



MEMO

To: RHNA HMC Team
From: Civic Edge Consulting
Date: October 30, 2019
RE: October 18 HMC Meeting #1 Notes - DRAFT

Meeting Info

HMC Meeting #1
Friday, October 18, 2019
Bay Area Metro Center

Meeting Staffing

- Gillian Adams, Principal Planner, Regional Housing Need Allocation (RHNA)
- Dave Vautin, Assistant Director of Major Plans
- Matt Maloney, Acting Director of Planning
- Matthew Lavrinets, Senior Counsel
- Brad Paul, Deputy Executive Director
- Fred Castro, ABAG Clerk of the Board
- Amber Shipley, Paisley Strellis, Maegen Hoover, Facilitation, Civic Edge Consulting

HMC Roster

Elected Officials

- Jesse Arreguín, Mayor, City of Berkeley
- Rick Bonilla, Councilmember, City of San Mateo
- Monica Brown, Supervisor, County of Solano
- Diane Dillon, Supervisor, County of Napa
- Pat Eklund, Councilmember, City of Novato
- Neysa Fligor, Councilmember, City of Los Altos
- Julie Pierce, Vice Mayor, City of Clayton

Alternates:

- John Vasquez, Supervisor, Solano County

Jurisdiction Staff

- Josh Abrams, Baird + Driskell Community Planning, Staff to 21 Elements
- Michael Brilliot, Deputy Director, Citywide Planning, City of San Jose
- Ellen Clark, Planning Manager, City of Pleasanton

- Forrest Ebbs, Community Development Director, City of Antioch
- Mindy Gentry, Planning Manager, City of Concord
- Paolo Ikezoe, Senior Planner, City and County of San Francisco
- Darin Ranelletti, Policy Director for Housing Security, City of Oakland
- Jane Riley, Comprehensive Planning Manager, Sonoma County
- Elise Semonian, Planning Director, Town of San Anselmo
- Aarti Shrivastava, Assistant City Manager/Community Development Director, City of Mountain View
- Vin Smith, Community Development Director, City of Napa
- Matt Walsh, Principal Planner, Solano County

Alternates:

- Jennifer Carman, Development Services Director, City of Morgan Hill
- Andrew Crabtree, Community Development Director, City of Santa Clara
- David Feinstein, Principal Planner, City of Fairfield
- Noah Housh, Community Development Director, City of Cotati
- Milan Nevajda, Deputy Planning Director, Sonoma County

Stakeholders

- Anita Addison, Chief of Planning and Strategic Advancement, La Clinica de la Raza
- Amanda Brown-Stevens, CEO, Greenbelt Alliance
- Rupinder (Ruby) Bolaria Shifrin, Manager, Housing Affordability Initiative, Chan Zuckerberg Initiative
- Paul Campos, Senior Vice President of Governmental Affairs & General Counsel, Building Industry Association of the Bay Area (BIA)
- Jonathan Fearn, Senior Director, Development, Greystar Development
- Victoria Fierce, Co-Executive Director, California Renter Legal Advocacy and Education Fund (CaRLA)
- Russell Hancock, President & CEO, Joint Venture Silicon Valley
- Welton Jordan, Vice President, Real Estate Development, EAH Housing
- Brandon Kline, Associate Director of Environmental Programs, San Francisco State University
- Jeffrey Levin, Policy Director, East Bay Housing Organizations (EBHO)
- Fernando Martí, Co-Director, Council of Community Housing Organizations
- Rodney Nickens, Jr., Policy Manager, Non-Profit Housing Association of Northern California (NPH)
- Bob Planthold, Gov't. & Community Advocates Strategies, Inc.
- Matt Regan, Senior Vice President, Public Policy, Bay Area Council
- Carlos Romero, Urban Ecology

State Partners

- Megan Kirkeby, Assistant Deputy Director for Fair Housing, California Department of Housing & Community Development (HCD)

Alternates:

- Tom Brinkhuis, California Department of Housing & Community Development (HCD)
- Kevan Rolfness, California Department of Housing & Community Development (HCD)



Meeting #1 Small Group Assignments

Quarry Lake:

- Jesse Arreguín, Mayor, City of Berkeley
- Elise Semonian, Planning Director, Town of San Anselmo
- Jane Riley, Comprehensive Planning Manager, Sonoma County
- Victoria Fierce, Co-Executive Director, California Renter Legal Advocacy and Education Fund (CaRLA)
- Paul Campos, Senior Vice President of Governmental Affairs & General Counsel, Building Industry

