



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Rosalynn Hughey

SUBJECT: SEE BELOW

DATE: October 14, 2020

Approved

Date

10/15/2020

**SUBJECT: STATE REGIONAL HOUSING NEEDS ALLOCATION (RHNA) AND
HOUSING ELEMENT REFORMS FOR THE SIXTH CYCLE**

RECOMMENDATION

Accept the staff report informing the City Council of the Regional Housing Needs Allocation process.

OUTCOME

The City Council will receive an update on the Regional Housing Needs Allocation (RHNA) process and the effect it is anticipated to have on the City for the upcoming RHNA Cycle.

BACKGROUND

Since 1969, California has required local governments to adequately plan to meet the housing needs of everyone in their communities through the State Housing Element Law. Under the law, the State Department of Housing and Community first determines each region's housing need for an eight-year planning period. Regional council of governments then allocate shares of the unit total to each jurisdiction using a methodology developed by the councils. These first two parts of the process are known as the Regional Housing Needs Allocation or RHNA. Finally, local governments update their housing elements to show how they will accommodate their share of the RHNA.

The Bay Area is heading into the sixth RHNA cycle, which will last from 2022 to 2030. The sixth cycle is the first to include policy changes to the Housing Element Law passed in 2017 and 2018 that increase total RHNA and increase requirements for local housing elements. The attached May 13, 2020 Information Memorandum provides detailed information about the Housing Element law and its recent changes.

RHNA Committee Developments

The Bay Area's regional council of governments, the Association of Bay Area Governments (ABAG), convened its Housing Methodology Committee (HMC) in October 2019; Deputy Planning Director Michael Brilliot is a member of the Committee. The role of the HMC is to advise ABAG staff on the development of a methodology to distribute the Bay Area's total housing allocation among the individual jurisdictions by income category (very low income, low income, moderate and above moderate) consistent with State law.

In June 2020, the State Department of Housing and Community Development (HCD) determined that the Bay Area would need to plan for 441,176 new homes over the sixth cycle. While this number is a 135% increase over the fifth cycle, it is not as high as anticipated. In comparison, the Southern California Association of Governments (i.e. the Los Angeles Metro area) region received an increase of 225%.

In July, ABAG staff recommended to the HMC that the draft [Plan Bay Area 2050 Blueprint](#) (Blueprint) be established as the baseline allocation for the 6th cycle RHNA allocation methodology. Staff recommend using the Blueprint as a baseline because doing so would further the strategies proposed in the Blueprint and would address many of the issues raised by the HMC, including equity and segregation, locating housing close to jobs, and reducing vehicle miles traveled, thereby green house gas emissions. This baseline allocation was based only on a jurisdiction's projected household growth by 2050.

The Blueprint is projecting that 41% of the Bay Area's household growth will occur in Santa Clara County. Using the Blueprint as the baseline would therefore focus a very large proportion of the RHNA allocation to the cities in the County; San José would receive an allocation of over 100,000 housing units, or more than 23% of the allocation for the whole Bay Area. City Manager Dave Sykes, and the Cities Association of Santa Clara County both sent separate letters to the HMC expressing concern with this approach and advocated for using a jurisdiction's existing households in 2019 as the baseline for the RHNA allocation. Because of opposition expressed by South Bay Cities and their representatives on the HMC, and because of concerns expressed by many of the HMC members, who, to address equity issues, wanted the housing allocation spread more evenly across the Bay Area, the HMC ultimately recommended using the Blueprint with a modified baseline. This modified baseline used total future households, which includes both existing households in 2019 and projected new households in 2050, as a baseline for allocation housing units to a jurisdiction. This approach had the intended effect of reallocating some of the housing allocation from Santa Clara County cities, including San José, to other jurisdictions elsewhere in the Bay Area. Still, Santa Clara County would receive the largest share of the housing allocation as shown in Table 3.

