

Handout – Additional Evaluation Metrics Data

At the August 28th Housing Methodology Committee (HMC) meeting, some committee members proposed an alternative metric for evaluating how well a RHNA methodology is affirmatively furthering fair housing, which staff agreed to consider in advance of future HMC discussions on evaluation metrics. On August 31st, staff received a memo from HMC members Fernando Martí, Carlos Romero, Jeff Levin, and Rodney Nickens Jr. detailing their suggested approach. This comment, including email, memo, and data spreadsheet, was included in the agenda packet for the September 4th HMC meeting.

The proposal from these HMC members included two suggestions (see the comment letter and attachments included in the HMC packet for more details):

1. Identify exclusionary jurisdictions through a composite score
2. Ensure each exclusionary jurisdiction is allocated its fair share of the region's very low and low-income allocations – at least proportional to its share of the region's total households in 2019

Compared to the approach that staff has been using for Metric 5b, the HMC members' proposal:

1. Includes 49 jurisdictions to compare to the rest of the region, based on the "composite score." Staff's approach compared 31 jurisdictions to the rest of the region.
2. Evaluates whether a jurisdiction's share of very low- and low-income units is proportional to its share of existing households. Staff's approach evaluated whether a jurisdiction's share of total units is proportional to its share of existing households.

Staff evaluated the six methodology options included in the September 4th HMC packet using the HMC members' proposed approach. In **Figure 1**, the chart on the left shows whether or not, *as a group*, the 49 jurisdictions that exhibit above average levels of racial and economic exclusion receive allocations of very low- and low-income units that are proportional to their share of existing households. The chart on the right measures jurisdictions *individually*, and shows the share of jurisdictions that receive an allocation of very low- and low-income units that is proportional to its share of existing households. In the left chart, a value of 1 indicates its share of lower-income RHNA is proportional to its share of the region's households.

The charts indicate that, for all methodology options, the group of 49 cities substantially outperforms the control group of the rest of cities in the region. Option 6A and Option 3A, which both heavily weighting the Access to High Opportunity Areas factor, perform best. The poorest performer is 4A, which is more focused on proximity to jobs.

Table 1 shows the level of proportionality for each jurisdiction's allocation of lower-income RHNA units compared to existing households in each of the six methodology options. Proportions greater than 1 are highlighted in green.

Staff are providing this handout for the HMC's consideration, to inform both dialogue on factors and weights at the September 4th meeting as well as any further conversation on evaluation metrics at the September 18th meeting.

Figure 1

OBJECTIVE 5: Does the allocation affirmatively further fair housing?

Comparison between the top 49 jurisdictions exhibiting above average racial and socioeconomic exclusion and the rest of the region

METRIC 6a.1: Do jurisdictions with levels of racial and socioeconomic exclusion above the regional average receive a share of the region's very low- and low-income housing need that is at least proportional to their share of the region's households?

METRIC 6a.2: Do jurisdictions with levels of racial and socioeconomic exclusion above the regional average receive a share of the region's very low- and low-income housing need that is at least proportional to their share of the region's households?

