



## President's Report

### ABAG Executive Board

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Thursday, April 23, 2020

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This is the President's Report for May 21, 2020.

#### Under the Executive Board agenda item 4.a., **President's Report**

- Despite the Coronavirus situation, ABAG continues its work and the committees continue their work as we will hear tonight.
- The **Bay Area Housing Finance Authority's Interim Advisory Committee** met on May 14 to review its scope of responsibilities and to receive a report on expenditure plan framework for a potential November 2020 ballot measure.
- On Monday, May 18, the **ABAG Administrative Committee and the MTC Executive Committee** met jointly to receive a number of reports related to AB 1487 Housing Revenue Measure. The Board will receive brief reports on these items and the joint committee's recommendations later in tonight's agenda.
- Regarding the **Regional Housing Need Allocation** process, I want to call attention to the May 11th letter to State Housing and Community Development Director Velasquez that is included as an attachment to item 11b on the agenda. I worked with Executive Director McMillan to send the letter to HCD expressing the concerns raised by the Executive Board members about RHNA timelines given the current health crisis and to seek confirmation on whether the statutory deadlines remain operable and whether HCD is exploring any flexibility to the deadlines. The letter further urges the state to maintain REAP and LEAP resources to assist local jurisdictions with the implementation of RHNA including housing element updates and confirms ABAG's commitment to the provision of affordable housing for all Bay Area residents.

#### Under Item 4.b., **Recognition of Immediate Past President David Rabbitt**

- This item is long overdue.
- ABAG traditionally recognizes the outgoing President in January—following the election of President and Vice President—when the incoming President takes the gavel.
- Because of Supervisor Rabbitt's schedule in January, we missed the opportunity then. There was the special January workshop with the MTC Commission and a special February meeting. A special meeting was called in April to take up pressing items from the March canceled meeting.
- Now, I would like to take this opportunity to formally recognize Supervisor Rabbitt for his superb service as Immediate Past President of ABAG.
- His tenure was filled with the continuing merging of ABAG staff with MTC; an amendment to Plan Bay Area 2040; the establishment of the Advancing California Finance Authority; the Committee to Housing the Bay Area (CASA) process; the response of many of our member jurisdictions, including his own, to the North Bay fires; the ABAG/MTC Horizon Initiative; the beginning of discussion over ABAG and MTC governance; AB 1487; the current RHNA cycle; and Plan Bay Area 2050.
- We on the Board build on the work of our past leaders to serve our members and our Bay Area citizens with the deliberate focus and energy ably demonstrated by Supervisor Rabbitt.

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- In recognition of his service and with our gratitude, we will present Supervisor Rabbitt here virtually with the traditional crystal President's gavel.

This concludes the President's report.

Jesse Arreguin  
ABAG President



## Chair's Report

### ABAG Administrative Committee

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Thursday, May 21, 2020

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This is the ABAG Administrative Committee report for May 21, 2020.

The ABAG Administrative Committee met jointly with the MTC Planning Committee on March 13, 2020. The Committee received the following report:

- **Climate Initiatives Program Update.** Update on MTC's Climate Initiatives Program, including strategies identified in Plan Bay Area 2040.

The ABAG Administrative Committee met jointly with the MTC Executive Committee on March 13, 2020. The Committee received the following reports:

- **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.
- **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. *The Executive Board took action on this item at its April 23<sup>rd</sup> meeting.*
- **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. *The Executive Board took action on this item at its April 23<sup>rd</sup> meeting.*

The ABAG Administrative Committee met jointly with the MTC Planning Committee on May 8, 2020. The Committee received the following reports:

- **Proposed Amendment to Plan Bay Area 2040.** *Staff will give a brief report and the Committee's recommendation on this item next on the agenda.*
- **Coronavirus Disease 2019 (COVID-19) and Challenges for a Resilient Region: Perspectives from Long-Range Planning.** Presentation on how COVID-19 and a likely 2020 recession may test the Bay Area's resilience in the coming years, highlighting strategies from the recent Horizon planning process that are best positioned for these tumultuous times.
- **MTC Resolution No. 3434: Transit Oriented Development (TOD) Policy Update.** Presentation on upcoming steps for updating the TOD Policy, including planned work scope, timeline, and stakeholder engagement.