Lake Chabot:

- Julie Pierce, Vice Mayor, City of Clayton
- Darin Ranelletti, Policy Director for Housing Security, City of Oakland
- Aarti Shrivastava, Assistant City Manager/Community Development Director, City of Mountain View
- Rodney Nickens, Jr., Policy Manager, Non-Profit Housing Association of Northern California (NPH)

Felt Lake:

- Pat Eklund, Councilmember, City of Novato
- Michael Brilliot, Deputy Director, Citywide Planning, City of San Jose
- Fernando Martí, Co-Director, Council of Community Housing Organizations
- Jonathan Fearn, Senior Director, Development, Greystar Development
- Amanda Brown-Stevens, CEO, Greenbelt Alliance

Lake Merced:

- Diane Dillon, Supervisor, County of Napa
- Mindy Gentry, Planning Manager, City of Concord
- Josh Abrams, Baird + Driskell Community Planning, Staff to 21 Elements
- Russell Hancock, President & CEO, Joint Venture Silicon Valley
- Brandon Kline, Associate Director of Environmental Programs, San Francisco State University

Lake Lagunitas

- Monica Brown, Supervisor, County of Solano
- Forrest Ebbs, Community Development Director, City of Antioch
- Paolo Ikezoe, Senior Planner, City and County of San Francisco
- Jeffrey Levin, Policy Director, East Bay Housing Organizations (EBHO)
- Rupinder (Ruby) Bolaria Shifrin, Manager, Housing Affordability Initiative, Chan Zuckerberg Initiative



Kent Lake

- Carlos Romero, Urban Ecology
- Vin Smith, Community Development Director, City of Napa
- Megan Kirkeby, Assistant Deputy Director for Fair Housing, California Department of Housing & Community Development (HCD)
- Welton Jordan, Vice President, Real Estate Development, EAH Housing

Lake Sonoma

- Ellen Clark, Planning Manager, City of Pleasanton
- Matt Walsh, Principal Planner, Solano County
- Matt Regan, Senior Vice President, Public Policy, Bay Area Council
- Rick Bonilla, Councilmember, City of San Mateo
- Bob Planthold, Gov't. & Community Advocates Strategies, Inc.

Meeting Notes by Agenda Item

1. Call to Order / Roll Call / Confirm Quorum – Fred Castro

2. Welcome Remarks – Brad Paul

HMC Member Comments/Questions:

- **Bob Planthold:** Asked if the HMC will be discussing needs other than income/affordability. He noted that people with disabilities and seniors need support with housing regardless of their income – and there is an undersupply of accessible homes for them.
 - **Gillian Adams:** Confirmed that the RHNA focuses on allocating units by income and local jurisdictions will look at strategies to address the housing needs of specific populations when developing their Housing Elements.

3. Regional Housing Need Allocation Overview – Gillian Adams

HMC Member Comments/Questions:

- **Planthold:** Asked what data would be used to evaluate the 14 factors the HMC is required to consider in their recommendations. Specifically, he was interested in the data and guidelines for overcrowding. Also, if agricultural land would include only traditional crops or if it would also include marijuana.
 - **Adams:** Confirmed that these are the types of questions the HMC will be exploring as a committee. As a committee, the HMC can work to figure what are the right data sources to make these determinations and how we want to apply those to these factors.
- **Pat Eklund:** Requested a briefing on the methodology used during the last RHNA cycle, noting that a number of concepts from Plan Bay Area were integrated into the last cycle's work.



- **Adams:** Responded that the methodology used previously could be circulated for the next meeting if that would be helpful for the committee.
- **Darin Ranelletti:** Asked for clarification around the status of statutory objective #4: Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa) and if the parenthetical was an example or mandate?
 - **Megan Kirkeby:** This objective was added as statutory language, and it is not just an example. The statute is that more high-income housing should be going to lower-income areas and vice versa.
- **Josh Abrams:** Asked if the 14 factors are exclusive or if the HMC can look at others?
 - **Adams:** Confirmed that the HMC can add additional factors as long as they are consistent with the statutory objectives.
- **Jeffrey Levin:** Noted that in the past, robust income adjustments did not always make much of a difference if a jurisdiction's total number of units was low to begin with. He followed up to inquire whether the HMC may look at the size of the initial allocations before making income adjustments, and whether they must do this in a two-step process, or if they could consider other approaches.
 - **Adams:** Confirmed that the HMC can look at other approaches, but will need to refer back to the five statutory objectives of RHNA when doing so.

