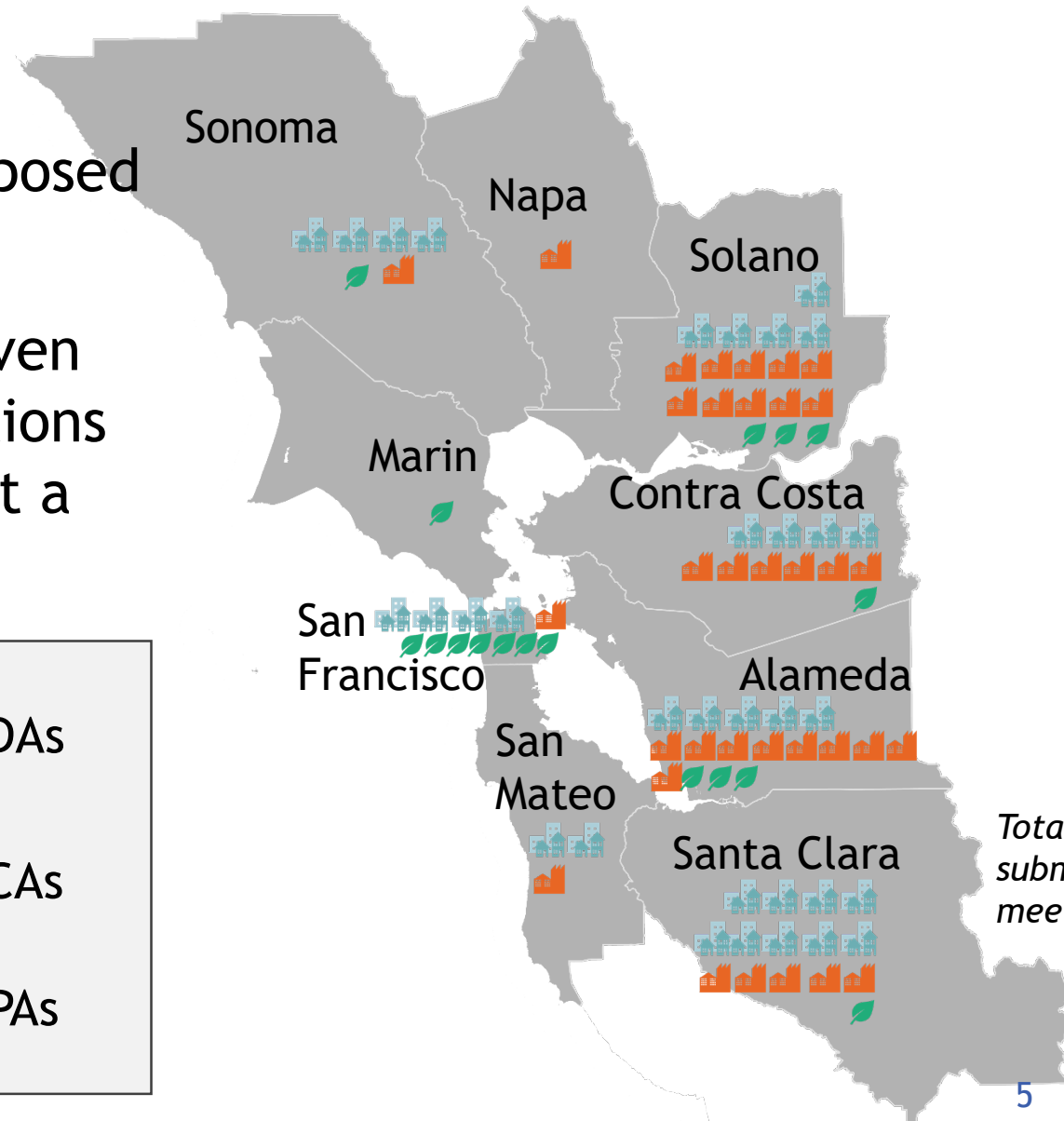
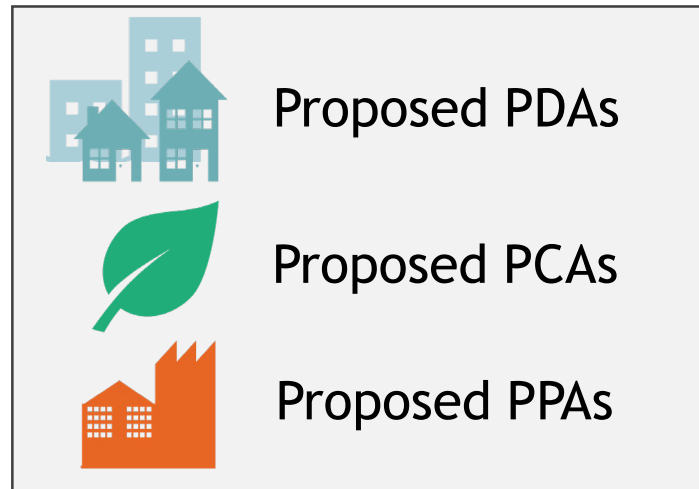


99% of PDAs on track to meet transit criteria

Totals do not include submissions which did not meet adopted criteria.

Local Response: September Submissions

- Jurisdictions in every county submitted at least one new proposed priority area.
- However, the response was uneven across the region, with jurisdictions in some counties volunteering at a much greater rate than others.



Totals do not include submissions which did not meet adopted criteria.



Where Are We Now?

Exploring How Local Nominations Can Help Address Challenges





Most newly-proposed PDAs are in jobs-rich locations in need of new housing, but with high average housing costs. This means supportive affordable housing strategies will be needed.

Jobs-housing ratio (*city-level*)

0.7

Region

0.9

Existing PDAs
(average)

1.5

New* PDAs
(average)

The typical home
in a new* PDA is

25%

more expensive
than in an existing
PDA

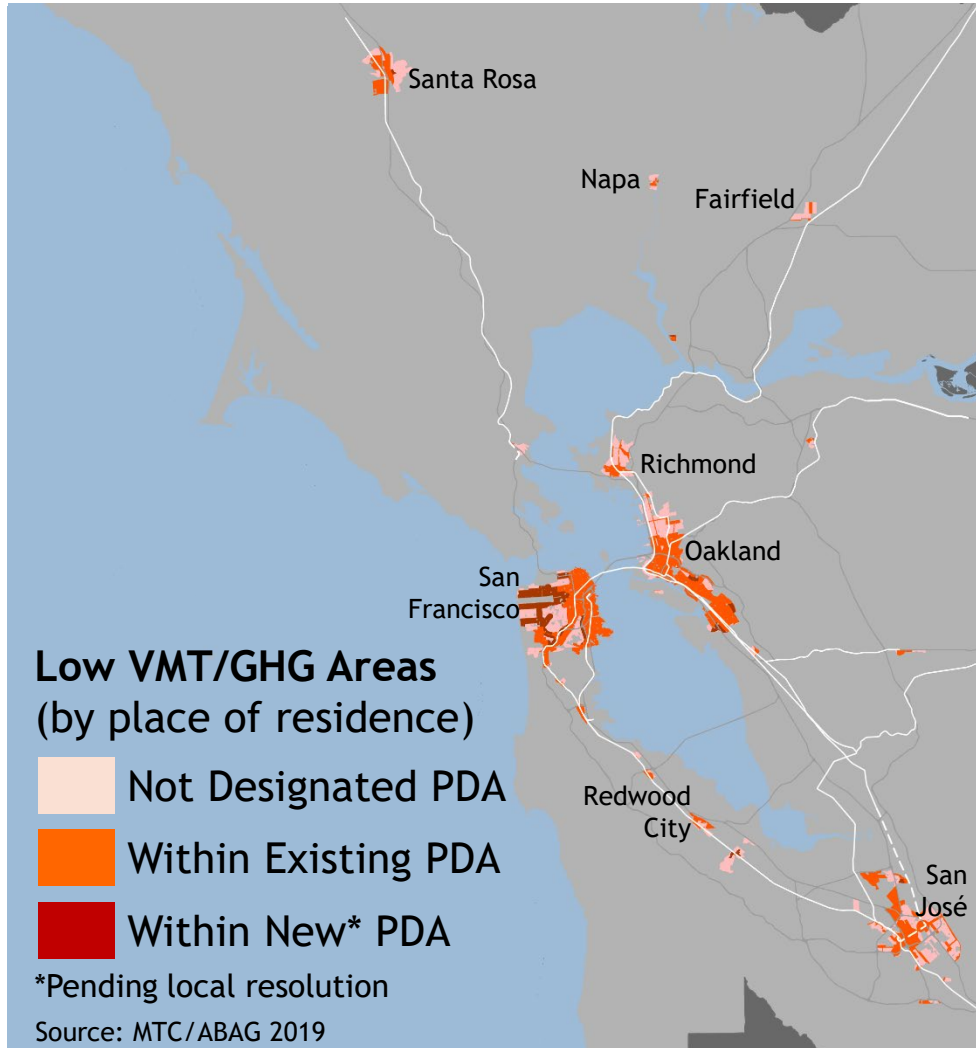
*Pending local resolution

*Pending local resolution

Based on 2017-2019 home sales
reported by Redfin



Newly submitted PDAs boost the share of existing low-VMT locations included within the Growth Framework.



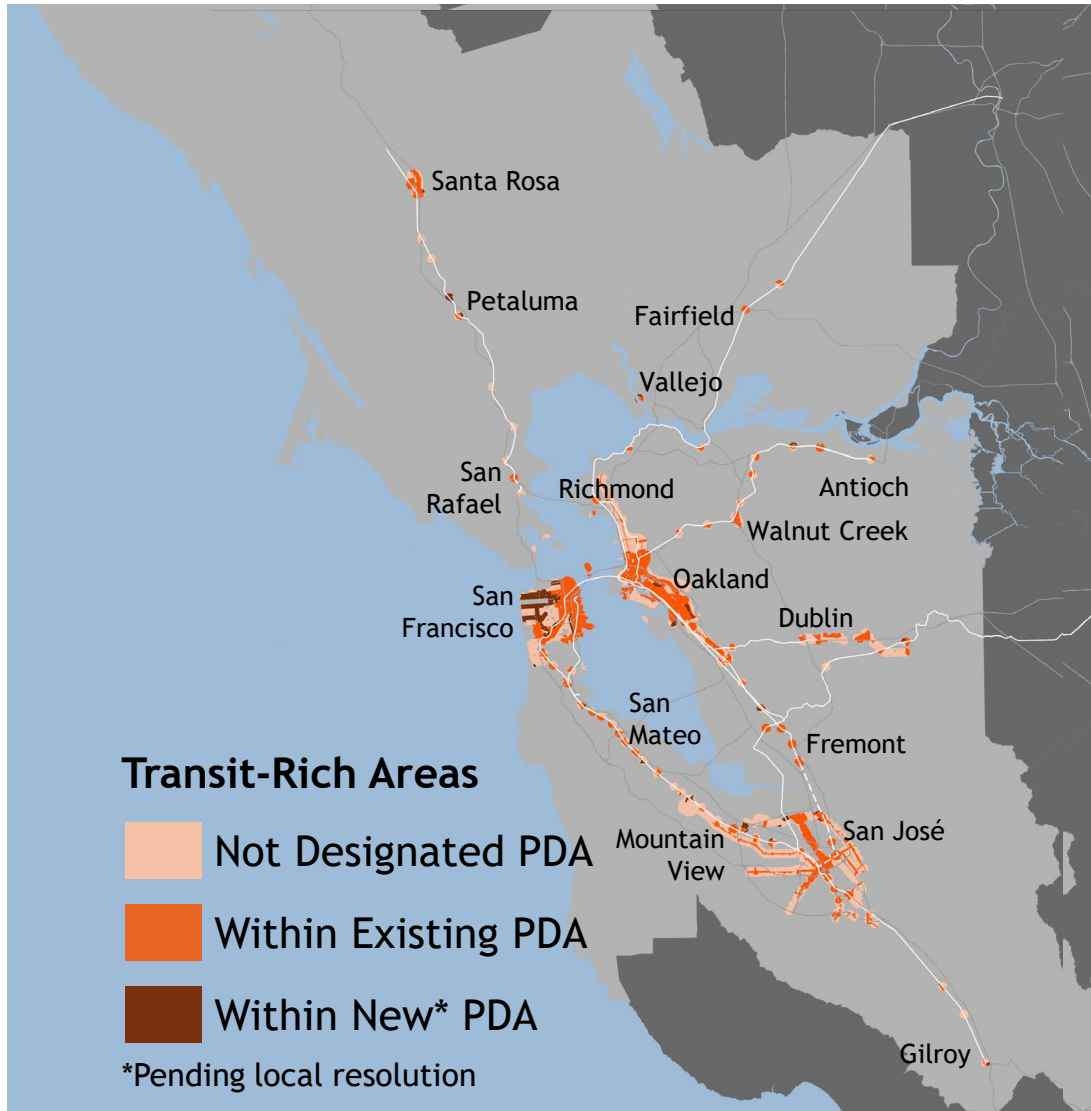
PDA's now
make up **62%**
*(formerly 57% as of
early 2019)*

of places* where
residents' transportation-
related GHG
emissions are **20%
below the
regional average**

*Defined as urbanized land area



However, many other transit-rich locations - which are primed for low-GHG performance in the future - remain outside of the PDA framework.



> 50% of transit-rich areas* still have not been designated as PDAs

(now 53%;
formerly 56% as of early 2019)

*Defined as land area that meets Transit-rich PDA transit criteria adopted in May 2019 by ABAG and MTC

Source: MTC/ABAG, 2019



The newly-proposed PDAs include more High-Resource Areas and fewer places with high displacement risk...

Share of PDAs in High-Resource Areas*

15%

Existing PDAs

44%

New** PDAs

*Defined as urbanized land that meets PDA transit criteria and is defined as “high” or “highest resource” by the [California Department of Housing & Community Development and Department of Finance](#).

