



1651 North First Street, San Jose, CA 95112  
(408) 445-8500 • (408) 445-7766 • www.sccaor.com

Miriam Chion, ABAG Director of Planning & Research  
Ken Kirkey, MTC Planning Director  
Bay Area Metro Center  
375 Beale Street, Suite 800  
San Francisco, CA 94105-2066

Dear MTC and ABAG Staff,

The Santa Clara County Association of REALTORS® (SCCAOR) supports the staff recommendations listed in agenda item 2 on the June 7, 2016 Regional Advisory Working Group agenda. This item discusses the OBAG 2 Update, including recommendations for the distribution of additional FAST Act revenues and recommended approach for affordable housing policies.

SCCAOR recognizes the need for housing of all types to be developed so that families, workers, and individuals can continue to live and work in the Bay Area. To that end, MTC and ABAG staff has prudently recommended an approach that incentivizes the creation of affordable housing in the Bay Area through the “80k by 2020 Challenge.” This program would distribute funds through a challenge grant for local jurisdictions, thereby leveraging resources to produce affordable housing.

We also agree with the staff recommendation that a “regulatory” approach would be “misdirected.” Any attempt to regulate your way into creating more affordable housing is not a sustainable approach. We are optimistic that the incentive based approaches will encourage jurisdictions to create needed affordable housing supply to meet the demand in our region.

Sincerely,

Vincent Rocha  
Director of Governemnt Affairs  
Santa Clara County Association of REALTORS®

**CALIFORNIA'S FIRST REAL ESTATE BOARD**

*SCCAOR exists to meet the business, professional and legislative needs of the real estate industry and to protect private property rights.*