



TO: Housing Methodology Committee

DATE: March 5, 2020

FR: Deputy Executive Director, Policy

RE: HMC Member Correspondence

Overview

This memo provides an overview of the correspondence received since the January 24th meeting.

1. Bob Planthold – February 21, 2020 – Resource Sharing

Many claim no housing shortage.

<https://sf.curbed.com/2020/2/20/21122662/san-francisco-bay-area-nimbys-history-nimby-development>

2. Rodney Nickens, Jr. – March 3, 2020 – March HMC Meeting Agenda Request Re. a Race-Centered Factor

Good Afternoon Gillian,

I hope all is well. I wanted to check in with you regarding the agenda for the next HMC meeting. I know that we have had a series of conversations about the desired goals and outcomes for the RHNA process and I look forward to continuing this conversation relating to these goals and the various methodology factors that may be integrated in our allocation methodology, especially with regard to the possibility of integrating a race-centered factor that addresses the racial exclusion and segregation element of our region's housing market.

I believe that in light of the new AFFH requirements, I think that RHNA is our current opportunity to re-shape housing and land use patterns across the region, so it seems appropriate that we would want to consider a race-centered factor in our methodology to address historic wrongs.

Is it possible to add an item on the agenda to address this topic?

Best Regards,

Rodney

Rodney K. Nickens Jr., J.D., M.A. (he/him/his)

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3. Darin Ranelletti – March 4, 2020 – Race as a factor in RHNA

Hi ABAG colleagues,

Thanks for your work on RHNA. I've been really impressed with the quality of the HMC meetings. As you know, a core issue is fair housing. While it's possible that some of the factors and methodologies we've discussed so far could affirmatively further fair housing, I think it's important to at least consider some racially explicit factors. We won't know if they produce different results than other factors unless we try them. I support Shajuti's and Justine's recommendations (see below). I expect that ABAG Executive Board members, including the Oakland representatives, will be interested in these recommendations so it'd be helpful if the HMC has an opportunity to review and discuss before the final recommendation goes to the ABAG Board.

Thanks again for your work on this.

Best,

Darin Ranelletti

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4. Fernando Marti – March 4, 2020 – Comment on Racial Inclusion

Civic Edge:

I am looking forward to next week's Housing Methodology Committee. I am confident that with the added month between meetings, critical information will be provided to us at the next meeting. In particular, as an HMC member, I believe it is critical that we review and consider explicit measurements for racial exclusion and/or segregation. There are two examples I am aware of for this: white isolation index and divergence index. The HMC needs an opportunity to seriously consider how one of these race-centered factors could be combined with an opportunity index to effectively advance RHNA's Affirmatively Furthering Fair Housing (AFFH) objective.

Affirmatively Furthering Fair Housing requires that we explicitly address racial segregation. Gov. Code § 8899.50(a)(1) states the goals of AFFH to: "overcome patterns of segregation," remove "barriers that restrict access to opportunity based on protected characteristics," and replace "segregated living patterns with truly integrated and balanced living patterns." This cannot be done without the data on racial segregation, nor by simply using an "opportunity index" as a stand-in for segregation.

I want to emphasize the importance of also understanding racial segregation patterns within jurisdictions. Cities like San Francisco, Santa Rosa, or San Rafael have internal segregation between neighborhoods. Including measures of isolation or divergence in RHNA does not necessarily mean that a.) the allocation would result in an increase of housing opportunities in segregated majority White neighborhoods, or b.) that if the allocation is primarily directed into existing communities of color or immigrant neighborhoods, such as Chinatown/Mission/SOMA/Bayview/Fillmore in SF, the Canal District in San Rafael, or Roseland area in Santa Rosa, the result could be only "integration" through gentrification rather than integration of high opportunity neighborhoods. Even if not within the overall RHNA jurisdiction allocation process, ABAG should require that housing elements and zoning deal with this allocation on a neighborhood basis to address those cities exhibiting internally segregated residential patterns.

Thank you,
Fernando

Fernando Martí, *Co-Director*
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NOTE I am generally not in the office on Fridays.
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