**Pending local resolution

Areas* at Risk of Displacement

44%

Existing PDAs

12%

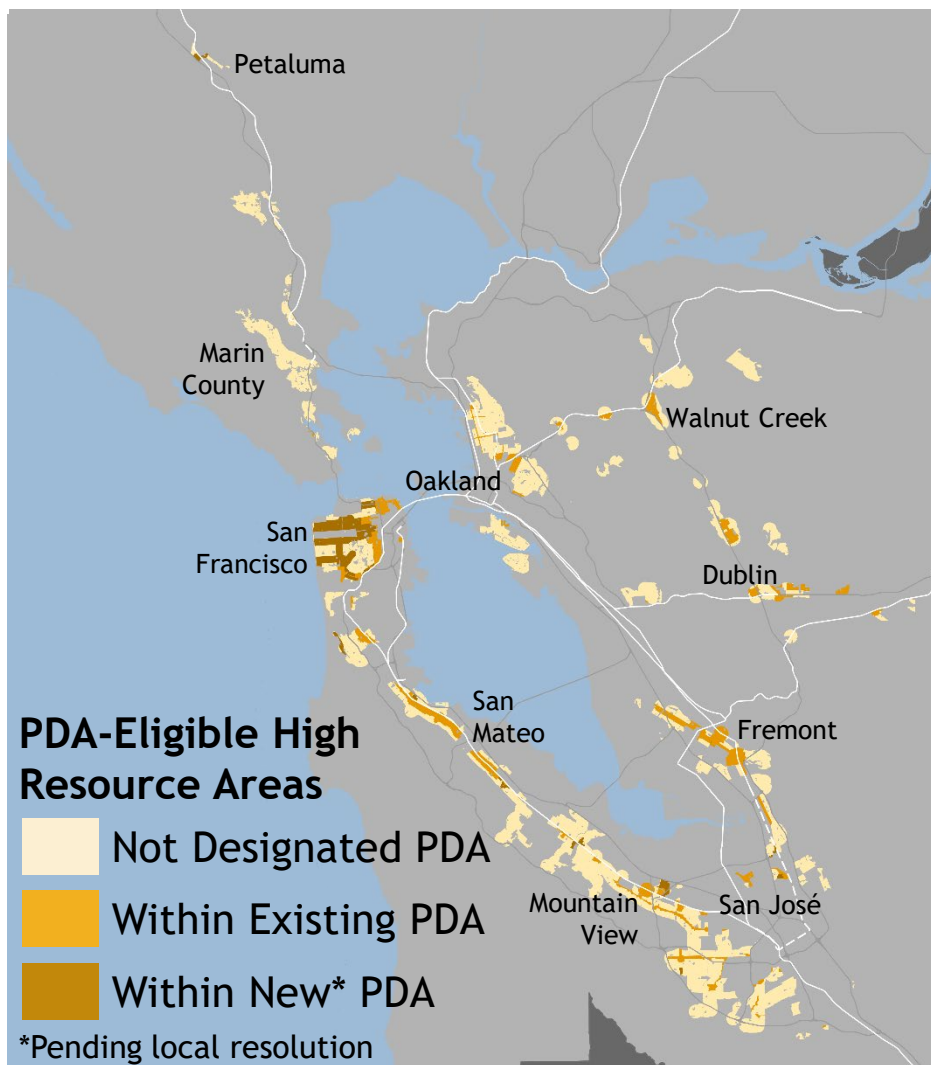
New** PDAs

*Defined as land area within PDA boundaries categorized as “At risk of gentrification or displacement” or “Ongoing Gentrification/Displacement of Low-income households” by [the UC-Berkeley Urban Displacement Project](#).

**Pending local resolution



... but the overall share of High Resource Areas that **could be designated PDAs** remains low.



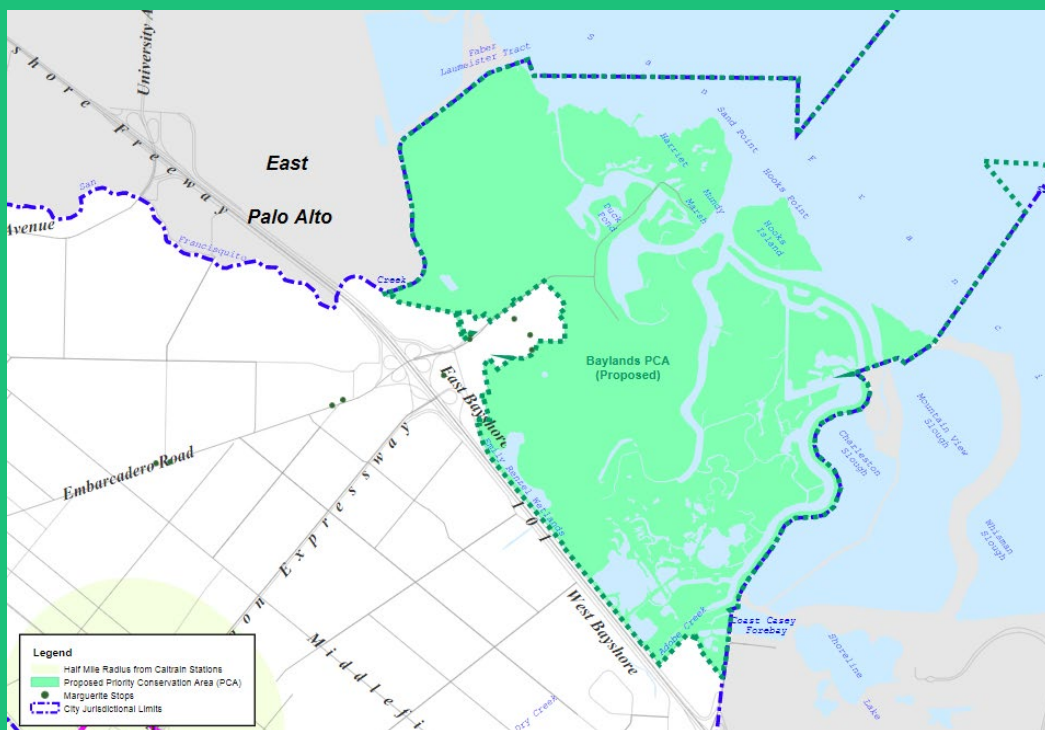
20% of PDA-Eligible High Resource Areas have been designated PDAs
(formerly 15% as of early 2019)

Sources: California HCD 2019,
MTC/ABAG 2019

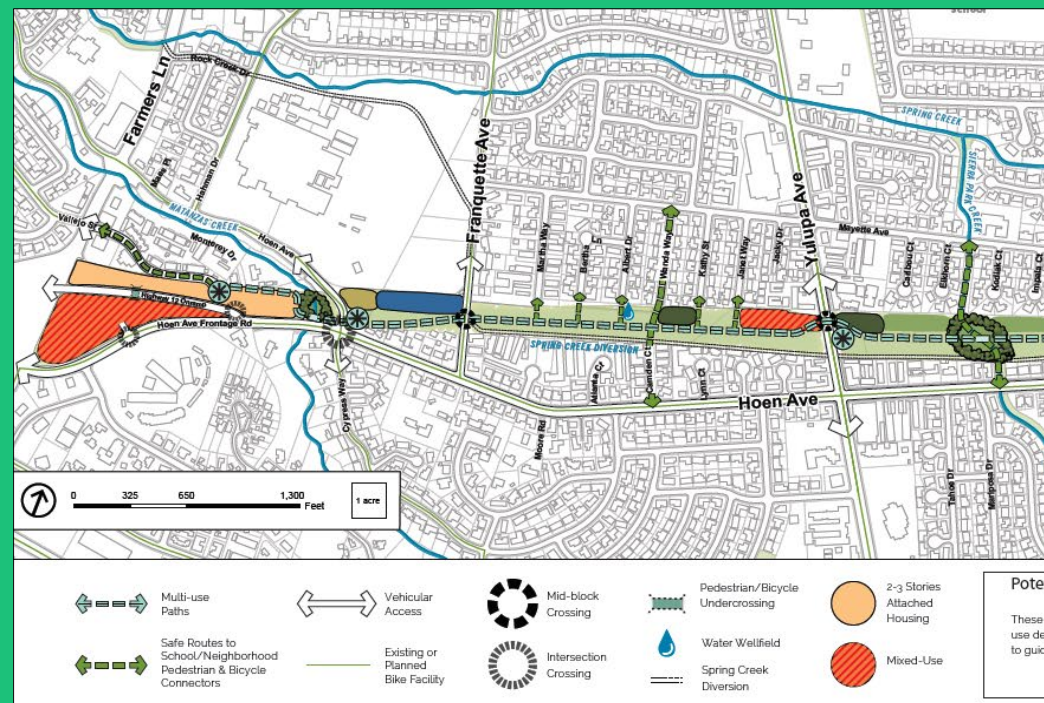


Guiding Principle: HEALTHY

The addition of new* PCAs further strengthens the region's commitment to conservation and open space access.



Baylands, City of Palo Alto

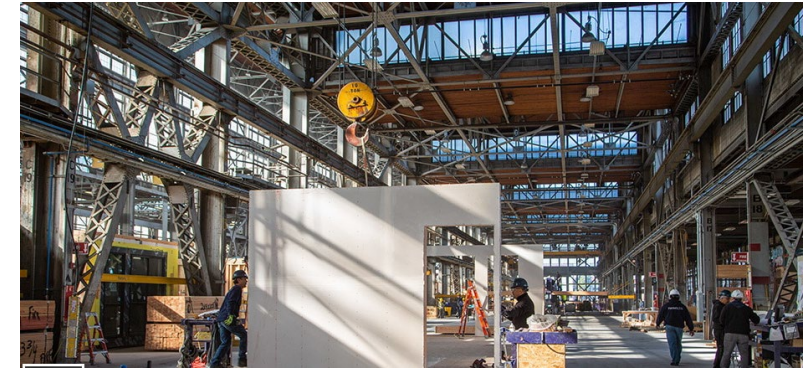
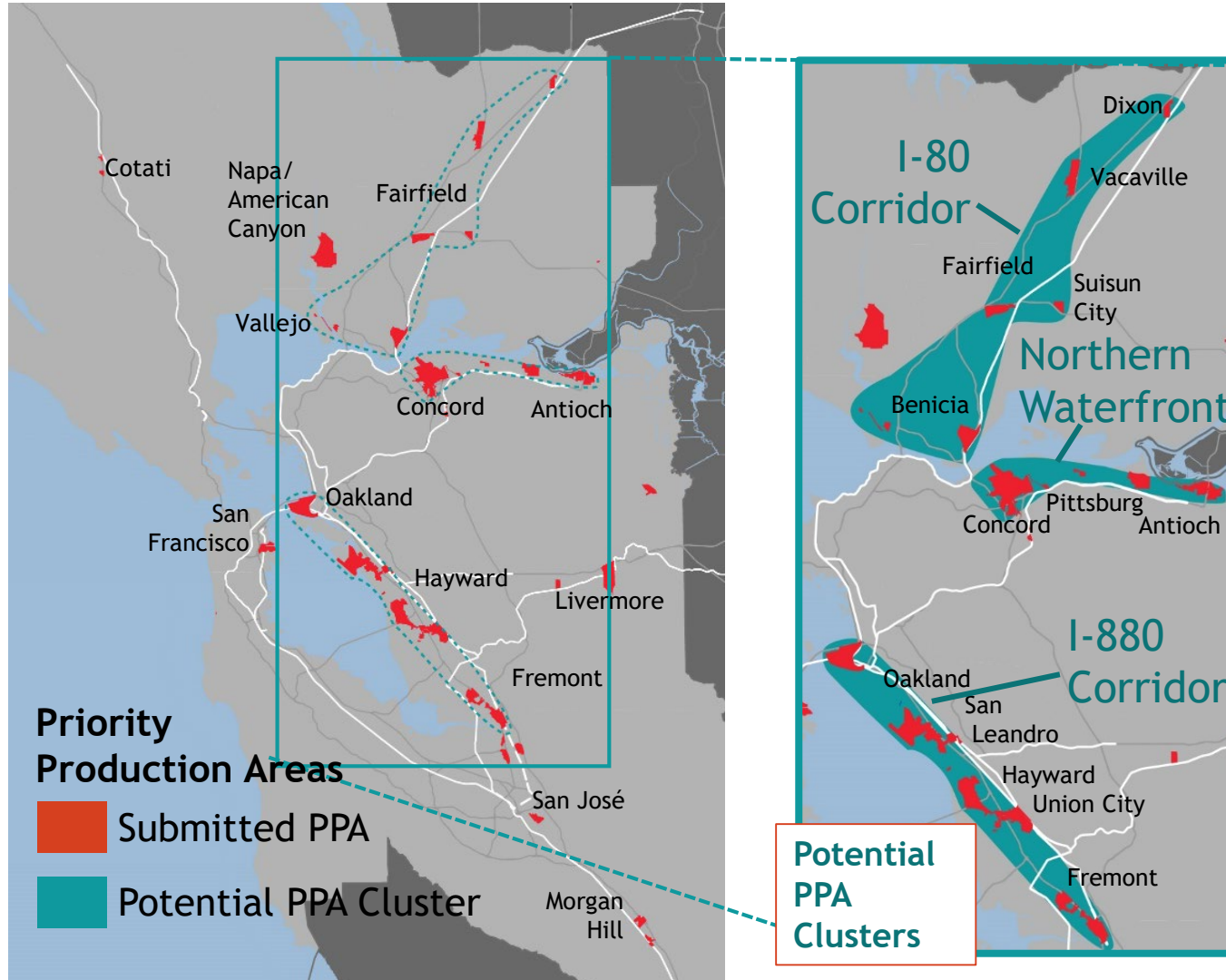


Southeast Greenway, City of Santa Rosa



Guiding Principle: VIBRANT

Nominated PPAs include many of the region's most critical industrial lands, with key clusters in the Northern Waterfront and along I-80/I-880.



Mare Island, Vallejo



Port of Oakland

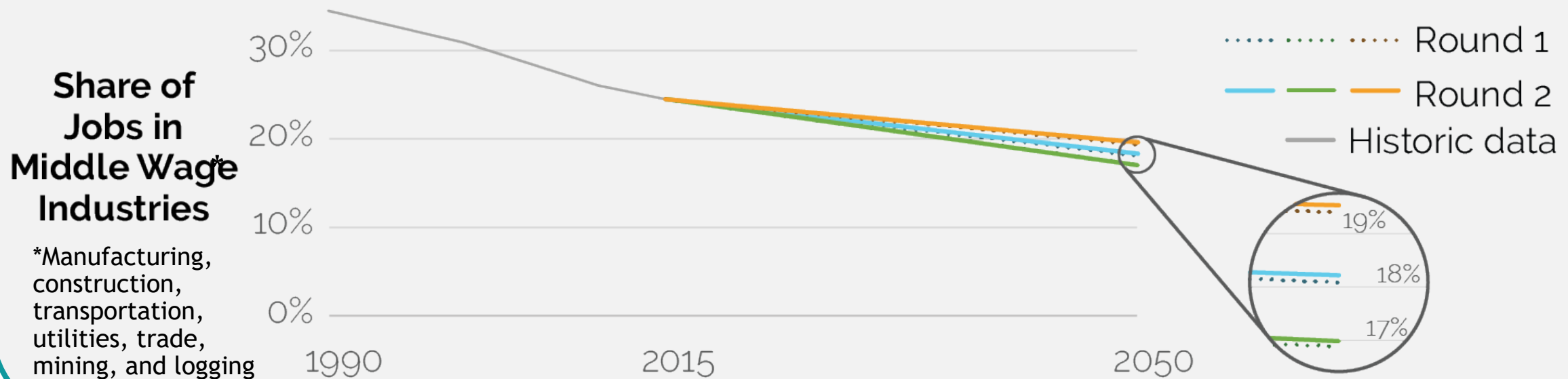


Guiding Principle: VIBRANT

Given current and projected trends, **new strategies** are likely necessary to realize the type of job growth envisioned in PPAs.

