

Report on ABAG to MCCMC¹





February 2021

EXECUTIVE SUMMARY:

- 1) **Plan Bay Area 2050 – Draft Implementation Plan:** As part of PBA 2050, ABAG/MTC develops and adopts an Implementation Plan that focuses on short-term, tangible actions that will advance the adopted 35 strategies in the Plan Bay Area 2050 Final Blueprint.
- 2) **Legislation:** The Joint ABAG/MTC Legislation Committee has recommended proposed positions on SB 10 (Weiner) and SB 7 (Atkins) for 2021-2022 to ABAG Executive Board and the MTC, respectively.

Plan Bay Area 2050 – Draft Implementation Plan: In the January 2021 ABAG Report to MCCMC, I reported that 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). As part of PBA 2050, ABAG and MTC will be developing and adopting an Implementation Plan that focuses on short-term, tangible actions that will advance the adopted 35 strategies in the Plan Bay Area 2050 Final Blueprint.

Staff will be presenting draft implementation recommendations for each strategy, as well as key policy and strategy considerations focused on Transportation, Housing, Economy and the Environment. Following is a Housing example:

Housing: Protect and Preserve Affordable Housing													
Strategies	Assessment of Current Conditions				Recommended MTC/ABAG Implementation Role	Summary							
	Authority	Financial Resources	Public & Political Support	Technical Capacity									
H1. Further Strengthen Renter Protections Beyond State Legislation					Support	The agencies do not have authority for legislation but BAHFA will have authority to implement programs for renter services if and when funding is secured. Resources are not currently available but could become available over the medium-term (5-8 years) by ballot measure or state/federal appropriation. There is not sufficient technical capacity at the moment but additional capacity could be built if appropriately resourced; this strategy is generally popular although there is some opposition from segments of the real estate industry.							
H2. Preserve Existing Affordable Housing					Lead	BAHFA has this authority via its establishing legislation, although it's unlikely the agency would acquire properties on its own; most likely BAFHA would be a funding partner to developers, invest in strengthening the ecosystem of preservation practitioners, and work to convene stakeholders. Financial resources and technical capacity are contingent upon securing significant new resources over the medium-term (5 to 8 years); there is limited internal technical expertise on preservation but could be built if appropriately resourced. There is a major opportunity for BAHFA to provide regional leadership in this space, which is a key plank of the "3P" approach to housing.							
Housing: Spur Housing Production at all Income Levels													
H3. Allow a Greater Mix of Housing Densities and Types in Blueprint Growth Geographies 					Partner	The agencies have no authority over local land use, zoning, and entitlements; this is an area where local jurisdictions will have to make changes. ABAG does, however, have the Regional Housing Technical Assistance and PDA Planning programs to provide funding and technical assistance to local jurisdictions. Public support may be a challenge in places although there is generally strong support in public polling as well as from relevant policy boards.							
H4. Build Adequate Affordable Housing to Ensure Homes for All					Lead	Although BAHFA has authority via statute to fund new affordable housing, it is unlikely to directly build housing and would more likely work as a funding partner to developers and act to convene stakeholders. Financial resources and technical capacity are contingent upon securing new resources over the medium-term (5-8 years). Public support may be a challenge in specific locations but polling shows overwhelming support, in addition to strong support from relevant policy boards. BAHFA's potential funding role would be essential to the implementation of this strategy, which is a key plank of the "3P" approach to housing; however, ultimate success will depend on partnership across multiple sectors - particularly with jurisdictions.							
<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 30%;">MTC/ABAG Assessment Legend</td> <td style="width: 10%; background-color: #f4a460;">Limited</td> <td style="width: 10%; background-color: #fff2cc;">Partial</td> <td style="width: 10%; background-color: #c6e0b4;">Existing</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"> Key GHG Reduction Strategy</td> </tr> </table>							MTC/ABAG Assessment Legend	Limited	Partial	Existing			 Key GHG Reduction Strategy
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LEGISLATION: The Joint ABAG/MTC Legislation Committee is recommending a support position on the following bills to the MTC (on February 24, 2021) and ABAG Executive Board (March 18, 2021):

1. **SB 10 (Weiner)** - Planning and zoning. Housing Development. Density. This bill (re-introduced SB 902) would “notwithstanding any local restrictions on adopting zoning ordinances enacted by the jurisdiction, **including restrictions enacted by a local voter initiative**, that limit the legislative body’s ability to adopt zoning ordinances, a local government

¹ Marin County Council of Mayors and Councilmembers (MCCMC)

may pass an ordinance to zone a parcel for up to 10 units of residential density per parcel, at a height specified by the local government in the ordinance” if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined.

The bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2022, based on specified criteria. The bill would specify that an ordinance adopted under these provisions is not a project for purposes of the California Environmental Quality Act. The bill would prohibit a residential or mixed-use residential project consisting of 10 or more units that is located on a parcel rezoned pursuant to these provisions from being approved ministerially or by right. **VOTES:**

Yes - Eddie Ahn, Jesse Arreguin, David Canepa, Cindy Chavez, Scott Haggerty, Barbara Halliday, Sam Liccardo, Jake Mackenzie, Karen Mitchoff, David Rabbitt, Belia Ramos, and Jim Spering

No – Connolly and Eklund **Absent:** Dave Hudson, Gordon Mar and Alfredo Pedroza

2. **SB 7 (Atkins)** – Environmental quality. Jobs & Economic Improvement through Environmental Leadership Act of 2021. This bill (re-introduced SB 995) would require a lead agency to prepare a master EIR for a general plan, plan amendment, plan element, or specific plan for housing projects where the state has provided funding for the preparation of the master EIR. **VOTES:**

Yes – Eddie Ahn, Jesse Arreguin, David Canepa, Cindy Chavez, Scott Haggerty, Barbara Halliday, Dave Hudson, Sam Liccardo, Jake MacKenzie, Karen Mitchoff, David Rabbitt, Belia Ramos, and Jim Spering

No – Connolly and Eklund **Absent** - Gordon Mar and Alfredo Pedroza

UPCOMING MEETINGS²

- **February 24, 2021 --** Metropolitan Transportation Commission, 9:35 am
MTC Bay Area Toll Authority, 9:40 am
- **March 1, 2021 –** MTC Policy Advisory Council Equity and Access Subcommittee, 1:00 pm
- **March 9, 2021 --** MTC Regional Advisory Working Group, 9:35 am
- **March 10, 2021 --** MTC Administrative Committee, 9:40 am
MTC Policy Advisory Council, 9:45 am
- **March 11, 2021 --** ABAG Regional Planning Committee, 10:00 am
- **March 12, 2021 --** Joint ABAG Administrative and MTC Planning Committee, 9:40 am
Joint ABAG/MTC Legislation Committee, 9:45 am
- **March 18, 2021 --** ABAG Finance Committee, 5:00 pm
ABAG ACFA Governing Board, 5:30 pm
ABAG Executive Board, 6:00 pm
- **March 24, 2021 --** MTC Bay Area Toll Authority, 9:35 am
MTC Bay Area HQ Authority, 9:40 am
MTC Bay Area Infrastructure Authority, 9:45 am
Metropolitan Transportation Commission, 9:50 am
- **April 1, 2021 --** ABAG Housing Committee, 1:00 pm

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

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