

Report on ABAG to MCCMC

September 2017

ABAG EXECUTIVE BOARD

On September 21, 2017, the ABAG Executive Board adopted the election calendar for President and Vice President for the term of office beginning on January 1, 2018 and ending on December 31, 2019, approved revisions to the election procedures and ratified the appointment of a three-member canvassing committee. Nominations for Vice President and President are due October 13, 2017. Ballots will be mailed to all elected officials of **member cities (100) and counties (9)** on October 23, 2017. **Ballots must be received by ABAG on November 8, 2017.** Three individuals have expressed interest for the Vice President position: Greg Scharff, Palo Alto; Lynette Gibson McElhaney, Oakland and Pat Eklund, Novato. One individual, David Rabbit, Supervisor, Sonoma County has filed for President.

CASA – The Committee to House the Bay Area

On September 27, 2017, the Steering Committee for CASA will hold their first meeting; and, the Technical Committee for CASA will hold their monthly meeting. In reviewing their agendas, I found it interesting that both groups will discuss whether the State Transportation Improvement Program (STIP) which is managed by MTC should either:

- increase the funding pool to be awarded to jurisdictions with best performance in housing production / permitting / streamlining from 2015-2020?
- withhold funding from jurisdictions producing less than a specified percentage of their RHNA numbers for low, very low, and moderate income housing?

I am concerned about the membership of both groups since there are a larger percentage of big urbanized cities even though the Bay Area is composed of larger percentage of smaller and middle size suburbs; and, that Marin County does not have representation. Never-the-less, I will be monitoring these meetings and reporting back to MCCMC.

I wanted to remind you, that as mentioned in my previous ABAG report, MTC convened CASA to build an actionable political consensus around to:

- (1) Increase housing production at all levels of affordability,
- (2) Preserve existing affordable housing, and
- (3) Protect vulnerable populations from housing instability and displacement.

CASA is a year-long (through 2018), multi-sector, blue-ribbon initiative that brings together diverse interests to identify game-changing solutions to the region's chronic housing affordability challenges. CASA will develop a comprehensive Regional Housing Implementation Plan for the nine Bay Area counties through stakeholder engagement, interviews, and policy and research. The plan is expected to include innovative financing strategies, state and local legislation, and recommendations to address the current regulatory environment, with a final report slated for release in October 2018.

As of September 2017, the ABAG Executive Board has not been briefed. On July 25, 2017, I requested the ABAG Executive Board be briefed which is tentatively scheduled for the November 2017 Board meeting.

STATE HOUSING PACKAGE

The Legislature approved a multi-bill housing package including a permanent affordable housing revenue source which includes:

- 1) SB 2 (former Assembly Speaker Toni Atkins) – creates a new \$75 document recording fee on certain real estate transactions, excluding home sales. The fee is capped at \$225/transaction. It is estimated to generate between \$200 to \$300M annually.

- 2) SB 3 (former Assembly Speaker Toni Atkins) – authorizes a \$4B general obligation bond measure subject to voter approval. Bond proceeds would fund a range of affordable housing preservation and construction activities, including park and infrastructure investments to facilitate transit-oriented development (TOD) and infill development. It also subsidizes home loans for California veterans.

- 3) SB 35 (Wiener) – expedites approval of qualified zoning-compliant projects in a local jurisdiction that falls short of its RHNA target until their RHNA goals are met. Specifically, the bill would allow a qualified multifamily housing development project to be approved on the basis of a ministerial approval, rather than a conditional use permit if it satisfies a detailed list of objective planning standards. The bill would also ease parking minimums for eligible developments and make updates to HCD’s annual housing reporting requirements for cities and counties, which would bring the rest of the state more in line with Bay Area reporting practices.

Other housing bills also passed by the Senate and Assembly are: SB 166 (Skinner): Residential density and affordability; SB 167 (Skinner)/AB 678 (Bocanegra): Housing Accountability Act; SB 540 (Roth): Workforce Opportunity Zone; AB 72 (Santiago); AB 73 (Chu): Housing Sustainability District; AB 571 (E. Garcia): Farmworker housing tax credits; AB 879 (Grayson): Planning and zoning – housing element; AB 1397 (Low): Inventory of Land for Residential Development; AB 1505 (Bloom): Palmer Fix; AB 1515 (Daly): Planning and zoning – housing; and, AB 1521 (Bloom): Land use: notice of proposed change: assisted housing developments.

CAP AND TRADE AUCTION

On August 22, 2017, the latest quarterly auction was held and generated \$650M in proceeds for the state’s GHG Reduction Fund. Sixty% (60%) of these funds are dedicated by continuing appropriation to transportation and housing programs that reduce GHG emissions.

BAY AREA BRIDGE TOLLS

On September 14, 2017, the Legislature gave final approval to SB 595 (Beall) which authorizes Bay Area voters to consider a toll increase of up to \$3/vehicle on the Region’s seven (7) state-owned toll bridges. At the maximum toll rate, the measure could generate about \$4.5B in new revenue for road and transit improvements in the bridge corridors. This bill is on the Governor’s Desk.

UPCOMING MEETINGS¹

- **September 27, 2017 -- 9:30 am** **MTC Meeting**
- **September 27, 2017 -- 9:30 am** **Technical Committee for CASA**
- **September 27, 2017 -- 12:30 pm** **Steering Committee for CASA**
- **October 25, 2017 -- 9:30 am** **MTC Meeting**
- **October 25, 2017 -- _____** **Technical Committee for CASA**
- **November 16, 2017 -- 7:00 pm** **ABAG Executive Board**

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

¹ All meetings are held at 375 Beale Street in San Francisco, unless noted otherwise.