

ABAG Report to MCCMC¹

January 2025

EXECUTIVE SUMMARY: This report includes a synopsis of status of the **SF Bay Trail; Plan Bay Area 2050+ Final Blueprint Progress Update; update on Misc. Housing Issues; and, Save the Date for the ABAG Assembly scheduled for June 20, 2025.**

SAN FRANCISCO BAY TRAIL: On January 16, 2025, the ABAG Executive Board adopted a resolution that authorizes ABAG/MTC to reclaim and carry out the current statutory mandates of SB 100 (Lockyer, 1987) under the ABAG/MTC Bay Trail work program and dissolve the September 5, 1990 agreement between ABAG and the San Francisco Bay Trail Project Nonprofit effective January 2025. The resolution envisions that the SF Bay Trail Nonprofit would work under another nonprofit (yet to be identified) that would be able to be competitive for grant funds to continue the acquisition of trails and maintain the existing trails established through the SF Bay Trail program.

Since 1989, cities and counties have invested in the Bay Trail to provide equitable access to the San Francisco Bay, stimulate local economies, and protect precious natural resources supporting the region's climate resilience efforts. What has been accomplished to date is extraordinary—but vital sections remain to connect and complete the Bay Trail. ABAG and MTC staff consolidated in 2017 and now are working as one integrated team to promote better collaboration and integration on common goals, and to achieve operating efficiencies. MTC and ABAG have partnered with the Bay Area Trails Collaborative (BATC), a regional trails collaborative under Rails to Trails Conservancy to establish the Friends of the Bay Trail working group for informational updates.

The SF Bay Trail Project Board passed several resolutions in late 2024 to pursue a new organizational partner and fiscal agent and eventually transition their nonprofit functions to a new nonprofit organizational partner. Three members of the SF Bay Trail Project Board addressed ABAG Executive Board and asked for seed funding which was denied by the ABAG Executive Board. Certain Bay Trail policy responsibilities will now be carried out under the joint MTC Planning and ABAG Administrative Committee. I was the only Executive Board member to vote NO on the resolution since it is unclear whether another nonprofit would take over for the SF Bay Trail Board of Directors and it is uncertain as to what ABAG/MTC would continue to provide to the Bay Trail Network.

PLAN BAY AREA 2050+ FINAL BLUEPRINT ADOPTION: In July 2023, MTC/ABAG kicked off Plan Bay Area 2050+, a limited and focused update to the regional vision for transportation, housing, economic development, and environmental resilience. In parallel, staff have been advancing the Transit 2050+ effort in close coordination with transit operators to develop a comprehensive update to the plan's transit strategies to support system connectivity, ridership recovery, reliability, and more.

Following approval of the Plan Bay Area 2050+ Draft Blueprint strategies and growth geographies for further study in January 2024, staff released outcomes from the Draft Blueprint Analysis in June 2024, as well as the Draft Network from the parallel Transit 2050+ process in July 2024.

staff have completed two extensive rounds of public and stakeholder engagement, most recently summarizing findings from the second round of engagement for MTC/ABAG committees in November 2024. Finally, in December 2024, staff provided a more detailed overview of proposed Final Blueprint Transportation Element

¹ Marin County Council of Mayors and Councilmembers (MCCMC). For questions, please contact Councilmember Pat Eklund at: 415-336-9913 (cell).

strategies and projects, as well as a further refined transportation revenue forecast, weaving in Final Network recommendations that emerged from the Transit 2050+ process.

On January 16, 2025, the ABAG Executive Board approved Plan Bay Area 2050+ Final Blueprint Growth Geographies and the Final Blueprint Strategies, including Final Transportation Project List and Final Resilience Project List. As this update is a limited and focused update to Plan Bay Area 2050, this updated focused on:

(1) updating baseline data and planning assumptions to align with the most recent and best available information during this time of significant uncertainty; and

(2) revising plan strategies to respond to current conditions and needs, given the many challenges and hurdles the Bay Area is facing.

However, staff acknowledges that the Final Blueprint has not explored every possible scenario or trajectory for the region – whether for funding, growth, or investment paradigms. This type of scenario planning will be prioritized for Plan Bay Area 2060, a major plan update that will kick off in early 2026 and which will also align with the next Regional Housing Needs Allocation (RHNA) cycle.

Staff will return to the ABAG Executive Board in spring 2025 to present further analysis on this Final Blueprint package and on forecasted outcomes.

