



MEMO

To: RHNA HMC Team
From: Civic Edge Consulting
Date: December 24, 2019
RE: December 19 HMC Meeting #3 Notes - DRAFT



Meeting Info

HMC Meeting #3
Thursday, December 19, 2019
Alameda County Transportation Commission

Meeting Notes by Agenda Item

1. **Call to Order/ Roll Call / Confirm Quorum – Jesse Arreguín**
2. **Public Comment**
3. **Chair's Report – Jesse Arreguín**
4. **Consent Calendar**
5. **Relationship Between Plan Bay Area 2050 and Regional Housing Needs Allocation – Dave Vautin**

HMC Member Questions/Comments:

- **Bob Planthold:** Regarding the RHNA factor concerning loss of units in assisted housing and how the Plan Bay Area Blueprint will not likely reflect this factor (Table 2, Page 5), Planthold stressed that people in assisted housing rely on the services these developments provide. Asked if there are any alternative calculations or analyses being done to deal with the fact that as contracts expire, there will be seniors and people with disabilities left without housing.
 - **Gillian Adams:** Noted this is an area that gets addressed more specifically in local Housing Elements. She clarified that separate factors are being considered within RHNA and the Housing Element.

- **Matt Walsh:** Noted that in the latest update to Plan Bay Area for Solano, there was a technical error in growth assumptions. Asked whether previous errors will be corrected in this newest update.
 - **Vautin:** Stated that in order to improve UrbanSim, Plan Bay Area used BASIS. Through BASIS local jurisdictions could review all data in UrbanSim that is now being integrated into the model. He noted this is a major update to Plan Bay Area 2050, not just a minor revision and stated that new strategies are being integrated and reevaluated because of this.
- **Ruby Bolaria Shifrin:** Noted that most of Plan Bay Area's projections are based on UrbanSim. Shifrin asked for further clarity about these assumptions and the input that helps inform these projections.
- **Pat Eklund:** Inquired about a briefing on further detail surrounding UrbanSim and asked how the system will change to specifically address concerns about past errors and inconsistencies.
- **Josh Abrams:** Inquired about how UrbanSim and its zoning assumptions work in Plan Bay Area and asked whether the Blueprint considers how cities will alter their zoning policies.
 - **Vautin:** Explained that UrbanSim is a model that allows staff to understand how public policies affect growth in the region. Stated that it contains a base map of all parcels in the Bay Area and their existing zoning, and based on input from local jurisdictions, Plan Bay Area modifies the policies in these parcels to show how specific jurisdictions would change when new policies are in place. Clarified that UrbanSim uses a pro forma analysis that is affected by both the market and public policy and that the analysis affects decisions on housing development, types of housing, and number of affordable units. Vautin also noted that the UrbanSim model has gone through a series of updates in order to get from 1.0 to 2.0. He specifically stated that a key improvement to the model is the new baseline data that makes sure the Blueprint is informed by the best data that reflects on-the-ground conditions today. He also noted that the model's update has the improved strategies being worked into the plan, and that these are listed on page 2 of the packet.
- **Noah Housh:** Asked whether the factors in Plan Bay Area are weighted in anyway and if so, how they are assigned.
 - **Vautin:** Clarified that Plan Bay Area 2050 is informed by policies, and RHNA is informed by factors. He noted that the output of strategies for Plan Bay Area could be used as input to RHNA process and the HMC's methodology factors. Stated that the issue of weighting is more appropriate for RHNA.
- **Monica Brown:** Expressed concerns about integrating the Blueprint for Plan Bay Area into the RHNA process and asked why this integration has to be considered at the beginning of the methodology process rather than at the end of the process.

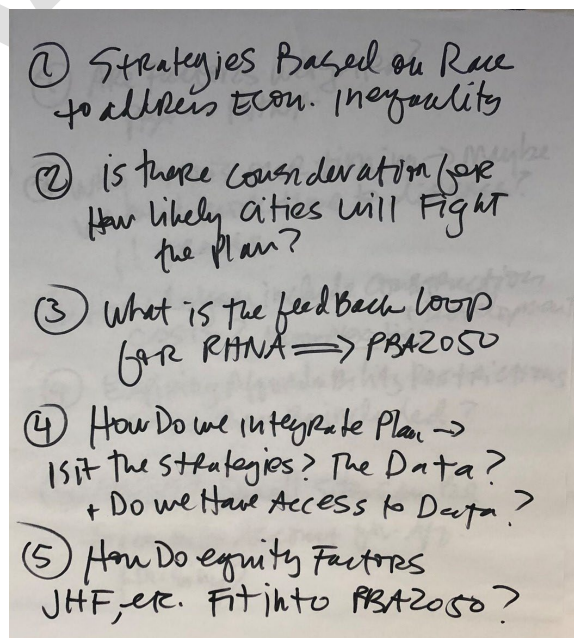
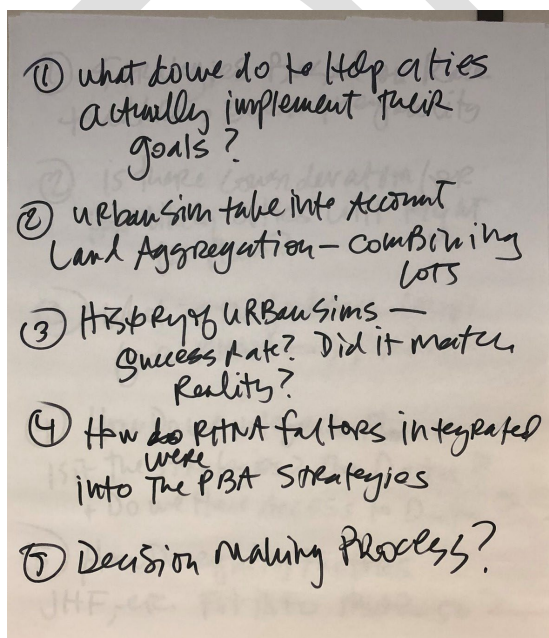
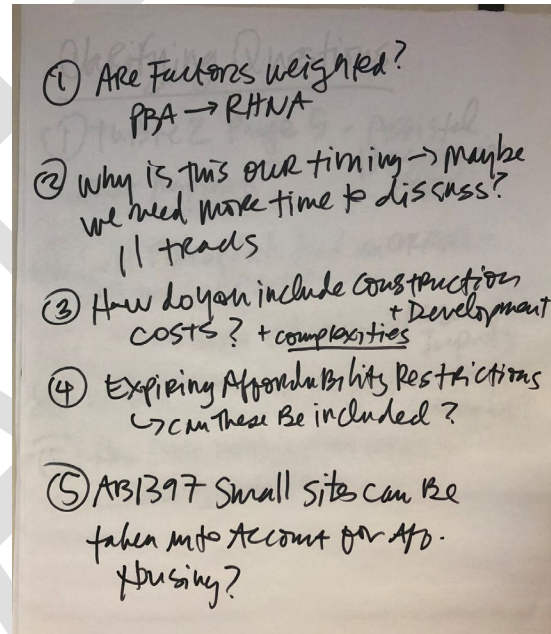
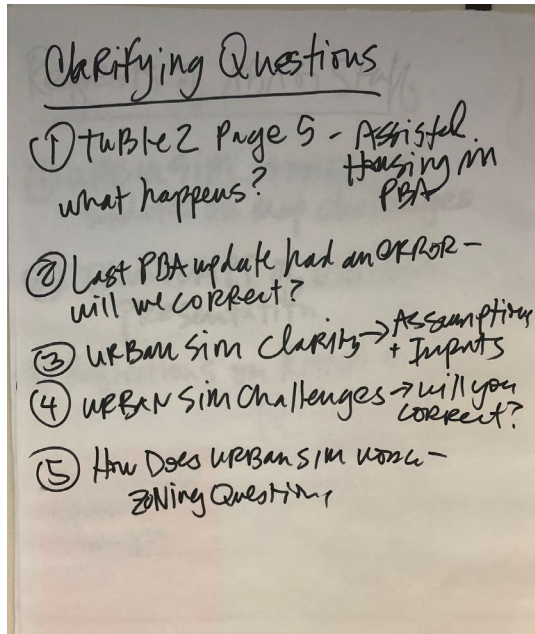


