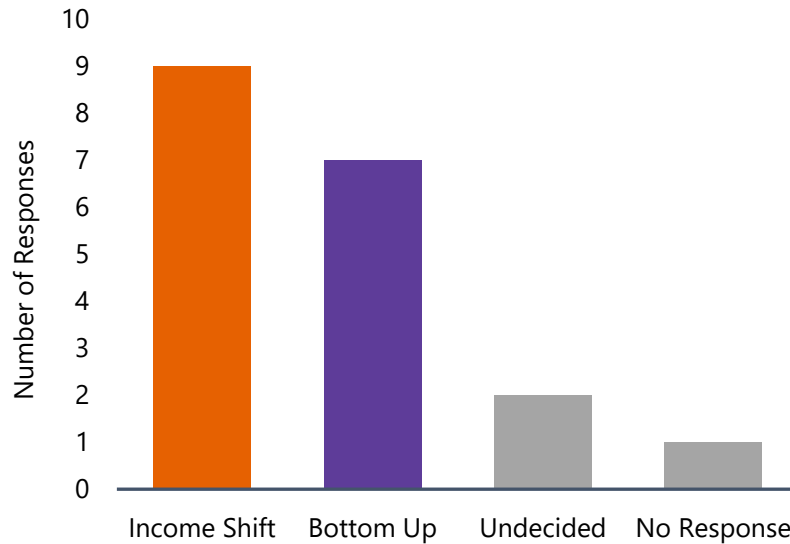# Summary of Responses to Pre-Meeting Activity for July 2020 HMC Meeting

Number of responses received: 19
Response rate: 51%

Overall Preference for Income Allocation Approach

Figure 1. Which of the two methodologies that you created produces better outcomes for the region?

Results for the Income Shift Methodology

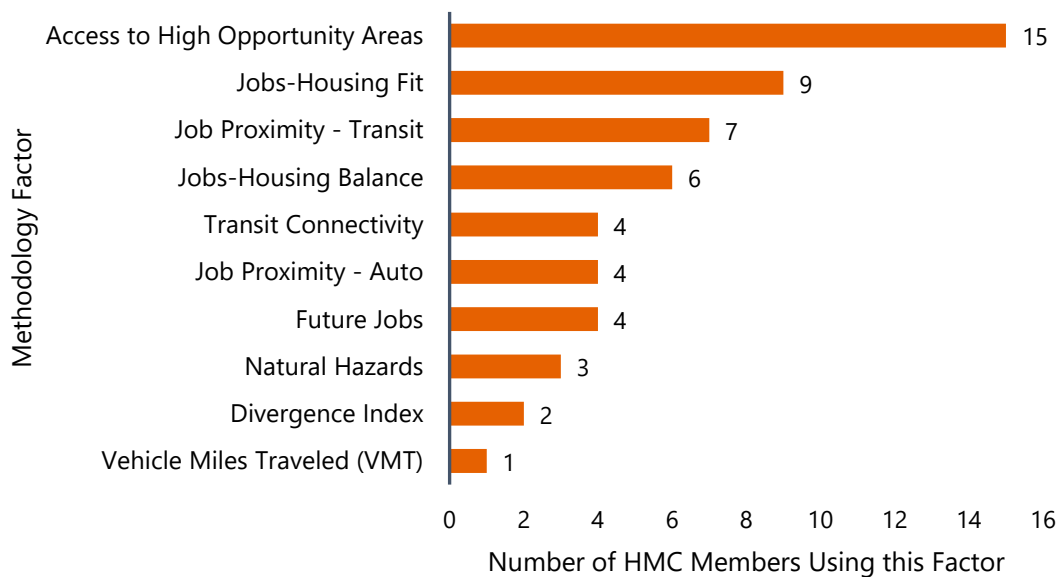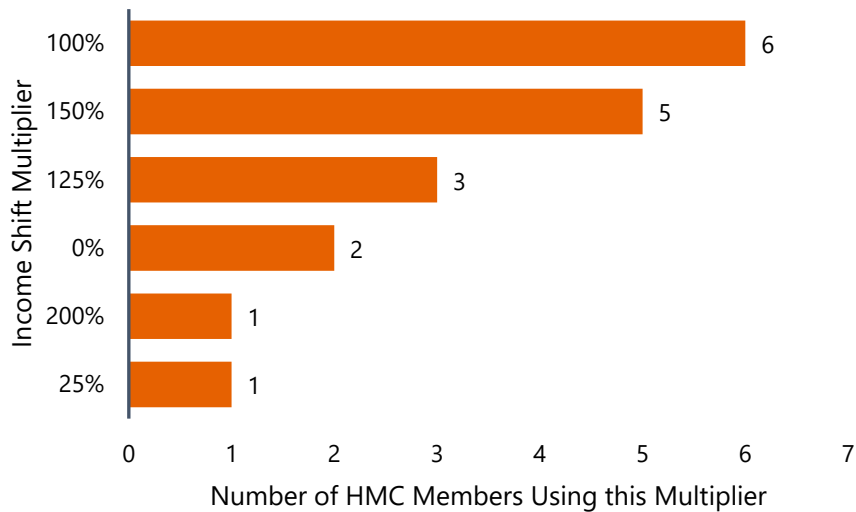*Figure 2. Methodology factors selected for the income shift methodology*

Table 1. Median value of the weights used for the most popular income shift methodology factors

Factor	Median Weight
Access to High Opportunity Areas	50%
Jobs-Housing Fit	30%
Job Proximity – Transit	20%

Figure 3. Income shift multipliers used in HMC members' submitted methodologies

Results for the Bottom-Up Methodology

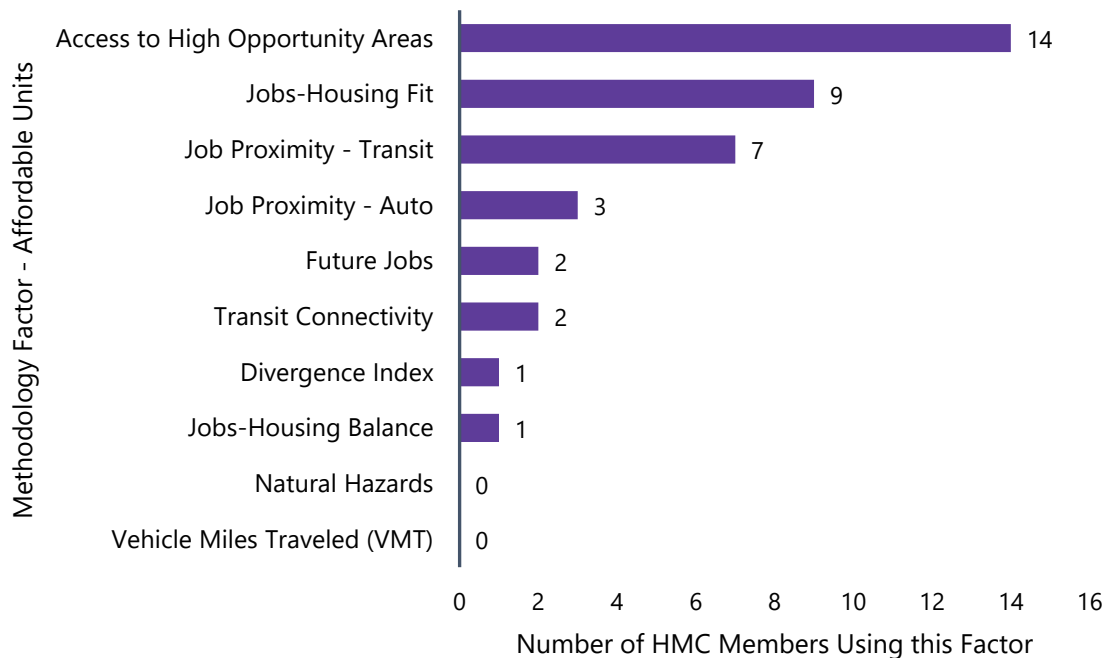*Figure 4. Methodology factors selected for allocating affordable housing*

