



Metropolitan Transportation Commission

Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Meeting Agenda

Executive Committee

Friday, January 10, 2020

11:30 AM

Board Room – 1st Floor

The MTC Executive Committee will meet jointly with the ABAG Administrative Committee.

This meeting is scheduled to be webcast live on the Metropolitan Transportation Commission's website: <http://mtc.ca.gov/whats-happening/meetings> and will take place at 11:30 a.m. or immediately following the 9:40 a.m. Joint MTC Planning Committee with the ABAG Administrative Committee meeting.

For information contact the Committee Clerk at (415) 778-5367.

Location

Bay Area Metro Center, 375 Beale Street, Board Room, San Francisco, California

Teleconference Location

Napa County Administration Building, 1195 Third Street, Suite 310, Napa, California

MTC Executive Committee Roster:

Scott Haggerty, Chair Alfredo Pedroza, Vice Chair
Dave Cortese, Federal D. Glover, Nick Josefowitz, Jake Mackenzie, David Rabbitt,
Jim Spering, Amy Worth

ABAG Administration Committee Roster:

Jesse Arreguin, President Belia Ramos, Vice President
Cindy Chavez, David Cortese, Scott Haggerty, Jake Mackenzie, Karen
Mitchoff, Raul Peralez, Julie Pierce, David Rabbitt

1. Call to Order / Roll Call / Confirm Quorum

A quorum of the MTC Executive Committee shall be a majority of its regular non ex-officio voting members (5).

A quorum of the ABAG Administrative Committee shall be a majority of its regular voting members (5).

2. ABAG Compensation Announcement (Clerk of the Board)

3. MTC Compensation Announcement (Commission Secretary)

4. [20-0099](#) Overview of Purpose of Joint Committee Meeting
- Staff will provide an overview of the meeting purpose.
- Action:** Information
- Presenter:** Therese McMillan
- Attachments:** [4 Purpose of Joint Committee.pdf](#)
5. [20-0100](#) AB 1487 Overview Presentation
- Staff will provide a presentation overview of AB 1487 (Chiu): San Francisco Bay Area Regional Housing Finance Act.
- Action:** Information
- Presenter:** Rebecca Long
- Attachments:** [5 AB 1487 Overview.pdf](#)
6. [20-0101](#) Summary of Preliminary Polling Results
- A presentation on polling results for a regional housing measure conducted by EMC Research, Inc.
- Action:** Information
- Presenter:** EMC Research, Inc.
- Attachments:** [6 Summary of Preliminary Polling Results.pdf](#)
7. [20-0102](#) Key Considerations Regarding Placement of a Regional Housing Measure on Ballot
- A presentation on key schedule and cost considerations related to placement of a Regional Housing Measure on the November 2020 ballot
- Action:** Information
- Presenter:** Rebeccal Long
- Attachments:** [7 Key Considerations Regarding Ballot Placementx.pdf](#)
8. [20-0103](#) Committee Input on MTC/ABAG Workshop Item regarding AB 1487 Implementation
- A discussion to provide input on the MTC/ABAG Workshop item regarding AB 1487 Implementation.
- Action:** Information
- Presenter:** Therese McMillan
- Attachments:** [8 Input for Workshop Summary Sheet.pdf](#)

9. Public Comment / Other Business

10. Adjournment / Next Meeting:

The next meeting of the MTC Executive Committee will be scheduled at a date and time to be duly noticed.

Public Comment: The public is encouraged to comment on agenda items at Commission meetings by completing a request-to-speak card (available from staff) and passing it to the Commission secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Commission may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Commission meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章: MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者，請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知，以滿足您的要求。

Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to Commission members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Commission. Actions recommended by staff are subject to change by the Commission.



**METROPOLITAN
TRANSPORTATION
COMMISSION**

Bay Area Metro Center
375 Beale Street, Suite 800
San Francisco, CA 94105
415.778.6700
www.mtc.ca.gov

Scott Haggerty, Chair
Alameda County

Alfredo Pedroza, Vice Chair
Napa County and Cities

Jeannie Bruins
Cities of Santa Clara County

Damon Connolly
Marin County and Cities

Dave Cortese
Santa Clara County

Carol Dutra-Vernaci
Cities of Alameda County

Dorene M. Giacomini
U.S. Department of Transportation

Federal D. Glover
Contra Costa County

Anne W. Halsted
San Francisco Bay Conservation
and Development Commission

Nick Josefowitz
San Francisco Mayor's Appointee

Sam Liccardo
San Jose Mayor's Appointee

Jake Mackenzie
Sonoma County and Cities

Gina Papan
Cities of San Mateo County

David Rabbitt
Association of Bay Area Governments

Hillary Ronen
City and County of San Francisco

Libby Schaaf
Oakland Mayor's Appointee

Warren Slocum
San Mateo County

James P. Spering
Solano County and Cities

James Stracner
U.S. Department of Housing
and Urban Development

Tony Tavares
California State
Transportation Agency

Amy R. Worth
Cities of Contra Costa County

Therese W. McMillan
Executive Director

Alix Bockelman
Deputy Executive Director, Policy

Andrew B. Fremier
Deputy Executive Director, Operations

Brad Paul
Deputy Executive Director,
Local Government Services

CALL AND NOTICE OF
Special Joint MTC Executive Committee and ABAG Administrative Committee
Meeting

