



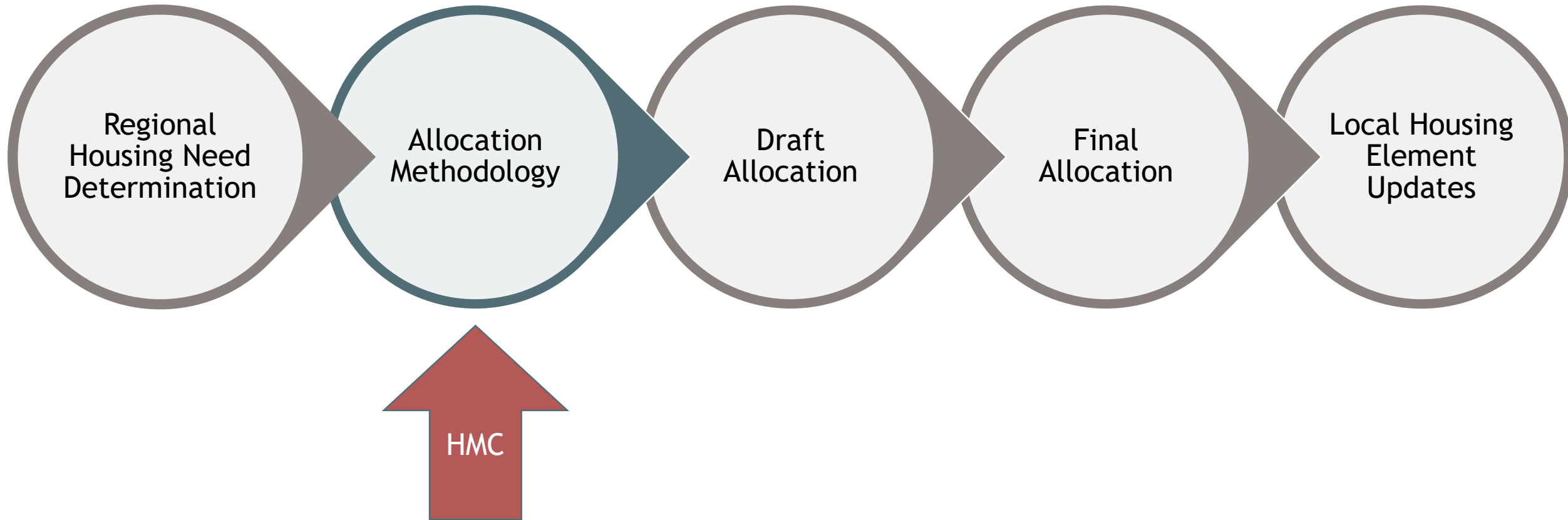
Regional Housing Needs Allocation Overview

ABAG Housing
Methodology Committee
October 18, 2019

What is RHNA?

- **State law requires that all jurisdictions must plan to meet the housing needs of everyone in the community.**
- **State's role:** identify total number of units, across all income groups, for which the region must plan
- **ABAG's role:** allocate a share of housing need, by income, to each jurisdiction
- **Local government's role:** update Housing Element of General Plan and zoning to show how it plans to accommodate its share of the regional need

Conceptual Overview of RHNA Process



What are the statutory objectives of RHNA?

Increase housing supply and mix of housing types, tenure, and affordability in all cities and counties in an equitable manner

Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets

Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and affordable housing

Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa)

Affirmatively further fair housing

What's new this cycle?

- Greater emphasis on social equity
- Higher expected total regional housing need
- Expanded HCD oversight on methodology & allocations
- More factors to consider in allocations (overpayment; overcrowding; GHG; jobs-housing fit)
- New requirements for identifying eligible sites for Housing Elements

Bay Area RHNA progress, 1999-2017

RHNA		Permits	Percent of RHNA Permitted				
Cycle	Total Need	Permits Issued	All	Very Low Income	Low Income	Moderate Income	Above Moderate Income
1999-2006	230,743	213,024	92%	44%	79%	38%	153%
2007-2014	214,500	123,098	57%	29%	26%	28%	99%
2015-2023*	187,990	87,691	65%	9%	13%	13%	71%

* Only includes permits issued in 2015-2017

Role of Housing Methodology Committee

- Advise ABAG on numerical formula to assign a share of RHND to each city and county in Bay Area; Must fully allocate the RHND by income

Working Group

- Housing Methodology Committee (HMC)

The Housing Methodology Committee provides input to staff on the RHNA methodology. (generally meets monthly)



Committee

- ABAG Regional Planning Committee

ABAG Regional Planning Committee will receive regular updates from the HMC process and will make recommendations to the Board. (generally meets bimonthly)



Board

- ABAG Executive Board

ABAG Executive Board will take action on RHNA at legally-required key points in the process.

Role of Housing Methodology Committee

- How to prioritize and balance objectives that sometimes appear at odds
- Consider best mix of required factors (and others?) for equitable distribution that meets RHNA objectives

What factors must we consider?