Table 2. Median value of the weights used for the most popular factors for allocating affordable units

Factor	Median Weight
Access to High Opportunity Areas	50%
Jobs-Housing Fit	40%
Job Proximity – Transit	20%

Figure 5. Methodology factors selected for allocating market-rate units

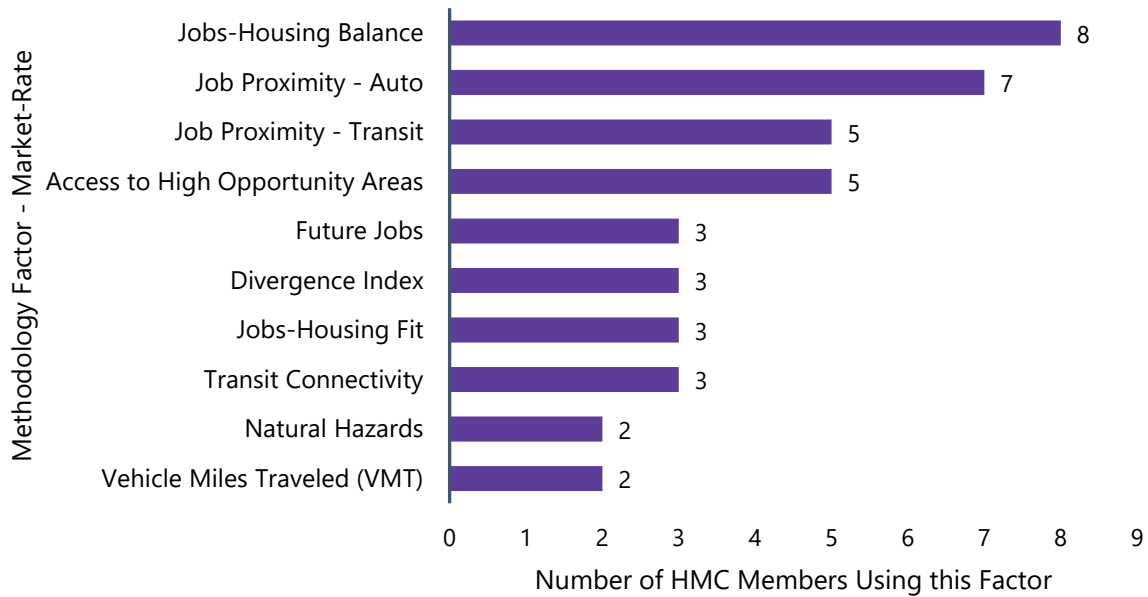*Table 3. Median value of the weights used for the most popular factors for allocating market-rate units*

Factor	Median Weight
Jobs-Housing Balance	40%
Job Proximity – Auto	40%
Job Proximity – Transit	30%
Access to High Opportunity Areas	50%

Eli Kaplan

From:	Shrivastava, Aarti <Aarti.Shrivastava@mountainview.gov>
Sent:	Tuesday, July 7, 2020 9:16 AM
To:	Eli Kaplan
Cc:	Anderson, Eric - Planning; Alkire, Martin
Subject:	Pre-meeting activity for July HMC
Attachments:	rhna_factor_values_AartiS_IncomeShift.csv; rhna_factor_values_AartiS_Bottom-up.csv; Premeeting activity questions for July HMC.docx

External Email

Hi Eli,
Here are the two spreadsheets per your instructions for my pre-meeting activity for the July HMC. I have also attached a Word document outlining the responses to the questions requested. Do let me know if you have any questions.

Regards,

Aarti Shrivastava
Assistant City Manager/Community Development Director
City of Mountain View
Ph: 650-903-6306

1. Which of the two methodologies that you created produces better outcomes for the region?

In general, the bottom-up methodology should create better regional outcomes. This is because there may be regional policy goals for the distribution of affordable and market-rate units other than equalizing the distribution of those incomes. For example, exurban communities may have a lower percentage of VLI households today, but that doesn't necessarily make them better locations for VLI households in the future, since there may be relatively few jobs, transportation options and social services there.

2. Why do you believe that the methodology you selected successfully achieves the statutory objectives and furthers the HMC's priorities for the region? Or if you feel that neither methodology produces ideal outcomes, why do you feel this way?

Both methodologies produced similar outcomes, but the ability to target specific factors like "Jobs-Housing Fit" to specific incomes was a benefit of the Bottom-Up approach.

3. For the bottom-up approach, why did you select the factors you chose for affordable housing, and why did you select the factors you chose for market-rate housing?

See previous question for some info. For affordable housing, I used Jobs Proximity Auto and Jobs Proximity Transit as alternatives to VMT/GHG. I also used Access to High Opportunity Areas to support regional equity and opportunity. In addition, for affordable housing, I added the Jobs-Housing Fit factor. This factor addresses local issues where affordable housing may be most in need based on the make-up of jobs in the jurisdiction.

For market rate units, I focused on Jobs Proximity Auto, since it is so important to VMT/GHG. I also added Jobs-Housing Balance to reflect local jurisdictions' responsibilities to grow in a balanced way. Lastly, I included Access to High Opportunity Areas and Jobs Proximity Transit for similar reasons as above, but to a lesser degree.

OTHER COMMENTS

1. *Sometimes the Map doesn't render the same for the different methodologies, even when the same inputs (and same outputs) are used. Makes comparative analysis more difficult.*

2. *There were some shortfalls of some specific metrics:*

a. *VMT. Using VMT should reduce GHG and support regional sustainability goals. However, the VMT factor would not reduce regional VMT. Low VMT places like San Francisco and Oakland would not receive very many units with this factor, while High VMT places like unincorporated areas would receive a large number of units with this factor. In the future, the VMT factor should be re-created to minimize the modeled VMT of housing in these areas, rather than maximizing the modeled VMT of jobs. As an alternative to VMT, I used Jobs-Housing Balance, Jobs Proximity Auto and Jobs Proximity Transit.*

b. *Transit Connectivity. This could be a proxy for transit-use potential, but only if there are also policies to direct job growth to the TPAs. It isn't clear what those policies would be or their efficacy. In addition, if Plan Bay Area is used to set the RHNA baseline, this factor would be double-counted. I used this factor for the Income Shift, but did not use it for the bottom-up, because other factors seemed more relevant to specific incomes.*

c. *Jobs Proximity Transit. This factor discounts jobs in a number of areas and should be updated to address job and transportation policies in cities and Plan Bay Area.*

From:	Anita Addison <aaddison@laclinica.org>
Sent:	Sunday, July 5, 2020 5:28 PM
To:	Eli Kaplan
Subject:	Pre-meeting Activity for July HMC
Attachments:	Anita Addison_Bottom-Up.csv; Anita Addison_Income Shift.csv

Hello:

Attached are my two spreadsheets.

<u>Which of the two methodologies that you created produces better outcomes for the region?</u>

- Bottom-up

<u>Why do you believe that the methodology you selected successfully achieves the statutory objectives and furthers the HMC's priorities for the region? Or if you feel that neither methodology produces ideal outcomes, why do you feel this way?</u>

Based on the factors that I chose, the Bottom Up methodology produced better metrics performance related to the statutory goals. However, the model is very complex and the Bottom-up approach might be more difficult to explain. In light of this, I limited the number of factors.

<u>For the bottom-up approach, why did you select the factors you chose for affordable housing, and why did you select the factors you chose for market-rate housing?</u>

- Affordability
  - o Access to High Opportunity Areas -50% This aligns with the HCD High Opportunity Areas that have already been established, The High Opportunity Areas definition includes a number of recognized equity factors.
  - o Jobs-Housing Fit - 50% My opinion is that it's important that people in low-wage jobs be able to find housing within the same jurisdictions where they work. Transportation is expensive and is therefore more burdensome on low-wage workers than higher income workers.

