Report on ABAG to MCCMC[1]
November 2019

EXECUTIVE SUMMARY:

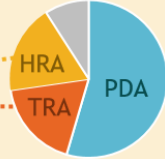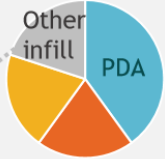1) **Regional Growth Forecast**: In February 2020, ABAG and MTC will decide what growth factors will be included in Plan Bay Area 2050. Two new factors being proposed as additional growth areas are: High Resource Areas and Transit Rich Areas. For the past several months, I have raised concerns since I believe they may be problematic without qualifications and/or conditions. See below for additional information.

2) **Housing Methodology Committee**: The Regional Housing Need Allocation (RHNA) process requires ABAG to survey local jurisdictions to compile information related to the allocation methodology factors defined by statute. The Planning Directors will be receiving the survey soon, so if elected officials would like to review the survey and/or responses, please inform your staff. Also, the Committee received a presentation about including equity into the RHNA methodology. See below for additional information.

3) **ABAG FY 2019-20 Operating Budget Amendment:** The ABAG Executive Board will be asking members to approve a budget amendment in February 2020 to accommodate an additional $23.7M in Regional Early Action Planning Grant revenue.

REGIONAL GROWTH FORECAST: At the ABAG Executive Board meeting on November 21, 2019, staff presented several options on how and where we should include housing growth in Plan Bay Area 2050. Staff has recommended that we continue to focus the housing growth in Priority Development Areas (PDAs) which local jurisdictions self-nominate. Staff is also recommending that High Resource Areas (HRAs) with 'transit' and 'Transit-Rich Areas' 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). ABAG and MTC will be having a workshop in January 2020 to discuss this suggestion further since it would significant ramifications for jurisdictions. The chart below summarizes the proposal.

To get a better understanding of the potential implications for additional housing growth in your community, the adjacent map highlights the HRAs with transit that ABAG/MTC staff believes could accommodate housing. I have asked for an interactive map so we can examine whether those tracts are zoned for housing and/or are even able to accommodate growth.

Since Marin has only one PDA, the HRAs highlighted here would be identified for growth by ABAG/MTC and not locally nominated.

This will also affect the RHNA allocation for these jurisdictions.

---
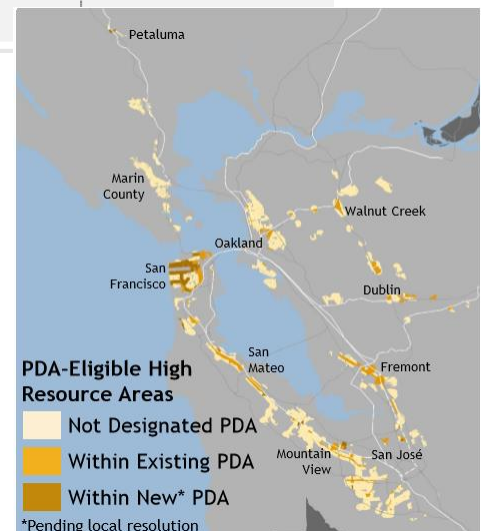
[1] Marin County Council of Mayors and Councilmembers (MCCMC)

ABAG HOUSING METHODOLOGY COMMITTEE (HMC):   On November 14, 2019, Elise Semonian (Community Development Director for San Anselmo) and I participated in ABAG's Housing Methodology Committee. This meeting featured a panel discussion on factoring equity into the RHNA methodology. Specifically, CA HCD and the California Community Partnerships Program advocated that HRAs should be included in RHNA (see left side of map) for those with very low and low incomes. They also pointed out high

Opportunity & Segregation

Legend
High Segregation & Poverty
Low Resource
Moderate Resource
High Resource
Highest Resource
Missing/Insufficient Data
National & State Park/Forest/Rec.Area

https://www.treasurer.ca.gov/ctcac/opportunity.asp

Multi-Year Divergence
Description: The divergence between the demographics of the tract and its CBSA.

