

May 12, 2020

To: CITIES ASSOCIATION OF SANTA CLARA COUNTY

From: Elizabeth "Liz" Gibbons, AIA, LEED AP
A CASCC ABAG Ex Bd Delegate

RE: ABAG Ex. Bd

- Summary of April 2020 meeting
- Status of May 2020 mtg

HOLD THE DATE: General Assembly June 11;

Time to be determined but likely 10-2;

Likely virtual format which will be challenging with 130 participants;

Agenda will include Workplan and Budget for 2020-21 and probably RHNA/2050

No adjustments planned due to Covid-19 revenue impact

Bylaw changes

Request to postpone RHNE and Plan 2050 for 1 year; requires legislative action

URGENT APPLICATION DEADLINE:

Has your city applied for the LEAP funds. Due May 31; may require your council action

Summary of April 2020

- **Regional Growth Forecast for Plan 2050:** (This was a primary concern prior to the April meeting and was discussed with CASCC Ex. Bd.) ABAG Ex. Bd approved using staff's current projections over objects about assumptions on impact of Covid-19. Staff committed to provide detailed economic assumptions for each city, yet to be provided.
 - Projections: 1.4M increase in jobs, 2.7M increase in population, 1.3M increase in Households and 1.6M increase in Housing Units from 2015 to 2050. These projections are higher than the Plan Bay Area 2040 (approved in 2017) by an increase of 400,000 jobs; 300,000 households and 300,000 housing units in 2040. Also, these projections are higher than the CA Department of Finance projections provided in January 2020. The concern is that ABAG numbers will be used rather than HCD/DOF.
 - Concern: say will adjust numbers in fall from city feedback, but not clear on how that can be done at the end of the process
 - Concern: how successful is feedback from individual cities to validate assumptions and information
 - Concern: Return to places of business, occupancy density and public transportation are unknown and may be altered through 2021
- **RHNA:** Note one month slip in schedule from December 2021 to January 2022 with associated slip in required Housing Element submission. May cause a back-up in approval of Housing Elements. Neysa will provide update detail.

- **AB1487:** Housing funding legislation passed in last legislative session. Mandates 9 Bay Area counties form the Bay Area Housing Finance Authority (BAFHA). Little detail on: authority leadership; decision-makers, voter-approved tax funding mechanism (goal of \$1B per year for 10 years; 80% revenue returned to county of origin); method of distribution to specific jurisdictions vs regions; or what will be funded. Earlier recommendations for a sales tax measure were replaced by a recommendation for a General Obligation Bond at \$35/100,000 evaluation for placement on the November 2020 ballot. *ABAG Ex. Bd voted to continue effort until May meeting when voter survey results are available.*

Issues:

- Survey conducted and funded by non-profit housing groups; questions and methodology not vetted by ABAG
- No information on ballot language; may be very minimal on November ballot
- Given Covid-19 and time remaining, outreach to cities and communities for support is limited at best
- Massive cost of funding a ballot measure; both placing on ballot in all nine counties plus voter support activities. Counties originally expected to pay with support from businesses.
- List of interim technical support to BAFHA identified all unelected non-profit housing advocates. Criteria for formal board appointment by ABAG president TBD. (concern about unaccountable board and staff dominated and favoritism).
- Given defeat of many bond and parcel tax measure in March, is the timing right for such a tax measure?
- **ABAG/MTC Governance:**
 - In 2017, ABAG and MTC staff consolidated. The MOU between ABAG and MTC also called for, starting in July 2019, a discussion on whether the ABAG Executive Board and the Metropolitan Transportation Commission should be consolidated. A Governance Committee was formed in 2019 and recently agreed to consider consolidating ABAG and MTC committees before discussing a consolidation of ABAG and MTC. Consolidating committees could streamline and maximize staff resources. A conceptual proposal was agreed upon by both ABAG and MTC and will be further developed for future consideration. Concern regarding make up and leadership of newly formed committees. Significantly reduces ABAG role in Planning process, specifically Housing Policy.

Status of May 2020 Agenda

- **Question:** Agenda not out yet but will learn results of voter survey of potential ballot measure. If survey is affirmative, are cities will to actively support passage of ballot measure?
- **Question:** ABAG/MTC has been asked to affirm what Covid-19 related federal funding has been requested; how much and for what purpose?
- **Question:** Do cities support postponement of RHNA and Plan 2050 for a year and willing to request legislative action?