



AGENDA

HOUSING SUBCOMMITTEE

REGIONAL PLANNING COMMITTEE

Wednesday, October 5, 2016, 11:00 AM - 12:30 PM

Ohlone Conference Room
MetroCenter
375 Beale Street
San Francisco, CA

1. Roll Call / Introductions (Chair, Julie Combs) [11:00 / 5]
2. Approval of agenda (Chair)
3. Approval of minutes from September 14th meeting (Chair)
4. Public Comment on items not on the agenda (Chair)
5. Session Overview & Updates (G. Adams) [11:05 / 5]
6. Review Subcommittee Purpose (G. Adams) [11:10 / 5]
7. Regional Housing Trust Fund (D. Bay) [11:15 / 20]
8. Discussion of "Three Wishes" (Chair) [11:35 / 50]
9. Evaluation (plus/delta exercise) (Chair) [12:25 / 5]
10. Adjourn [12:30]

AGENDA FORECAST

- Plan Bay Area 2040 “housing chapter” or “supplemental housing report”
- Safer, smarter homes through multi-benefit retrofits

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



SUMMARY MINUTES (DRAFT)

ABAG Regional Planning Committee – Housing Subcommittee
Wednesday, September 14, 2016
375 Beale St, San Francisco, California

1. Call to Order

a. Members Present

Paul Campos, Building Industry Association of the Bay Area
Julie Combs, Councilmember, City of Santa Rosa (Chair)
Pat Eklund, Mayor, City of Novato
Paul Peninger, AECOM
Matt Regan, Bay Area Council
Carlos Romero, Urban Ecology

b. Members Absent

Michael Lane, Non-Profit Housing Association of Northern California

2. Approval of Agenda

Member Romero made a motion to approve the agenda, which was seconded by **Member Regan**. The motion passed unanimously.

3. Approval of May 19th Meeting Minutes

The minutes were accepted with the amendment that Paul Peninger is now a consultant with AECOM. **Member Eklund** abstained because she was not present at the May meeting.

4. Public Comment

There were no public comments.

5. Session Overview and Updates

The session overview highlighted the topics that would be the focus of the meeting: reviewing the subcommittee's statement of purpose, discussing the workplan for exploring a regional housing trust fund. There were also updates on staff's annual housing permit data collection, the OBAG2 housing policy guide for congestion management agencies (CMAs), and the overall progress of the housing policy database and online directory.

6. Review Subcommittee Purpose

Expanding upon the subcommittee purpose discussion from the May 19 meeting, staff prepared a draft statement of purpose for committee review. There was general agreement about the statement's language with an amendment to change "on" to "to" in the first sentence. There was discussion about the phrases "high-impact" and "high-consensus," which some members felt needed to be further vetted. There were statements about how the core beliefs of individual subcommittee members affect the purpose and priorities of the subcommittee. The diversity of the group would likely lead to a difference in housing issue/policy priorities to pursue. Although the group acknowledged their differing perspectives would make it challenging to find common ground around policies they and the RPC should pursue, they concluded it would be valuable if the group was able to find areas of agreement. For the next meeting, committee members will bring back their "three wishes" for housing policies that are impactful, actionable, and could garner ABAG support and commitment to action.

There was discussion about the types of policies/issues the group might pursue advocacy for, including increasing affordable housing supply near transit and rent control as displacement remedies, how to reduce construction costs, and working with HCD to expand what types of housing count for RHNA credit.

7. Regional Housing Trust Fund

Staff prepared a sketch workplan for incubating a regional housing trust fund (RHTF) for review by the committee. The workplan proposes organizing listening sessions and a series of workshops with targeted stakeholders to vet the design and feasibility of a RHTF.

Staff also prepared a survey to gauge committee members' thoughts about key elements of the RHTF, such as sources of funds, eligible uses of funds, and organization/implementation of the funds. There was discussion about the type of new revenue sources for the fund, including housing impact fees, transfer taxes, and using a cap and trade-style method to fund affordable housing, whereby cities that do not build affordable housing would pay to offset the commute costs of cities that do build, and/or pay for housing to be built elsewhere. Committee members will complete the survey before the next subcommittee meeting.

8. Evaluation

At the request of Chair Combs, committee members provided feedback about positive aspects of the meeting as well as suggestions to improve future meetings.

