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March 12, 2020

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What We Heard from Community-Based Organizations

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CBO outreach

Seven focus group meetings around the Bay Area

- Different community-based organizations with 61 community members

- Presented background RHNA information and opened up for discussion

- Included personal perspectives on housing challenges

- Shared Bay Area maps with possible methodology factors: job centers, areas served by transit and State Opportunity Map

- Conducted meetings in Spanish and Chinese, translating as needed

What community members said

- More housing was needed everywhere for everyone

- Need for funding/financing for affordable housing, re-invest in communities that are under-resourced and support new with resources/services

- Emphasis on linking jobs to housing and getting communities that haven't stepped up to do more

What community members said

- Support for additional housing in high resource areas, with concerns

- Put housing at the intersection of job centers, transit and high resource areas

- Housing near transit is good, but transit availability, reliability, safety and cost are concerns

- Need to be involved in local housing element updates

- Important to enforce RHNA plans with incentives or penalties to ensure housing

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Results of Local Jurisdiction Survey

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Local jurisdiction survey background

- HMC commented on draft survey November 2019

- ABAG Regional Planning Committee approved survey December 2019

- Survey available online from January 8 to February 5, 2020

County	Number of Responses	Response Rate
Alameda	9	60%
Contra Costa	14	70%
Marin	8	73%
Napa	3	50%
San Francisco	1	100%
San Mateo	14	67%
Santa Clara	13	81%
Solano	4	50%
Sonoma	6	60%
Region	**71**	**65%**

Survey content

- 53 questions broken up into two sections:

