



DATE: August 3, 2020

TO: Gabe Quinto, Conference Chair
Gary Pokorny, Executive Director
Contra Costa Mayors' Conference

FROM: Eric Figueroa, Chair
Contra Costa Public Managers' Association

RE: Update: Regional Housing Needs Allocation (RHNA) Methodologies

The Contra Costa Public Managers' Association (PMA) would like to provide an update on recent RHNA process and its potential impacts to Contra Costa communities.

In June 2020, the California Department of Housing and Community Development (HCD) determined that the San Francisco Bay region must plan to accommodate **441,176** housing units over the upcoming 8-year housing element cycle (2022-2030). According to Association of Bay Area Governments (ABAG), this represents a 135% increase from the previous housing assignment.

ABAG's Housing Methodology Committee (Committee) – comprised of region's elected officials, jurisdictional staff, and community stakeholders – is charged with evaluating and making a recommendation on *how* these housing units would be allocated to the Bay Area's 101 cities and 9 counties. As a very high-level summary, the Committee is weighing options related to:

1. What should be used as the "baseline data" for allocating units? Two major methods are under consideration:
 - a. *"2019 Baseline" Methodology*
 - b. *"2050 Plan Bay Area Blueprint" Methodology*

The Contra Costa Public Managers' Association (PMA) is an organization comprised of public managers representing the nineteen cities and county of Contra Costa. The Contra Costa PMA works collaboratively to share information, discuss and find solutions on issues of regional significance.

CONTRA COSTA PMA MEMBERS

Antioch – R. Bernal
Brentwood – T. Ogden
Clayton – F. Robustelli (Interim)
Concord – V. Barone / K. Trep
Danville – J. Calabrigo / T. Williams
El Cerrito – K. Pinkos / A. Orologas
Hercules – D. Biggs

Lafayette – N. Srivatsa
Martinez – E. Figueroa / M. Chandler
Moraga – C. Battenberg
Oakley – B. Montgomery
Orinda – S. Salomon
Pinole – A. Murray / H. De La Rosa
Pittsburg – G. Evans

Pleasant Hill – J. Catalano
Richmond – L. Snideman
San Pablo – M. Rodriguez / R. Schwartz
San Ramon – J. Gorton / S. Spedowsfski
Walnut Creek – D. Buckshi / T. Killgore
Contra Costa County – D. Twa

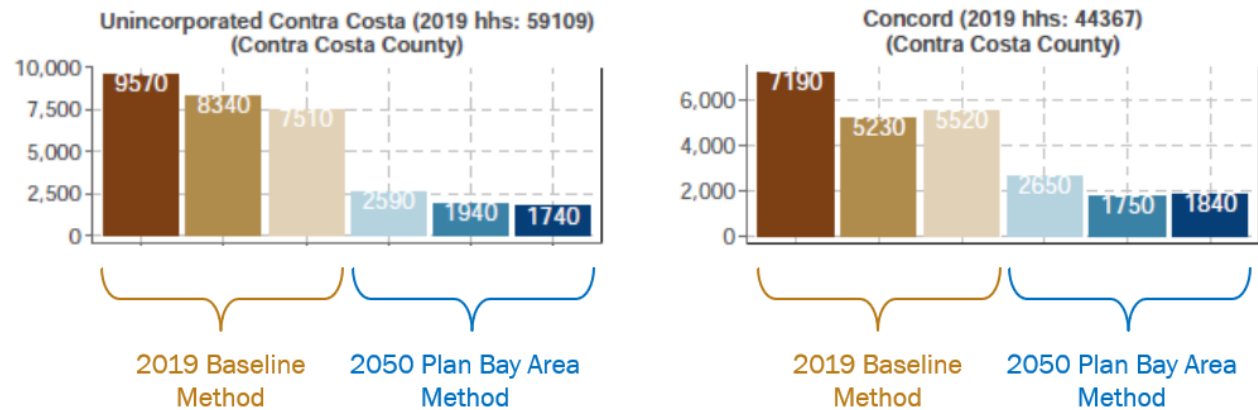
2. What “factors” should be used to refine the baseline data used?
3. What approach should be used to distribute units based on income levels, an income shift or bottom up approach?

