

REGIONAL HOUSING NEEDS ALLOCATION



Summary by Theme of HMC Comments on Visioning Housing Goals from October 18 Meeting

1. Emphasize benefits to the region as a whole

- More regional thinking.
- Come up with a RHNA methodology that has universal support that makes sense and is fair and equitable.
- Think holistically: about sustainability, health, equity, and greenhouse gas reductions.
- Create housing stability for all income levels that benefits the region as a whole.
- Do all cities have space to accept more housing? Or is the region reaching capacity?

2. Ensure transparency and ease of understanding, make sure people feel heard

- Transparency and ease of understanding for the ultimate methodology. Make sure we help communicate it to people affected.
- 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.

3. Get more units built: make sure everyone has a place to live

- Make sure everyone has a place to live. Address homelessness and fixed incomes.
- Make sure RHNA is a useful tool.
- Numbers should result in units being built by maximizing housing laws.
- Ensure outcomes are realistic and consider what is feasible to build given construction costs.
- Make sure we are realistic, but also challenge our notions of what is realistic.

4. Further social and racial equity

- 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).
- Social Equity.
- Equitable distribution of housing in the region.
- Better racial and economic equity.
- Reduce inequalities in government funding and climate impacts.
- Be able to see what the factors do for racial/social equity. Perhaps this may mean testing outcomes.

5. Create choices for all, so all communities have access to opportunities

- People should be able to live where and how they want – all types of housing, families etc.
- Choices for all so all communities have opportunities for access to transit, jobs, and a livable wage.
- Place housing in the right locations – proximity to jobs and transit.
- Open opportunities to live in high-resource areas.
- Create housing stability for all income levels that benefits the region as a whole.
- Explore other ways to meet affordability other than density. Think about density that doesn't lead to sprawl.

6. Further the jobs-housing fit

- 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?
- 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.
- Address jobs and housing balance.
- Place housing in the right locations – proximity to jobs and transit.
- Support transit corridors.
- 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?

7. Use this process as an opportunity to communicate the magnitude of the need for housing

- Stay informed by implementation.
- Use this process as an opportunity to communicate and educate the magnitude of the need for housing.
- Connecting to the people that are impacted.