11:30 a.m., Friday, January 10, 2020

or immediately following the

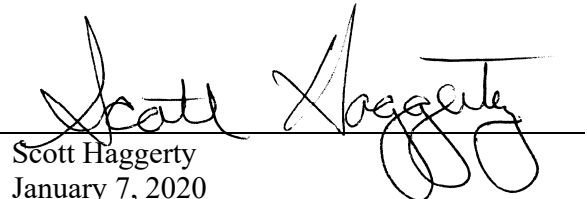
9:40 a.m. Joint MTC Planning Committee with the ABAG Administrative Committee meeting

Bay Area Metro Center
375 Beale Street, Board Room – 1st Floor
San Francisco, CA 94105

Teleconference Location

Napa County Administration Building, 1195 Third Street, Suite 310, Napa, California

As Chair of the Metropolitan Transportation Commission (“MTC”), I am calling a special meeting of the MTC Executive Committee which will be meeting jointly with the ABAG Administrative Committee meeting for Friday, January 10, 2020 at 11:30 a.m. or immediately following the 9:40 a.m. Joint MTC Planning Committee with the ABAG Administrative Committee meeting, at the Bay Area Metro Center, 375 Beale Street, Board Room – 1st Floor, San Francisco, CA 94105. The business to be transacted will include: (1) Roll Call / Confirm Quorum; (2) ABAG Compensation Announcement (3) MTC Compensation Announcement (4) Overview of Purpose of Joint Committee Meeting (5) AB 1487 Overview Presentation (6) Summary of Preliminary Polling Results (7) Key Considerations Regarding Placement of a Regional Housing Measure on Ballot (8) Committee Input on MTC/ABAG Workshop Item regarding: AB 1487 Implementation (9) Public Comment / Other Business and (10) Adjournment / Next Meeting. An agenda will be posted and distributed for this meeting by MTC staff in the normal course. Members of the public will have an opportunity to directly address the MTC Executive Committee and the ABAG Administrative Committee concerning any item that has not been described in this Call and Notice of Special Meeting before or during consideration of that item.


Scott Haggerty
January 7, 2020



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-0099 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 1/2/2020 **In control:** Executive Committee
On agenda: 1/10/2020 **Final action:**
Title: Overview of Purpose of Joint Committee Meeting

Staff will provide an overview of the meeting purpose.

Sponsors:

Indexes:

Code sections:

Attachments: [4 Purpose of Joint Committee.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Subject:

Overview of Purpose of Joint Committee Meeting

Staff will provide an overview of the meeting purpose.

Presenter:

Therese McMillan

Recommended Action:

Information

**Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC Executive Committee and ABAG Administrative Committee**

January 10, 2020

Agenda Item 4

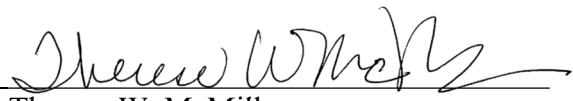
Overview of Purpose of Joint Committee Meeting

Subject: Staff will provide an overview of the meeting purpose.

Overview: The MTC Chair and the ABAG President have determined that a joint meeting of the MTC Executive Committee and the ABAG Administration Committee would be an effective way to facilitate a discussion by both agencies of next steps as it relates to implementation of Assembly Bill 1487 (Chiu): San Francisco Regional Housing Finance Act. By meeting in a joint committee setting, commissioners and ABAG board members can explore key considerations related to placement of a funding measure for affordable housing on the ballot in November 2020 and provide staff direction that will help inform productive conversations at the full Commission and ABAG Executive Board levels. Furthermore, and importantly, by meeting in a joint committee setting, interested parties can also hear the deliberations and participate via public comment.

In this item staff seeks direction on how frequently these committees should meet jointly on this topic and what topics you believe should be brought before these committees versus to the full boards. Note that the MTC-ABAG Workshop on January 31st will also include a discussion of next steps on AB 1487 (Chiu). The last item of this agenda seeks your input on how to best structure that conversation.

Attachments: None


Therese W. McMillan



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-0100 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 1/2/2020 **In control:** Executive Committee
On agenda: 1/10/2020 **Final action:**
Title: AB 1487 Overview Presentation

Staff will provide a presentation overview of AB 1487 (Chiu): San Francisco Bay Area Regional Housing Finance Act.

Sponsors:

Indexes:

Code sections:

Attachments: [5_AB_1487_Overview.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Subject:

AB 1487 Overview Presentation

Staff will provide a presentation overview of AB 1487 (Chiu): San Francisco Bay Area Regional Housing Finance Act.