1. Existing and projected jobs and housing relationship, *particularly low-wage jobs and affordable housing*
2. Lack of capacity for sewer or water service due to decisions outside jurisdiction's control
3. Availability of land suitable for urban development
4. Lands protected from urban development under existing federal or state programs
5. County policies to preserve prime agricultural land
6. Distribution of household growth in Plan Bay Area and opportunities to maximize use of transit and existing transportation infrastructure
7. Agreements to direct growth toward incorporated areas
8. Loss of deed-restricted affordable units
9. *Households paying more than 30 percent and more than 50 percent of their income in rent*
10. *The rate of overcrowding*
11. Housing needs of farmworkers
12. Housing needs generated by a university within the jurisdiction
13. *Units lost during a state of emergency that have yet to be replaced*
14. *The region's GHG targets*

* Italicized text indicates new factors added for this, the sixth cycle of RHNA.

Questions?



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HMC CHARTERING

ABAG Housing
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A Quick Hello

- Civic Edge Consulting will support with facilitation at HMC meetings
- Outside facilitation supports ABAG staff so they can focus on HMC members, your questions, and housing policy issues
- Your facilitators are NOT housing policy experts
- We are Bay Area residents who care about the future of our communities and want to support HMC members in doing this important work

HMC Chartering Conversation Overview

- Why an HMC?
- HMC Introductions via Poll Everywhere
- Roles and Responsibilities
- Proposed Decision-Making Process
- HMC Norms

Why an HMC?

- You are a critical part of ABAG's approach to creating the RHNA allocation methodology
- The HMC helps ensure a breadth of voices are included in the methodology process
- Through the HMC, ABAG is convening stakeholders who have expertise in areas that may not always have been included in the traditional planning process
- Overarching goals are convening and collaboration
- Create a space for respectful dialogue and opportunities for those with dissenting opinions to share their perspectives and be heard
- ABAG staff will share information about the HMC's deliberations and recommendations with the ABAG Regional Planning Committee (RPC). The RPC will then use input from the HMC to make recommendations to the ABAG Executive Board, which has the authority to make final decisions.

HMC Introductions

- Poll Everywhere Instructions

Roles and Responsibilities: HMC Members

- **Prepare for, attend and actively participate in monthly HMC meetings**, currently scheduled for October 2019 through May 2020 in both San Francisco and Oakland
- **Support and guide ABAG staff's work** in developing the RHNA allocation methodology such that it meets statutory requirements and is consistent with Plan Bay Area 2050
- **Contribute to dynamic discussions**, respectfully engage in sometimes challenging conversations and bring innovative ideas to the group that will ultimately make a recommendation to ABAG staff and the ABAG Regional Planning Committee on the Bay Area's housing allocation methodology
- **Be thoughtful when requesting staff time and resources** for research or other preparations

Roles and Responsibilities: ABAG Staff

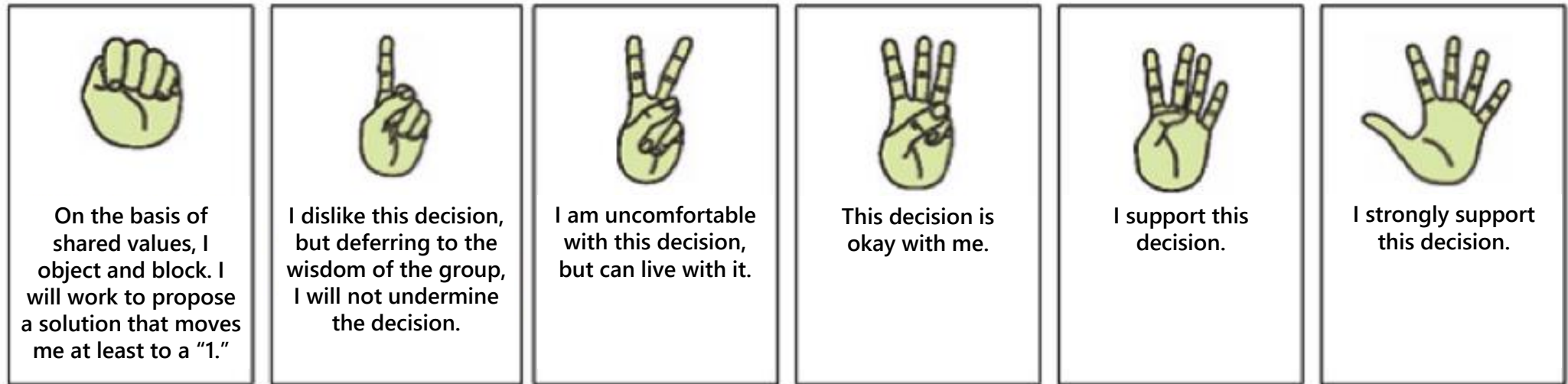
- **Prepare materials** for HMC members with as much advance notice as possible
- **Be as responsive as practicable** to the needs of HMC members as they think creatively about innovative housing methodology considerations
- **Be transparent** about the process and any needs of HMC members
- **Provide guidance** to ensure the allocation methodology will meet the requirements of Housing Element Law

Roles and Responsibilities: Your Facilitators

- Neutral to policy issues
- Passionate about respectful dialogue
- Focused on “the process” - understanding compromise is inevitable, can we do our work together in a way that inspires?
- Your biggest cheerleaders

