

Report on ABAG to MCCMC¹

February 2020

EXECUTIVE SUMMARY:

- 1) **ABAG General Assembly:** Thank you to the cities who participated in the ABAG General Assembly. The 2019-2020 budget was amended to include an additional \$23.7M in Regional Early Action Planning Grant revenue from the State. Also, there was an interesting panel discussion on SB 50 and the Regional Housing Needs Allocation (RHNA) process.
- 2) **BASIS:** ABAG/MTC staff briefed the planners in Marin on the BASIS database. I will also be scheduling a presentation on Urban Sim for the planners along with interested elected officials.
- 3) **Local Early Action Planning Grants (LEAP) Program:** LEAP Grants provide cities and counties with planning grants to update their planning documents and implement process improvements that accelerate housing production and plan for their 6th cycle RHNA. See below for additional information.
- 4) **REGIONAL GROWTH STRATEGIES:** ABAG Executive Board voted to support staff recommendation for 'Option B' as the growth strategy for Plan Bay Area 2050. It includes 'High Resource Areas' (HRAs) near transit with 30 minute headways; and, 'Transit-Rich Areas' (TRAs) with 15 minute headways be identified by ABAG/MTC for additional housing growth and included in Plan Bay Area and RHNA. These areas would NOT be locally-nominated (like PDAs). See below for additional information.
- 5) **AB 278 (Beall) Advocacy Principles:** ABAG Executive Board voted to support a modified set of proposed advocacy principles related to SB 278 (Beall) which MTC will take action on at their meeting on February 26, 2020. Senator Beall intends to amend his bill, SB 278, to incorporate authorizing legislation for a 1% sales tax in the nine Bay Area counties, subject to voter approval in November 2020, to fund transportation and housing.

BASIS – Bay Area Spatial Information System: I arranged for ABAG/MTC to brief the Marin County planners on the BASIS which is a new open-data initiative for use in the upcoming regional forecasts and long-range planning decisions. Many of the key regional datasets are sourced from local jurisdictions and include data such as land use, zoning, residential planning and a host of related datasets that describe the development pipeline activity for the Bay Area. ABAG/MTC staff estimates that about 65% of the data in BASIS has been verified by local jurisdictions. If your city and/or county has not updated the information, please contact ABAG/MTC staff. This is critical since the BASIS data will be used by Urban Sim to inform Plan Bay Area 2050 and the RHNA process. I will also be scheduling a presentation on Urban Sim for the Marin County planners and elected officials.

Local and Regional Early Action Planning Grants (LEAP) Programs: The State's 2019-2020 Budget Act included significant, one-time funding to assist jurisdictions with implementation of the sixth cycle RHNA, including through updates of local Housing Elements. This funding will be disbursed through two new programs administered by: (1) the Local Early Action Planning (LEAP) grants program, which will provide funding directly to jurisdictions based on a population-based formula, and (2) the Regional Early Action Planning (REAP) grants program, which will enable ABAG/MTC to enhance the RHNA process, develop a regional housing technical assistance program, and otherwise support efforts to accelerate housing production. Based on HCD estimates, Bay Area jurisdictions are eligible for approximately **\$25.5 million directly through the LEAP program**, whereas **ABAG is eligible for approximately \$24 million from the REAP program**. ABAG is eligible to request 25% of the regional funds (approx. \$5.9 million) in the first quarter of 2020.

The LEAP Grants provide cities and counties with planning grants to update their planning documents and implement process improvements that accelerate housing production and plan for their 6th cycle RHNA. Starting in March, HCD's Technical Assistance Team will be hosting technical assistance workshops throughout the state on a regional, sub-regional and county level to provide application assistance and other technical assistant resources. For more information

¹ Marin County Council of Mayors and Councilmembers (MCCMC)

on the program, please visit the LEAP Funding page at: <https://www.hcd.ca.gov/grants-funding/active-funding/leap.shtmlf>. Email any questions to HCD staff at: EarlyActionPlanning@hcd.ca.gov.

REGIONAL GROWTH STRATEGIES: On February 20, 2020, ABAG Executive Board voted 17 to 2 (Eklund and Rodoni) to support staff recommendation for 'Option B' as the growth strategy for Plan Bay Area 2050. It includes additional housing in 'High Resource Areas' (HRAs) near transit with 30 minute headways; and, 'Transit-Rich Areas' (TRAs) with 15 minute headways. These areas would NOT be locally-nominated (like PDAs). The map to the right shows the HRAs, TRAs and PDAs for Marin. There are no PPAs (which are also locally-nominated) for Marin.



Proposed Draft Blueprint Growth Geographies

- Priority Development Area
- Priority Production Area
- Potential Additional Growth Geographies**
- Transit-Rich Area (Outside High Resource Area)
- Transit-Rich Area (Within High Resource Area)
- High Resource Area with Basic Bus Service*
- Regional Rail Station
- Regional Rail Transit (Existing)
- - - Regional Rail Transit (Under Construction)



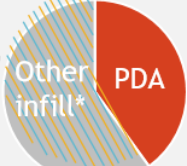
*Peak headways of 16 to 30 minutes.