- Market-Rate Housing
  - o Job Proximity - Auto - 60% Locating housing closer to job centers will help to reduce traffic congestion.
  - o Transit Connectivity - 40% I chose this factor because I thought it would take into consideration existing as well as future transit areas and might help to promote transit-oriented development.

Anita Addison, MCP, MPH
Chief of Planning & Strategic Advancement
La Clinica de La Raza, Inc.
P.O. Box 22210
Oakland, CA 94623
(510) 535-2901

Eli Kaplan

From: Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>
Sent: Monday, July 6, 2020 6:31 PM
To: Eli Kaplan
Subject: Pre-meeting activity for July HMC
Attachments: Brilliot - Bottom Up Methodology.csv; Brilliot Income shift methodology.csv

In the body of the email, briefly respond to the following questions. Your answers do not need to be longer than a few sentences.

• Which of the two methodologies that you created produces better outcomes for the region?
Both of my attached methodologies selected focus housing growth within the inner bay area and close to jobs, thereby having the potential to reduce VMT, GHG, and improve the quality of life in the Bay Area. However, I slightly prefer the bottom up approach because it has less growth in outlying jurisdictions and appears to locate more low and very low income housing units in high opportunity communities, thereby furthering the fair housing and equity objectives. Furthermore, based on the metrics in the tool, the Bottoms Up approach performs slightly better in allocating more housing growth to jobs and transit rich jurisdictions.

• Why do you believe that the methodology you selected successfully achieves the statutory objectives and furthers the HMC's priorities for the region? Or if you feel that neither methodology produces ideal outcomes, why do you feel this way?

Based on a review of the metrics in the tool, the methodology I selected performed relatively well on all five of the RHNA statutory objectives, and was one of the best performing alternatives that I tested using both the Bottom Up and Income shift approaches. The methodology allocated low income housing into high opportunity areas, matches the housing growth by income level to the jobs by income level within that community, and allocated housing growth to jurisdictions that are jobs and transit rich etc.

• For the bottom-up approach, why did you select the factors you chose for affordable housing, and why did you select the factors you chose for market-rate housing?

I choose the High Opportunity metric because I believe it is important to provide low income people better access to the educational and economic opportunities that are available in these higher opportunity areas, and this metric furthers fair housing. I choose the jobs housing fit metric, because this would allow lower income individuals and families the opportunity to live within or at least closer to the the communities in which they work, improving their quality of life and reducing traffic congestion, VMT/GHG for the bay area as a whole. The market rate factors I choose (Jobs housing Balance and Auto and Transit proximity) were selected with the intent to locate higher income workers and households in locations proximate and accessible to jobs.

Eli Kaplan

From: Amanda Brown-Stevens <abrownstevens@greenbelt.org>
Sent: Monday, July 6, 2020 5:13 PM
To: Eli Kaplan
Cc: Zoe Siegel
Subject: Pre- meeting activity for July HMC
Attachments: rhna_factor_values_BrownStevens_bottom up.csv; rhna_factor_values_BrownStevens_income shift.csv

- Which of the two methodologies that you created produces better outcomes for the region?

They are similar but I think the income shift is preferable.

- Why do you believe that the methodology you selected successfully achieves the statutory objectives and furthers the HMC's priorities for the region? Or if you feel that neither methodology produces ideal outcomes, why do you feel this way?

I think prioritizing access to high opportunity areas and jobs/housing balance as the primary factors, and then using a 100% income shift, focuses growth in the areas that make the most sense to affirmatively further fair housing goals, as well as reduce GHG emissions and increase quality of life, while protecting natural resources. Including natural hazards reduces future vulnerability.

- For the bottom-up approach, why did you select the factors you chose for affordable housing, and why did you select the factors you chose for market-rate housing?

The change I made was to use jobs housing balance for market rate, and jobs housing fit for affordable.

On Thu, Jun 25, 2020 at 4:41 PM Fred Castro <fcastro@bayareametro.gov> wrote:

ABAG Housing Methodology Committee Members:

Regarding a pre-meeting activity to be completed before the 7/9/20 ABAG Housing Methodology Committee meeting.

As mentioned at the June HMC meeting last week, staff would like to provide committee members with time to use the RHNA online visualization tool and further explore factors and income allocation approaches for the RHNA methodology. Accordingly, staff has designed an activity for HMC members to complete individually prior to the July 9th meeting. This activity will guide HMC members through using the tool and creating potential RHNA methodologies using both the "income shift" and "bottom-up" income allocation approaches discussed at previous HMC meetings.

Polling of HMC members at the June HMC meeting indicated that 1/3 of the committee is undecided about their preferred income allocation approach. Staff intends for this activity to assist HMC members with assessing the strengths and weaknesses of the two approaches. At the HMC meeting on July 9th, staff plans to raise this question again to see if there is more consensus on the preferred income allocation approach for the RHNA methodology. Completing this activity can help inform HMC members' opinions and allow for more robust discussion at the July meeting.

Attached to this email are the instructions for the activity. Staff anticipates that it will take no more than one hour to complete. Please complete the activity and **email your responses to ekaplan@bayareametro.gov by end of day on Monday, July 6** (see the attached instructions for more details).

If you have any difficulty using the tool or have any questions related to this activity, please email Eli Kaplan at ekaplan@bayareametro.gov. In your email, note if you would like a tutorial for how to use the tool prior to the completing this activity.

Staff sincerely appreciates HMC members taking time out of their schedules to complete this activity and looks forward to receiving additional input from the HMC.

For questions, contact Gillian Adams at gadams@bayareametro.gov.

Fred Castro

Clerk of the Board

Association of Bay Area Governments

fcastro@bayareametro.gov

BAY AREA METRO | BayAreaMetro.gov

Association of Bay Area Governments

Metropolitan Transportation Commission

Bay Area Metro Center

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San Francisco, California 94105

Office (415) 820-7913

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Amanda Brown-Stevens
Executive Director
c: (510) 816-2978

Greenbelt Alliance
312 Sutter Street, Suite 402 | San Francisco, CA 94108
greenbelt.org | Facebook | Instagram | Twitter

Eli Kaplan

From:	Paul Campos <pcampos@biabayarea.org>
Sent:	Monday, July 6, 2020 12:17 PM
To:	Eli Kaplan
Subject:	ABAG HMC
Attachments:	Campos Income Shift.xls

Hi Eli,

I have attached my income shift spreadsheet. I am not attaching a "bottoms up" as I find it too confusing and this overall exercise already has too many variables.

I believe the two most important factors for the region's long term housing prosperity are access to opportunity and jobs/housing balance. That is why I have assigned 50% to each along with a 25% income category adjustment.

--
Paul Campos
pcampos@biabayarea.org
415-223-3775

Eli Kaplan

From:	Ellen Clark <eclark@cityofpleasantonca.gov>
Sent:	Tuesday, July 7, 2020 5:21 PM
To:	Eli Kaplan
Subject:	Pre-meeting activity for July HMC
Attachments:	ECLARK_rhna_factor_values INCOME SHIFT.csv; ECLARK_rhna_factor_values_BOTTOM UP.csv

Please see spreadsheets attached. Sorry it is late.

Question 1.   Of the two methodologies, I believe the bottom-up approach provides a better outcome for the region, since it performs better under the evaluation performance metrics in terms of meeting equity and transit efficiency goals, and seems to avoid/mute the effect of allocating many market rate units to proportionately lower-income communities. It also seems relatively equitable in terms of distributing shares of the total RHND to cities across the region (with the possible exception of San Francisco).

Question 2. See answer 1. The methodology appears to appropriately further the statutory objectives, per the performance metrics; it also places an appropriate focus on transit proximity, in addition to equity and jobs factors, to address GHG reduction and environmental goals.