On September 18, the HMC recommended a draft RHNA methodology. The recommended methodology continued to use the modified Blueprint baseline and also used access to high

opportunity areas and job proximity as factors to modify a jurisdiction’s baseline allocation upwards or downwards. For the Very Low and Low Income categories, the access to high opportunity areas factor received more weight than the access to jobs factor. For the Moderate and Above Moderate Income categories the opposite was true, with job access receiving more weight than access to high opportunity areas. More information about this methodology and the HMC process can be found in the ABAG staff report, Agenda Item 5.a, to the [October 1, 2020 meeting of the ABAG Regional Planning Committee](#). The ABAG Board is scheduled to meet on October 15 and will release the proposed RHNA Methodology for public comment through mid-November (Item 7a). The agenda can be found [here](#). The final draft RHNA Methodology will be submitted to HCD in January 2021.

In spring 2021, the ABAG Executive Board (Councilmembers Diep, Esparza, and Peralez are members; Councilmembers Arenas, Foley, and Jimenez are alternates) will consider approving the methodology and, if approved, will then issue draft allocations to jurisdictions, which will be followed by an appeal period. Any jurisdiction in the ABAG region as well as HCD can appeal on any of the following bases: 1. local planning factors and information on affirmatively furthering fair housing; 2. application of final methodology; and 3. a significant and unforeseen change in circumstances. ABAG will then approve a final allocation in fall 2021. The Plan Bay Area 2050 Blueprint is also expected to be finalized in fall 2021 by the ABAG and MTC boards (Mayor Liccardo is San José’s representative on the MTC.) The City has until January 1, 2023 to approve and submit a compliant housing element to HCD. Maintaining a compliant Housing Element allows the City to remain eligible for important State and regional funding for housing, transportation, and parks.

ANALYSIS

San José’s Allocation

Under the HMC’s recommended methodology, San José would be allocated an estimated 66,522 new homes for the sixth Cycle which is 15% of the region’s total. This number is proportionately less housing than what San José received in the fifth cycle. During the fifth cycle San José was allocated 35,080 units or 18.6% of the region’s total. San José’s fifth and proposed sixth cycle RHNA allocations are compared below:

Table 1.

Cycle	Very Low Income (% of total)	Low Income (% of total)	Moderate Income (% of total)	Above Moderate Income (% of Total)	Total
5 th	9,233 (26.3%)	5,428 (15.5%)	6,188 (17.6%)	14,231 (40.6%)	35,080 (100%)
6 th	16,391 (24.6%)	9,437 (14.2%)	11,344 (17.1%)	29,350 (44.1%)	66,522 (100%)

San José’s percentage increase in housing allocation is also considerably lower than neighboring cities. While the Blueprint allocates more growth to the South Bay, the methodology’s focus on access to high opportunity areas and jobs proximity means San José receives less homes than other cities in the South Bay.

Table 2

City	Proposed 6th Cycle Allocation	Increase Over 5th Cycle	Household Growth from 2019 Households Due to RHNA
San José	66,522	90%	21%
South Bay Cities			
Campbell	3,964	325%	23%
Cupertino	6,222	485%	31%
Los Altos	2,267	375%	20%
Milpitas	6,579	100%	31%
Mountain View	11,380	289%	33%
Palo Alto	10,058	406%	36%
Santa Clara	12,047	194%	26%
Sunnyvale	12,998	138%	23%
Greater Bay Area Cities			
San Francisco	72,080	150%	20%
Oakland	27,286	85%	17%

In addition to the significant increase in RHNA allocation to most cities in the County, the RHNA methodology recommended by the HMC gives all of the jurisdictions collectively in Santa Clara County the highest proportional share of the Bay Area’s RHNA allocation. This is despite the HMC’s recommendation to use a modified Blueprint baseline, which more evenly spread the housing allocation to other jurisdictions. As shown Table 3 below, Santa Clara County received 33% of the total RHNA allocation of the Bay Area, more than twice the proportional share of any other county.