The ABAG Administrative Committee met jointly with the MTC Executive Committee on May 18, 2020. The Committee received the following reports:

- Follow-up to Questions at the April Board meetings related to AB1487 Implementation and Mechanics
- Decision on Pursuit of November 2020 Revenue Measure
- Direction on Future Regional Housing Work Plan

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**ABAG Administrative Committee Chair's Report**

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- *Staff will give a brief report on these three items and the Committee's recommendations next on the agenda.*

This concludes the Committee report.

Jesse Arreguin  
Chair, ABAG Administrative Committee



## Chair's Report

### ABAG Finance Committee

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Thursday, May 21, 2020

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This is the ABAG Finance Committee report for May 21, 2020.

The ABAG Finance Committee met today, May 21, 2020. The Committee received the following report:

- **Under Contracts and Purchase Requisitions.** A report on authorization to amend a contract with Visual Strategies for Association of Bay Area Governments website operations and maintenance.
- Report on ABAG Investments for period ended February 2020. Total funds under ABAG management are just over \$72.5 million.

This concludes the Committee report.

Under Executive Board agenda item 9.b., I would like to [move the Committee's recommendation to authorize the Executive Director of the Metropolitan Transportation Commission, or her designee, to amend the existing contract with Visual Strategies on behalf of the Association of Bay Area Governments for website operations and maintenance in an amount not to exceed \$72,000 for Fiscal Year 2020-2021]\*.

Karen Mitchoff  
Chair, ABAG Finance Committee

\* Pending ABAG Finance Committee action.



## Chair's Report

### ABAG Legislation Committee

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Thursday, May 21, 2020

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This is the ABAG Legislation Committee report for May 21, 2020.

The ABAG Legislation Committee met jointly with the MTC Legislation Committee on February 14, 2020, March 13, 2020, and May 8, 2020.

At the February 14<sup>th</sup> meeting, the Committee elected myself as Chair and Dave Hudson, Councilmember, City of San Ramon, as Vice Chair.

In March, the ABAG Legislation Committee discussed two bills related to incentivizing more moderate-income housing production. The committee recommended a support position on AB 2829 (Ting), which would extend the welfare tax exemption currently available for property owners of low-income rental units to rentals for moderate-income households. Unfortunately the bill is no longer advancing this year due to the state's massive budget deficit.

The other bill we discussed at some length and adopted an "oppose unless amended" position on was AB 725 by Assemblymember Wicks. It aims to set minimum density zoning requirements applicable to each jurisdiction's housing element with the goal of helping to meet **moderate-income** housing needs.

- Committee members expressed concerns that the bill's zoning provisions were too prescriptive—it requires that housing elements show that least 25% of a jurisdiction's moderate-income housing needs are allocated to sites that allow at least 2 units or up to 35 units per acre). There were also concerns that the bill only applies to jurisdictions designated as metropolitan.
- Since then, staff have shared these concerns with Assemblymember Wick's office and at this point, a number of amendments to expand local flexibility, including removing the density cap, are being discussed. Broadening the scope to all jurisdictions does not look like something that can be changed because it was agreed to in the first committee.

More generally, while the pandemic has resulted in many bills being shelved, it seems that the Governor and Sacramento leaders continue to view housing as a priority in the state budget and legislatively. We should expect to see quite a bit of activity on that front.

This concludes the Committee report.

Julie Pierce  
Chair, ABAG Legislation Committee



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## Chair's Report

### ABAG Housing Methodology Committee

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Thursday, May 21, 2020

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This is the ABAG Housing Methodology Committee report for May 21, 2020.

