

From: slevy@ccsce.com <[REDACTED]>
Sent: Tuesday, November 17, 2020 12:49 PM

To: Ursula Vogler [REDACTED]; Dave Vautin [REDACTED]
Subject: Re: Plan Bay Area 2050 Implementation Plan: Housing and Economy

External Email

H

I could not make the mural work so here are my thoughts

While PBA has robust housing goals, this process was completed before the RHNA and methodology committee allocation recommendations.

As you know there is local resistance.

Major zoning changes at the local level or by state legislation are required to implement the housing production strategies with respect to total units, use of public lands, repurposing malls and siting and making feasible units for low income residents.

I can see MTC in partnership with HCD playing a couple of helpful roles with regard to building public understanding and, perhaps hopefully acceptance of the RHNA/PBA housing goals.

These include

--HCD explaining existing enforcement tools and their intent to enforce

--MTC supporting additional enforcement tools in the 2021 session and beyond

--MTC and HCD holding widespread public forums and going to select city councils to explain the new housing element requirements including non reuse of sites from old HEs and non feasible sites.

--MTC convening best practice webinars regarding zoning changes to implement use of public lands and repurposing of malls, etc.

--MTC going around the region explaining the (I think great) allocation criteria.

ith regard to housing for low and moderate income residents I can see

--MTC following through with negotiating a RHA funding plan perhaps in collaboration with foundations and businesses.

--MTC supporting state bonds

--MTC supporting a state bond funded economic recovery plan that 1) funded low income housing and also funded efforts that support the transportation and climate goals of PBA.

--MTC supporting state legislation to drop the majority for local housing bonds to 50 or 55%.

--MTC convening best practice webinars with regard to the thorny challenge of middle income housing and supporting state legislation for affordable housing by design--that failed last year but seems needed to meet the PBA strategy successfully.

Although it was not "legal" in this webinar, I do think with the new RHNA that PBA does not have sufficient strategies by a very wide margin.

And though it is a selected strategy I think moving jobs to outlying areas (something companies can do now and do sometimes) is a poor idea and has no chance of success. Companies will locate here they think best for access to labor force and other criteria.

The allocation committee got it right--help low income folks live in high opportunity areas and in areas with access to existing jobs.

I come from a city that fits both criteria and may come whining to MTC to put Palo Alto's housing allocation in areas less suitable.

Steve

I couldOn 2020-11-13 17:06, Ursula Vogler wrote:

Dear Partners and Stakeholders:

Thank you all for participating in the Plan Bay Area 2050 Implementation Plan workshop for the Housing and Economy elements of the Plan. This workshop will help inform the development of tangible actions that ABAG, MTC, and you can take to advance the adopted strategies in the Plan Bay Area 2050 Final Blueprint. Please find the attached documents for review prior to the meeting next Tuesday:

1. Participant Guide
2. Final Blueprint Strategy Definitions (4-page briefing document)
3. Housing and Economy Workshop Slide Deck

Please note we will be using the Mural program during this workshop; **please review the Participant Guide in advance to ensure you're ready to engage interactively via Mural!** For best results, we recommend that you use a desktop or laptop with a mouse. If you have difficulties with the technology during the workshop, we will provide the opportunity for you to give verbal input.

Zoom link for workshop: <https://bayareametro.zoom.us/j/89468056443?pwd=Q2VVbG9wOWhsMDBLRklzbWJZNk15Zz09>

Meeting ID: 894 6805 6443

Passcode: 110079

One tap mobile: +16699006833,,89468056443# US (San Jose)

Due to limited capacity for this workshop, if you are no longer able to attend, please let me know.

Thank you, and we look forward to seeing you on Tuesday.

Thank you,
Ursula for the Plan Bay Area 2050 team