Presenter:

Rebecca Long

Recommended Action:

Information

**Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC Executive Committee and ABAG Administrative Committee**

January 10, 2019

Agenda Item 5

AB 1487 Overview Presentation

Subject: Staff will provide a presentation overview of AB 1487 (Chiu): San Francisco Bay Area Regional Housing Finance Act

Attachments: Summary of AB 1487 – San Francisco Bay Area Regional Housing Finance Act


Therese W. McMillan

Summary of AB 1487 (Chiu, 2019)

San Francisco Bay Area Regional Housing Finance Act

Overview

Assembly Bill 1487 (Chiu, 2019) authorizes San Francisco Bay Area voters to approve various new taxes, that would be applicable regionwide, to help pay for new affordable housing, preserve existing affordable housing, and protect tenants from displacement or eviction. Specifically, the bill authorizes the Association of Bay Area Governments Executive Board and the newly-established Bay Area Housing Finance Authority (BAHFA), which is governed by the same board that governs the Metropolitan Transportation Commission (MTC), to place on the ballot four new revenue options and to impose a commercial linkage fee once certain conditions have been satisfied.

Why Establish a Regional Funding Source for Housing?

Housing is a regional issue that requires policy and funding coordination across jurisdictions. The Bay Area's 101 cities and nine counties are now responsible for solving the region's housing crisis on their own with limited resources and capacity. While MTC and ABAG have provided planning and policy tools to address the crisis, more money is needed to boost affordable housing construction and to preserve existing affordable housing at a regional scale.

What are the New Revenue Options ?

Any new revenue source to be placed upon the ballot will require a two-thirds vote. Options include a parcel tax, a general obligation bond, and two employer-based taxes—a per-employee “head tax” and a gross receipts tax. After conducting a regional nexus study subject to various findings, ABAG and BAHFA also may impose a regional commercial linkage fee capped at \$10 per square foot (plus an annual inflation adjustment) for affordable housing, but only if voters already have approved either a general obligation bond or a parcel tax.



How Can the Funds Be Used?

AB 1487 invests funds across the “3Ps” of production, preservation and protection. Specifically:

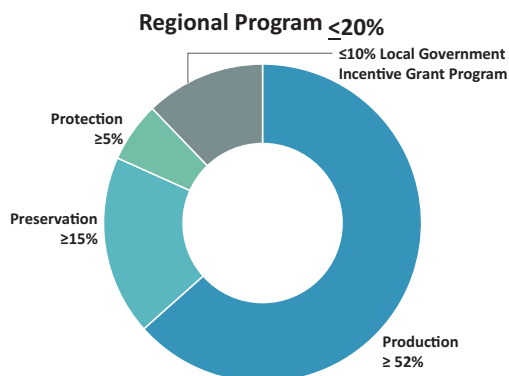
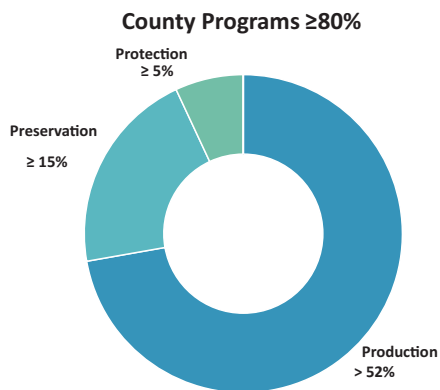
- Two-thirds of voter-approved funds must be dedicated to the production and preservation of affordable housing.
 - At least 52% must be spent on the production of rental housing restricted to be affordable to lower-income households (at or below 80% of the area median income or AMI) for at least 55 years.
 - At least 15% must be spent on the acquisition, rehabilitation and preservation of existing housing units that are restricted to be affordable to low-or moderate-income households (up to 120% of AMI) for 55 years.
- At least 5% must be spent on tenant protection
- Up to 10% of regional funds (see below) may be spent on a grant program for cities and counties that support housing and related uses. These may include infrastructure needs such as transportation, schools and parks; homeless shelters and homelessness prevention programs; programs to support home-ownership for low- or moderate-income households; and additional tenant protection efforts.

(Continued)

- In sum, 28 percent of the funds are uncommitted to any particular 3P category and can be flexibly invested in accordance with local and regional housing needs across the 3P categories, and adjusted over time. See below for further details on how the 3P terms are defined in the bill.

Who Makes Spending Decisions?

- Local governments, specifically counties, will make the vast majority of investment decisions for the use of AB 1487 funds, subject to guidelines to be developed by the ABAG Executive Board and BAHFA.
- Specifically:
 - At least 80% of the revenue generated from a parcel tax, a general obligation bond or a gross receipts tax must be invested in the county in which it was generated, leaving 20% for a regional funding pool that can be spent in any county in which the measure appears on the ballot.

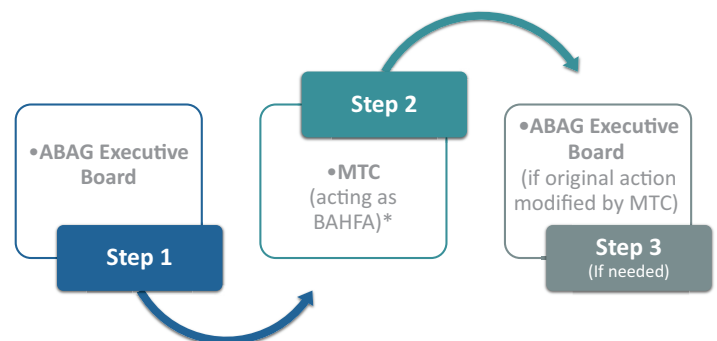


- For the “head tax” (based on the number of employees), the bill requires a lower “return to source” minimum share of “at least 50%”. This enables a larger share of revenue from cities or counties with a high concentration of jobs to be shared with other jurisdictions that may be zoning for and building a significant share of housing to support jobs outside boundaries.