Horizon Futures Analysis

Share of regional jobs in middle wage industries - historic and projected.



Horizon Futures
Strategies



Create Incubator Programs






Create Middle-wage Jobs



What's Next for the Blueprint?

Takeaways & Next Steps to Create a More Equitable Plan


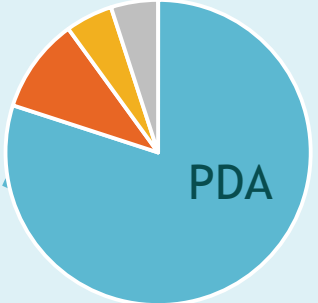

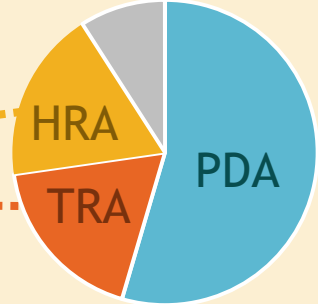

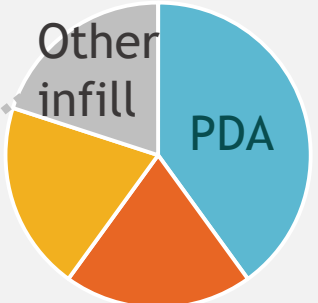
Takeaways

-  Despite significant gains as a result of local submissions, the updated set of PDAs is likely insufficient to close **gaps on GHG and equity**.
-  While there was **robust interest in PPAs**, a comprehensive regional approach is likely needed to address the projected decline in the industries envisioned for these areas.
-  **Supportive strategies will be critical** to advance the Guiding Principles through the Plan Blueprint phase.

Key Question for Action This Winter:

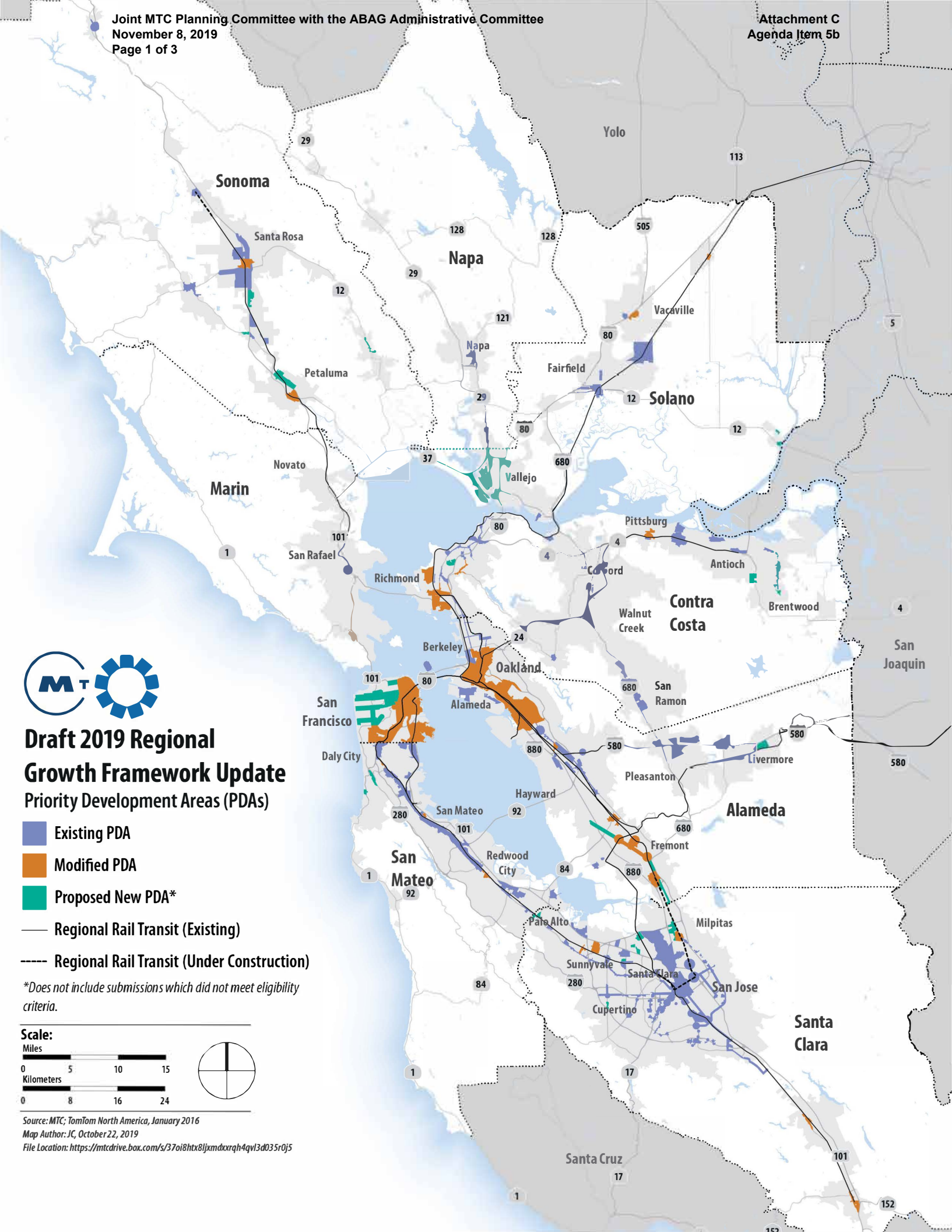
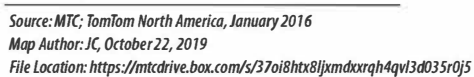
Should the Plan Bay Area 2050 Blueprint focus some growth outside of locally-nominated places to improve potential GHG & equity outcomes?

Location of *Housing* Growth *(charts are illustrative)*

| | | | Pros | Cons |
|--|---|--|---|--|
|  | Highly focused in: Existing & Proposed PDAs |  | <ul style="list-style-type: none">• Growth pattern aligned with local nominations• Similar to Plan Bay Area 2040 | <ul style="list-style-type: none">• Difficult to close GHG and equity gaps without broader range of growth areas |
|  | Focused in: Existing & Proposed PDAs + Select High-Resource Areas + Select Transit-Rich Areas outside PDAs |  | <ul style="list-style-type: none">• Maximizes potential for GHG reduction• Best aligns with fair housing requirements | <ul style="list-style-type: none">• Difficult to implement outside locally-nominated areas |
|  | Focused in Existing & Proposed PDAs + more distributed growth within Urban Growth Boundaries |  | <ul style="list-style-type: none">• Largest footprint for meeting housing need• Does not require identifying additional areas for growth | <ul style="list-style-type: none">• Difficult to implement outside locally-nominated areas |

Regional Growth Framework: Next Steps

- **December 2019:** discuss key questions with stakeholders at RAWG Workshop on Housing & Economy Elements of Plan Bay Area 2050 Blueprint
- **January 2020:** board workshop to discuss details of growth framework
- **February 2020:** deadline for resolutions nominating new PDAs, PCAs, and PPAs; deadline for existing PDAs that need to submit VMT-Reduction forms
- **March 2020:** action on final PDAs, PCAs, and PPAs for Plan Bay Area 2050 + any additional growth areas for the Draft Blueprint
- **Winter & Spring 2020:** integration of geographies & strategies into Draft & Final Blueprint





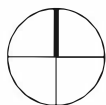
Draft 2019 Regional Growth Framework Update Priority Production Areas (PPAs)

 Proposed Priority Production Areas (PPAs)*

**Does not include submissions which did not meet eligibility criteria.*

Scale:

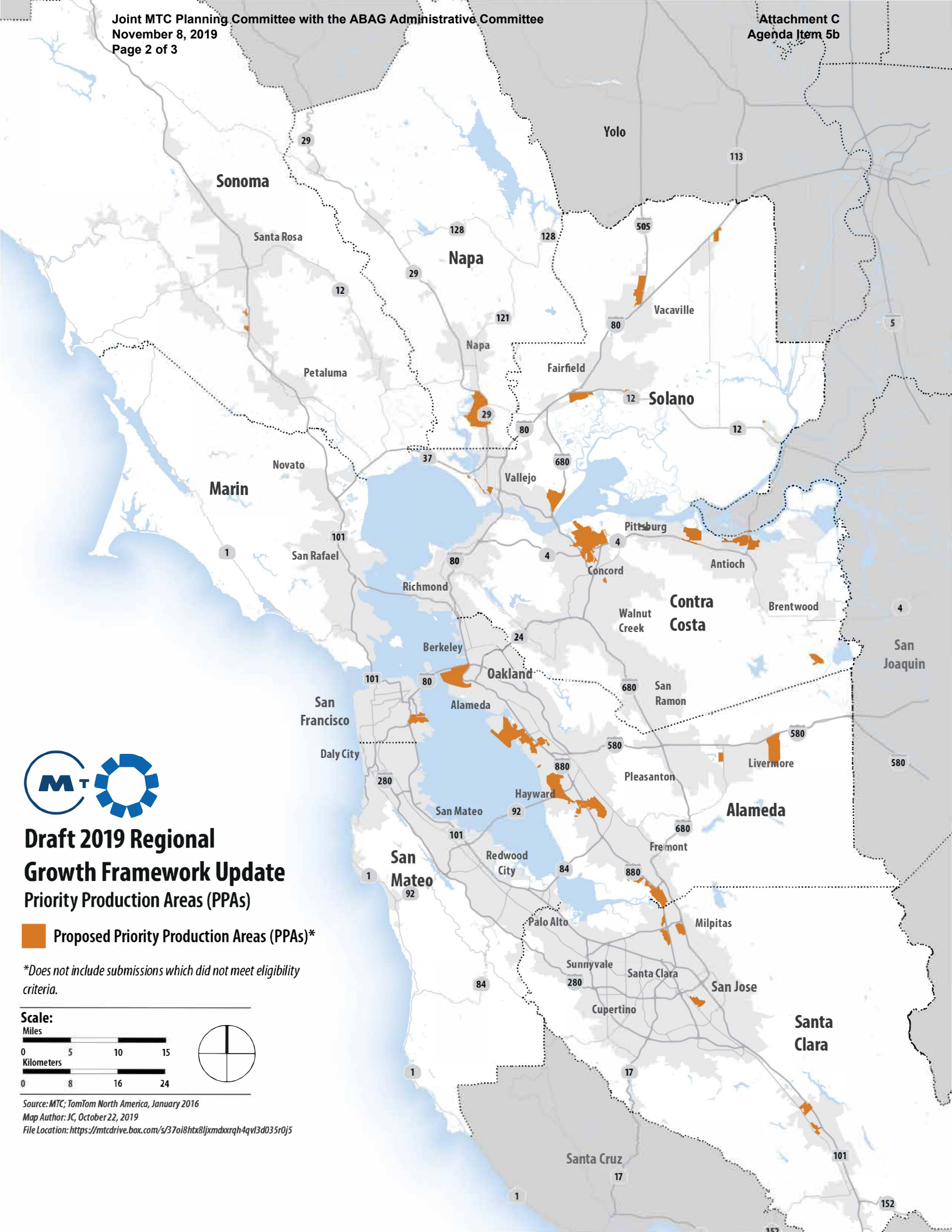
Miles
0 5 10 15
Kilometers
0 8 16 24



Source: MTC; TomTom North America, January 2016

Map Author: JC, October 22, 2019

File Location: <https://mtcdrive.box.com/s/37oi8htx8ljxmdxxrqh4qvl3d035r0j5>





Draft 2019 Regional Growth Framework Update Priority Conservation Areas (PCAs)



Proposed Priority Conservation Areas (PCAs)*

**Does not include submissions which did not meet eligibility criteria.*

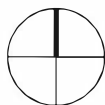
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Miles

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Kilometers

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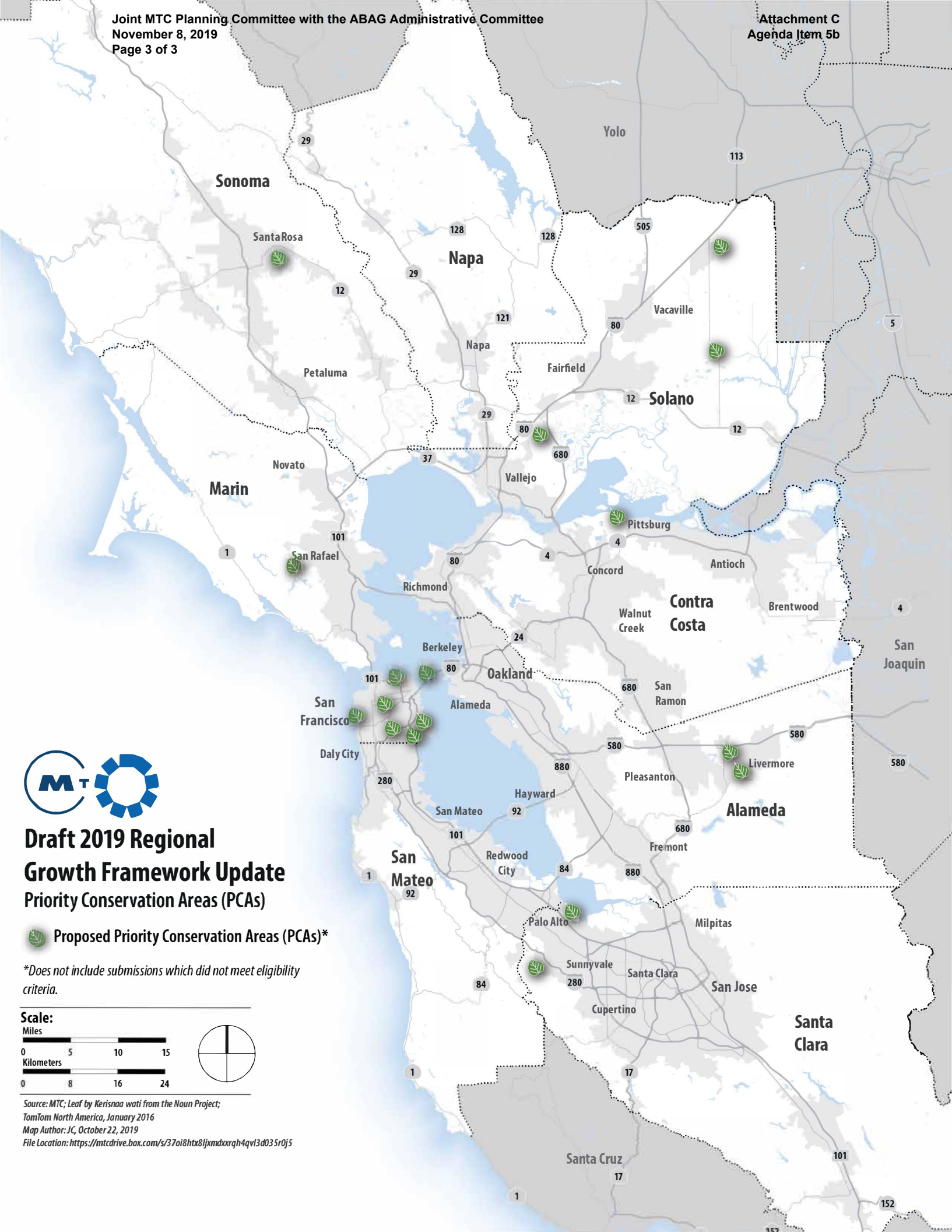