  - Housing and Land Use

  - Fair Housing Issues, Goals, and Actions

- Today's summary focuses on four topic areas in the first section

  - Relationship between jobs and housing

  - Housing opportunities and constraints

  - Housing affordability and overcrowding

  - Housing demand

Relationship between jobs and housing

Figure 1. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction? (Question 2)
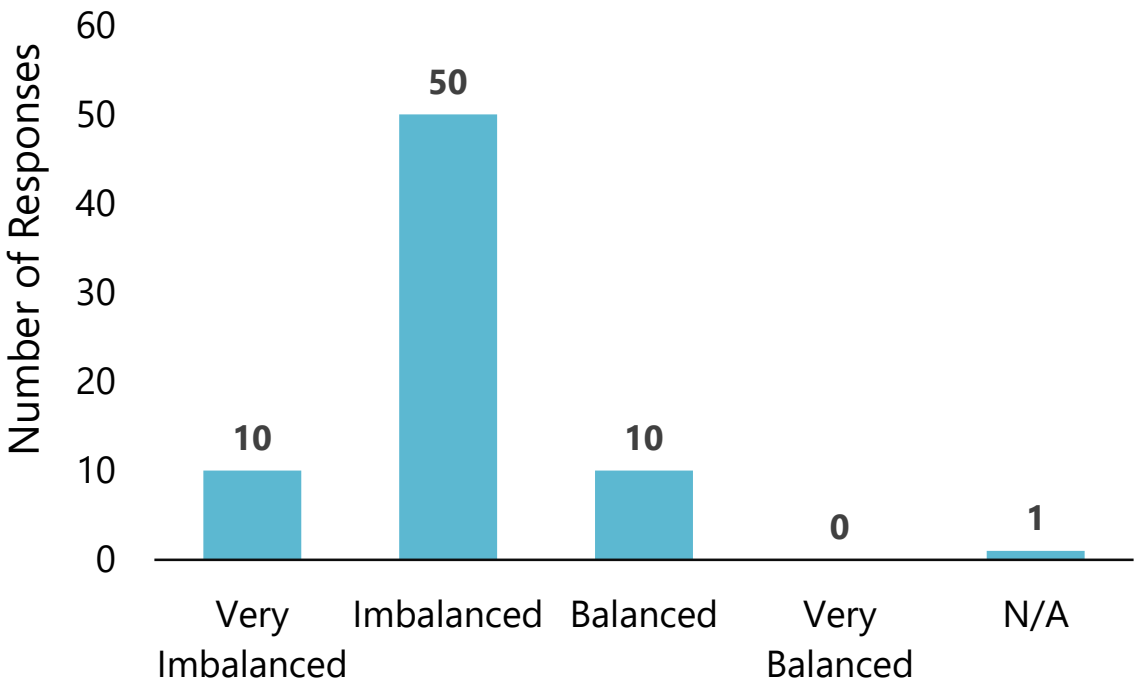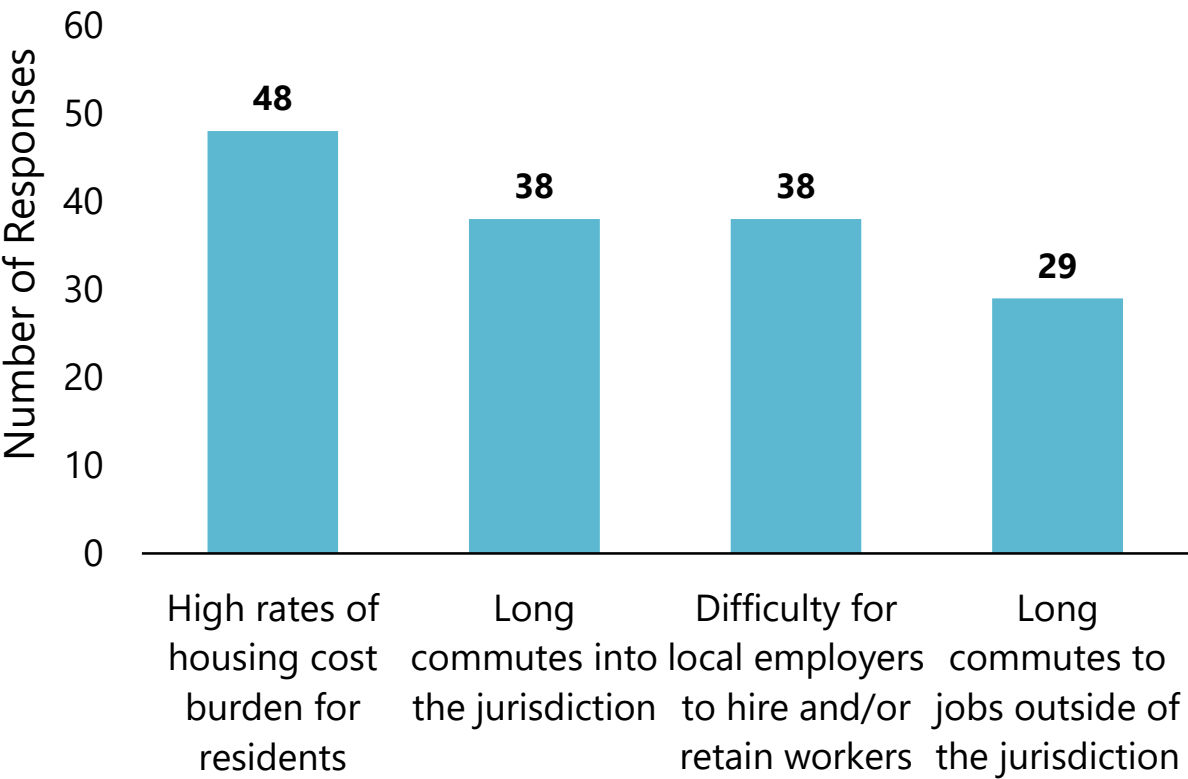
Figure 2. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction? (Question 4)