- **Vautin:** Expressed that staff is not asking the HMC to make a decision about integration right now and said Plan Bay Area is a resource if members want to use the data in their methodology.
- **Scott Littlehale:** Shared that a factor that should be considered in the methodology is development costs and inquired as to whether this is part of the model's inputs.
- **Fernando Martí:** Inquired as to whether state-wide data on expiring affordable units restrictions can be incorporated into the factors. Seconded Littlehale's question and asked that when considering cost factors for housing development, whether affordability of construction is a factor that can be considered specifically.
 - **Vautin:** Noted that UrbanSim takes into consideration construction costs in development and creates an opportunity for us to understand if growth will be actualized under a certain set of local policies.
- **Elise Semonian:** Asked staff to confirm if AB1397 is factored into the plan and inquired as to whether small sites or vacant lots are taken into consideration for housing development.
 - **Vautin:** Confirmed that the plan does look at affordable housing in all parcels across the region, including direct funding that will allow affordable housing to be built on different parcel sizes.
- **Welton Jordan:** Asked whether there are strategies that take into consideration race in order to address economic inequality in the plan.
 - **Vautin:** Expressed that this issue is contingent on which strategies MTC and ABAG directors select to inform Plan Bay Area. Vautin noted that an example of such a strategy in the Plan is the identification of high resource areas and the increase of development capacity in these places. Vautin noted that many of these places have been racially exclusive in the past, and that Plan Bay Area 2050 will work to expand housing growth within these areas.
- **Victoria Fierce:** Noted that strategies and plans cannot be effective if implementation does not take place. Noted that many proposed plans to allocate housing run into conflicts. Asked if there has been any consideration for or an analysis done on how likely a city may be to fight against housing plans.
 - **Vautin:** Plan Bay Area does allow for a nuanced understanding about the likelihood of housing development in certain areas in the region versus others and how to overcome approval barriers.
- **Jeffrey Levin:** Inquired as to how RHNA can inform Plan Bay Area and asked what the feedback loop is for this process.
 - **Vautin:** Noted that legally, RHNA must be consistent with Plan Bay Area, not the other way around.

- **Neysa Fligor:** Asked whether the HMC will integrate the planned strategies of Plan Bay Area into the RHNA process at a high level, or only the data that support the planned strategies. Requested that members have access to this data.
 - **Vautin:** Stated that Plan Bay Area contains inputs (strategies) and outputs (growth distribution numbers). RHNA can use these outputs, as well as a set of factors and data sets that align with the Plan in the methodology.
- **Ellen Clark:** Asked how the equity factors that have been discussed in the RHNA process are being incorporated into Plan Bay Area 2050.
 - **Vautin:** Explained that Plan Bay Area is actively working on strategies for the Blueprint, such as the housing strategies and economic strategies, to balance housing and jobs and access to opportunities.
- **Fierce:** Inquired as to whether there any mechanisms to provide strategies to cities that can help them meet their housing allocation numbers.
 - **Vautin:** Noted that this issue is another reason it will be beneficial to sync RHNA and Plan Bay Area 2050 because the Plan is identifying specific policies to help local jurisdictions meet housing allocation numbers and growth.
- **Jonathan Fearn:** Inquired as to whether UrbanSim takes into consideration land aggregation and defined this term as combining one or more lots and in order to allow for a larger project.
 - **Vautin:** Stated that the model takes into consideration land aggregation.
- **Forrest Ebbs:** Asked for a description of the history of UrbanSim as a model and its validation rate.
 - **Vautin:** Explained that UrbanSim has been used since the original Plan Bay Area was created in 2013. Stated this is a common model that is consistently used across the country. Noted that UrbanSim was originally developed at UC Berkeley. Plan Bay Area uses UrbanSim to understand how policies affect housing growth patterns in the region in order to decide which policies should be advanced to enable growth and development. Regarding validation, Vautin explained that this is nuanced. He stated that Plan Bay Area generated a forecast for housing growth in 2040, and that we now see less housing growth and distribution of growth taking place than projected. Vautin expressed that this is because not all aspects of the Plan have been implemented on the local, regional, or state level and that this has resulted in real-life growth distribution that is not yet aligning to the plan.
- **Housh:** Asked for staff to clarify how RHNA factors were integrated into the Plan Bay Area strategies.
 - **Vautin:** Clarified that RHNA factors are not required as part of the Plan Bay Area planning process, and that Plan Bay Area has its own requirements. Vautin noted that some factors listed in the meeting packet are already integrated into the Blueprint.



