



City Council

Mike Anderson, Mayor  
Susan Candell, Vice Mayor  
Steven Bliss, Council Member  
Cameron Burks, Council Member  
Teresa Gerringer, Council Member

May 11, 2020

Housing Methodology Committee  
Association of Bay Area Governments  
Bay Area Metro Center  
375 Beale Street, Suite 800  
San Francisco, CA 94105-2066

Dear Chair Arreguin and Members of the Housing Methodology Committee:

We wish to request that the Housing Methodology Committee work to address potential impacts of the COVID-19 pandemic in its allocation methodology. As this crisis is unprecedented in modern times, the effect of the pandemic on the economy cannot be overlooked. While we applaud efforts to move the projected timeline for the Department of Housing and Community Development (HCD) to release the allocation to sometime this summer, as opposed to the original target of April, the full impact on local economies by the COVID-19 virus may not be felt until later in the year. As such, any methodology developed for the allocation of units should be paused until a clearer picture of the economy emerges.

When the allocation process does resume at an appropriate time, the ultimate RHNA methodology should focus on the location of existing jobs (jobs-housing balance), not whether a job is accessible within 30 minutes by car or 45 minutes by transit. Countless hours of productivity are lost annually in the Bay Area due to traffic congestion; new housing production should not exacerbate the problem. In addition, job growth must be factored in to the RHNA allocation, as new jobs present a substantial factor in the housing crisis. With the COVID-19 outbreak, the outlook for job growth is murky, at best.

The methodology and future housing growth should capitalize on existing infrastructure and transit connectivity thereby reducing congestion, vehicle-miles traveled and greenhouse gas emissions. Any data supporting reducing long commutes, congestion, VMT, and greenhouse gas emissions would also illustrate that new housing should go where jobs are. Lastly, the region should avoid placing additional housing in areas with natural hazards like Very High Fire Hazard Zones and areas vulnerable to sea level rise.

We appreciate the Committee's willingness to consider these requests.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Anderson".

Mike Anderson  
Mayor

Page 1 of 2

C: Housing Methodology Committee Members: Josh Abrams, Susan Adams, Anita Addison, Rupinder Bolaria, Rick Bonilla, Michael Brilliot, Monica Brown, Amanda Brown-Stevens, Paul Campos, Ellen Clark, Diane Dillon, Forrest Ebbs, Pat Eklund, Jonathan Fearn, Victoria Fierce, Neysa Fligor, Mindy Gentry, Russell Hancock, Paolo Ikezoe, Welton Jordan, Megan Kirkeby, Brandon Kline, Jeffrey Levin, Scott Littlehale, Fernando Marti, Rodney Nickens, Jr., Julie Pierce, Bob Planthold, Darin Ranelletti, Matt Regan, Jane Riley, Carlos Romero, Elise Semonian, Aarti Shrivastava, Vin Smith, Matt Walsh

Therese Watkins McMillan, Executive Director, Association of Bay Area Governments

Gillian Adams, Principal Planner, ABAG Regional Planning Program

Keely Martin Bosler, Director, Department of Finance

Therese Watkins McMillan, Executive Director, Association of Bay Area Governments

Zachary Olmstead, Chief Deputy Director, Housing Policy Development

Steve Glazer, State Senator, 7<sup>th</sup> District

Rebecca Bauer-Kahan, Assemblymember, District 16