Proposed Decision-Making Process

- Dialogue is key for the HMC
- Modified consensus decision making model helps support collaboration
- “Fist of five” voting technique provides visual of excitement (or lack of) behind any decision



Proposed Decision-Making Process

- Decision is called, HMC members show “fist of five”:
 - No fists: decision passes, even with lots of 1’s and 2’s
 - Nine or more fists: decision is blocked - more discussion needed
 - If you block a decision, you take on responsibility to find a solution
 - Anyone can “stand aside” on any decision
 - We can vote where majority +1 prevails (out of 5 digits possible x number of members present)
- ABAG staff can weigh in on potential decisions before they are made, and if staff resources are not available to respond to a request, defer action on it

HMC Norms

- Norms are the unwritten rules for how we act and what we do. They are the rules that govern how we interact with each other, how we conduct business, how we make decisions, how we communicate, etc. When establishing norms for any group, it's worthy to consider: time, listening, confidentiality, decision making, participation, and expectations.
- Sample norms include:
 - Start and end on time.
 - Listen respectfully to all ideas.
 - Express disagreement in a professional manner.
 - Have good snacks.

Small Group Work

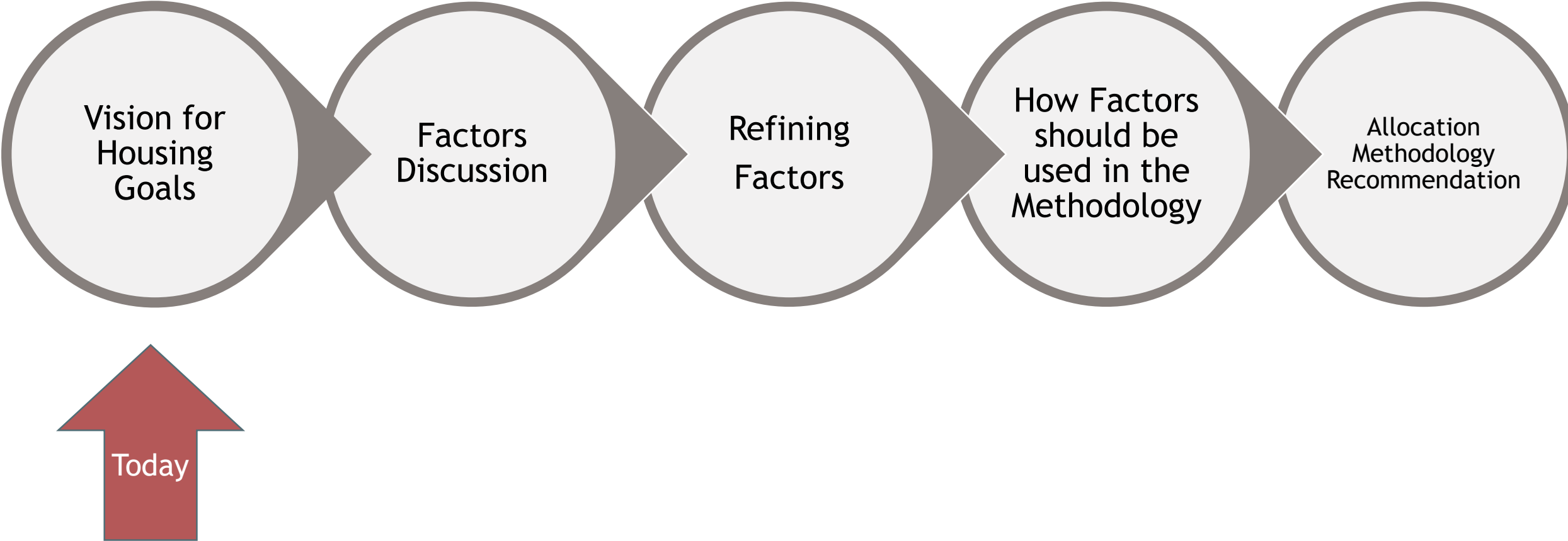
- 10 minutes: reflect on the draft norms circulated
- 10 minutes: report out to group
- Next steps: ABAG staff to consolidate feedback, share draft norms for adoption at Meeting #2



VISIONING HOUSING GOALS FOR THE BAY AREA

ABAG Housing
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Breaking Down Our Work Ahead



Today's Work: Visioning Housing Goals

- When you think about this opportunity as an HMC member to influence housing growth in the Bay Area, what do you want to achieve?
- 20 minutes: three outcomes for the HMC's work
- 15 minutes: report out to group
- Next steps: ABAG staff to consolidate, share how these ideas connect to the factors discussion we'll have at Meeting #2



PUBLIC COMMENT

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WRAP UP AND NEXT STEPS

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Wrap Up + Next Steps

- Feedback on today's meeting
 - A very brief survey will be circulated
 - Any feedback or ideas to rhna@thecivicedge.com
- What to expect at Meeting #2 in November
 - Approaches for understanding Affirmatively Furthering Fair Housing and Jobs-Housing Fit
 - Introduction to Factors
 - Local Jurisdiction Survey