Question 3.   Bottom-Up:
Affordable housing: I selected access to high opportunity areas, and jobs-housing fit as the two metrics; these appear to correlate most closely to factors that can "move the needle" as far as equity-related goals for the region.
Market-Rate Housing: I selected future numbers of jobs, and transit access as factors – regardless of whether residents are commuting (and many still will, regardless of the number of units built close to jobs), transit access is critical to support environmental goals. Placing significant numbers of units in existing residential-heavy communities, and in areas without transit access, makes little sense.

Thank you -

Ellen M. Clark
Director, Community Development Department
D: 925-931-5606
F: 925-931-5483
eclark@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, 200 Old Bernal Ave., Pleasanton, CA 94566

Eli Kaplan

From:	Ranelletti, Darin <DRanelletti@oaklandca.gov>
Sent:	Monday, July 6, 2020 4:56 PM
To:	Eli Kaplan
Subject:	Pre-meeting activity for July HMC
Attachments:	Darin Ranelletti - income shift.csv; Darin Ranelletti - bottom up.csv

Hi Eli,

Attached are my two preferred methodologies -- one for the income shift approach and one for the bottom-up approach.

• Which of the two methodologies that you created produces better outcomes for the region?

ANSWER: It's hard to know without considering the baseline, i.e., before the factors are applied. We need to discuss how the baseline is calculated.

I didn't apply an income shift because while I agree with shifting lower-income units to upper-income areas, I don't agree with shifting upper-income units to lower-income areas.

• Why do you believe that the methodology you selected successfully achieves the statutory objectives and furthers the HMC's priorities for the region? Or if you feel that neither methodology produces ideal outcomes, why do you feel this way?

ANSWER: I used jobs and access to high opportunity areas because jobs drive housing and it's important to address fair housing.

• For the bottom-up approach, why did you select the factors you chose for affordable housing, and why did you select the factors you chose for market-rate housing?

ANSWER: See above answer. I used Jobs-Housing Fit for Affordable due to it's focus on lower-wage jobs and Job Proximity by Auto for Market Rate because many of the high-wage job centers in the region are accessible by car and not by transit.

Looking forward to the conversation on Thursday!

-Darin

Darin Ranelletti, Policy Director for Housing Security | Mayor's Office | City of Oakland | 1 Frank H. Ogawa, 3rd floor | Oakland, CA 94612 | Phone: (510) 238-3460 | Email: dranelletti@oaklandca.gov

Eli Kaplan

From:	Jonathan Fearn <jonathan.fearn@greystar.com>
Sent:	Sunday, July 5, 2020 4:47 PM
To:	Eli Kaplan
Subject:	Pre-meeting Activity for July HMC
Attachments:	Jonathan Fearn_Bottom Up.csv; Jonathan Fearn_Income Shift.csv

Hi Eli,

Please see my spreadsheets for the two methodologies. Regarding the questions:

1) I thought the Bottom Up approach was the better approach. I didn't like the Income Shift approach because if you shifted below 100% then high income areas for example produced less low income housing. However if the shift was above 100% then high income areas produced less market rate housing – which then puts pressure for high income earners seeking opportunities in these areas to expand out and start a top-down gentrification process.
2) I'm not sure either methodology produces an ideal outcome. While the total allocation I felt generally mirrored the goal I was trying to achieve, it got a little more challenging when broken down via income group. For example, I'd like to see a scenario where Palo Alto would have higher rates of increase than East Palo Alto in *all* categories. I wasn't able to find a mix of factors that achieved this.
3) I put a high premium on access to high opportunity areas in the affordable housing scenario (70) while putting the remainder into Job Proximity Auto (30). It wasn't because I felt that lower income people were more apt to travel by auto, but I felt this was the best way to drill at getting housing where jobs are.
   For the market rate scenario I also put a premium for access to high opportunity areas (60) for reasons I describe in Question #2 above. Even though these are high income areas, they are still attractive for high income individuals. If there are not accommodations made for them, the high income households look to other, more affordable areas which creates gentrification effects. The remainder I put in Jobs/Housing Balance for obvious reasons.

Please let me know if you have any questions.

Best,

Jonathan Fearn | Greystar
Sr. Director, Development
Office**: 415.527.2869** Mobile: **415.748.2302**

From: Fred Castro <fcastro@bayareametro.gov>
Sent: Wednesday, July 1, 2020 3:05 PM
Subject: FW: ABAG Housing Methodology Committee -- Pre-meeting Activity

ABAG Housing Methodology Committee Members:

Please remember to complete the pre-meeting activity before next week's HMC meeting on Thursday, July 9th. Staff would like to incorporate your input from the activity in the meeting, and so your feedback must be received by Monday. **Please email your completed activity responses to ekaplan@bayareametro.gov by end of day on Monday, July 6** (see the attached instructions for more details).

If you have any difficulty using the tool or have any questions related to this activity, please email Eli Kaplan at ekaplan@bayareametro.gov. In your email, note if you would like a tutorial for how to use the tool prior to the completing this activity.

Staff is grateful for your feedback and looks forward to the discussion next week.

Fred Castro
Office (415) 820-7913
Cell (415) 690-0529

From: Fred Castro
Sent: Thursday, June 25, 2020 4:41 PM
Subject: ABAG Housing Methodology Committee -- Pre-meeting Activity

ABAG Housing Methodology Committee Members:

Regarding a pre-meeting activity to be completed before the 7/9/20 ABAG Housing Methodology Committee meeting.

As mentioned at the June HMC meeting last week, staff would like to provide committee members with time to use the RHNA online visualization tool and further explore factors and income allocation approaches for the RHNA methodology. Accordingly, staff has designed an activity for HMC members to complete individually prior to the July 9th meeting. This activity will guide HMC members through using the tool and creating potential RHNA methodologies using both the "income shift" and "bottom-up" income allocation approaches discussed at previous HMC meetings.

Polling of HMC members at the June HMC meeting indicated that 1/3 of the committee is undecided about their preferred income allocation approach. Staff intends for this activity to assist HMC members with assessing the strengths and weaknesses of the two approaches. At the HMC meeting on July 9th, staff plans to raise this question again to see if there is more consensus on the preferred income allocation approach for the RHNA methodology. Completing this activity can help inform HMC members' opinions and allow for more robust discussion at the July meeting.

Attached to this email are the instructions for the activity. Staff anticipates that it will take no more than one hour to complete. Please complete the activity and **email your responses to ekaplan@bayareametro.gov by end of day on Monday, July 6** (see the attached instructions for more details).

If you have any difficulty using the tool or have any questions related to this activity, please email Eli Kaplan at ekaplan@bayareametro.gov. In your email, note if you would like a tutorial for how to use the tool prior to the completing this activity.

Staff sincerely appreciates HMC members taking time out of their schedules to complete this activity and looks forward to receiving additional input from the HMC.

For questions, contact Gillian Adams at gadams@bayareametro.gov.

Fred Castro
Clerk of the Board
Association of Bay Area Governments
fcastro@bayareametro.gov

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Association of Bay Area Governments
Metropolitan Transportation Commission

Bay Area Metro Center
375 Beale Street, Suite 800
San Francisco, California 94105
Office (415) 820-7913
Cell (415) 690-0529

From:	Victoria Fierce <victoria@carlaef.org>
Sent:	Monday, July 6, 2020 3:18 PM
To:	Eli Kaplan
Subject:	Pre-meeting activity for July HMC
Attachments:	rhna_factor_values (1).csv; rhna_factor_values (2).csv

Hi.

Attached is my homework for the July HMC meeting, and here are my responses:

• Which of the two methodologies that you created produces better outcomes for the region?

The income shift approach.

• Why do you believe that the methodology you selected successfully achieves the statutory objectives and furthers the HMC's priorities for the region? Or if you feel that neither methodology produces ideal outcomes, why do you feel this way?