Housing opportunities and constraints

Figure 4. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? (Question 7)
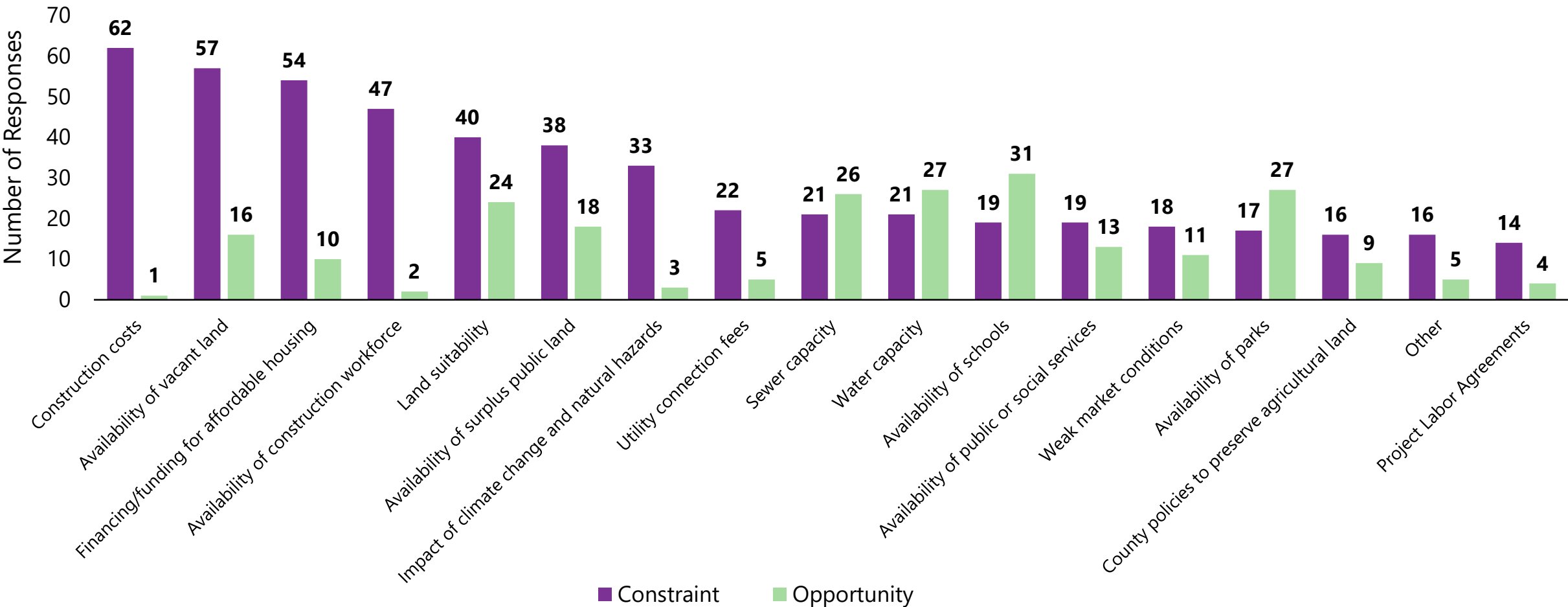
Housing affordability and overcrowding

