

Report on ABAG to MCCMC

June through August 2018

Announcement: On July 25, 2018 at the MTC meeting, Steve Heminger announced his upcoming retirement in February 2019. Subsequently, he transmitted the following message to all ABAG Executive Board Members:

As you know, In the Memorandum of Understanding between MTC and ABAG, Section 6 covers the process for the selection of any future Executive Director. It reads:

6. Selection of Future Executive Director

The Executive Director of MTC will continue to serve as the Executive Director of MTC under the Contract for Services between MTC and ABAG. The Executive Director of MTC will also serve as the initial Executive Director of the consolidated staff. If there is a vacancy in the position of the Executive Director prior to the merger of MTC and ABAG, the Chair of MTC will establish an Executive Director interview/selection committee comprised of MTC commissioners who do not serve on ABAG, with the exception of the ABAG representative on the Commission who will be a member of the committee, to interview and select a final candidate or candidates who will then be presented to an ABAG Ad Hoc review committee should the ABAG President decide in his or her discretion to establish one. The MTC Chair and ABAG President, may in their discretion, appoint themselves, the MTC Vice Chair and ABAG Vice President and ABAG appointed representative on the MTC Commission, respectively, to serve on the respective interview committee and none of the five aforementioned officers/board members shall be deemed ineligible if serving in a dual capacity for each agency. If an ABAG Ad Hoc review committee is appointed, its recommendation will be communicated to the MTC interview/selection committee who will then make a recommendation to the full Commission for the final decision.

Recently, President David Rabbitt, Sonoma County Supervisor named a seven-member ABAG Ad Hoc Committee to facilitate the selection of the new Executive Director of ABAG and MTC consisting of: Supervisor David Rabbitt, County of Sonoma, ABAG President; Council Member Greg Scharff, City of Palo Alto, ABAG Vice President; Supervisor Cindy Chavez, County of Santa Clara; Councilmember Abel Guillen, City of Oakland; Councilmember Pradeep Gupta, City of South San Francisco; Supervisor Karen Mitchoff, County of Contra Costa; Supervisor Belia Ramos, County of Napa. We will be receiving a status report at the next ABAG Executive Board meeting in September 2018.

ABAG EXECUTIVE BOARD: On July 19, 2018, the ABAG Executive Board met and took the following actions:

1. **Diesel Free Initiative:** The SF Bay Area Air Quality Management District (SFBAQMD) briefed the ABAG Executive Board about their Diesel-Free by 2033 effort that will be announced at the Governor's Global Climate Action Summit scheduled for September 12-14, 2018. For more information about the summit, following is the link: <http://globalclimateactions summit.org/>.

In response to the SFBAQMD request to get all 101 cities and 9 Counties onboard before the summit, I suggested that the SFBAQMD send out to all SF Bay Area elected officials a sample resolution and request that all cities/counties adopt the Diesel-Free by 2033 resolution prior to the summit. The SF BAAQMD prepared and posted a sample Diesel-Free by '33 statement of purpose which can be used in a resolution for those jurisdictions that want to bring this to their board/council for consideration. <http://dieselfree33.baaqmd.gov/statement-of-purpose>

If you want more background information, following are links to the ABAG staff memo:

<https://abag.ca.gov/abag/events/agendas/e071918a-Item%2009B,%20Memo%20Diesel%20Free.pdf>

SFBAQMD Presentation: [https://abag.ca.gov/abag/events/agendas/e071918a-Item%2009B,%20Presentation%20Diesel%20Free%20\(Wide%20Format\).pdf](https://abag.ca.gov/abag/events/agendas/e071918a-Item%2009B,%20Presentation%20Diesel%20Free%20(Wide%20Format).pdf)