MISC HOUSING ITEMS:

On December 11, 2024, I participated in a webinar hosted by ABAG staff on new housing laws in California. More than 300 housing staff from jurisdictions around the region participated in the webinar where attorneys from Goldfarb and Lipman LLP presented a summary of the new state housing laws that could impact jurisdictions' housing processes, and included action items and summary information to help jurisdictions comply with the new laws. I highly encourage all elected officials to preview the new housing legislation. Attached is the table of contents for the document which can also be obtained by clicking here: [2024-new-housing-laws summary-Dec-2024.pdf](#). Lastly, if you are interested in viewing the webinar, please click here: [2024 New Housing Laws Webinar | Association of Bay Area Governments](#)

On January 16, 2025, HCD staff from the housing policy unit conducted a webinar on the 2025 changes on recent changes to the Annual Progress Report (APR) which is the annual report filed by all jurisdictions in the state to chart progress in implementing their Housing Elements. The HCD team explained the new requirements for 2025 and highlighted tools to help cities and counties complete the report.

The first round of grant funding for the Regional Housing Technical Assistance (RHTA) Program ended in 2024. This work will continue until 2026 with Regional Early Action Planning 2.0 funds. Some highlights from the first three years of the RHTA Program include helping 95 jurisdictions bring their Housing Elements into substantial compliance with state law as of Dec. 2024 and granting about \$11 million directly to the region's 109 jurisdictions to support local priorities, including support for seven subregional Planning Collaboratives serving eight counties. For more information, go to: [RHTA Program Highlights First Three Years of Technical Assistance | Association of Bay Area Governments](#)

SAVE THE DATE: ABAG GENERAL ASSEMBLY – JUNE 20, 2025

The annual ABAG General Assembly will be held at the Bay Area Metro Center in San Francisco on Friday, June 20, 2025. All ABAG delegates and/or alternates, please save the date. More information will be distributed in the next few months.

ATTACHMENT: Table of Contents for the 2024 New Housing Legislation Summary

Following is the **Table of Contents** for a document prepared for the Association of Bay Area Governments (ABAG) Regional Housing Technical Assistance (RHTA) program, that summarizes significant housing legislation passed in the 2024 legislative session and signed into law by Governor Newsom. All bills become effective on January 1, 2025, unless otherwise noted.

HOUSING ACCOUNTABILITY ACT, THE BUILDER’S REMEDY, AND HOUSING LAW ENFORCEMENT 3

AB 1893: Housing Accountability Act and the Builder’s Remedy 3

AB 1413: Non-Substantive Changes to the Housing Accountability Act 8

AB 1886: Housing Element Adequacy 8

SB 1037: Housing Law Enforcement 10

HOUSING ELEMENTS 12

ANNUAL REPORTS 14

AB 2667: Reporting by Opportunity Area 14

AB 2580: Reporting Historic Designations 15

AB 3093: Reporting Housing Element Progress 15

ZONING 15

AB 2904: Zoning Ordinance Notices 15

STREAMLINED AND BY RIGHT APPROVALS 16

SB 450: Amendments to California HOME Act (SB 9) 16

SB 1123: Amendments to Small Lot Subdivisions 17

AB 2243: Amendments to Middle Class Housing Act of 2022 (AB 2011) and Affordable Housing and High Road Jobs Act of 2022 (SB 6) 17

AB 3122: Amendments to SB 35 22

ACCESSORY DWELLING UNITS 23

SB 1211: Additional ADUs for Multifamily Properties 23

AB 2533: Unpermitted ADUs and Junior Accessory Dwelling Units 23

SB 1211: ADUs in the Coastal Zone 24

SB 477: Recodification of the ADU and JADU Statutes 24

DENSITY BONUS LAW 25

AB 2694 & AB 3116: Density Bonus – Residential Care Facilities for the Elderly and Student Housing Developments 25

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) 26

SB 1395 and SB 1361: Expansion of CEQA Exemptions Relating to Shelters and Low Barrier Navigation Centers 26

AB 2199: Extension of Infill Exemption in Unincorporated Areas 26

SB 768: HCD Study of Vehicle Miles Traveled (VMT) 26

FEES 27

AB 2430: Monitoring Fees for Affordable Units 27

AB 2663: Inclusionary Housing In-Lieu Fees 28

AB 2553: Fees Near Major Transit Stops. 29

SB 937: Impact Fees for Housing Developments Paid at Occupancy 29

AB 1820: Good Faith Fee Estimates 31

AB 3177: Restrictions on Required Dedications to Reduce Traffic Impacts. 32

AFFORDABLE HOUSING BILLS 32

AB 846: Definition of Affordable Rent and Rent Caps on Tax Credit Projects (Health & Safety Code § 50053 & 50199.25) 32

AB 2926: Assisted Housing Developments; Expiration of Affordability Restrictions 34

OTHER BILLS 35

AB 2117: Extensions of Permit Approval for Litigation 35

AB 2729: 18-Month Extension of Permit Approvals 36

SB 1210: Electrical, Gas and Sewer Service Connections for New Housing Developments 36

GENERAL PLANS – NON-HOUSING ELEMENTS 37

AB 1889: Conservation Element: Wildlife and Habitat Connectivity..... 37

AB 2684: Safety Element: Extreme Heat 37

APPENDIX A - SECTION 65913.4(A)(6)(B), 9/16/2021 39