

From: Michael Goldman [REDACTED]
Sent: Friday, July 10, 2020 4:34 PM
To: [REDACTED]
Cc: Regional Housing Need Allocation <rhna@bayareametro.gov>; [REDACTED]
Subject: Please DELAY approval of RHNA numbers for 1 year.

External Email

To the Honorable Megan Kirkeby Acting Deputy Director, Department of Housing and Community Development,
and Therese W. McMillan, Executive Director, ABAG

With the great economic uncertainty and highest unemployment levels since 1932 in CA, the US and the world, it is not the time to proceed with housing allocations as if nothing had happened. We are looking at extraordinary dislocations of people and resources. Rents are dropping, mortgage delinquencies are rapidly increasing. The only comparable data is from the Great Depression. Ignoring this is not wise. Please delay new allocations until we have greater clarity on what our situation will be and until properly attended hearings can be held to let the public give their input.

We are asking MTC/ABAG and HCD to delay giving final approval of the RHND on July 10th. There must be a full opportunity for the people of the West Bay to participate in the process that plays an immense role in their future and quality of life.

It is essential that MTC/ABAG and HCD extend the date for the RHND finalization so as to better assess the impacts of COVID-19, the outward migration of both jobs and California residents, and the current recession that will upend development plans for all types of property.

You are not following the law as defined in California Government Code 65584. This code requires MTC/ABAG/HCD to explore alternate means of addressing the huge local imbalances in the jobs/housing ratio that has created the highest levels of housing prices in the country.

Instead, you stated that it was not worth looking at job caps in jobs-rich cities. You have not explored the beneficial impacts of disbursing more jobs throughout the Bay Area as the Code requires. Instead, we see the concentration of both jobs and housing growth in the most expensive, congested part of the Bay Area. This makes building BMR units virtually impossible in the region.

PLEASE TAKE ACTION TO EXTEND THE FINAL DEADLINE FOR PUBLIC PARTICIPATION.

Government Code 65584.01 that sets the final date of approval as July 10th also states that you must take action to “explore alternative means of resolving intra-regional jobs-housing imbalances.” You must do the former before you can do the latter.

Sincerely,
Michael Goldman
Sunnyvale City Council, Seat 7
writing solely on my own behalf