375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Agenda - Final

ABAG Administrative Committee

Chair, Jesse Arreguin, Mayor, City of Berkeley
Vice Chair, Belia Ramos, Supervisor, County of Napa

Friday, March 13, 2020 | **11:30 AM** | **Board Room - 1st Floor**

Association of Bay Area Governments
Administrative Committee

The ABAG Administrative Committee may act on any item on the agenda.
The ABAG Administrative Committee will meet jointly with the MTC Executive Committee.
The meeting is scheduled to begin at 11:30 a.m.,
or immediately following the 9:40 a.m. committee meeting.
Agenda, roster, and webcast available at https://abag.ca.gov
For information, contact Clerk of the Board at (415) 820-7913.

Location
Bay Area Metro Center, 375 Beale Street, Board Room, San Francisco, California
Teleconference Location
Office of Supervisor Chavez, 70 W. Hedding Street, 10th Floor, San Jose, California
San José City Hall, 200 East Santa Clara Street, 18th Floor, Conference Room 1853, San José, California

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, Carlos Romero

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

1 Call to Order / Roll Call / Confirm Quorum

2.a. 20-0367 Minutes of the January 10, 2020 MTC Executive Committee meeting

Action: MTC Executive Committee Approval

Attachments: 2a_01-10-2020_MTC_Executive_Committee_Draft_Minutes.pdf

2.b. 20-0505 Minutes of the January 10, 2020 ABAG Administrative Committee meeting

Action: ABAG Administrative Committee Approval

Presenter: Clerk of the Board

Attachments: 2b_01-10-2020_ABAG_Admin_Committee_Draft_Minutes_v2.pdf

3. 20-0537 Commission Business Procedures for Declared Emergencies

A proposal to establish Commission business procedures for declared emergencies.

Action: MTC Executive Committee Approval / Commission Approval

Presenter: Therese McMillan

Attachments: 3_Commission_Business_Procedures_for_Declared_Emergencies.pdf

4. 20-0366 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. 20-0368 Update on Potential Combined Housing-Transportation Measure and Polling Timeline

An update on conversations between Bay Area Housing for All and Senate Bill 278 (Beall) stakeholders regarding a potential combined transportation-housing measure on the November 2020 ballot. Presentation by Housing for All members about updated timeline for focus groups and additional polling.

Action: Information

Presenter: Amie Fishman (Nonprofit Housing Association of Northern California), Ken Kirkey (All Home), Judith Bell (San Francisco Foundation), and Heather Hood (Enterprise Community Partners)

Attachments: 5_Housing For All Update.pdf

6. 20-0369 Proposed Work Plan for AB 1487 Revenue Measure

A presentation on the work plan required to meet the requirements for placement of a regional housing measure on the November 2020 ballot.

Action: Commission Approval; and
ABAG Executive Board Approval

Presenter: Rebecca Long and Daniel Saver

Attachments: 6_Proposed Work Plan for AB 1487 Revenue Measure.pdf

7. 20-0520 Proposed Interim Advisory Committee for Potential November 2020 Ballot Measure

Review of the requirements for an Advisory Committee for the Bay Area Housing Finance Authority (BAHFA), and discussion of potential members proposed by the MTC Chair and ABAG President.

Action: MTC Commission Approval; and
ABAG Executive Committee Approval

Presenter: Daniel Saver

Attachments: 7_Proposed Interim Advisory Committee.pdf

8. Public Comment / Other Business

9. Adjournment / Next Meeting

The next meeting of the ABAG Administrative Committee with the MTC Executive Committee will be announced.

Public Comment: The public is encouraged to comment on agenda items at Committee meetings by completing a request-to-speak card (available from staff) and passing it to the Committee 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 Committee 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: Committee 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 Committee 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 Committee. Actions recommended by staff are subject to change by the Committee.

375 Beale Street, Suite 800
San Francisco, CA 94105

Metropolitan Transportation Commission

Legislation Details (With Text)

File #:	20-0367	**Version:**	1	**Name:**	
Type:	Minutes			**Status:**	Committee Approval
File created:	2/20/2020			**In control:**	Executive Committee
On agenda:	3/13/2020			**Final action:**	
Title:	Minutes of the January 10, 2020 MTC Executive Committee meeting				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	2a_01-10-2020_MTC_Executive_Committee_Draft_Minutes.pdf				

Date	Ver.	Action By	Action	Result

Subject:
Minutes of the January 10, 2020 MTC Executive Committee meeting

Recommended Action:
MTC Executive Committee Approval

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

Meeting Minutes

Executive Committee

Friday, January 10, 2020 | **11:30 AM** | **Board Room – 1st Floor**

The MTC Executive Committee met jointly with the ABAG Administrative Committee.