DISCUSSION

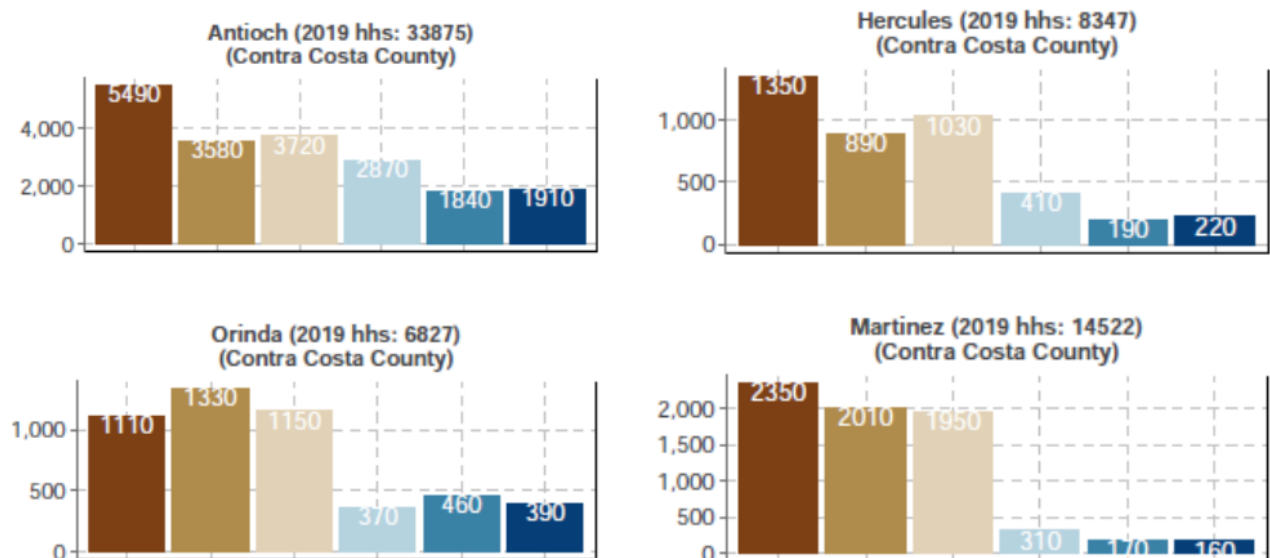
Methodology - Baseline Data

The selection of ‘baseline data’ methodology has the greatest significance to Contra Costa communities, as illustrated below and Exhibit A (attached):

Comparison of Methodologies – Sample of ‘Large’ Contra Costa Communities



Comparison of Methodologies – Sample of ‘Middle Sized’ Communities



The **“2019 Baseline” Methodology** would use the *location of existing households* (in year 2019) as the basis for allocating housing units. This methodology:

- Allocates more housing units into suburban communities
- Does not place housing units in proximity to jobs
- Does not address transit/transportation congestion, exacerbates long commutes
- Does not result in GHG emissions reductions
- Continues the narrative of social inequity

The **“2050 Plan Bay Area” Methodology** would use the recently released *Plan Bay Area’s growth projections* as the basis for allocating the region’s assigned housing units. This methodology would:

- Consistent with Plan Bay Area 2050 which – among other things – strives to reduce greenhouse gas emissions by placing units closer to job centers; therefore
- Allocates more housing units in south bay communities with mega job centers

The ABAG Housing Methodology Committee is scheduled to:

- **August 13, 2020:** Meet to finalize consideration of the preferred ‘baseline data’ methodology, refinement ‘factors’, and income allocation.
- **September 18, 2020:** Forward recommendation to ABAG Executive Board

RECOMMENDATION

The Contra Costa Public Managers Association recommends that the Contra Costa Mayors Conference consider two actions:

1. **Request that ABAG defer selection of a baseline methodology for 3-6 months.**
This deferral is appropriate given that its cities and counties – currently focusing on the need to react and respond to the ongoing global pandemic while dealing with the resultant economic fallout - need additional time to consider the far-reaching implications of this decision.
2. **Consider issuing a letter of support for “2050 Plan Bay Area” Methodology,** which would reduce greenhouse gas emissions – as required by state law -- and strikes a more equitable jobs/housing balance for Contra Costa County and the majority of its cities.

