

MEMO

Date: March 28, 2000

To: Regional Housing Needs Determination Contacts
City, Town and County Managers and Administrators
Community Development and Planning Directors
City and Town Mayors
County Board of Supervisors Chairs and Presidents

From: Alex Amoroso, Senior Planner

Re: ABAG Executive Board Discussions – March 16, 2000

The ABAG Executive Board reviewed the progress of the Regional Housing Needs Determination (RHND) process, on March 16. As a result of their direction, we are asking the Housing Methodology Committee (HMC) to reconvene for one meeting (Friday April 14, 9:30-12, ABAG offices, room 171).

In discussions at the Executive Board meeting, staff noted two particular concerns related to the process including:

- ? The RHND methodology jobs/housing weighting ratio (10% jobs/90% housing) significantly burdened those parts of the region that already produce housing. Conversely, the methodology does not place sufficient housing responsibilities on those jurisdictions that are producing significantly more jobs than housing.
- ? The redistribution of allocations between city and county jurisdictions is not progressing, and it is expected that little redistribution of units will occur. The State Department of Housing and Community Development (HCD) is concerned that the allocations assigned to the unincorporated spheres of influence (SOI) of each city would not be appropriately planned for.

The Executive Board gave staff the following direction:

- ? Re-evaluate the jobs/housing weighting ratio.
- ? Work with jurisdictions and with the State to resolve the distribution of units identified within unincorporated sphere of influence areas.
- ? Request legislative extension of the RHND process for the Bay Area region.

Staff will be acting on the Executive Board direction and returning with an update and recommendations to the Board meeting of May 18, 2000. Each of the three issues is described

below, along with the expected course of action. We will be presenting optional approaches to both the HMC and Executive Board for review and comment.

Re-evaluate jobs/housing weighting factor

In the current RHND allocation methodology, the jobs and housing factors are weighted (10% jobs and 90% housing). This weighting factor has the affect of focusing housing units predominantly in those communities that project (through Projections 2000) a strong growth in housing.

The Executive Board has requested that staff evaluate weighting factors that would focus housing unit growth towards the job creating jurisdictions. This could mean a re-weighting of the jobs and housing factors, or a re-evaluation of the factors themselves to reflect existing conditions.

Resolve Sphere of Influence Distribution Issues

Under the current RHND allocation, housing allocations within unincorporated spheres of influence (SOI) have been assigned to the county jurisdiction. This has resulted in concerns being raised by both the county governments and the State Department of Housing and Community Development, that the units would not be planned for or constructed in the unincorporated counties.

Staff will evaluate several options for redistributing the SOI allocations, including allocating the units in the SOIs to cities rather than counties.

Request Legislative Extension

Staff is working with State legislators to include ABAG in an existing urgency bill that is in the legislative process. It is expected that an extension will be granted, and move back the overall timeline by six months. If the extension is granted, the RHND process will be extended until December 31, 2000. The Housing Element update period would run from January 1, 2001 through December 31, 2001.

Please contact Alex Amoroso 510.464.7955 or Kearey Smith 510.464.7994 if you have questions regarding this memo. Additional updates will follow, and these items will be discussed at the Executive Board meeting, May 18, 2000.