

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



SUMMARY MINUTES (DRAFT)

ABAG Regional Planning Committee – Housing Subcommittee
Wednesday, September 14, 2016
375 Beale St, San Francisco, California

1. Call to Order

a. Members Present

Paul Campos, Building Industry Association of the Bay Area
Julie Combs, Councilmember, City of Santa Rosa (Chair)
Pat Eklund, Mayor, City of Novato
Paul Peninger, AECOM
Matt Regan, Bay Area Council
Carlos Romero, Urban Ecology

b. Members Absent

Michael Lane, Non-Profit Housing Association of Northern California

2. Approval of Agenda

Member Romero made a motion to approve the agenda, which was seconded by **Member Regan**. The motion passed unanimously.

3. Approval of May 19th Meeting Minutes

The minutes were accepted with the amendment that Paul Peninger is now a consultant with AECOM. **Member Eklund** abstained because she was not present at the May meeting.

4. Public Comment

There were no public comments.

5. Session Overview and Updates

The session overview highlighted the topics that would be the focus of the meeting: reviewing the subcommittee's statement of purpose, discussing the workplan for exploring a regional housing trust fund. There were also updates on staff's annual housing permit data collection, the OBAG2 housing policy guide for congestion management agencies (CMAs), and the overall progress of the housing policy database and online directory.

6. Review Subcommittee Purpose

Expanding upon the subcommittee purpose discussion from the May 19 meeting, staff prepared a draft statement of purpose for committee review. There was general agreement about the statement's language with an amendment to change "on" to "to" in the first sentence. There was discussion about the phrases "high-impact" and "high-consensus," which some members felt needed to be further vetted. There were statements about how the core beliefs of individual subcommittee members affect the purpose and priorities of the subcommittee. The diversity of the group would likely lead to a difference in housing issue/policy priorities to pursue. Although the group acknowledged their differing perspectives would make it challenging to find common ground around policies they and the RPC should pursue, they concluded it would be valuable if the group was able to find areas of agreement. For the next meeting, committee members will bring back their "three wishes" for housing policies that are impactful, actionable, and could garner ABAG support and commitment to action.

There was discussion about the types of policies/issues the group might pursue advocacy for, including increasing affordable housing supply near transit and rent control as displacement remedies, how to reduce construction costs, and working with HCD to expand what types of housing count for RHNA credit.

7. Regional Housing Trust Fund

Staff prepared a sketch workplan for incubating a regional housing trust fund (RHTF) for review by the committee. The workplan proposes organizing listening sessions and a series of workshops with targeted stakeholders to vet the design and feasibility of a RHTF.

Staff also prepared a survey to gauge committee members' thoughts about key elements of the RHTF, such as sources of funds, eligible uses of funds, and organization/implementation of the funds. There was discussion about the type of new revenue sources for the fund, including housing impact fees, transfer taxes, and using a cap and trade-style method to fund affordable housing, whereby cities that do not build affordable housing would pay to offset the commute costs of cities that do build, and/or pay for housing to be built elsewhere. Committee members will complete the survey before the next subcommittee meeting.

8. Evaluation

At the request of Chair Combs, committee members provided feedback about positive aspects of the meeting as well as suggestions to improve future meetings.

9. Adjourn