

ABAG Report to MCCMC¹
July, August and September 2023

EXECUTIVE SUMMARY:

- 1) PLANNING FOR 2024 AFFORDABLE HOUSING BOND MEASURE:** In July, staff presented to the Joint Housing Committees, the ABAG Executive Board, and the BAHFA Board a draft Expenditure Plan in the event the 2024 General Obligation Bond is adopted by the Bay Area Voters. The Regional Expenditure Plan establishes an investment framework to guide how the 20% of funds retained by BAHFA from the 2024 Ballot Measure and the investment priorities for the 80% of funds directly administered by the counties and several cities will be set by separate expenditure plans developed by the local governments and are not subject to the Regional Expenditure Plan.
- 2) PLAN BAY AREA 2050+:** Plan Bay Area 2050+ is a limited and focused update of Plan Bay Area which kicked off in July, with an anticipated adoption date of fall 2025. Because it is a limited and focused update that will not require a concurrent Regional Housing Needs Allocation (RHNA) process, Plan Bay Area 2050+ will leverage the solid foundation of Plan Bay Area 2050, including its adopted vision and guiding principles as well as its overall strategic framework and organization.
- 3) SAN FRANCISCO Bay Trail:** In 2005, MTC and the Association of Bay Area Governments conducted an evaluation of the Bay Trail network, [The San Francisco Bay Trail Project Gap Analysis Study](#). This study identified gaps in the Bay Trail network; scored and prioritized them, developed cost estimates for future construction, and presented an overall timeframe for completion of the full 500-mile vision of the Bay Trail. On September 28, 2023, there will be a workshop on ABAG should proceed to close the SF Bay Trail Gaps.

1. PLANNING FOR 2024 AFFORDABLE HOUSING BOND MEASURE:

In June 2022, the ABAG Executive Board and the BAHFA Board (“Boards”), respectively, requested that the BAHFA Oversight Committee and ABAG Housing Committee (“Joint Housing Committees”) undertake preparatory work necessary to enable consideration of an affordable housing general obligation bond measure in November 2024. Specifically, the Boards directed staff to explore a \$10-20 billion bond pursuant to the authority granted to BAHFA and ABAG in the San Francisco Bay Area Regional Housing Finance Act.

After considerable discussion, in July 2023, the ABAG Executive board and the BAHFA Board provided direction to staff to draft a Regional Expenditure Plan for the 2024 Ballot Measure of which 20% of the funds would be retained by BAHFA and 80% of funds would be directly administered by the counties. (There are still remaining issues about how cities in each of the counties would be engaged in the distribution of those funds.)

Meanwhile, some of the preliminary decisions for the expenditure of the funds from this ballot measure include the following:

- a. limiting most regional revenue programming decisions to the first issuance of bonds only since it is anticipated that there will be 3-5 issuances, incorporating lessons learned and adjusting for changed circumstances when recommending expenditure priorities for each successive issuance;
- b. allocating the 18% of “flexible funds” from the first bond issuance towards Production (as opposed to Preservation) since the region’s severe housing shortage and the corresponding scale and urgency is to create new homes.

¹ Marin County Council of Mayors and Councilmembers (MCCMC)

c. recommending a three-point prioritization strategy for earmarked Production funds from the first bond issuance to (1) Prioritize permanent supportive housing (PSH) and extremely low-income (ELI) new construction investments whenever possible, but only in collaboration with the local government and subject to the availability of permanent operating subsidies and services funding. (2) Prioritize low-income housing development that does not require tax exempt bonds (from the California Debt Limit Allocation Committee, “CDLAC”) and tax credit funding if this funding is over-subscribed. (3) Retain flexibility in funding approaches. If CDLAC and tax credit funding are readily available, BAHFA investments should rely on those sources of funds to make BAHFA resources go as far as possible.