I think this methodology is easy to understand and consistent with our statutory obligations. The bottom-up approach seems to be an attempt to separate affordable housing needs from market housing needs, which doesn't make any sense to me; people will end up living wherever they can fit at a price they'll afford which for many low-income families often results in market rate housing. In this sense, market rate housing fills in the gaps in affordable housing availability, and it seems backwards to me to decide where our gap-filling happens before we figure out where the gaps actually are.

To me, the income shift approach directly attacks the goal of affirmatively furthering fair housing by linking a region's own material wealth with a need to redistribute that wealth. The more income a community receives, the more low-income families will be provided an opportunity to tap into that community prosperity. In the bottom-up approach, there is no similar knob.

Something else I noticed with the bottom-up approach is that it seems to treat affordable housing and market rate housing as in a competition for exclusive use of a city; increasing affordable housing allocations in expensive cities results in a significant reduction in market-rate housing. Purposefully increasing the separation between market rate and subsidized renters is exactly the opposite of affirmatively furthering fair housing.

I understand that MTC planners will disagree and insist that I'm reading the model wrong and in that case I need to ask: if I, a well versed expert in housing policy, can't understand the model, then what guarantee do we have that the model doesn't have a poorly understood edge case that we'll discover only after it is written into law and it turns out Atherton once again has a microscopic allocation? Finally, as an engineer, I'm reminded of the KISS principle: Keep It Simple, Stupid. More moving parts means more bugs which means more problems and in this instance "more problems" means "more segregation".

• For the bottom-up approach, why did you select the factors you chose for affordable
housing, and why did you select the factors you chose for market-rate housing?

I selected them because I had to pick some, and as described above, I fundamentally disagree with and reject the bottom-up approach. However, I chose my income shift factors based on the outcome of the dot voting exercise earlier

this year. There is a strong consensus among my peers in the affordable housing advocacy space that the Housing Crescent factors produce the best outcome. Despite my best efforts and my engineering degree, I was unable to solve this 20 variable differential equation problem in a way that produced metrics anywhere close to what I chose in the 11 variable income shift approach.

Eli Kaplan

From:	Neysa Fligor <nfligor@losaltosca.gov>
Sent:	Monday, July 6, 2020 3:47 PM
To:	Eli Kaplan
Subject:	Premeeting activity for July HMC
Attachments:	NFligor Income Shift 1.csv

Hi,

I believe the income shift approach is the better approach in achieving a fair distribution or "fair housing" objective throughout the region, both in terms of the allocation numbers and the allocations based on categories. The 4 factors I selected support the intent and objectives of the RHNA process, including increasing diversity of housing throughout the Bay Area, affirmatively furthering fair housing, and protecting the environment/reducing GHG emissions. Thanks.
Best,
Neysa

Eli Kaplan

From:	Gentry, Mindy <Mindy.Gentry@cityofconcord.org>
Sent:	Wednesday, July 8, 2020 3:07 PM
To:	Eli Kaplan
Subject:	Pre-meeting activity for July HMC
Attachments:	Mindy Gentry - Income Shift & Bottom Up.csv

Hi Eli,

I realize I didn't make the cutoff deadline, but still wanted to submit my spreadsheets in the hopes that they can be incorporated.

1. From the different scenarios I created, I seemingly achieved better results for the region with the income shift approach.

2. I think the selected methodology successfully achieves the objectives and priorities for the region because it resulted in placing the majority of the housing units in the three major job centers of the Bay Area (SF, Oakland, and SJ). There is already a housing shortage in the Bay Area and to not plan for additional housing units in these three major job centers – where future growth is projected -- is short sided because that is where the region is the most deficient and if steps are not taken now to alleviate the imbalance, the problem will only exacerbate over time. Further, by placing housing next to jobs it will allow for a reduction in VMT, reduce GHG emissions, and alleviate transit and roadway congestion. This approach will also minimize large housing numbers in the outlying suburban portions of the Bay Area, which would only increase VMT and traffic congestion. In addition, it also allows for placement of housing in close proximity to transit as well as provision of access to high resource areas to further affirmatively fair housing.

3. For the bottom-up approach, I selected for affordable housing: Access to HRA, Job Proximity to Transit, and Future Jobs. I was aiming for an allocation that would shift affordable units to the three main job centers to facilitate affordability to those high cost areas, increase access to transit to reduce congestion and emissions, and to anticipate where future job growth will occur to address the existing and future needs. For market-rate housing, I selected: VMT, Divergence Index, and Future Jobs. I selected these factors to decrease VMT and GHG emissions, decrease segregation, but in a such a manner to not encourage or result in displacement, and to anticipate where future job growth will occur to address existing and future housing needs.

Thank you,

Mindy Gentry
Planning Manager, Community Development Department
City of Concord | Website: www.cityofconcord.org
☎ (925) 671-3369 | ✉ mindy.gentry@cityofconcord.org
1950 Parkside Drive, MS 53, Concord, CA 94519

Community Development Department
www.cityofconcord.org | www.concordfirst.com

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From:	Macedo, Tawny@HCD <Tawny.Macedo@hcd.ca.gov>
Sent:	Monday, July 6, 2020 5:34 PM
To:	Eli Kaplan
Subject:	Pre-meeting Activity for July HMC
Attachments:	ABAG rhna_allocations . TMacedo Income shift.csv

External Email

Hi Eli,

My thoughts from the exercise are that it was helpful to solidify/designate time for members to work with the tool. I preferred using the income shift on top of the factors vs. the bottom up approach. I'm attaching the data from the income shift approach. My responses to questions in the activity are listed below.

1) For the income shift approach, I applied a 150% income shift two the Code Red combo of factors, and another combination similar that that (70% High Opportunity, 20% Jobs-Housing Fit, 10% Natural Hazards). This distribution seems like it would be impactful in the region. I'm not familiar with the natural hazard index specifics and am not tied to this factor, but used it because of the outcomes noted by the group that selected this combination of factors. The use of Plan Bay Area as a baseline may change the ratio of the first two factors and not need the third, depending on how Plan Bay Area directs growth.

2) For the bottom up approach, I couldn't find a clear combination of metrics for both income levels that resulted in outcomes that meet state equity and climate goals. I applied the 'Code Red' combination of factors for the affordable housing. When modifying different factors for the market-rate housing factors, the results were not as predictable as the other approach in terms of the total and income level allocation.
   a. One scenario I tried was to use the same factors and weighting for both affordable housing and market-rate housing. The total allocation appeared to meet equitability (in that high opportunity areas received a larger RHNA), however the distribution across incomes were the same proportion across the jurisdictions. Given the same proportions, it wasn't clear the allocation demonstrated an equitabile distribution when referencing the measures in the tool that gauge if the allocation meets the statutory objectives of RHNA.

3) The areas to grow market housing may not be much different than those for affordable, close to opportunity and jobs housing fit could work for both to meet state housing and climate goals. I played with the VMT measure, it may be more useful to have a VMT map for the region based on SB 743 or to confirm if the data modeled for this metric takes into account miles traveled by those working in the region that are super commuters. The VMT measure as is didn't seem to have the impact expected on the distribution.

Thanks,
Tawny

From: Fred Castro <fcastro@bayareametro.gov>
Sent: Thursday, June 25, 2020 4:41 PM
Subject: ABAG Housing Methodology Committee -- Pre-meeting Activity

ABAG Housing Methodology Committee Members:

Regarding a pre-meeting activity to be completed before the 7/9/20 ABAG Housing Methodology Committee meeting.

As mentioned at the June HMC meeting last week, staff would like to provide committee members with time to use the RHNA online visualization tool and further explore factors and income allocation approaches for the RHNA methodology. Accordingly, staff has designed an activity for HMC members to complete individually prior to the July 9th meeting. This activity will guide HMC members through using the tool and creating potential RHNA methodologies using both the "income shift" and "bottom-up" income allocation approaches discussed at previous HMC meetings.

