



WELCOME

ABAG Housing
Methodology Committee
November 14, 2019



PUBLIC COMMENT

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INTRODUCTIONS (TAKE 2)

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HMC DECISION MAKING PROCESS

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Decision-Making Process Proposed Last Month

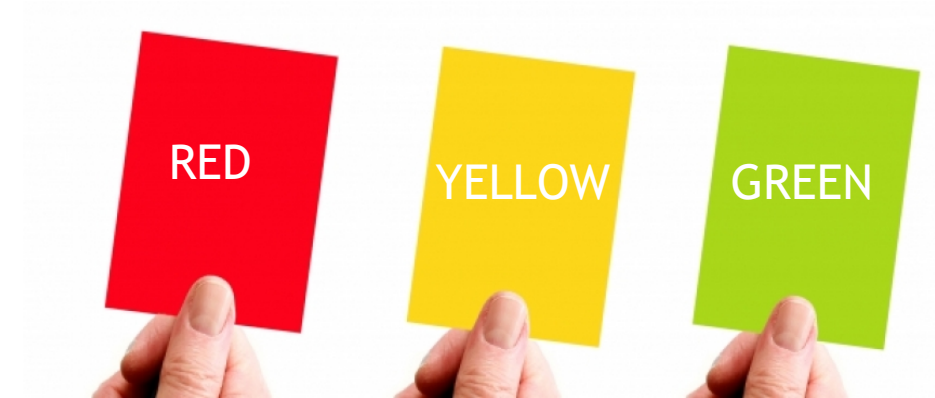
- Decision is called, HMC members show “fist of five”:
 - No fists: decision passes, even with lots of 1’s and 2’s
 - Five or more fists: decision is blocked - more discussion needed
 - If you block a decision, you take on responsibility to find a solution
 - Anyone can “stand aside” on any decision
 - We can vote where majority +1 prevails (out of 5 digits possible x number of members present)
- ABAG staff can weigh in - and “block” - potential decisions before they are made

Recap of HMC Discussion and Feedback

- Members were generally in favor of a discussion-centered decision-making framework.
- Members shared that the “fist of five” voting technique was unnecessarily complicated and should be simplified.
- Members expressed a preference for a decision-making framework that would require conversation in cases where a significant number of members were opposed to or not enthusiastic about a decision.
- Members proposed a simplified voting technique with three options. For example, “I can’t live with it,” “I can live with it,” and “I love it.”

Review Updated Decision-Making Process

- For a decision to pass, a majority of green cards with up to nine red cards visible
- Nine or more red cards: decision is paused - more discussion needed
- Fewer than nine red cards but more yellow than green: decision is paused - more discussion needed
- If you vote to pause a decision, you take on responsibility to find a solution
- Anyone can “stand aside” on any decision
- ABAG staff can weigh in - and defer - potential decisions before they are made



HMC Discussion

- Comments?



HMC NORMS

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Draft HMC Norms Proposed Last Month

- We will focus our discussions on how best to increase housing for all income levels in the Bay Area.
- We will remain professional and respectful in all of our interactions.
- We will use our time together wisely, arriving prepared by reading the packet materials shared ahead of each meeting.
- We will prioritize a thoughtful, robust process that makes transparent the “how” and “why” of our path towards recommendations.
- We will use the modified consensus and “fist of five” decision making tools.
- If interested, we will ask any “blocking,” “stand aside,” or 1’s and 2’s to share written thoughts within 3 business days to be included in the HMC meeting notes.
- We will share ideas or comments about the methodology with the entire group rather than directing them solely to ABAG staff.

Recap of HMC Discussion and Feedback

- Modifications suggested:
 - Focus on developing a regionally beneficial methodology that will increase housing for all income levels
 - Engage in respectful discussions
 - Further modify the proposed modified consensus decision making framework

Recap of HMC Discussion and Feedback

- Additions suggested:
 - Actively encourage participation by all members
 - Streamline meeting logistics
 - Share materials with members as early as possible

ABAG Staff Input

- Using placards for indicating comments may be challenging for the facilitator - let's try it and reserve the right to go back to raising hands
- Going over on our allotted time day-of may not be feasible - can we extend ahead of time?

