

# MINUTES

## HOUSING SUBCOMMITTEE

### REGIONAL PLANNING COMMITTEE

Wednesday, May 1st, 2019, 11:00 AM – 12:30 PM

Tamalpais Conference Room  
375 Beale Street, 7<sup>th</sup> Floor  
San Francisco, CA 94105

**1. Roll Call / Introductions (Chair, Carlos Romero) [11:00 / 5]**

**Pat Eklund          Melissa Jones          Paul Penninger          Carlos Romero**

**2. Approval of agenda (Chair)**

**3. Approval of April minutes (Chair) 11:05 / 5]**

**4. Public comment on items not on the agenda (Chair) [11:10 / 5]**

**5. Session Overview and Housing Updates (A. Chan) [11:15 / 10]**

Ada Chan, Regional Planner, provided an overview of the meeting items and shared information on Solano and San Mateo Planning Commissioner Trainings efforts and SB2 collaborative proposals under consideration throughout the region.

Melissa Jones, shared information about BARHII's Healthy and Resilient Homes Leadership Program which will train and support a cohort of local public health department staff, and allies from sister agencies, to implement their county's priority solutions to improve housing quality, stability, and resilience.

**6. Housing Legislative Working Group Update (K. Kirkey) [11:25/ 20]**

Ken Kirkey, Director of the Regional Planning Program provided an update on Housing Legislative Working Group activities and its structure. The focus is on the current cycle of bills, the group is meeting weekly, feedback is tracked and provided to the ABAG/MTC. Joint Legislative Committee Meeting where action is taken.

Georgia Gann Dohrmann, Legislative Analyst – joined committee to provide update on key bills and next steps in the legislative process.

Committee Member Ekhlund reflected that between MTC and ABAG, there are multiple meetings related to Housing that she, as a member, had to choose between and that consumed a lot of staff capacity.

**7. RHNA Schedule and Overview (D Ulama and G Adams) [11:45/40]**

Gillian Adams, Principal Planner provided briefing on RHNA timeline, sub-region formation, and changes in the RHNA process which include increased HCD scrutiny over methodology process, and Affirmatively Furthering Fair Housing.

Committee Member Ekhlund expressed interest in the role of the RPC and RPC Housing Sub-committee in the RHNA process, and requested copies of memo going to jurisdictions regarding the RHNA process be also sent to electeds.

Director Kirkey discussed how many committees exist between both MTC and ABAG some of which maybe duplicative in some areas. The Plan and initiatives under the Plan go through the joint MTC/ABAG Admin Committee. Executive staff is currently working with ABAG Board Chair David Rabbit to identify places where there maybe opportunities for synergies and combining committee efforts.

Darryl Ulama, HCD Fellow, reviewed legislation impacting Housing Elements. AB879 requires a housing element analyze governmental constraints and remove nongovernmental constraints to the development of housing. AB879 also extends APR requirements to charter cities and directs the Department of Housing and Community Development (HCD) to complete a development fee study: AB1397 Makes changes to housing element law by revising what may be included in a locality's inventory of land suitable for residential development. Both pieces of legislation passed in the 2017/2018 session significantly impact RHNA eligible sites.

Committee members discussed the meaning of “removing nongovernmental constraints”. Chair Romero encouraged staff to share analysis of eligible sites with jurisdictions in order to be included in SB2 funding applications. Member Penninger highlighted the need for local jurisdictions to consistently update zoning to match housing element.

Director Kirkey briefed committee members on the Governor’s bill which provides funding to COGs to assist in RHNA implementation.

**8. Adjourn [12:30]**

**AGENDA BUILDING:**

Next Meeting: Purpose / Role of RPC Housing Sub-Committee  
HCD Development Fee Study