

Report on ABAG to MCCMC¹

October 2020

EXECUTIVE SUMMARY:

- 1) **ABAG Housing Needs Allocation (RHNA) Methodology:** On October 15, 2020, the ABAG Executive Board approved the Draft 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; and, an addition factor for High Opportunity Areas and Proximity to Jobs (Option 8A). ABAG will be releasing the proposed RHNA methodology for public comment and a public hearing to be held in November 2020 prior to final approval by the ABAG Executive Board and transmittal to HCD by the end of 2020.
- 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 that will provide the foundation for the preferred option for the Draft Plan Bay Area 2050. I recently raised concerns about only using sea level rise for climate change without also using flooding in our streams, creeks, rivers, etc. and proposed use of CALFIRE maps rather than Wildland Urban Interface (WUI) for fire hazards.

Regional Housing Needs Allocation (RHNA) Methodology: First, I want to thank all of the 10 cities – Belvedere, Corte Madera, Fairfax, Mill Valley, Larkspur, Novato, Ross, San Anselmo, San Rafael and Sausalito 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 approved prior to the ABAG Executive Board meeting. Lastly, I want to thank Elise Semonian, Community Development Director for the Town of San Anselmo for serving with me on ABAG’s Housing Methodology Committee where we met every month for the past year; and, for Ethan Guy, planner in the City of San Rafael for his guidance and insightful comments. We worked well as a team!!

At the ABAG Executive Board meeting, two alternate proposals were considered and discussed (in addition to option 8A proposed by the Housing Methodology Committee). The two alternate proposals were:

- 2015-2050 Growth (Blueprint) Baseline with Option 8A Factors/Weights: this option proposed by the Mayors of Contra Costa County (and, supported by 10 cities in Marin and the County of Marin) uses the same factors and weights as the proposed RHNA methodology recommended by the HMC and RPC, but incorporates household growth from the Plan Bay Area 2050 Blueprint instead of 2050 Households as the baseline allocation. This change to the baseline results in a significantly different pattern of RHNA allocations compared to the recommended proposed methodology.
- Option 6A: Modified High Opportunity Areas Emphasis with equity adjustment: this option includes the factors and weights shown in Table 2 and uses 2050 Households (Blueprint) as the baseline allocation. This proposal also includes the “equity adjustment” that, as mentioned previously, the HMC opted not to include in the proposed methodology (see page 4). Additionally, although ABAG/MTC staff recommended Option 6A as the proposed methodology at the September 18th HMC meeting, the HMC chose Option 8A as a compromise recommendation that better reflected the diverse viewpoints of the committee.

After about 4 hours of debate and public testimony, the ABAG Executive Board voted for Option 8A with **9 votes opposed**. [For a more detailed explanation, please refer to the September 2020 ABAG Report.] Basically, this option includes using:

- 2050 Households from the Plan Bay Area Blueprint 2050 as the baseline allocation. With this approach, a jurisdiction’s initial share of the RHND is based on its share of the region’s total households in the year 2050.

¹ Marin County Council of Mayors and Councilmembers (MCCMC)

Using households in 2050 takes into consideration the number of households that are currently living in a jurisdiction as well as the number of households expected to be added over the next several decades.