Table 3

County	Share of 6th Cycle RHNA
Santa Clara	33%
Alameda	19%
Contra Costa	10%
Marin	3%
Napa	1%
San Francisco	16%
San Mateo	11%
Solano	3%
Sonoma	4%

Proposed Increase within Unincorporated Santa Clara County

An unintended consequence of including the modified Blueprint baseline in the RHNA methodology is that it will increase unincorporated Santa Clara County's allocation from 277 to 4,137 units, a 1,394% increase from the allocation in the previous RHNA cycle. A main factor driving the County's increased allocation is the use of existing households in the unincorporated County as part of the baseline for deriving the County RHNA allocation. The baseline also includes household growth in the County because the Blueprint projects that county pockets and other unincorporated areas within city's Urban Growth Boundaries could develop. The Blueprint, for example, assumes that the Mid Coyote Valley Reserve and Almaden Valley Urban Reserve could be developed by the year 2050, even though the General Plan has policies that urbanization of these reserves could not occur within the 2040 timeframe.

As part of the HMC process, San José staff recognized this significant increase in County allocation as an issue given that the unincorporated County is planned for rural, open space and agriculture uses, with urbanization planned to occur within its cities; San José and the County have an MOU to this effect, agreeing that urban uses within the City of San José's Sphere of Influence should be developed within the City and not the County.

Based on a meeting with ABAG, County, the Local Agency Formation Commission, and City staff, a likely resolution that HCD would approve is shifting a portion of the County's RHNA allocation to cities in the County, with shares allocated based on existing and projected household growth within their unincorporated urban service areas. If accepted, San José would be responsible for between 1,560 and 2,240 homes depending on the reallocation approach agreed to by San José and the other effected cities in the County. ABAG staff stated that they could support modifying the Blueprint accordingly if San José can demonstrate that the City is planning to remove the Coyote Valley Urban Reserve as a future area planned for housing growth. City staff have expressed their willingness to reallocate a minimum of 1,560 units from the County to the City given that this reallocation would be consistent with the Strategies and goals of the Envision San José 2040 General Plan to preserve open space and agricultural lands, and to focus urbanization inward into areas served by existing infrastructure; the maximum that San José would need to reallocate is 2,240 units. Furthermore, adding 1,560 units to San José's anticipated allocation of 66,522 units would not create challenges in San José's 6th cycle Housing Element process. County staff are currently leading the effort to gauge support for a reallocation, and exploring other options to address this issue, should the discussion with the cities not prove fruitful.

CONCLUSION

Under HMC's proposed methodology, San José would be allocated an estimated 66,522 new homes for the sixth RHNA Cycle. While San José's allocation and growth is considerably lower

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than neighboring cities, an additional 1,560 homes may be added to the City's allocation to reconcile projected growth in unincorporated County areas within the City's urban service area.

EVALUATION AND FOLLOW UP

Staff will provide an update to the Community and Economic Development Committee on the approved methodology and draft allocation as part of the bi-annual Citywide Planning Activities report item in April 2021.

CLIMATE SMART SAN JOSE

The recommendation in this memorandum has no effect on Climate Smart San José energy, water, or mobility goals.

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the October 27, 2020 Council Meeting.

COORDINATION

This memorandum was coordinated with the City Attorney's Office.

COMMISSION RECOMMENDATION/INPUT

No commission recommendation or input is associated with this action.

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CEQA

Not a Project, File No. PP17 009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

/s/

ROSALYNN HUGHEY, Director

Planning, Building and Code Enforcement

For questions, please contact Michael Brilliot, Deputy Director, at michael.brilliot@sanjoseca.gov.