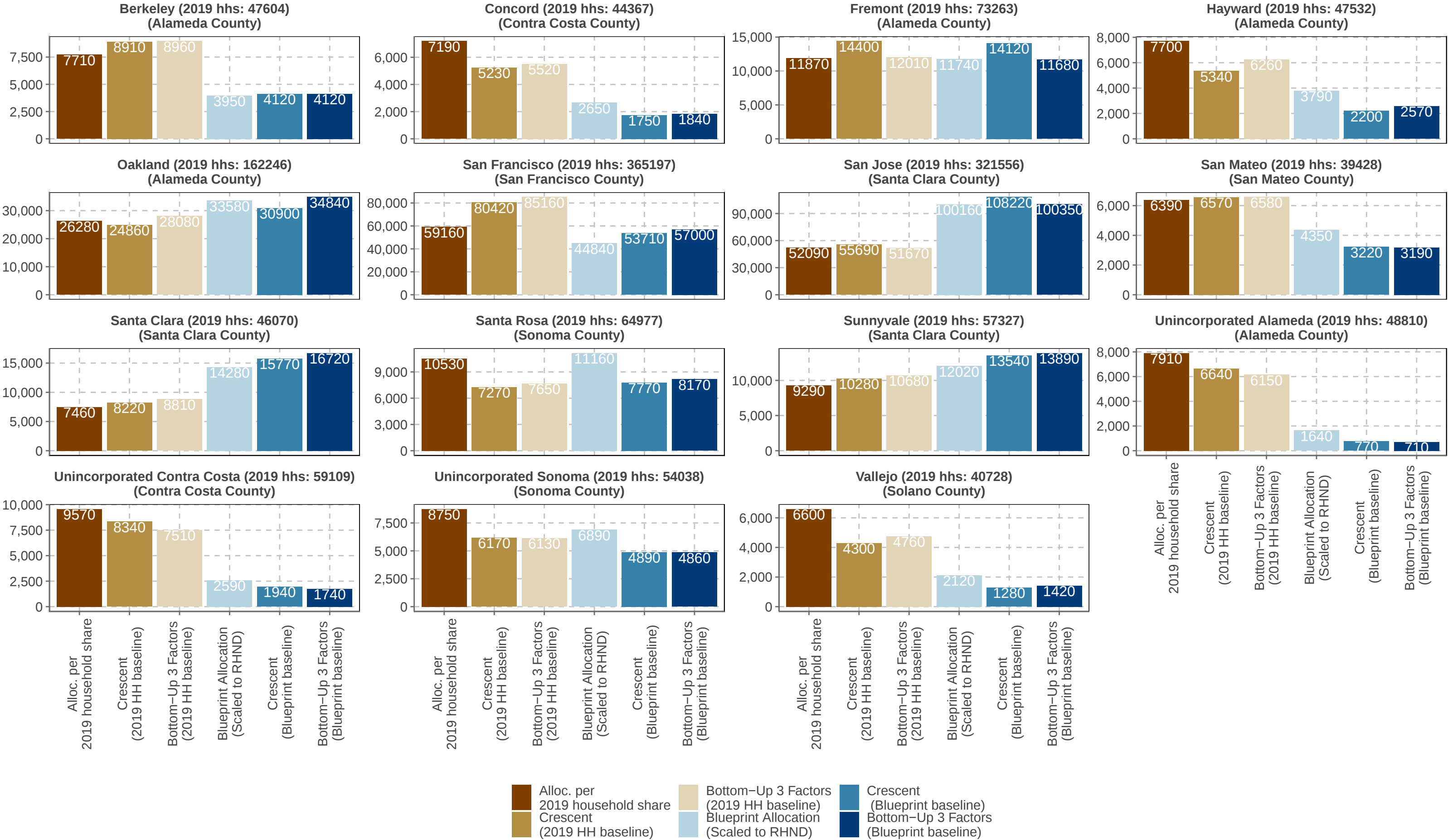
EXHIBIT A

Attachment from ABAG Housing Methodology Committee Meeting
on July 9, 2020 (Item 6a Attachment A)

*Plan Bay Area 2050 and RHNA Methodology Concepts
Jurisdiction Potential Allocations*