- **Abrams:** Inquired about the decision-making process and which bodies weigh in on the Plan Bay Area strategies.
 - **Vautin:** Stated that Plan Bay Area's decision making is an ongoing parallel process to the RHNA process. He explained that the HMC and other advisory groups inform the Plan, as well as MTC and ABAG committees. Vautin also noted that major decisions are taken to the ABAG Board and MTC Commission.
- **Vautin:** Closed this agenda item by stating that the HMC will have the chance to hear more about Plan Bay Area 2050, and staff will return as strategies are better defined in order to provide new resources to the group.



Public Comment:

- **Tim Frank, Center for Sustainable Neighborhoods**
Stated that he believes Plan Bay Area and RHNA are critical to development patterns in the Bay Area and think it would be good to have them informing one another. He expressed that when thinking about the overall goal of the methodology, members must keep in mind that this cycle will result in higher allocation numbers and plan accordingly in order to implement them. Frank also stated that an issue that arises with these high numbers is the need for a workforce to build the housing required regionally, and that he believes there is an opportunity to build in a strategy to address this in Plan Bay Area. Frank expressed that the last round of Plan Bay Area reduced the amount of housing that was asked for from high resource areas, but acknowledged that this cycle's blueprint addresses this issue.
- **Pat Eklund, Marin County**
Requested a written document on the changes to UrbanSim and a list of cities that were taken into consideration for these changes.
- **Diane Dillon, Napa County**
Objects to having members of the committee making public comments.

6. Introduction to Factors via Housing Methodology Committee's Goals – Gillian Adams

HMC Member Questions/Comments – Clarifying Questions:

- **Bob Planthold:** Noted that there may be a disconnect between equality and housing distribution in the factors, especially concerning jobs – and the distribution of jobs and resources to neighboring towns.
 - **Adams:** Stated that a jobs factor is only one option. Noted that other options based on the examples given is access to jobs, not the jobs themselves.
- **Monica Brown:** Asked for a copy of this agenda item's presentation in the meeting minutes.
 - **Adams:** Stated that staff will provide this for HMC members.
- **Eklund:** Asked whether ABAG staff has conducted a reflective pros/cons study on the RHNA numbers from the last cycle and received feedback on the chosen methodology.
 - **Adams:** Stated that staff has not conducted this type of study, and would be interested in hearing more about proposed criteria.
 - **Eklund:** Stated that there were a number of appeals concerning the methodology in the last cycle of RHNA, and that she would be interested in seeing if this was due to specific flaws. Noted that it may be beneficial for the HMC to reflect and see the reactions of the jurisdictions affected

by the last round's numbers. Inquired as to whether ABAG staff has received any specific feedback on this issue.

- **Adams:** Responded stating no such feedback has been received.
- **Bolaria Shifrin:** Noted that SCAG's formula used for total units is separated by projected and existing need and inquired about how this was divided. She asked for clarification on the allocation of housing for disadvantaged communities, and how this was calculated using their existing versus projected need.
 - **Adams:** Stated that when this calculation was done based on needs determination, staff factored in both existing and projected need. Noted that she was not sure how these were split in the calculation. Stated that if a jurisdiction was disadvantaged and received a higher allocation number than growth in their regional plan, this RHNA allocation was dispersed elsewhere.
- **Darin Ranelletti:** Asked whether the factors can vary based on income category – so that, for example, a low-income category would have a different methodology than a middle-income category.
 - **Adams:** Noted this is possible.
- **Semonian:** Suggested that staff look back at the last round of RHNA, as well as at the number of permits and approvals issued in the last round and use this data to see if we are furthering RHNA by approving applications.
 - **Adams:** Noted that recommendations such as this will be discussed at a later time during the meeting.
- **Fierce:** Asked whether other methodologies, such as SCAG's methodology, have quantified the objective of affirmatively furthering fair housing.
 - **Adams:** Responded noting that other regions have gone in different directions on this requirement. Explained that some have used income allocations and opportunity mapping from the state as a mechanism to introduce low income housing into high opportunity areas.
- **Fligor:** Asked whether the HMC will define terms like transit access and job access when building the methodology, or rely on definitions already set.
 - **Adams:** Stated that the HMC gets to decide on these definitions as they create the methodology but can also decide to use pre-existing state definitions of these terms.

HMC Member Questions/Comments – Discussion Question “to what extent should the RHNA allocation methodology integrate the Plan Bay Area 2050 Blueprint?”:

- **Housh:** Stated that he does not feel he is informed enough on the Plan to make the decision at this point. Also expressed concern that the timeline of Plan Bay Area 2050 will not align with the timeline of RHNA. Requested to understand how the mandates for RHNA influence Plan Bay Area 2050, and to have a copy of the Plan.