Source: MTC; Leaf by Kerisnaa wati from the Noun Project;

TomTom North America, January 2016

Map Author: JC, October 22, 2019

File Location: <https://mtcdrive.box.com/s/37oi8htx8ljxmdxxrqh4qv13d035r0j5>



2019 Priority Area Submissions: County

| County | PDA - New | PDA - Boundary Change | PCA - New | PCA - Boundary Change | PPA - New | Total |
|---------------|-----------|-----------------------|-----------|-----------------------|-----------|------------|
| Alameda | 5 | 14 | 2 | 0 | 9 | 30 |
| Contra Costa | 4 | 7 | 1 | 0 | 8 | 20 |
| Marin | 0 | 1 | 2 | 1 | 0 | 4 |
| Napa | 0 | 0 | 0 | 0 | 1 | 1 |
| San Francisco | 4 | 9 | 7 | 0 | 1 | 21 |
| San Mateo | 2 | 3 | 0 | 0 | 1 | 6 |
| Santa Clara | 9 | 6 | 0 | 0 | 5 | 20 |
| Solano | 6 | 4 | 3 | 0 | 10 | 23 |
| Sonoma | 5 | 2 | 1 | 0 | 2 | 10 |
| Total | 35 | 46 | 16 | 1 | 37 | 135 |

Note: 1) New Priority Areas require local government resolutions to complete nomination process. Figures may change.

2019 Proposed New PDAs by Designation

| Designation | Total | Percentage |
|---|-----------|-------------|
| Transit-Rich | 15 | 43% |
| Connected Community (High Resource Area) | 7 | 20% |
| Connected Community (Outside High Resource Area) | 11 | 31% |
| Total: Eligible | 33 | 94% |
| Total: Does not meet eligibility criteria* | 2 | 6% |
| Total: All Submissions | 35 | 100% |

*Rio Vista Airport/Church Roads, and Cotati Gravenstein Corridor.

Required Forms Submitted: PDA Planning and Transit Improvements

| Form/Letter of Confirmation | Required | Submitted* (total) | Submitted (%) |
|-----------------------------|----------|--------------------|---------------|
| PDA Planning | 30 | 28 | 93% |
| Transit Improvement | 33 | 31 | 94% |

As a result of submitted transit improvements and confirmation of PDA Planning, 99% of existing PDAs meet program planning and transit criteria

*Not submitted:

- 1) PDA Planning: Los Gatos El Camino Real; Hercules San Pablo Avenue.
- 2) Transit Improvements: Dixon Downtown; Gilroy First Street.

| County | Jurisdiction | Proposed PDA Name | Designation |
|---------------|---------------|---|--------------------------------------|
| Alameda | Berkeley | North Berkeley | Transit-Rich |
| Alameda | Livermore | McGrath Southfront PDA | Transit-Rich |
| Alameda | Fremont | North Fremont Blvd | Connected Community (HRA) |
| Alameda | Fremont | Osgood Rd | Connected Community (HRA) |
| Alameda | Fremont | Warm Springs Blvd | Connected Community (HRA) |
| Contra Costa | Brentwood | Brentwood Blvd | Connected Community (Outside HRA) |
| Contra Costa | Brentwood | Downtown Brentwood | Connected Community (Outside HRA) |
| Contra Costa | Brentwood | Brentwood Transit Village | Connected Community (Outside HRA) |
| Contra Costa | Richmond | Hilltop | Connected Community (Outside HRA) |
| San Francisco | San Francisco | Sunset Corridors and Forest Hill | Transit-Rich |
| San Francisco | San Francisco | Richmond District | Transit-Rich |
| San Francisco | San Francisco | Lombard | Transit-Rich |
| San Francisco | San Francisco | Central City Neighborhoods | Transit-Rich |
| San Mateo | Pacifica | Sharp Park | Connected Community (HRA) |
| San Mateo | Pacifica | Skyline | Connected Community (HRA) |
| Santa Clara | Santa Clara | Freedom Circle | Transit Rich |
| Santa Clara | Santa Clara | Lawrence Station Phase II | Transit Rich |
| Santa Clara | Santa Clara | Patrick Henry Drive | Transit Rich |
| Santa Clara | Santa Clara | Related Santa Clara/City Place | Transit Rich |
| Santa Clara | Santa Clara | Tasman East | Transit Rich |
| Santa Clara | San Jose | South DeAnza | Connected Community (HRA) |
| Santa Clara | Sunnyvale | Moffett Park Specific Plan | Transit Rich |
| Santa Clara | Palo Alto | Downtown/University | Transit Rich |
| Santa Clara | Milpitas | Midtown Specific Plan | Transit Rich |
| Solano | Rio Vista | Airport/Church Roads PDA | N/A (Does not meet transit criteria) |
| Solano | Vallejo | Carquinez Heights | Connected Community (Outside HRA) |
| Solano | Vallejo | Mare Island | Connected Community (Outside HRA) |
| Solano | Vallejo | Solano 360/I-80/SR-37 Gateway | Connected Community (Outside HRA) |
| Solano | Vallejo | Central Corridor West | Connected Community (Outside HRA) |
| Solano | Vallejo | Central Corridor East | Connected Community (Outside HRA) |
| Sonoma | Sonoma County | Springs | Connected Community (Outside HRA) |
| Sonoma | Sonoma County | Santa Rosa Avenue | Connected Community (Outside HRA) |
| Sonoma | Sonoma County | Sonoma County Airport Area | Connected Community (Outside HRA) |
| Sonoma | Petaluma | Petaluma SMART North (Corona Road Station Area) | Connected Community (HRA) |
| Sonoma | Cotati | Gravenstein Corridor | N/A (Does not meet transit criteria) |

| County | Jursidiction | Proposed PCA Name | PCADesignation |
|---------------|-----------------------|------------------------------------|----------------|
| Alameda | Livermore | Arroyo Las Positas Trail | UG, RR |
| Alameda | Livermore | First Street | UG, RR |
| Contra Costa | Pittsburg | Northwest Waterfront | RR |
| Marin | Tiburon | Tiburon Open Space | NL, RR |
| Marin | Ross | Bald Hill | NL |
| Santa Clara | Palo Alto | Palo Alto Baylands | NL, RR |
| San Francisco | San Francisco | Excelsior/OMI Park Connections | UG, RR |
| San Francisco | San Francisco | Crosstown Trail | UG, RR |
| San Francisco | San Francisco | India Basin | NL, UG, RR |
| San Francisco | San Francisco | Lake Merced/Ocean Beach | NL, UG, RR |
| San Francisco | San Francisco | Central Waterfront | UG, RR |
| San Francisco | San Francisco | Northern Waterfront | RR |
| San Francisco | San Francisco | Treasure Island/Yerba Buena Island | NL, UG, RR |
| Solano | unincorporated Solano | Dixon Agricultural Service Area | AL |
| Solano | unincorporated Solano | Cache Slough | NL, AL, UG, RR |
| Sonoma | Santa Rosa | Southeast Greenway | NL, UG, RR |

Designation

Guide: UG: Urban Greening; RR: Regional Recreation; NL: Natural Landscapes; AG: Agricultural Land

| County | Jurisdiction | Proposed PPA Name |
|---------------|-----------------------------|---|
| Alameda | Fremont | Bayside Industrial Priority Production Area |
| Alameda | Fremont | Pacific Commons Priority Production Area |
| Alameda | Hayward | Hayward PPA |
| Alameda | Livermore | Eastside PPA* |
| Alameda | Livermore | Westside PPA |
| Alameda | Oakland | Port PPA |
| Alameda | Oakland | Airport PPA |
| Alameda | San Leandro | San Leandro PPA |
| Alameda | Union City | Union City PPA |
| Contra Costa | Antioch | Northern Waterfront Industrial Corridor |
| Contra Costa | Concord | Northern Concord PPA |
| Contra Costa | Concord | Western Concord PPA |
| Contra Costa | Oakley | Employment Area |
| Contra Costa | Pittsburg | Northern Waterfront |
| Contra Costa | Unincorporated Contra Costa | Pacheco Manufacturing Zone |
| Contra Costa | Unincorporated Contra Costa | Byron Airport** |
| Contra Costa | Unincorporated Contra Costa | Baypoint Industrial Sector |
| Napa | American Canyon and Napa | American Canyon and Napa PPA |
| San Francisco | San Francisco | Bayshore/Central Waterfront/Islais Creek |
| San Mateo | Pacifica | Northern Palmetto PPA |
| Santa Clara | Milpitas | Central Manufacturing Area |
| Santa Clara | Milpitas | McCarthy Ranch Industrial Area |
| Santa Clara | Milpitas | Southwestern Employment Area |
| Santa Clara | Morgan Hill | Morgan Hill PPA |
| Santa Clara | San Jose | Monterey Business Corridor |
| Solano | Benicia | Benicia Industrial PPA |
| Solano | Dixon | Northeast Quadrant |
| Solano | Fairfield | Train Station Employment Center |
| Solano | Fairfield | Fairfield PPA |
| Solano | Rio Vista | Rio Vista PPA |
| Solano | Suisun City | Suisun City Gentry (westside) |
| Solano | Suisun City | Suisun City East Side PPA |

| County | Jurisdiction | Proposed PPA Name |
|--------|--------------|---|
| Solano | Vacaville | Vacaville Industrial Priority Production Area |
| Solano | Vallejo | Vallejo PPA Mare Island |
| Solano | Vallejo | Vallejo PPA South Vallejo |
| Sonoma | Cotati | Cotati PPA |
| Sonoma | Rohnert Park | Northwest Business Park** |

* Eligible pending boundary update **Does not meet eligibility criteria



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 19-1368 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 11/20/2019 **In control:** ABAG Regional Planning Committee
On agenda: 12/4/2019 **Final action:**
Title: Update on Regional Housing Needs Allocation (RHNA) Housing Methodology Committee
Staff will provide an update on Housing Methodology Committee discussions.

Sponsors:

Indexes:

Code sections:

Attachments: [Item 07a 0 Summary Sheet RHNA Housing Methodology Committee v3.pdf](#)
[Item 07a 1 Attachment A Local Jurisdiction Survey Option 1.pdf](#)
[Item 07a 2 Attachment B Local Jurisdiction Survey Option 2.pdf](#)
[Item 07a 3 Attachment C RHNA HMC Update v2.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Update on Regional Housing Needs Allocation (RHNA) Housing Methodology Committee

Staff will provide an update on Housing Methodology Committee discussions.

Gillian Adams

Information

Association of Bay Area Governments

Regional Planning Committee

December 4, 2019

Agenda Item 7.a.

Regional Housing Needs Allocation (RHNA)

Subject: Update on Regional Housing Needs Allocation (RHNA) Housing Methodology Committee (HMC).

Background: Staff will provide an update on Housing Methodology Committee discussions.

RHNA is the state-mandated¹ process to identify the number of housing units (by affordability level) that each jurisdiction must accommodate in the Housing Element of its General Plan. The Department of Housing and Community Development (HCD) is responsible for identifying the total level of housing need for the San Francisco Bay Area, and ABAG must develop a methodology to distribute the overall regional need to each local government. This process is repeated every eight years, and for this cycle the Bay Area is planning for the period from 2022-2030.

The HMC is a key part of ABAG's approach to creating the RHNA allocation methodology. Through the HMC, ABAG staff seek to facilitate dialogue and information sharing in order to enable coordinated action to address the Bay Area's housing challenges.

Issues: **New Appointments to Housing Methodology Committee**

On November 21, the ABAG Executive Board ratified the appointment of Councilmember Susan Adams from the City of Rohnert Park as the elected official representative for Sonoma County and Tom Brinkhuis and Kevan Rolfness as alternates from HCD.

Update on Housing Methodology Committee Discussions

The [Housing Methodology Committee](#) had its first two meetings on October 18 and November 14. Agenda packets for the HMC meetings are available at <https://mtc.legistar.com/Calendar.aspx>.

The HMC's discussions to date have focused on:

RHNA overview: Staff provided an overview of the RHNA process and how recent legislation has changed the process compared to previous RHNA cycles.

¹ Government Code §65584

Association of Bay Area Governments

Regional Planning Committee

December 4, 2019

Agenda Item 7.a.

Regional Housing Needs Allocation (RHNA)

Determining how the HMC will make decisions and work together:

The HMC has agreed to use a modified “consensus” decision-making framework to guide the conversation about developing the allocation methodology. Given the size of the committee, a process that required full consensus for all decisions would be very time consuming. This modified consensus approach encourages discussion and dialogue to maximize agreement while ensuring that decisions favored by the majority of the group can move forward. The approach also enables staff to report on the range of opinions expressed at HMC meetings. The HMC also adopted norms for how members will interact with one another. Staff’s proposed norms were modified based on feedback from the HMC to include developing a regionally beneficial methodology, actively encouraging participation by all members and thinking regionally and bringing the voices of those who are not present into the conversations.

New equity framework: Some of the most impactful recent changes to RHNA are related to the new objective that the RHNA plan must affirmatively further fair housing and consider jobs-housing fit. While RHNA has always included an emphasis on ensuring an equitable distribution of housing need, these changes make the focus on equity more explicit. Staff convened a panel of experts to provide ideas about the two key concepts for affirmatively furthering fair housing: 1) overcoming patterns of segregation and 2) eliminating the barriers that create disparities in access to high-resource neighborhoods and about the concept of jobs-housing fit, which centers on the relationship between the wage levels of jobs in a location and the affordability of available housing.