- Investment of commercial linkage fee revenue is subject to the findings and analysis of a nexus study which must be prepared and adopted by the ABAG Executive Board, and ratified by BAHFA, before it is instituted. As such, no formulas are associated with this fee.
- Decisions about how to spend the county-based funds will be made in expenditure plans adopted by each county board of supervisors. Each county will determine the appropriate entity to administer its share of the funds. The bill provides that these expenditure plans may span multiple years, but counties must submit annual reports on their expenditures to date by July 1 each year after the first year of revenue is received.
- Regional funding will be controlled jointly by the ABAG Executive Board and BAHFA and will also be set forth in an expenditure plan.

How Will Ballot Decisions be Made?

- All major decisions related to revenue and expenditure of funds will be made by both ABAG and BAHFA, with ABAG acting first. If BAHFA's action differs from ABAG's, such changes must be subsequently approved by ABAG.
- AB 1487 states that the Legislature's intent is to transfer governing powers to a new regional agency if MTC and ABAG merge, or if a new regional agency takes their place, but the bill does not require the two organizations to merge. Any ABAG-MTC merger would require subsequent legislation.
- The ABAG Executive Board and MTC each may, upon mutual agreement, defer to the other a responsibility assigned to it.



* AB 1487 establishes the Bay Area Housing Finance Authority (BAHFA) with the same board and staff as MTC (like the Bay Area Toll Authority) to serve as the entity through which MTC's roles in the legislation are conducted, including its financial responsibilities, such as bond issuance.

Role and Powers of BAHFA

- AB 1487 states that the purpose of BAHFA is to “raise, administer and allocate funding and provide technical assistance at a regional level for tenant protection, affordable housing preservation and new affordable housing production.”
- BAHFA's jurisdiction includes the nine-county San Francisco Bay Area, but a ballot measure may be limited to as few as four counties.
- BAHFA is governed by the same board that governs MTC but is a separate legal entity.
- BAHFA is staffed by MTC or any successor agency with the understanding that new staff with expertise in affordable housing finance will be needed.
- All BAHFA meetings are subject to the Ralph M. Brown Act's public meeting requirements.

Direct Allocation to Certain Cities

- For larger cities or those that are expected to meet a significant share of their county's housing needs, the bill provides funds to them directly rather than to the counties in which they reside. This includes Oakland, San Francisco and San Jose
- In counties other than Alameda, SF and Santa Clara, cities that receive more than 30% of their county's regional housing needs allocation (RHNA) for low-income households may receive a direct allocation upon request. Cities currently exceeding this 30% threshold include Fairfield, Napa, San Rafael and Santa Rosa. Counties may elect to provide suballocation to other cities but are only required to offer suballocation to those cities that exceed the 30% threshold.
- The amount provided to a city receiving a direct allocation is determined by that city's share of the county's regional RHNA allocation for low-income households.
- A city receiving a direct allocation is allowed five years to spend the funds after they are committed to a specific project. Counties may authorize an extension for up to two years if needed.

How Are the “3P” Terms Defined in AB 1487?

- **Production** is defined broadly based on an existing definition in state law for housing development costs and includes the cost of land, site preparation, permits, construction and financing.
- **Preservation** includes preserving publicly-subsidized housing, purchasing existing private housing to preserve its affordability, and converting hotels and motels to affordable housing.
- **Protection** includes:
 - Pre-eviction and eviction legal services, counseling, education, representation, and services to improve habitability
 - Emergency rental assistance for lower-income households
 - Relocation assistance for lower-income households beyond local or state requirements already in effect
 - Collection and tracking of information related to displacement and displacement risks, rents, and evictions in the Bay Area.

Adjustments to Minimum 3P Shares

- Changes to the minimum “3P” shares for production, preservation and protection is subject to a two-thirds vote of the ABAG Executive Board and BAHFA, and may only be considered five years after voter approval of a funding measure. Any such changes also are subject to public participation requirements and consultation with a new AB 1487-related advisory committee.
- To make an adjustment, the ABAG Executive Board and BAHFA must also adopt a finding — with the ABAG Executive Board acting first — that the region's needs in a given category differ from the 3P shares specified in the bill.

(Continued)

Protection from Displacement

The bill includes a number of provisions to limit displacement of existing residents resulting from demolition to make way for new affordable housing or rehabilitation of existing housing. Specifically:

- Funds used for affordable housing preservation shall not result in the displacement of existing residents even if their household income exceeds 120% of AMI.
- Buildings shall achieve 100% occupancy by low-or moderate-income households over time through unit turnover
- If existing residents are relocated due to rehabilitation or demolition of units for preservation purposes, the developer is required to:
 1. provide such residents a “right of first refusal” to rent or buy comparable units at an affordable rent or purchase price.
 2. provide such residents with relocation benefits in an area convenient to their current employment and at a cost or rent no greater than 30% of their income.
 3. at least the same number of units at equivalent rent or affordable housing cost to persons and families in the same or lower income category as those residing in the units at the time of demolition or rehabilitation.