- **Paul Campos:** Expressed that the voluntary nature of Plan Bay Area and Priority Development Areas (PDAs) has led to the ability of high resource cities that would qualify as transit priority areas to opt-out of Plan Bay Area and the Housing Elements. Stated that he believes MTC and ABAG staff need to change this voluntary option, and also stated that it is important to note that many areas rely on the SCS for RHNA.
- **Amanda Brown-Stevens:** Expressed that aligning RHNA with a voluntary system does not make sense and that she does not want to use Plan Bay Area in this methodology.
- **Ebbs:** Stated he thinks there is value in Plan Bay Area 2050 but is not convinced UrbanSim is the best tool for the methodology and does not want to commit to using forecasting that has not been proven reliable.
- **Levin:** Expressed relying on a voluntary process is problematic, especially with the new factors required for RHNA for this cycle. Stated that he believes that RHNA also must explicitly take race into account when determining housing need, and that the HMC needs to ensure this is done to meet the objective of affirmatively furthering fair housing. Levin also expressed that furthering fair housing also means providing access to opportunity, and preventing displacement, and that the HMC should also look at existing need within cities when deciding on the methodology.
- **Michael Brilliot:** Noted that the previous methodology relied on PDAs to advance growth and thinks that the HMC must understand where and what PDAs are, and also where the high opportunity areas and high vehicle traveled areas are located, when building the methodology. Regarding Plan Bay Area, he expressed that it is difficult to discuss integrating it into the RHNA process when the group does not fully understand the Plan, and also noted that climate change is a major outcome missing in this process.
- **Bolaria Shifrin:** Seconded that it would be useful to look at information from the PDAs used in the last round of RHNA and to see if housing growth projections were correct. Stated that the HMC also must think about how “opportunity zones” play a role in this process and how they affect development.
- **Abrams:** Requested revisiting and reviewing the 21 Elements. Stated that he is inclined to trust the information from Plan Bay Area 2050 because it has more resources, but has concerns about integrating a plan into the RHNA process the group has not yet seen.
- **Eklund:** Noted that she is unsure about integrating Plan Bay Area into RHNA because local governments have experienced difficulty influencing policies in previous cycles of the Plan. Seconded her colleagues’ comments that RHNA allocations must incorporate climate change, sea level rise, and high fire danger as factors.
- **Planthold:** Asked staff to present a comparison of the previous cycles of Plan Bay Area and RHNA to the HMC. Stated that both race and the rights of legally protected classes



of people, such as the disabled, should be taken into consideration for housing allocations.

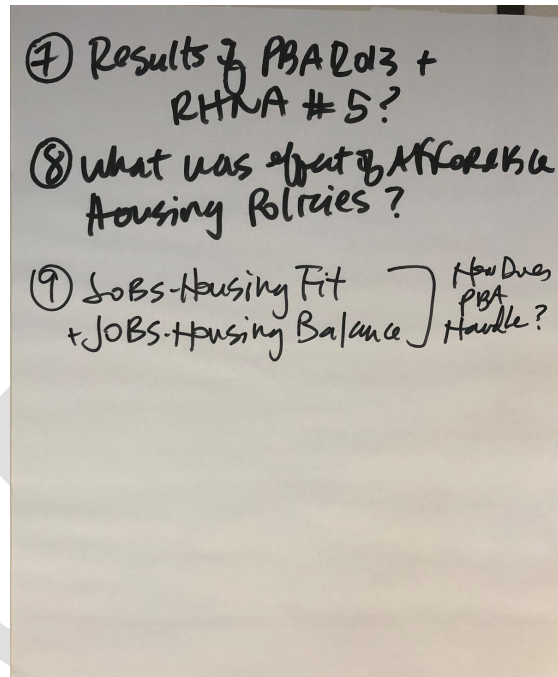
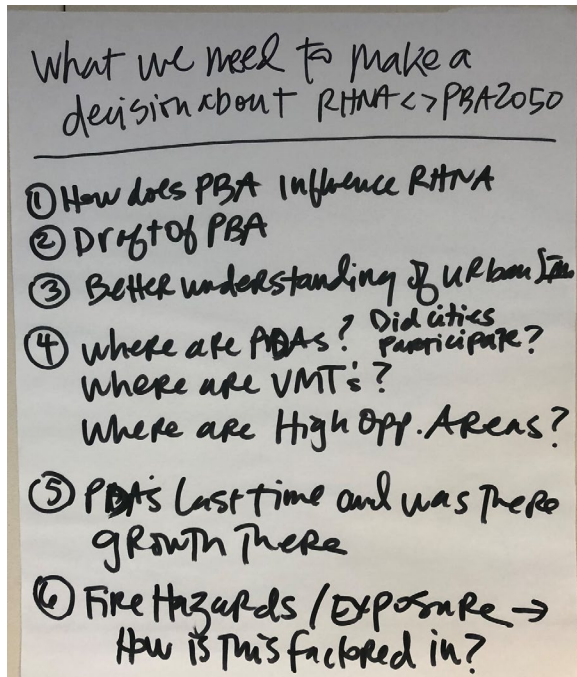
- **Romero:** Requested to see the connection between affordable housing and PDA grants. Stated that he wants the HMC to think about enforcement of allocations, and how PDA grants can positively contribute to this.
- **Clark:** Stated that it will be difficult to commit to integrating Plan Bay Area into RHNA at its current stage, but that she does see the benefit of being informed by the plan and its strategies for implementation.
- **Fierce:** Expressed that she likes the idea of using Plan Bay Area as a regional resource when putting together the methodology. Stated that she has concerns about relying on PDAs as certain cities chose to neglect to participate in the past. Recommended using TCAC maps to see which cities would be more receptive to meeting RHNA goals.
- **Rick Bonilla:** Stated that he sees an advantage of using PBA, but agrees that certain less successful aspects of the plan must be reexamined and be improved before used. He noted that there has been a lot of resistance to moving PDAs forward in San Mateo county, and that there needs to be more than volunteerism for implementation.
- **Julie Pierce:** Expressed that she is concerned about PDA criticism. Noted there are PDAs that have been approved, but cannot be built due to construction costs. Cities are willing, and there are a lot of factors going into whether the PDA process was successful or not.
- **Martí:** Noted that under RHNA, the HMC is tied to a larger set of requirements than the strategies under discussion in Plan Bay Area. Expressed that he would like to see jobs-housing fit and jobs-housing balance considered in Plan Bay Area before taking the plan into consideration for RHNA, as well as racial equity in terms of examining communities that are facing displacement and how this should affect allocation of both low and high income housing in those areas.
- **Littlehale:** Noted that on the issue of construction costs, he is looking to develop a regionally considered approach to address the shortage of contractors and laborers that is contributing to the rising costs of construction and housing.

