



Update on HMC Meetings #1 and #2

ABAG Regional Planning
Committee

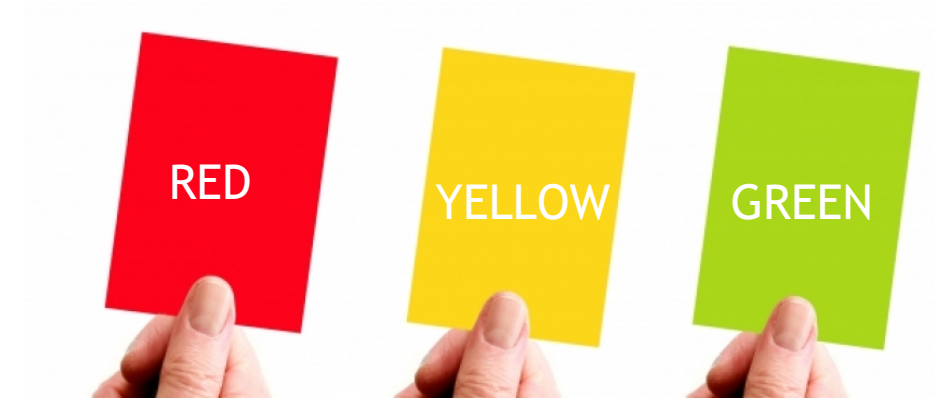
December 4, 2019

Housing Methodology Committee

- RHNA Overview
- Determining how the committee will make decisions and work together
- Understanding new equity framework
 - Affirmatively furthering fair housing
 - Jobs-housing fit
- Providing feedback on Local Jurisdiction Survey
- Identifying desired goals and outcomes for the RHNA process

HMC Decision-Making Process

- Modified “consensus” decision-making process
 - Encourage discussion to maximize agreement while ensuring decisions favored by majority of group can move forward
 - Given committee size, getting to consensus would be too time consuming
- Pass: a majority of green cards with up to 25% red cards visible
- Pause, more discussion needed:
 - More than 25% of participants showing red cards
 - Less than 25% red cards but more yellow than green