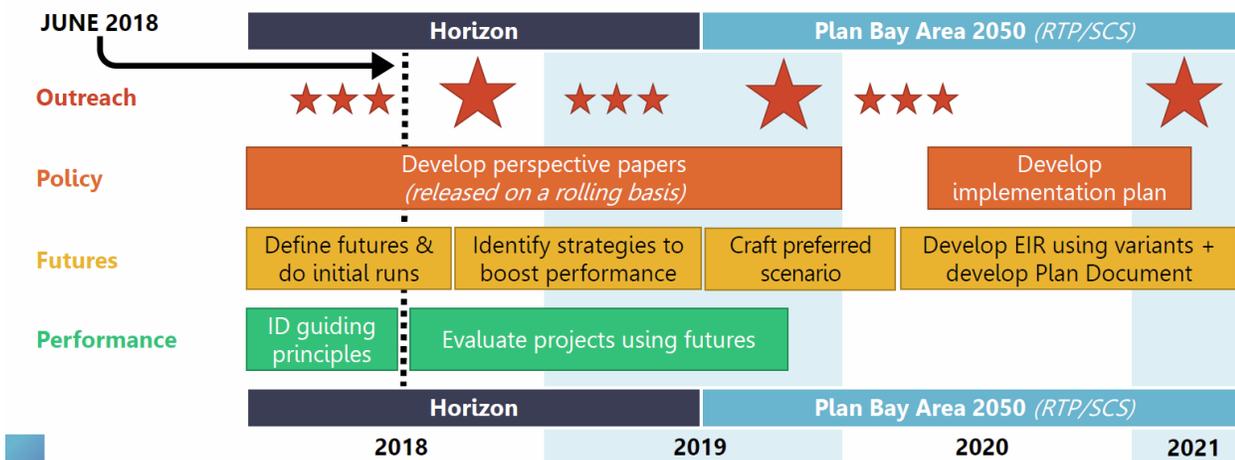
SFBAQMD Handouts: <https://abag.ca.gov/abag/events/agendas/e071918a-Item%2009B,%20Summary%20Zero%20Emissions%20Technologies.pdf>

2. Legislation:

- **AB 1857 (Nazarian):** Building Codes: Earthquake Safety – SUPPORT. Bill would require the CA Building Standards Commission to incorporate earthquake standards for new construction of engineered buildings that would meet immediate occupancy standards in the next CA Building Code.
- **AB 2681 (Nazarian):** Inventory of Vulnerable Buildings – SUPPORT. Bill would require local building departments to create an inventory of existing potentially seismically vulnerable buildings and submit the inventory to the Office of Emergency Services which would maintain a statewide inventory.
- **Propositions 1 and 2:** Affordable Housing and Homelessness Bonds – SUPPORT. November 2018 statewide ballot measures to approve \$6B in housing and homelessness bonds.
- **Proposition 6:** SB 1 Repeal Initiative – OPPOSED. November 2018 statewide ballot measure which would repeal the transportation funding increase authorized by SB 1 (Beall, 2017).

3. Horizon and Plan Bay Area 2050: Staff provided an update on progress to date on the Horizon effort and Plan Bay Area 2050 which is summarized in the following chart:

Horizon + Plan Bay Area 2050 Overview



Link to the presentation: <https://abag.ca.gov/abag/events/agendas/e071918a-Item%2009A,%20Presentation%20Horizon%20Update.pdf>

As part of the Policy aspect of Horizon and Plan Bay Area 2050, there are a series of Perspective Papers that are being developed (see below). The first paper on Autonomous Vehicles released in June 2018 is available at: https://mtc.ca.gov/sites/default/files/2018-06-25_Autonomous_Vehicles_Perspective_Paper.pdf

The following perspective papers include:

Perspective Papers



1) Autonomous Vehicles



2) Climate Mitigation



3) Growth Strategies



4) Crossings



5) Future of Jobs



6) Governance



7) Better Buildings



More to Come?

ABAG Executive Board, Legislation Committee, and Finance Committee meet on: September 20, 2018.

ABAG Regional Planning Committee: In June 2018, the ABAG Regional Planning Committee reviewed the progress to date for implementing the action plan developed as part of the Bay Plan Area 2040 updated in July 2017. Following is the link to the status report:

[file:///C:/Users/Patricia%20Eklund/AppData/Local/Packages/Microsoft.MicrosoftEdge_8wekyb3d8bbwe/TempState/Downloads/Action%20Plan%20Implementation%20Efforts%20\(1\).pdf](file:///C:/Users/Patricia%20Eklund/AppData/Local/Packages/Microsoft.MicrosoftEdge_8wekyb3d8bbwe/TempState/Downloads/Action%20Plan%20Implementation%20Efforts%20(1).pdf)

Next meeting of the ABAG Executive Board: October 3, 2018

CASA “The Committee to House the Bay Area”:

- a. Survey: CASA conducted an online survey of local jurisdictions. The Preliminary Results can be viewed by the clicking this link:
file:///C:/Users/Patricia%20Eklund/AppData/Local/Microsoft/Windows/INetCache/IE/7BBGM135/Full%20Agenda%20Packet%20CASA%20TC%207_18_2018.pdf

Basically, CASA received 139 complete responses representing 69 cities and all nine counties. 64 from policymakers, 75 from key staff, including planning/housing directors, and city/county managers.