Attachment: May 13, 2020 Information Memorandum: State Regional Housing Needs Allocation and Housing Element Reforms for the Sixth Cycle



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Rosalynn Hughey

SUBJECT: SEE BELOW

DATE: May 12, 2020

Approved

D. OSYL

Date

5/13/2020

INFORMATION

SUBJECT: STATE REGIONAL HOUSING NEED ALLOCATION AND HOUSING ELEMENT REFORMS FOR THE SIXTH CYCLE

This information on the State Regional Housing Need Allocation (RHNA) and Housing Element reforms for the sixth cycle was to be shared with City Council at a meeting in spring 2020. However, due to the City's response to COVID-19 emergency, it was decided that an information memorandum be provided instead.

BACKGROUND

Since 1969, the State of California has required local governments to adequately plan to meet the housing needs of everyone in their communities through the development of Housing Elements. The laws that govern this process are collectively known as the State Housing Element Law. The Regional Housing Need Allocation (RHNA) process is part of the State Housing Element Law used to determine how many new homes, and the affordability of those homes, local governments must plan for in their Housing Elements.

The State Department of Housing and Community Development (HCD) first determines each region's housing need by income level for the planning period. The regional council of governments (in the Bay Area, the council of governments is ABAG – the Association of Bay Area Governments) then allocates RHNA shares to each jurisdiction using a methodology developed by the regional council and required by state law to include specific variables.

Local governments participate in the development of the allocation methodology and are required to update their Housing Elements to show how they will accommodate their share of the RHNA. They are required to demonstrate they have enough land, vacant or feasible for redevelopment and zoned to accommodate their assigned housing units at all income levels.

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Local governments are also required to list programs they will implement to address identified housing needs and goals. The City's [current certified Housing Element](#) was adopted in January 2015 and plans for 35,080 new homes from 2014 to 2022 and is applicable from 2015 to 2023.

The Bay Area is currently heading into its sixth RHNA cycle, which will last from 2022 to 2030. ABAG convened its Housing Methodology Committee in October 2019. The Committee is comprised as follows:

- Nine elected officials (one from each Bay Area county)
- Twelve (12) jurisdiction housing or planning staff (at least one from each county)
- Sixteen (16) regional stakeholders representing diverse perspectives, from equity and open space to public health and public transit
- One partner from state government

Deputy Planning Director Michael Brilliot is a member of the Committee. In the spring of 2020, HCD is expected to issue its RHNA number for the Bay Area. The Housing Methodology Committee is expected to have a methodology recommendation finalized before July 2020, with adoption by the ABAG Executive Board expected in March 2021. Once the final methodology is adopted, ABAG will issue a draft housing needs allocation required by category to local governments. The City will need to submit its Housing Element update for certification by December 15, 2022.¹

In 2017 and 2018, several bills were adopted that substantially reform RHNA and local housing elements going forward. Collectively, they aim to promote housing production and ensure a more equitable distribution of housing within regions and local jurisdictions. The bills are summarized below.

RHNA

SB 828 (2018)²: SB 828 adds or adjusts the following variables to HCD's RHNA methodology:

- The “overcrowd[ing] rate of a comparable housing market” is defined relative to comparable regions throughout the country.
- The “vacancy rate for a healthy rental housing market” is defined as at least 5%.
- “Cost burdened” households are defined as the share of households by income level that are paying more than 30% of their income for housing.
- The “rate of housing cost burden for a healthy housing market” is defined relative to the average rate of cost burdened households in comparable regions throughout the country.

¹ “Housing Element Update Schedule for Regional Housing Needs Assessment (RHNA),” Department of Housing and Community Development, December 6, 2019, <https://www.hcd.ca.gov/community-development/housing-element/docs/6th-web-he-revised-duedate.pdf>, 3.

² SB 828, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB828.

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AB 1771 (2018)³: AB 1771 adds or adjusts the following objectives for regions to advance in their allocation plans (additions are italicized):

- Promoting jobs-housing fit, including balancing the number of low-wage jobs and the amount of housing affordable to low-wage workers in each jurisdiction.
- Affirmatively furthering fair housing (AFFH), which is defined as meaningful actions that overcome segregation and foster inclusive communities and access to opportunity regardless of protected classes.

