

MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS
AGENDA

WEDNESDAY, JANUARY 24, 2024
6:00pm

VIA VIDEOCONFERENCE ONLY

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To provide written public comment prior to or during the meeting, please send email to MCCMCSecretary@gmail.com (if intended to be read aloud as public comment, please state Public Comment in subject line)

To provide verbal public comment during the meeting, click the "Raise Hand" icon during the item for which you wish to provide comment, and staff will unmute and prompt you to talk at the designated time.

Full Agenda Packet available here: <http://www.mccmc.org>

6:00 PM Welcome and Introductions

1. **Call to Order:** MCCMC President Melissa Blaustein
2. **Public Comment** (Limit 3 minutes per person)
3. **Welcome and Introduction of Guests:** President Melissa Blaustein
4. **Presentations:**
 - 4.a. Denis Mulligan, General Manager, Golden Gate Bridge, Highway and Transportation District
 - 4.b. Anne Richman, Executive Director, Transportation Authority of Marin

The featured speakers will each provide overviews of their respective organizations, programs and services provided and updates on current and upcoming projects.

5. **Committee Reports (written reports only – to be published in agenda packet and posted on website, <http://www.mccmc.org/>)**
 - 5.a. Metropolitan Transportation Commission (MTC)
 - 5a. Report from Supervisor Stephanie Moulton Peters *
 - 5.b. Association of Bay Area Governments
 - 5b. Written report provided by Pat Eklund, Novato
 - 5.c. Disaster and Citizen Corps Council (DC3) *
 - 5c. Written report provided by Catherine Way, Larkspur

- 5.d. Golden Gate Bridge, Highway and Transportation District *
5d. Written report provided by Holli Thier, Tiburon
- 5.e. MCCMC Homeless Committee *
5e. Written report provided by Rachel Kertz, San Rafael
- 5.f. MCCMC Legislative Committee *
5f. Written report provided by Alice Fredericks, Tiburon
- 5.g. Sonoma-Marín Area Rail Transit (SMART) *
5g. Written report provided by Gabe Paulson, Larkspur
- 5.h. Transportation Authority of Marin *
5h. Written report provided by Alice Fredericks, Tiburon

* = Indicates report not available at time of agenda publication.

The packet will be updated online and redistributed once these items are available.

6. Business Meeting

- 6.a. Review of Draft Agenda for the February 28, 2024 MCCMC Meeting Via Zoom
Attachment 6a: Draft agenda for February 28, 2024 meeting
- 6.b. Consideration and Possible Action to Approve the Draft Minutes of the October 25, 2023 MCCMC Meeting
Attachment 6b: Draft minutes for October 25, 2023 meeting
- 6.c. Review of Draft Minutes of the City Selection Committee Meeting Held on October 25, 2023 (Informational item only. The draft minutes will be reviewed and approved by the City Selection Committee at its next available meeting)
Attachment 6c: October 25, 2023 City Selection Committee Meeting Draft Minutes

7. ADJOURN: to the February 28, 2024 meeting, via Zoom

Deadline for Agenda Items – February 21, 2024 Please send to: MCCMCSecretary@gmail.com

ABAG Report to MCCMC¹

January 2024

EXECUTIVE SUMMARY:

1. REGIONAL HOUSING BOND MEASURE: ABAG and the Bay Area Housing Finance Authority (BAHFA) continue to work on a possible regional bond measure for the 2024 ballot in all nine Bay Area counties. As mentioned in my October 2023 ABAG report, BAHFA, a first-of-its-kind regional authority created to address the Bay Area's chronic housing challenges, have been conducting multiple public information meetings around the potential bond, which could bring \$10 to \$20 billion to the Bay Area.

The bond would be funded through property taxes. The amount an individual household may expect to pay will vary depending on the assessed value of their property. A \$10 to \$20 billion bond would require an estimated tax of \$12 to \$24 per \$100,000 in assessed value — or about \$120 to \$240 per year for a \$1,000,000 home. The final bond amount is still to be determined.

