



**Housing Methodology Committee**

**Meeting - May 25, 2006**

**12:00 noon – 2:00 p.m.**

**MetroCenter - 101 8<sup>th</sup> Street, Oakland, CA**

**Claremont Room, 2<sup>nd</sup> Floor**

**Meeting Summary**

**Call to Order/Introductions**

The meeting began with introductions of member representatives, interested parties, and ABAG staff. Paul Fassinger, Research Director at the Association of Bay Area Governments (ABAG) provided an overview of the Meeting Agenda.

**Overview**

Housing- RHNA/Focusing Our Vision/Projections 2007: Mr. Fassinger provided an overview of the relationship between the Regional Housing Needs Allocation (RHNA) process, the Focusing Our Vision (*Focus*) project, and Projections 2007. He indicated that RHNA is a state-mandated process geared to allocate housing to jurisdictions and that the process incorporates a 6 ½ year cycle. As the Bay Area's regional Council of Governments, ABAG is responsible for distributing the regional housing allocation provided by the State of California to the region's jurisdictions.

Mr. Fassinger described the Focus project as a long-term planning project geared to establishing a shared regional vision and the identification of Priority Development Areas and Priority Conservation Areas. The project has a primary housing focus, but incorporates a number of other key components including transportation and environmental issues. Focus builds upon the Smart Growth Livability Footprint Project and related principles adopted by ABAG, MTC, and the Bay Area Air Quality Management District in 2002. Projections is ABAG's official demographic forecast. Projections 2007 will incorporate existing land use information, general plans, development pipeline information, Smart Growth Footprint Project principles (Smart Growth Principles), and revisions to the Smart Growth Principles.

**RHNA**

In addition to the general overview of RHNA described above, Mr. Fassinger described specific issues pertaining to the upcoming (4<sup>th</sup>) Regional Housing Needs Allocation Cycle. The 4<sup>th</sup> revision of RHNA incorporates a number of changes and provides for potentially greater opportunities for regional input relative to the factors utilized to develop the RHNA allocation methodology. Policies developed by the California Department of Housing and Community Development (HCD) call for a survey of jurisdictions relative to issues that could serve as potential factors for developing the allocation methodology that will be used to distribute the regional housing number. The Housing Methodology Committee (HMC) role will be to advise ABAG staff on the development of the RHNA methodology.

## **Committee Procedures**

The role and related procedures for the HMC were described by Mr. Fassinger. The HMC includes staff and elected officials from each county as well as interested stakeholder groups representing a range of issues including affordable housing, the environment, housing industry, and smart growth issues. The makeup of the HMC will provide ABAG staff with local knowledge about housing issues and serve to help ensure the methodology adequately reflects the goals and needs of local communities.

The HMC will likely meet monthly, with the possibility of more frequent meetings if needed. Meetings will continue through November 2006. Because the issues associated with RHNA and Focus are closely related, the advisory committees for both projects will work together as much as possible.

## **Subregional Allocation**

Kenneth Moy, ABAG Legal Counsel, provided an overview of the large number of issues pertaining to Subregional Allocations. Changes to Housing Element law enacted in 2004 provide an opportunity for local jurisdictions to perform housing need allocations at the subregional level. The deadline for creating new subregions is August 31, 2006. An informational/organizational meeting is scheduled for June 16<sup>th</sup>, 2006 at the ABAG/MTC MetroCenter.

### Subregional Allocation Issues that the HMC will need to consider or be aware of:

- How a subregion is defined (do jurisdictions have to be contiguous, are subregions that cross counties possible?).
- How to assign affordability shares to subregions and remaining ABAG region?
- Each subregion must allocate its own share.
- Relationship of subregional allocation provision to transfer provision per state Housing Element law.
- Timing/Format for potential re-absorption of Subregions into ABAG region that are not successfully implemented.

## **Break**

### **Data Collection for Methodology Factors**

Paul Fassinger provided an overview of how Data will be collected relative to potential Housing Methodology Factors. Mr. Fassinger indicated that nine factors were required under state law and that any other factors that the HMC might recommend would require the approval of the ABAG Executive Board. Factors would be determined based upon a survey of relevant factors for which a comparison could be made amongst the region's jurisdictions. An example provided by HCD is sewer availability.

### Data Collection Issues:

- Survey Data for Factors will need to be provided by all jurisdictions in the same format. This fact combined with the need to identify factors that are comparable

amongst jurisdictions across the region will likely result in a relatively small number of potential factors.

- Constraints in some communities cannot reduce the size of the number the state allocates to the Region.

### **Specific Areas of Concern from Committee Members**

#### **Schedule of Meetings and Proposed Topics**

HMC Meetings will be on the following dates all of which are coordinated with the Focusing Our Vision Technical Advisory Committee (FOVTAC) meetings which will be scheduled from 1:00 pm -4:00 pm following the HMC meetings. FOVTAC is slated to have its meetings at the SF Bay Conservation Development Commission (BCDC) in San Francisco. The HMC discussed the benefits of this location vs. an East Bay location. ABAG staff indicated that they would consider potential options and report back to the HMC.

#### **DATES:**

June 29

July 27

August 24

September 28

October 26

November 30

These dates are all Thursdays.

TIME: 10:00 a.m. to 12:00 noon

- Potential Survey Factors will be sent to HMC Members in early June for Feedback at the June 29<sup>th</sup> meeting.
- The HMC will have a Joint Meeting (perhaps late Summer) with the FOVTAC.
- The HMC Roster will be distributed to members and other interested parties.
- Allocation Factors and Distribution will be described in more detail at HMC's June meeting.

#### **HMC Members requested that:**

- Clarification on the part of HCD as to whether or not the current RHNA cycle has been extended by 2 years relative to the time period in which jurisdictions can achieve their allocation.
- Concern that, given the parameters provided by HCD, data for the methodology factors might not be utilized and would require significant input and time on the part of jurisdictional staff.
- Jurisdictions not be requested to feed back information that is ABAG-generated such as jobs-housing balance numbers, unless the jurisdictions have conflicting information of their own.

- Subregional issues at upcoming meetings be specific to the interaction of how the subregional allocation would relate to the ABAG regional allocation, and not include information on “how to form a subregion” given that there is a separate process for interested communities.
- More detailed information be provide relative to jurisdictional transfers.
- Jobs/Housing balance be considered in allocation process.
- Housing Needs of Seniors be adequately considered in allocation process.