



A Tradition of Stewardship
A Commitment to Service



September 1, 2020

Mayor Jesse Arreguin
Chair, Housing Methodology Committee
Association of Bay Area Governments
Bay Area Metro Center
375 Beale Street Suite 700
San Francisco, CA 94105

Dear Mayor Arreguin:

We write as the two representatives to the Housing Methodology Committee (HMC) from the county of Napa and its jurisdictions concerning the discussion at the HMC meeting last Friday. We hope you will accept the following comments as amplification/clarification of the remarks offered at the meeting. Given the fires in Napa County, it has taken awhile to organize our thoughts and we appreciate the opportunity to provide this follow-up.

Income Groupings. Like many others on the Committee, we see very little difference between the two approaches (i.e. grouping moderate housing with low/very low or keeping it grouped with above moderate housing). However, thinking about how we will have to communicate the methodology to our constituents, we wonder if we can strive to have one set of factors for all income groups similar to the approach reflected in Scenarios 3a and 3b on Table 1: Factors and Weights for Six Potential Methodologies (Item 5A, page 4). This is not to say that we prefer the factors used in 3a and 3b, but the simplicity of these scenarios is preferred.

Performance Evaluation Metrics. Only Objective 2 on Table 3: Revised Set of Proposed Evaluation Metrics (Item 5A, page 7), with its two performance metrics, addresses the physical form of our region, and how we see new housing relating to existing land use patterns and transportation systems. While we recognize that the suite of proposed objectives and performance metrics is drawn from statute, the GHG reduction mandate of Plan Bay Area is also key, and we wonder if there's a way to better balance or integrate performance metrics that address land use and transportation with those that address fairness and equity? Certainly fairness and equity need to be addressed, but so do sustainable development patterns that put new housing in urbanized areas close to transit. We need to be successful at both!

Factors and Scenarios. Regarding Table 1 and the six methodologies you asked us to test, we like Scenario 1a, with its emphasis on jobs and job growth, but we also like the simplicity of 3a

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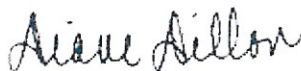
and 3b, because all income categories use the same factors in different emphasis. Our bottom line, however, is that *none of the six options presented are successful in balancing all of our region's challenges*, and we would like other factors to be included in the final methodology.

Specifically, we would like to see a final methodology that includes either the factor of "Urbanized Land Area" or "Natural Hazards." We believe it is in all of our best interests to see housing development occur within urbanized areas and outside of areas that will increasingly experience catastrophic events like the fires of these past weeks. For example, we would support an option where all income categories use the following factors: 50% Access to High Opportunity Areas; 30% Jobs Proximity – Transit; and 20% Natural Hazards. (These percentages could change for above moderate income units.)

Use of these factors would support housing growth outside of areas prone to natural hazards and would also address both our need to increase access to high paying jobs for all households and our need to prioritize housing close to transit.

Thank you for your consideration of these thoughts. We look forward to further discussions at the next Committee meeting and hope the agenda will prioritize discussion of the factors and methodology. We still have much work to do!

Sincerely,



Diane Dillon
Napa County Supervisor, District 3



Vin Smith
Community Development Director
City of Napa

cc: County of Napa
City of Napa