HMC Norms

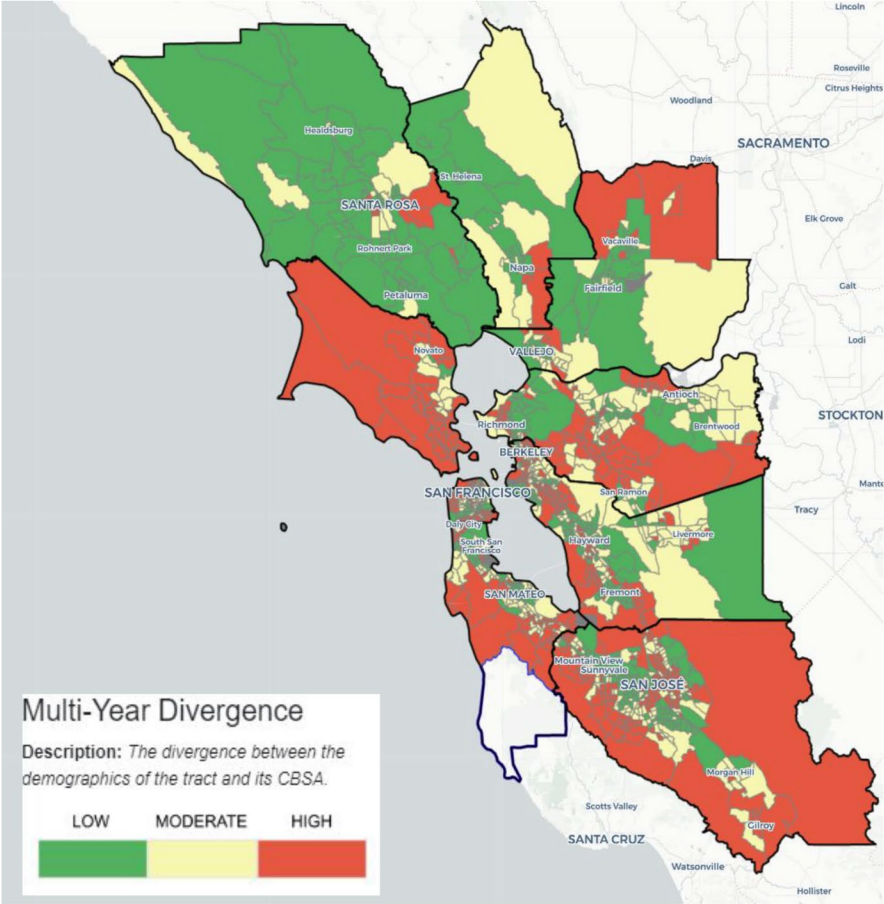
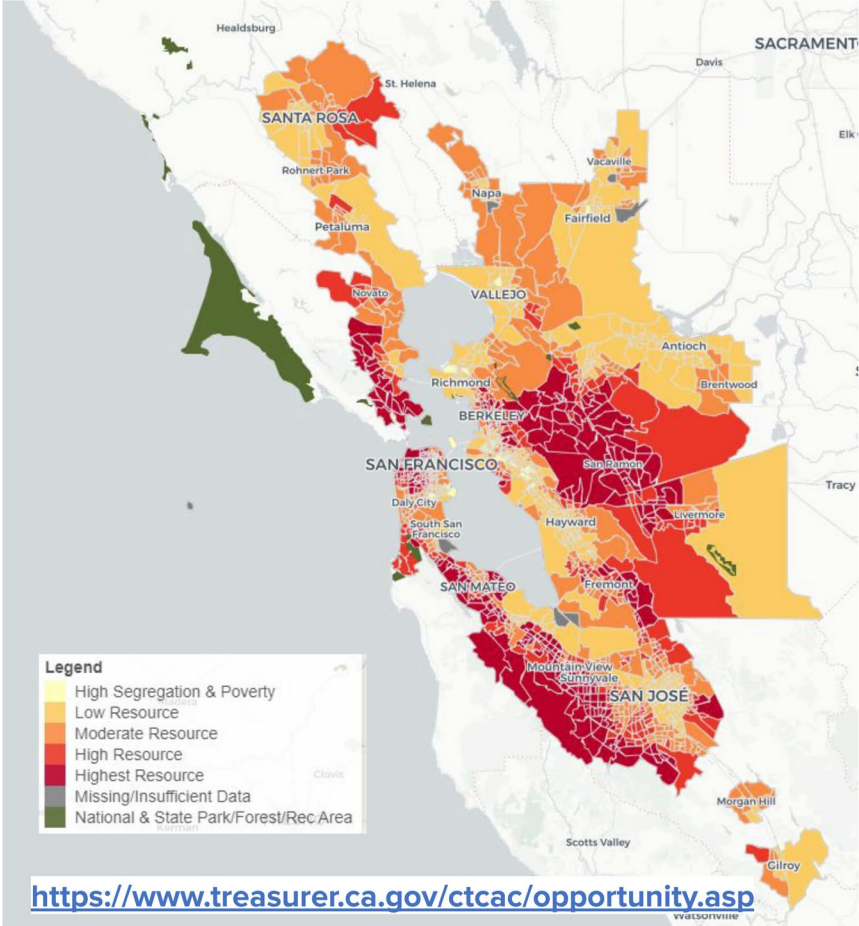
- We will focus our discussions on developing a regionally beneficial methodology to increase housing for all income levels and areas throughout the Bay Area.
- We will remain professional and respectful in all of our interactions.
- We will use our time together wisely, arriving prepared by reading 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.

Panel: Perspectives on Promoting Equity in RHNA

- **Affirmatively furthering fair housing**
 - Overcoming patterns of segregation
 - Eli Moore, Othering & Belonging Institute at UC Berkeley
 - *Roots, Race, & Place* report: <https://haasinstitute.berkeley.edu/rootsraceplace>
 - Racial segregation in the Bay Area: <https://haasinstitute.berkeley.edu/segregationinthebay>
 - Increasing access to opportunity
 - Tyrone Buckley, California Department of Housing and Community Development (HCD)
 - 2019 Opportunity Maps:
https://haasinstitute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.html
 - Methodology: <https://www.treasurer.ca.gov/ctcac/opportunity/final-opportunity-mapping-methodology.pdf>
- **Jobs-housing fit**
 - Relationship between low-wage jobs and affordable housing
 - Sarah Treuhaft, PolicyLink
 - Bay Area Equity Atlas: <https://bayareaequityatlas.org/>