Summary of information the HMC needs to make a decision about PBA and RHNA:

- How does Plan Bay Area influence RHNA?
- Draft of Plan Bay Area
- Better understanding of UrbanSim
- Where are PDAs? Did cities participate? Where are VMTs? Where are High Opportunity Areas?
- PDAs last time – was there growth there?
- What about fire hazards / exposure – how is this factored in?



- Results of Plan Bay Area 2013 and RHNA #5
- What was the effect of affordable housing policies?
- Jobs/housing fit and jobs/housing balance – how does Plan Bay Area handle?



Public Comment:

- **Tim Frank, Center for Sustainable Neighborhoods**

Encouraged the group to focus on PDAs when developing the methodology. Stated that when PDAs were integrated into previous cycles of Plan Bay Area as a grant program, it was a successful strategy for communities that needed regional resources to advance their planning. Frank stated that in the latest cycle of Plan Bay Area, PDAs were repurposed as an input to the RHNA process that became voluntary and thus discriminatory. He noted that his group and other advocacy groups protested this to ABAG staff and HUD, and the BIA sued on this issue, and that this change resulted in the previous RHNA methodology being 70% sustainable, and 30% equitable. Expressed that this was a problem.

- **Aaron Eckhouse, California YIMBY**

Echoed concerns for the use of PDAs in the RHNA process as they have enabled exclusion based on how they have been drawn. Eckhouse also raised concerns about utilizing a methodology that moves housing types towards areas where they are not prevalent. He stated that this would result in the placement of high-income housing in low income areas and enable displacement and gentrification. Urged the HMC to look to Sacramento as an example method of moving affordable housing to low income areas, but not stopping the development of high-income housing in higher income areas. Eckhouse also encouraged the group to look at way to integrate CASA concepts into the RHNA process.



- **David Early, Placeworks**

Pressed for the committee to examine the links between regional methodologies and look to what SCAG is doing. Pressed for definitions of the terms existing and projected need and an explanation for how they are calculated.

- **Justine Marcus, Enterprise Community Partners**

Commended group for their engagement in the RHNA process thus far. Encouraged the committee to keep RHNA objectives front and center during this process. Also stressed that they must consider racial segregation and access to high opportunity areas in order to prevent displacement. Marcus reminded the group that it is their responsibility to hold themselves accountable to state mandated RHNA factors.

- **Shajuti Hossain, Public Advocates**

Stated that the concept of affirmatively furthering fair housing was born during the Civil Rights movement, and that race, as well as people with disabilities, should be considered in the RHNA process. She stressed that race must be used as a factor in the RHNA methodology since as previous methodologies have not truly considered this factor thus far. She expressed that the committee needs to ensure housing allocation numbers are distributed to wealthier, white areas, and that doing this will make sure that the Bay Area is a diverse and equitable place for all to live.

Group Work Exercise Report Outs:

Overall themes:

- Creating housing close to jobs and transit hubs was a priority for the majority of the small groups, whether it was requiring communities creating jobs to also create housing or building housing close to high quality transit
- Groups similarly prioritized affirmatively furthering fair housing and working to negate historical racism. Strategies included targeted growth in low- to mid-income communities while being sensitive to displacement risk
- Other key concerns included:
 - Accommodating natural disaster or climate change risks
 - Creating housing for construction workers that's central to areas with a high number of building projects to reduce greenhouse gas emissions and vehicle miles travelled
 - Planning for seniors, people with mobility challenges, and those dependent on social security insurance

Bass Lake

Jobs/ Jobs-Housing Fit

- Communities that are creating jobs should also create housing – 4 dots
- Consider calculating jobs-housing fit to take into account low wage jobs with a short commute radius and not just within a jurisdiction – 2 dots



- Job change – 1 dot
- Existing job numbers + conservative job growth estimate – 1 dot
- Proximity/ easy access to jobs

Fair Housing/ Equity

- Racial segregation – 3 dots
- Affirmatively further fair housing + racial equity also requires not over-targeting mid- to low-income communities as this produces racial displacement – 2 dots
- Addressing income imbalances requires adjusting total units, not just income shares – 2 dots
- Variety of housing options – 1 dot
- Equity means houses within our community – not by the freeway – 1 dot
- Low income population percentage
- Consider reasons why affordable housing is not being built and factor that in (expensive sites, small sites, developed sites)

Transit

- Close, easy access to transit – 2 dots
- Distribution between stops is important: Frequency – rush hours, daytime, night – 2 dots
- Access to multiple transportation options

Other Topics of Importance

- Existing need: overcrowding and cost burden – 4 dots
- Impact on community traffic – 2 dots
- Income – what happens if there is a big spread between high earners and those on SSS/ SS and fixed incomes – 1 dot
- Geography/ size of jurisdiction
- Allow communities to plan for the best way to facilitate housing development. Forcing – PDAs won't help. Give us numbers, let us plan.

Sandy Wool Lake

Jobs/ Jobs-Housing Fit

- Overall housing growth directed into proximity (transit or car) to jobs – 8 dots
- Jobs numbers created and lack of housing. Balance each of these going forward with transit as a factor – 4 dots
- Historic production; median jobs/housing; those left behind by prosperity – 2 dots
- Look at all 4 income groups, not just one – 1 dot
- Affordable housing numbers tied to proximity (car or transit) to low-wage or mid-wage jobs

Fair Housing/ Equity

- Racial equity. Look at low-income POC communities ("at-risk", "sensitive") need for affordable housing – 4 dots



- Affirmatively furthering fair housing includes overall housing growth plus low-income and middle-income housing – 2 dots
- Money and jobs lead to displacement. Access to resources

Transit

- Who rides? Equity. Cost of transit. Jobs near BART – 1 dot
- Multimodal transportation network – 1 dot
- GHG reduction goal. Includes not just transit, but overall proximity to jobs.