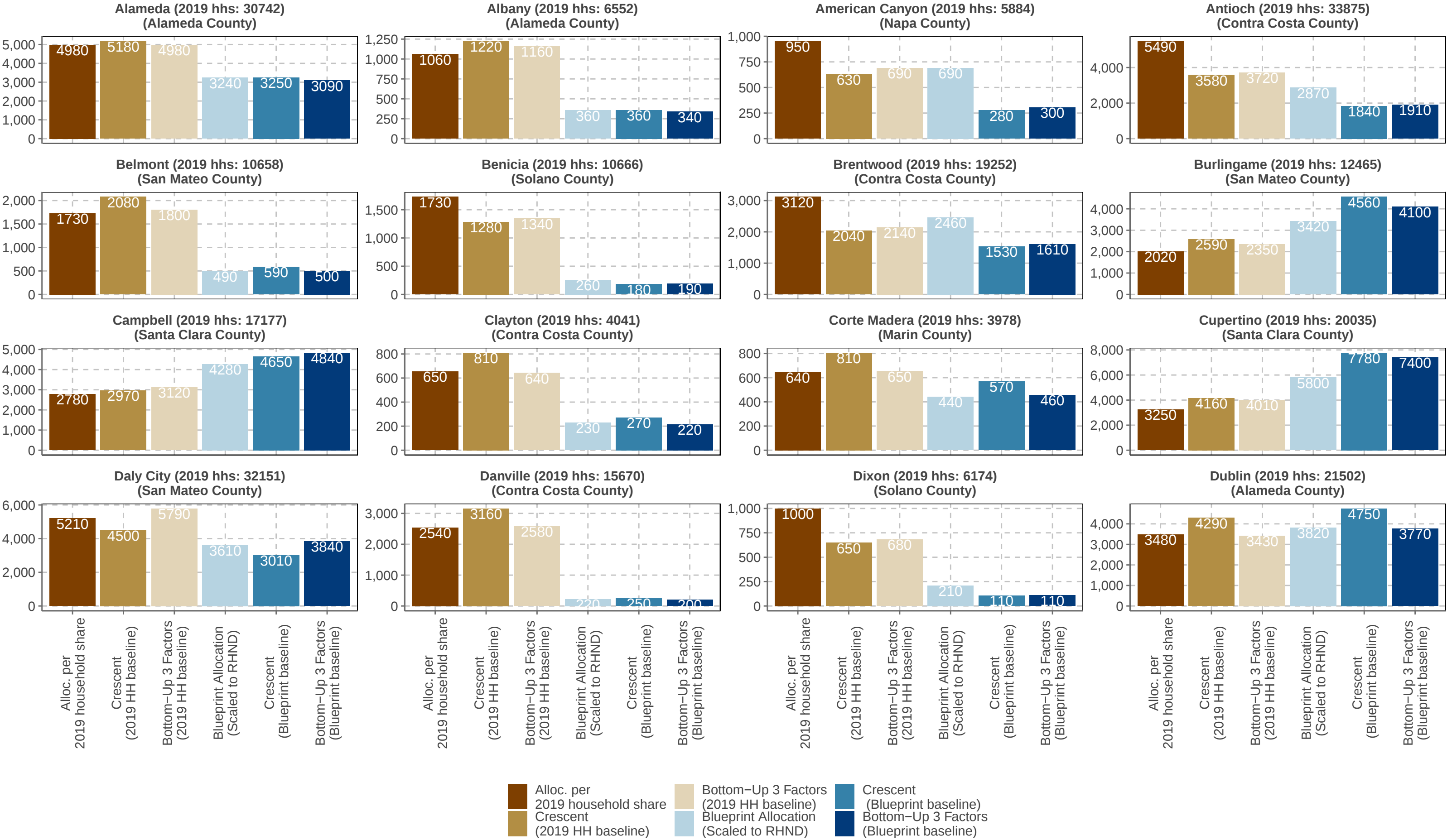
Jurisdiction potential allocations
Group of Cities: Largest 15 (by 2019 households)
Page 1

Allocation using 2019 household distribution and no factors; HMC concepts (Crescent Bsln HH19 and Bottom-up three-factor concept)