Desired goals and outcomes for the RHNA process: HMC members discussed their desired goals and outcomes for the RHNA process and methodology. At the December HMC meeting, the committee will build on this initial conversation to start identifying potential factors to include in the allocation methodology to advance these goals and outcomes.

Local Jurisdiction Survey: As part of Housing Element Law, ABAG is required to survey local governments to gather information to inform the development of the RHNA methodology. As in past RHNA cycles, the survey includes questions related to the factors in Housing Element Law that must be considered in the methodology. Changes to state law enacted in 2018 also require the survey to include questions related to affirmatively furthering fair housing. These 2018 laws reflect a 2015 federal regulation

Association of Bay Area Governments

Regional Planning Committee

December 4, 2019

Agenda Item 7.a.

Regional Housing Needs Allocation (RHNA)

issued by the U.S. Department of Housing and Urban Development (HUD).

ABAG staff focused on the following priorities in developing the survey:

- Minimize response burden for local jurisdiction staff to increase response rate
- Avoid asking jurisdictions for publicly accessible and readily available data
- Focus on factors mandated by statute and most directly impacted by RHNA
- Support local jurisdictions in their understanding of new Housing Element requirements

The HMC reviewed a draft of the Local Jurisdiction Survey at its November meeting. While staff received a diverse range of comments, some of the common themes included:

- The need to better explain the survey's purpose and process, including the expected audience, how the information will be used by the HMC, and the expected level of effort from respondents.
- Requests to define terms used in the survey and explain the source and methodology for all data and analyses provided and to identify places where the survey is seeking new data.
- Recommendations for fine-tuning the language and design of the questions to make it easier for respondents to complete the survey.
- Suggestions for additional information to request from local jurisdictions.

Staff has developed two options for the proposed survey. The first option (Attachment A) is expansive and incorporates all feedback received to the extent feasible.

The second option is more narrowly focused on only requesting information related to the factors mandated by the statute and topics that are most directly impacted by RHNA (Attachment B). It places greater emphasis on minimizing the response burden for local staff in an effort to increase the likelihood that jurisdictions submit a response.

Association of Bay Area Governments

Regional Planning Committee

December 4, 2019

Agenda Item 7.a.

Regional Housing Needs Allocation (RHNA)

Next Steps:

Staff is seeking input from the RPC on the Local Jurisdiction Survey, which has been updated to incorporate feedback received from the Housing Methodology Committee. Staff will make further revisions based on the feedback received and send the survey to planning directors, housing staff, and city managers in every Bay Area jurisdiction in January 2020.

The next meeting of the Housing Methodology Committee is December 19, 2019 at the Alameda County Transportation Commission offices (1111 Broadway, Oakland).

Recommended Action:

Information


Attachments:

A. Proposed Local Jurisdiction Survey – Option 1 (Longer Version)

B. Proposed Local Jurisdiction Survey – Option 2 (Shorter Version)

C. Presentation

Reviewed:


Alix Bockelman

REGIONAL HOUSING NEEDS ALLOCATION

Association of Bay Area Governments

DRAFT (Longer Version)**Local Jurisdiction Survey on Housing Factors and Fair Housing**

For RHNA Cycle 6, 2022-2030

Jurisdiction: _____

Name(s) of Person(s) Filling Out Survey: _____

Title(s): _____

E-mail: _____ Phone: _____

Introduction

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. While the survey is not mandatory, we would appreciate your efforts to answer as many of the questions as possible to inform our RHNA process.

Please review each question below and provide any information that may be relevant to the RHNA methodology. Your responses can help ABAG identify new data sources related to jurisdictions' housing issues and provide valuable local perspectives for both ABAG staff and the Housing Methodology Committee in developing the RHNA allocation methodology. Responses will not necessarily be used as inputs in the RHNA methodology.

In developing the survey, ABAG staff has tried to balance precision in the data requested with providing an opportunity for jurisdictions to share their local perspectives. In some cases, the clarity of how a question is worded is limited by the need to be consistent with the language in the statute. Please answer the questions to the best of your ability and cite specific data when possible. Complete and thorough responses are appreciated, but a lengthy analysis is not required. It is okay to skip a question if it does not apply to your jurisdiction or no information is readily available.

This survey is being sent to planning directors, housing staff, and city managers in all Bay Area jurisdictions. We ask that you coordinate submission of one survey response for your jurisdiction.

Thank you for your time! Please direct any questions or concerns to RHNA@bayareametro.gov.

Learn more about the overall RHNA process, and ABAG's role, at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.

Overview

Recent legislation has updated some of the factors previously listed in the statute and added new factors. For the full list of factors currently required by statute, please refer to [Government Code Section](#)

[65584.04\(e\)](#). None of the information received may be used as a basis for reducing the total housing need established for the region pursuant to Government Code Section 65584.01.¹

As a result of recent legislation, RHNA and local Housing Elements are now required to “affirmatively further fair housing.”² To comply with this requirement, the survey collects information about local “fair housing, issues, strategies, and actions.”³ ABAG will use the fair housing information to inform the allocation methodology and to compile a report about barriers to affirmatively furthering fair housing at the regional level.⁴ In developing the fair housing questions, ABAG relied on guidance documents from the U.S. Department of Housing and Urban Development (HUD) for developing an Assessment of Fair Housing. While we recognize that not all jurisdictions have completed an Analysis of Impediments or Assessment of Fair Housing for HUD, we tried to include data and questions to help jurisdictions understand the analysis framework they will need to use to demonstrate that their Housing Element affirmatively furthers fair housing.

Per Government Code Section 65584.04(g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction’s RHNA allocation:

1. Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
2. Prior underproduction of housing units as measured by the last RHNA cycle allocation
3. Stable population numbers in a jurisdiction during the previous RHNA cycle

SECTION 1: QUESTIONS ABOUT HOUSING AND LAND USE

ABAG Staff Comment: *There are several placeholders in the survey for ABAG staff to provide data to local jurisdictions. The data definitions, sources, and analysis methodologies will be provided for each resource once the resources have been developed.*

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. Please see [resource] for the existing jobs-housing fit ratio for your jurisdiction. Jobs-housing fit looks beyond the traditional jobs-housing balance metric to measure the balance between a jurisdiction’s total number of low-wage jobs and the number of homes affordable to low-wage workers. Based on your knowledge of your jurisdiction, do you have reason to believe the federal data sources may not accurately account for the number of low-wage jobs and/or housing units affordable to low-income households in your community? Some factors that could

¹ [Government Code Section 65584.04\(b\)\(4\)](#).

² Per [Government Code 65584\(e\)](#), affirmatively furthering fair housing is defined as “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”

³ [Government Code Section 65584.04\(b\)\(2\)](#).

⁴ [Government Code Section 65584.04\(c\)](#).

make the reported jobs-housing fit ratio not reflective of local conditions in your jurisdiction are jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.) or high rates of homeownership.

If you believe the figure reported from federal data sources is not accurate, please report your own data below, noting your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate:

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

☐ Very imbalanced ☐ Imbalanced ☐ Balanced ☐ Very balanced

3. Please briefly explain your reasoning for your response to the previous question:

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- ☐ Long commutes into the jurisdiction
☐ Long commutes to jobs outside of the jurisdiction
☐ Difficulty for local employers to hire and/or retain workers
☐ High rates of housing cost burden for residents
☐ Other (please explain below)

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

☐ Yes ☐ No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- ☐ Rent stabilization/rent control
☐ Single-room occupancy (SRO) preservation
☐ Increased funding for affordable housing
☐ Inclusionary zoning
☐ Community land trusts
☐ First source hiring ordinances
☐ Living wage employment ordinances
☐ Economic development programs to encourage job growth
☐ Other (please explain below)

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? Please see [Government Code Section 65584.04\(e\)\(2\)](#) for the definitions of the first four topics. Check all that apply. You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction.

| | Opportunity | Constraint | Explanation |
|---|--------------------------|--------------------------|-------------|
| Sewer capacity | <input type="checkbox"/> | <input type="checkbox"/> | |
| Water capacity | <input type="checkbox"/> | <input type="checkbox"/> | |
| Land suitability | <input type="checkbox"/> | <input type="checkbox"/> | |
| Lands protected by federal or state programs | <input type="checkbox"/> | <input type="checkbox"/> | |
| County policies to preserve agricultural land | <input type="checkbox"/> | <input type="checkbox"/> | |
| Availability of schools | <input type="checkbox"/> | <input type="checkbox"/> | |
| Availability of parks | <input type="checkbox"/> | <input type="checkbox"/> | |
| Availability of public or social services | <input type="checkbox"/> | <input type="checkbox"/> | |
| Impact of climate change and natural hazards | <input type="checkbox"/> | <input type="checkbox"/> | |
| Construction costs | <input type="checkbox"/> | <input type="checkbox"/> | |
| Availability of construction workforce | <input type="checkbox"/> | <input type="checkbox"/> | |
| Availability of surplus public land | <input type="checkbox"/> | <input type="checkbox"/> | |
| Availability of vacant land | <input type="checkbox"/> | <input type="checkbox"/> | |
| Financing/funding for affordable housing | <input type="checkbox"/> | <input type="checkbox"/> | |
| Weak market conditions | <input type="checkbox"/> | <input type="checkbox"/> | |
| Project Labor Agreements ⁵ | <input type="checkbox"/> | <input type="checkbox"/> | |
| Utility connection fees | <input type="checkbox"/> | <input type="checkbox"/> | |
| Other | <input type="checkbox"/> | <input type="checkbox"/> | |

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

⁵ According to the UC Berkeley Labor Center, Project Labor Agreements are pre-hire labor agreements between construction unions, as a group, and representatives of an owner intending to build a project or set of related projects.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure? If yes, please explain.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including those that are not served by transit)? If yes, please explain.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county (see [Government Code Section 65584.04\(e\)\(4\)](#) for detailed definition)?

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

HOUSING AFFORDABILITY AND OVERCROWDING

14. Please see [\[resource\]](#) for the percentage of households in your jurisdiction currently paying more than 30% and more than 50% of their income in rent, according to the 2018 American Community Survey. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction? If yes, please explain.

15. Please see [\[resource\]](#) for the rate of overcrowding in your jurisdiction. Has your jurisdiction considered what impacts overcrowding⁶ has on residents in your jurisdiction? If yes, please explain.

⁶ [Government Code Section 65584.01\(b\)\(1\)\(C\)\(i\)](#) defines an “overcrowded” household as a household with more than one resident per room in each room in a dwelling.

16. What data sources does your jurisdiction use to examine local trends in housing costs? What are the current trends in your jurisdiction?

17. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness? If so, please provide an estimate for the local homeless population and corresponding need for transitional housing.

18. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- ☐ Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- ☐ Local gap financing for affordable housing development
- ☐ Local affordable housing development capacity
- ☐ Availability of land
- ☐ Community opposition
- ☐ Other

19. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

20. California Assembly Bill 1487 (2019) established the Bay Area Housing Finance Authority (BAHFA), under shared governance of ABAG and MTC. What types of support would your jurisdiction like to see BAHFA provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- ☐ Financing for new construction of affordable housing
- ☐ Financing for the preservation of existing subsidized affordable housing
- ☐ Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- ☐ Technical assistance to determine locations to site housing (e.g. feasibility studies)
- ☐ Technical assistance on land assembly
- ☐ Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- ☐ Technical assistance on tenant protections

☐ Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)

☐ Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

☐ Other technical assistance (please describe):

☐ Other support (please describe):

HOUSING DEMAND

21. Is there currently a need in your jurisdiction for housing for farmworkers? If so, what is the total existing need for housing units for farmworkers in your jurisdiction, and what portion of this need is currently unmet?

22. What is the source for the data used for the previous response?

23. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

24. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below. Your response should include the housing needs for undergraduate students, graduate students, commuter students, staff, and faculty who are not living in group quarters.⁷

| | Housing Units Needed to Meet Demand |
|---|-------------------------------------|
| Private university | |
| Campus of the California State University or the University of California | |
| Community college | |

⁷ The Census Bureau classifies all people not living in housing units (house, apartment, mobile home, rented rooms) as living in group quarters. Institutional group quarters include correctional facilities, nursing homes, and mental hospitals. Non-institutional group quarters include college dormitories, military barracks, group homes, missions, and shelters.

25. What is the source for the data used to respond to the previous question?

26. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

27. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Check all that apply:

- ☐ Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- ☐ Population of senior residents
- ☐ Population of residents with disabilities
- ☐ High-income job growth
- ☐ Other (please explain below)

28. Has your jurisdiction experienced a loss of units in [assisted housing developments](#) in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

- ☐ Yes ☐ No

29. If yes, how many units? What is the source of this data? Please explain:

30. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

- ☐ Yes ☐ No

31. If yes, why? How many units will be lost? What is the source of this data? Please explain:

32. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

- ☐ Yes ☐ No

33. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data? Please explain:

34. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

35. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

SECTION 2: QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

As required by law, ABAG is collecting information on local jurisdictions' fair housing issues as well as strategies and actions for achieving fair housing goals. Government Code Section 65584(d) mandates that the RHNA methodology affirmatively furthers fair housing⁸, and your participation in this survey is crucial for developing a methodology that can help achieve this objective. Using your jurisdiction's Housing Element, Analysis of Impediments to Fair Housing Choice, Assessment of Fair Housing, and/or other data sources, please answer the questions below.

FAIR HOUSING PLANNING AND DATA SOURCES

36. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

- ☐ Yes
☐ No

37. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD? Check all that apply:

- | | |
|---|------------------------|
| <input type="checkbox"/> Analysis of Impediments to Fair Housing Choice | Completion Date: _____ |
| <input type="checkbox"/> Assessment of Fair Housing | Completion Date: _____ |

Please upload or provide a link to the document: _____

⁸ Per Government Code 65584(e), affirmatively furthering fair housing is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws."

38. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues⁹ in the community?

- ☐ Publicly available datasets (e.g. data from the Census Bureau)
- ☐ Data provided by HUD
- ☐ Data collected by community-based organizations
- ☐ Local data sources (please describe)
- ☐ Other (please describe)

39. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing? Check all that apply.

- ☐ Resident survey
- ☐ Resident focus groups
- ☐ Online forum
- ☐ Open house community meetings
- ☐ Public hearing
- ☐ Town hall
- ☐ Stakeholder consultation

Groups consulted:

- ☐ Other (please describe)

40. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe.

41. Please describe your goals for the process to elicit community participation for fair housing planning.

42. How successful were you in achieving the goals described in the previous question?

- ☐ N/A ☐ Unsuccessful ☐ Somewhat Unsuccessful ☐ Somewhat Successful ☐ Successful

43. Describe reasons for the success or lack of success of these community engagement efforts:

⁹ HUD rule defines a “fair housing issue” as “a condition in a program participant’s geographic area of analysis that restricts fair housing choice or access to opportunity, and includes such conditions as ongoing local or regional segregation or lack of integration, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing.”