Public Comments:

- **Shajuti Hossain, Public Advocates:** Emphasized the new requirement to affirmatively further fair housing – meaning that ABAG and the HMC will have to pay attention to racial equity and focus on ways to make sure that there is more racial integration in segregated areas. Additionally noted requirements on transparency: we must also reach protected classes – racial and low income. This needs to be worked on throughout the meetings and hearings.
- **Tim Frank, Center for Sustainable Neighborhoods:** Requested that the HMC look at the methodology from last cycle and note its problems and how to avoid them, particularly the role of voluntary adoption of Priority Development Areas (PDAs). He shared his perspective that many suburbs got relatively low allocations in the last round, despite having high numbers of low-income jobs and a high in-commute population. He hoped that this round of RHNA will ensure that communities with a high number of low-income jobs will receive a high low-income housing allocation in order to address this, citing Marin and Napa as examples.

4. Housing Methodology Committee Chartering Conversation Overview – Amber Shipley

HMC Member Comments/Questions:

- **Planthold:** Inquired whether there was a point of contact to whom we can direct all questions.



- **Amber Shipley:** HMC members may email questions to rhna@thecivicedge.com. This will help streamline ABAG staff's ability to respond.
- **Eklund:** Requested that HMC members receive materials far enough in advance of meetings to review and gather feedback from city staff, colloques, and constituents – preferably one week in advance of meetings.
 - **Adams:** Specified that a week is the goal, with a minimum of three days, to get materials to HMC members before a meeting.
- **Monica Brown:** Requested email notifications of member-submitted questions so they are not duplicated. Also suggested an internal email list where members can have conversations before meetings.
 - **Planthold:** Noted that HMC members will need strict norms in place to ensure we do not converse only via email outside of regular meeting times.
 - **Adams:** Noted that the HMC members and meetings are subject to the Brown Act.
- **Eklund:** Further noted that if HMC members receive materials only three days before a meeting, they will not be as prepared and ABAG staff will have to spend time walking through materials with them. She also voiced that three days will also not give members enough time to circulate materials and get feedback from other colleagues.
- **Victoria Fierce:** Requested a briefing on how the Brown Act applies to HMC members at the next meeting.
- **Brown:** After the discussion of the Fist of Five voting method, Brown noted her opposition to affirming a decision that no one felt positively about (in the case of all 1's). She noted that this process does not feel like real consensus.
 - **Rupinder (Ruby) Bolaria-Shifrin:** Agreed and noted that if something is not liked by everyone, the HMC needs to have time to have a conversation about it.
 - **Eklund:** Seconded fellow HMC member's comments and suggests that voting should be easier and more straight forward. Noted that the Fist of Five method is too confusing.
 - **Levin:** Commented that with this method, it seems there are five ways to vote yes, and one way to vote no. He suggested that if the group shows a lot of ones and twos when voting, they should not move forward with making a decision.
 - **Shipley:** Suggested that the group can alter the voting method and make it so they must have a conversation about suggestions for moving toward consensus before making a decision if there are a lot of 1's and 2's displayed during the voting process.
 - **Adams:** Noted aiming for consensus is great, but that the group may not get there every time. She expressed that ABAG staff wants to be able to communicate a range of thoughts from the HMC with the selected voting method.
 - **Fernando Marti:** Suggested that there be three ways to vote instead of five (fist to stop action, one finger to indicate "I can live with it," and two fingers to



indicate "I love it"). He noted that the goal of consensus is to get all members to an "I can live with it" or "I love it" after conversation.

- **Fierce:** Expressed support for modified consensus voting and suggested the committee consider three voting options instead of five.
- **Ranelletti:** Requested clarification of the HMC timeline.
 - **Adams:** HMC members will attend one meeting a month until April. Meetings will be three hours in length unless it is determined that the HMC needs more time for each meeting.
 - **Eklund:** Requested that a schedule of future meetings be sent to members in an email.

HMC Member Report Outs – Norms:

- **Table – Quarry Lake:**

- Snacks at meetings.
- Respecting facilitators.
- Ensuring everyone gets to speak once before the group lets people speak twice.
- Standing up name placards instead of raising hands to speak.
- Revisiting big decisions at future meetings if there is not consensus.
- Allowing time for feedback from constituents before meetings.