This meeting was webcast live on the Metropolitan Transportation Commission's website: http://mtc.ca.gov/whats-happening/meetings and took place 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

MTC Executive Committee

Present:	5 -	Chair Haggerty, Vice Chair Pedroza, Commissioner Josefowitz, Commissioner Mackenzie and Commissioner Spering
Absent:	3 -	Commissioner Cortese, Commissioner Glover and Commissioner Worth

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

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

Ian Eve Perry of Tech Equity was called to speak.

Darin Ranelletti of City of Oakland Mayor's Office was called to speak.

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.

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

Laura Tolkoff of the San Francisco Bay Area Planning and Urban Research Association was called to speak.

Shajuti Hossain of Public Advocates was called to speak.

Heather Hood of Enterprise Community Partners was called to speak.

Amy Fishman of the Non-Profit Housing Association was called to speak.

Xiorara Cisneros of the Bay Area Council was called to speak.

Efren Carrillo of Burbank Housing was called to speak.

Pat Eklund was called to speak.

Jane Kramer was called to speak.

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

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.

375 Beale Street, Suite 800
San Francisco, CA 94105

Metropolitan Transportation Commission

Legislation Details (With Text)

File #:	20-0505	**Version:**	1	**Name:**	
Type:	Minutes			**Status:**	Committee Approval
File created:	3/4/2020			**In control:**	ABAG Administrative Committee
On agenda:	3/13/2020			**Final action:**	
Title:	Minutes of the January 10, 2020 ABAG Administrative Committee meeting				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	2b_01-10-2020_ABAG_Admin_Committee_Draft_Minutes_v2.pdf				

Date	Ver.	Action By	Action	Result

Minutes of the January 10, 2020 ABAG Administrative Committee meeting

Clerk of the Board

ABAG Administrative Committee Approval

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375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Minutes - Draft

ABAG Administrative Committee

Chair, Jesse Arreguin, Mayor, City of Berkeley
Vice Chair, Belia Ramos, Supervisor, County of Napa

Friday, January 10, 2020 | **11:30 AM** | **Board Room - 1st Floor**

The ABAG Administrative Committee may act on any item on the agenda.

**The ABAG Administrative Committee will meet jointly with the MTC Executive Committee.
The meeting is scheduled to begin at 11:30 a.m.,
or immediately following the 9:40 a.m. Joint MTC Planning Committee with the
ABAG Administrative Committee meeting.
Agenda, roster, and webcast available at https://abag.ca.gov**

For information, contact Clerk of the Board at (415) 820-7913.

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

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

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

1. Call to Order / Roll Call / Confirm Quorum

Chair Arreguin called the meeting to order at about 12:32 p.m. The following member participated by teleconference: Ramos. Quorum was present.

Present: 9 - Arreguin, Chavez, Cortese, Haggerty, Mackenzie, Mitchoff, Pierce, Rabbitt, and Ramos

Absent: 1 - Peralez

2. ABAG Compensation Announcement (Clerk of the Board)

The ABAG Clerk of the Board gave the compensation announcement.

3. MTC Compensation Announcement (Commission Secretary)

The MTC Commission Secretary gave the compensation announcement.

4. 20-0099 Overview of Purpose of Joint Committee Meeting

Staff will provide an overview of the meeting purpose.

Therese McMillan gave the report.

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.

David Cortese and Belia Ramos joined the meeting.

Rebecca Long gave the report.

The following gave public comment: Ian Eve Perry, Tech Equity; Darin Ranelletti, City of Oakland.

6. 20-0101 Summary of Preliminary Polling Results

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

Ruth Bernstein, EMC Research, Inc. gave the report.

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

Rebecca Long gave the report.

The following gave public comment: Laura Tolkoff, SPUR; Shajuti Hossain, Public Advocates; Heather Hood, Enterprise Community Partners; Amie Fishman, Non Profit Housing Association of Northern California; Xiorara Cisneros, Bay Area Council; Efren Carrillo, Burbank Housing; Pat Eklund; Jane Kramer.

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.

Alix Bockleman gave the report.

