

Report on ABAG to MCCMC¹

March 2021

EXECUTIVE SUMMARY:

- 1) **Plan Bay Area 2050 – Draft Implementation Plan Update:** As part of PBA 2050, ABAG/MTC has developed and will adopt an Implementation Plan that focuses on short-term, tangible actions that advances the adopted 35 strategies in the Plan Bay Area 2050 Final Blueprint. A draft is under review of which highlights are below.
 - 2) **Resiliency/Climate Adaptation Advocacy Principles:** Postponed action to discuss further with other regional agencies and ABAG Board members.
 - 3) **ABAG approved Financing Services Agreement** between the Bay Area Regional Energy Network with the Sonoma County Regional Climate Protection Authority (RCPA) for startup capital for the BayREN Water Upgrades \$ave Program in an amount not to exceed \$1 million.
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LEGISLATION: The ABAG Executive Board took action on the following bills:

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 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.

The ABAG Executive Board voted to support SB 10. VOTES: Yes – 19; No – 10; and, Absent - 4

Yes - Candace Andersen, Jesse Arreguin, Tom Butt, David Canepa, Director Chan for London Breed, Leon Garcia, Giselle Hale, Barbara Halliday, Dave Hudson, Director Mayhan, Otto Lee, Gordon Mar, Nathan Miley, Karen Mitchoff, Raul Peralez, David Rabbitt, Belia Ramos, Carlos Romero, Lori Wilson.

No – Keith Carson, Cindy Chavez, Pat Eklund, Carolie Fife, Neysa Fligor, Liz Gibbons, Stephanie Moulton-Peters, Loren Taylor, Susan Adams, Monica Brown. **Absent:** Nikki Fortunato Bas, Maya Esparza, Rich Hillis, Rafael Madelman.

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.

The ABAG Executive Board voted to support SB 7. VOTES: Yes – 23; No – 5; Abstain – 1; Absent: 4

Yes – Candace Andersen, Jesse Arreguin, David Canepa, Tom Butt, Keith Carson, Cindy Chavez, Neysa Fligor, Leon Garcia, Giselle Hale, Barbara Halliday, Otto Lee, Director Mahan, Nathan Miley, Karen Mitchoff, Raul Peralez, David Rabbitt, Belia Ramos, Carlos Romero, Loren Taylor, Lori Wilson, Susan Adams, Director Chan. Director Silva.

No: Pat Eklund, Stephanie Moulton-Peters, Monica Brown, Carolie Fife, Liz Gibbons **Abstain:** Gordon Mar **Absent:** Nikki Fortunato Bas, Maya Esparza, Rich Hillis, Rafael Madelman.

3. Adoption of Resiliency/Climate Adaptation Principles to guide ABAG/MTC’s legislative engagement. Currently several bills have been introduced that focus on climate adaptation including, but not limited to: AB 11 (Ward); AB 50 (Boerner-Horvath), A 51 (Quirk), and AB 897 (Mullin). In addition, the following resilience-related bond proposals have

¹ Marin County Council of Mayors and Councilmembers (MCCMC)

been introduced including, but not limited to AB 1500 (Garcia) and SB 45 (Portantino). After extension discussion, the Board agreed to postpone the action to allow for additional discussion to clarify roles of various regional entities and how should policies and projects around resiliency and adaptation to sea level rise should be handled in the Bay Area.

Bay Area Regional Energy Network (BayREN)

ABAG Executive Board approved a Financing Services Agreement between the Bay Area Regional Energy Network with the Sonoma County Regional Climate Protection Authority (RCPA) for startup capital for the BayREN Water Upgrades \$ave Program in an amount not to exceed \$1 million. The Master Agreement provides that the Partner Utility will repay ABAG for all approved costs associated with installation and repair of water and energy efficiency improvements at the premises served by participating water utility, as well as the administrative and capital fees regardless of collection from the participating water customers.

Water Upgrades \$ave 80% Rule

Allows utilities to install eligible improvements on customers' premises with assurances field tested by three BayREN Pay-As-You-Save® (i.e., tariff) on-bill pilots:

- No up-front payment, no new debt obligation, no credit checks, and no liens.
- Monthly on-bill **charge is significantly lower than estimated savings.**
- Participants pay only while they are a utility customer at the project location.
- A guarantee that failed measures are repaired or the payment obligation is terminated.