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

Please see [\[resource\]](#) for data specific to your jurisdiction on segregated housing patterns, concentrations of poverty, and race-based disparities in access to opportunity, housing cost burden, and overcrowding. This information can help contextualize your responses to the following questions related to fair housing issues.

44. Which of the following factors contribute to fair housing issues in your jurisdiction? Check all that apply (multiple boxes can be checked for each factor):

| | Segregated housing patterns or concentrated areas of poverty | Disparities in access to opportunity areas | Disparities in housing cost burdens and overcrowding | Prevents access to housing in your jurisdiction | Describe how this factor contributes to fair housing issues in your jurisdiction |
|--|--|--|--|---|--|
| Community opposition | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Displacement of residents due to increased rents or other economic pressures | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Displacement of low-income residents and/or residents of color | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Displacement of residents due to natural hazards, such as wildfires | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Occupancy standards that limit the number of people in a unit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Location of affordable housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| The availability of affordable units in | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

| | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--|
| a range of sizes (especially larger units) | | | | | |
| Foreclosure patterns | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Deteriorated or abandoned properties | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Lack of community revitalization strategies | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Lack of private investments in low- income neighborhoods and/or communities of color, including services or amenities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Lack of public investments in low- income neighborhoods and/or communities of color, including services or amenities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Lack of regional cooperation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Private discrimination, such as residential real estate “steering” ¹⁰ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Access to financial services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Lending discrimination | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Private discrimination | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Location of employers | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

¹⁰ “Steering” is when prospective renters/buyers are guided to certain locations based on race or other characteristic protected by fair housing law.

| | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--|
| Location of environmental health hazards, such as factories or agricultural production | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Availability, frequency, and reliability of public transit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Access to healthcare facilities and medical services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Access to grocery stores and healthy food options | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Location of proficient schools and school assignment policies | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Creation and retention of high-quality jobs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Range of job opportunities available | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| The impacts of natural hazards, such as wildfires | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| CEQA and the land use entitlement process | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Other (please describe) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

45. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

46. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

47. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

48. How successful were these past actions in achieving these goals?

☐ N/A ☐ Unsuccessful ☐ Somewhat Unsuccessful ☐ Somewhat Successful ☐ Successful

Describe reasons for success or lack thereof:

49. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households? Check all that apply.

| | In Use | Under Council/Board Consideration | Potential Council/Board Interest |
|--|--------------------------|-----------------------------------|----------------------------------|
| Rent stabilization/rent control | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Rent review board and/or mediation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mobile home rent control | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Single-room occupancy (SRO) preservation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Condominium conversion regulations | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Foreclosure assistance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Affordable housing impact/linkage fee on new residential development | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Affordable housing impact/linkage fee on new commercial development | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Inclusionary zoning | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Community land trusts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| First source hiring ordinances | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Living wage employment ordinances | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Promoting streamlined processing of ADUs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fair housing legal services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Housing counseling | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Acquisition of affordable units with expiring subsidies | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Acquisition of unsubsidized properties with affordable rents | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Dedicating surplus land for affordable housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (please describe) | <input type="checkbox"/> | | <input type="checkbox"/> |
| | | | |

THANK YOU! ANY ADDITIONAL FACTORS/COMMENTS

Thank you for your time!

50. Are there any other factors that you think ABAG should consider in the RHNA methodology?

51. What criteria or factors do you think are most important to consider in the RHNA methodology?

52. Any further comments about anything in this survey?

DRAFT

REGIONAL HOUSING NEEDS ALLOCATION

Association of Bay Area Governments

DRAFT (Shorter Version)**Local Jurisdiction Survey on Housing Factors and Fair Housing**

For RHNA Cycle 6, 2022-2030

Jurisdiction: _____

Name(s) of Person(s) Filling Out Survey: _____

Title(s): _____

E-mail: _____ Phone: _____

Introduction

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. While the survey is not mandatory, we would appreciate your efforts to answer as many of the questions as possible to inform our RHNA process.

Please review each question below and provide any information that may be relevant to the RHNA methodology. Your responses can help ABAG identify new data sources related to jurisdictions' housing issues and provide valuable local perspectives for both ABAG staff and the Housing Methodology Committee in developing the RHNA allocation methodology. Responses will not necessarily be used as inputs in the RHNA methodology.

In developing the survey, ABAG staff has tried to balance precision in the data requested with providing an opportunity for jurisdictions to share their local perspectives. In some cases, the clarity of how a question is worded is limited by the need to be consistent with the language in the statute. Please answer the questions to the best of your ability and cite specific data when possible. Complete and thorough responses are appreciated, but a lengthy analysis is not required. It is okay to skip a question if it does not apply to your jurisdiction or no information is readily available.

This survey is being sent to planning directors, housing staff, and city managers in all Bay Area jurisdictions. We ask that you coordinate submission of one survey response for your jurisdiction.

Thank you for your time! Please direct any questions or concerns to RHNA@bayareametro.gov.

Learn more about the overall RHNA process, and ABAG's role, at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.

Overview

Recent legislation has updated some of the factors previously listed in the statute and added new factors. For the full list of factors currently required by statute, please refer to [Government Code Section](#)

[65584.04\(e\)](#). None of the information received may be used as a basis for reducing the total housing need established for the region pursuant to Government Code Section 65584.01.¹

As a result of recent legislation, RHNA and local Housing Elements are now required to “affirmatively further fair housing.”² To comply with this requirement, the survey collects information about local “fair housing, issues, strategies, and actions.”³ ABAG will use the fair housing information to inform the allocation methodology and to compile a report about barriers to affirmatively furthering fair housing at the regional level.⁴ In developing the fair housing questions, ABAG relied on guidance documents from the U.S. Department of Housing and Urban Development (HUD) for developing an Assessment of Fair Housing. While we recognize that not all jurisdictions have completed an Analysis of Impediments or Assessment of Fair Housing for HUD, we tried to include data and questions to help jurisdictions understand the analysis framework they will need to use to demonstrate that their Housing Element affirmatively furthers fair housing.

Per Government Code Section 65584.04(g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction’s RHNA allocation:

1. Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
2. Prior underproduction of housing units as measured by the last RHNA cycle allocation
3. Stable population numbers in a jurisdiction during the previous RHNA cycle

SECTION 1: QUESTIONS ABOUT HOUSING AND LAND USE

ABAG Staff Comment: *There are several placeholders in the survey for ABAG staff to provide data to local jurisdictions. The data definitions, sources, and analysis methodologies will be provided for each resource once the resources have been developed.*

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. Please see [resource] for the existing jobs-housing fit ratio for your jurisdiction. Jobs-housing fit looks beyond the traditional jobs-housing balance metric to measure the balance between a jurisdiction’s total number of low-wage jobs and the number of homes affordable to low-wage workers. Based on your knowledge of your jurisdiction, do you have reason to believe the federal data sources may not accurately account for the number of low-wage jobs and/or housing units affordable to low-income households in your community? Some factors that could

¹ [Government Code Section 65584.04\(b\)\(4\)](#).

² Per [Government Code 65584\(e\)](#), affirmatively furthering fair housing is defined as “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”

³ [Government Code Section 65584.04\(b\)\(2\)](#).

⁴ [Government Code Section 65584.04\(c\)](#).

make the reported jobs-housing fit ratio not reflective of local conditions in your jurisdiction are jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.) or high rates of homeownership.

If you believe the figure reported from federal data sources is not accurate, please report your own data below, noting your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate:

2. How would you rate the balance between low-wage jobs and the number of home homes affordable to low-wage workers in your jurisdiction?

☐ Very imbalanced ☐ Imbalanced ☐ Balanced ☐ Very balanced

3. Please briefly explain your reasoning for your response to the previous question:

HOUSING OPPORTUNITIES AND CONSTRAINTS

4. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? Please see [Government Code Section 65584.04\(e\)\(2\)](#) for the definitions of the first four topics. Check all that apply. You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction.

| | Opportunity | Constraint | Explanation |
|---|--------------------------|--------------------------|-------------|
| Sewer capacity | <input type="checkbox"/> | <input type="checkbox"/> | |
| Water capacity | <input type="checkbox"/> | <input type="checkbox"/> | |
| Land suitability | <input type="checkbox"/> | <input type="checkbox"/> | |
| Lands protected by federal or state programs | <input type="checkbox"/> | <input type="checkbox"/> | |
| County policies to preserve agricultural land | <input type="checkbox"/> | <input type="checkbox"/> | |
| Impact of climate change and natural hazards | <input type="checkbox"/> | <input type="checkbox"/> | |
| Availability of surplus public land | <input type="checkbox"/> | <input type="checkbox"/> | |
| Availability of vacant land | <input type="checkbox"/> | <input type="checkbox"/> | |
| Other | <input type="checkbox"/> | <input type="checkbox"/> | |

5. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

6. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

7. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure? If yes, please explain.

8. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including those that are not served by transit)? If yes, please explain.

9. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county (see [Government Code Section 65584.04\(e\)\(4\)](#) for detailed definition)?

HOUSING AFFORDABILITY AND OVERCROWDING

10. Please see [\[resource\]](#) for the percentage of households in your jurisdiction currently paying more than 30% and more than 50% of their income in rent, according to the 2018 American Community Survey. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction? If yes, please explain.

11. Please see [\[resource\]](#) for the rate of overcrowding in your jurisdiction. Has your jurisdiction considered what impacts overcrowding⁵ has on residents in your jurisdiction? If yes, please explain.

HOUSING DEMAND

12. Is there currently a need in your jurisdiction for housing for farmworkers? If so, what is the total existing need for housing units for farmworkers in your jurisdiction, and what portion of this need is currently unmet?

⁵ [Government Code Section 65584.01\(b\)\(1\)\(C\)\(i\)](#) defines an “overcrowded” household as a household with more than one resident per room in each room in a dwelling.

13. What is the source for the data used for the previous response?

14. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

15. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below. Your response should include the housing needs for undergraduate students, graduate students, commuter students, staff, and faculty who are not living in group quarters.⁶

| | Housing Units Needed to Meet Demand |
|---|-------------------------------------|
| Private university | |
| Campus of the California State University or the University of California | |
| Community college | |

16. What is the source for the data used to respond to the previous question?

17. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

18. Has your jurisdiction experienced a loss of units in [assisted housing developments](#) in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

☐ Yes ☐ No

19. If yes, how many units? What is the source of this data? Please explain:

20. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

☐ Yes ☐ No

⁶ The Census Bureau classifies all people not living in housing units (house, apartment, mobile home, rented rooms) as living in group quarters. Institutional group quarters include correctional facilities, nursing homes, and mental hospitals. Non-institutional group quarters include college dormitories, military barracks, group homes, missions, and shelters.

21. If yes, why? How many units will be lost? What is the source of this data? Please explain:

22. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

☐ Yes ☐ No

23. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data? Please explain:

24. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

SECTION 2: QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

As required by law, ABAG is collecting information on local jurisdictions' fair housing issues as well as strategies and actions for achieving fair housing goals. Government Code Section 65584(d) mandates that the RHNA methodology affirmatively furthers fair housing⁷, and your participation in this survey is crucial for developing a methodology that can help achieve this objective. Using your jurisdiction's Housing Element, Analysis of Impediments to Fair Housing Choice, Assessment of Fair Housing, and/or other data sources, please answer the questions below.

FAIR HOUSING PLANNING AND DATA SOURCES

25. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

☐ Yes
☐ No

26. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD? Check all that apply:

| | |
|---|------------------------|
| <input type="checkbox"/> Analysis of Impediments to Fair Housing Choice | Completion Date: _____ |
| <input type="checkbox"/> Assessment of Fair Housing | Completion Date: _____ |

Please upload or provide a link to the document: _____

⁷ Per Government Code 65584(e), affirmatively furthering fair housing is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws."

27. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing? Check all that apply.

- ☐ Resident survey
- ☐ Resident focus groups
- ☐ Online forum
- ☐ Open house community meetings
- ☐ Public hearing
- ☐ Town hall
- ☐ Stakeholder consultation

Groups consulted:

☐ Other (please describe)

28. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

Please see [\[resource\]](#) for data specific to your jurisdiction on segregated housing patterns, concentrations of poverty, and race-based disparities in access to opportunity, housing cost burden, and overcrowding. This information can help contextualize your responses to the following questions related to fair housing issues.

29. Which of the following factors contribute to fair housing issues in your jurisdiction? Check all that apply (multiple boxes can be checked for each factor):

| | Segregated housing patterns or concentrated areas of poverty | Disparities in access to opportunity areas | Disparities in housing cost burdens and overcrowding | Prevents access to housing in your jurisdiction | Describe how this factor contributes to fair housing issues in your jurisdiction |
|--|--|--|--|---|--|
| Community opposition | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Displacement of residents due to increased rents or other economic pressures | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Displacement of low-income residents and/or residents of color | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

| | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--|
| Displacement of residents due to natural hazards, such as wildfires | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Occupancy standards that limit the number of people in a unit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Location of affordable housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| The availability of affordable units in a range of sizes (especially larger units) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Foreclosure patterns | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Deteriorated or abandoned properties | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Lack of community revitalization strategies | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

| | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--|
| Lack of regional cooperation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Private discrimination, such as residential real estate “steering” ⁸ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Access to financial services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Lending discrimination | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Private discrimination | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Location of employers | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Location of environmental health hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Availability, frequency, and reliability of public transit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Location of proficient schools and school assignment policies | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Other (please describe) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

30. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

31. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

⁸ “Steering” is when prospective renters/buyers are guided to certain locations based on race or other characteristic protected by fair housing law.

32. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households? Check all that apply.

| | In Use | Under Council/Board Consideration | Potential Council/Board Interest |
|--|--------------------------|-----------------------------------|----------------------------------|
| Rent stabilization/rent control | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Rent review board and/or mediation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mobile home rent control | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Single-room occupancy (SRO) preservation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Condominium conversion regulations | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Foreclosure assistance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Affordable housing impact/linkage fee on new residential development | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Affordable housing impact/linkage fee on new commercial development | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Inclusionary zoning | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Community land trusts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| First source hiring ordinances | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Living wage employment ordinances | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Promoting streamlined processing of ADUs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fair housing legal services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Housing counseling | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Acquisition of affordable units with expiring subsidies | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Acquisition of unsubsidized properties with affordable rents | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Dedicating surplus land for affordable housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (please describe) | <input type="checkbox"/> | | <input type="checkbox"/> |
| <div></div> | | | |

THANK YOU! ANY ADDITIONAL FACTORS/COMMENTS

Thank you for your time!