9. Adjourn

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



Date: September 28, 2016
To: RPC Housing Subcommittee
From: Gillian Adams, Senior Regional Planner
Subject: Session Overview & Workplan Progress Report

Session Overview

At this meeting members of the RPC Housing Subcommittee will largely continue the discussions that were started at the meeting on September 14. The committee will review a statement of the committee's purpose that staff has revised based on feedback from the committee.

This will be followed by a discussion of the results of the Regional Housing Trust Fund survey that committee members took, as well as their feedback about how to improve the ease and utility of the survey instrument and process. This will provide a foundation for discussing the approach and tools proposed for engaging regional stakeholders in the *Sketch Workplan for Incubating a Regional Housing Trust Fund*.

Finally, committee members will share their "three wishes" for priority policies that each member of the committee has identified as policies that are impactful, actionable, and could garner ABAG support and commitment to action.

Workplan Progress Report

Annual housing permit data collection and analysis

ABAG has requested data about the location and affordability of housing permits issued in 2015 from all Bay Area jurisdictions. Based on this information, staff has compiled a draft RHNA Performance Report (attached) that shows the number of permits issued in each jurisdiction by affordability level. Staff is still working with some jurisdictions to clarify remaining questions about the data, but we are aiming to finalize the report in time for the December RPC meeting.

Policy guidance for OBAG 2 Program

As part of the OBAG 2 Program, ABAG and MTC staff have compiled information about housing policies that local jurisdictions can adopt to address the housing needs in their communities. This information will be provided to Congestion Management Agencies to support their efforts to work with local jurisdictions on updating their PDA Investment and Growth Strategies. Staff will bring a copy of the final packet of information to the meeting on October 5.

San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

DRAFT

About the data: The following is a summary compiled by the Association of Bay Area Governments of housing permits issued for all San Francisco Bay Area jurisdictions for the period between 2015 and 2023. This data was compiled primarily from the permitting information sent to ABAG by local planning staff. When permit data was not available, ABAG used information from the Annual Housing Element Progress Reports (APRs) filed by jurisdictions with the California Department of Housing and Community Development (HCD).

Note: HCD provided Bay Area jurisdictions with the option of counting the units they permitted in 2014 towards either the past (2007-2014) or the current (2015-2023) RHNA cycle. Jurisdictions that requested that their 2014 permits be counted towards their 2015-2023 allocation are indicated by an asterisk (*).

For more information and other housing datasets please visit ABAG's website at www.abag.ca.gov/planning/housing

Bay Area	Very Low (0-50% AMI)			Low (50-80% AMI)			Moderate (80-120% AMI)			Above Moderate (120%+ AMI)			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Alameda	9,912	384	4%	6,604	185	3%	7,924	55	1%	19,596	4,437	23%	44,036	5,061	11%
Contra Costa	5,264	3	0%	3,086	22	1%	3,496	214	6%	8,784	2,700	31%	20,630	2,939	14%
Marin	618	38	6%	367	27	7%	423	29	7%	890	173	19%	2,298	267	12%
Napa	370	38	10%	199	27	14%	243	138	57%	670	130	19%	1,482	333	22%
San Francisco	6,234	213	3%	4,639	1,595	34%	5,460	250	5%	12,536	2,566	20%	28,869	4,624	16%
San Mateo	4,595	147	3%	2,507	117	5%	2,830	65	2%	6,486	2,384	37%	16,418	2,713	17%
Santa Clara	16,158	453	3%	9,542	568	6%	10,636	65	1%	22,500	8,404	37%	58,836	9,490	16%
Solano	1,711	20	1%	902	60	7%	1,053	471	45%	3,311	686	21%	6,977	1,237	18%
Sonoma	1,822	52	3%	1,094	87	8%	1,355	63	5%	4,177	597	14%	8,448	799	9%
Bay Area Totals	46,684	1,348	3%	28,940	2,688	9%	33,420	1,350	4%	78,950	22,077	28%	187,994	27,463	15%