9. Public Comment / Other Business

There was no public comment.

10. Adjournment / Next Meeting

Chair Arreguin adjourned the meeting at about 2:14 p.m. The next regular meeting of the ABAG Administrative Committee is in February 14, 2020.

375 Beale Street, Suite 800
San Francisco, CA 94105

Metropolitan Transportation Commission

Legislation Details (With Text)

File #:	20-0537	**Version:**	1	**Name:**	
Type:	Resolution			**Status:**	Commission Approval
File created:	3/9/2020			**In control:**	Executive Committee
On agenda:	3/13/2020			**Final action:**	
Title:	Commission Business Procedures for Declared Emergencies A proposal to establish Commission business procedures for declared emergencies.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	3_Commission_Business_Procedures_for_Declared_Emergencies.pdf				

Date	Ver.	Action By	Action	Result

Subject:
Commission Business Procedures for Declared Emergencies

A proposal to establish Commission business procedures for declared emergencies.

Presenter:
Therese McMillan

Recommended Action:
MTC Executive Committee Approval / Commission Approval

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Metropolitan Transportation Commission and Association of Bay Area Governments

Joint MTC Executive Committee and ABAG Administrative Committee

March 13, 2020 **Agenda Item 3**

Commission Business Procedures for Declared Emergencies

Subject: A proposal to establish Commission business procedures for declared emergencies.

As you know, the emergent and changing environment surrounding the Corona Virus has raised numerous questions for the greater Bay Area community, including employers and their staffs. For public agencies like MTC, it is important to consider as well how the business of serving the public is maintained.

MTC seeks to conduct its on-going business in a consistent and transparent fashion. That said, given the fluid nature of public health driven responses to the Corona virus (COVID-19) MTC needs to be prepared for extraordinary circumstances in an emergency situation—this one and others that may present themselves in the future.

Attachment A outlines the protocol that we are asking the Executive Committee to approve, that would assign the Chair of the Commission the capacity to temporarily permit remote participation by Commissioners to conduct essential Commission business during times of a declared emergency. Upon approval by the Executive Committee of this protocol, the Commission will agendize an amendment to the Commission Procedures Manual, to be considered at the end of this month, incorporating this protocol as an Appendix F. Between March 13 and the date of the next full Commission meeting the protocol if approved by the Executive Committee, will apply if circumstances necessitate its implementation during such interim period.

Attachments: Attachment A – Protocol Governing Amendments to Commission Procedure During Declared Emergencies

Therese W. McMillan

Attachment A

Protocol Governing Amendments to Commission Procedure During Declared Emergencies

a) Should the Governor impose any emergency order related to a natural or man-made disaster (e.g. earthquake, terrorist attack, pandemic or other health related event), that would impact the Bay Area Region, and by extension impact the ability to conduct the regular business of the Commission, the Executive Committee extends to the Chair the ability to accommodate remote enabled Commissioner participation in Committee and Commission meetings:
   - Only on an interim basis;
   - Only for purposes to accommodate the declared emergency order; and
   - Only for limited and essential actions, as deemed by the Chair.

b) Under such circumstances the Executive Director is directed to work with staff to put procedural steps in place, as soon as possible, to accommodate the Chair's directive, if and when that may occur, consistent with this protocol.

375 Beale Street, Suite 800
San Francisco, CA 94105

Metropolitan Transportation Commission

Legislation Details (With Text)

File #:	20-0366	**Version:**	1	**Name:**	
Type:	Report			**Status:**	Informational
File created:	2/20/2020			**In control:**	Executive Committee
On agenda:	3/13/2020			**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

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Metropolitan Transportation Commission and Association of Bay Area Governments

Joint MTC Executive Committee and ABAG Administrative Committee

March 13, 2020 **Agenda Item 4**

Overview of Purpose of Joint Committee Meeting

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

Overview: The MTC Executive Committee and ABAG Administrative Committee are called for this special joint meeting to facilitate ongoing discussions by both agencies regarding next steps for implementation of AB 1487 (Chiu, 2019): the San Francisco Regional Housing Finance Act. AB 1487 established the Bay Area Housing Finance Authority (BAHFA), a new regional affordable housing authority with various decision-making powers shared by MTC and ABAG.