BAFHA has contracted with EMC Research, Inc. (EMC) to provide continued public opinion research support for this potential housing bond measure, for a total contract amount not exceed \$400,000. To explore the viability of BAHFA placing a housing bond measure on the 2024 ballot, staff needs the support of an experienced local market research firm to conduct quantitative public opinion surveys of likely voters in the nine-county Bay Area on their attitudes and priorities around housing to inform the measure.

This \$10 to \$20 billion dollar bond could create 80,000 new affordable homes which is over two times more than what would be possible without a bond. Currently, the Bay Area doesn't have enough homes for the people who live here. As a result of our housing shortage:

- In 2022, 37,000 people were unhoused in the Bay Area.
- 23% of Bay Area renters spend over half their income on rent.
- High rents and home prices force people to live far from work, making congestion and pollution much worse, and putting a major strain on working families

Money from the housing bond would be used to build new affordable homes and preserve existing housing to help protect vulnerable tenants across the Bay Area.

- 80% of the bond revenue will go directly to the nine counties and four cities — San Jose, Oakland, Santa Rosa and Napa — letting local governments determine how best to produce and preserve affordable housing for their own communities.
- BAHFA will invest 20% of the bond revenue in affordable developments throughout the region, while also generating new housing resources to support affordable housing development long after the bonds are fully spent. Through the measure, each of the nine Bay Area counties and the four cities will adopt an expenditure plan for how they propose to spend the money. BAHFA will review each plan and confirm that it meets basic criteria.

The BAHFA Board will be making a decision in June on whether to go forward with this Housing Bond in 2024.

2. NATURE-BASED SHORELINE STRATEGIES: The San Francisco Estuary Partnership has been working on advancing nature-based shoreline infrastructure for multiple benefits. We are experiencing an increasing urgency to address impacts related to climate change, including vulnerability to rising seas and storm surges along the shoreline. Prioritizing green infrastructure, or nature-based solutions (NBS) to climate adaptation

¹ Marin County Council of Mayors and Councilmembers (MCCMC)

challenges along the shoreline provides benefits to ecosystems and the health of the Estuary as well as to people.

The San Francisco Estuary Blueprint is a collaborative, consensus-driven five-year roadmap for the San Francisco Estuary that identifies the top actions needed for increased climate resilience, improved water quality, healthier habitats, and thriving human communities. Included within the Estuary Blueprint are several actions and tasks focused on advancing projects that prioritize NBS as a multi-benefit climate adaptation strategy. SFEP's efforts to advance implementation of NBS are also captured in the Plan Bay Area 2050; specifically, Action 9g within the Environment Element to "Prioritize implementation of natural and nature-based solutions through SFEP's projects and programs." SFEP is advancing NBS by partnering with local communities to develop on the ground projects from design to construction; bolstering regional capacity through technical support and learning networks; and addressing specific barriers to implementation, such as funding and regulatory processes.

One shoreline NBS project type is called a "horizontal levee" (sometimes also referred to as a "living levee" or "ecotone levee"). Horizontal levees are a re-imagining of how a levee looks and what it can do. Instead of a vertical wall to protect against storm surges, a horizontal levee is a gently sloping, vegetated slope that can provide multiple benefits including: protection against storms and rising sea levels; habitat for native species; and recreational and educational opportunities. In partnership with wastewater districts, horizontal levees can also filter treated wastewater, and remove contaminants such as nitrogen, phosphate and pharmaceuticals found in wastewater.

At the local level, SFEP works directly with communities to advance on the ground projects. Many local jurisdictions are over extended and lack capacity to champion new projects despite significant support for NBS. As a result, SFEP has partnered directly with local jurisdictions and public landowners to lead design, engineering and permitting processes and support equity-centered stakeholder engagement. Regarding horizontal levees specifically, SFEP is currently working with wastewater districts, local municipalities, and community-based organizations on several horizontal levee projects located around the region including in Suisun/Fairfield, North Richmond, San Leandro, Hayward, and Palo Alto.

3. REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM: In 2019, the State created the Regional Early Action Planning (REAP 1.0) grant program and awarded \$23.9 million to ABAG to collaborate regionally on planning activities that accelerate housing production. The ABAG Executive Board used REAP 1.0 to seed the creation of a new Regional Housing Technical Assistance Program (RHTA) to support all jurisdictions in the Bay Area with their 6th Cycle Housing Elements and to implement policies and programs that further the regional priorities set by Plan Bay Area 2050. The American Planning Association (APA) California Chapter honored MTC and ABAG with the 2023 Planning Agency Award of Excellence for the RHTA Program.

REAP 1.0 funds have largely been expended and the program is expiring. REAP 2.0 is a key opportunity to extend and evolve MTC-ABAG's award-winning RHTA program. The currently proposed \$16 million in support for RHTA includes \$4 million in support for the subregional Planning Collaboratives and \$4 million for local grants to implement housing policies, with the balance to be spent on staff and consultants to continue to provide regional housing technical support. All expenditures must meet REAP 2.0's eligibility criteria of advancing infill, reducing VMT and affirmatively furthering fair housing.

In November 2023, ABAG approved the suballocations and consulting contracts to continue the work of the Planning Collaboratives with as little of a gap in service as possible based on the transition from the REAP 1.0 to REAP 2.0 fund sources. Staff proposed and the ABAG Executive Board approved \$4 million in funding

designated for support of the Planning Collaboratives be suballocated in the same proportions used in REAP 1.0 as follows:

- \$493,000 Alameda
- \$657,000 Contra Costa County
- \$490,000 Marin County
- \$526,000 Napa/Sonoma
- \$128,000 City and County of San Francisco
- \$690,000 San Mateo County Department of Housing
- \$526,000 Cities Association of Santa Clara County (as designee of Santa Clara County)
- \$490,000 Solano Transportation Authority (STA) (as designee of Solano County)

TOTALS: \$4,000,000

4. PLAN BAY AREA 2050: Plan Bay Area 2050+ is a limited and focused update of Plan Bay Area which kicked off in July 2023, with an anticipated adoption date of fall 2025. Plan Bay Area will be updated in consultation with a wide range of partners, including federal, state, regional, county, local and Tribal governments, as well as community organizations, stakeholders, and the public.

During the summer and early fall of 2023, the first round of public engagement aimed to gather insights on the pandemic's impact on the lives of Bay Area residents. It also sought to identify shifts in priorities and concerns among different partners and stakeholders. Through activities including pop-up public workshops, an online survey, and partner/stakeholder virtual workshops, MTC/ABAG staff have received and analyzed over 16,000 public comments and engaged hundreds of partners on topics related to the four plan elements:

- The top concerns related to housing included affordability, homelessness and home access, and housing insecurity.
- The top concerns related to the economy focused on the negative impacts of inflation and the high cost of living, low or stagnant wages and the job market, and income inequality.
- The top concerns related to transportation included the need to improve the safety, cleanliness, frequency, and convenience of transit, changes in travel behavior, and the need for bike/pedestrian improvements.
- The top concerns related to the environment focused on cleaner streets/communities, climate mitigation and adaptation, and environmental degradation.

The Regional Growth Forecast estimates how much the Bay Area might grow between the plan baseline year and the plan horizon year, including population, jobs, households, and associated housing units. The forecast also includes key components of the growth, including employment by sector, population by age and ethnic group, and households by income level. Given that Plan Bay Area 2050+ is a limited and focused update, staff has applied the existing forecast methodology from Plan Bay Area 2050, while integrating more recent data including information from the 2020 Census. **The draft Regional Growth Forecast anticipates lower population and household growth between 2020 and 2050 than in Plan Bay Area 2050: the estimated population growth is 1.8 million while household growth is 1.0 million, 23% and 22% lower than the previous forecast, respectively. Meanwhile, estimated jobs growth is 1.4 million, similar to the previous forecast.**

ABAG has been refining the Draft Regional Growth Forecast, Draft Needs and Revenue Forecast, and strategy specifics and will be presenting the Draft Blueprint strategies for Plan Bay Area 2050 in early 2024. Public engagement will follow in Spring 2024.