Plan Bay Area 2050 –Implementation Plan Update: As part of PBA 2050, a Draft Implementation Plan identifies short-term, tangible actions that will advance 35 strategies over the next one-to-five years. The 35 strategies are:

Transportation	
Themes & Strategies	Draft Implementation Actions
Maintain and Optimize the Existing System <ul style="list-style-type: none"> • Restore, Operate, and Maintain the Existing System • Support Community-Led Transportation Enhancements in Communities of Concern • Enable a Seamless Mobility Experience • Reform Regional Transit Fare Policy • Implement Per-Mile Tolling on Congested Freeways • Improve Interchanges and Address Highway Bottlenecks • Advance Other Regional Programs and Local Priorities 	1a) Seek new revenues for transportation, including community-led enhancements and fare reform, and explore greater flexibility in the use of existing transportation funding to support operations and maintenance needs
	1b) Implement the network management recommendations of the Blue-Ribbon Transit Recovery Taskforce ☁
	1c) Implement the customer-centric fare payment recommendations of the Fare Integration Taskforce ☁
	1d) Deploy the Clipper Mobile app, next-generation Clipper, and regional transit mapping/wayfinding to improve seamless integration of network ☁
	1e) Continue and seek greater strategic alignment of existing programs, including Community-Based Transportation Planning Program, Clipper START, FasTrak START, 511, Bay Area Forward, and Connected Bay Area, among others, to support the maintenance, optimization, and restoration of the existing transportation system
	1f) Identify strategies to advance roadway pricing through deep public engagement 🌳 ☁
	1g) Update guidelines for the upcoming cycle of the Community-Based Transportation Planning Program
Create Healthy and Safe Streets <ul style="list-style-type: none"> • Build a Complete Streets • Advance Regional Vision Zero Policy through Street Design and Reduced Speeds 	2a) Seek new revenues for transportation, including Complete Streets and Vision Zero priorities
	2b) Advocate for elimination of the “85 th percentile rule” for setting speed limits and for authorization of automated speed enforcement 🌳
	2c) Complete and implement the recommendations of the Regional Active Transportation Plan ☁
	2d) Continue and seek greater strategic alignment of existing programs, such as the Active Transportation Program and the Vision Zero shared data initiative, to support complete streets and regional safety efforts

Transportation	
Themes & Strategies	Draft Implementation Actions
Build a Next-Generation Transit Network <ul style="list-style-type: none"> Enhance Local Transit Frequency, Capacity and Reliability Expand and Modernize the Regional Rail Network Build an Integrated Regional Express Lane and Express Bus Network 	3a) Advocate for changes to state law and federal regulations that will facilitate the conversion of general-purpose lanes to priced facilities
	3b) Seek new revenues for transportation, including local and regional transit expansion
	3c) Complete and implement the TOD Policy Update to ensure land use supports transit investments and supports access to transit ☁
	3d) Collaborate with regional and megaregional partners on major rail expansion projects and identify best practices to boost schedule adherence and reduce costs
	3e) Continue and seek greater strategic alignment of existing programs, including the Bay Area Forward person-throughput investments, transit signal priority investments, and Express Lanes Network expansion, to support next-generation transit needs ☁
	3f) Study commute patterns of essential workers and make recommendations for network modifications to better suit their mobility needs