33. Are there any other factors that you think ABAG should consider in the RHNA methodology?

34. What criteria or factors do you think are most important to consider in the RHNA methodology?

35. Any further comments about anything in this survey?



Update on HMC Meetings #1 and #2

ABAG Regional Planning
Committee

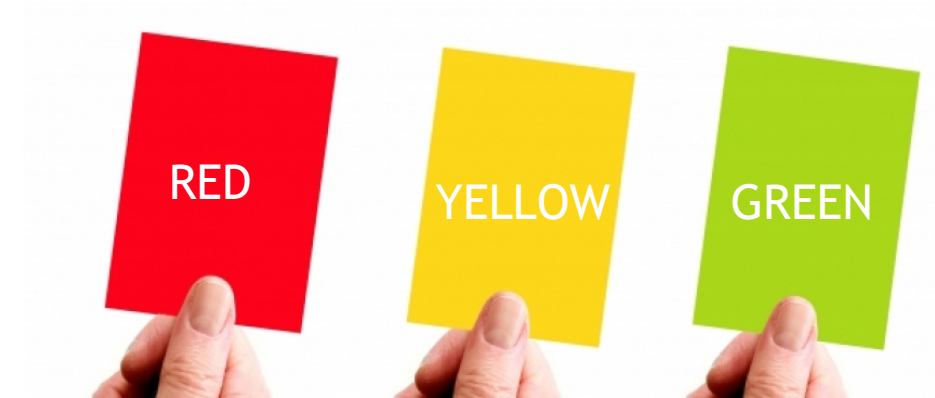
December 4, 2019

Housing Methodology Committee

- RHNA Overview
- Determining how the committee will make decisions and work together
- Understanding new equity framework
 - Affirmatively furthering fair housing
 - Jobs-housing fit
- Providing feedback on Local Jurisdiction Survey
- Identifying desired goals and outcomes for the RHNA process

HMC Decision-Making Process

- Modified “consensus” decision-making process
 - Encourage discussion to maximize agreement while ensuring decisions favored by majority of group can move forward
 - Given committee size, getting to consensus would be too time consuming
- Pass: a majority of green cards with up to 25% red cards visible
- Pause, more discussion needed:
 - More than 25% of participants showing red cards
 - Less than 25% red cards but more yellow than green



HMC Norms

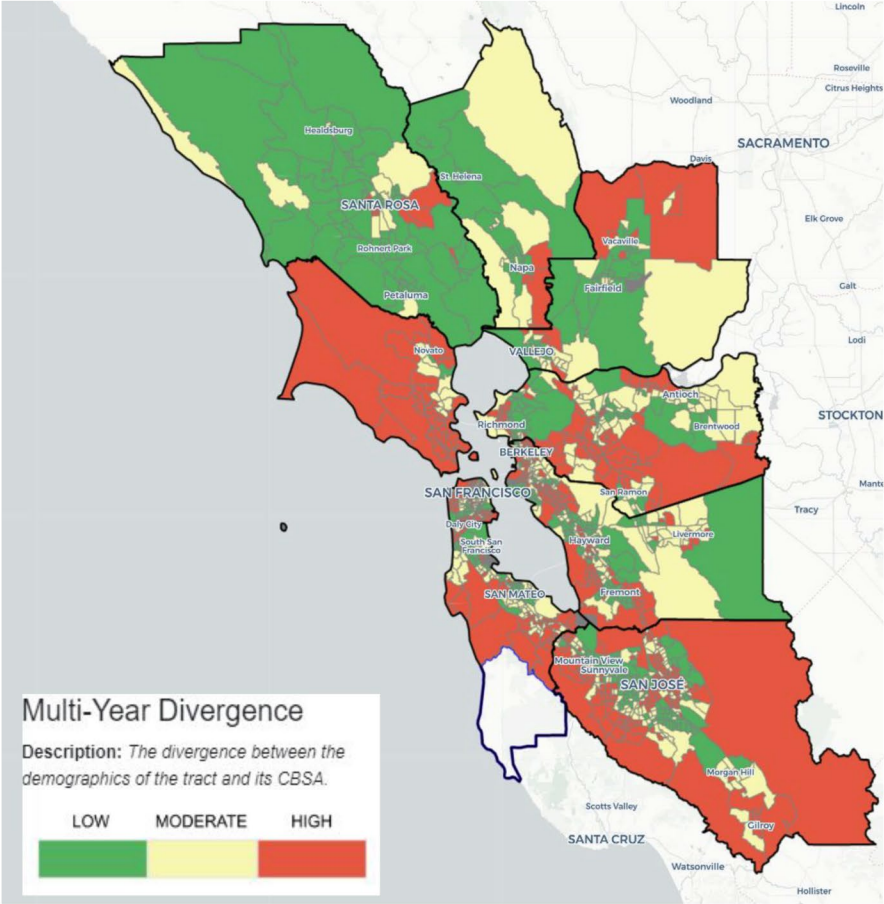
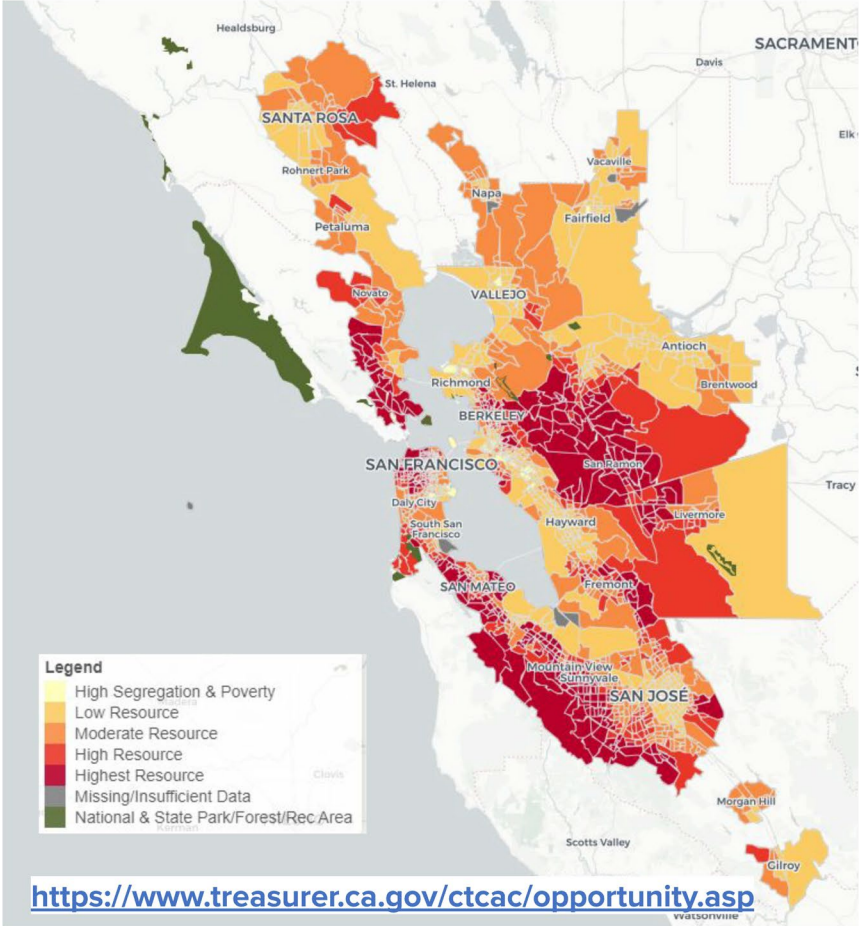
- We will focus our discussions on developing a regionally beneficial methodology to increase housing for all income levels and areas throughout the Bay Area.
- We will remain professional and respectful in all of our interactions.
- We will use our time together wisely, arriving prepared by reading the packet materials shared ahead of each meeting.
- We will prioritize a thoughtful, robust process that makes transparent the “how” and “why” of our path towards recommendations.
- We will use a modified consensus, three-card decision making tool.
- If interested, we will ask HMC members showing “red,” cards or “standing aside” to share written thoughts within 3 business days to be included in the HMC meeting notes.
- We will share ideas or comments about the methodology with the entire group rather than directing them solely to ABAG staff.
- We will actively encourage participation by all members of the HMC by limiting our comments if others have not yet had a chance to speak and implementing W.A.I.T. (Why Am I Talking). Additionally, we will ask ABAG staff and facilitators to identify the proper times for questions and comments to encourage active participation by all HMC members.
- We will support streamlining meeting logistics by silencing cell phones and limiting distractions. Additionally, we will ask ABAG staff to ensure technology works.
- We will ask ABAG staff to make every effort to give members time to gather feedback from constituents before meetings by sharing packets at least one week in advance when possible and no less than three days prior to a meeting.
- We will think regionally and bring the voices of those who are not present to our conversations.

Panel: Perspectives on Promoting Equity in RHNA

- **Affirmatively furthering fair housing**
 - Overcoming patterns of segregation
 - Eli Moore, Othering & Belonging Institute at UC Berkeley
 - *Roots, Race, & Place* report: <https://haasinstitute.berkeley.edu/rootsraceplace>
 - Racial segregation in the Bay Area: <https://haasinstitute.berkeley.edu/segregationinthebay>
 - Increasing access to opportunity
 - Tyrone Buckley, California Department of Housing and Community Development (HCD)
 - 2019 Opportunity Maps:
https://haasinstitute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.html
 - Methodology: <https://www.treasurer.ca.gov/ctcac/opportunity/final-opportunity-mapping-methodology.pdf>
- **Jobs-housing fit**
 - Relationship between low-wage jobs and affordable housing
 - Sarah Treuhaft, PolicyLink
 - Bay Area Equity Atlas: <https://bayareaequityatlas.org/>

Panel: Perspectives on Promoting Equity in RHNA

Opportunity & Segregation

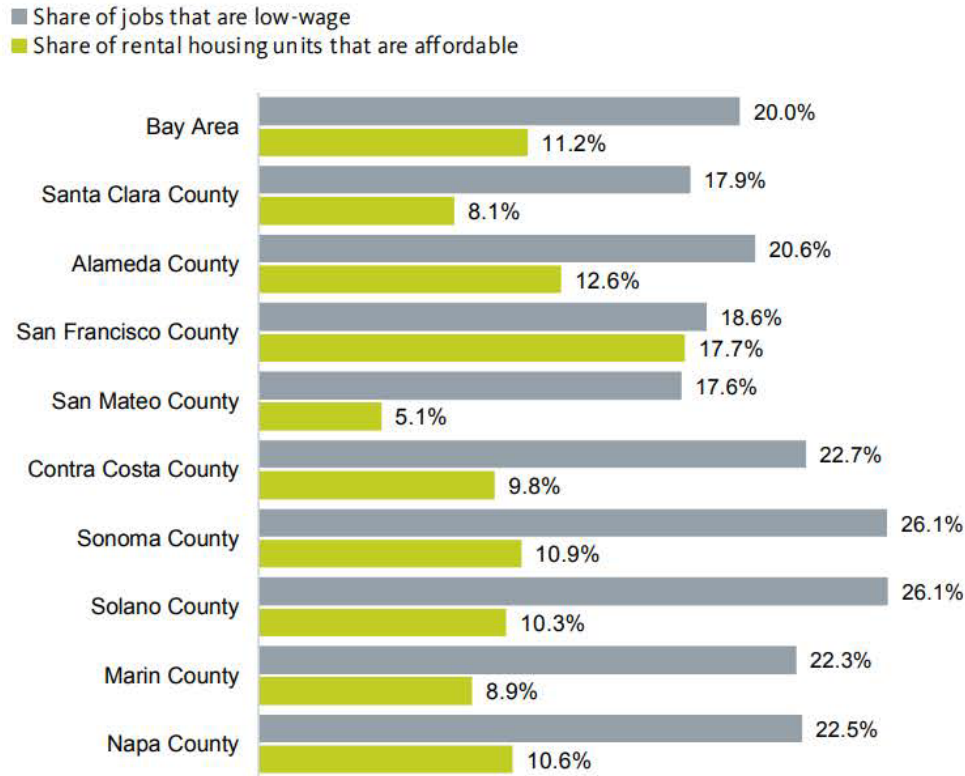


Panel: Perspectives on Promoting Equity in RHNA

JOBS-HOUSING FIT

Low-Wage Jobs – Housing Fit: Regional View

Low-Wage Jobs and Affordable Rental Housing by County, 2014



Source: Housing data from the U.S. Census Bureau and jobs data from the 2012 Longitudinal-Employer Household Dynamics.
Note: Housing data represent a 2010 through 2014 average.

What is the Local Jurisdiction Survey?

- State law mandates that ABAG conduct a survey of its member jurisdictions during the RHNA process
 - The survey seeks to gather data on the factors that Housing Element Law requires the HMC to consider
 - Recent legislation added new requirement for the survey to also include questions related to fair housing issues
- **Schedule:** Draft Survey reviewed by ABAG Regional Planning Committee in December 2019, Final Survey sent to local jurisdictions in January 2020

ABAG Priorities for Developing Survey

- Minimize response burden for local jurisdiction staff to increase response rate
- Avoid asking jurisdictions for publicly accessible and readily available data
- Focus on factors mandated by statute and most directly impacted by RHNA
- Support local jurisdictions in their understanding of new Housing Element requirements

Major Themes of Comments Received

- The need to better explain the survey's purpose and process, including the expected audience, how the information will be used by the HMC, and the expected level of effort from respondents.
- Requests to define terms used in the survey and explain the source and methodology for all data and analyses provide and to identify places where the survey is seeking new data.
- Recommendations for fine-tuning the language and design of the questions to make it easier for respondents to complete the survey.
- Suggestions for additional information to request from local jurisdictions.

Two Options for Proposed Survey

Option 1: Incorporates feedback received to extent possible

Pros:

- Addresses broader range of housing issues

Cons:

- Longer, more time-consuming for local staff
- Inclusion of topics outside scope of RHNA might cause confusion

Option 2: more narrowly focused on factors most directly impacted by RHNA

Pros:

- Shorter, potential for higher response rate

Cons:

- May miss some opportunities to gather helpful information

Understanding a RHNA Methodology

- Encourages pattern of housing growth for the Bay Area
- Zero-sum game: based on relative relationships among jurisdictions
 - Example: if factor related to jobs, a jurisdiction with more jobs gets more units; a jurisdiction with fewer jobs gets fewer units
- Allocation is to jurisdiction - not specific locations
 - Can have factors related to a specific geography (e.g., near transit) but cannot require jurisdiction to zone for housing there
- Does not include specific policies or address housing needs of population groups
 - Jurisdictions only receive allocation of units by income group from ABAG
 - Local housing element: choose sites for housing, policies to meet local housing needs

Summary of HMC Housing Goals

1. Emphasize benefits to the region as a whole
2. Ensure transparency and ease of understanding, make sure people feel heard
3. Get more units built: make sure everyone has a place to live
4. Further social and racial equity
5. Create choices for all, so all communities have access to opportunities
6. Further the jobs-housing fit
7. Use this process as an opportunity to communicate the magnitude of the need for housing

Next HMC Meeting

- December 19 - Alameda County Transportation Commission (Oakland)
- Proposed agenda:
 - Overview of Regional Housing Need Determination from HCD
 - Relationship between *Plan Bay Area 2050* and RHNA
 - Review of sample methodologies
 - Refining ideas about methodology factors



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 19-1369 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 11/20/2019 **In control:** ABAG Regional Planning Committee
On agenda: 12/4/2019 **Final action:**
Title: Report on ABAG and MTC's Draft 2020 Advocacy Program

Staff will report on the draft 2020 Advocacy Program and seek the Committee's input.