UPCOMING MEETINGS²

- **January 25, 2024 --** Bay Area Housing Finance Authority Advisory Committee, 10:00 am
ABAG SF Bay Trail Steering Committee, 1:00 pm
- **February 9, 2024 --** Joint MTC Planning and ABAG Administrative Committee, 9:40 am
Joint MTC/ABAG Legislative Committee, 9:45 am
- **February 14, 2024 –** Joint Meeting between ABAG Housing Committee and the Bay Area Finance Authority Oversight Committee, 12:00 pm
- **February 15, 2024 –** ABAG Power Executive Committee, 11:00 am
- **February 22, 2024 --** Bay Area Housing Finance Authority Advisory Committee, 10:00
- **February 23, 2024 --** Bay Area Regional Collaborative, 10:00
- **February 28, 2024 --** 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
- **March 8, 2024 --** Joint MTC Planning and ABAG Administrative Committee, 9:40 am
Joint MTC/ABAG Legislative Committee, 9:45 am
- **March 13, 2024 --** Joint Meeting between ABAG Housing Committee and the Bay Area Housing Finance Authority Oversight Committee, 12:00
- **March 21, 2024 --** ABAG Finance Committee, 5:00 pm
ACFA Governing Board, 5:05 pm
ABAG Executive Board, 5:10 pm
- **March 28, 2024 --** Bay Area Housing Finance Authority Advisory Committee, 10:00
SF Bay Trail Steering Committee, 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.

**MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS
DRAFT AGENDA**

Wednesday, February 28, 2024
Virtual, via Zoom
Start time: 6:00pm

- 1. Call to Order**
- 2. Public Comment** (Limit 3 minutes per person)
- 3. Welcome and Introduction of Guests**
- 4. Presentation:** Guest Speakers To Be Determined
- 5. Tentative Committee Reports**
 - 5.a. Metropolitan Transportation Commission
 - 5.b. Association of Bay Area Governments
 - 5.c. BCDC / Report from North Bay representative on the San Francisco Bay Conservation and Development Commission
 - 5.d. Homeless Committee
 - 5.e. Marin County Disaster Council Citizen Corps
 - 5.f. Marin Transit
 - 5.g. Sonoma/Marin Area Rail Transit Commission
 - 5.h. Golden Gate Bridge & Highway Transportation District
 - 5.i. Transportation Authority of Marin
 - 5.j. MCCMC Legislative Committee
 - 5.k. Local Agency Formation Commission

6. Business Meeting

- 6.a. Review Of Draft Agenda For The March 27, 2024 MCCMC Meeting, To Be Held Virtually Via Zoom
- 6.b. Consideration and Possible Action to Approve the Draft Minutes of the January 24, 2024 MCCMC Meeting

8:00 PM ADJOURN: to the March 27, 2024 meeting – to be held via Zoom Webinar
Deadline for Agenda Items – March 20, 2024 Please send to:
MCCMCSecretary@gmail.com

4. BUSINESS MEETING

4.a. Consideration and Possible Action to Make Appointments to Boards and Committees
President Blaustein announced the expiration of current terms at the September 27, 2023 meeting and requested Letters of Interest for various appointments, with appointments to be made at the October 25, 2023 MCCMC Meeting.

4.a.1. MCCMC Representatives to League of California Cities, North Bay Division Executive Board for Calendar Year 2024.

President Blaustein stated that three seats have expiring terms: Representative, 2nd Representative and Alternate Representative. MCCMC Representatives are appointed annually for the upcoming calendar year.