Figure 7. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households? (Question 19)

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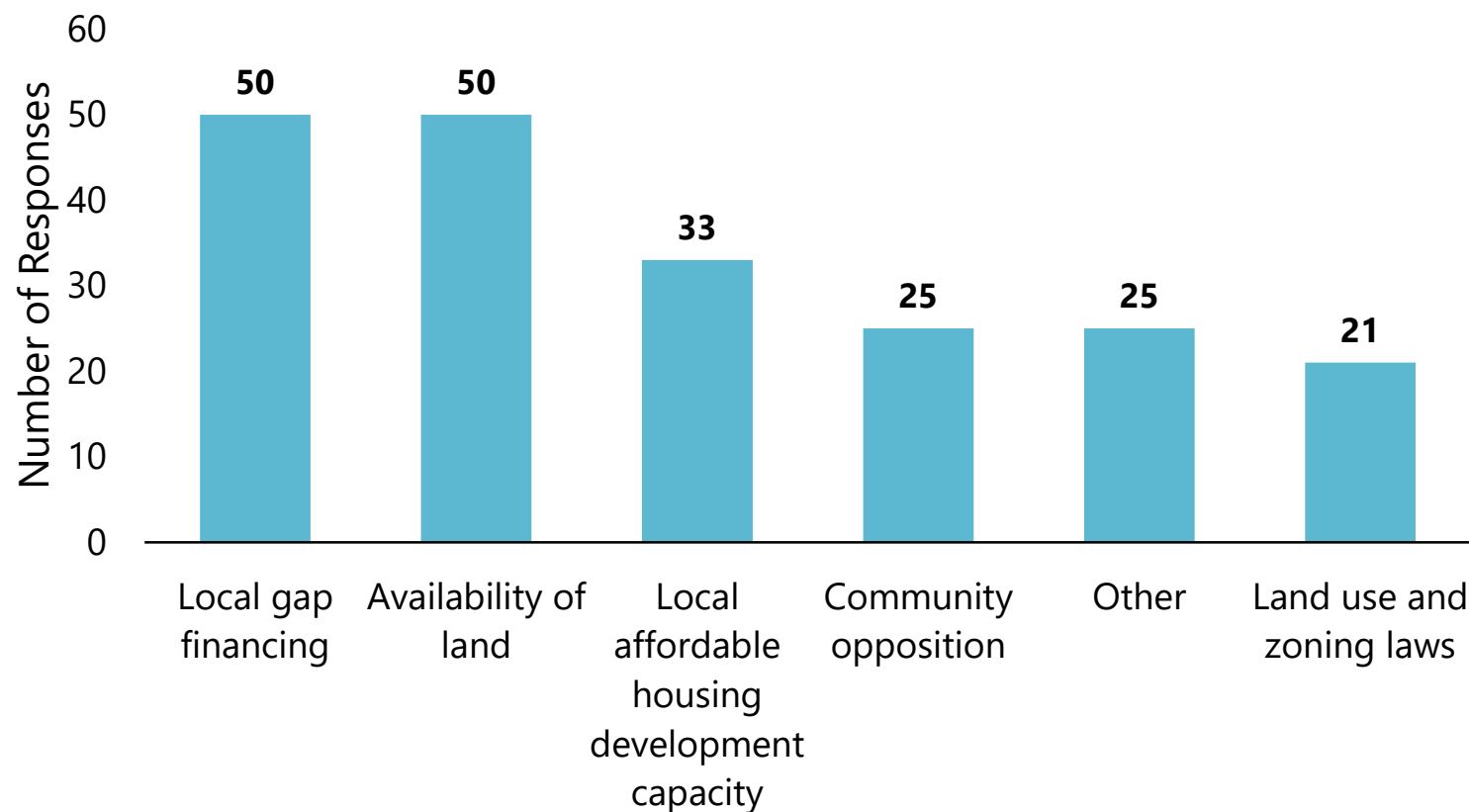
Housing demand