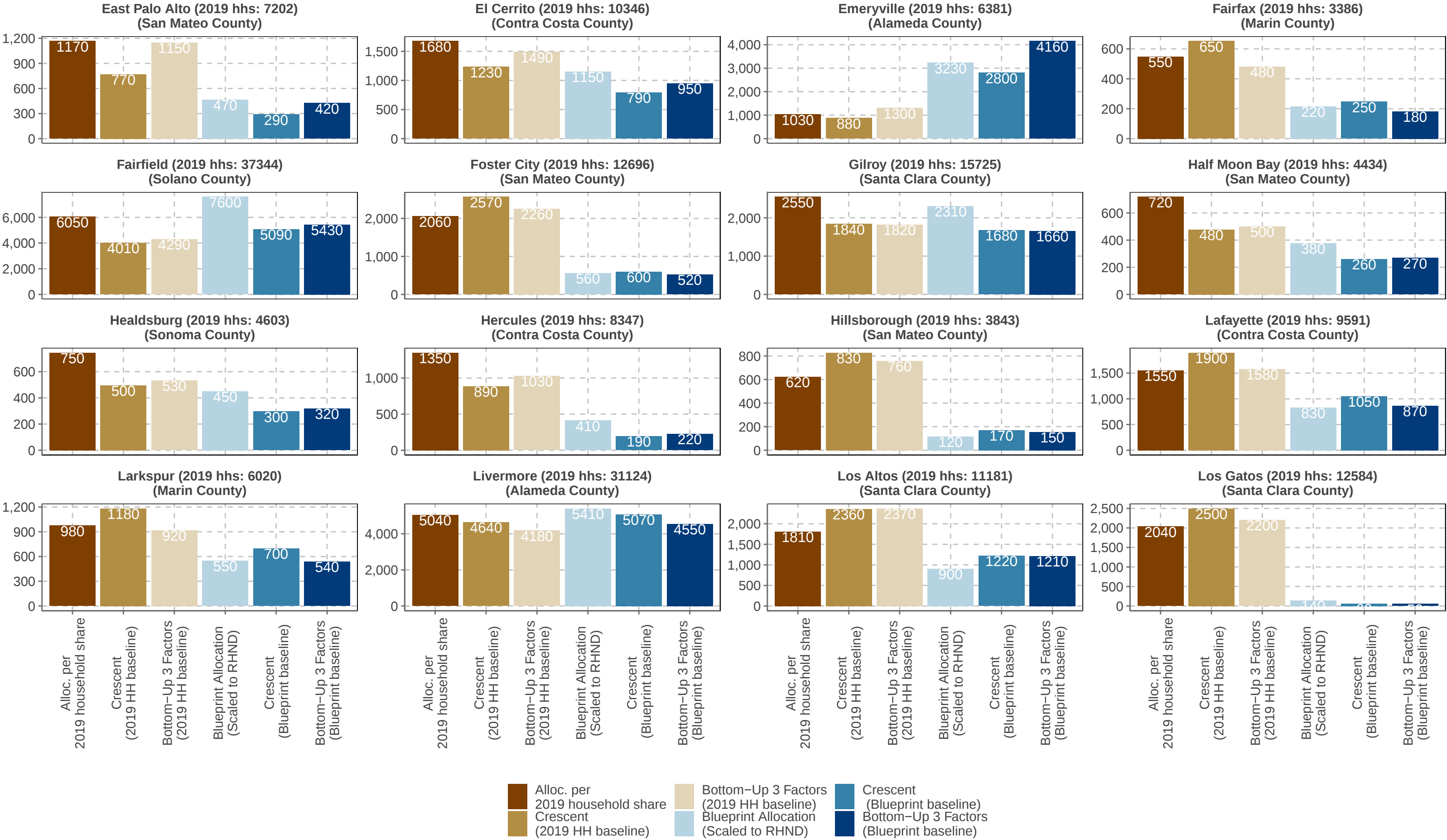
Jurisdiction potential allocations
Group of Cities: Middle Cities (by 2019 households)
Page 2

Allocation using 2019 household distribution and no factors; HMC concepts (Crescent Bsln HH19 and Bottom-up three-factor concept)