On January 10, 2020, the MTC Executive Committee and ABAG Administrative Committee met jointly and directed staff to undertake preparations for placing an affordable housing funding measure on the November 2020 ballot. The Committees noted that additional information and discussion would be needed prior to making a final decision. At the January 31, 2020 MTC-ABAG Workshop, the full Commission and ABAG Executive Board similarly directed staff to pursue placement of an affordable housing revenue measure on the November 2020 ballot, subject to additional polling results and to resolution of negotiations related to SB 278 (Beall) for a combined housing-transportation measure.

In this meeting, Housing For All will provide an update on their conversations with SB 278 stakeholders as well as the status of additional polling on a housing-only revenue measure. Furthermore, staff seeks direction regarding the workplan that would be necessary to place an affordable housing revenue measure on the November 2020 ballot. The statutory language of AB 1487 imposes several requirements, such as convening an Advisory Committee and developing a summary of the expenditure plan for ballot measure revenues. Several items on the agenda related to this workplan seek your input and potential referral to the ABAG Executive Board, as well as to MTC prior to the first meeting of BAHFA.

Attachments: None

Therese W. McMillan

375 Beale Street, Suite 800
San Francisco, CA 94105

Metropolitan Transportation Commission

Legislation Details (With Text)

File #:	20-0368	**Version:**	1	**Name:**	
Type:	Report			**Status:**	Informational
File created:	2/20/2020			**In control:**	Executive Committee
On agenda:	3/13/2020			**Final action:**	
Title:	Update on Potential Combined Housing-Transportation Measure and Polling Timeline An update on conversations between Bay Area Housing for All and Senate Bill 278 (Beall) stakeholders regarding a potential combined transportation-housing measure on the November 2020 ballot. Presentation by Housing for All members about updated timeline for focus groups and additional polling.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	5_Housing For All Update.pdf				

Date	Ver.	Action By	Action	Result

Subject:

Update on Potential Combined Housing-Transportation Measure and Polling Timeline

An update on conversations between Bay Area Housing for All and Senate Bill 278 (Beall) stakeholders regarding a potential combined transportation-housing measure on the November 2020 ballot. Presentation by Housing for All members about updated timeline for focus groups and additional polling.

Presenter:

Amie Fishman (Nonprofit Housing Association of Northern California),
Ken Kirkey (All Home), Judith Bell (San Francisco Foundation), and
Heather Hood (Enterprise Community Partners)

Recommended Action:

Information

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Metropolitan Transportation Commission and Association of Bay Area Governments

Joint MTC Executive Committee and ABAG Administrative Committee

March 13, 2020 **Agenda Item 5**

Update on Potential Combined Housing-Transportation Measure and Polling Timeline

Subject: An update on conversations between Bay Area Housing for All and Senate Bill 278 (Beall) stakeholders regarding a potential combined transportation-housing measure on the November 2020 ballot. Presentation by Housing for All members about updated timeline for focus groups and additional polling.

Attachments: None

Therese W. McMillan

375 Beale Street, Suite 800
San Francisco, CA 94105

Metropolitan Transportation Commission

Legislation Details (With Text)

File #:	20-0369	**Version:**	1	**Name:**	
Type:	Report			**Status:**	Commission Approval
File created:	2/20/2020			**In control:**	Executive Committee
On agenda:	3/13/2020			**Final action:**	
Title:	Proposed Work Plan for AB 1487 Revenue Measure A presentation on the work plan required to meet the requirements for placement of a regional housing measure on the November 2020 ballot.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	6_Proposed Work Plan for AB 1487 Revenue Measure.pdf				

Date	Ver.	Action By	Action	Result

Subject:
Proposed Work Plan for AB 1487 Revenue Measure

A presentation on the work plan required to meet the requirements for placement of a regional housing measure on the November 2020 ballot.

Presenter:
Rebecca Long and Daniel Saver

Recommended Action:
Commission Approval; and
ABAG Executive Board Approval

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Metropolitan Transportation Commission and Association of Bay Area Governments

Joint MTC Executive Committee and ABAG Administrative Committee

March 13, 2020 **Agenda Item 6**

Proposed Work Plan for AB 1487 Revenue Measure

Subject: A presentation on the work plan required to meet the requirements for placement of a regional housing measure on the November 2020 ballot.

Overview: Staff will present a proposed work plan for AB 1487 implementation, focusing on the activities required in the next five months as the agencies decide whether to move forward to place a revenue measure on the November 2020 ballot. Staff will invite committee members to provide input on the proposed tasks to fulfill statutory requirements, the activities involved in preparing to launch the Bay Area Housing Finance Authority (BAHFA), and any other activities that staff should undertake to support the potential placement of regional housing measure on the ballot this November.

