

Report on ABAG to MCCMC

February 2018

Plan Bay Area 2040: 2018 officially starts the planning for the next update of Plan Bay Area due for adoption in July 2021. As you know, the Plan Bay Area 2040 includes the Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). What is different this time around is that the update will include the **Regional Housing Needs Allocation (RHNA)** for the cycle that starts in 2022 through 2030. As you may recall, in 2012 the ABAG Executive Board approved the RHNA Housing Methodology and approved the housing allocations for the next 8-year cycle – 2014 through 2022 – along with Plan Bay Area 2040 in July 2013.

This month, the ABAG Administrative and MTC Planning Committees were briefed on the '**Futures Initiative**' which will tackle a suite of challenging issues that transcend the traditional RTP/SCS framework including:

- What might different levels of autonomous vehicle adoption in coming years mean for our pipeline of traditional transportation investments – should we change course?
- What strategies should we consider to better prepare our built infrastructure – including housing and job centers – for increasingly-frequent disasters?
- How should the Bay Area respond if economic output, population and employment suddenly boom or bust – are certain projects more or less effective in that case?
- What actions can the Bay Area take to improve our resilience to national and international geopolitical and economic shifts?

The **Futures Initiative** will allow policymakers, planners and the public an opportunity to explore policy and investment solutions to include in the next Plan Bay Area 2040. Following are the proposed **Futures Initiative** components:

- 1) **Futures Planning** – Create a handful of divergent futures and identify strategies and investments that would allow the Bay Area to move forward.
 - a. Selection of specific futures for analysis: June 2018
 - b. Identification of current policy gaps for each future: September 2018
 - c. Collaborative development of policy solutions for each future: Fall 2018
 - d. Report detailing 'win-win' strategies across futures: May 2019
- 2) **Project Evaluation** – Major transportation investments will be evaluated across the various futures.
 - a. Finalization of project evaluation framework: July 2018
 - b. Release of draft project performance results: March 2019
 - c. Approval of final project performance results: June 2019
- 3) **Policy Analyses** – Conduct 5-7 analyses of broad, topical focus areas to identify high-impact policies that support the Region's guiding principles. Topics include:
 - a. Autonomous vehicles & future mobility: June 2018
 - b. Travel demand management & climate mitigation: September 2018
 - c. Regional growth strategies: December 2018
 - d. Future of jobs: March 2019
 - e. Regional governance: June 2019
 - f. Design & better buildings: September 2019

New Online Housing Data and Policy Portal: ABAG recently announced the release of a new online housing data portal which is available at: <http://housing.abag.ca.gov>. The portal provides easy access to data related to local adoption of housing policies and housing permit activity in the Bay Area. The two datasets included in the portal are:

Housing Permit Activity: This data portal maps all permits issued in 2014, 2015 and 2016. The permit explorer makes it easy for users to filter the data by year when the permit was issued, the level of affordability and the housing type (single family, multi-family, Accessory Dwelling unit, etc.). Also, the data portal allows users to see

developments in relation to specific geographic location including Priority Development Areas (PDAs), Transit Priority Areas (TPAs) and Housing Element Opportunity Sites.

Housing Policy Directory and Toolkit: This data portal allows the user to see which jurisdictions in the Bay Area (that responded to the survey) adopted specific policies and allows the user to learn about the various policies, best practices and model ordinances. If you think something is missing from your city in the data, ask your City Manager to follow up.

Bay Area 2016 Housing Permitting and Grant Funds: MTC has committed to exploring opportunities to use the allocation of transportation funding, as an incentive for local jurisdictions to increase housing production and preservation. MTC has created a “Housing Incentive Pool (HIP)” as part of the One Bay Area Grant (OBAG2) Program. The purpose of HIP is to reward local jurisdictions that permit or preserve the most housing units at the very low, low and moderate income levels and sets a six year target for the production of very low, low and moderate housing units (2015 through 2023). The target for the proposed challenge grant period is approximately 80,000 very low, low and moderate income units which were derived from the years of the current RHNA cycle.

At the ABAG Regional Planning Committee meeting in February, 2018, ABAG identified that 15 jurisdictions issued the most permits meeting the production criteria for the HIP for 2015 and 2016. Those jurisdictions are (in order of number of permits): San Francisco (1385); San Jose (384); Livermore (373); Gilroy (260); Alameda County (188); Oakland (167); American Canyon (148); Palo Alto (80); Alameda (78); Berkeley (74); Dublin (71); Walnut Creek (58); Sunnyvale (49); and San Bruno (43). MTC has stipulated that the list of top performers must include at least one jurisdiction from each county. So, MTC is proposing to remove some of the jurisdictions above and add jurisdictions that in the other counties issuing the most permits.

The discussion was very controversial – so, stay tuned. During the meeting in February 2018, we raised the following issues:

- 1) Consider changing HIP to look at the percentage of achieving the RHNA rather than the number of permits issued. Obviously, if number of permits issued was the criteria, the larger jurisdictions would be rewarded leaving the smaller jurisdictions with no rewards even though they may have achieved 100% of their RHNA.
- 2) Consider changing HIP to look at the number of housing units zoned since jurisdictions cannot control whether or when developers will apply for building permits.

This is a key issue for local jurisdictions. I believe that MTC may be reconsidering how they reward jurisdictions. I highly encourage all locally elected officials to talk with their MTC and ABAG representatives and encourage changes to the HIP Program. I will keep you informed.

UPCOMING MEETINGS¹

- **February 28, 2018** -- **MTC Meeting – 9:40 am**
- **March 9, 2018** -- **Joint ABAG/MTC Legislative Committees Meeting, 9:30 am**
- -- **Joint ABAG Administrative and MTC Planning Committees Meeting, 9:45 am**
- **March 15, 2018** -- **ABAG Finance Committee, 5:00 pm**
- -- **ABAG Executive Board, 7:00 pm**
- **March 28, 2018** -- **MTC Commission, 9:30 am**
- **March 28, 2018** -- **CASA Technical Committee, 11 to 2:00 pm**
- **April 4, 2018** -- **ABAG Regional Planning Committee**
- **April 18, 2018** -- **CASA Technical Committee, 11 to 2:00 pm**

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

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