Report Requirements

BAHFA and the ABAG Executive Board must conduct a review of any voter-approved measure after five years. This review must include expenditures to date; number of affordable housing units produced or preserved at different income levels; tenant protection services provided; and the roles of BAHFA and the Executive Board.

Advisory Committee & Public Participation Requirements

AB 1487 requires formation of an advisory committee to provide input and recommendations to the ABAG Executive Board and BAHFA about funding guidelines and overall implementation. The board is required to be comprised of nine representatives with knowledge of affordable housing finance, tenant protection, and housing preservation.

In addition, the bill requires outreach efforts to include broad participation of stakeholder groups and for BAHFA to hold at least one public meeting 30 days before it acts on a plan or proposal in order to provide ample time for discussion.

For more information, contact **Rebecca Long**, Manager of Government Relations, rlong@bayareametro.gov or info@bayareametro.gov.



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

January 2020



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-0101 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 1/2/2020 **In control:** Executive Committee
On agenda: 1/10/2020 **Final action:**
Title: Summary of Preliminary Polling Results

A presentation on polling results for a regional housing measure conducted by EMC Research, Inc.

Sponsors:

Indexes:

Code sections:

Attachments: [6 Summary of Preliminary Polling Results.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Subject:

Summary of Preliminary Polling Results

A presentation on polling results for a regional housing measure conducted by EMC Research, Inc.

Presenter:

EMC Research, Inc.

Recommended Action:

Information

**Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC Executive Committee and ABAG Administrative Committee**

January 10, 2020

Agenda Item 6

Summary of Preliminary Polling Results

- Subject:** A presentation on polling results for a regional housing measure conducted by EMC Research, Inc.
- Overview:** EMC Research Inc. will present their recent polling results from November 2019—conducted on behalf of the Nonprofit Housing Association of Northern California (NPH)—on Bay Area support for a regional housing measure. The presentation will compare how results have changed since last April and also how a regional housing measure could be affected by a potential regional transportation measure, specifically the 1 percent sales tax advocated by the FASTER Bay Area proponents. The poll tested a variety of scenarios including a joint transportation/housing measure with multiple funding sources (sales tax and G.O. bond), sales tax for transportation by itself along with a housing bond by itself (both appearing on the same ballot) or a ballot in which only one regional funding measure appears. Interestingly, the poll found that a joint measure fared poorly as did the inclusion of both measures on the same ballot as stand-alone measures. By contrast, either a housing measure or a transportation measure by themselves on the November 2020 shows a potential, *though not conclusive*, path to victory. Given the margin of support is right around two-thirds and the small sample size due to split sampling of the various scenarios described above, NPH believes that the poll by itself does not provide sufficient evidence to conclude a regional housing bond could win next November, but it's enough support to justify continuing the conversation, conducting additional polling and determining what next steps would be necessary to place a measure on the ballot.
- Ruth Bernstein, EMC President & CEO, will attend the meeting and present the poll.
- Attachments:** EMC Research Memo on Polling Results