- **Table – Lake Chabot:**

- Limit interruption of the speakers while they are mid-presentation.
- Implement three levels of voting and eliminate the fist option as no one should intend to block the process of consensus. If there is a majority of 1's and 3's when voting, the group may need to keep talking. If there is a majority of 3's and 5's, a decision can move forward.
- Consider W.A.I.T. (thinking "why am I talking?") and give everyone a chance if you have spoken frequently; if you have not spoken yet, try to speak up.
- If meetings need to go over time, the HMC should take a vote as a group to determine if the meeting will continue or adjourn.
- Prefer that norm # 1 be phrased as "...increase housing in all income levels throughout the Bay Area."

- **Table – Felt Lake:**

- Focus discussions on a fair methodology for all levels of income in the Bay Area during meetings.
- Adding a sentence to suggested norm #3 stating that all materials will be shared one week in advance of meetings to HMC members.
- Implement a voting method with three options rather than five.
- Clarify what the fist means when voting: if a participant indicates that there needs to be further discussion on an issue, this should be taken down by ABAG staff and recorded in the meeting. Then the HMC can have discussion on amendments to a measure to gather further support.
- Use a red card, yellow card, and green card to vote rather than hand signals.



- **Table – Lake Merced:**
 - Be mindful about how decisions will affect the region when voting.
 - Be sure that participation is equitable among members and identify appropriate times for questions and comments.
- **Table – Lake Lagunitas:**
 - Implement W.A.I.T. (Why Am I Talking)
 - Think about the outcome when speaking to the group. Look towards final decisions being made in May.
 - Change the phrase “All income levels in the Bay Area” to “All income levels throughout the Bay Area.”
- **Table – Kent Lake:**
 - Implement a three-vote system.
 - Provide more information on the Brown Act, particularly on how HMC members can communicate amongst themselves.
 - Ensure all tech is working properly at meetings.
- **Table – Lake Sonoma:**
 - Accepted six of the seven draft norms.
 - All cell phones should be on silent.
 - Focus on the meeting and avoid monitoring emails.
 - Be concise in questions and comments.
 - Consider when and how to comment at meetings – whether in the meeting or afterwards by email.
 - Alter draft norm #6 in regards to timing to review materials. This group noted that with three business days to review, several members with varying viewpoints may submit multi-page comments on materials, resulting in a lengthy packet of things for members to review. This group suggested that it would be better for concerns and comments to be expressed directly at meetings, rather than debated via emailed memos.

Public Comment:

- **Tim Frank, Center for Sustainable Neighborhoods.** Commented that sustainability and labor are at the center of all of these issues discussed at the HMC meetings. Noted that there is not a representative actively engaged in labor on the HMC.

5. Election of Housing Methodology Committee Chairperson – Brad Paul

- **Nomination:** Jesse Arreguín (Mayor of Berkeley)
- **Objections:** None.
- **Abstentions:** Megan Kirkeby from HCD.



6. Visioning Housing Goals for the Bay Area – All

Report Outs – Housing Goals:

- **Table – Quarry Lake:**

- People should be able to live where and how they want – all types of housing, families etc.
- Numbers should result in units being built by maximizing housing laws.
- Reduce inequalities in government funding and climate impacts.

- **Table – Lake Chabot:**

- Come up with a RHNA methodology that has universal support that makes sense and is fair and equitable.
- Equitable distribution of housing in the region.
- Choices for all so all communities have opportunities for access to transit, jobs, and a livable wage.
- More regional thinking.

- **Table – Felt Lake:**

- Job to Housing Balance – between wages and housing affordability. Try to prioritize this relationship – is this done city by city, or by radius of where these jobs are created?
- Responsibility for housing may be at the city-level because that is where approvals for commercial spaces and housing happen. Are there mechanisms to expand commercial space with housing?
- Should there be average commute goals to achieve allocations (distance or time)?
- Should proximity to jobs be a higher priority than PDAs? Don't abandon but modify PDA.
- Get higher paying jobs into expensive suburbs or development opportunities.
- Do all cities have space to accept more housing? Or is the region reaching capacity?

