



Date: April 5, 2019
To: Housing Legislative Working Group
From: Executive Director
Subject: **Proposed Organizing Principles for Reviewing Housing Legislation**

Working Group Members:

Thank you for your commitment to serve on the Housing Legislative Working Group. As you can see from the agenda, we have a lot of ground to cover together.

In preparing for our discussion, we would like to provide you in advance some proposed principles that will be presented as Item 4 on the agenda. During the preceding Item 3, we will be reviewing the extensive comments and observations gleaned from the roughly two dozen local government meetings we attended throughout the region. Many of them were likely in areas you represent, and we thank you for your participation if you were part of them.

Importantly from that outreach, we heard some recurring themes that should be very helpful in organizing how we collectively evaluate and compare the many housing bills now being considered in the Legislature. We present these principles as “lenses” of impact reflecting the concentration of interests we heard during our outreach. They are not in any priority order. They are not all-inclusive of the factors that may ultimately be considered by the MTC and ABAG Executive Board as they take positions on bills. However, we believe these principles will help organize the bill analysis in such a way as to identify areas of consistency or differences that will be helpful to this group.

Please give a look, and we will discuss these on Friday for your feedback and reaction.

Thank you!

Proposed Organizing Principles

- a) Funding: More funding is needed. Does the bill provide more funding to help address the housing crisis related to one or more of the 3Ps of protection, production and preservation?
- b) Production: More housing is needed across the affordability spectrum. Does the bill propose policy changes that are expected/intended to increase affordable and market rate housing production?

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- c) Protection: Does the bill propose ways to reduce displacement pressure on vulnerable Bay Area residents?
- d) Flexibility: Our communities are unique. Does the bill account for differences across communities?
- e) Jobs/Housing Balance: Does the bill help reduce jobs/housing imbalances across the region and account for different degrees of imbalance, and allow people to live closer to their jobs?
- f) Reward Best Practices: Some communities have made great strides in production, preservation, and protection. Does the bill recognize prior actions taken locally consistent with intent of the bill to address the housing crisis?
- g) Financial Impact: Are there potential financial impacts on local jurisdictions and/or taxpayers?
- h) Transportation & Infrastructure Impacts: Does the bill address transportation or other infrastructure impacts resulting from increased housing?



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