- b. CASA Compact includes the following issue areas which will include recommendations on what CASA, MTC and ABAG should be doing to achieve.

Protection

- 1. Rent stabilization and anti-gouging rent cap
- 2. Stronger just cause eviction requirements
- 3. Tenant services and right to counsel
- 4. Short-term rental and relocation assistance
- 5. Protection incentives for landlords and jurisdictions

Preservation

- 6. Regional tracking and notification system
- 7. Flexible housing preservation funding
- 8. More preservation at the local level
- 9. Tax on vacant and under-utilized units and parcels

Production (market-rate + affordable)

- 10. More types of housing in different neighborhoods
- 11. Lower net cost of new construction
- 12. Entitlement reform to reduce delays and improve compliance with state law
- 13. Fiscal incentives and requirements for jurisdictions

Production (affordable)

- 14. Affordable housing production funding
- 15. Tailored policy and implementation toolkit for local jurisdictions
- 16. Surplus public land for affordable housing

- c. In July, the CASA Technical Committee discussed:
 - 1. Action #11.4 Promote Off-site Construction and Similar Efficiency/Cost Improvements to Reduce Cost by 20% -- specifically, CASA should convene a production efficiency/cost reduction working group to support the scaling of the off-site construction industry and other cost reduction/production efficiency improvements that will reduce overall construction costs and improve delivery. Review cost reduction/productivity enhancement in residential construction with the aim of expanding housing production.
 - 2. Action # 12.1 Restore Fair Predictable Process and Close Loopholes in State Housing Laws – specifically amend the Mitigation Fee Act, Permit Streamlining Act, Housing Accountability Act and CEQA.
 - 3. Action #12.2 Expand Number of Eligible SB 35 Projects -- specifically enable more projects use SB 35 as primary by pairing with economic incentives that are offered for similar programs in other States (NYC) and thereby expand construction labor force.
 - 4. Action #17.1 Apprentice Utilization Standard – specifically stabilize construction labor supply by linking (a) streamlining; (b) local, regional or state funds; (c) local or state regulatory fee waivers and (d) tax credits/abatements to a TBD apprentice-utilization standard for projects that fall within a TBD range of project

types and scale. Leverage the human, physical, & financial capital already invested in programs with demonstrated capacity for scale.

5. Action #17.2 Funding and Expansion of Construction Career Technical Education (CTE) – specifically by stabilizing the construction labor supply by having MTC-ABAG commission a report & action plan for public & private construction training programs to tap foundation & public funds that would enable program expansions. Estimate resources necessary (a) to train approximately 50,000 additional northern California building trades’ workers & (b) to reduce knowledge barriers that prevent construction workers from becoming construction contractors. Assess training programs’ appropriateness for pre-apprenticeship & would-be contractor education.
6. Action #14.3 Lower Voter Approval Threshold for Affordable Housing Measures to 55%.
7. Action #14.4 Recreate Redevelopment Agencies with a Focus on Affordable Housing.
8. Action #14.5 Promote Creation of Affordable Housing Authorities in Each County and at the Regional Level.
9. Action #16.1 State policy/administrative changes to promote the use of publicly-owned sites for housing – There are nearly 700 acres of developable publicly-owned land near transit in the region which could yield between 30,000 and 50,000 new homes. There is also more public land beyond the proximity of transit, but information on such public land is not compiled in any single location and thus, is hard to analyze. Since there is great potential, multiple challenges to achieving a significant scale of development on public land need to be addressed: • There is lack of agreement about use of public land • Land may not be zoned adequately for development today • The State Surplus Land Act requires agencies to offer land for affordable housing, but many agencies do not understand or comply with the law • Many agencies lack the technical resources to implement sophisticated land development deals • Not all public land is equally competitive for low income housing tax credits and other affordable housing subsidy. CASA Technical Committee is proposing changes to State law and guidelines to increase the use of public land for affordable housing.
10. Action # 16.2 Regional Actions to Support, Incentivize and Enforce Housing on Public Land