- **Table – Lake Merced:**

- Have people and communities satisfied with the final conclusion, and feel that people are heard. This includes people in this group, and those who are not.
- Ensure outcomes are realistic and consider what is feasible to build given construction costs.
- Think holistically: about sustainability, health, equity, and greenhouse gas reductions.
- Outcomes will reflect the diversity in the region and take into consideration job deserts and unaffordable areas.
- Outcomes will be equitable and sustainable (greenhouse gas reductions).
- Address jobs and housing balance.
- Support transit corridors.



- **Table – Lake Lagunitas:**

- Better racial and economic equity.
- Be able to see what the factors do for racial/social equity. Perhaps this may mean testing outcomes.
- Make sure RHNA is a useful tool.
- Explore other ways to meet affordability other than density. Think about density that doesn't lead to sprawl.
- Open opportunities to live in high-resource areas.
- Make sure everyone has a place to live. Address homelessness and fixed incomes.

- **Table – Kent Lake:**

- Transparency and ease of understanding for the ultimate methodology. Make sure we help communicate it to people affected.
- Social Equity.
- Make sure we are realistic, but also challenge our notions of what is realistic.
- Stay informed by implementation.
- Connecting to the people that are impacted.

- **Table – Lake Sonoma:**

- Create housing stability for all income levels that benefits the region as a whole.
- Place housing in the right locations – proximity to jobs and transit.
- Use this process as an opportunity to communicate and educate the magnitude of the need for housing.

HMC Member Comments/Questions:

- **Brown:** Noted that no one talked about housing for homeless in their goals.
- **Kirkeby:** Reiterated that goals should refer to furthering statutory objectives.

Public Comment:

N/A

7. Wrap Up – Gillian Adams

HMC Member Comments/Questions:

- **Kirkeby:** Shared that she was happy to be part of today's meeting and play a role in the process, and felt the meeting was a great example of robust engagement. She clarified that her role on the HMC is not to steer methodology in any particular direction, but to support in aligning the proposed and draft methodologies with the RHNA statutory objectives. She acknowledged that HCD recognizes there are a lot of changes to accommodate in this cycle, and that this cycle will have robust RHNA numbers. She stated there was a lot of great legislation passed recently that provides a lot of resources and grants for local governments. She stated specifically that in this last budget round there were \$250 million available for local governments to develop housing elements,



and that ABAG will receive funds to help jurisdictions do the hard work to meet these RHNA numbers and objectives.

- **Levin:** Commented that he was encouraged about the comments about racial equity from the group during discussion. He noted that as smart and dedicated as the members of the HMC are, they not entirely reflective of the population of the Bay Area. He expressed that the HMC needs to take this into account as they do their work.

8. Public Comment

- **Dave Corey, Marin Housing Solutions:** Stated that representation is critical, and that the HMC is planning with people, not for people. He urged that the group go back to communities who are underrepresented and get their input. He also noted AB 686 is a milestone, and that he is seeing evidence of it in RHNA criteria and goals, but that it would be useful if this group was given an overview or deep dive of what the implementation process will be and the criteria moving forward. He stated that AB 686 grabbed the federal regulations that were adopted by HUD in 2015 and brought the Fair Housing Act up to date. Stated that is a new world, and that all cities must plan for fair housing. He closed his remarks noting that this project everyone is working on is the groundwork for that.
- **Aaron Eckhouse, California YIMBY:** Requested that it remain front of mind that the Bay Area is undergoing a housing crisis causing harm to our residents. He stated that outcomes from RHNA have contributed to this crisis at times. He urged the HMC to correct these mistakes this time around with realistic allocations and with strong regulations in place. He asked the group to consider ways to stop overcrowding, further fair housing, and lower green houses.
- **Corey Smith, Bay Area Affordable Housing Advocacy Coalition:** Stated that there is a crisis which all Bay Area residents are facing, and asked the HMC to take bold action. He urged that trying to make sure every little thing is checked off during this process will not get us out of the emergency.

9. Feedback on Today's Meeting and What to Expect at the Next Meeting

10. Adjournment / Next Meeting

Tasks Identified for ABAG Staff

- **(Eklund)** Requested a briefing on the methodology used during the last RHNA cycle, noting that a number of concepts from Plan Bay Area were integrated into the last cycle's work.
- **(Brown)** Requested email notifications of member-submitted questions so they are not duplicated. Also suggested an internal email list where members can have conversations before meetings.



- **(Fierce)** Requested a briefing on how the Brown Act applies to HMC members at the next meeting.
- **(Eklund)** Requested that a schedule of future meetings be sent to members in an email.

Meeting Photos