The bill also adds or adjusts the following factors that regions must incorporate into their methodology:

- Existing and future relationship between jobs and housing, particularly low-wage jobs and affordable housing
- Rate of overcrowding
- Regional greenhouse gas targets

Housing Elements

SB 166 (2017)⁴: SB 166 adds a “no net loss” provision for housing element site inventories. If an approved project on a housing element site has fewer units by income category than what was identified in a local government’s housing element, the remaining sites in the housing element must be adequate to meet the unmet RHNA requirements, or the local government is required to identify and rezone additional sites to fully accommodate the unmet need within 180 days.

AB 1397 (2017)⁵: AB 1397 increases eligibility requirements for housing element inventory sites. Sites in the inventory must now be both suitable and available. Sites smaller than half-acre or larger than 10 acres are not considered adequate for lower income housing unless the jurisdiction provides examples of sites of equivalent size that were successfully developed during the prior planning period for an equivalent number of lower income housing units or other supporting evidence. Vacant sites cannot be used for more than two consecutive planning periods, and non-vacant sites for consecutive planning periods, unless the site is rezoned to allow at least 30 units per acre and by-right development if at least 20% of the units are affordable to lower income households.

In addition, non-vacant sites must have realistic and demonstrated potential for redevelopment. If a local government uses non-vacant sites to accommodate most of its lower income housing need, existing uses are presumed impediments absent substantial findings that the use is likely to be discontinued during the planning period. Finally, non-vacant sites with rent-controlled units, deed-restricted units, or units with lower income residents within the past five years must be replaced at the same or a lower income level.

³ AB 1771, https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180AB1771.

⁴ SB 166, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB166.

⁵ AB 1397, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB1397.

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AB 686 (2018)⁶: AB 686 adds a fair housing requirement for housing elements that includes:

- A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity.
- An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk.
- An identification of the jurisdiction's fair housing priorities and goals and identifying the metrics and milestones for determining what fair housing results will be achieved.
- Strategies and actions to implement those priorities and goals, which may include enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, including preservation of existing affordable housing, and protecting existing residents from displacement.

ANALYSIS

Impact on the City

RHNA: SB 828's changes to HCD's methodology are likely to substantially increase the Bay Area's total housing needs allocation and San José's by extension. For the Southern California Association of Governments (SCAG), which represents Southern California except for San Diego County, adjustment factors for existing and projected need, overcrowding, and cost burden resulted in the region's total allocation more than tripling.^{7,8} The severity of the regional housing crisis and its impacts on projected need, overcrowding, vacancy rates, and cost burden mean that the Bay Area can expect a similar increase in RHNA. The City can expect a much higher numerical allocation consistent with a significant regionwide increase. As an illustration, if the Bay Area's regional housing need increased in proportion to SCAG's increase, and the same methodology used in the fifth cycle was used for the sixth cycle, the City would be assigned 52,082 units, a 49% increase from the fifth cycle. It should be noted that a majority of the increase in allocation is intended to mitigate existing overcrowding and cost-burdened households, and not necessarily to accommodate an increase in population.

Accommodating a substantial increase in residential units will necessitate General Plan changes and could trigger the need for a new Environmental Impact Report to add capacity. It could necessitate re-evaluating or modifying the City's jobs to employed resident (J/ER) goal; for

⁶ AB 686, https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180AB686.

⁷ "RE: Final Regional Housing Need Assessment," Douglas R. McCauley, Department of Housing and Community Development, October 15, 2019, <http://www.scag.ca.gov/programs/Documents/RHNA/HCD-SCAG-RHNA-Final-Determination-101519.pdf>, 1.