2. PLAN BAY AREA 2050+: Plan Bay Area 2050+ is a limited and focused update of Plan Bay Area which kicked off in July, with an anticipated adoption date of fall 2025. Because it is a limited and focused update that will not require a concurrent Regional Housing Needs Allocation (RHNA) process, Plan Bay Area 2050+ will leverage the solid foundation of Plan Bay Area 2050, including its adopted vision and guiding principles as well as its overall strategic framework and organization. As such, key priorities for the Plan Bay Area 2050+ process include: (1) educating the public and partners on the purpose, strategies, and real-world impact of the long-range plan, (2) leveraging findings from ongoing high-profile implementation efforts to inform targeted refinements to select plan strategies, and (3) updating planning and technical assumptions to help reflect the realities of the post-COVID environment. A first round of public and partner/stakeholder engagement – including pop-ups, workshops, a webinar, office hours and an online survey – began this summer and is continuing through early fall.

3. SAN FRANCISCO BAY TRAIL: In 2005, MTC and the Association of Bay Area Governments conducted an evaluation of the Bay Trail network, [The San Francisco Bay Trail Project Gap Analysis Study](#). This study identified gaps in the Bay Trail network; scored and prioritized them, developed cost estimates for future construction, and presented an overall timeframe for completion of the full 500-mile vision of the Bay Trail.

Marin County along with Sonoma, Napa, Alameda and Contra Costa has the most miles of the SF Bay Trail remaining for improvements. Here is a chart that shows the costs by County and miles that remain to be funded:

The purpose of the BTGCIP is to build upon the work from 2005 to identify and evaluate existing missing segments of Bay Trail (trail gaps) and prioritize their construction in the remaining build-out of the Bay Trail. Expanding Bay Trail access to [Equity Priority Communities](#) is key to the success of this project.

Table 9:

Summary of Mid Term Bay Trail Project Costs by County⁶

County	Miles	Total Project Cost
San Francisco	4.91	\$1,846,246
San Mateo	7.04	\$3,827,374
Santa Clara	8.89	\$11,216,503
Alameda	23.95	\$17,820,646
Contra Costa	19.88	\$6,800,251
Solano	2.56	\$2,337,000
Napa	22.38	\$9,584,000
Sonoma	24.62	\$14,039,000
Marin	20.45	\$13,165,000
Total Mid Term Project Costs		\$80,636,020

On October 12, 2023, there will be a public workshop on the proposed SF Bay Trail Gap Closure Implementation Plan. Communities are encouraged to participate and contribute to identification on the priority gap closures. To RSVP for the Zoom link: <https://tinyurl.com/baytrail2023>

UPCOMING MEETINGS²

- **September 28, 2023 -- ABAG San Francisco Bay Trail Steering Committee, 1:00 pm**
- **October 11, 2023 -- ABAG Housing Committee and BAHFA, 12:00 pm**
- **October 12, 2023 -- ABAG SF Bay Trail, Gap Closure Implementation Plan Workshop, 6:00 pm**
RSVP for Zoom link: <https://tinyurl.com/baytrail2023>
- **October 13, 2023 -- Joint MTC Planning and ABAG Administrative Committee, 9:40 am**
Joint MTC/ABAG Legislative Committee, 9:45 am
- **October 25, 2023 -- MTC Audit Committee, 9:00 am**
MTC Commission, 9:35 am
Bay Area Housing Finance Authority, 9:40 am
Bay Area Toll Authority, 9:45 am
Bay Area Infrastructure Financing Authority, 9:50 am
Service Authority for Freeways and Expressways, 9:55 am
Bay Area Headquarters Authority, 10:00 am
Bay Area Housing Finance Authority Advisory Committee, 10:00
- October 27, 2023 -- ABAG San Francisco Bay Trail Board of Directors, 1:00 pm**

² All meetings are 'hybrid' which means that some Board/Committee members will be in person at 375 Beale Street, SF; and, others will be participating via Zoom, webcast and/or teleconference, as noted otherwise. <https://mtc.legistar.com/> If you have questions, contact Pat Eklund, Councilmember, City of Novato at 415-883-9116 or via email at: pateklund@comcast.net.