Polling of HMC members at the June HMC meeting indicated that 1/3 of the committee is undecided about their preferred income allocation approach. Staff intends for this activity to assist HMC members with assessing the strengths and weaknesses of the two approaches. At the HMC meeting on July 9th, staff plans to raise this question again to see if there is more consensus on the preferred income allocation approach for the RHNA methodology. Completing this activity can help inform HMC members' opinions and allow for more robust discussion at the July meeting.

Attached to this email are the instructions for the activity. Staff anticipates that it will take no more than one hour to complete. Please complete the activity and **email your responses to ekaplan@bayareametro.gov by end of day on Monday, July 6** (see the attached instructions for more details).

If you have any difficulty using the tool or have any questions related to this activity, please email Eli Kaplan at ekaplan@bayareametro.gov. In your email, note if you would like a tutorial for how to use the tool prior to the completing this activity.

Staff sincerely appreciates HMC members taking time out of their schedules to complete this activity and looks forward to receiving additional input from the HMC.

For questions, contact Gillian Adams at gadams@bayareametro.gov.

Fred Castro
Clerk of the Board
Association of Bay Area Governments
fcastro@bayareametro.gov

BAY AREA METRO | BayAreaMetro.gov
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Metropolitan Transportation Commission

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Eli Kaplan

Eli,

Attached are my responses to the HMC Pre-Meeting Activity.

Fernando Martí (HMC Member)

Questions from ABAG Staff

Which of the two methodologies that you created produces better outcomes for the Region?
> The most appropriate methodology given the metrics from ABAG Staff is the bottom-up approach using Jobs-Housing Fit for Market-Rate Housing and High-Opportunity Access for Affordable Housing.

Why do you believe that the methodology you selected successfully achieves the statutory objectives and furthers the HMC's priorities for the region? Or if you feel that neither methodology produces ideal outcomes, why do you feel this way?
> Within the limitations of the factors we are allowed to consider, this methodology directs more affordable housing to high-opportunity areas, and does not greatly increase the overall share of allocation to the big three cities and working-class suburbs. However, for the reasons explained below, the methodology DOES NOT produce ideal outcomes, because it continues and exacerbates past patterns of directing most market-rate production toward the big three cities (basically, doubling their RHNA goals), and will likely trigger by-right market-rate housing concentrated in sensitive gentrifying communities.

For the bottom-up approach, why did you select the factors you chose for affordable housing, and why did you select the factors you chose for market-rate housing?
> The High-Opportunity Access factor for Affordable Housing directs more affordable housing to high-opportunity areas, while the Jobs-Housing Fit factor for Market-Rate Housing at least does not greatly increase the overall share of allocation to the big three cities and working-class suburbs.

Housing Goals and Starting Points

In our conversations with allies across the region, there are two equally important housing equity goals that we housing advocates need to focus on in this RHNA update process:

1.
2. providing access to housing

3. opportunities in high-resource areas by affirmatively furthering affordable housing and increasing housing production in general, and;
4.
5.
6. protecting urban "sensitive
7. communities" from gentrification and displacement pressures and aligning jobs-housing-fit by prioritizing affordable housing over market-rate production.
8.

Historically, many Bay Area suburban cities have suppressed housing development at all levels whether by restrictive zoning or through the approvals process. Additionally, in previous RHNA cycles ABAG allocated housing goals to the suburbs far below their regional share of households, allowing the suburbs to get by without having to zone for additional housing. On the other hand, ABAG gave the "big three" cities of the region much larger allocations than their share of households, and these cities have exceeded their production of market-rate housing in almost every RHNA cycle.

These two policy decisions in the past RHNA updates have contributed to increasing regional racial and economic segregation. In suburban areas, a certain scale of market-rate housing may result in "naturally affordable" housing, if sufficient land is zoned for it and permits approved; however, in the three "hot-market" cities that already have a backlog of approved units, increasing market-rate approvals will fuel land speculation, and much of what does get built ends up in "sensitive communities" already suffering from gentrification and displacement pressures. Given COVID-19 and the looming recession, the new RHNA determination, almost 2.5 times larger than the current goals for market rate housing, will be nearly impossible to achieve.

Moreover, the increase in the overall RHNA numbers, based on current overcrowding and rent burden, which has the greatest impact on lower-income residents and is the result of previous underperformance in affordable housing production, should have prioritized a larger lower-income goal, but did not. The result of SB828, whether intentional or not, was to ignore the actual "underperformance" (which was primarily in affordable housing), the impact of rent burden and overcrowding (which is primarily on lower-income people), and the past imbalance of RHNA allocations away from suburbs and suburban job centers and to the big three cities. Yet, all of this is ignored by ABAG's methodology by using an initial baseline that begins by allocating the already high determination evenly to cities based on share of households, ie, with the starting numbers already weighed heavily to the big three cities, regardless of past performance on housing production.

We looked at the three big cities (SF, Oakland, and San Jose), then looked at working-class suburbs (Richmond, EPA, Antioch, Pittsburgh, Concord), and finally looked at several of the high resource / high opportunity suburbs (Alameda, Berkeley, Pleasanton, Walnut Creek, Mountain View, and Palo Alto).

Income shift approach and allocation factors

In looking again at the factors that went into the "Jobs Housing Crescent," it seemed like the two most important factors for achieving our twin goals were a combination of Access to High Opportunity Areas and Jobs Housing Fit. High Opportunity generally kept the big three cities at slightly higher than the household share, but increased allocation to H-O suburbs, and decreased to working-class suburbs. Jobs Housing Fit lowered the share to the big three (balancing out the upward trend in H-O Access) and to smaller working-class suburbs, and increased the share in larger H-O suburbs. Jobs Housing Balance increased the share in only some H-O areas, but not as much as H-O factor, and lowered the share in Oakland and San Jose slightly and increased SF slightly. Transit Connectivity and Jobs Proximity Transit greatly increased the share to San Francisco and Oakland, and to some extent San Jose. A combination that minimizes impact on working-class cities, but allocates more to high-opportunity areas, perhaps might be a simple 50/50 split of Access to High-Opportunity Areas and Jobs-Housing Fit (and it's easier to understand) seems like an adjustment to the "Jobs-Housing Crescent" that better achieves the two housing equity goals, prior to looking at income distribution.

However, the Income Shift approach DOES NOT SEEM TO WORK for our two housing equity goals. While a greater shift weighs more toward affordable housing in SF, SJ, and the high opportunity suburbs, it also sends the market-rate housing to working-class cities Oakland, Richmond, EPA, Pittsburgh and Antioch.

Bottom-up approach

Grouping "moderate-income" and "above-mod" together as "market-rate" doesn't seem to make sense. SB35 uses a formula in which all the low-mod are grouped together, and all the market-rate stands alone. This makes sense, because low and mod typically depend on public subsidy, but above-mode is based on the combination of zoning/approvals and market-rate investor decisions.

ABAG staff created scenarios using 2 and 3 factors (actually, 4 and 6 because they used different factors for market-rate and affordable). Based on the previous analysis, we simplified the approach to one factor for each of market-rate and affordable. Using Jobs-Housing Fit for market-rate housing lowered somewhat the amount to the big three and smaller working-class cities, and using High Opportunity Access (and perhaps JHB) for affordable housing increased affordable in High Opportunity Areas. While this resulted in greater market-rate share in some working-class cities (EPA, Richmond, Antioch), this was offset by those cities receiving substantially lower overall allocation, while the H-O cities got higher allocations. In this scenario San Francisco remains at about its household share of the region, still doubling its market-rate housing goal from the current cycle.

Conclusions - Why neither methodology produces ideal outcomes

Whatever the factors used, most scenarios seemed to end up with close to doubling of market-rate allocation for the big three cities and the smaller working class cities, meaning that any way you slice it, SB35 would be triggered. While we generally want affordable to be by-right in ALL cities, and are OK with market-rate becoming by-right in all High Resource suburbs, having market-rate housing become "by right" in all the working-class suburbs and working-class gentrifying neighborhoods of the big cities is likely to have a major impact exacerbating ongoing displacement and regional segregation.