⁸ "With Southern California Needing 1.3 Million Homes, State Attempts to Add Teeth to Housing Law," Ryan Leaderman and Paloma Perez-McEvoy, Holland & Knight LLP, September 3, 2019, <https://www.jdsupra.com/legalnews/with-southern-california-needing-1-3-53116/>.

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example, if the new RHNA allocation requires the City to add more housing capacity, then it may be necessary to reduce the J/ER goal or add more jobs capacity. The City's current J/ER of 0.82 indicates that San José continues to be a bedroom-community, where more San José residents leave San José for work in other cities than workers from other communities commute into San José. The City will need to consider how it can achieve a balanced community, that is, planning for an adequate number of housing units, consistent with economic development and land use goals and policies that promote a healthy, sustainable jobs-to-employed resident ratio.

Housing Element: Changes in the State Housing Element Law compound the difficulty presented by a higher RHNA. The current site inventory illustrates the impact of these tightened standards. Of the current 24,023 units of lower income housing capacity identified on 118 sites:

- 17,764 units (74%) are planned on non-vacant sites, triggering the requirement for findings that existing uses in non-vacant parcels are likely to be discontinued.
- 6,078 units (25%) are planned on sites smaller than half-acre or larger than 10 acres and require evidence of equivalent sites being developed.
- 8,117 units (34%) are planned on non-vacant sites reused from the previous housing element, and 2,934 units (12%) are on reused vacant sites. Had AB 1397 been in effect during the last Housing Element cycle, the reused non-vacant sites would have had to allow by-right development with at least 20% affordable units.

AB 686's requirement to approach the site inventory with an AFFH lens will add more complexity to the work for the sixth cycle. Once again, the current site inventory illustrates the challenge the City faces in achieving compliance in the upcoming cycle. Most lower income housing units are not sited in higher opportunity areas, and the 7,547 units (31%) that are in higher opportunity areas are disproportionately more likely to trigger additional requirements under state law:

- Of the lower income housing units in higher opportunity areas, 4,062 units (54%) are on sites smaller than half-acre or larger than 10 acres.
- 3,838 units (51%) are on sites that do not allow residential densities of 30 units per acre.

Addressing these disparities will likely require planning for more affordable housing in high opportunity/resource areas. These areas are defined by HCD and the California Tax Credit Allocation Committee, which uses them in evaluating financing for affordable housing projects. In San José, these areas are on the City's periphery and West and South San José more broadly; see attached map.

New Staff Work in Response to State Reforms

Between the need to plan for more residential units, fewer eligible sites on which to put them, enhanced fair housing requirements, and increased HCD oversight, the City will need to expand the range of sites it considers for its upcoming inventory and rezone accordingly. Several high-level strategies that would help the City achieve compliance with State law include a broader

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base of inventory sites, a focus on higher-opportunity areas, and developing a probabilistic site inventory.

Staff is preparing a work program for the Housing Element Update process, identifying needed resources, and is considering applying for HCD grant funding to support some of the activities noted above. The work will be led by the Planning Division Housing team with assistance from Housing Department staff and the citywide Housing Catalyst Team, as well as staff of the Planning Division Ordinance/Policy and Citywide teams. The importance of having a certified Housing Element cannot be understated. The update will need to be the highest priority work item in the next 2.5 years as several important housing, community development, and infrastructure funding programs include housing element compliance as a rating and ranking or threshold requirement.

Over the coming months, staff will continue to provide input into the development of the RHNA methodology for the Bay Area and San Jose, as part of its role on the Housing Methodology Committee. Staff will also provide briefing materials to the Councilmembers who serve on the ABAG Executive Board as representatives and alternates.