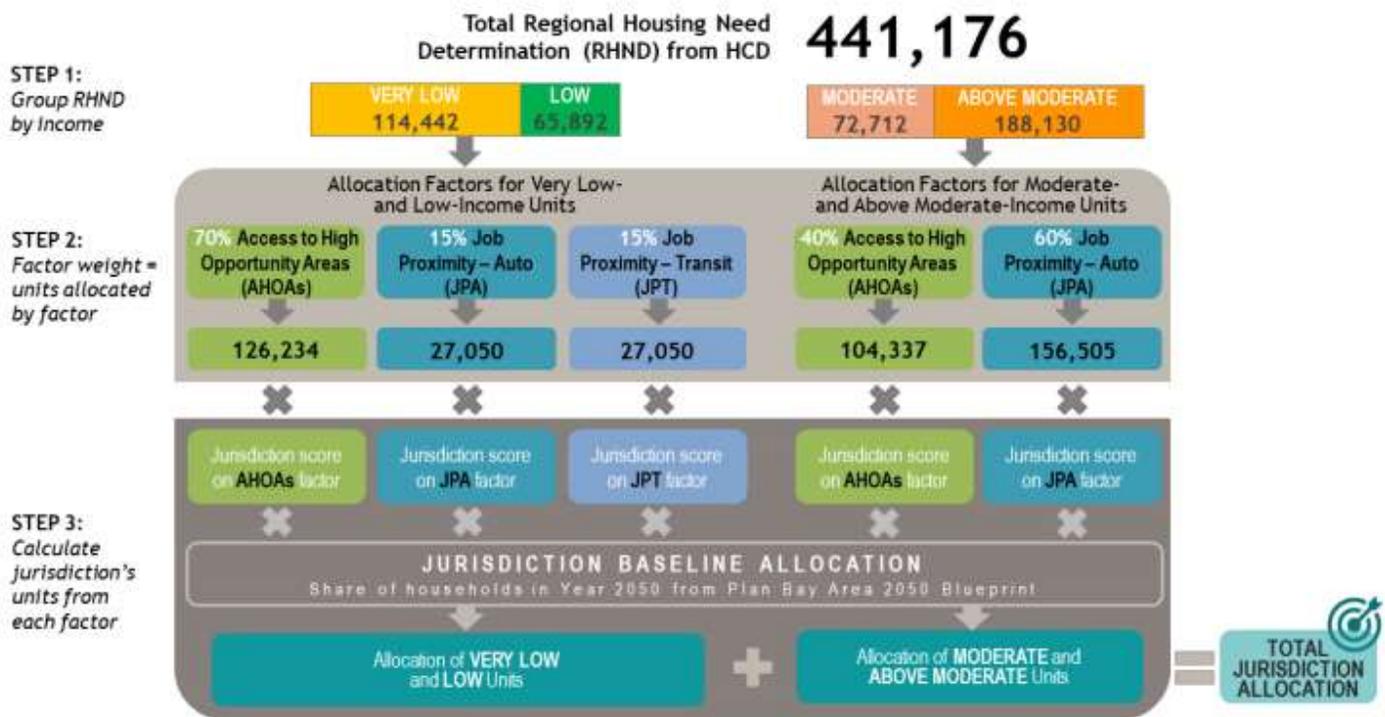
- **Bottoms Up income allocation.** With this approach, the income allocation methodology is used to identify the number of units for each income category, and the sum of units in the four income categories equals a jurisdiction’s total allocation. With this option, there are two separate variants: a. Bottom-Up with 2-Factor Concept; and, b. Bottom-Up with 3 Factor Concept. See the chart below for an explanation of this option:

<p>Bottom-Up 2-Factor Concept</p> <p>Affordable: Very Low and Low</p> <ul style="list-style-type: none"> • Access to High Opportunity Areas 50% • Jobs-Housing Fit 50% <p>Market-Rate: Moderate and Above Moderate</p> <ul style="list-style-type: none"> • Job Proximity – Auto 50% • Jobs-Housing Balance 50% 	<p>Bottom-Up 3-Factor Concept</p> <p>Affordable: Very Low and Low</p> <ul style="list-style-type: none"> • Access to High Opportunity Areas 40% • Jobs-Housing Fit 40% • Job Proximity – Transit 20% <p>Market-Rate: Moderate and Above Moderate</p> <ul style="list-style-type: none"> • Job Proximity – Auto 50% • Job Proximity – Transit 30% • Jobs-Housing Balance 20%
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- **Additional Factors and Weights.** This factor includes an additional emphasis on geographic areas that are designated ‘High Opportunity Areas’ and proximity to jobs.

The approved draft RHNA Methodology would be calculated for each city and county using a 3 step process:

Figure 1: Proposed RHNA Methodology Overview



The one outstanding issue is how the growth associated with the SOI should be distributed. In the past, the growth was assigned to the respective cities’ RHNA allocation rather than the unincorporated county. However, currently the proposal includes keeping the housing with the County. Currently, ABAG is talking with Counties that have expressed concerns and their cities. I understand that for Marin County, the County is expected to plan for the housing in the SOI.

The proposed RHNA methodology will be released for public comment, including a public hearing to be held in November 2020. In early December 2020, the Plan Bay Area 2050 Final Blueprint data for the 2050 Household baseline is anticipated to become available. The RPC and Executive Board will then weigh in on public feedback as well as updates made to integrate the Final Blueprint data. Approval and submittal of the Draft RHNA Methodology to HCD is expected by the end of 2020.

Plan Bay Area 2050 – Draft Blueprint: As mentioned in the last monthly report, on September 17, 2020, 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.]

During the September Board meeting, I mentioned that using CALFIRE maps for ‘fire hazards’ and sea level rise for climate change were not adequate. I again raised the issues at the October ABAG Executive Board meeting and requested that the ABAG Executive Board discuss options for determining hazards – both fire and water.

As you may know, CAL FIRE does not conduct assessments on all properties that are considered a ‘fire risk’. They are behind on the assessments of SRO’s (State properties) and do not conduct assessments on LRO’s and/or SRO’s that have been contracted with the local agency (Marin being one of them). They also only map the ‘very high fire risk’ areas and not the high or moderate fire risks.

I believe that the data in the ABAG/MTC database does not adequately represent the fire risk in our communities throughout the Bay Area. I had recommended we use the WUI designations (Wildland Urban Interface) in lieu of the CAL FIRE maps. I believe this better represents the fire risks which are real. Many of our cities in Marin have articulated their concerns about adequately assessing fire risk in PBA in their letters regarding RHNA.