Panel: Perspectives on Promoting Equity in RHNA

Opportunity & Segregation

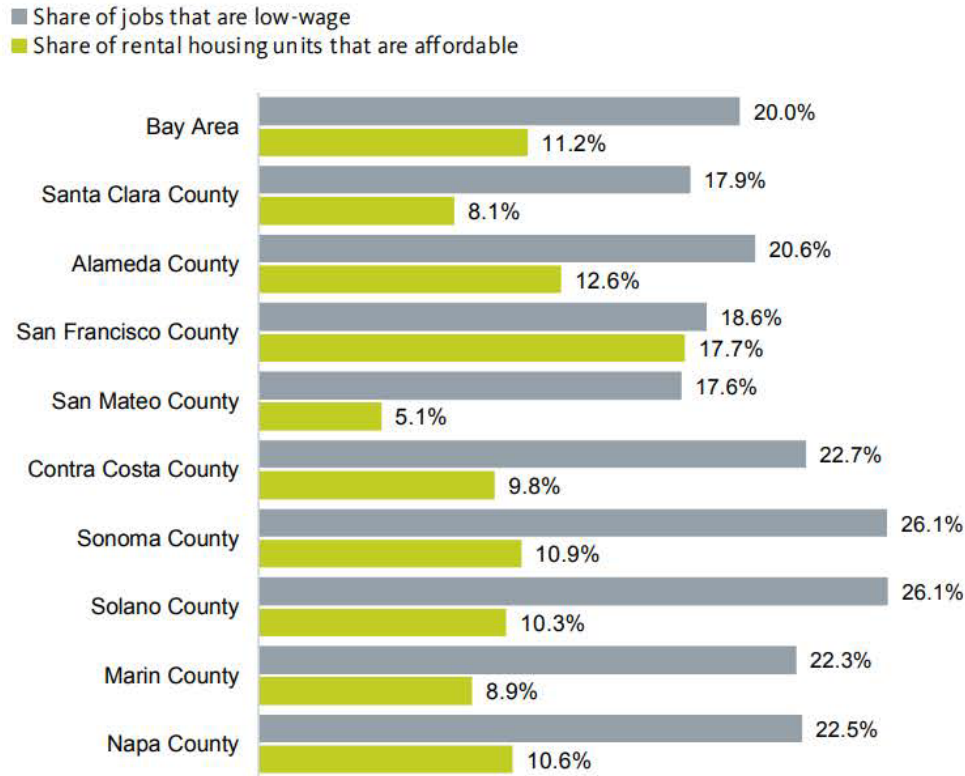


Panel: Perspectives on Promoting Equity in RHNA

JOBS-HOUSING FIT

Low-Wage Jobs – Housing Fit: Regional View

Low-Wage Jobs and Affordable Rental Housing by County, 2014



Source: Housing data from the U.S. Census Bureau and jobs data from the 2012 Longitudinal-Employer Household Dynamics.
Note: Housing data represent a 2010 through 2014 average.

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
- **Schedule:** Draft Survey reviewed by ABAG Regional Planning Committee in December 2019, Final Survey sent to local jurisdictions in January 2020

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

Major Themes of Comments Received

- The need to better explain the survey's purpose and process, including the expected audience, how the information will be used by the HMC, and the expected level of effort from respondents.
- Requests to define terms used in the survey and explain the source and methodology for all data and analyses provide and to identify places where the survey is seeking new data.
- Recommendations for fine-tuning the language and design of the questions to make it easier for respondents to complete the survey.
- Suggestions for additional information to request from local jurisdictions.

Two Options for Proposed Survey

Option 1: Incorporates feedback received to extent possible

Pros:

- Addresses broader range of housing issues

Cons:

- Longer, more time-consuming for local staff
- Inclusion of topics outside scope of RHNA might cause confusion

Option 2: more narrowly focused on factors most directly impacted by RHNA

Pros:

- Shorter, potential for higher response rate

Cons:

- May miss some opportunities to gather helpful information

Understanding a RHNA Methodology

- Encourages pattern of housing growth for the Bay Area
- Zero-sum game: based on relative relationships among jurisdictions
 - Example: if factor related to jobs, a jurisdiction with more jobs gets more units; a jurisdiction with fewer jobs gets fewer units
- Allocation is to jurisdiction - not specific locations
 - Can have factors related to a specific geography (e.g., near transit) but cannot require jurisdiction to zone for housing there
- Does not include specific policies or address housing needs of population groups
 - Jurisdictions only receive allocation of units by income group from ABAG
 - Local housing element: choose sites for housing, policies to meet local housing needs

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

Next HMC Meeting

- December 19 - Alameda County Transportation Commission (Oakland)
- Proposed agenda:
 - Overview of Regional Housing Need Determination from HCD
 - Relationship between *Plan Bay Area 2050* and RHNA
 - Review of sample methodologies
 - Refining ideas about methodology factors