



Date: March 24, 2016  
To: ABAG Administrative Committee  
From: Duane Bay  
Assistant Director, Planning and Research  
Subject: **Draft Housing Action Agenda**

## **Introduction**

ABAG staff presented a Draft Housing Action Agenda to the Executive Board on March 17. The staff report and supplemental material are attached to this memo. In summary, the Draft Housing Action Agenda aligns with a general consensus for action that has emerged among a spectrum of Bay Area stakeholders: we need to build more housing, primarily in already-built areas, especially in Priority Development Areas; we need to promote and enable more “housing affordability” using strategies that fit the variety of local contexts; we need to assure economic inclusion in new developments and resident protection from displacement.

Thus, the Major Tasks that structure the agenda are:

1. Build new homes: help conforming projects get permits and get built.
2. Unlock and preserve affordability inherent in existing homes.
3. Empower jurisdictions to act to assure their residents’ place-security.

The agenda includes a suite of strategies and implementation projects to advance these Major Tasks, and highlights three Key Activity Areas that will be instrumental to making progress toward substantial and lasting housing solutions.

- a) Regional Housing Trust Fund
- b) Affordability through housing renovation
- c) ABAG’s Collaboration Platform

The Board accepted the report and directed staff to proceed to develop a workplan to implement the Housing Action Agenda. During discussion, Board members raised questions and offered suggestions, including the following.

- Focus on innovative solutions such as junior accessory dwelling units and tiny houses, and solutions that enable fuller use of existing homes
- Importance of addressing displacement in ways that emphasize that options are available and that options are at local discretion

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- A regional housing trust fund should complement existing public and private programs
- A regional housing trust fund could give incentives or priorities to encourage local best practices
- A regional housing trust fund should attract new dollars and leverage private funding
- Several comments on particular potential funding sources for a regional housing trust fund, and a suggestion to make use of polling to identify public support, including recent relevant polling by some cities and counties

As immediate next steps, staff is: expressly inviting commentary from local planning directors, housing program staff and stakeholders known to be interested; soliciting input from the ABAG Regional Planning Committee on April 6; and soliciting input and direction from the ABAG Administrative Committee at its annual retreat, this meeting.

### **Study Session**

Following a brief summary of the Draft Proposal for Formation of Regional Housing Trust Fund, attached, staff seeks Committee input on the following:

- a. Committee endorsement of key features:
  - i. working closely with existing complementary programs operated by experienced public and private program administrators
  - ii. developing new sources, not competing for existing sources
  - iii. developing multiple sources for multiple uses, rather than single-purpose
- b. Committee guidance on prioritization of investigation of particular uses and sources of funds; and
- c. Committee suggestions about testing and developing a political constituency for one or more dedicated revenue sources.

Attachments:

*Attachment 10.1, ABAG Draft Housing Action Agenda*

*Attachment 10.2, ABAG Housing Solution Strategies and Implementation Projects*

*Attachment 10.3, Draft Proposal for Formation of Regional Housing Trust Fund*