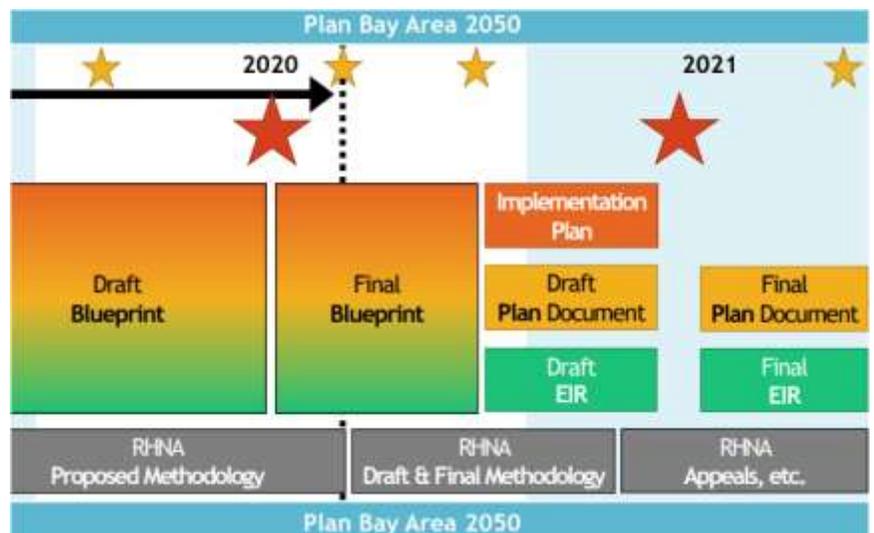
In a map provided by the Novato Fire Protection District, it identifies the very high, high, moderate and low fire risk areas in Marin. You will see that many of our cities are in ‘very high’ fire risk areas.

The other issue is with climate change. I understand that the PBA 2050 has factored in sea level rise, but not existing flood areas including, but not limited to creeks, streams, rivers that are subject to extreme flooding. In fact, I understand that ABAG/MTC’s database includes sites that are possible for housing development that will flood up to 8 feet above grade. We need a more realistic approach that takes into account sea level rise along with flooding in our waterways. We should be looking at and using the FEMA maps which looks at flooding in our watersheds. These maps are heavily used by the insurance industry along with local and state governments; and, are routinely updated. With climate change, we will, as you know, get more extreme weather conditions. That means more flooding.

I am hoping that we will have this discussion at the November or December ABAG Executive Board meeting, prior to distribution of the Draft PBA 2050. If cities have any additional information, please let me know.

ABAG/MTC will issue the notice of preparation of the EIR and develop the alternates to be evaluated in the EIR in October; decide on the preferred alternative in December 2020 and begin developing the Draft Plan Bay Area 2050, Draft EIR and Implementation Plan for release in April 2021 for public comment.

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.



UPCOMING MEETINGS²

- **October 26, 2020 --** MTC Blue Ribbon Transit Recovery Task Force, 1:05pm
- **October 28, 2020 --** MTC Audit Committee, 9:05 am
MTC Bay Area Toll Authority, 9:35 am
MTC Bay Area Infrastructure Financing Authority, 9:40 am
Metropolitan Transportation Commission, 9:45 am
- **October 29, 2020 --** ABAG POWER Board of Directors, 11:00 am
MTC Policy Advisory Council Equity & Access Subcommittee, 2:05 pm
- **November 2, 2020 --** MTC Policy Advisory Council Fare Coordination & Integration Subcommittee, 10:05 am
- **November 4, 2020 --** MTC Programming and Allocations Committee, 1:35 pm
MTC Bay Area Toll Authority Oversight Committee, 1:40 pm
MTC Administration Committee, 1:45 pm
- **November 6, 2020 --** MTC Operations Committee, 9:35 am
Joint MTC Planning Committee with ABAG Administrative Committee, 9:40 am
Joint MTC ABAG Legislative Committee, 10:15 am
MTC Policy Advisory Council Equity and Access Subcommittee, 2:05 pm
- **November 10, 2020 --** MTC Regional Equity Working Group, 9:30 am
- **November 12, 2020 --** ABAG Regional Planning Committee, 1:00 pm
- **November 13, 2020 --** Bay Area Regional Collaborative, 10:05 am
- **November 16, 2020 --** MTC Blue Ribbon Transit Recovery Task Force, 9:05 am
MTC Clipper Executive Board, 1:35 pm
- **November 17, 2020 --** MTC Policy Advisory Council, 3:05 pm
- **November 19, 2020 --** ABAG SF Bay Trail Steering Committee, 3:00 pm
ABAG Finance Committee, 5:30 pm
ABAG ACFA Governing Board, 6:00 pm
ABAG Executive Board, 6:30 pm
- **November 20, 2020 --** 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
SF Peninsula Rail Program Executive Steering Committee, 11:00 am
Joint ABAG MTC Governance Committee, 12:30 pm
MTC BATA Recovery Ad Hoc Working Group, 2:30 pm

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

² All meetings are conducted via Zoom, webcast, teleconference, unless noted otherwise.