Sponsors:

Indexes:

Code sections:

Attachments: [Item 08a 0 Summary Sheet Report Draft 2020 Advocacy Program v2.pdf](#)
[Item 08a 1 Attachment Draft Advocacy Program.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Report on ABAG and MTC's Draft 2020 Advocacy Program

Staff will report on the draft 2020 Advocacy Program and seek the Committee's input.

Rebecca Long

Information

Association of Bay Area Governments

Regional Planning Committee

December 4, 2019

Agenda Item 8.a.

2020 Advocacy Program

Subject: Report on ABAG and MTC's Draft 2020 Advocacy Program

Background: Staff will report on the draft 2020 Advocacy Program and seek the Committee's input.

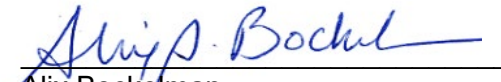
The MTC/ABAG Draft 2020 Advocacy Program is attached. The report was presented to the Joint MTC Legislation Committee and ABAG Legislation Committee on November 8, 2019. Staff will be at your December 4 meeting to discuss this report. The Committee's input is requested to inform the final 2020 Advocacy Program which will be considered by the ABAG Executive Board and MTC Commission in January 2020.

Issues: None

Recommended Action: Information

Attachment: A. Agenda Item 4b from the November 8, 2019 Joint MTC Legislation Committee and ABAG Legislation Committee Meeting

Reviewed:


Alix Bockelman

Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC Legislation Committee and ABAG Legislation Committee

November 8, 2019

Agenda Item 4b

2020 Draft Joint Advocacy Program

Subject: Draft of the joint MTC/ABAG 2020 Advocacy Program.

Overview: Attached is the first draft of the joint MTC/ABAG Advocacy Program for 2020. We have updated the format this year to provide high level goals in order to provide a clearer statement about our agency's policy priorities, including in areas where we may not have a specific proposal in mind, but believe it should be a legislative priority. Such goals can be a helpful to staff as bills are introduced as well as sending a signal to our regional and statewide partners as well as the Bay Area delegation as to our priorities and potential opportunities for partnership.

Staff is in the early phase of this process. As done in prior years, we have convened MTC's Partnership Legislative Committee—comprised of legislative staff from cities, transit agencies and Bay Area county transportation agencies and other interested parties—to hear about their priorities and, later this month, we are hosting an annual meeting with staff from Regional Transportation Planning Agencies across the state to share this draft program and hear about what other organizations are prioritizing next year. We plan to present the draft to the Policy Advisory Council and the ABAG Regional Planning Committee at their meetings in November and January. Based on discussion at your meeting and additional feedback received, staff will prepare a final 2020 Advocacy Program for your consideration at another joint ABAG/MTC Legislation Committee meeting in January, prior to final approval by the Commission and Executive Board. We look forward to hearing your feedback.

Attachments: Attachment A: 2020 Draft Advocacy Program


Therese W. McMillan



METROPOLITAN
TRANSPORTATION
COMMISSION

2020 DRAFT ADVOCACY PROGRAM



Association of
Bay Area Governments

State Advocacy Goals and Proposals

1. **Housing:** Improve access to opportunity by supporting policies aimed at increasing production of housing and increasing funding to produce and preserve affordable housing and associated infrastructure to help build complete communities.

A. Increase funding available for affordable housing and other supportive infrastructure

Monitor and support efforts to provide additional state resources for housing and other infrastructure to ensure housing investments can be made in conjunction with improvements to parks/open space, and other resources to improve Bay Area resident's quality of life. Efforts will include advocacy in support of a restoration of tax-increment financing or similar local option for affordable housing and supportive infrastructure, such as AB 11 (Chiu), a two-year bill, or a reconfiguration of SB 5 (Beall), which was vetoed in 2019 by Governor Newsom.

B. Support upzoning near public transit and jobs-rich areas

Monitor and engage with key stakeholders on SB 50 (Wiener), a two-year bill that seeks to reduce barriers to higher-density housing development in transit- and jobs-rich areas. Continue to advocate for the MTC and ABAG Joint Legislation Committee's recommendations from May 2019, which sought to provide greater flexibility on implementation at the local level, while still requiring minimum levels residential density to be allowed in transit-rich and jobs-rich areas.

C. Lower barriers to new housing or transportation tax measures

Support ACA 1 (Aguiar-Curry)—which would lower the vote threshold for affordable housing and infrastructure bonds to 55 percent.

| | |
|--|--|
| 2. Transportation Funding: Support implementation of Plan Bay Area 2050 by protecting and increasing funding for all modes of transportation. | |
| Regional transportation revenue ballot measure | Collaborate with key stakeholders seeking authorization to place on the ballot a Bay Area transportation revenue measure. Ensure that any measure is aligned with <i>Plan Bay Area</i> and includes reforms to support the efficient management and seamless operation of our transportation system. Support a robust public engagement process so that all Bay Area needs are considered when crafting the package of projects, programs and policies. Assuming placement of a regional transportation measure on the ballot in 2020, staff will work to develop public information materials and support partners in their efforts to inform the public about the proposed initiative. |
| Zero emission bus mandate | Support expanding and/or broadening eligibility of existing state funds to help transit operators convert their bus fleets to zero-emission in order to meet the state's Innovative Clean Transit rule. |
| Equitable access to transportation | Support broadening eligibility requirements in existing and/or new transportation funding streams to enable their use as a subsidy for low-income transportation system users (e.g. discounted fares for public transportation or shared mobility services). |
| 3. Public Transit: Support policies aimed at ensuring public transit is an affordable, reliable and convenient transportation option. | |
| Transportation Development Act (TDA) performance standards update | Partner with the California Transit Association in its efforts to update California's current TDA (Transportation Development Act) eligibility requirements in an era of emergent on-demand transportation options that are contributing to declining transit ridership nationwide. Explore development of alternative performance measures that are focused on incentivizing transit agency actions that improve transit service and increase ridership, consistent with state and regional climate and equity goals. |

| | |
|--|---|
| 4. Project Delivery: Support strategies to speed up the delivery of transportation projects. | |
| Flexibility in Contracting & Public Private Partnerships | Support efforts to expedite transportation project delivery by increasing contracting and financing options, including increased flexibility in the Caltrans design review process and broad authority for the use of design-build and public-private partnerships by Caltrans and regional transportation agencies. |
| 5. Congestion Relief: Support policies aimed at reducing vehicle miles traveled and associated traffic congestion, including, but not limited to, pricing strategies and employer-based programs to help reduce the share of commuting by single-occupant vehicles. Keep equity impacts in mind when evaluating any such pricing strategies. | |
| 6. System Effectiveness: Advocate for policies that improve the Bay Area’s transportation system’s effectiveness and service delivery, including improved enforcement, minimization of fraud and litigation, and protection of user’s privacy. Ensure agencies can communicate with their customers to provide relevant transportation-related information and quality service while following industry best practices with regard to enabling customers to opt-in to receive non-essential communications. | |
| A. Improve toll collection & enforcement | Support enactment of SB 664 (Allen), related to affirming toll agencies’ ability to share information about toll transactions necessary for the seamless collection of tolls and toll penalties. The bill would retain current privacy protections for customers, clarify current law with respect to handling of personally identifiable information by toll agencies and their subcontractors, and more clearly define toll agencies obligations with respect to delivery of toll violation notices. Engage the Bay Area delegation and staff on the importance of tolls to our current and future transportation system and ensure that they are well informed about how we administer toll violations and disputes, as well as our privacy policies with respect to protecting personally identifiable information. |
| B. Reduce credit card fraud at clipper vending machines | In partnership with the California Transit Association and Bay Area transit operators, support legislation to prevent fraud-related fare revenue losses by authorizing credit card ZIP code authentication at unattended public transit ticket machines, similar to authorization granted to gas stations. |
| C. Improve HOV and Express Lanes Performance | Support efforts to improve the performance of high-occupancy vehicle (HOV) and express lanes through enhanced enforcement of vehicle passenger occupancy requirements. |

| | |
|--|---|
| <p>7. New Mobility: Engage in regulatory and legislative efforts to facilitate the deployment of new mobility technologies with the goal of accelerating their safety, accessibility, mobility, environmental, equity and economic benefits, including opportunities to support improved transit access. Advocate for increased access to critical travel pattern data by local, regional and state agencies for transportation and land use planning and operational purposes while ensuring privacy is protected.</p> | |
| <p>8. Climate Change & Resilience: Support funding and policy strategies to help achieve and better coordinate state and regional climate goals and improve the Bay Area’s resilience to natural hazards and the impacts of climate change, including earthquakes, sea level rise and fire.</p> | |
| <p>A. SB 375 implementation and reform</p> | <p>Monitor legislation aimed at updating SB 375 (Steinberg, 2008) in light of the California Air Resources Board’s <i>2018 Progress Report</i> on the bill, which concluded that the legislation is falling short of expectations with respect to greenhouse gas reductions from changes in land use and travel behavior. Support legislation to increase the availability of funding at the regional level to help implement sustainable communities strategies, as well as policy tools to reduce single-occupancy vehicle travel in a manner that ensures equitable policy outcomes.</p> |
| <p>B. State Route 37 improvements</p> | <p>Sponsor legislation in collaboration with Caltrans and the four north bay counties of Marin, Napa, Solano and Sonoma to authorize tolls on State Route 37—adding it as the 8th bridge in the state-owned toll bridge system administered as part of the Bay Area Toll Authority enterprise—to help fund the long-term reconstruction and resilience of the SR 37 roadway. Ensure legislation contains appropriate triggers related to a long-term solution in the corridor before tolls are imposed.</p> |
| <p>C. Increase the Bay Area’s preparedness for a major earthquake</p> | <p>Continue to support legislation aimed at increasing funding for residential seismic retrofits, such as SB 254 (Hertzberg), a two-year bill supported by ABAG in 2019. Also support proposals to help local agencies develop an inventory of seismically vulnerable buildings, such as AB 429 (Nazarian, 2019), which ABAG also supported but which stalled on the Senate Floor.</p> |

| | |
|--|--|
| 9. Safety: Improve roadway safety for all users | |
| Vision Zero | Monitor and support legislation aimed at achieving the Vision Zero goals of no roadway-related deaths or serious injuries by improving safety for all road users, including non-motorists. |

| Federal Advocacy Goals and Proposals | |
|--|--|
| 1. Reauthorization: Engage in national deliberations prioritizing the funding and policy framework for the next surface transportation bill | |
| | <p>Work with partners across the country to support a long-term, fully funded transportation authorization that supports states and regions in achieving national goals related to infrastructure condition, safety, mobility, and air quality; provides new resources to make the nation’s transportation networks responsive to transformative technologies and the changing climate; and empowers the Bay Area to address our region’s unique mobility challenges. MTC’s federal transportation advocacy efforts will center around building on the progress made in the Fixing America’s Surface Transportation (FAST) Act, as follows:</p> <ol style="list-style-type: none"> 1. Raise New Revenues & Grow Existing Programs: Raise revenues to restore Highway Trust Fund solvency and increase federal transportation investment. Grow core FAST Act-authorized surface transportation programs, which have proven effective in delivering essential funds to California and the Bay Area. 2. FAST Act Updates: Within the FAST Act framework, grow federal support for transit and regional mobility solutions, update transit programs to reward Bay Area best practices, and expedite project delivery without harming the environment. 3. 21st Century Challenges and Opportunities: Establish the federal government as a strong partner in state and regional efforts to make transportation networks responsive to transformative technologies and the changing climate. The next transportation bill should include significant new resources for metropolitan areas to invest in solutions to the myriad mobility and related challenges facing the Bay Area and metros nationwide. |

| | |
|---|---|
| 2. Appropriations: Support robust transportation and housing appropriations | |
| A. Programmatic appropriations | Partner with local, regional and statewide transportation agencies as well as national stakeholders to ensure that Congress funds highway, transit and rail programs at no less than FAST Act-authorized levels. If Congress proposes to increase appropriations above FAST Act-authorized levels, seek to maximize Bay Area funding in revenue allocations. Additionally, work to defend federal affordable housing funds and programs, such as Section 8 housing vouchers, the HOME Investment Partnership Program and the Community Development Block Grant Program. |
| B. Advocate for discretionary grant awards, including Capital Investment Grant funding for Resolution 3434/ <i>Plan Bay Area</i> Projects | Work with regional, state and national partners to advocate for implementation of the Capital Investment Grant (CIG) Program as authorized by the FAST Act. Support federal appropriations consistent with the full funding grant agreements approved for the Caltrain Peninsula Corridor Electrification project. Seek to advance through the CIG process the Bay Area's next generation of transit expansion projects, namely: San Francisco Transbay Transit Center (Phase 2)/Downtown Extension (DTX), BART to Silicon Valley: Phase 2, and the Transbay Corridor Core Capacity project. Support additional Bay Area transportation agency and transit operator efforts to secure discretionary funding for projects consistent with <i>Plan Bay Area</i> . |
| 3. Transportation Innovation: Support policies that enable technological innovations to improve mobility, while protecting the public's interest | |
| | In partnership with Bay Area cities and counties, the business community, and state and national transportation organizations, engage in regulatory and legislative efforts related to facilitating the deployment of transformative transportation technologies with the goal of accelerating safety, mobility, environmental, equity and economic benefits associated with new mobility technologies, including application in the transit sector. With respect to connected vehicles and autonomous vehicles (CV/AV), support strong federal vehicle safety standards while also preserving the ability of state and local agencies to continue to set policies governing the operation of vehicles on highways and local roads, regardless of whether they are driven autonomously or manually. |
| 4. Air Quality/Climate Protection: Defend against rollbacks of California's air quality and climate change laws and regulations, such as fuel efficiency standards and Cap and Trade programs. | |

5. Access to Health Care: Support efforts to increase federal funding and eligibility from non-transportation sources to improve access to health care services.