

AB 1487 (Chiu) Implementation:

Work Plan for Potential Nov. 2020 Revenue Measure

April 16, 2020



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

ABAG Executive Board Meeting

Background

ABAG & MTC Direction:

- Prepare for an AB 1487 housing-only revenue measure on November 2020 ballot, unless and until a decision otherwise.

Current Focus:

- General Obligation Bond to raise \$10B across all 9 counties. 80% of revenues would return to county of origin.

Next Steps:

- Staff presents and executes work plan.
- Board/Commission oversee work plan and make final decision.



COVID-19 Updates

Changed Circumstances:

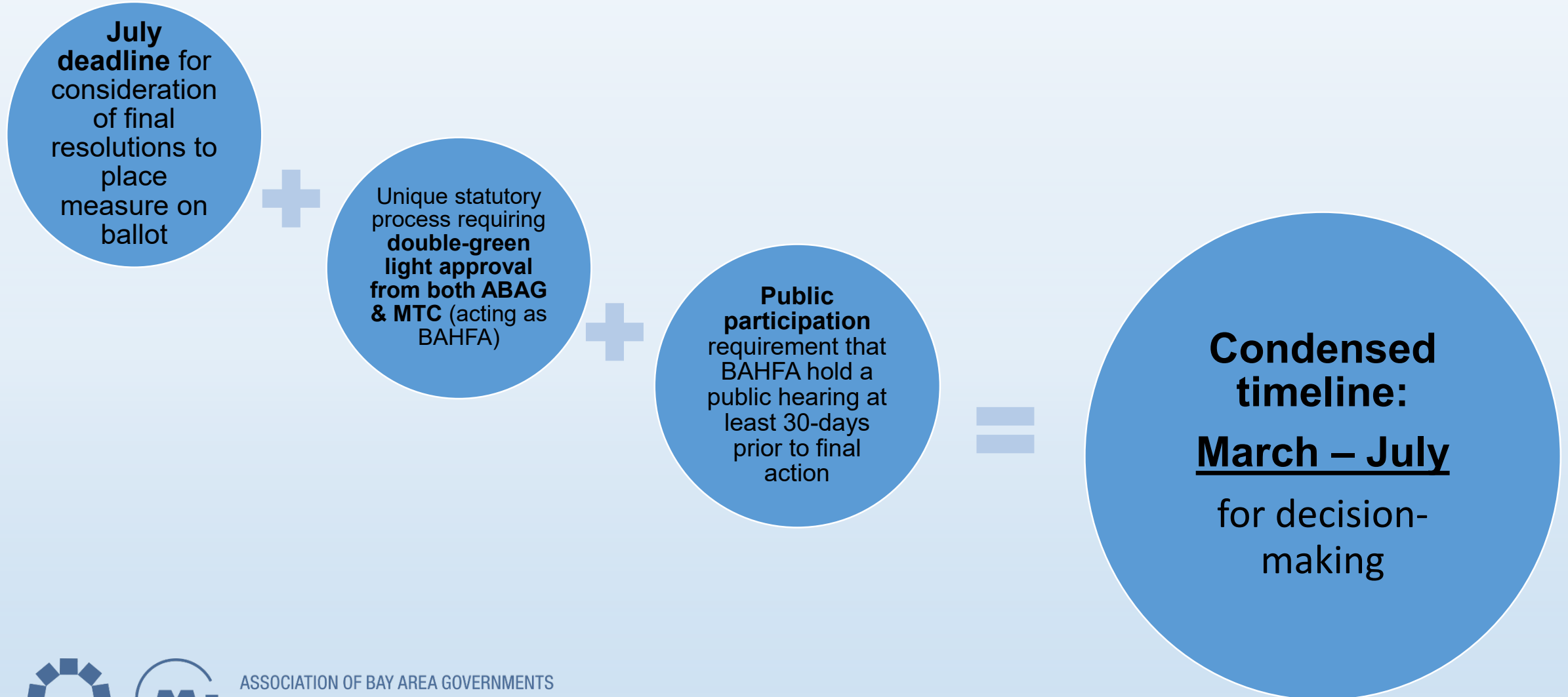
- Three days after the Joint ABAG Administrative and MTC Executive joint meeting on March 13, Bay Area has been placed under shelter-in-place orders due to coronavirus.
- Widespread and significant economic disruption.

Recommended Approach:

- Staff conferred with MTC & ABAG leadership to refine approach:
 - Confirm November 2020 ballot strategy after reviewing whether polling demonstrates a viable path forward. Accelerate “go/no go” decision-point to May.
 - Stand up BAHFA regardless to respond nimbly to current challenges and opportunities. Evaluate value-add opportunities for BAHFA to contribute to regional relief and recovery.