Housing	
Themes & Strategies	Draft Implementation Actions
Protect and Preserve Affordable Housing <ul style="list-style-type: none"> Further Strengthen Renter Protections Beyond State Legislation Preserve Existing Affordable Housing 	4a) Seek new revenues for affordable housing preservation
	4b) Advocate for greater renter protections for tenants and low-income communities to prevent unjust evictions and displacement
	4c) Launch suite of pilot projects to assist local jurisdictions, including developing standardized best practices for tenant protection programs and ordinances and the restructured Bay Area Preservation Pilot Program
	4d) Partner in the development and design of the Regional Homelessness Prevention System
	4e) Complete and implement the Expanded Regional Housing Portfolio Business Plan
	4f) Evaluate changes to federal and state tax and finance policies to increase the viability of affordable housing preservation strategies
Spur Housing Production at All Income Levels <ul style="list-style-type: none"> Allow a Greater Mix of Housing Densities and Types in Growth Geographies Build Adequate Affordable Housing to Ensure Homes for All Integrate Affordable Housing in All Major Housing Projects Transform Aging Malls and Office Parks into Neighborhoods 	5a) Seek new revenues for affordable housing production and explore better coordination of existing funding streams
	5b) Advocate for legislation that enables greater mix of housing densities and types in Final Blueprint Growth Geographies 🌳
	5c) Continue and seek greater strategic alignment of existing programs, including financial resources and technical assistance through the Regional Housing Technical Assistance Program and PDA Program, with goals of providing capacity-enhancing support for REAP-funded local cohorts, initiating plans for all remaining PDAs by 2025, enabling local governments to develop context-specific inclusionary zoning and affordable housing incentives, and promoting planning and redevelopment of malls and office parks in PDAs and other growth geographies 🌳 ☁
	5d) Complete and implement the TOD Policy Update to ensure land use supports transit investments and supports access to transit ☁
	5e) Launch and delivery suite of pilot projects to assist local jurisdictions, including Regional Affordable Housing Application Platform (“Doorway”) and Affordable Housing Pipeline Database
	5f) Study opportunities and challenges and partner with local jurisdictions to accelerate the redevelopment of aging malls and office parks
	5g) Complete and implement the Expanded Regional Housing Portfolio Business Plan
	5h) Evaluate changes to federal and state tax and finance policies to increase the viability of affordable housing preservation strategies
Create Inclusive Communities <ul style="list-style-type: none"> Provide Targeted Mortgage, Rental, and Small Business Assistance to Communities of Concern Accelerate Reuse of Public and Community-Owned Land for Mixed-Income Housing and Essential Services 	6a) Seek new revenues for rental, mortgage, and small-business assistance programs
	6b) Launch a pilot to assist local jurisdictions focused on the development of a network of rental and mortgage providers
	6c) Continue and seek greater strategic alignment of existing programs, including financial resources and technical assistance through the Regional Housing Technical Assistance Program and PDA Program, to plan for public land reuse and to advance residential and mixed-use projects with a large share of affordable housing
	6d) Complete and implement the Expanded Regional Housing Portfolio Business Plan
	6e) Partner with local jurisdictions and stakeholders to explore approaches to catalyze utilization of public- and community-owned land, including potential working groups, regional studies, or other appropriate vehicles

Economy	
Themes & Strategies	Draft Implementation Actions
Improve Economic Mobility <ul style="list-style-type: none"> Implement a Statewide Universal Basic Income Expand Job Training and Incubator Programs Invest in High-Speed Internet in Underserved Low-Income Communities 	7a) Advocate for greater state support for internet subsidies and a more deliberate state approach to expanding access to broadband for low-income households
	7b) Explore support and further research for a potential statewide pilot program related to a universal basic income
	7c) Partner with economic stakeholders to conduct regional economic studies related to inclusive post-COVID recovery, megaregional economic needs, and/or closing the “digital divide”, including interaction with transportation project delivery
Shift the Location of Jobs <ul style="list-style-type: none"> Allow Greater Commercial Densities in Growth Geographies Provide Incentives to Employers to Shift Jobs to Housing-Rich Areas Well Served by Transit Retain and Invest in Key Industrial Lands 	8a) Complete and implement the TOD Policy Update to ensure land use supports transit investments ☁
	8b) Continue and seek greater strategic alignment of existing programs, including PDA Planning grants with expanded emphasis on both housing and jobs 🌳☁
	8c) Evaluate funding sources and develop a pilot Priority Production Area (PPA) Planning and Technical Assistance Program, with a goal of supporting up to five PPAs by 2025