- Farmworker housing

- Presence of postsecondary educational institutions

- Loss of subsidized affordable housing due to expiring affordability requirements

- Loss of housing from state-declared emergencies

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Next steps

- HMC members can consider survey results as they decide on methodology factors

- Survey results may shape how ABAG designs technical assistance and grant programs like REAP

- Fair housing report at upcoming HMC meeting

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Update on Plan Bay Area Blueprint

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Continuing Discussion of Methodology Factors

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Considering RHNA factors

- January HMC – discussion of potential factors in five categories:

  - Factors from Plan Bay Area 2050

  - Fair Housing and Equity

  - Jobs and Jobs-Housing Fit

  - Transportation

  - Other Factors of Importance (Natural Hazards, Past RHNA Performance)

- March HMC – continue refining top factors for total allocation

Dot voting results from January

HMC Votes ■ **Public Votes** ■

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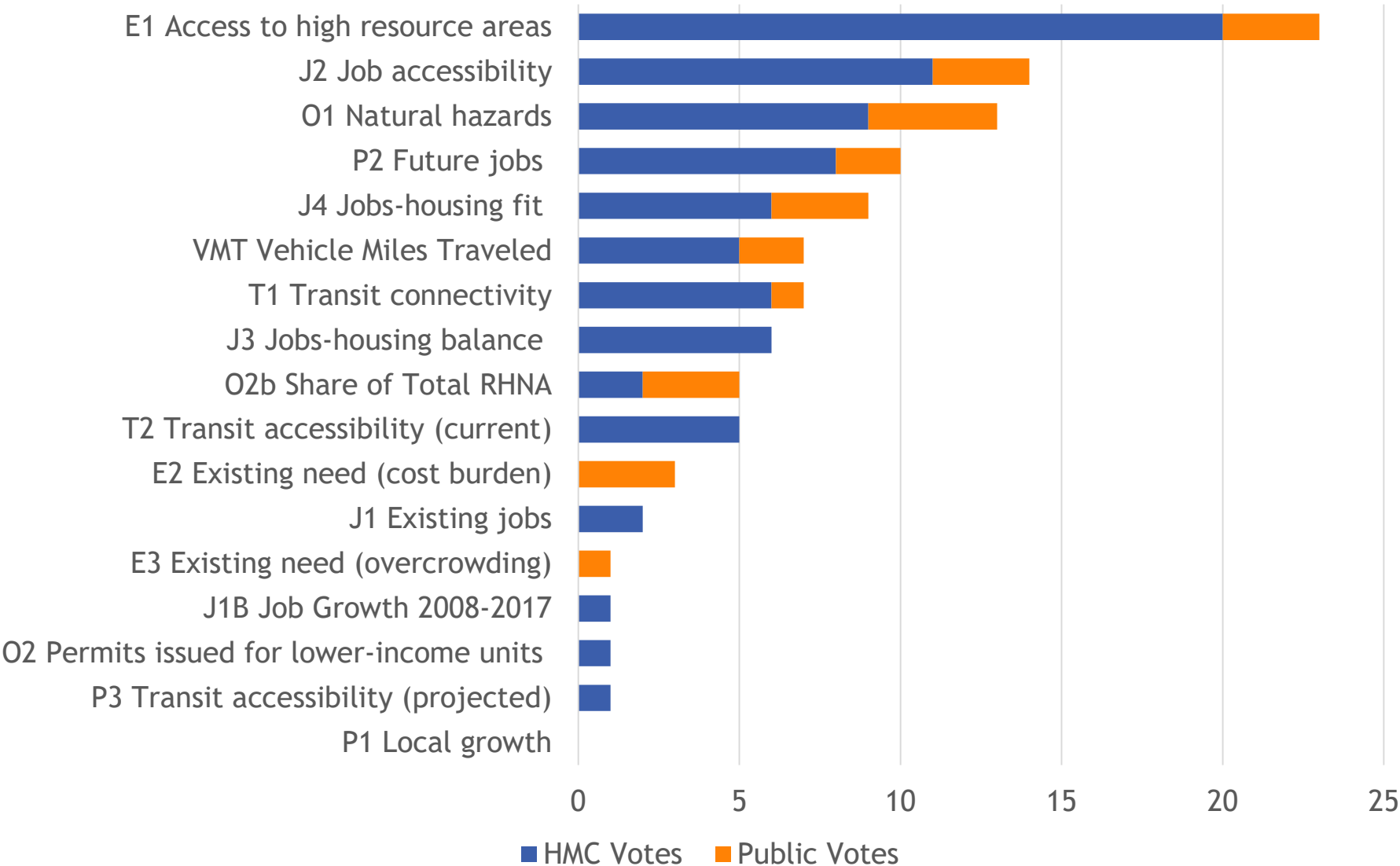
Translating data into factors

- **Baseline allocation** – existing land use pattern

  - Jurisdiction's current share of region's total households

  - Accounts for jurisdiction size in methodology

- **Factor adjustments** – adjust baseline pattern up or down

  - Standardized by scaling to range of 0.5 to 1.5

- **Factor weights** – relative importance of each factor

  - Determines share of total regional housing need allocated by a factor

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Potential factors: fair housing and equity

- Access to High Opportunity Areas

  - Percentage of households living in Highest or High Resource areas from TCAC/HCD Opportunity Map

  - Revised to use draft 2020 version of Opportunity Map

- Divergence Index

  - The divergence index score for a jurisdiction, which is a calculation of how different a jurisdiction's demographics are from the region

Potential factors: jobs and jobs housing fit

- Job Proximity (Auto and Transit)

  - Share of region's total jobs that can be accessed from a jurisdiction by a 30-minute auto commute or 45-minute transit commute

- Vehicle Miles Travelled

  - Total modeled vehicle miles traveled per worker in 2020 from Plan Bay Area 2040

Potential factors: jobs and jobs housing fit

- Jobs-Housing Balance

  - Ratio of jobs within a jurisdiction to housing units in the jurisdiction

- Jobs-Housing Fit

  - Ratio of low-wage jobs in a jurisdiction to low-cost rental units in the jurisdiction.

- Future Jobs

  - Share of the region's forecasted jobs based on Plan Bay Area 2050

Potential factors: transportation

- Transit Connectivity

  - Percentage of the region's total acres within Transit Priority Areas

Potential factors: other

- Natural Hazards

    - Percentage of acres within a jurisdiction's urbanized area in locations with low risk from natural hazards according to the Modified ABAG/MTC Multi-Hazard Index

    - Revised to include all "very high risk" fire severity zones, "very high" liquefaction susceptibility zones, and Alquist-Priolo Fault Zones. Removed sea level rise zones to be consistent with the adaptation-based strategy used in Plan Bay Area 2050

Discussion

- Developing a sample methodology using visualization tool

- https://rhna-factors.mtcanalytics.org

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WRAP UP AND NEXT STEPS | ABAG Housing Methodology Committee March 12, 2020