San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

DRAFT

ALAMEDA COUNTY	Very Low (0-50% AMI)			Low (50-80% AMI)			Moderate (80-120% AMI)			Above Moderate (120%+ AMI)			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Alameda	444	16	4%	248	15	6%	283	11	4%	748	77	10%	1,723	119	7%
Albany	80	0	0%	53	0	0%	57	0	0%	145	10	7%	335	10	3%
Berkeley	532	51	10%	442	17	4%	584	2	0%	1,401	363	26%	2,959	433	15%
Dublin	796	26	3%	446	39	9%	425	4	1%	618	839	136%	2,285	908	40%
Emeryville*	276	0	0%	211	0	0%	259	0	0%	752	107	14%	1,498	107	7%
Fremont	1,714	64	4%	926	0	0%	978	0	0%	1,837	382	21%	5,455	446	8%
Hayward	851	0	0%	480	0	0%	608	0	0%	1,981	108	5%	3,920	108	3%
Livermore	839	0	0%	474	2	0%	496	14	3%	920	420	46%	2,729	436	16%
Newark	330	0	0%	167	0	0%	158	0	0%	423	76	18%	1,078	76	7%
Oakland	2,059	98	5%	2,075	30	1%	2,815	0	0%	7,816	643	8%	14,765	771	5%
Piedmont	24	2	8%	14	0	0%	15	0	0%	7	3	43%	60	5	8%
Pleasanton*	716	92	13%	391	16	4%	407	3	1%	553	1,103	199%	2,067	1,214	59%
San Leandro	504	0	0%	270	0	0%	352	0	0%	1,161	0	0%	2,287	0	0%
Union City	317	0	0%	180	0	0%	192	0	0%	417	290	70%	1,106	290	26%
Alameda County	430	35	8%	227	66	29%	295	21	7%	817	16	2%	1,769	138	8%
County Totals	9,912	384	4%	6,604	185	3%	7,924	55	1%	19,596	4,437	23%	44,036	5,061	11%

San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

DRAFT

CONTRA COSTA COUNTY	Very Low (0-50% AMI)			Low (50-80% AMI)			Moderate (80-120% AMI)			Above Moderate (120%+ AMI)			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Antioch	349	1	0%	205	0	0%	214	19	9%	680	47	7%	1,448	67	5%
Brentwood	234	0	0%	124	4	3%	123	0	0%	279	480	172%	760	484	64%
Clayton	51	0	0%	25	0	0%	31	0	0%	34	0	0%	141	0	0%
Concord*	798	0	0%	444	0	0%	559	4	1%	1,677	48	3%	3,478	52	1%
Danville	196	N/R		111	N/R		124	N/R		126	N/R		557	N/R	
El Cerrito	100	0	0%	63	6	10%	69	13	19%	166	116	70%	398	135	34%
Hercules	220	N/R		118	N/R		100	N/R		244	N/R		682	N/R	
Lafayette	138	0	0%	78	0	0%	85	7	8%	99	76	77%	400	83	21%
Martinez	124	0	0%	72	0	0%	78	0	0%	195	45	23%	469	45	10%
Moraga*	75	0	0%	44	0	0%	50	0	0%	60	8	13%	229	8	3%
Oakley*	317	0	0%	174	0	0%	175	68	39%	502	234	47%	1,168	302	26%
Orinda	84	0	0%	47	0	0%	54	0	0%	42	41	98%	227	41	18%
Pinole	80	0	0%	48	0	0%	43	0	0%	126	0	0%	297	0	0%
Pittsburg	392	0	0%	254	2	1%	316	0	0%	1,063	384	36%	2,025	386	19%
Pleasant Hill	118	0	0%	69	0	0%	84	2	2%	177	3	2%	448	5	1%
Richmond	438	0	0%	305	0	0%	410	0	0%	1,282	84	7%	2,435	84	3%
San Pablo ¹	56	0	0%	53	0	0%	75	0	0%	265	30	11%	449	30	7%
San Ramon	516	0	0%	279	0	0%	282	2	1%	340	386	114%	1,417	388	27%
Walnut Creek ¹	604	0	0%	355	0	0%	381	2	1%	895	208	23%	2,235	210	9%
Contra Costa County*	374	2	1%	218	10	5%	243	97	40%	532	510	96%	1,367	619	45%
County Totals	5,264	3	0%	3,086	22	1%	3,496	214	6%	8,784	2,700	31%	20,630	2,939	14%