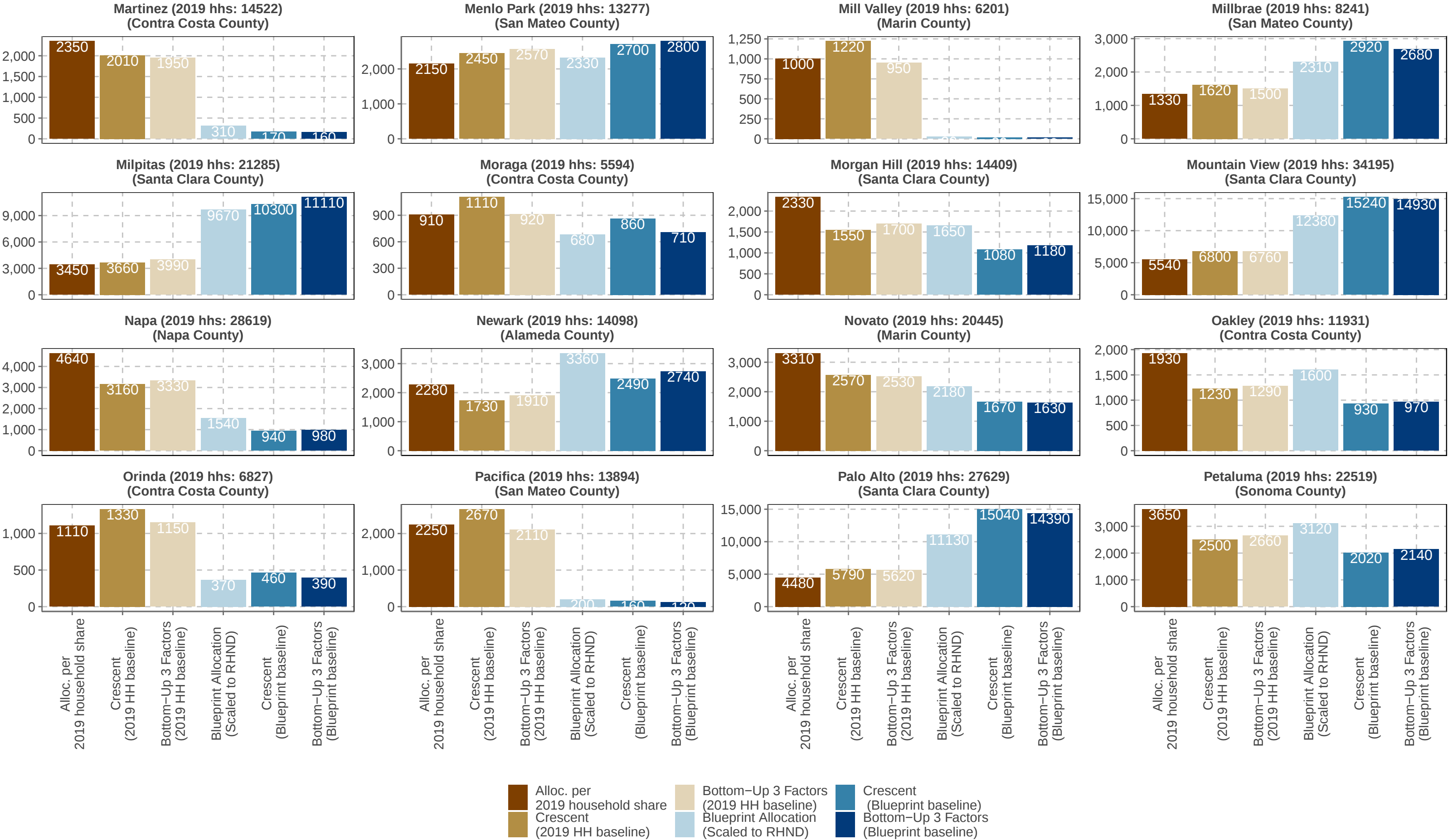
Jurisdiction potential allocations
Group of Cities: Middle Cities (by 2019 households)
Page 3

Allocation using 2019 household distribution and no factors; HMC concepts (Crescent Bsln HH19 and Bottom-up three-factor concept)



