

MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS
AGENDA

WEDNESDAY, MARCH 26, 2025
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 Eli Hill
- 2. Public Comment** (Limit 3 minutes per person)
- 3. Welcome, Introduction of Guests:** President Eli Hill
- 4. Presentation:**

Update From Marin County Office Of Education - Presentation provided by John Carroll,
Marin County Superintendent of Schools

5. Committee Reports (written reports only – to be published in agenda packet and posted on website, <http://www.mccmc.org/>)

- 5.a. Association of Bay Area Governments (ABAG)
5a. Written report provided by Pat Eklund, Novato
- 5.b. Bay Conservation and Development Commission (BCDC)
5b. Written report provided by Pat Eklund, Novato
- 5.c. Golden Gate Bridge, Highway and Transportation District *
5c. Written report provided by Holli Thier, Tiburon

5.d. MCCMC Legislative Committee
5d. Written report provided by Alice Fredericks, Tiburon

5.e. Transportation Authority of Marin
5e. 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. Consideration to Appoint An Alternate MCCMC Representative to League of California Cities, North Bay Division Executive Board for Calendar Year 2025.

At the February 26, 2025 MCCMC meeting, the membership voted to appoint the current Alternate, Mark Milberg, Novato, to serve the remainder of the term of the vacant Primary seat, and called for letters of interest from those interested in serving as the MCCMC Alternate to the Board for the remainder of the 2025 term. A letter of interest was received from Chantel Walker, San Anselmo.

Attachment 6.a.: Letter of Interest from Chantel Walker, San Anselmo

6.b. Consideration to Appoint Two MCCMC City Representatives to Marin County Homeless Policy Steering Committee

MCCMC selects two city representatives to serve on the [Marin County Homeless Policy Steering Committee](#). The MCCMC representatives are currently Rachel Kertz, San Rafael, and one seat that is vacant, formerly filled by Susan Wernick, Novato, who recently retired from City Council.

A call for letters of interest was announced at the February 26th MCCMC meeting, and Rachel Kertz, incumbent (San Rafael), Mark Milberg (Novato), Caroline Joachim (Mill Valley), and Lisel Blash (Fairfax), expressed interest in appointment and will be submitting letters of interest. A vote on appointments will take place at the March 26, 2025 meeting.

Attachment 6.b.: Letters of interest received from Caroline Joachim, Mill Valley; Rachel Kertz, San Rafael, Mark Milberg, Novato, Lisel Blash, Fairfax. Other letters of interest will be added to the agenda packet in the order received.

6.c. Review of Draft Agenda for the April 30, 2025 MCCMC Meeting, Hosted by the Town of Corte Madera (Date changed from April 23, 2025 to not conflict with League of California Cities City Leaders Summit)

Attachment 6c: Draft agenda for April 30, 2025 meeting

6.d. Consideration and Possible Action to Approve the Draft Minutes of the February 26, 2025 MCCMC Meeting

Attachment 6d: Draft minutes for the February 26, 2025 meeting

7. **ADJOURN: to the April 30, 2025 meeting, In person, hosted by the Town of Corte Madera** *(Please note change of date from April 23, 2025, so as not to conflict with League of CA Cities City Leaders Summit)*
Deadline for Agenda Items – April 23, 2025 Please send to: MCCMCSecretary@gmail.com

ABAG Report to MCCMC¹

March 2025

EXECUTIVE SUMMARY: This report highlights a call for nominations for Priority Conservation Areas; Formation of the MTC ABAG Community Advisory Council; CALCOG recognition for ABAG Housing Website; Proposed legislation to modify the Regional Housing Needs Allocation (RHNA) to allow housing credits for preserving housing; **Affordable Housing Bond Act of 2026;** and, the upcoming **ABAG General Assembly scheduled for June 20, 2025.**

Call for Priority Conservation Area Nominations Now Open: Priority Conservation Areas (PCAs) are areas nominated by local governments that include natural lands, working lands, recreation areas, urban green spaces, and locations where nature-based solutions can be used to adapt to climate change. The window to nominate new PCAs is open through May 2, 2025, offering an opportunity to help shape the Bay Area's conservation priorities. To support local nominations, ABAG-MTC hosted a webinar on March 4 covering the nomination process and submission tool. Materials from the session, along with additional resources and staff assistance, are available online [[2025 Priority Conservation Area \(PCA\) Nomination Cycle | Metropolitan Transportation Commission](#)]

Formation of the MTC ABAG Community Advisory Council: The ABAG Executive Board voted to support the formation of the joint **MTC ABAG Community Advisory Council** that would replace and integrate ABAG's Regional Planning Committee and the MTC Policy Advisory Council into a single advisory council to serve the MTC Commission and the ABAG Executive Board.