San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

DRAFT

MARIN COUNTY	Very Low (0-50% AMI)			Low (50-80% AMI)			Moderate (80-120% AMI)			Above Moderate (120%+ AMI)			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Belvedere	4	0	0%	3	0	0%	4	0	0%	5	0	0%	16	0	0%
Corte Madera ²	22	0	0%	13	1	8%	13	0	0%	24	0	0%	72	1	1%
Fairfax	16	N/R		11	N/R		11	N/R		23	N/R		61	N/R	
Larkspur	40	0	0%	20	0	0%	21	0	0%	51	7	14%	132	7	5%
Mill Valley*	41	7	17%	24	8	33%	26	4	15%	38	6	16%	129	25	19%
Novato	111	16	14%	65	0	0%	72	1	1%	167	15	9%	415	32	8%
Ross ²	6	1	17%	4	0	0%	4	0	0%	4	0	0%	18	1	6%
San Anselmo	33	2	6%	17	1	6%	19	0	0%	37	1	3%	106	4	4%
San Rafael	240	1	0%	148	9	6%	181	8	4%	438	84	19%	1,007	102	10%
Sausalito ¹	26	2	8%	14	0	0%	16	4	25%	23	0	0%	79	6	8%
Tiburon*	24	0	0%	16	0	0%	19	0	0%	19	8	42%	78	8	10%
Marin County* ¹	55	9	16%	32	8	25%	37	12	32%	61	52	85%	185	81	44%
County Totals	618	38	6%	367	27	7%	423	29	7%	890	173	19%	2,298	267	12%

NAPA COUNTY	Very Low (0-50% AMI)			Low (50-80% AMI)			Moderate (80-120% AMI)			Above Moderate (120%+ AMI)			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
American Canyon*	116	0	0%	54	17	31%	58	133	229%	164	0	0%	392	150	38%
Calistoga*	6	37	617%	2	10	500%	4	2	50%	15	7	47%	27	56	207%
Napa	185	0	0%	106	0	0%	141	3	2%	403	96	24%	835	99	12%
St. Helena ¹	8	0	0%	5	0	0%	5	0	0%	13	3	23%	31	3	10%
Yountville ¹	4	0	0%	2	0	0%	3	0	0%	8	4	50%	17	4	24%
Napa County	51	1	2%	30	0	0%	32	0	0%	67	20	30%	180	21	12%
County Totals	370	38	10%	199	27	14%	243	138	57%	670	130	19%	1,482	333	22%

San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

DRAFT

SAN FRANCISCO	Very Low (0-50% AMI)			Low (50-80% AMI)			Moderate (80-120% AMI)			Above Moderate (120%+ AMI)			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
San Francisco	6,234	213	3%	4,639	1,595	34%	5,460	250	5%	12,536	2,566	20%	28,869	4,624	16%
County Totals	6,234	213	3%	4,639	1,595	34%	5,460	250	5%	12,536	2,566	20%	28,869	4,624	16%

SAN MATEO COUNTY	Very Low (0-50% AMI)			Low (50-80% AMI)			Moderate (80-120% AMI)			Above Moderate (120%+ AMI)			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Atherton ¹	35	6	17%	26	3	12%	29	3	10%	3	1	33%	93	13	14%
Belmont	116	0	0%	63	0	0%	67	0	0%	222	7	3%	468	7	1%
Brisbane ²	25	0	0%	13	0	0%	15	1	7%	30	2	7%	83	3	4%
Burlingame ¹	276	0	0%	144	0	0%	155	0	0%	288	22	8%	863	22	3%
Colma	20	0	0%	8	0	0%	9	0	0%	22	0	0%	59	0	0%
Daly City ¹	400	0	0%	188	2	1%	221	6	3%	541	39	7%	1,350	47	3%
East Palo Alto	64	0	0%	54	0	0%	83	0	0%	266	0	0%	467	0	0%
Foster City*	148	83	56%	87	49	56%	76	14	18%	119	563	473%	430	709	165%
Half Moon Bay	52	0	0%	31	0	0%	36	0	0%	121	0	0%	240	0	0%
Hillsborough ¹	32	22	69%	17	7	41%	21	3	14%	21	8	38%	91	40	44%
Menlo Park ¹	233	22	9%	129	23	18%	143	0	0%	150	703	469%	655	748	114%
Millbrae	193	0	0%	101	0	0%	112	0	0%	257	0	0%	663	0	0%
Pacifica	121	0	0%	68	0	0%	70	1	1%	154	7	5%	413	8	2%
Portola Valley*	21	7	33%	15	2	13%	15	3	20%	13	14	108%	64	26	41%
Redwood City	706	0	0%	429	3	1%	502	0	0%	1,152	589	51%	2,789	592	21%
San Bruno	358	0	0%	161	0	0%	205	0	0%	431	10	2%	1,155	10	1%
San Carlos	195	0	0%	107	0	0%	111	0	0%	183	12	7%	596	12	2%
San Mateo	859	0	0%	469	23	5%	530	18	3%	1,242	358	29%	3,100	399	13%
South San Francisco	565	0	0%	281	3	1%	313	10	3%	705	28	4%	1,864	41	2%
Woodside ¹	23	7	30%	13	2	15%	15	0	0%	11	4	36%	62	13	21%
San Mateo County ¹	153	0	0%	103	0	0%	102	6	6%	555	17	3%	913	23	3%
County Totals	4,595	147	3%	2,507	117	5%	2,830	65	2%	6,486	2,384	37%	16,418	2,713	17%