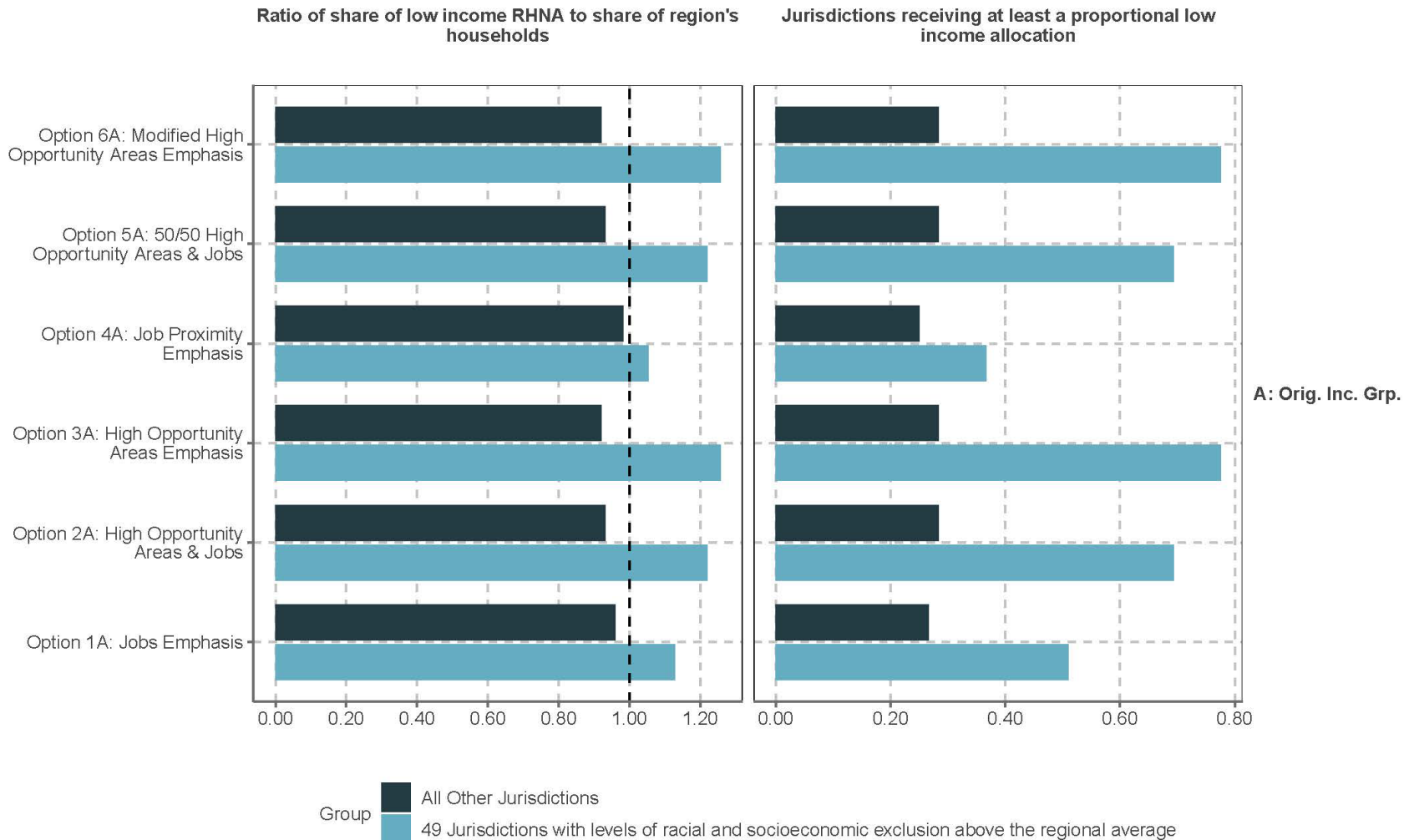


Table 1: Results for Metric 6a.2 – 49 Jurisdictions Classified as Upper Income, Upper Segregation

