

REGIONAL HOUSING NEEDS ALLOCATION



Association of Bay Area Governments

TO: Housing Methodology Committee

DATE: December 19, 2019

FR: Deputy Executive Director, Policy

RE: HMC Member Correspondence

Overview

This memo provides an overview of the correspondence received since the November 14th meeting.

1. 11/18/19 – Bob Planthold – sharing resources

This answer, from a staffer in the state Senate Housing committee, supports my question in the first meeting and contradicts the staff statement that ONLY income can be considered in RHNA decisions.

I consider it so important I am also sending it to top management on this RHMC, rather than wait for it to be belatedly included in a future correspondence packet.

Bob Planthold

----- Forwarded Message -----

From: Hughes, Alison <alison.hughes@sen.ca.gov>

To: Bob Planthold <political_bob@att.net>

Sent: Monday, November 18, 2019, 1:37:47 PM PST

Subject: RE: Thanks for your remarks about housing

Hi Bob – the answer to your questions is yes. Here are some specific references to HE law:

The HE is required to include “an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs,” including, among other factors, “a quantification of the locality’s existing and projected housing needs for all income levels, including extremely low income households.” GOV 65583(a)(1)

In addition, it’s required to include “an analysis and documentation of household characteristics, including level of payment compared to ability to pay...” GOV 65593(a)(2)

It’s also required to include “an analysis of any special housing needs, such as for seniors, disabled (including a developmental disability), large families, farmworkers, and families and persons in need of emergency shelter.” GOV 65583(a)(7)

Let me know if you’d like to chat further.

Best,
Alison

From: Bob Planthold <political_bob@att.net>
Sent: Monday, November 18, 2019 1:04 PM
To: Hughes, Alison <Alison.Hughes@sen.ca.gov>
Cc: Bob Planthold <political_bob@att.net>
Subject: Re: Thanks for your remarks about housing

My basic question:

Does RHNA formula allow for considering any other factors than simply income, i.e., area median income ?

It seems unfair, since a recent story indicated Marin AML jumped 15%, while Soc. Security and SSI did not nearly equal that. Meaning the low- and very low income folks are further disadvantaged/ burdened?

As well,

nothing in RHNA addresses the need for accessible housing, even though people with disabilities are a "legally-protected class" and have less accessible housing than their / our %-age of the population would warrant.

If no to any of these possibilities under current RHNA,
is there any consideration of modifying RHNA-- especially since ABAG now has a 35-member committee --including me--looking at somehow affecting RHNA methodology.

Bob Planthold
415-431-6453

On Tuesday, November 12, 2019, 2:38:23 PM PST, Hughes, Alison
<alison.hughes@sen.ca.gov> wrote:

Hi Bob -

My name is Alison Hughes and I work for Senator Wiener on the Senate Housing Committee.

Best,
Alison

Alison Hughes, Consultant
Senate Housing Committee
State Capitol, Room 2209
Sacramento, CA 95814
(916) 651-4124

2. 11/28/19 – Bob Planthold – sharing resources

https://carlaef.org/2019/11/27/appellate-court-supports-the-power-of-the-state-over-local-control-of-housing/?utm_source=ZohoCRM+Contacts&utm_campaign=e61072d5c7-RSS_EMAIL_CAMPAIGN&utm_medium=email&utm_term=0_86f163c966-e61072d5c7-91653163&mc_cid=e61072d5c7&mc_eid=493ee6567a

3. 12/1/19 – Bob Planthold – sharing resources

<https://www.sfexaminer.com/news-columnists/legalize-public-housing/>

4. 12/3/19 – Bob Planthold – sharing resources

<https://www.sightline.org/2019/11/27/end-apartment-bans-to-save-the-planet-un-climate-report-says/?fbclid=IwAR0h7VQ-VpCMS2i8TjCbhfnWTQHpt2Qn0uKXFT4NXbKzL-0wVWoc0QXHawk>

5. 12/3/19 – Bob Planthold – sharing resources

<https://www.mercurynews.com/2019/12/02/building-bay-area-homes-one-public-meeting-at-a-time/>