Review Updated Norms

- We will focus our discussions on developing a regionally beneficial methodology to increase housing for all income levels and areas throughout the Bay Area.
- We will remain professional and respectful in all of our interactions.
- We will use our time together wisely, arriving prepared by reading the packet materials shared ahead of each meeting.
- We will prioritize a thoughtful, robust process that makes transparent the “how” and “why” of our path towards recommendations.
- We will use a modified consensus, three-card decision making tool.
- If interested, we will ask HMC members showing “red,” cards or “standing aside” to share written thoughts within 3 business days to be included in the HMC meeting notes.
- We will share ideas or comments about the methodology with the entire group rather than directing them solely to ABAG staff.
- We will actively encourage participation by all members of the HMC by limiting our comments if others have not yet had a chance to speak and implementing W.A.I.T. (Why Am I Talking). Additionally, we will ask ABAG staff and facilitators to identify the proper times for questions and comments to encourage active participation by all HMC members.
- We will support streamlining meeting logistics by silencing cell phones and limiting distractions. Additionally, we will ask ABAG staff to ensure technology works.
- We will ask ABAG staff to make every effort to give members time to gather feedback from constituents before meetings by sharing packets at least one week in advance when possible and no less than three days prior to a meeting.
- We will think regionally and bring the voices of those who are not present to our conversations.

HMC Discussion

- Comments?
- Let's use the decision-making process



BROWN ACT REQUIREMENTS

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Brown Act Requirements

- Discussion Outside HMC Meetings
 - HMC Members should not discuss the information with other HMC Members in between meetings
 - HMC Members should not discuss topics that will be under consideration by the HMC amongst themselves in between meetings
 - ABAG staff may provide information to HMC Members in between meetings
- Schedule for Providing Materials
 - The Brown Act provides that meeting agendas be posted at least 72 hours before the meeting
 - Agency practice for ABAG and MTC has been to post the agenda and make the packet available to committee members approximately one week before a meeting, but this is not a requirement of the Brown Act
- Public Comment
 - The public should have a chance to comment during the consideration of each item on the agenda



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PANEL DISCUSSION

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LOCAL JURISDICTION SURVEY

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What is the Local Jurisdiction Survey?

- State law mandates that ABAG conduct a survey of its member jurisdictions during the RHNA process
- The survey seeks to gather data on the factors that Housing Element Law requires the HMC to consider
- Recent legislation added new requirement for the survey to also include questions related to fair housing issues

ABAG Priorities for Developing Survey

- Minimize response burden for local jurisdiction staff to increase response rate
 - Avoid asking jurisdictions for publicly accessible and readily available data
 - Focus on factors mandated by statute and most directly impacted by RHNA
 - Support local jurisdictions in their understanding of new Housing Element requirements
-
- **Schedule:** Draft Survey reviewed by ABAG Regional Planning Committee in December 2019, Final Survey sent to local jurisdictions in January 2020

Small Group Work

- 10 minutes:
 - Is it clear what we're asking of jurisdictions?
 - Anything missing?
- 10 minutes: report out to group
- Next steps: ABAG staff to consolidate feedback, update survey, and send out to jurisdictions in January; responses due at end of January



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INTRO TO FACTORS VIA HMC'S HOUSING GOALS

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Summary of HMC Housing Goals

1. Emphasize benefits to the region as a whole
2. Ensure transparency and ease of understanding, make sure people feel heard
3. Get more units built: make sure everyone has a place to live
4. Further social and racial equity
5. Create choices for all, so all communities have access to opportunities
6. Further the jobs-housing fit
7. Use this process as an opportunity to communicate the magnitude of the need for housing

Understanding a RHNA Methodology

- Encourages a pattern of housing growth for the Bay Area
- Based on relative relationships among jurisdictions
 - For example, if factor related to jobs, a jurisdiction with more jobs gets more units; a jurisdiction with fewer jobs gets fewer units
- Does not include specific policies or address housing needs of population groups
- Allocation is to jurisdiction as a whole - not specific locations
 - Methodology can include factors related to a type of geography (e.g., near transit) but allocation cannot mandate that jurisdiction zone for housing there
- Local housing element: choose sites to zone for housing, select policies to meet local housing needs

Discussion: Sample Factors

- Proximity to transit
- Proximity to jobs
- Access to high resource neighborhoods
- Jobs-housing balance
- Jobs-housing fit



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WRAP UP AND NEXT STEPS

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Wrap Up + Next Steps

- Feedback on today's meeting
 - Any feedback or ideas to rhna@thecivicedge.com
- What to expect at Meeting #3 in December
 - Relationship between *Plan Bay Area 2050* and RHNA
 - Refining ideas about methodology factors
 - Initial discussion of subregion shares