Last year, 34 new PDAs were nominated along with dozens of PDA boundary modifications. However, many jurisdictions have not nominated the majority of their PDA-eligible areas for consideration, creating challenges in advancing critical equity and sustainability goals for the region and the state. To address this issue, Option B fuses locally-nominated PDAs **with additional growth areas in Transit-Rich and High-Resource places that have not nominated at least 50 percent of PDA-eligible areas.**

In response to requests from several jurisdictions that fell short of that 50 percent threshold, the ABAG Executive Board voted to support a second round of submissions of new or expanded PDAs this spring (2020) in advance of the Final Blueprint phase, and to commit to expanded local engagement specifically targeted to jurisdictions that have designated less than 50 percent of their PDA-eligible areas as places for future housing growth. If the additional submissions from a given local jurisdiction then exceed the 50 percent threshold set under "Option B", these new PDAs would be integrated

in lieu of relevant Transit-Rich and High-Resource Areas as part of the analysis of the Plan Bay Area 2050 Final Blueprint.

The three options proposed last year (see below) were studied to determine achievement with the goals of GHG reduction, equity, RHNA consistency and local implementation. The results of the analysis showed the following:

Location of Growth (charts are illustrative)			GHG Reduction	Equity	RHNA Consistency	Local Implementation
A	Highly focused in: Existing & Proposed PDAs		+	--	-	++
B	Focused in: Existing & Proposed PDAs + select High-Resource Areas + Select Transit-Rich Areas outside PDAs		++	++	+	-
C	More distributed growth within Urban Growth Boundaries * Including all High-Resource Areas + Transit-Rich Areas		--	+	+	+

To learn more about the housing sites in HRAs and TRAs, ABAG/MTC’s map and database of local jurisdiction Housing Element sites can be downloaded from <http://opendata.mtc.ca.gov/datasets/bay-area-housing-opportunity-sites-inventory20072023>. To learn more about High Resource Areas (HRAs) as defined by the CA HCD refer to: https://haasinstitute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.html.

AB 278 (BEALL) ADVOCACY PRINCIPLES: On February 14, 2020, the ABAG and MTC Legislation Committees received a report on proposed advocacy principles related to SB 278 (Beall). While SB 278 currently relates to county transportation plan guidelines; Senator Beall intends to amend it to incorporate authorizing legislation for a 1% sales tax in the nine Bay Area counties, subject to voter approval, generating approximately \$100 billion over 40 years for transportation and affordable housing. The proposed principles were supported by the MTC Legislation Committee along with additional direction to convey a number of additional concerns that were expressed during public comment, including: 1) Consideration of adding more progressive revenue sources in addition to the sales tax; 2) Ensuring that transit operations is adequately funded by the measure; and 3) Including climate restoration goals connected to infrastructure projects focused on reducing greenhouse gas emissions.

The ABAG Legislation Committee did not adopt the proposed principles due to lack of a quorum. On February 20, 2020, after an extensive discussion, the ABAG Executive Board agreed to an expanded list of ‘advocacy principles’ related to SB 278 (Beall) including, but not limited to retaining the numerous hard-won provisions of AB 1487 (Chiu, 2019), including: 1) Retaining the minimum shares across the “3Ps” of production, preservation and protection (>52%/15%/5%, respectively); 2) Distribution between the counties and the region (>80%/<20 percent, respectively); 3) Shared decision-making by ABAG and MTC (acting as the Bay Area Housing Finance Authority) with ABAG being the final voice on whether housing is included; 4) allow for a commercial linkage fee to be operable following a successful vote on a sales tax; 5) consideration of a head tax; 6) questions on how the funds would be split between transportation and housing; and, 6) supporting the addition of a new funding allocation to directly address homelessness. Staff did not recommend a support position on SB 278 at this time, but will bring the bill back for further discussion in March. At the end of the discussion at the ABAG Executive Board, I requested a complete list of what the ABAG Executive Board agreed to which has not been distributed as of the writing of this report.

UPCOMING MEETINGS²

- **February 26, 2020** -- **MTC Commission, 9:30 am**
ABAG/MTC Governance Committee, 11:30 am
- **March 4, 2020** -- **ABAG Regional Planning Committee, 1:00 pm**
- **March 10, 2020** -- **Regional Advisory Working Group, 9:30 am**
- **March 11, 2020** -- **MTC Joint Policy Advisory Council, 1:30 pm**
- **March 12, 2020** -- **ABAG Housing Methodology Committee, 10:00 am**
- **March 13, 2020** -- **Joint ABAG/MTC Legislative Committees, 9:30 am**
Joint ABAG Administrative/MTC Planning Committees, 9:30 am
MTC Executive Board and ABAG Administrative Committee Meeting (re: AB 1487)
- **March 19, 2020** -- **ABAG Executive Board, 7:00 pm**
- **March 25, 2020** -- **MTC, 9:30 am**
- **April 1, 2020** -- **ABAG Regional Planning Committee, 1:00 pm**
- **April 10, 2020** -- **Joint ABAG/MTC Legislative Committees, 9:30 am**
Joint ABAG Administrative/MTC Planning Committees
- **April 14, 2020** -- **Regional Advisory Working Group, 9:30 am**

If you have questions, contact Pat Eklund, Mayor Pro Tem, City of Novato at 415-883-9116; pateklund@comcast.net).

² All meetings are held at 375 Beale Street in San Francisco, unless noted otherwise.