ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area

ABAG

SUMMARY MINUTES

ABAG Regional Planning Committee – Housing Subcommittee
Wednesday, October 5, 2016
375 Beale St, San Francisco, California

1. Call to Order
The meeting was called to order by Chair Julie Combs.

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
Michael Lane, Non-Profit Housing Association of Northern California
Matt Regan, Bay Area Council

b. **Members Absent**

Paul Peninger, AECOM
Carlos Romero, Urban Ecology

2. Approval of Agenda
The agenda was approved by acclamation.

3. Approval of the September 14th Meeting Minutes
The minutes were approved by acclamation.

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 exploration of a regional housing trust fund, and the "Three Wishes" policy priorities. There was also a review of the draft Regional Housing Need Allocation (RHNA) Progress Report, and an update that the OBAG2 housing policy guidance for congestion management agencies (CMAs) had been delayed.

6. **Review Subcommittee Purpose**

   Members were generally satisfied with the latest iteration of the statement of purpose. The language was amended to read "policy-level <u>housing</u> actions" in the second sentence. There was also a request to add a reference to the diverse perspectives represented by committee members.

7. **Regional Housing Trust Fund**

   Several members had filled out the online survey as a way to organize and gauge priorities for the regional housing trust fund (RHTF). Some members completed their hard copy survey during the meeting. Other members provided suggestions on particular questions and/or the overall order and structure of the survey. Staff is hoping to get 100% member feedback by next meeting to make any changes necessary before further dissemination with other stakeholders in early 2017.

   Staff gave an overview of plans to begin the "listening sessions" with core RHTF constituents, jurisdictions, CDFIs, and existing housing trusts to help us narrow our focus on key elements of the RHTF. Staff solicited additional contacts for this early round of interviews. Committee members expressed interest in ensuring that members of the public, for-profit developers, and foundations had opportunities to provide input. They also wanted the workshops to focus more on a conversation among participants rather than simply presenting information to them.

   Members discussed the trust fund's capitalization, offering different ideas, including issuing bonds, using tax-increment financing (TIF), and getting large companies and/or tech funds to contribute.

8. **Discussion of "Three Wishes"**

   Members individually presented their three housing policy wishes, ideally addressing policies that are actionable, high-impact and could gain the support of the RPC. The feedback was a broad mix of policies focused on streamlining development, reforming RHNA, TIFs and infrastructure financing districts (IFDs), housing cap & trade between cities, and imposing fees on cities whose limited housing production means that workers must move to regions with significantly higher per capita carbon footprints.

   Staff agreed to compile the three wishes and circulate the draft to all members after the meeting.

9. **Evaluation**

    At the request of Chair Combs, at the end of each meeting, committee members and staff provided feedback about positive aspects of the meeting as well as suggestions to improve future meetings. Positives noted were the pace of the three wishes discovery process, each other's company, the actionable timing of policy discussions, the facilitation, and good workplan input. Suggestions for change included the meeting time overage, the formality of the meeting, and making an even greater effort to create an atmosphere where new ideas can emerge.

10. **Adjourn**