CASA Technical Committee had an extensive discussion on the proposed recommendations for fiscal consequences for Housing Suppression by cities/counties. To review their July report:

file:///C:/Users/Patricia%20Eklund/AppData/Local/Microsoft/Windows/INetCache/IE/47JTDYN0/Full%20Agenda%20Packet%20CASA%20TC%207_18_2018.pdf

- d. In July, the CASA Steering Committee provided preliminary feedback to the CASA Technical Committee meeting on the following:

The CASA Technical Committee has compiled and discussed over 40 action plans that CASA may advance. The following four Action Plans were presented to the CASA Steering Committee for their input which will be shared with the CASA Technical Committee in September.

1. Protection: Action Plan #1.1 – Rent Stabilization/Anti-Gouging: Creation of a Bay Area-wide rent stabilization or anti-gouging policy that caps annual rent increases for all Bay Area residents.
2. Preservation: Action Plan #8.2 – No Net Loss/Right of First Return: Creation of a Bay Area-wide no net loss of affordability requirement, to preserve the affordability of the Bay Area’s existing housing stock and to help prevent displacement of low-income tenants in the case of demolition.
3. Production: Action Plan #10.8 – Regionwide Inclusionary Zoning: Creation of a Bay Area-wide policy to include affordable homes in market rate housing developments to create mixed-income communities. Create a package of varied incentives for developers to not suppress housing production.
4. Production: Action Plan #11.1 – Reduce Impact Fees: Draft and adopt State law to change the structure of impact fee impositions to make rules more fair and clear Further descriptions of these plans are attached.

An overview of the Technical Committee’s work shared with the Steering Committee thus far is outlined in the attached Action Plan matrix.

<file:///C:/Users/Patricia%20Eklund/AppData/Local/Microsoft/Windows/INetCache/IE/7BBGM135/Final%20Meeting%20Agenda%20Packet.pdf>

Marin ABAG Delegate/Alternate Meetings: Thank you to the ABAG delegates/alternates who attended our May 2018 meeting in Larkspur. I am working with ABAG/MTC on a revised draft of the public workshop agenda. We hope to

have a revised draft in late August for review and discussion at our next meeting. I am working on a location for our public workshop. Unfortunately, the Mill Valley Community Center is not available on any Saturday in 2018; so, I am trying to locate another venue. If you have any ideas, let me know.

ABAG General Assembly: On May 31, 2018, the ABAG General Assembly voted to modify the ABAG bylaws and adopted the Proposed Annual Budget and Work Program for Fiscal Year 2018-2019, including modifying member dues. Following is a link to the video produced by staff: <https://www.youtube.com/watch?v=DFgELgbs6q4&feature=youtu.be>

NOTE: As you may have heard, the plenary speaker Jeremy Nowak at the General Assembly passed away on Saturday, July 28 after complications from a heart attack. A leader in the world of community development financing, Mr. Nowak was the plenary speaker at our 2018 General Assembly where he shared ideas from his new book on urban development, *The New Localism: How Cities Can Thrive in the Age of Populism*. We have lost a valued champion who believed in the power of cities to address the most serious social, economic, and environmental challenges.

UPCOMING MEETINGS¹

- September 14, 2018 – MTC Planning Committee, 10:00 am
- September 19, 2018 -- CASA Technical Committee, 11:00 to 2:00 pm
- September 20, 2018 -- ABAG Legislative Committee, 4:00 pm
ABAG Legislative Committee, 5:00 pm
ABAG Executive Board, 7:00 pm
- September 26, 2018 -- MTC Commission, 9:30 am
CASA Steering Committee meeting, 12:00 to 2:00 pm
- September 2018 -- Marin ABAG Delegates/Alternates meeting, 6:30 to 8:30 pm
- October 12, 2018 -- MTC Planning Committee, 10:00 am
- October 17, 2018 -- CASA Technical Committee meeting,
- October 24, 2018 -- MTC Commission, 9:30 am
CASA Steering Committee Meeting, 12:00 to 2:00 pm

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.