Incumbents Eli Beckman, Corte Madera, and Jill Hoffman, Sausalito, have each indicated interest in seeking appointment to one-year terms as one of the two primary representatives and have submitted letters of interest. No letters of interest were received for the Alternate seat.

There were no attendees wishing to provide public comment and no emailed public comment. President Blaustein called for a motion.

Mark Milberg, Novato, nominated himself for the Alternate position and moved to appoint the two incumbents, Eli Beckman and Jill Hoffman, to the two primary seats. The motion was seconded by Jill Hoffman, Sausalito, with the inclusion of Mark Milberg as the Alternate, and approved by a roll call vote of the cities/towns present, 11-0.

4.a.2 Marin County Disaster Council Citizen Corps (“DC3”)
(Incumbent: Catherine Way, Larkspur, 2-year terms will expire 01/2024)

President Blaustein noted that incumbent Catherine Way, Larkspur, has indicated interest in seeking reappointment to a new two-year term and has submitted a letter of interest. There were no attendees wishing to provide public comment and no emailed public comment. President Blaustein called for a motion.

There was a motion and second (Eklund / Thier) to reappoint Catherine Way to a new two-year term as the MCCMC representative to the Marin County Disaster Council Citizen Corps. The motion was approved by a roll call vote of the cities/towns present, 11-0.

1 4.a.3 Marin County Transit Board of Directors
2 (Incumbent: Brian Colbert, San Anselmo, 2-year term will expire 01/2024)

3
4 President Blaustein noted that incumbent Brian Colbert, San Anselmo, indicated interest in
5 seeking reappointment to a new two-year term and has submitted a letter of interest. There
6 were no attendees wishing to provide public comment and no emailed public comment.
7 President Blaustein called for a motion.

8
9 There was a motion and second (Blaustein / Urban) to reappoint Brian Colbert to a new two-
10 year term as the MCCMC representative to the Marin County Transit Board of Directors. The
11 motion was approved by a roll call vote of the cities/towns present, 11-0.

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13
14 4.b. Review of Draft Agenda for January 24, 2024 MCCMC Meeting To Be Held Via Zoom

15
16 There were no comments on the draft agenda

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18
19 4.c. Consideration and Possible Approval of Draft Minutes of the September 27, 2023
20 MCCMC Meeting

21
22 President Blaustein called for a vote to approve the draft minutes of the September 27, 2023
23 meeting. Secretary Vaughn noted that a correction to the minutes was requested, to change
24 the date of the meeting which was listed incorrectly. There was a motion and second
25 (Cutrano / Burdo) to approve the draft minutes for September 27, 2023 as corrected. The
26 motion was approved by roll call vote of the cities/towns present, 11-0.

27
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29 **Adjournment**

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31 The meeting was adjourned at 5:54pm to the next regular meeting scheduled for January 24,
32 2024 to be held virtually via Zoom.

MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS
MEETING OF THE MARIN COUNTY CITY SELECTION COMMITTEE

DRAFT

MINUTES

WEDNESDAY, OCTOBER 25, 2023

5:50 p.m.

or upon conclusion of the MCCMC Regular Business Meeting, whichever is later
HOPMONK NOVATO – 224 VINTAGE WAY, NOVATO CA 94945

Mayors (or Proxies) Present

Belvedere: Mayor Jim Lynch
Corte Madera: Mayor Charles Lee
Fairfax: Mayor Chance Cutrano
Larkspur: Vice Mayor Scot Candell (Proxy for Mayor Gabe Paulson)
Mill Valley: Mayor Urban Carmel
Novato: Mayor Susan Wernick
Ross: Mayor Elizabeth Brekhus
San Anselmo: Mayor Steve Burdo
San Rafael: Councilmember Rachel Kertz (Proxy for Mayor Kate Colin)
Sausalito: Mayor Melissa Blaustein
Tiburon: Mayor Jack Ryan

MCCMC Executive Committee Present: President Melissa Blaustein, Sausalito; Secretary Rebecca Vaughn

1. Call to Order, Welcome and Purpose of Meeting

MCCMC President Melissa Blaustein called the meeting of the Marin County City Selection Committee for October 25, 2023 to order at 5:55pm.