San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

DRAFT

SANTA CLARA COUNTY	Very Low (0-50% AMI)			Low (50-80% AMI)			Moderate (80-120% AMI)			Above Moderate (120%+ AMI)			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Campbell	253	0	0%	138	4	3%	151	2	1%	391	43	11%	933	49	5%
Cupertino	356	0	0%	207	0	0%	231	4	2%	270	174	64%	1,064	178	17%
Gilroy ¹	236	26	11%	160	249	156%	217	7	3%	475	398	84%	1,088	680	63%
Los Altos	169	0	0%	99	0	0%	112	0	0%	97	48	49%	477	48	10%
Los Altos Hills	46	5	11%	28	5	18%	32	0	0%	15	11	73%	121	21	17%
Los Gatos*	201	0	0%	112	0	0%	132	2	2%	174	27	16%	619	29	5%
Milpitas	1,004	10	1%	570	0	0%	565	0	0%	1,151	0	0%	3,290	10	0%
Monte Sereno ²	23	4	17%	13	0	0%	13	0	0%	12	0	0%	61	4	7%
Morgan Hill	273	0	0%	154	12	8%	185	6	3%	316	333	105%	928	351	38%
Mountain View	814	0	0%	492	9	2%	527	0	0%	1,093	237	22%	2,926	246	8%
Palo Alto	691	20	3%	432	58	13%	278	7	3%	587	153	26%	1,988	238	12%
San Jose*	9,233	345	4%	5,428	231	4%	6,188	0	0%	14,231	5,904	41%	35,080	6,480	18%
Santa Clara	1,050	0	0%	695	0	0%	755	19	3%	1,593	212	13%	4,093	231	6%
Saratoga	147	N/R		95	N/R		104	N/R		93	N/R		439	N/R	
Sunnyvale	1,640	43	3%	906	0	0%	932	18	2%	1,974	799	40%	5,452	860	16%
Santa Clara County	22	0	0%	13	0	0%	214	0	0%	28	65	232%	277	65	23%
County Totals	16,158	453	3%	9,542	568	6%	10,636	65	1%	22,500	8,404	37%	58,836	9,490	16%

San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

DRAFT

SOLANO COUNTY	Very Low (0-50% AMI)			Low (50-80% AMI)			Moderate (80-120% AMI)			Above Moderate (120%+ AMI)			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Benicia*	94	0	0%	54	3	6%	56	0	0%	123	5	4%	327	8	2%
Dixon ¹	50	0	0%	24	0	0%	30	0	0%	93	49	53%	197	49	25%
Fairfield	779	0	0%	404	0	0%	456	284	62%	1,461	387	26%	3,100	671	22%
Rio Vista	45	N/R		36	N/R		48	N/R		170	N/R		299	N/R	
Suisun City	147	0	0%	57	0	0%	60	0	0%	241	8	3%	505	8	2%
Vacaville	287	20	7%	134	46	34%	173	180	104%	490	190	39%	1,084	436	40%
Vallejo	283	0	0%	178	0	0%	211	0	0%	690	33	5%	1,362	33	2%
Solano County	26	0	0%	15	11	73%	19	7	37%	43	14	33%	103	32	31%
County Totals	1,711	20	1%	902	60	7%	1,053	471	45%	3,311	686	21%	6,977	1,237	18%