Attachments: Attachment A: Memo for Proposed Work Plan for Potential AB 1487 Revenue Measure on November 2020 Ballot Memo

Attachment B: Detailed Proposed Work Plan

Therese W. McMillan

ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Agenda Item 6 – Attachment A

Memorandum

TO: Joint MTC Executive and ABAG Administrative Committee

DATE: March 13, 2020

FR: Executive Director

RE: Proposed Work Plan for Potential AB 1487 Revenue Measure on November 2020 Ballot

Background and Overview

Assembly Bill 1487 (Chiu, 2019) established the Bay Area Housing Finance Authority (BAHFA) with the purpose of raising, administering, and allocating funding for affordable housing in the Bay Area. BAHFA is governed by the same board as the Metropolitan Transportation Commission (MTC), though various decision-making powers are shared between the BAHFA Board and the Association of Bay Area Governments (ABAG) Executive Board. AB 1487 authorizes the ABAG Executive Board and BAHFA to place a region-wide revenue measure on the ballot for approval by Bay Area voters.

Since the bill's passage in 2019, the Commission and ABAG Executive Board, as well as this Joint Committee, have engaged in ongoing discussions about implementation of AB 1487. These discussions have focused on placing a potential general obligation bond on the November 2020 ballot that could raise approximately $10 billion for affordable housing production and preservation. On January 10, 2020, the Joint Committee directed staff to begin preparations for a potential November 2020 revenue measure. On January 31, 2020 at the Joint MTC-ABAG Workshop, the full Commission and ABAG Executive Board similarly directed staff to proceed with preparations for a November 2020 ballot measure. Policymakers identified several issues that would require additional information and discussion prior to making a final decision, including ongoing negotiations regarding Senate Bill 278 (Beall) that could result in a combined transportation-housing revenue measure, as well as additional polling results on a housing-only measure. Staff was directed to take all necessary steps to ensure that an AB 1487 revenue measure could qualify for the November 2020 ballot should the Commission and ABAG Executive Board ultimately decide to move forward.

Staff seeks Joint Committee input and approval for a proposed work plan that identifies the key steps necessary for a housing-only revenue measure to qualify for the November 2020 ballot. This work plan will require significant staff resources to be deployed on a tight timeframe. The statutory language of AB 1487 creates a unique process for placement of a revenue measure on the ballot that involves joint decision-making between both ABAG and MTC acting as BAHFA, as well as coordination with all nine counties. Additionally, the statute requires convening a new Advisory Committee and developing a summary of the expenditure plan for ballot measure revenues. Staff seeks approval to prioritize resources to ensure timely completion of all required tasks.

Proposed Work Plan Summary

The proposed work plan is organized thematically based on categories of activities: (1) outreach to local officials and other stakeholders, (2) development of an expenditure plan, (3) oversight and decision-making by ABAG and MTC/BAHFA, (4) election logistics and compliance, (5) other research and BAHFA incubation tasks, and (6) development and dissemination of public information, should a November 2020 ballot measure move forward. A copy of the detailed proposed work plan is included as Attachment B.

In addition, the following steps will need to be taken to convene BAHFA:

- MTC Administration Committee refers BAHFA creation to the Commission for approval (April)
- MTC approves creation of BAHFA (April)
- BAHFA holds first meeting and approves appropriate housekeeping resolutions and, as appropriate, ratifies Interim Advisory Committee as described in more detail in agenda item 6.

The deadline for the ABAG Executive Board and Commission (acting as BAHFA) to approve final ballot materials is July. This will require staff to frontload a substantial amount of work in the five-month period from March to July. Staff estimates that dedication of roughly 2-3 full-time equivalent (FTE) staff will be necessary during this timeframe, plus additional substantial support from the General Counsel and potential outside counsel and other consultants. These considerations and their impacts will need to be absorbed into the existing FY 2019-20 resources; and prioritized as part of the FY 2020-21 budget as appropriate.

This work plan assumes that any polling related to a potential revenue measure will be conducted by a private party/non-governmental organization and not MTC or ABAG.