2. Open Time for Public Comment

President Blaustein called for public comment. There were no attendees wishing to provide public comment and no emailed public comment.

3. Acceptance of the Minutes of the January 25, 2023 City Selection Committee

President Blaustein introduced the item. There was no public comment and no questions from Mayors/Proxies. There was a motion and a second (Lee/Ryan) to approve the draft minutes. The minutes were approved by a roll call vote of the Mayors/Proxies of the cities/towns present, 11-0.

4. Consideration and Possible Action to Make Appointments

4.a. Consideration and Possible Action to Appoint an Alternate MCCMC Representative to the Association of Bay Area Governments (ABAG) Executive Board

Introduction

Melissa Blaustein summarized that the requested action was to consider action appointment of the Alternate MCCMC Representative to the ABAG Executive Board to serve the remaining ten months of an unexpired term. The opportunity was announced at the September 27, 2023 MCCMC Meeting. One letter of interest was received, from Nancy Kemnitzer, Councilmember from Belvedere.

1 Comments from MCCMC members and other members of the public

2
3 President Blaustein asked if there were any questions or comments from MCCMC members. There
4 were no questions or discussion from MCCMC members.

5
6 There no questions or comments from MCCMC members or members of the public, and no public
7 comments received via email. MCCMC President Blaustein then called for a vote.

8
9 Mayors/Proxies discussion and vote

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11 There was a motion and a second (Carmel/Blaustein) to appoint Nancy Kemnitzer, Belvedere, to
12 serve the remaining ten months of an unexpired term as Alternate MCCMC Representative to the
13 ABAG Executive Board, which will expire June 30, 2024. The motion was approved by written
14 ballot vote of the Mayors (or designated proxies, if applicable), of the cities/towns present.
15 The vote was 11-0 to appoint Nancy Kemnitzer as Alternate MCCMC Representative to the ABAG
16 Executive Board.

17
18
19 **4.b. Consideration and Possible Recommendation of Appointment of One MCCMC**
20 **Representative to the Golden Gate Bridge, Highway and Transportation District Board**
21 **of Directors**

22
23 Introduction

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25 Melissa Blaustein summarized that the requested action was to consider a recommendation of
26 appointment to serve as the MCCMC Representative to the GGBHTD Board of Directors to the
27 Marin County Board of Supervisors who will then be asked to ratify the MCCMC recommended
28 appointee on a subsequent Board of Supervisors agenda. The opportunity was announced at the
29 September 27, 2023 MCCMC Meeting. One letter of interest was received, from Holli Thier,
30 Councilmember from Tiburon, the current incumbent.

31
32 Comments from MCCMC members and other members of the public

33
34 President Blaustein asked if there were any questions or comments from MCCMC members. There
35 were no questions or comments from MCCMC members, or members of the public, and no public
36 comments received via email. MCCMC President Blaustein then called for a vote.

37
38 Mayors/Proxies discussion and vote

39
40 There was a motion and a second (Ryan/Blaustein) to recommend Incumbent Holli Thier, Tiburon,
41 to serve a new two-year term as MCCMC Representative to the GGBHTD Board of Directors. The
42 motion was approved by written ballot vote of the Mayors (or designated proxies, if applicable), of
43 the cities/towns present. The vote was 11-0 in support of the recommendation that Holli Thier be
44 reappointed to a new two year term as MCCMC Representative to the GGBHTD Board of Directors.

45
46 The City Selection Committee's recommendation will be forwarded to the Marin County Board of
47 Supervisors to be agendized for ratification. The re-appointment, once approved, will commence
48 January 2, 2024 and will expire January 1, 2026.

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51 **5. Announcements - None**

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53 **6. Adjournment**

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55 MCCMC President Blaustein adjourned the meeting of the City Selection Committee at 6:05p.m.