While some of the scenarios explored are better than others, they do not achieve the two critical goals that we housing advocates need to see come out of this RHNA Update process, because they will invariably push market-rate housing approvals as "by-right" into the three big cities.

To achieve our housing equity goals, it seems that we need to do something totally different, beginning with an understanding of actual past "performance," and how housing actually works based on the distinct geographies of the Bay Area. High-resource suburbs should get substantial increases in both affordable and market-rate, in order to provide opportunities and combat racial and economic segregation. Suburban areas that got allocations smaller than their share of households in the last RHNA cycle should get larger allocations this time and other suburbs getting proportional increases in both affordable and market, while lower income or gentrifying areas should get larger allocations of affordable only. The "big three" cities that got allocations bigger than their share of households in the last cycle and still met their market-rate goals should get a lower share of allocations overall and no increase in market-rate development allocation, so as not to encourage further gentrification and regional displacement and segregation. As we understand it, there is no statutory restriction on lowering goals based on overperformance or increasing goals based on underperformance – the statutory restriction is on reducing goals based on past underperformance.

Thank you.

Fernando Martí, *Co-Director*
Council of Community Housing Organizations
CCHO Action
Celebrating 40 years as the voice of San Francisco's affordable housing movement
325 Clementina Street, San Francisco 94103

415-882-0901 office
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NOTE I am generally not in the office on Fridays.
Pronouns: he, him

www.sfccho.org
www.sfcchoaction.org
Follow us on Twitter and Facebook!

Check back here for updates on Affordable Housing Week 2020.

Eli Kaplan

From: Pappas, James (CPC) <james.pappas@sfgov.org>
Sent: Tuesday, July 7, 2020 11:33 PM
To: Eli Kaplan
Subject: Re: ABAG Housing Methodology Committee -- Pre-meeting Activity
Attachments: JPappas_Bottom_up_RHNA_Allocations.xlsx; JPappas_Income_shift_rhna_allocations.xlsx

Hi Eli-

See attached the two spreadsheets for the two RHNA approaches. The two approaches turned out pretty similar for me.

With that said, I prefer the Bottom Up approach as I think it provides more direct connection between the factors and the total allocation and the allocation for the different income groups. The Bottom Up approach also directly relates to the situation of each city based on its characteristics rather than simply shifting income groups around in relation to the average as the Income Shift approach does.

I think the Bottom Up methodology addresses all of the statutory requirements of the RHNA process as I understand them including providing a variety of housing for all incomes, improving the relationship between jobs and housing access, increasing equity and fair housing opportunities for lower income people, supporting infill housing, and meeting our GHG/ VMT reduction goals among others.

For the Bottom Up Affordable Allocation I used the following:
- 40% Access to high opportunity areas- because increasing access to opportunity is important for fair housing
- 20% job-proximity transit – because many lower income people rely on transit
- 40% Jobs-housing fit- to help address imbalances between lower wage jobs and housing for lower income households

For the Bottom Up Market Rate Allocation I used the following:
- 40% job proximity auto- because more higher income people drive it seemed important to locate housing within a shorter drive to work
- 20% job-proximity transit – because we want to continue to use transit to guide growth and serve commuters
- 40% Jobs-housing balance- to help address imbalances between jobs and housing to serve all workers but especially higher income

For Income Shift I ended up thinking that a 100% income shift was most appropriate to ensure equity around the region. Ultimately the income shift does not seem like a particularly useful tool to address equity. For the total allocation for Income shift I used 40% high opportunity areas, 20% auto job access, 20% transit job access, and 20% jobs-housing fit since these seemed most relevant and essentially represent a combination of the affordable and market rate factors used in the Bottom Up.

Hope this is sufficient feedback. Thanks for the activity-

James

From: Eli Kaplan <ekaplan@bayareametro.gov>
Date: Tuesday, July 7, 2020 at 11:07 AM

To: "Pappas, James (CPC)" <james.pappas@sfgov.org>
Subject: RE: ABAG Housing Methodology Committee -- Pre-meeting Activity

Hi James,

No worries! Glad you figured it out. I would be happy to chat if that is helpful for you, but also no need to if you have the tool working properly. It would be great if you could submit your responses to the activity by EOD today. Many thanks for taking the time to complete the activity and share your feedback with us.

Eli

From: Pappas, James (CPC) <james.pappas@sfgov.org>
Sent: Tuesday, July 7, 2020 11:02 AM
To: Eli Kaplan <ekaplan@bayareametro.gov>
Subject: Re: ABAG Housing Methodology Committee -- Pre-meeting Activity

Hi Eli-

Thanks for following up. I realized that I was missing the affordable and market rate buttons on the right hand side above the factors! Sorry about that. I think things are working correctly now.

I will send the spreadsheet today if that's alright- sorry for my confusion. We can still chat if you'd like.

James

From: Eli Kaplan <ekaplan@bayareametro.gov>
Date: Tuesday, July 7, 2020 at 10:22 AM
To: "Pappas, James (CPC)" <james.pappas@sfgov.org>
Subject: RE: ABAG Housing Methodology Committee -- Pre-meeting Activity

Hi James,

I apologize for the issues you encountered while trying to complete the activity. I appreciate you taking the time to send in your response despite these difficulties.

Do you have time today for a brief phone call? I think I have a sense of what is causing this error with the tool and I can walk you through what to do. No worries if you are not available, though. Let me know what sounds best.

Eli

Eli Kaplan
Regional Housing Policy Analyst
ekaplan@bayareametro.gov | 415-778-6722
Pronouns: he/him/his

Bay Area Metro | bayareametro.gov
Metropolitan Transportation Commission
Association of Bay Area Governments

From: Pappas, James (CPC) <james.pappas@sfgov.org>
Sent: Monday, July 6, 2020 8:18 PM
To: Eli Kaplan <ekaplan@bayareametro.gov>
Cc: Fred Castro <fcastro@bayareametro.gov>
Subject: Re: ABAG Housing Methodology Committee -- Pre-meeting Activity

Hi Eli and Fred-

The webpage for the "bottom up" approach was not working for me. I set the factors so that they added up to 100% but I would still receive an error message every time that "the market rate weighting must add up to 100%". See the screen shots below. I'm not sure what is wrong.
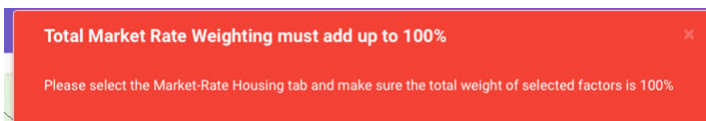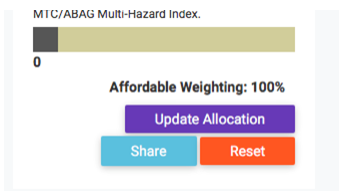
In any event, I had played with the tool a few months ago and I have a sense of what I would like to see which would be roughly below:

- High opportunity areas- 30%
- Auto distance to jobs- 30%
- Transit to jobs- 10-20%
- Jobs housing balance- 20-30%%

The income shift is definitely NOT my preferred approach. Since many cities have both a high concentration of jobs and fewer low income households, it seems unhelpful in the income shift approach that you can only add low income households OR above moderate income households. In contrast, the best housing policy would likely put more housing for everyone in the areas with high job concentrations, high opportunity areas, and fewer low income households. For that reason the bottom up approach is my preferred approach. If we must use the income shift approach a shift of 125-150% or so would be my preferred approach.