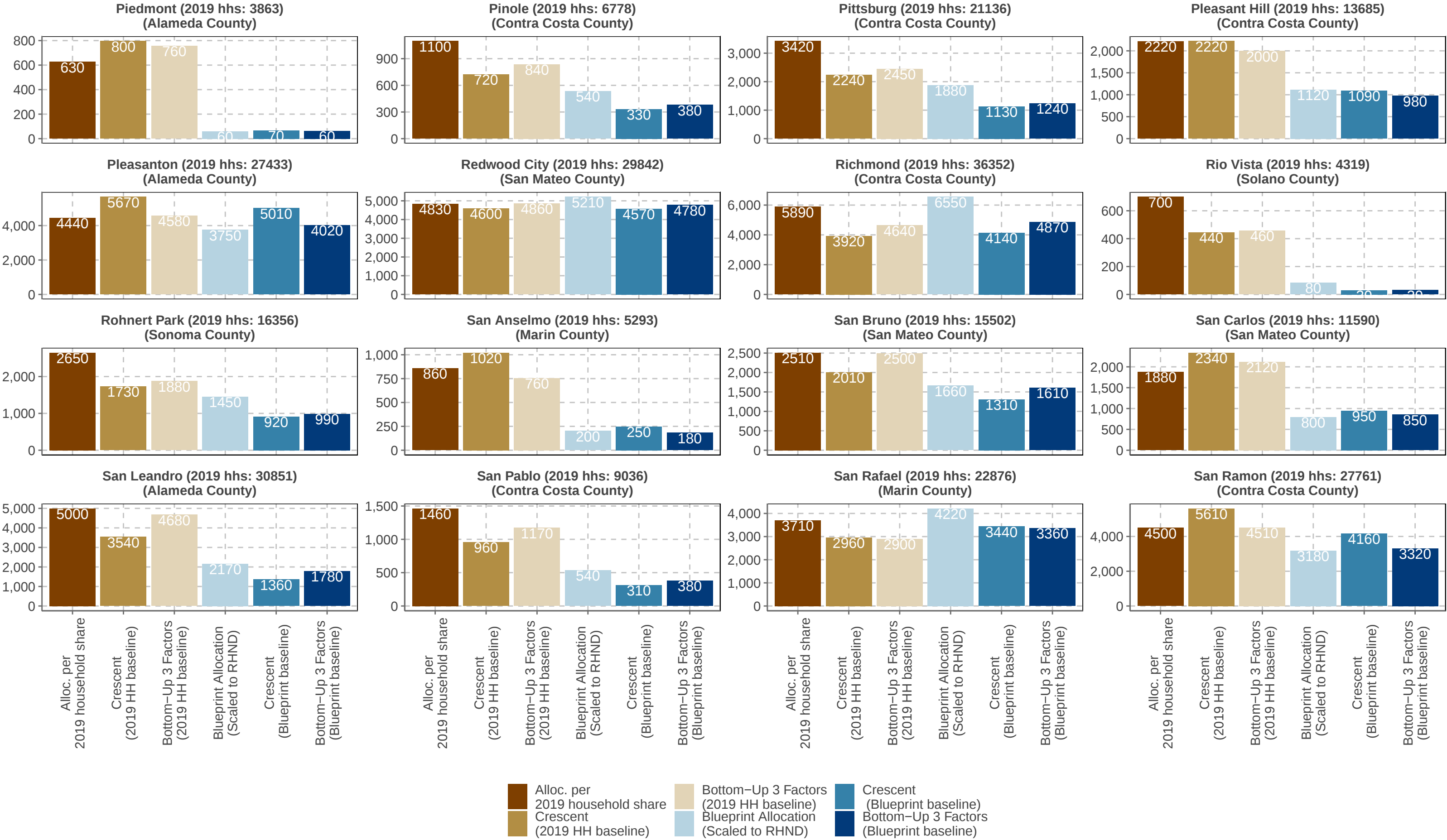
Jurisdiction potential allocations
Group of Cities: Middle Cities (by 2019 households)
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Allocation using 2019 household distribution and no factors; HMC concepts (Crescent Bsln HH19 and Bottom-up three-factor concept)



