HMC MEETING #3 - INTRO TO FACTORS VIA HMC'S HOUSING GOALS
Notes from Staff Presentation

SLIDE 6
- At the first meeting, you spent time in small groups discussing desired goals and outcomes for the RHNA process. The full list of comments for each table is in your packet.
- Staff was able to organize the comments into seven key themes:
- Some of the themes focus on the RHNA process itself, such as ensuring transparency and ease of understanding.
- Others focused more on preferred outcomes for the region, such as furthering social and racial equity.
- The next step for the HMC is to start translating these themes into specific factors to consider for including in the allocation methodology.
- The primary task for this group over the next several months will be to prioritize factors to include in the methodology and to develop options for the best way to combine them.

SLIDE 7
- Fundamentally about pattern of growth
- The factors in the methodology are based on the relative relationships between jurisdictions.
- If we choose a factor related to jobs, a jurisdiction with more jobs would get more units, and a jurisdiction with fewer jobs would get fewer units
- We get a total need number from the state, and we must allocate all of it.
    - If an allocation to one jurisdiction goes down, the allocation to other jurisdictions must go up
- We can include specific geographies within a jurisdiction as factors in the methodology, such as locations near transit or near jobs but RHNA cannot require the jurisdiction to zone for housing there

SLIDE 8
So, how does a RHNA methodology work?
- The methodology is a formula to divvy up the total housing need from HCD among all jurisdictions in the region
- The methodology must also include a mechanism for determining the number of units a jurisdiction will receive in each of the four income categories
- The allocation formula can use the region's long-range land use and transportation plan (known as the SCS/RTP) as an input into the RHNA methodology
    - This would be Plan Bay Area 2050 for us
    - As you heard earlier, the Plan includes many policies and strategies aligned with the RHNA factors and that could help us to meet the RHNA objectives
- In addition to potentially using the Plan, the methodology usually includes additional factors that translate a principle or attribute into numbers

SLIDE 9
- No notes

SLIDE 10
- No notes

SLIDE 11
- Total units:
    - Based on existing conditions
    - Emphasis on access to transit and jobs
    - Transit: total number of stops
    - Jobs: total number of jobs
- Income
    - Comparison of jurisdiction's share of households in each income category to region's share of households in each income category
    - Shift each jurisdiction closer to regional distribution

SLIDE 12
- No notes

SLIDE 13
- No notes

SLIDE 14
- No notes

SLIDE 15
- No notes