Other Topics of Importance

- Construction labor supply. Affirmative actions to support workforce development – 2 dots
- Moderate-income strategy, if not subsidized, requires affordable construction (4-6 story wood-frame max.) – 1 dot

General Notes

- Transit related to VMT/ GHG reduction
- Connectedness of multi-modal network
- Workplace to where the housing is at
- Where jobs are, but not enough housing
- Future growth: functional transit, equitable transit, smart transit.
- Affirmatively further fair housing: high resource areas not only need more low-to-mid-income housing, but also need to address the needs of those areas as well
- Labor (construction) development is not part of RHNA, but is what makes RHNA happen
- Look where jobs are (including projected growth), and put housing in proximity
- Look to alternative and potential places for job growth
- Not just transit. If the transit doesn't connect to jobs, that wouldn't work.

Lake Del Valle

Jobs/ Jobs-Housing Fit

- Affirmatively further fair housing within the context of jobs-housing fit and past development income targets – 4 dots
- Put homes near jobs! – 4 dots
- Base housing on existing income level – not census tracts; housing jobs; balance of high + low – 1 dot
- Lack of access to jobs – jobs outside jurisdiction but nearby
- Converse relationship between jobs and housing. A lot of jobs should have a lot of housing units allocated.

Fair Housing/ Equity – 6 dots for the general category

- Tax credits – build smaller homes. Have balance of high & low incomes – 2 dots
- HUD/ FHA money so that everyone can buy a home – 1 dot
- Should be most important factor



Transit

- Less of a factor. Housing where jobs are located based on income levels and pay levels regardless of transit availability – 2 dots
- Prioritize transit and job centers. Transit is important and places with high job concentration and less transit should still be prioritized – 2 dots
- Less emphasis on transit. Places without transit use lack of transit to block housing. New housing in non-transit areas but with jobs will reduce VMT. Like the idea of transit access if transit is nearby
- Transit – not fair to be used as a reason for housing

Other Topics of Importance

- Wildfire risk, flood risk – 4 dots
- Base allocations on past development and numbers of units built, compliance with previous RHNA – 1 dot
- Err on the side of simplicity in the methodology – 1 dot
- Allocate above-moderate units based on market availability, otherwise units allocated to places won't get built.
- RHNA – mandate low income home number. Need a cap!
- Cap to potential increases

Water Dog Lake

Jobs/ Jobs-Housing Fit

- Many more construction workers will need to be co-located with projects to reduce GHGs and VMT – 5 dots
- Jobs-housing disparity – 1 dot
- Jobs-housing ratio in current cycle, projected jobs next cycle. Commute-shed - 1 dot
- Job-housing disparity; differences between jurisdictions – 1 dot
- Geography for jobs not limited to single jurisdiction
- Where are jobs being generated, but not housing?
- Need to take into account both existing ratios and projected trends

Fair Housing/ Equity

- High resource areas more housing units – 1 dot
- Race and ethnicity – percentage of foreign born as proxy for immigrant – 1 dot
- Risk for gentrification (looking at analysis of areas that are at risk for gentrification as a factor for more affordable housing)
- Achieving equity by assigning more units to high-resource areas and assigning affordable units to these areas
- Support for using state definition of high resource area since this is consistent with Plan Bay Area

Transit

- Include coordination with major regional effort to improve mass transit – must carry more equitably, conveniently, and efficiently – 3 dots



- Access to quality transit. 10-15-minute headway (rail heavier weighted than local bus lines) – 1 dot
- TPA Location – state definition of Transit Priority Area – 1 dot
- Transit Access

Other Topics of Importance

- No upper limit based on prior RHNA numbers – 1 dot

Stafford Lake

Jobs/ Jobs-Housing Fit

- Share of regular jobs accessible within 30 minutes – 7 dots
- Jobs-housing imbalance as measured by jobs per employed residents – 1 dots
- Proximity to transit: bus/rapid and frequency of 15 minutes
- Proximity to jobs
- High wage jobs

Fair Housing/ Equity

- For lower income housing – high opportunity areas that have high access to jobs – 2 dots
- Race/segregation: concentration on race and income – 2 dots
- Deed restricted housing lost – 1 dot
- Project approved: Pipeline v. Certificates of Occupancy

Transit

- Proximity to high quality transit – 1 dot
- Access to high quality transit as a factor, but not a top weighted factor because transit service can be modified – 1 dot
- Proximity to high quality transit (Rail, Bus, Airports)

Other Topics of Importance

- Schools + educational opportunities – 1 dot
- Good schools
- Existing need and future need/ growth
- Permits issued versus housing built
- Entitlement to certain occupancy ratio
- Inefficient uses of nonagricultural land
- Existence of infrastructure (water, sewers)
- Infill opportunities, existence of utilities, underutilized land

Lake Ralphine

Jobs/ Jobs-Housing Fit

- Job accessibility, including fit by income level
- SCAG Job Accessibility
- Making housing affordable for low-wage workers



Fair Housing/ Equity

- Affirmative furthering fair housing (high resource areas) – 4 dots
- Diversity of health facilities that take Medi-Cal versus private insurance – 1 dot
- School performance metrics: graduation rates, achievement tests, funding per pupil, class sizes – 1 dot
- Medi-Cal enrolled populations – 1 dot
- Proportion of high opportunity areas
- TCAC opportunity maps
- High-resource opportunity areas
- Per-capita home value
- Sensitive/ disadvantaged communities

Transit

- Use approved housing units not permitted – 3 dots
- Proximity (within ¼ mile) to major transit stations and hubs, not all bus stops – 3 dots
- GHG footprint – 1 dot
- Transit accessibility- quality and density of network – 1 dot
- Factor in number of existing deed restricted housing and what jurisdictions are doing for the homeless – 1 dot
- Include sea level rise and fire prone properties in UrbanSim + HRA – 1 dot
- Per capita historic transit investment
- Factor of land availability for housing (zoned)
- Transit-rich/high frequency transit
- Transit rich areas (frequency to high quality rapid transit)
- Protect per capita transit investment in PBA

Other Topics of Importance

- Existing versus future need- make sure we are solving need that exists today – 3 dots
- When factoring in commute, use commute outside of county, not within county – 1 dot
- Prior RHNA performance (number of housing permits issued for LI & VLI units)
- Regional income parity
- CPI trends for medical, education, and food
- General plan projections for housing
- Total allocation- establish upper and lower limit
- Keep PDAs as self-nominating
- Proportion of families at an age for having kids
- Include factors of regulating Airbnb's (cities and counties)
- Share of property tax directed to services (e.g. police etc.)