Therese McMillan

Attachment B – Proposed Detailed Workplan

Proposed Work Plan for Potential AB 1487 Revenue Measure

(1) Outreach		
Develop Informational Materials	• Develop FAQs and other information materials for a range of audiences (local officials, local staff, general public, etc.). Develop presentations for staff to deploy in outreach activities. • Develop and host BAHFA webpage.	March/April
Outreach to Local Elected Officials	• Attend Board of Supervisors meetings in all 9 counties. Work with local staff on presentations for direct allocation cities (Oakland, San Jose, Fairfield, Napa, San Rafael, and Santa Rosa). • Attend mayors' conferences in all 9 counties. • Attend League of Cities sub-regional meetings (North Bay, East Bay, and Peninsula Divisions).	April-June
Outreach to Local Staff	• Develop contact list for key staff in all 9 counties and direct-allocation cities. • Host monthly group calls with county and city staff, and monthly calls with staff from each county and city. Collect and process feedback.	March-July
Outreach to Other Stakeholders	• Participate in Bay Area Housing for All Technical and subject-matter working groups. • Engage other key stakeholders including affordable housing developers, community-based and equity-focused organizations, and the business community.	March-July
(2) Expenditure Plan		
Preliminary Analysis and Policy Development	• Conduct landscape analysis and needs assessment to identify potential expenditure priorities. • Review pipeline of affordable housing projects for potential inclusion in ballot measure. • Identify key policy and financing questions, including options for regional funds, whether to utilize optional "local grants program," and whether to include specific projects. • Develop financing and policy framework to guide draft expenditure plan.	March-April
Develop Draft Expenditure Plan	• Based on feedback from outreach and preliminary analysis, develop initial draft expenditure plan that includes a description of eligible expenditures, minimum levels of funding devoted to each category, and an overview of applicable decision-making and oversight provisions. • Continue outreach to range of stakeholders to further refine draft expenditure plan. • Consult with Interim Advisory Committee. • Engage with Joint ABAG Admin/MTC Exec Committee, Executive Board, and Commission.	April-May
Quantitative Analysis	• Finalize revenue estimates for regional funds and funds for each county/direct-allocation city. • Estimate number of units to be produced and preserved based on draft expenditure plan.	May
Finalize Plan	• Approval consideration by ABAG Executive Board and BAHFA.	June

(3) Oversight & Decision-Making Process		
Interim Advisory Committee	• Appoint Interim Advisory Committee. • Host Interim Advisory Committee meetings (staff meetings, develop materials, etc.).	April-May
MTC, ABAG, and BAHFA Meetings	• Convene joint meetings of MTC Executive and ABAG Administrative Committees. • Convene first meeting of BAHFA, including start-up administrative tasks (adopt conflict of interest code, appoint general counsel, etc.). • Informational and action items at ABAG Executive Board. • Informational and action items at MTC (acting as BAHFA).	March-July
(4) Election Logistics and Compliance		
Logistical Preparations	• Finalize cost estimate for placing measure on the ballot. • Retain election counsel. • Outreach to county election officials and county counsel offices regarding placement of measure on county ballots.	March-April
Prepare Ballot Materials	• Draft ballot measure summary, including summary of regional expenditure plan. • Prepare ballot question and impartial analysis. • Complete translations of ballot materials.	June-July
Adopt Final Resolutions	• ABAG Executive Board considers adoption of resolution to place revenue measure on the ballot. • BAHFA considers adoption of resolution to place revenue measure on the ballot.	July 18 (ABAG); July 22 (BAHFA)
(5) Research and BAHFA Incubation		
Legal Questions	• Identify prioritized set of legal questions, with an emphasis on questions that must be resolved to place a revenue measure on the ballot. • Work with MTC/ABAG General Counsel's office to resolve high-priority questions to the extent possible. Potentially hire outside counsel for niche specialty questions.	March-April
Business Plan	• Produce a "Phase 1" Business Plan for BAHFA that includes staffing models, operational needs, and compliance requirements. Prepare scope for "Phase 2" Business Plan should a revenue measure succeed at the November 2020 ballot.	April-December
(6) Develop and Disseminate Public Information		
Provide Pubic Information	• Produce public information materials (including translations) about the ballot measure, and prepare presentation materials for staff and local elected officials to speak at events • Speak at events providing information on the ballot measure, as requested	August-October

375 Beale Street, Suite 800
San Francisco, CA 94105

Metropolitan Transportation Commission

Legislation Details (With Text)