San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

DRAFT

SONOMA COUNTY	Very Low (0-50% AMI)			Low (50-80% AMI)			Moderate (80-120% AMI)			Above Moderate (120%+ AMI)			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Cloverdale	39	25	64%	29	7	24%	31	0	0%	112	0	0%	211	32	15%
Cotati	35	0	0%	18	0	0%	18	2	11%	66	3	5%	137	5	4%
Healdsburg ²	35	3	9%	24	4	17%	26	3	12%	76	39	51%	161	49	30%
Petaluma*	199	0	0%	103	6	6%	121	45	37%	322	191	59%	745	242	32%
Rohnert Park	181	0	0%	107	0	0%	127	0	0%	484	86	18%	899	86	10%
Santa Rosa	947	0	0%	581	24	4%	759	8	1%	2,375	94	4%	4,662	126	3%
Sebastopol ¹	22	0	0%	17	0	0%	19	0	0%	62	2	3%	120	2	2%
Sonoma ²	24	0	0%	23	0	0%	27	5	19%	63	6	10%	137	11	8%
Windsor	120	0	0%	65	0	0%	67	0	0%	188	55	29%	440	55	13%
Sonoma County ²	220	24	11%	127	46	36%	160	0	0%	429	121	28%	936	191	20%
County Totals	1,822	52	3%	1,094	87	8%	1,355	63	5%	4,177	597	14%	8,448	799	9%

1 Still in the discussion process of data compilation

2 Data from 2015 APR

N/R: No data available for this jurisdiction

* Jurisdiction opted to have 2014 permits counted towards its 2015-2023 RHNA allocation.

This page intentionally left blank.

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



Purposes of the Housing Subcommittee of the ABAG Regional Planning Committee

Staff recommends that the Regional Housing Subcommittee (Committee) adopt a statement of purpose, and resolve to review and update the statement annually.

Based on committee discussion at the previous meeting, Staff offers the following revised draft for consideration.

The purpose of the Committee is two-fold. The primary purpose is to identify, and advance through the ABAG RPC and ABAG Executive Board, policy-level actions that the Committee believes (1) would make a positive impact that is substantial in scale, (2) involves implementation tasks appropriate to ABAG's role (i.e., "actionable"), and (3) could garner ABAG support and commitment to action.

An additional purpose is to serve as a sounding board and knowledge resource, available to ABAG's housing program staff as they advance specific already scoped deliverables in the Housing Program's work plan.

This page intentionally left blank.

Sketch Workplan for Incubating a Regional Housing Trust Fund

TASK	STATUS
Secure approval to continue conceptual development. (Feb. – March 2016)	<i>Done</i>
Charter an RPC subcommittee as a sounding board. (March - May 2016)	<i>Done</i>
Coordinate with appropriate MTC staff.	<i>In progress</i>
Seek funding and support for a feasibility study and implementation plan	<i>See workplan below</i>

- **Conduct listening sessions** to collect and vet design parameters with stakeholders. (November)
 - Webinars for:
 - 25 CDBG entitlement jurisdictions, co-hosted by HUD
 - 64 jurisdictions that have other dedicated funding sources
 - Non-profit developers, co-hosted by Non-Profit Housing Association
 - Other interested parties, and folk who missed their session
 - In-person meetings with:
 - 7 Local Housing Trust Funds (LHTFs)
 - 8 Community Development Financial Institutions (CDFIs)
 - promoters of municipal bank concept
 - Finance Authority for Non-Profits, an ABAG affiliate

- **Conduct three design workshops** co-hosted by Federal Home Loan Bank and California Association of Local Housing Finance Agencies
 - Workshop #1—Survey & Pitch (January)
 - Introductions & Instructions
 - Participants rotate through four stations to learn / discuss / "vote" on survey
 - Participants hear invited PechaKucha-style pitches (~20 slides, ~7 minutes)
 - Plus/Delta (evaluation & process suggestions for next session)
 - Workshop #2—Design Charette (February)
 - Presentation and critique of a distillation from Workshop #1
 - Outline a scope of work for feasibility study and implementation plan
 - Brainstorm sources of funds for feasibility study and implementation plan
 - Workshop #3—Engagement for Implementation (March)
 - Review draft workplan for going forward & recruit working group(s)
 - Vet scope of work for a start-up contract
 - Advance discussion of sources of funds for feasibility study and implementation plan

- **Secure funding commitments** to collect and vet design parameters with stakeholders. (April)

- **Release Request For Proposals** (May)