

TO: President Arreguin
DATE: October 22, 2021
FROM: Matt Maloney, Director, Regional Planning
SUBJECT: List of Discussion Topics Identified During RHNA Appeals Hearing - UPDATED

At the RHNA Appeals hearing, it was requested that staff maintain a “running list” of planning and policy topics emerging over the course of the discussion. The following topics have been identified to-date through the RHNA Appeals Hearing. We will continue to update this list, as appropriate, following every meeting and forward to you, in case you would like to refer to it as part of your Chair’s Report:

- **Alameda:** Support City efforts to receive funding for sea level rise mitigation investments
- **Alameda:** Support City negotiations with U.S. Navy to reduce or waive impact fee
- **Dublin:** Add table identifying the number of housing units on ten parcels in Dublin, nine of which have no housing units, prior to final approval
- **RHNA Legislation:** Need to engage in dialogue about the definition of “adequacy” of available land
- **RHNA Methodology:** Low property taxes as a limit on RHNA should be a statutory methodology factor
- **RHNA Methodology:** Natural hazards should be a statutory methodology factor, particularly wildfire, why are cities and counties treated differently as far as very high and high fire. CalFire mapping makes this distinction.
- **RHNA Methodology:** Examine excluding high fire hazard areas and WUIs from Growth Geographies/RHNA, including map datasets
- **RHNA Process:** ABAG-MTC staff needs to emphasize to local jurisdictions implications of completing the local jurisdiction survey for appeals for future RHNA cycles; recognize that it is challenging for small jurisdictions to meet all the requirements of regional and state government
- **RHNA Process:** Staff need to do more follow-up regarding the local government survey
- **RHNA Process:** Engage in further dialogue about UrbanSim model, including definition of underutilized land
- **RHNA Process:** Advocate for sub-regions to be formed
- **Housing Policy:** Advocate for providing “credit” to jurisdictions’ RHNA achievements in prior cycles

- **Housing Policy:** Request a written response from HCD about the SB 35 implications for a jurisdiction that exceeds its allocation of very low and low-income RHNA units and does not meet its allocation of above moderate-income units
- **Housing Policy:** Advocate to allow cities & towns to voluntarily transfer RHNA in a manner similar to counties
- **Housing Policy:** Inquire with HCD regarding whether a COG has the ability to change units from market-rate to affordable
- **Other:** Concerns about the way High Opportunity Areas are defined by the State
- **Water:** Underscore concerns about regional water carrying capacity
- **Water:** Seek a better understanding of local jurisdiction remedies with HCD, should it be impossible to accommodate RHNA allocation due to a future water service provider moratorium