Therese W. McMillan

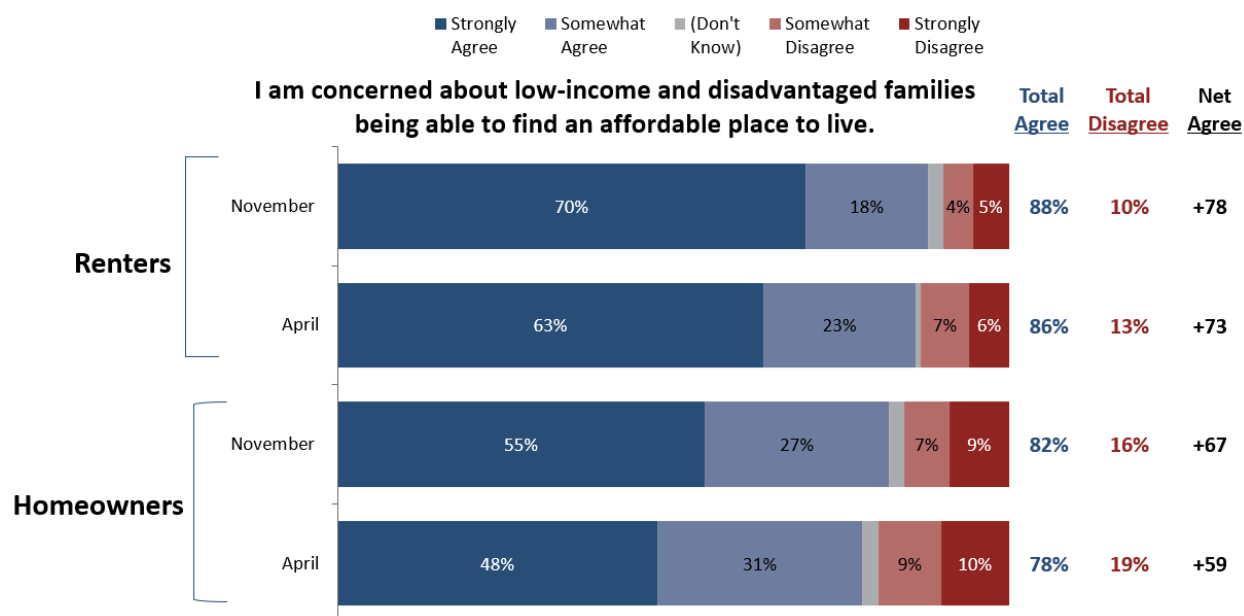


To: Interested Parties
From: Ruth Bernstein and Emily Goodman, EMC Research
Date: December 18, 2019
Re: Bay Area Housing Revenue Measure Polling Results

The following are key findings from recent quantitative research conducted by EMC Research. Two polls were conducted among likely November 2020 voters in the nine-county Bay Area, including one in April 2019 (1935 interviews; margin of error of +/- 2.23%) and one in November 2019 (2098 interviews; margin of error of +/- 2.14%). The survey was offered in English and Spanish.

Key Findings

Voters continue to be very concerned about housing for vulnerable populations. More than half (52%) of voters are concerned about finding an affordable place to live for themselves. In the April poll, three-quarters of voters agreed that they were concerned about their friends and family members being able to find a place to live (48% strongly agree), and 78% were concerned about the homeless finding an affordable place to live (50% strongly agree). The intensity of concern for low income and disadvantaged families being able to find an affordable place to live has increased over time, among both renters and homeowners.

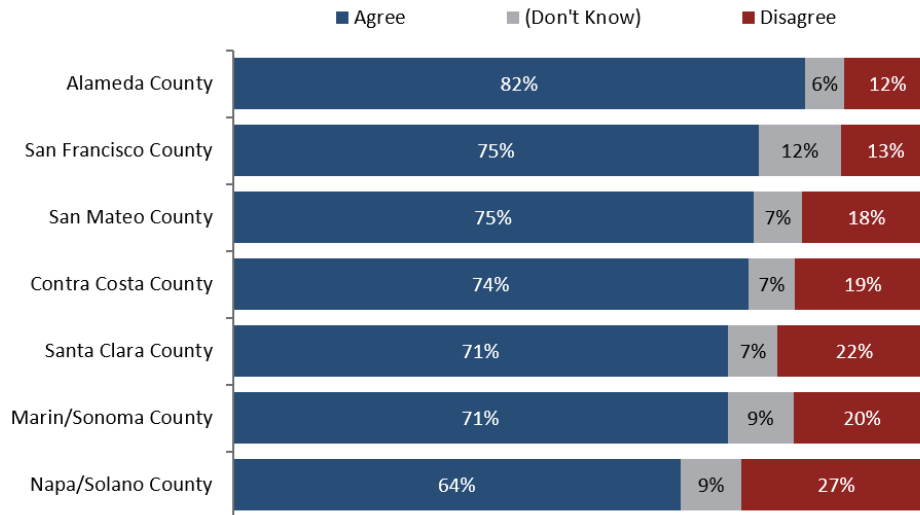


Voters prioritize investing in housing solutions. Housing is a high funding priority for more than three-quarters of voters in the Bay Area with voters ranking homelessness, housing availability and affordable housing among their top priorities.

- 78% identify homelessness as a high funding priority (47% very high priority)
- 77% rank housing availability as a high funding priority (47% very high priority)
- 76% of voters rank affordable housing as a high funding priority (52% very high priority)

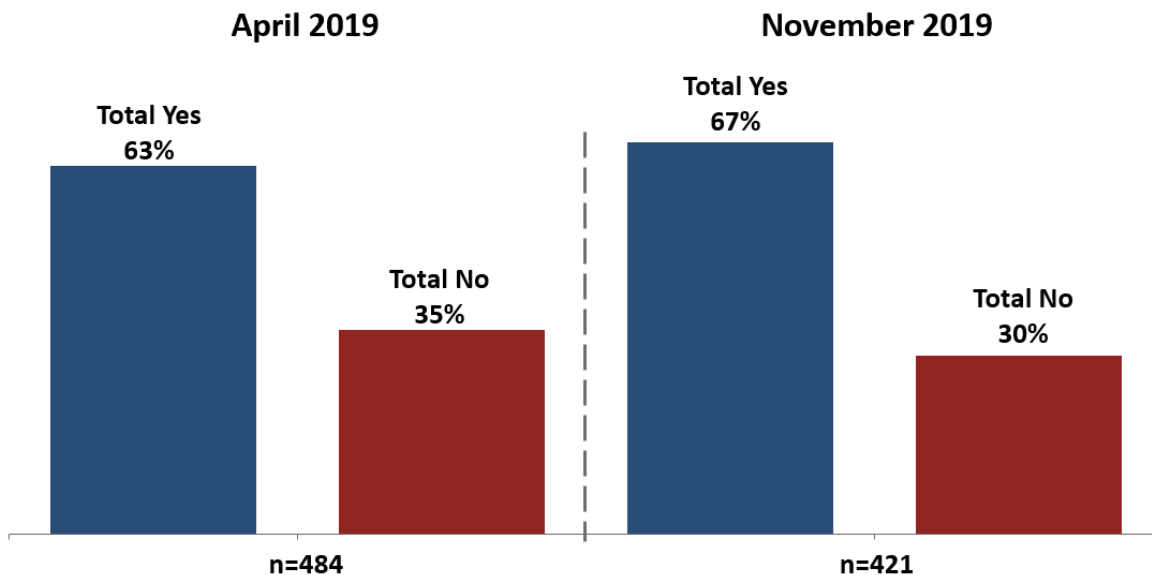
There is support for a regional approach to address housing affordability. Almost three-quarters of voters agree that it will take a regional approach to solve the housing crisis. Support for a regional approach is strong across the region.