Jewel Lake

Jobs/ Jobs-Housing Fit

- Make up for existing jobs/housing-fit/balance – 3 dots
- Jobs + jobs growth central
- Link housing to jobs



- Number of employees per housing units available in jurisdiction
- Struggling with small jobs, less rich communities in job rich areas
- Types of jobs create and income level by jurisdiction
- High wage jobs

Fair Housing/ Equity

- Jurisdiction with higher than average proportion of units in high opportunity areas get more lower income units assigned – 1 dot
- Race
- Percentage of land dedicated to a variety of housing types
- Types of units approved versus units denied

Transit

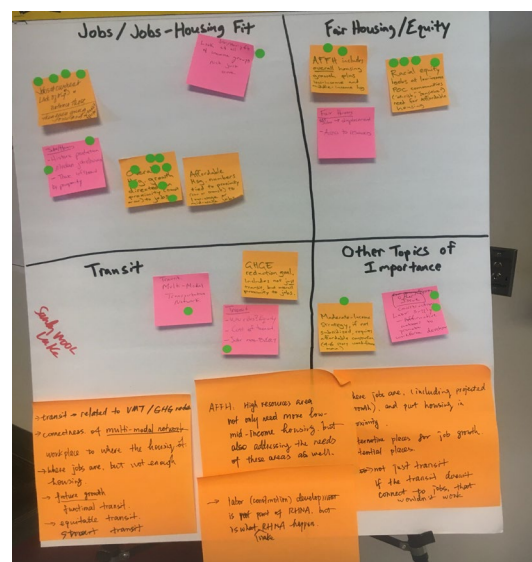
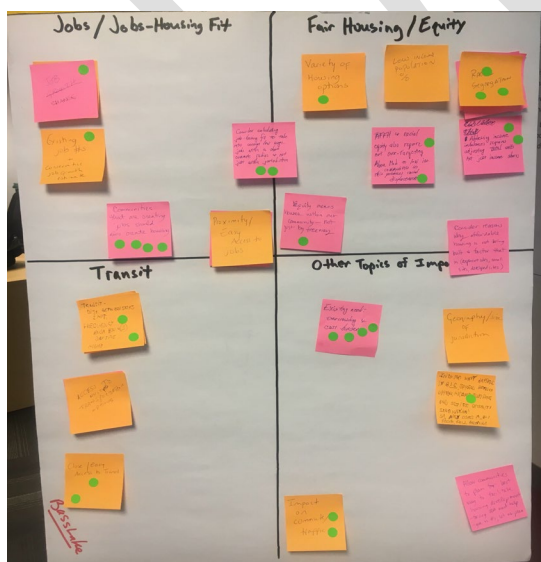
- Like: housing to transit
- Average/ total daily employee migration - commute patterns
- Concentrate greater percentage of units in areas with good transit access
- Don't let counties that voted against transit now say no to new homes

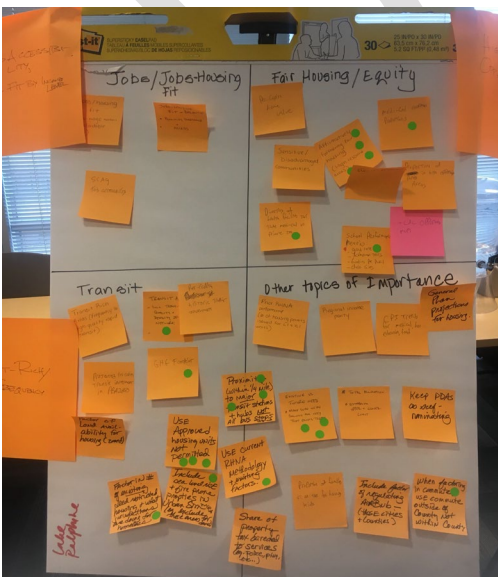
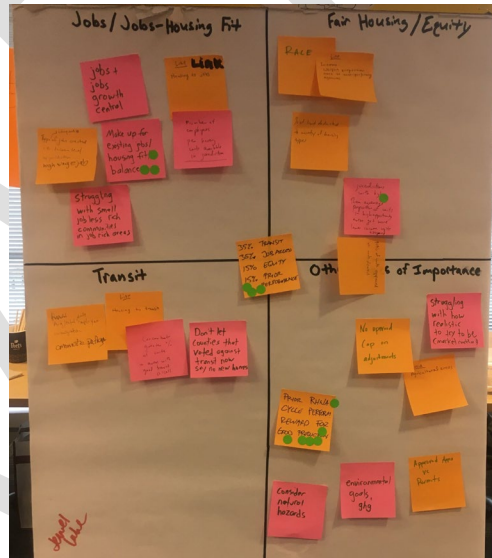
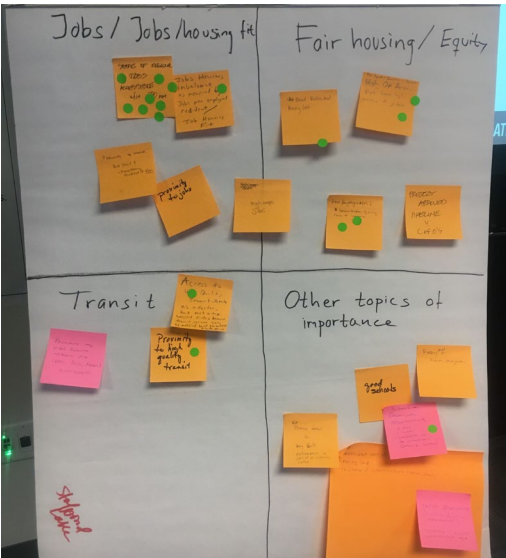
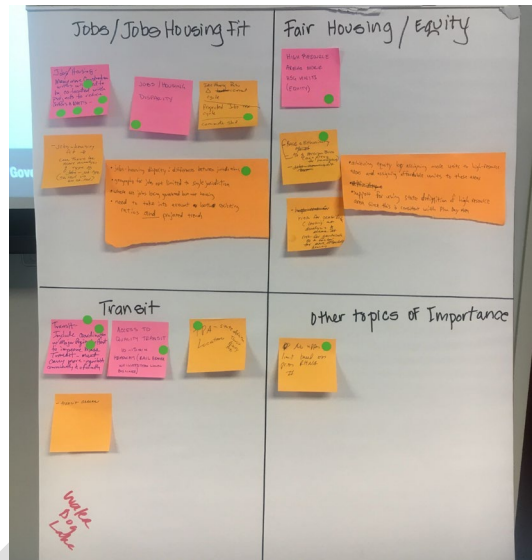
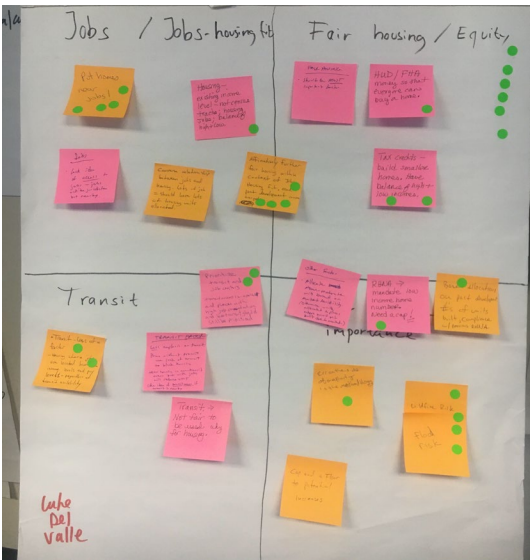
Other Topics of Importance