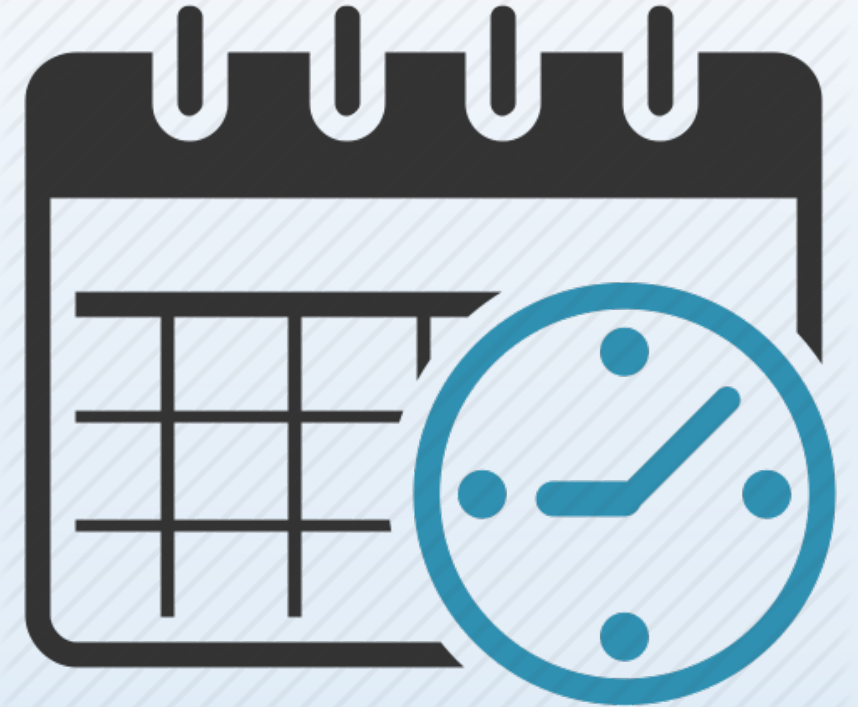


November 2020 Ballot Measure Timeline



Work Plan Overview

1. Outreach
2. Expenditure Plan
3. Oversight and Decision-Making
4. Election Logistics and Compliance
5. Research and Preparation
6. Develop and Disseminate Public Information



(1) Outreach

Timeline: March – July

Components:

- Develop informational materials
- Outreach to local elected officials
- Outreach to local staff, especially county and direct-allocation city staff.
- Engage with other stakeholders (housing advocates, business community, community-based organizations, etc.)



(2) Expenditure Plan

Timeline: March - June

Components:

- Preliminary analysis and policy development
- Develop draft expenditure plan
- Quantitative analysis
- Finalize expenditure plan



(3) Oversight & Decision-Making

Timeline: March – July

Components:

- Convene Interim Advisory Committee (see next agenda item)
- ABAG & MTC Committee meetings
- ABAG Executive Board, MTC, and BAHFA Board meetings



(4) Election Logistics & Compliance

Timeline: March – July

Components:

- Polling analysis (May)
- Determine whether or not to place a measure on the ballot (May)
- Logistical preparations
- Prepare ballot materials and ABAG/BAHFA resolutions (June-July)



(5) Research and Preparation

Timeline: March - December

Components:

- Legal questions & research
- Evaluate potential BAHFA activities beyond 2020 revenue measure
- BAHFA Business Plan
 - What key steps are needed to prepare for the potential of \$2 billion in new regional housing funds? For other potential revenue sources?
 - What key skills will be needed on staff vs consultants, and what is the workload estimate depending on fund source and amounts?



(6) Develop Public Information

Timeline: August – October

Components:

- Produce public information materials (FAQs, website, etc.)
- As requested, participate in public events to provide information about proposed ballot measure



Work Plan Key Considerations

- Proposed work plan assumes that polling will be conducted by external stakeholders as opposed to MTC/ABAG.
- General Obligation Bond could fund Production & Preservation activities. Agencies could seek funding for Protection activities from other sources.
- Staff continues to work with county elections officials to estimate cost of regional ballot measure. Staff working to estimate other costs and demands on workload. Current estimate of assigned 2-3 full-time equivalents (FTE) through July.



Proposed Interim Advisory Committee

Legal Framework:

- ABAG/MTC (acting as BAHFA) **must convene an Advisory Committee** to consult on the regional expenditure plan, a summary of which must be included in ballot materials.
- Advisory Committee **makes recommendations**. ABAG Executive Board and BAHFA retain all decision-making authority.
- Advisory Committee must have **9 members with expertise across the 3 Ps**: Protection, Preservation, Production. Intended to be a **technical committee** as opposed to a political body.

Proposal:

- Convene an **Interim Advisory Committee** for Nov. 2020 revenue measure. Committee could dissolve if no ballot measure or measure unsuccessful.
- Boards could empanel new Advisory Committee after more robust process, if desired.



Proposed Interim Advisory Committee

| Name | Affiliation | Expertise |
|------------------------|--|---------------------------|
| Alice Talcott | MidPen Housing, Vice-President of Housing Finance | Production |
| Leelee Thomas | County of Marin, Community Development Planning Manager | Production; Protection |
| Casey McCann | City of Brentwood, Director of Community Development | Production |
| Benjamin Wickham | Burbank Housing, Chief Operating Officer | Production |
| Seema Patel | East Bay Community Law Center, Clinical Director | Protection; Preservation |
| Tomiquia Moss | All Home, CEO | Protection & Homelessness |
| Jackie Morales-Ferrand | City of San Jose, Director of Housing | Protection; Production |
| Matthew Schwartz | California Housing Partnership, CEO | Preservation; Production |
| Kate Hartley | San Francisco Accelerator Fund, Chief Lending and Investment Officer | Production; Preservation |



Action Items & Next Steps

Recommended Actions:

- Approve proposed work plan
- Approve proposed Interim Advisory Committee members

Next Steps:

- Set up first Interim Advisory Committee meeting in mid-May
- Set up first meeting of BAHFA Board in May
- Review polling and make decision whether to proceed with November ballot measure at May ABAG Executive Board and MTC (acting as BAHFA Board) meetings in May



Questions and Feedback



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