

# Report on ABAG to MCCMC

October 26, 2016

**HOLD THE DATE: JANUARY 19, 2017 (estimated start time 10:00am) – GENERAL ASSEMBLY to discuss ABAG/MTC Merger and Preferred Scenario for PBA 2040**

## **BAY AREA CONFLUENCE:**

On November 10, 2016 from 1:00 - 6:30pm (Oakland Museum, 1000 Oak Street), ABAG will be convening decision makers from cities, counties, special districts, and utilities in responding to the call to action to address the region's 21st century water infrastructure challenges. The event continues the work of the Association of Bay Area Governments' Regional Planning Subcommittee on Infrastructure in strengthening collaboration around critical infrastructure solutions. This half-day conference brings together elected officials, utility managers, and interested stakeholders in three key panel discussions, with a reception to follow.

I will be attending, so if you are interested in carpooling, please let me know. For more information about this event: [http://www.abag.ca.gov/resilience/bay\\_area\\_confluence\\_2016.html](http://www.abag.ca.gov/resilience/bay_area_confluence_2016.html)

## **PLAN BAY AREA 2040:**

Thank you for submitting comments on the Plan Bay Area (PBA) 2040 DRAFT Preferred Scenario and Draft Transportation Investment Strategy.

ABAG/MTC received substantial input from stakeholders, city staff and elected officials. Formal correspondence received since the draft preferred scenario's release in September can be viewed online here: <http://www.planbayarea.org/your-part/your-comments.html>. Staff will develop a Revised Preferred Scenario, integrating feedback heard over the past month, which will be released Monday, October 31. This Preferred Scenario will be presented at the Joint MTC Planning Committee/ABAG Administrative Committee on Friday, November 4, 2016. This Preferred Scenario will be submitted for consideration and adoption by ABAG/MTC in a Joint Meeting on November 17, 2016. Staff will also develop policy and implementation actions in early 2017 for inclusion in the Draft Plan Document, currently slated for spring 2017. Staff will be preparing responses which will be distributed prior to the adoption of the Preferred Scenario that will be evaluated in the Draft Environmental Impact Report (DEIR).

**ABAG MTC MERGER IMPLEMENTATION ACTION PLAN:** As reported last month, ABAG and MTC approved the Implementation Action Plan (IAP) in June 2016 which calls for a sequence of some 40 actions over the next five months or so to implement "Option 7" which provides for full functional consolidation of ABAG and MTC staff and the pursuit of new governance options. As you recall, "Option 7" retained the independence and statutory responsibilities of both boards and calls for new governance options to be considered by ABAG and MTC over the longer term. One of the first steps in the IAP is for both agencies to conduct due diligence, both financial and legal, to determine the impacts on both ABAG and MTC of a staff consolidation. Their due diligence work is wrapping up and should be ready to share in late October or November.

Recently, ABAG and MTC also began developing a Contract for Services (contract) to officially consolidate the two staffs under the MTC executive director. This contract will ensure adequate staffing and support for all of ABAG's statutory duties and responsibilities as the Bay Area's Council of Governments, or COG. The Contract for Services will be the governing document on how ABAG and MTC successfully work together to ensure ABAG's mission and obligations are met with its members, grantors, partners, and ABAG entities. The contract must be agreed to before staff consolidation can occur. As part of this transition, we established an Employee Relations Group consisting of members of the MTC Committee for Staff Representation (CSR) and ABAG's SEIU leadership teams, along with the HR Directors and Deputy Directors of MTC and ABAG, to discuss labor issues inherent in this staff consolidation. Finally, Koff & Associates was engaged to document and compare MTC and ABAG employee programs, including classifications, organizational structure, jobs and employee programs. A kick-off meeting to review the scope of this

effort was held with the Employee Relations Group in early August. Also, Koff staff met separately with ABAG planners, MTC planners and the Employee Relations Group to explain the Position Description Questionnaires (PDQs) they are asking planners at both agencies to fill out to help Koff better advise MTC and ABAG on how best to consolidate planners into a single productive and efficient planning department. Within a few weeks, PDQ forms will be distributed to the rest of ABAG's staff and a representative sample of MTC's remaining staff. As reported last month, a joint ABAG Administrative and MTC Planning Committee meeting is scheduled for October 28, 2016 to discuss results of the 'due diligence' review and the staff consolidation activities.

### **PRIORITY PRODUCTION AREAS:**

In June 2015, the Regional Planning Committee took action to evaluate a Priority Industrial Area program as an addition to Plan Bay Area 2040. In January 2016, MTC published a Goods Movement study that, among other things, emphasized the importance of maintaining adequate land for warehousing and distribution close to urban areas and transportation infrastructure. Throughout 2015 and 2016, a University of California team led by Dr. Karen Chapple produced a series of memos funded by CalTrans on the region's industrial land inventory, capacity for future growth, occupancy and expected demand. These memos conclude that although at the regional level the supply of industrial land exceeds projected demand, a closer look at location shows a mismatch between available land supply and expected growth in demand in the urban core. The region's 600,000 plus jobs on industrial land are projected to grow to almost 750,000, but particularly in the urban core, these jobs are at risk from pressure for housing and mixed use construction. Industrial lands have a high share relative to the region of jobs that provide middle wage opportunities for workers without a college degree, while many of the businesses provide services to business activities and individuals more broadly located in the Bay Area.

The technical advisory committee for the study of industrial land has recognized the value of businesses and economic vitality in these areas. They advised that a targeted land use policy will be needed to retain adequate land and facilities for manufacturing, warehousing and distribution activities in the urban areas where infill development is occurring, as well as in some suburban areas where incompatibilities are resulting from mixed use or residential development. The research also shows that industrial lands in the Bay Area include a wide range of economic activities. Thus the Priority Production Areas program would need to be flexible to meet the needs of all jurisdictions. Based on conversations with businesses and economic development experts the name was modified from Priority Industrial Area to Priority Production Areas. Priority Production Areas would be locally designated zones where manufacturing, warehousing, distribution and repair services would be a priority consideration in determining future land use. The UC Berkeley Industrial Land Study which was reviewed at the last Regional Planning Committee meeting suggests characteristics for consideration in determining where a Priority Production Area is needed to retain industrial land and where conversion would be appropriate, including existing and neighboring uses, proximity to transportation and suppliers, the quality and type of jobs and business opportunities, and projected industrial land demand and availability.

In September 2016, the Regional Planning Committee decided to recommend to the ABAG Executive Board that Priority Industrial Areas be included in Plan Bay Area 2040. If you would like more information or would like to see the Draft UC Berkeley study, please contact me.

### **UPCOMING MEETINGS:**

- **October 26, 2016** - MTC meeting
- **October 28, 2016** - Joint ABAG Administrative and MTC Planning Committee meeting on Merger
- **November 4, 2016** - Joint ABAG Administrative and MTC Planning Committee meeting on the comments on the Draft Preferred Scenario and review of the Revised Preferred Scenario
- **November 17, 2016** - Joint ABAG/MTC meeting to take action on the Revised Preferred Scenario and initiation of the Draft Environmental Impact Report.

Please direct questions to Pat Eklund, Mayor, City of Novato (phone: 415-883-9116; email: [peklund@novato.org](mailto:peklund@novato.org) or [pateklund@comcast.net](mailto:pateklund@comcast.net))