- Prior RHNA cycle performance reward for good production – 6 dots
- Struggling with how realistic to try to be (market conditions)
- No approved cap on adjustments
- Avoid: agricultural areas
- Consider natural hazards
- Environmental goals – GHG
- Approved applications versus permits

General Notes

- 35% Transit, 35 % Job Access, 15% Equity, 15% Prior Performance – 3 dots





Public Comment:

- **Tim Frank, Center for Sustainable Neighborhoods**

Expressed that he was excited by seeing members vote on factors he agrees with. Stated that he approaches each of these factors with building affordable housing front of mind and in all different contexts, such as in areas closer to transit, or farther from transit, and also in higher resource areas that may not have transit. Frank stated he believes that the final objective of RHNA should be an end goal sustainable 20, 40, and even 50 years from now. He urged the committee to think of this goal as a more integrated region connected with overall transit access. He stated that this can be achieved by thinking that this goal must be a more integrated region with overall transit access. He explained that this goal can be achieved via suburban retrofit and allow access to the entire region for those who are transit dependent. Frank stressed this goal and strategies to achieve it need to be prioritized, in addition to placing affordable housing in areas that are higher opportunity and have access to good jobs and schools.

- **David Early, Placeworks**

Stated that he was impressed by the comments and work done by HMC members at the meeting. Expressed that he wanted to specifically note that a member acknowledged thinking critically about changing the housing allocation criteria, how it has been formulated previously, and how it can be changed. He noted that there are alternative ways to determine housing allocations than the previous methods, and that members can choose to create methodologies for areas based on income, racial factors, and job characteristics and statistics.

7. Regional Housing Need Determination from Housing and Community Development

- **Ranelletti:** Asked for clarification how the need determination currently considers unsheltered residents.
 - **Adams:** Noted this would be considered in the population forecast, which states who is here now and who will be here in the region in the future whether they are housed or not.

Public Comment:

- **Tim Frank, Center for Sustainable Neighborhoods**

Stated that based off the input factors, it is easy to predict that the Bay Area should expect increased allocation numbers. In order to get local jurisdictions to comply with these numbers, Frank urged the committee to think proactively about how to get them to accept and plan to meet these numbers accordingly. He suggested putting programs in place that will help jurisdictions build the housing allocated. Frank noted that this is predominantly the responsibility of Plan Bay Area, and not part of the RHNA process, but stated that it is important to consider this work when building the methodology as well.

- **Aaron Eckhouse, California YIMBY**

Expressed that this RHNA cycle is a great opportunity for all welcome the determinations from the state to address the housing need in the Bay Area, and that we should hope for a robust number of 1 million housing units from the state.

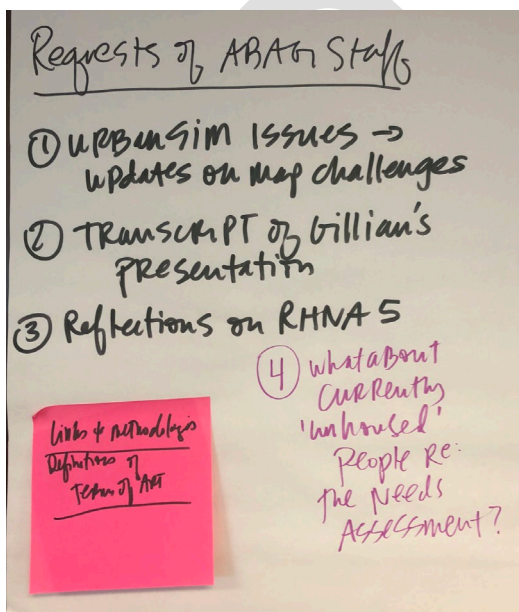
- **Cory Smith, Bay Area Housing Advocacy Coalition**

Stated that it is well documented that California has a 3.5 million housing shortage across the state. Expressed that taking into consideration this state-wide shortage, as well as Southern California's allocation numbers and job predictions, the Bay Area should be held accountable to build a minimum of 1 million homes across all income levels.

8. Wrap Up + Next Steps

Requests of ABAG Staff

- UrbanSim issues – updates on map challenges
- Transcript of Gillian's presentation
- Reflections on RHNA 5
- How are we handling "unhoused individuals" in the Needs Assessment?
- Definitions of terminology for the methodology
- Links to the methodologies online



Meeting Photos