Environment	
Themes & Strategies	Draft Implementation Actions
Reduce Risks from Hazards <ul style="list-style-type: none"> Adapt to Sea Level Rise Provide Means-Based Financial Support to Retrofit Existing Residential Buildings Fund Energy Upgrades to Enable Carbon-Neutrality in All Existing Commercial and Public Buildings 	9a) Seek new revenues for full range of resilience needs
	9b) Evaluate potential legislative reforms to better address resilience goals and establish clear roles and responsibilities for sea level rise adaptation planning, funding, and implementation
	9c) Develop a pilot to support shoreline adaptation projects, with a goal of supporting up to two counties with shoreline planning by 2025
	9d) Evaluate the feasibility of expanding BayREN’s scope/mission to develop a broader range of program offerings that will support building retrofits and water/energy upgrades
	9e) Develop a sea level rise adaptation funding plan for implementation, identifying the right mix of “green” and “gray” infrastructure
	9f) Study and identify Plan Growth Geographies for resilience risk and opportunities and reform Growth Geography planning guidance accordingly
	9g) Compile detailed assessments for seismic, wildfire, water, and energy needs, which will explore financial needs, key relevant initiatives, best practices, key stakeholders, and workforce and technology needs, among other areas
Expand Access to Parks and Open Space <ul style="list-style-type: none"> Maintain Urban Growth Boundaries Protect and Manage High-Value Conservation Lands Modernize and Expand Parks, Trails and Recreation Facilities 	10a) Seek new revenues for conservation, parks, recreation, and open space, with a special emphasis on improving access and enhancing amenities for Communities of Concern
	10b) Advocate for local jurisdictions to respect existing urban growth boundaries to avoid net expansion of areas eligible for urban development 🌳☁
	10c) Revamp the Priority Conservation Area (PCA) program using a data-driven approach to better prioritize the most critical areas for conservation, while addressing a broader range of policy concerns
	10d) Continue and seek greater strategic alignment of existing programs, including implementation of the Regional Advance Mitigation Program (RAMP) and the Regional Trails Program, to support Plan Bay Area 2050’s open space and parks goals
Reduce Climate Emissions <ul style="list-style-type: none"> Expand Commute Trip Reduction Programs at Major Employers Expand Clean Vehicle Initiatives Expand Transportation Demand Management Initiatives 	11a) Seek legislative authority to expand existing Bay Area Commuter Benefits Program in partnership with BAAQMD 🌳☁
	11b) Seek new revenues for climate, travel demand management and electrification needs
	11c) Convene local governments and TDM partners to expand relationships, target outreach, discuss metrics and share data
	11d) Restructure MTC Climate Initiatives Program and operational TDM programs to ensure they can effectively scale over the next five years, while advancing existing initiatives including Local Parking Policy, Mobility Hubs, Vanpooling/Carsharing, Bay Wheels, and electric vehicle/charger programs 🌳☁

UPCOMING MEETINGS²

- **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
- **March 26, 2021 --** ABAG San Francisco Bay Trail Board of Directors, 10:00 am
- **April 5, 2021 --** MTC Policy Advisory Council Equity & Access Subcommittee, 1:00 pm
BATA Recovery Ad Hoc Working Group, 3:00 pm
- **April 6, 2021 --** MTC Regional Advisory Working Group, 9:35 am
- **April 8, 2021 --** ABAG Regional Planning Committee, 10:00 am
ABAG Housing Committee, 1:00 pm
- **April 9, 2021 --** MTC Operations Committee, 9:35 am
Joint MTC Planning and ABAG Administrative Committees, 9:40 am
Joint ABAG/MTC Legislation Committee, 9:45 am
- **April 14, 2021 --** MTC Bay Area Toll Authority Oversight Committee, 9:35 am
MTC Administrative Committee, 9:40 am
MTC Programming and Allocations Committee, 9:45 am
MTC Policy Advisory Council, 1:35 pm
- **April 15, 2021 --** ABAG Power Executive Committee, 11:00 am
ABAG Finance Committee, 5:00 pm
ABAG Executive Board, 5:30 pm
- **April 23, 2021 --** Bay Area Partnership Board, 1:00 pm
- **April 28, 2021 --** MTC Bay Area Toll Authority, 9:35 am
MTC Bay Area HQ Authority, 9:40 am
MTC Bay Area Infrastructure Financing Authority, 9:45 am
Metropolitan Transportation Commission, 9:50 am

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.