

# Report on ABAG to MCCMC<sup>1</sup>

January 2021

## EXECUTIVE SUMMARY:

- 1) **ABAG Housing Needs Allocation (RHNA) Methodology:** On January 20, 2021, the ABAG Executive Board approved the Final Housing Needs Allocation (RHNA) Methodology that uses the 2050 Households from the Plan Bay Area Blueprint 2050 as the baseline allocation; the Bottoms Up income allocation; the High Opportunity Areas and Proximity to Jobs (Option 8A) with an additional factor for equity adjustment. ABAG will be sending the methodology to the CA Housing Community Development for approval prior to issuing the RHNA allocations to the cities and counties in the SF Bay Area.
- 2) **Final Blueprint for Plan Bay Area 2050:** ABAG Executive Board approved the Final Blueprint that identifies the Strategies (public policies and investments for the next 30 years) and Growth Geographies (key locations for future focused housing and job growth) along with the Regional Growth Forecast. I raised concerns about only using sea level rise for climate change without also using flooding in our streams, creeks, rivers, etc. and proposed that the unincorporated and incorporated areas use Very High and High Fire Risk areas which will necessitate use of both CALFIRE and local maps; and, that city/fire district adopted along with the County-adopted Wildland Urban Interface (WUI) zones.
- 3) **Additional REAP and PDA Planning Grants:** The ABAG Executive Board approved the release of a simplified joint call for Letters of Interest for approximately \$12 million in local REAP and PDA Planning Grants.
- 4) **Bay Area Energy Atlas:** The Bay Area Energy Atlas is a large database of PG&E account level electricity and natural gas consumption linked spatially to building characteristics and sociodemographic data. It is an interactive open source tool that may be used to inform energy planning and research and help local governments with Climate Action Planning.

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**Regional Housing Needs Allocation (RHNA) Methodology:** First, thank you to all for sending letters to the ABAG Executive Board. We need to give our Planning Directors (and staff) a huge **THANK YOU** for getting the letters written and submitted. Lastly, I want to again thank Elise Semonian, Community Development Director for the Town of San Anselmo for serving with me on ABAG's Housing Methodology Committee; and, for Ethan Guy, planner in the City of San Rafael for his guidance and insightful comments. We worked well as a team!!

The ABAG Executive Board approved the recommendation of the Regional Planning Committee to modify the proposed methodology (8A) with an equity adjustment. There was strong sentiment that higher income areas should get higher RHNA numbers for low and very low housing (depending on their profile) to accommodate lower income households who would then have access to better education and amenities. Adjacent is the chart showing the changes.

For a more detailed charts see attachment 1.

ABAG will be sending the adopted methodology to the CA Housing Community Development for approval prior to issuing the RHNA allocations to the cities and counties in the SF Bay Area. Then, the appeals process will begin.

Jurisdiction	Draft Blueprint	Final Blueprint	Latest change with equity adjustment	difference between final & equity
Belvedere	161	160	160	0
Corte Madera	710	725	725	0
Fairfax	519	490	490	0
Larkspur	1,018	979	979	0
Mill Valley	834	848	864	16
Novato	2,107	2111	2090	-21
Ross	116	109	111	2
San Anselmo	744	833	833	0
San Rafael	2,785	3252	3220	-32
Sausalito	726	724	724	0
Tiburon	620	639	639	0
Unincorporated Marin	3,820	3510	3570	60
TOTAL Marin County	14,160	14,380	14,405	25

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<sup>1</sup> Marin County Council of Mayors and Councilmembers (MCCMC)

**Plan Bay Area 2050 – Final Blueprint:** The ABAG Executive Board approved the Final Blueprint that identifies the Strategies (public policies and investments for the next 30 years) and Growth Geographies (key locations for future focused housing and job growth) along with the Regional Growth Forecast that will provide the foundation for the preferred option for the Draft Plan Bay Area 2050. [NOTE: For details, please review the September 2020 ABAG report.]

In response to my concerns about fire risks, I am continuing to work with staff to ensure that the unincorporated and incorporated areas use Very High and High Fire Risk areas which will necessitate use of both CALFIRE and local maps; and, that city/fire district adopted along with the County-adopted Wildland Urban Interface (WUI) zones. It is still uncertain whether these changes can be incorporated into PBA 2050. They have also included ‘structural hardening’ strategies like roofing and vent replacements and defensible space work was called out as a means to help combat the risk in communities already built in the highest risk zones.