/s/

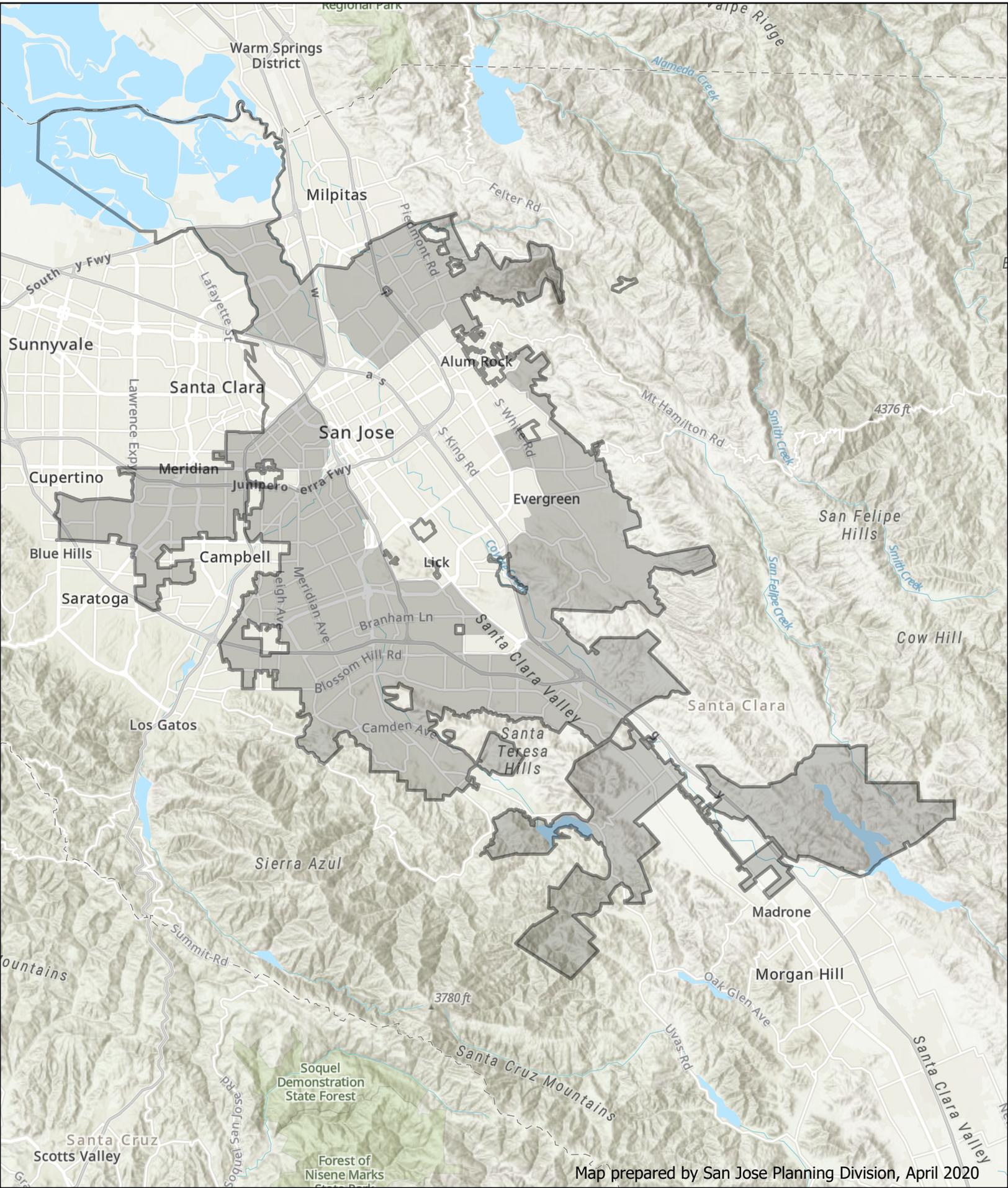
ROSALYNN HUGHEY, Director
Planning, Building and Code Enforcement

For additional information, please contact Jared Hart, Division Manager, at (408) 535-7896.

Attachment: Map of Higher Opportunity Areas
Housing Methodology Committee Roster

 Incorporated Area
Higher-Resource Areas

Higher-resource areas are census tracts designated High or Highest Resource by the California Tax Credit Allocation Committee and the California Department of Housing and Community Development.