File #:	20-0520	**Version:**	1	**Name:**	
Type:	Report			**Status:**	Commission Approval
File created:	3/5/2020			**In control:**	Executive Committee
On agenda:	3/13/2020			**Final action:**	
Title:	Proposed Interim Advisory Committee for Potential November 2020 Ballot Measure Review of the requirements for an Advisory Committee for the Bay Area Housing Finance Authority (BAHFA), and discussion of potential members proposed by the MTC Chair and ABAG President.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	7_Proposed Interim Advisory Committee.pdf				

Date	Ver.	Action By	Action	Result

Subject:
Proposed Interim Advisory Committee for Potential November 2020 Ballot Measure

Review of the requirements for an Advisory Committee for the Bay Area Housing Finance Authority (BAHFA), and discussion of potential members proposed by the MTC Chair and ABAG President.

Presenter:
Daniel Saver

Recommended Action:
MTC Commission Approval; and
ABAG Executive Committee Approval

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Metropolitan Transportation Commission and Association of Bay Area Governments

Joint MTC Executive Committee and ABAG Administrative Committee

March 13, 2020 **Agenda Item 7**

Proposed Interim Advisory Committee for Potential November 2020 Ballot Measure

Subject: Review of the requirements for an Advisory Committee for the Bay Area Housing Finance Authority (BAHFA), and discussion of potential members proposed by the MTC Chair and ABAG President.

Overview: Staff will present on the requirement to convene an Advisory Committee prior to placing a housing revenue measure on the November 2020 ballot. Considering the short timeframe to complete this work, staff proposes convening an Interim Advisory Committee with time-limited appointments. The Interim Advisory Committee could dissolve if a housing revenue measure is not placed on the November 2020 ballot, and/or if a measure is placed on the ballot but not approved by voters.

Staff are working with the MTC Chair and ABAG President to develop a proposed list of potential members for the Interim Advisory Committee. The joint Committees will be asked to discuss potential membership of the Proposed Committee and refer the matter to the ABAG Executive Board, with ratification by BAHFA and MTC in April for approval.

Attachments: Attachment A: BAHFA Proposed Interim Advisory Committee Memo

Therese W. McMillan

ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Memorandum

TO: Joint MTC Executive and ABAG Administrative Committee

DATE: March 13, 2020

FR: Executive Director

RE: Proposed Interim Advisory Committee for Potential November 2020 Ballot Measure

As part of the establishment of the Bay Area Regional Housing Finance Authority (BAHFA), the statutory language of AB 1487 requires the ABAG Executive Board and the BAHFA Board (which has the same composition as the Metropolitan Transportation Commission) to form an Advisory Committee.[1] The Advisory Committee must be comprised of nine members with knowledge and experience across all "3 Ps": Protection of tenants, Preservation of existing housing, and Production of new housing. The Advisory Committee will provide consultation and make recommendations to the ABAG Executive Board and the BAHFA board. The statute states that the Advisory Committee "will meet as necessary to fulfill their roles and responsibilities."[2]

One of the primary responsibilities of the Advisory Committee is to consult on the regional expenditure plan, a summary of which must be included in the ballot materials for any potential revenue measure.[3] Consequently, the agencies must form the Advisory Committee prior to placing a revenue measure on the ballot.

Considering the uncertainty regarding whether an AB 1487 revenue measure will be placed on the November 2020 ballot and the short timeframe to complete enabling activities as the agencies work through a decision-making process, staff proposes forming a time-limited, Interim Advisory Committee. The Interim Advisory Committee would be tasked with consulting on issues necessary for the preparation of a potential November 2020 ballot measure. The agencies could dissolve the Interim Advisory Committee if a housing-only revenue measure is not placed on the ballot, or if such a measure does not obtain approval by voters. If a revenue measure is placed on the ballot and approved by voters, ABAG and BAHFA could choose to undergo a more robust public outreach process to determine the membership and convene a new Advisory Committee.

Staff are working with the Chair of the Commission and the President of ABAG to develop a proposed list of appointments for the Interim Advisory Committee. The proposed list will be designed to comply with the statutory requirements of AB 1487 by including members with expertise across the 3 Ps. Staff requests that the Joint Committee discuss proposed membership of the Advisory Committee and refer the matter to the ABAG Executive Committee and to MTC, with ratification in April, for approval.

Therese McMillan

[1] See Gov. Code § 64511(a)(2)(A).
[2] Gov. Code § 64511(a)(2)(B).
[3] See Gov. Code § 64650(d)(5)(A); § 64521(e)(1).