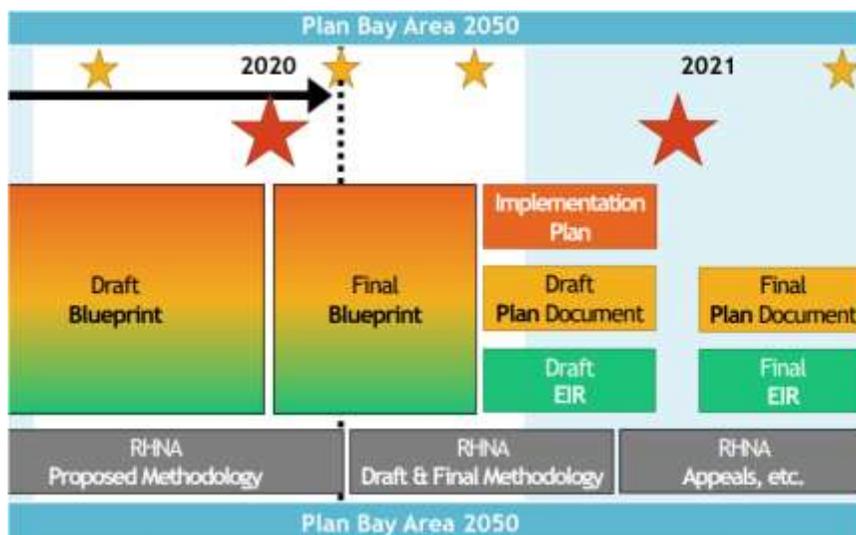
In response to my concerns that PBA 2050 does not appear to adequately deal with climate change, staff has indicated that the Final Blueprint does integrate sea level rise inundation into the Plan with a built-in strategy to protect communities and infrastructure.

The Final Blueprint includes the following household and job growth assumptions for the next 30 years:

	Projected Household Growth					Projected Job Growth				
	2015	2050	Growth	Percent Growth	Share of Regional Growth	2015	2050	Growth	Percent Growth	Share of Regional Growth
San Francisco	366,000	578,000	213,000	58%	16%	682,000	918,000	236,000	35%	17%
San Mateo	265,000	394,000	129,000	48%	9%	393,000	507,000	114,000	29%	8%
Santa Clara	623,000	1,075,000	453,000	73%	33%	1,099,000	1,610,000	511,000	46%	36%
Alameda	552,000	847,000	295,000	54%	22%	867,000	1,182,000	315,000	36%	22%
Contra Costa	383,000	551,000	169,000	44%	12%	404,000	534,000	130,000	32%	9%
Solano	142,000	177,000	35,000	24%	3%	132,000	201,000	69,000	53%	5%
Napa	50,000	56,000	5,000	10%	0%	72,000	87,000	15,000	21%	1%
Sonoma	188,000	220,000	32,000	17%	2%	221,000	251,000	30,000	14%	2%
Marin	109,000	146,000	37,000	34%	3%	135,000	116,000	-19,000	-14%	-1%
<b>REGION</b>	<b>2,677,000</b>	<b>4,043,000</b>	<b>1,367,000</b>	<b>51%</b>	<b>100%</b>	<b>4,005,000</b>	<b>5,408,000</b>	<b>1,403,000</b>	<b>35%</b>	<b>100%</b>

ABAG/MTC has started developing the Draft Plan Bay Area 2050; Draft EIR; and, Draft Implementation Plan that defines near-term implementation actions for MTC/ABAG to advance in partnership with public, private, and non-profit organizations over the next five years. These documents will be release in April 2021 for comment and will be considered by ABAG and MTC for approval in the Fall of 2021.

Plan Bay Area 2050 (“Plan”) will serve as the region’s next-generation plan, ultimately serving as the Regional Transportation Plan and Sustainable Communities Strategy for the San Francisco Bay Area.