REGIONAL HOUSING NEEDS ALLOCATION



Housing Methodology Committee

Local Jurisdiction Elected Officials – 9 members

County	Representative
Alameda	Mayor Jesse Arreguín* , City of Berkeley
Contra Costa	Vice Mayor Julie Pierce* , City of Clayton
Marin	Councilmember Pat Eklund* , City of Novato
Napa	Supervisor Diane Dillon* , County of Napa
San Francisco	TBD
San Mateo	Councilmember Rick Bonilla* , City of San Mateo
Santa Clara	Councilmember Neysa Fligor* , City of Los Altos
Solano	Supervisor Monica Brown* , Solano County <i>Supervisor John Vasquez, Solano County (Alternate)</i>
Sonoma	Councilmember Susan Adams* , City of Rohnert Park

Local Jurisdiction Staff – 12 members

County	Representative
Alameda	Ellen Clark , Planning Manager, City of Pleasanton Darin Ranelletti , Policy Director for Housing Security, City of Oakland
Contra Costa	Forrest Ebbs , Community Development Director, City of Antioch Mindy Gentry , Planning Manager, City of Concord
Marin	Elise Semonian , Planning Director, Town of San Anselmo
Napa	Vin Smith , Community Development Director, City of Napa
San Francisco	Paolo Ikezoe , Senior Planner, City and County of San Francisco
San Mateo	Josh Abrams , Baird + Driskell Community Planning, Staff to 21 Elements
Santa Clara	Michael Brilliot , Deputy Dir. for Citywide Planning, City of San Jose Aarti Shrivastava , Assistant City Manager/Community Development Director, City of Mountain View <i>Jennifer Carman, Development Services Director, City of Morgan Hill (Alternate)</i> <i>Andrew Crabtree, Community Development Director, City of Santa Clara (Alternate)</i>
Solano	Matt Walsh , Principal Planner, Solano County <i>David Feinstein, Principal Planner, City of Fairfield (Alternate)</i>
Sonoma	Jane Riley , Comprehensive Planning Manager, Sonoma County <i>Milan Nevajda, Deputy Planning Director, Sonoma County (Alternate)</i> <i>Noah Housh, Community Development Director, City of Cotati (Alternate)</i>

Regional Stakeholders – 16 members

Interest Area	Representative
Social Equity	Victoria Fierce , California Renter Legal Advocacy and Education Fund (CaRLA) Jeffrey Levin , East Bay Housing Organizations (EBHO) Fernando Marti , Council of Community Housing Organizations
Business Community	Russell Hancock* , Joint Venture Silicon Valley Matt Regan* , Bay Area Council
Non-Profit Housing	Welton Jordan , EAH Housing Rodney K. Nickens, Jr. , Non-Profit Housing Association of Northern California (NPH)
For-Profit Housing	Paul Campos* , Building Industry Association of the Bay Area (BIA) Jonathan Fearn , Greystar Development
Open Space/Agriculture	Amanda Brown-Stevens , Greenbelt Alliance
Public Education	Brandon Kline , San Francisco State University
Public Health	Anita Addison , La Clinica de la Raza
Philanthropy	Rupinder (Ruby) Bolaria Shifrin , Chan Zuckerberg Initiative
Public/Alternative Transportation	Bob Planthold , Government and Community Advocates Strategies, Inc.
RPC Housing Subcommittee	Carlos Romero* , Urban Ecology
Labor	Scott Littlehale , Senior Research-Analyst, Northern California Carpenters Regional Council

State Partner – 1 member

Megan Kirkeby , Assistant Deputy Director for Fair Housing, California Department of Housing & Community Development (HCD)

** Member of ABAG Regional Planning Committee. The number of RPC members on the HMC was limited to no more than 15 to avoid having a quorum of the RPC at the meetings.*