I'm not sure if this satisfies the exercise but given the fact that the bottom up page wasn't working for me this is the best I can do at this time-

James

From: Fred Castro <fcastro@bayareametro.gov>
Date: Wednesday, July 1, 2020 at 3:04 PM
Subject: FW: ABAG Housing Methodology Committee -- Pre-meeting Activity

ABAG Housing Methodology Committee Members:

Please remember to complete the pre-meeting activity before next week's HMC meeting on Thursday, July 9th. Staff would like to incorporate your input from the activity in the meeting, and so your feedback must be received by Monday. **Please email your completed activity responses to ekaplan@bayareametro.gov by end of day on Monday, July 6** (see the attached instructions for more details).

If you have any difficulty using the tool or have any questions related to this activity, please email Eli Kaplan at ekaplan@bayareametro.gov. In your email, note if you would like a tutorial for how to use the tool prior to the completing this activity.

Staff is grateful for your feedback and looks forward to the discussion next week.

Fred Castro
Office (415) 820-7913
Cell (415) 690-0529

From: Fred Castro
Sent: Thursday, June 25, 2020 4:41 PM
Subject: ABAG Housing Methodology Committee -- Pre-meeting Activity

ABAG Housing Methodology Committee Members:

Regarding a pre-meeting activity to be completed before the 7/9/20 ABAG Housing Methodology Committee meeting.

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Polling of HMC members at the June HMC meeting indicated that 1/3 of the committee is undecided about their preferred income allocation approach. Staff intends for this activity to assist HMC members with assessing the strengths and weaknesses of the two approaches. At the HMC meeting on July 9th, staff plans to raise this question again to see if there is more consensus on the preferred income allocation approach for the RHNA methodology. Completing this activity can help inform HMC members' opinions and allow for more robust discussion at the July meeting.

Attached to this email are the instructions for the activity. Staff anticipates that it will take no more than one hour to complete. Please complete the activity and **email your responses to ekaplan@bayareametro.gov by end of day on Monday, July 6** (see the attached instructions for more details).

If you have any difficulty using the tool or have any questions related to this activity, please email Eli Kaplan at ekaplan@bayareametro.gov. In your email, note if you would like a tutorial for how to use the tool prior to the completing this activity.

Staff sincerely appreciates HMC members taking time out of their schedules to complete this activity and looks forward to receiving additional input from the HMC.

For questions, contact Gillian Adams at gadams@bayareametro.gov.

Fred Castro
Clerk of the Board
Association of Bay Area Governments
fcastro@bayareametro.gov

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Eli Kaplan

From:	Jane Riley <Jane.Riley@sonoma-county.org>
Sent:	Monday, July 6, 2020 6:13 PM
To:	Eli Kaplan
Cc:	'Noah Housh'; 'Adams, Susan'
Subject:	HMC Activity Responses
Attachments:	Riley_Income_Shift_rhna_factor_values (3).csv; Riley_Bottom_Up_rhna_factor_values (2).csv

Sorry so late in the day.

1. Which of the two methodologies that you created produces better outcomes for the region? Both methodologies seemed to produce acceptable outcomes for the region. I am not willing to commit to a specific methodology as being "best" until I know what factors are going to be used. That said, the "Bottom-Up" approach seemed to provide a stronger correlation with the statutory objectives than even the 150% income shift.

2. Why do you believe that the methodology you selected successfully achieves the statutory objectives and furthers the HMC's priorities for the region? Or if you feel that neither methodology produces ideal outcomes, why do you feel this way? I spent some time running scenarios and, frankly, none of them give me exactly what I want – but I think that's part of the point. There is no ideal solution that will work for everyone; however, it is clear when looking at the region as a whole that either of the scenarios that I have chosen would both achieve the statutory objectives and assign more low0-income housing to high-resource areas, which was the HMC's #1 factor.

3. For the bottom-up approach, why did you select the factors you chose for affordable housing, and why did you select the factors you chose for market-rate housing? For affordable, I selected and heavily weighted High Opportunity Areas (50%) because it was the #1 factor that the HMC wanted to achieve, and a statutory objective. I also chose 20% divergence, 20% transit, and 10% future jobs because we ARE looking forward. For market-rate, I chose 40% divergence to bring communities closer to the medians of their neighbors; 20% job proximity – auto; 20% jobs-housing fit and 20% future jobs – all of which were my attempt to reduce VMT and GHG in areas without good transit and rural areas.

Jane Riley, **AICP**
Comprehensive Planning Manager
Permit Sonoma
(707) 565-7388

Eli Kaplan

From:	Elise Semonian <esemonian@townofsananselmo.org>
Sent:	Monday, July 6, 2020 6:30 PM
To:	Eli Kaplan
Subject:	Pre-meeting activity for July HMC

I'm not attaching spreadsheets since I'm not sure what data will go into the factors and I'm not comfortable with how the unit share increases with factors in a way that does not make sense to me. I don't think using the high resource areas in the base number works out well as it just makes the overall number higher, but not necessarily in a way that makes sense on the ground for development or for equity. I don't like the PDA option as we don't know what PDAs there are yet. We also don't know the jobs data.

I think an income shift of 150% makes sense to me and will result in communities having to plan for income levels that are lower in their community. The lower income numbers will be higher for communities that are high resource and lower for those that have more affordable housing, so it seems to take care of equity as well. This is also easier to explain to lay persons.

I am not worried about displacement as I would believe local communities can plan appropriately for the areas they are concerned about. For example, just like areas with high fire must plan in areas that are more developed, planners can encourage new development in appropriate areas and have appropriate policies to discourage displacement. But, I'm very open to hearing thoughts from the representatives from other jurisdictions and to hear what they believe are the upsides and downsides to these methodologies – and if I'm wrong about my thoughts on displacement.

-Elise

Elise Semonian, Planning Director
525 San Anselmo Avenue
San Anselmo, CA 94960
(415) 258-4636
www.townofsananselmo.org

The Planning Department is working remotely to limit staff and public exposure to COVID-19 (coronavirus),
Please continue to contact us by email or phone.

Part 3: Send staff the methodologies you created
1. Attach both spreadsheets containing the factors and weights for your two methodologies (one spreadsheet for the income shift methodology and one spreadsheet for the bottom-up methodology) to an email. **Address the email to ekaplan@bayareametro.gov and write "Pre-meeting activity for July HMC" in the subject line.**
2. In the body of the email, briefly respond to the following questions. Your answers do not need to be longer than a few sentences. • Which of the two methodologies that you created produces better outcomes for the region?
• Why do you believe that the methodology you selected successfully achieves the statutory objectives and furthers the HMC's priorities for the region? Or if you feel that neither methodology produces ideal outcomes, why do you feel this way?
• For the bottom-up approach, why did you select the factors you chose for affordable housing, and why did you select the factors you chose for market-rate housing?

3. Send this email to ekaplan@bayareametro.gov by end of day on Monday, July 6.

From:	Walsh, Mathew A. <MWalsh@solanocounty.com>
Sent:	Monday, July 6, 2020 1:21 PM
To:	Eli Kaplan
Cc:	Walsh, Mathew A.
Subject:	Premeeting Activity for July HMC
Attachments:	MattWalsh bottom up.csv; MattWalsh Income Shift.csv

Questions/Answers:

1. I prefer the Income Shift approach. It is much simpler to understand and to explain to others (public and decision makers)
2. While I believe both approaches will satisfy the statutory objectives, neither is perfect. Bottom Up provides for more nuance, but I believe its much more complicated and I am not confident that is better for the Bay Area as a whole. Income Shift is simpler and helps to "even out" existing inequities in the dispersement of affordable housing.
3. For the Bottom Up approach, I feel that all income levels should have strong access to High Opportunity Area but that Affordable levels should have a little more. This is why I weighted Affordable at 80% and Market at 60%. I weighted both Market and Affordable at 20% for Jobs-Auto, as both levels should have housing located near job centers (more so than housing near transit). I added 20% for Job-Housing Balance to emphasize the importance of avoiding residential sprawl and assisting to bring jobs and housing closer together.