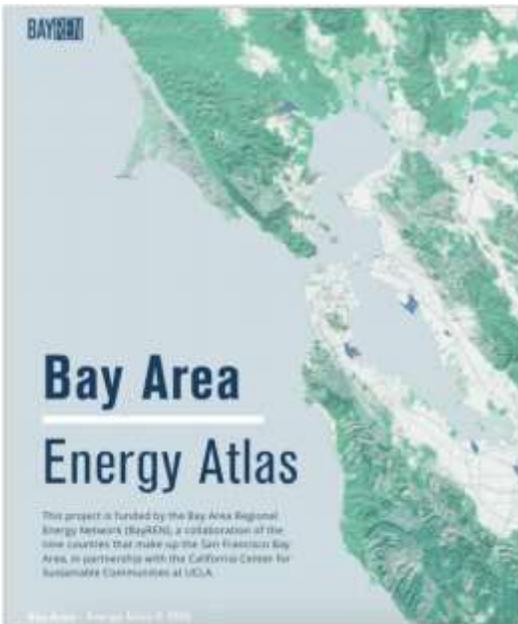
**ADDITIONAL REAP AND PDA PLANNING GRANTS:** In November 2020, the ABAG Executive Board approved assigning \$4.2 million of the balance of the REAP grant award to supplement the \$480,000 in initial support for Sub regional Planning Collaboratives. On January 21, 2021, the ABAG Executive Board approved the following distribution of the “future funds” and the release of a simplified joint call for Letters of Interest for approximately \$12 million in local REAP and PDA Planning Grants.

**Breakdown of Funding for Planning Collaboratives**

COUNTY (# of jurisdictions)	EXISTING FUNDS*	FUTURE FUNDS**	TOTALS (Based on # of jurisdictions)
San Francisco (1)	\$56,000	\$94,175	\$150,175
Solano (8)	\$30,000	\$543,175	\$573,175
Marin (12)	\$30,000	\$543,175	\$573,175
Alameda (15)	\$86,000	\$490,775	\$576,775
Napa/Sonoma (16)	\$60,000	\$555,175	\$615,175
Santa Clara (16)	\$118,000	\$497,175	\$615,175
Contra Costa (20)	\$66,000	\$702,975	\$768,975
San Mateo (21)	\$34,000	\$773,375	\$807,375
<b>TOTAL</b>	<b>\$480,000</b>	<b>\$4,200,000</b>	<b>\$4,680,000</b>

\* Existing funds assignment approved by Executive Board on 11/19/20  
 \*\* Total of future funds approved by Executive Board on 11/19/20, county-specific breakdown under consideration today

**BAY AREA ENERGY ATLAS:** The California Center for Sustainable Communities at the University of California, Los Angeles (UCLA) was hired by Bay Area REN (ABAG) to develop the Bay Area Energy Atlas, a database of energy consumption data linked to building characteristics, sociodemographic data and other significant attributes.



The Bay Area Energy Atlas is a large database of PG&E account level electricity and natural gas consumption linked spatially to building characteristics and sociodemographic data. The Bay Area Energy Atlas is an interactive open source tool that may be used by a wide variety of stakeholder groups to inform energy planning and research in the region. The Energy Atlas will help local governments with Climate Action Planning, understanding energy consumption patterns. All the front-end website data is aggregated to protect individual customer privacy in accordance with California regulations. The Geographic Information System (GIS) section of the ABAG/MTC provided invaluable assistance to the team by securely transferring building characteristic data that had been received from all nine Bay Area counties. Without this collaboration, the project would have been more time consuming and costly.

For more information, go to the Bay Area Energy Atlas website at UCLA: [www.ioes.ucla.edu/project/ucla-energy-atlas/](http://www.ioes.ucla.edu/project/ucla-energy-atlas/)