Jurisdiction	County	Option 1A: Jobs Emphasis	Option 2A: High Opportunity Areas & Jobs	Option 3A: High Opportunity Areas Emphasis	Option 4A: Job Proximity Emphasis	Option 5A: 50/50 High Opportunity Areas & Jobs	Option 6A: Modified High Opportunity Areas Emphasis
Atherton	San Mateo	1.24	1.38	1.14	0.98	1.38	1.14
Belmont	San Mateo	0.92	1.00	1.10	0.88	1.00	1.10
Belvedere	Marin	1.10	1.20	1.33	1.05	1.20	1.33
Clayton	Contra Costa	1.07	1.20	1.23	0.95	1.20	1.23
Corte Madera	Marin	1.21	1.35	1.41	1.12	1.35	1.41
Cupertino	Santa Clara	1.85	2.05	2.10	1.66	2.05	2.10
Daly City	San Mateo	0.85	0.79	0.76	0.90	0.79	0.76
Danville	Contra Costa	0.98	1.10	1.12	0.87	1.10	1.12
Dublin	Alameda	1.11	1.24	1.31	1.02	1.24	1.31
Fairfax	Marin	0.97	1.07	1.18	0.94	1.07	1.18
Foster City	San Mateo	0.99	1.10	1.15	0.90	1.10	1.15
Fremont	Alameda	1.22	1.34	1.42	1.14	1.34	1.42
Gilroy	Santa Clara	0.71	0.74	0.68	0.66	0.74	0.68
Half Moon Bay	San Mateo	0.69	0.72	0.63	0.63	0.72	0.63
Healdsburg	Sonoma	0.63	0.64	0.57	0.59	0.64	0.57
Hercules	Contra Costa	0.58	0.59	0.52	0.55	0.59	0.52
Hillsborough	San Mateo	1.33	1.53	1.41	1.06	1.53	1.41
Lafayette	Contra Costa	1.04	1.14	1.23	0.98	1.14	1.23
Larkspur	Marin	1.06	1.16	1.27	1.02	1.16	1.27
Livermore	Alameda	0.95	1.02	1.01	0.88	1.02	1.01
Los Altos	Santa Clara	1.33	1.49	1.45	1.13	1.49	1.45
Los Altos Hills	Santa Clara	0.95	1.06	1.13	0.87	1.06	1.13
Los Gatos	Santa Clara	0.86	0.96	1.03	0.81	0.96	1.03
Menlo Park	San Mateo	1.16	1.25	1.30	1.11	1.25	1.30

Jurisdiction	County	Option 1A: Jobs Emphasis	Option 2A: High Opportunity Areas & Jobs	Option 3A: High Opportunity Areas Emphasis	Option 4A: Job Proximity Emphasis	Option 5A: 50/50 High Opportunity Areas & Jobs	Option 6A: Modified High Opportunity Areas Emphasis
Mill Valley	Marin	0.88	0.97	1.04	0.82	0.97	1.04
Millbrae	San Mateo	1.51	1.65	1.79	1.44	1.65	1.79
Milpitas	Santa Clara	1.83	1.92	1.89	1.72	1.92	1.89
Monte Sereno	Santa Clara	0.81	0.90	0.96	0.76	0.90	0.96
Moraga	Contra Costa	1.20	1.33	1.41	1.11	1.33	1.41
Orinda	Contra Costa	0.96	1.07	1.15	0.90	1.07	1.15
Palo Alto	Santa Clara	1.91	2.09	2.23	1.80	2.09	2.23
Piedmont	Alameda	1.00	1.06	1.08	0.97	1.06	1.08
Pleasant Hill	Contra Costa	0.88	0.95	0.97	0.82	0.95	0.97
Pleasanton	Alameda	1.20	1.33	1.38	1.09	1.33	1.38
Portola Valley	San Mateo	0.84	0.93	1.00	0.78	0.93	1.00
Ross	Marin	0.95	1.05	1.14	0.92	1.05	1.14
San Anselmo	Marin	0.90	0.98	1.09	0.86	0.98	1.09
San Carlos	San Mateo	1.20	1.31	1.39	1.13	1.31	1.39
San Ramon	Contra Costa	1.15	1.28	1.34	1.04	1.28	1.34
Saratoga	Santa Clara	1.04	1.15	1.25	0.98	1.15	1.25
Sausalito	Marin	1.03	1.14	1.21	0.96	1.14	1.21
St. Helena	Napa	0.59	0.61	0.53	0.55	0.61	0.53
Sunnyvale	Santa Clara	1.19	1.24	1.30	1.16	1.24	1.30
Tiburon	Marin	1.04	1.15	1.27	0.99	1.15	1.27
Unincorporated Marin	Marin	0.96	1.04	1.12	0.91	1.04	1.12
Unincorporated Napa	Napa	0.75	0.79	0.68	0.65	0.79	0.68
Union City	Alameda	0.86	0.89	0.78	0.77	0.89	0.78
Windsor	Sonoma	0.64	0.65	0.58	0.59	0.65	0.58
Woodside	San Mateo	1.37	1.58	1.42	1.08	1.58	1.42