“We need a regional approach to housing in the Bay Area, not simply city by city policies.”



Support for a regional housing bond measure has consistently hovered around the two-thirds threshold for passage. In an uninformed vote, support for a regional housing bond hovers around two-thirds.

“Shall an ordinance to provide: affordable housing for Bay Area residents including low income families, veterans, seniors, persons with disabilities and those experiencing homelessness, and affordable housing near transit to shorten commutes and help working families like teachers and first responders afford local housing by issuing \$10,000,000,000 in general obligation bonds with an estimated levy of 35 cents per \$1,000 of assessed value, generating \$670,000,000 annually for approximately 30 years, with oversight and audits, be adopted?”



Support for a potential measure is strong among key constituencies including Democrats (79% Yes), NPP voters (65% Yes), and renters (81% Yes). Homeowners will be a key communications target, with 55% voting yes in an initial uninformed vote.

Voters find support messages that emphasize outcomes most convincing. Positive messaging resonated with voters including:

Support Messages	Very convincing	Somewhat convincing	Total convincing
The Bay Area needs a regional approach to housing with more affordable housing created in all communities, so that people can live closer to where they work, reducing commutes and improving our quality of life.	40%	33%	74%
We all rely on one another to make our community work, from the teachers who care for our children to the home care workers who care for our parents. This helps our region thrive by making sure all members of our community have access to safe, stable, affordable homes.	37%	33%	70%
Currently, the Bay Area is building less than half the homes we need to house working families. This will help working people, like local teachers and first responders, live in safe, decent, affordable homes and still have enough money for groceries and other basic necessities.	36%	32%	68%
Local efforts to address our housing problems have fallen short, lacked integration, and have been too piecemeal to work. We need to think more regionally and invest in solutions that will make a difference.	33%	37%	70%



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	20-0102	Version:	1	Name:	
Type:	Report	Status:		Informational	
File created:	1/2/2020	In control:		Executive Committee	
On agenda:	1/10/2020	Final action:			
Title:	Key Considerations Regarding Placement of a Regional Housing Measure on Ballot				
	A presentation on key schedule and cost considerations related to placement of a Regional Housing Measure on the November 2020 ballot				

Sponsors:

Indexes:

Code sections:

Attachments: [7 Key Considerations Regarding Ballot Placement.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Subject:

Key Considerations Regarding Placement of a Regional Housing Measure on Ballot

A presentation on key schedule and cost considerations related to placement of a Regional Housing Measure on the November 2020 ballot

Presenter:

Rebeccal Long

Recommended Action:

Information

**Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC Executive Committee and ABAG Administrative Committee**

January 10, 2020

Agenda Item 7

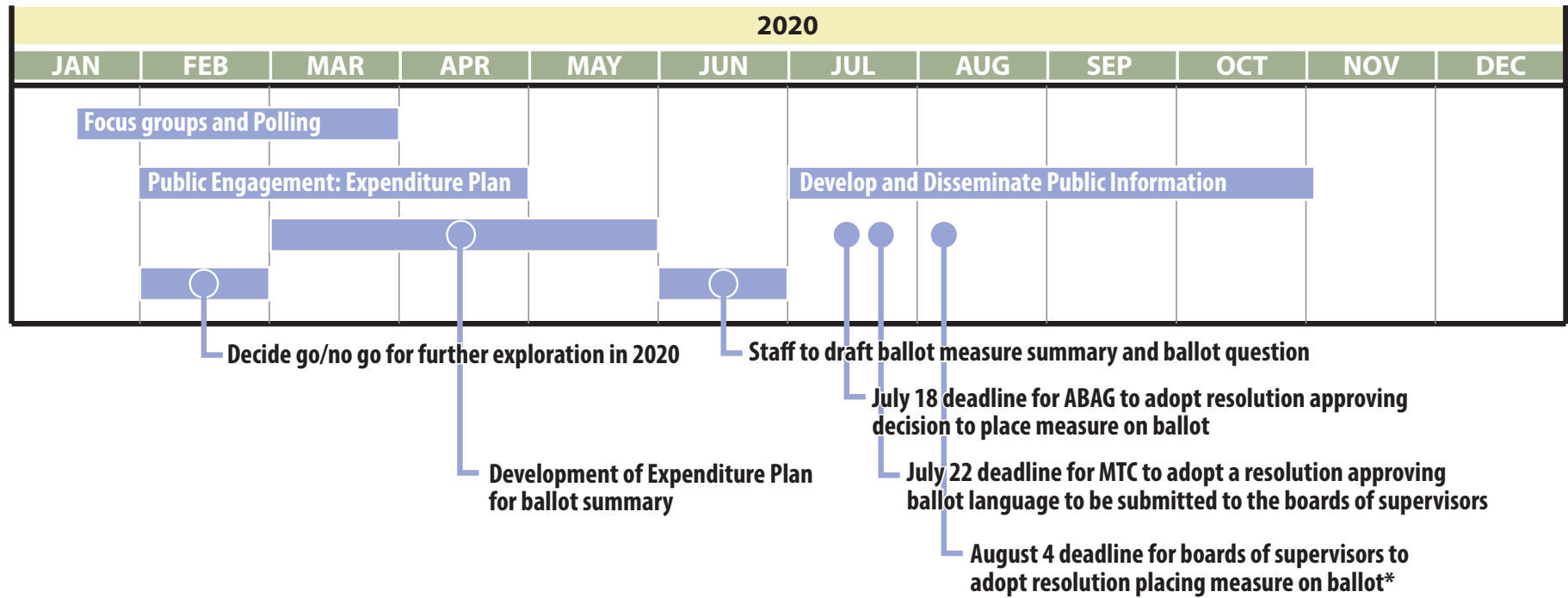
Key Considerations Regarding Placement of Measure on Ballot

- Subject:** A presentation on key considerations related to placement of a Regional Housing Measure on the November 2020 ballot.
- Overview:** Staff will present the schedule and potential cost of a regional housing ballot measure and invite committee members to provide input on other logistics-related items, or other, that should be taken into consideration on the question of whether or not to proceed with a regional housing ballot measure.
- Attachments:** Attachment A: AB 1487 Ballot Measure Schedule
Attachment B: Regional Measure 3 Ballot Measure Cost by County (for recent comparison)


Therese W. McMillan

Attachment A: AB1487 Ballot Measure Schedule

Potential AB1487 Implementation Timeline



*Section 1405 of the Election Code requires action by the board of supervisors on a ballot measure at least 88 days before the election. This is technically August 7, but since most BOS meetings are held on Tuesdays, practical deadline would be August 4.

Attachment B: Regional Measure 3 (June 2018) Ballot Measure Cost by County

County	Amount	Registered Voters	Cost per Voter
Alameda County Total	\$ 720,139.71	854,217	\$ 0.84
Contra Costa	\$ 993,606.71	602,219	\$ 1.65
Marin	\$ 116,778.05	155,591	\$ 0.75
Napa	\$ 23,979.71	76,211	\$ 0.31
San Francisco	\$ 134,865.68	481,977	\$ 0.28
San Mateo	\$ 236,881.85	388,456	\$ 0.61
Santa Clara	\$ 639,428.00	846,228	\$ 0.76
Solano	\$ 165,248.90	220,857	\$ 0.75
Sonoma	\$ 186,523.07	270,740	\$ 0.69
Regionwide Total	\$ 3,217,451.68	3,896,496	\$ 0.83

[Source: Secretary of State, based on Report of Registration, 5/21/18](#)



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	20-0103	Version:	1	Name:	
Type:	Report	Status:		Informational	
File created:	1/2/2020	In control:		Executive Committee	
On agenda:	1/10/2020	Final action:			
Title:	Committee Input on MTC/ABAG Workshop Item regarding AB 1487 Implementation				
	A discussion to provide input on the MTC/ABAG Workshop item regarding AB 1487 Implementation.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	8 Input for Workshop Summary Sheet.pdf				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Subject:

Committee Input on MTC/ABAG Workshop Item regarding AB 1487 Implementation

A discussion to provide input on the MTC/ABAG Workshop item regarding AB 1487 Implementation.

Presenter:

Therese McMillan

Recommended Action:

Information

**Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC Executive Committee and ABAG Administrative Committee**

January 10, 2020

Agenda Item 8

Committee Input on MTC/ABAG Workshop Item regarding AB 1487 Implementation

Subject: A discussion to provide input on the MTC/ABAG Workshop item regarding AB 1487 Implementation.

Overview: The Committee will be asked to consider how best to frame the discussion of AB 1487 implementation at the MTC/ABAG Workshop on January 31st. Policy questions for consideration by the committee include, but are not limited to:

- What role should MTC/ABAG have in local elected official and public outreach to help inform the regional expenditure plan and overall structure of ballot measure?
- What additional information is needed from polling?
- How and at what point should MTC/ABAG reconcile housing and transportation measures priorities for the November 2020 ballot?
- Should there be a discussion of potential funding sources at this stage or is the committee comfortable focusing on a general obligations bond at this time, as currently supported by the measure's primary proponents—the Nonprofit Housing Association of Northern California and Enterprise Community Partners.

Attachments: None


Therese W. McMillan