The ABAG Housing Methodology Committee met on March 12, 2020. The Committee received the following report:

- **Report on Engagement with Community-Based Organizations.** Presentation of a summary of what staff heard from residents who participated in focus groups to share their thoughts about regional housing issues and how the RHNA process could help address them.
- **Summary of Local Jurisdiction Survey Results.** Presentation of a summary of the information about RHNA factors and fair housing issues that local jurisdiction staff submitted in response to the local jurisdiction survey.
- **Report on Plan Bay Area 2050 process, including direction from MTC Commission and ABAG Executive Board on the Draft Blueprint growth geographies and strategies as well as next steps to ensure RHNA is consistent with the Plan.** Update on the Plan Bay Area 2050 process, including Metropolitan Transportation Commission and ABAG Executive Board direction on the Draft Blueprint strategies in February, identification of potential implications for RHNA consistency, and consideration of Housing Methodology Committee next steps.
- **Continuation of the Discussion of Potential Factors to Include in the RHNA Allocation Methodology.** Presentation of potential RHNA methodology factors that have been refined based on feedback provided at the January meeting and introduction of a tool that allows HMC members to explore combining factors into sample methodologies.

The ABAG Housing Methodology Committee met on May 14, 2020. The Committee received the following reports:

- **Potential Approaches for the Regional Housing Needs Allocation (RHNA) Income Allocation Methodology**
- **Potential Metrics for Evaluating RHNA Methodology Options**
- **Small Group Discussions on Income Allocation Methodology and Methodology Evaluation Metrics**

This concludes the Committee report.

I move approval of the ABAG Housing Methodology Committee report.

Jesse Arreguin  
Chair, ABAG Housing Methodology Committee



## Chair's Report

### ABAG Regional Planning Committee

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Thursday, May 21, 2020

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This is the ABAG Regional Planning Committee report for May 21, 2020.

The ABAG Regional Planning Committee met on February 5, 2020. The Committee received the following reports:

- The Committee elected myself as **Chair** and Carlos Romero, Vice Mayor, City of East Palo Alto, as **Vice Chair**.
- **Regional Housing Need Allocation: Housing Methodology Committee Update and Overview of New Rules for Identifying Housing Element Sites.** Staff provided an update from the Housing Methodology Committee on the RHNA process and provided an overview of new requirements for identifying sites for housing in the Housing Element.
- **Update on Plan Bay Area 2050: Draft Blueprint - Housing and Economy Elements.** Staff provided an update on the proposed geographies and strategies for the Plan Bay Area 2050 Draft Blueprint focused on the Housing and Economy elements. Staff presented on material shared with the ABAG Executive Board at the joint ABAG/MTC workshop and highlighted feedback received.

The ABAG Regional Planning Committee met on March 4, 2020. The Committee received the following reports:

- **Report on Proposed Methodology for Determining Regional Housing Need Allocation (RHNA) Subregion Shares.** Update on jurisdictions that have opted to form a subregion for conducting the 6th cycle RHNA process and presentation of the proposed methodology for determining a subregion's share of the Regional Housing Need Determination (RHND).
- **Report on Second Round of Priority Development Area Nominations and Expanded Local Engagement.** Report on the second round of PDA nominations and expanded local engagement.
- **Report on Draft Regional Growth Forecast of Total Jobs, Population, Households, and Housing Units for Plan Bay Area 2050.** Presentation on the Draft Regional Growth Forecast for population, jobs, and housing for the nine-county region under development for use in Plan Bay Area 2050, based upon the ABAG Executive Board's adopted methodology from Fall 2019.

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## **ABAG Regional Planning Committee Chair's Report**

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The ABAG Regional Planning Committee met on May 6, 2020. The Committee received the following reports:

- **Update on RHNA Housing Methodology Committee and Regional Early Action Planning Grants Program (REAP).** *Staff will give a brief report on this item next on the agenda.*
- **Report on a revised methodology for determining each RHNA subregion's share of the Regional Housing Need Determination (RHND) the Bay Area will receive from the Department of Housing and Community Development (HCD).** *Staff will give a brief report on this item and the Committee's recommendation.*
- **Report on Proposed ABAG MTC Committee Work Integration**

This concludes the Committee report.

Karen Mitchoff  
Chair, ABAG Regional Planning Committee