**UPCOMING MEETINGS<sup>2</sup>**

- **January 21, 2021 --** ABAG ACFA Governing Board, 4:00 pm  
ABAG Finance Committee, 4:15 pm  
ABAG Executive Board, 4:30 pm
- **January 22, 2021** MTC Policy Advisory Council Fare Coordination and Integration Subcommittee, 2:00 pm
- **January 27, 2020 --** MTC Bay Area Toll Authority, 9:35 am  
MTC Bay Area Infrastructure Financing Authority, 9:40 am  
Metropolitan Transportation Commission, 9:50 am
- **February 5, 2021 --** MTC Policy Advisory Council Equity & Access Subcommittee, 10:00 am
- **February 9, 2021 --** MTC Regional Advisory Working Group, 9:35 am
- **February 10, 2021 --** MTC Policy Advisory Council, 1:35 pm
- **February 11, 2021 --** ABAG Regional Planning Committee, 10:00 am
- **February 12, 2021 --** Joint MTC Planning and ABAG Administrative Committees, 9:30 am  
ABAG Administrative Committee, 9:40 am  
Joint MTC & ABAG Legislative Committee, 9:45 am
- **February 18, 2021 --** ABAG Power Executive Committee, 11:00 am  
ABAG Executive Board, 6:00 pm
- **February 24, 2021 --** MTC Bay Area Toll Authority, 9:35 am  
MTC Bay Area Headquarters Authority, 9:40 am  
MTC Bay Area Infrastructure Financing Authority, 9:45 am  
Metropolitan Transportation Commission, 9:50 am

If you have questions, contact Pat Eklund, Mayor, City of Novato at 415-883-9116; [pateklund@comcast.net](mailto:pateklund@comcast.net)

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<sup>2</sup> All meetings are conducted via Zoom, webcast, teleconference, unless noted otherwise.

## ATTACHMENT 1 -- RHNA Methodology

**DRAFT BLUEPRINT:**

Jurisdiction	Jurisdiction Share of 2050 Households*		Proposed RHNA Methodology (Baseline: 2050 Households - Draft Blueprint)				
	Draft Blueprint	Final Blueprint	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Belvedere	0.033%	0.032%	49	28	23	61	161
Corte Madera	0.135%	0.138%	209	121	106	274	710
Fairfax	0.104%	0.098%	158	91	75	195	519
Larkspur	0.197%	0.189%	303	175	150	390	1,018
Mill Valley	0.161%	0.164%	248	142	124	320	834
Novato	0.669%	0.672%	582	335	332	858	2,107
Ross	0.023%	0.022%	35	20	17	44	116
San Anselmo	0.149%	0.167%	226	130	108	280	744
San Rafael	0.895%	1.048%	752	433	446	1,154	2,785
Sausalito	0.125%	0.125%	200	115	115	296	726
Tiburon	0.123%	0.126%	186	107	91	236	620
Unincorporated Marin	0.893%	0.822%	1,157	666	557	1,440	3,820
<b>Marin County</b>	<b>3.507%</b>	<b>3.605%</b>	<b>4,105</b>	<b>2,363</b>	<b>2,144</b>	<b>5,548</b>	<b>14,160</b>

**FINAL BLUEPRINT:**

Jurisdiction	Draft RHNA Methodology - Unmodified Allocation (Baseline: 2050 Households - Final Blueprint)				
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Belvedere	49	28	23	60	160
Corte Madera	213	123	108	281	725
Fairfax	149	86	71	184	490
Larkspur	291	168	145	375	979
Mill Valley	252	144	126	326	848
Novato	583	336	332	860	2,111
Ross	33	19	16	41	109
San Anselmo	253	145	121	314	833
San Rafael	877	504	521	1,350	3,252
Sausalito	200	115	114	295	724
Tiburon	193	110	93	243	639
Unincorporated Marin	1,063	611	512	1,324	3,510
<b>Marin County</b>	<b>4,156</b>	<b>2,389</b>	<b>2,182</b>	<b>5,653</b>	<b>14,380</b>

**ADOPTED FINAL BLUEPRINT  
WITH EQUITY ADJUSTMENT:**

Jurisdiction	Draft RHNA Methodology - With Equity Adjustment (Baseline: 2050 Households - Final Blueprint)				
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Belvedere	49	28	23	60	160
Corte Madera	213	123	108	281	725
Fairfax	149	86	71	184	490
Larkspur	291	168	145	375	979
Mill Valley	262	150	126	326	864
Novato	570	328	332	860	2,090
Ross	34	20	16	41	111
San Anselmo	253	145	121	314	833
San Rafael	857	492	521	1,350	3,220
Sausalito	200	115	114	295	724
Tiburon	193	110	93	243	639
Unincorporated Marin	1,101	633	512	1,324	3,570
<b>Marin County</b>	<b>4,172</b>	<b>2,398</b>	<b>2,182</b>	<b>5,653</b>	<b>14,405</b>