LOW   MODERATE   HIGH

segregation areas (see right side of map) that can accommodate increased housing for very low and low income.
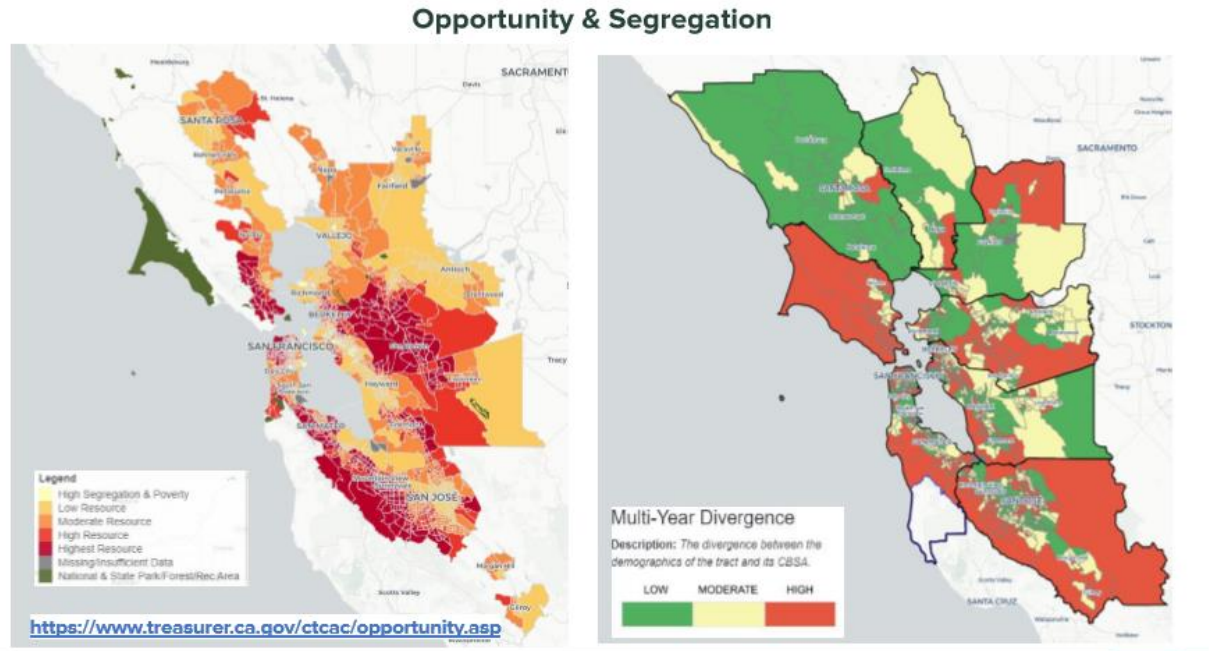
The Committee also discussed:

1) The key factors to be included in the RHNA methodology including: • Proximity to transit • Proximity to jobs • Access to high resource neighborhoods • Jobs-housing balance • Jobs-housing fit.
2) A draft survey that will be sent out to all jurisdictions.

UPCOMING MEETINGS[2]

- **December 4, 2019   --   ABAG Regional Planning Committee, 1:00 pm**
- **December 10, 2019 --   RAWG Workshop on Housing and Economy Elements - Plan Bay Area, 9:30 am**
- **December 11, 10`9 --   RAWG Workshop on Environmental Element – Plan Bay Area, 1:00 pm**
- **December 13, 2019 --   Joint ABAG Administrative/MTC Planning Committees, 9:30 am**
  Joint ABAG/MTC Legislative Committees, 9:45 am
- **December 18, 2019 --   MTC Commission, 9:30 am**
- **December 19, 2019 --   ABAG Housing Methodology Committee, 10:00 am, Oakland City Center - Suite 800**
  1111 Broadway, Oakland, Suite 800
- **January 7, 2020   --   MTC RAWG Meeting, 9:30 am**
- **January 8, 2020   --   Policy Advisory Council, 1:30 am**
- **January 10, 2020   --   Joint ABAG Administrative/MTC Planning Committees, 9:30 am**
  Joint ABAG/MTC Legislative Committees, 9:45 am
- **January   2020 --   ABAG Housing Methodology Committee, 10:00 am**
- **January 22, 2020   --   MTC Commission, 9:30 am**
  Joint ABAG/MTC Governance Committee, 11:30 am

If you have questions, contact Pat Eklund, Council Member, City of Novato at 415-883-9116 and/or pateklund@comcast.net).

---

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