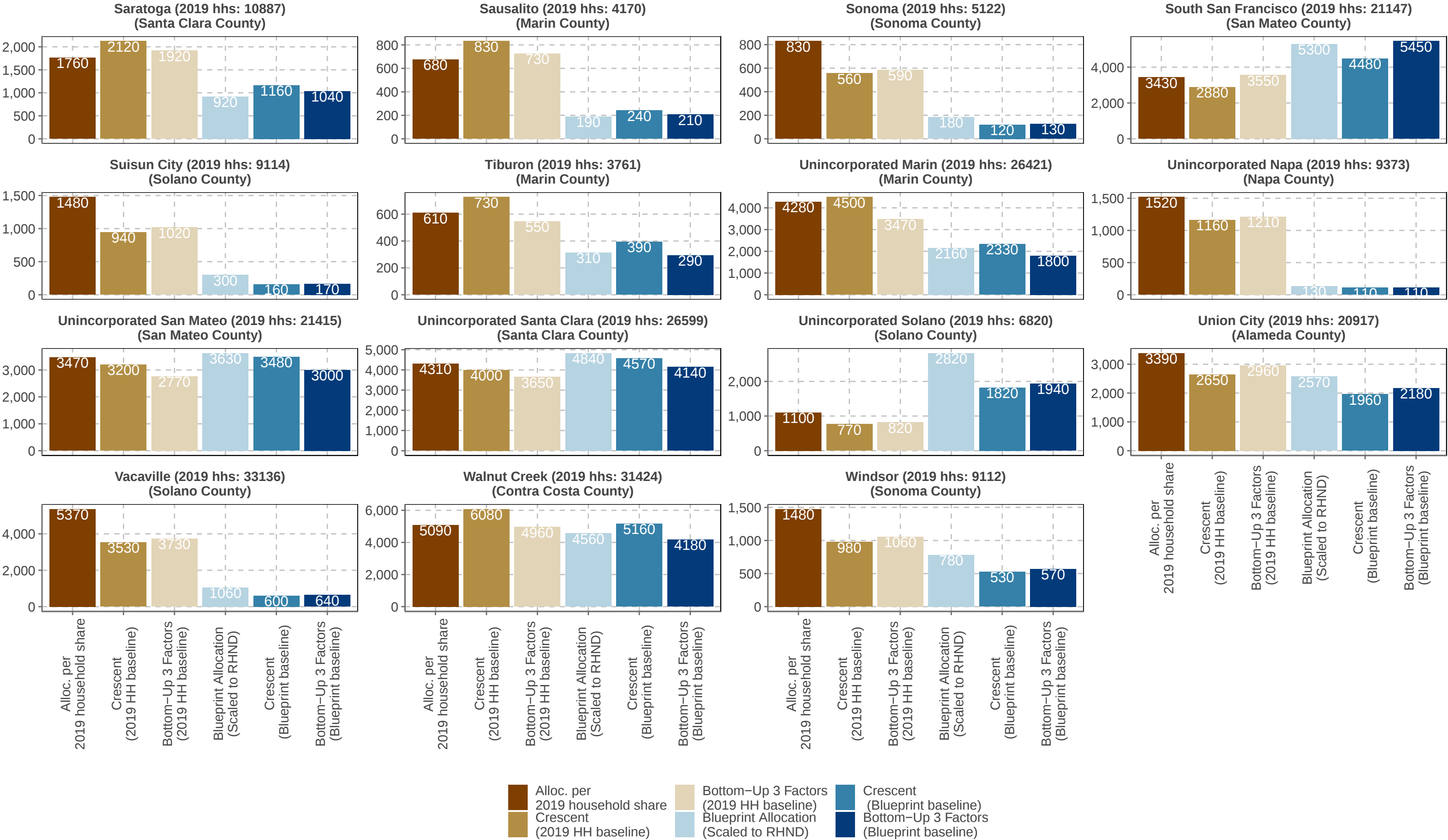
Jurisdiction potential allocations
Group of Cities: Middle Cities (by 2019 households)
Page 5

Allocation using 2019 household distribution and no factors; HMC concepts (Crescent Bsln HH19 and Bottom-up three-factor concept)



Jurisdiction potential allocations
Group of Cities: Middle Cities (by 2019 households)
Page 6

Allocation using 2019 household distribution and no factors; HMC concepts (Crescent Bsln HH19 and Bottom-up three-factor concept)



Jurisdiction potential allocations
Group of Cities: Smallest 15 (by 2019 households)
Page 7

Allocation using 2019 household distribution and no factors; HMC concepts (Crescent Bsln HH19 and Bottom-up three-factor concept)

