

## Report on ABAG to MCCMC

April 2018

**ABAG General Assembly:** The ABAG General Assembly is scheduled for: May 31, 2018 at Bay Area Metro Center (ABAG/MTC offices) located at 375 Beale Street, San Francisco -- Yerba Buena Room. To register: <https://www.eventbrite.com/e/association-of-bay-area-governments-general-assembly-tickets-44456308014>

9:00 a.m. Registration  
 9:30 a.m. State of the Council of Governments  
 10:00 a.m. Business Meeting  
 11:00 a.m. Plenary – Building a Resilient Region

**Plan Bay Area 2050:** As reported last month, Plan Bay Area 2050 has begun. In April, the ABAG Administrative and MTC Planning Committees met and discussed the:

- 1) **Draft MTC public participation plan** for the Regional Transportation Plan and the Sustainable Communities Strategy (SCS) which includes Plan Bay Area 2050 and the Regional Housing Needs Allocation (RHNA). I have distributed the draft public participation plan for the SCS and Plan Bay Area 2050 to the Marin ABAG delegates/alternates for review. I will be sending comments and have requested the Marin ABAG delegates/alternates to provide me their comments prior to May 8<sup>th</sup>.

I have raised concerns on whether the ABAG Executive Board will be involved in reviewing and approving the public participation plan for the SCS and RHNA especially since copies have not been distributed to the ABAG Executive Board and comments are due May 8, 2018 which is before the ABAG Executive Board meets.

- 2) **Proposed Guiding Principles** which will be used to guide the 18-month “Horizons Initiative” (previously referred to as Futures) which is intended to drive the preferred scenario and alternatives for Plan Bay Area 2050. The proposed guiding principles are:
  - a. **Affordable** – All Bay Area residents have access to housing options they can afford – Households are economically secure.
  - b. **Connected** – An expanded well-functioning transit system connects the Bay Area – fast intercity trips are complemented by frequent service between neighborhoods.
  - c. **Healthy** – The region's natural resources, open space, clean water and air are preserved – the region actively reduces its environmental footprint and the impacts from climate events.
  - d. **Diverse** – Bay Area residents support an inclusive region where people from all backgrounds, abilities and ages can access the region's assets and resources.

**CASA “The Committee to House the Bay Area”:** As you may remember, the MTC Commission established CASA “The Committee to House the Bay Area” in 2016. After MTC selected the co-chairs and members of the Steering and Technical Committees, they began meeting in June 2017. Since then they have established the key elements of the CASA Compact and suggested actions which includes:

- 1) **Protection – 300,000 lower income households are extremely rent-burdened (they spend more than 50% of their income on housing).** Suggested actions include:
  - a. Permanent anti-gouging rent cap with catch-up provision (part of Costa-Hawkins reform)
  - b. Stronger just cause eviction requirements (part of Costa-Hawkins reform)
  - c. Tenant services and right to counsel
  - d. Short-term rental and relocation assistance
  - e. Rent stabilization incentives for landlords
- 2) **Preservation – 30,000 affordable housing units of which 26,000 are market rate affordable and 4,000 are at risk over the next 5 years.** Suggested actions include:
  - a. Regional tracking and notification system (for expiring deed-restricted units and naturally-affordable units)
  - b. Flexible housing preservation funding (including incentives for code compliance)

- c. More preservation at the local level (including one-to-one unit replacement requirement, first-right-of-refusal to non-profit organizations and tenants, and capacity-building and education)
  - d. Tax on vacant and under-utilized units and parcels (especially within TOD areas)
- 3) **Production – 35,000 housing units per year of which 14,000 are affordable to lower income and 7,000 to moderate income households.** Suggestion actions for market rate and affordable include:
- a. More types of housing in different neighborhoods (including ADUs in single family neighborhoods, affordable housing in high-opportunity neighborhoods and higher-density housing outside PDAs)
  - b. Lower net cost of new construction (including innovation and use of technology, growth in professional and construction workforce, limiting impact fees and reform of green building requirements)
  - c. Entitlement reform to reduce delays and improve compliance with state law (including permit streamlining, CEQA reform and RHNA reform)
  - d. Fiscal incentives and requirements for jurisdictions (including infrastructure funding and financing tools and transportation funding conditions)
- Suggestions actions for affordable include:
- e. Affordable housing production funding (including new sources of regional funds)
  - f. Tailored policy and implementation toolkit for local jurisdictions (including Redevelopment 2.0)
  - g. Public and surplus land for affordable housing (including enforcement of state surplus land laws)

The Technical Committee has discussed the suggested actions for protection and preservation; and, will continue through May and June to complete the suggested actions for production. In April 2018, the Steering Committee will receive a status report on the Technical Committee’s work and discuss community outreach.

I continue to have reservations about 1) ABAG’s (both the Executive Board and the Council of Governments) role or lack thereof; 2) Lack of city involvement throughout this process; 3) Uncertainty on whether the recommendations will be brought before ABAG Executive Board, MTC and the Council of Governments for approval; 4) Lack of clarity on CASA’s role after the completion of their recommendations and 4) Others.

**Marin ABAG Delegate and Alternate Meetings:** Our next ABAG delegate/alternate meeting is confirmed for **April 30, 2018 beginning at 6:30 pm** at the Central Marin Police Authority office in Larkspur. Remember that two members of your Council can attend. See attached agenda. The next Marin ABAG delegate/alternate meeting is scheduled for **May 29, 2018** beginning at 6:30 pm.

**UPCOMING MEETINGS<sup>1</sup>**

- **April 25, 2018** -- **MTC Commission, 9:30 am**
- **April 25, 2018** -- **CASA Steering Committee, 12 to 2:00 pm**
- **April 30, 2018** -- **Marin ABAG Delegates/Alternates 6:30 to 8:30 pm**
- **May 13, 2018** -- **ABAG Administrative and MTC Planning Committees, 9:00 am**  
**ABAG and MTC Legislative Committees, 10:00 am**
- **May 16, 2018** -- **CASA Technical Committee, BART Offices at Kaiser Center in Oakland**
- **May 17, 2018** -- **ABAG Executive Board, 7:00 pm**
- **May 23, 2018** -- **MTC Commission, 9:30 am**
- **May 29, 2018** -- **Marin ABAG Delegates/Alternates meeting 6:30 to 8:30 pm**

Please direct questions to Pat Eklund, Council Member, City of Novato (phone: 415-883-9116; email: [peklund@novato.org](mailto:peklund@novato.org) or [pateklund@comcast.net](mailto:pateklund@comcast.net))

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<sup>1</sup> All meetings are held at 375 Beale Street in San Francisco, unless noted otherwise.