The formation of a new **MTC ABAG Community Advisory Council** would establish MTC and ABAG as equal partners in selecting county-based and at-large nominees; retains an open nomination process while inviting input from the ABAG Executive Board and the MTC Commission; limits membership to 27; reserves membership for non-elected Bay Area residents to expand the diversity of viewpoints influencing MTC and ABAG decisions. Elected officials from community and special districts (e.g. water, sanitary, college boards and/or school districts) would be eligible.

Nominations and applications to join the Council will be open to the public. Staff would first review applications and provide a list of recommendations to the MTC Chair and ABAG President as well as to an ad hoc committee of members from MTC and ABAG, as selected by the MTC Chair and ABAG President. In the case of county-specific appointees, the MTC and ABAG members representing a given county will also be provided with a list of recommendations. Final appointments will be made by the MTC Chair and ABAG President taking into consideration recommendations from the ad hoc committee and any recommendations for county-specific appointments provided by MTC and ABAG members.

Recruitment for the new body would begin in the summer of 2025, selections would be finalized in the fall of 2025, and the new body would hold its first meeting in January 2026.

Doorway Housing Platform: Through the release of key new features and processes, and the integration of other Bay Area housing portals, Doorway has grown significantly since its launch in June 2023. On June 29, 2023, BAHFA launched the Doorway affordable housing placement platform, which consists of two websites. The **Doorway Housing Portal** provides a comprehensive, user-friendly site that allows housing seekers to find and apply for housing opportunities from a phone or personal computer. The **Doorway Partner Portal**, for jurisdictions and professional partners (developers and property managers), helps make the lease-up process

¹ Marin County Council of Mayors and Councilmembers (MCCMC). For questions, contact Councilmember Pat Eklund; City of Novato at: pateklund@comcast.net; and/or 415-336-9913 (cell).

significantly simpler. Together, the two sites provide critical data about who searches for what kinds of affordable housing throughout the Bay Area, enabling policy makers to better assist their constituents.

A regional affordable housing platform provides significant value to housing seekers, jurisdictions, and our professional partners. Housing seekers - often households that live in one city and work in another - benefit from having everything in one place (“one-stop shop”). Jurisdictions benefit from reduced staffing and costs, and developers/property managers greatly appreciate standardized processes across the region.

The Doorway platform was launched through a contract with Exygy, a software development consultant, and the support of a pro bono Google.org fellowship that provided more than a dozen full-time Google staffers January-June 2023. Starting in July 2023, with funding assistance from a \$2.5 million grant from Google.org, BAHFA expanded the consultant’s work scope to further develop Doorway.

In the last year, the Doorway platform has added account, application, and lottery functionality for housing seekers, jurisdictions, and professional partners. These new key features, along with some additional enhancements, have brought the platform’s functionality to a place where it can fill the role of a regional one-stop shop for affordable housing. That milestone was underscored with the integration last October of the former San Mateo County Housing Portal. Doorway now handles all San Mateo County listings, applications, and users. Recently, BAHFA announced that the Alameda County Housing Portal will be similarly integrated with Doorway later this spring.

Doorway’s role has also grown into regional affordable housing collaboration. Doorway discussions with external partners, including local government staff and property managers, have generated ideas about how to standardize and streamline regional practices on subjects such as application questions to demographics data collection to lottery and waitlist management. To access the portal: [Doorway Housing Portal](#)

ABAG Technical Assistance Highlighted on New CALCOG Website: CALCOG launched a new Housing Implementation Programs Exchange website, a collection of the best of what CALCOG members produced for REAP 1. The site includes a curated set of resources for most of the major housing subject areas and updated 2025 summaries of the law in key areas.

Housing Implementation Policy Exchange

Regional Housing Needs Allocation	Housing Element
Permit Processing, CEQA, & Density Bonus	By Right Rules for Specific Development Types
Fairness and Equity	Enforcement
Regional Agency Policies	Housing and VMT – <i>Coming Soon</i>
Funding and Financing – <i>Coming Soon</i>	Other Items of Variable Importance

Resources created by ABAG's Regional Housing Technical Assistance Program are included throughout the site. Following is the link to the website: [Housing Implementation Policy Exchange: California Association of Councils of Governments](#)

Regional Housing Needs Allocation Credit for Preservation: The ABAG Executive Board agreed to co-sponsor a bill by Assemblymember Sharon Quirk-Silva to allow cities and counties to earn credit toward their Regional Housing Needs Allocation (RHNA) targets by preserving “naturally occurring affordable housing” with long-term deed restrictions.

The phrase “naturally occurring affordable housing” or NOAH is used to describe apartment buildings, often older stock, with market-rate rents that are affordable to low-to-moderate income households. NOAH “preservation” refers to a growing practice by mission-driven organizations of buying these properties and attaching to them long-term deed restrictions that prevent displacement and preserve their affordability for low-income households for 55 years. Without such intervention to pull these homes off the speculative market, private equity and gentrification can drive up rents and displace long-time residents. Since 2020, California communities have lost an estimated 163,000 NOAH units for low-income households, according to the California Housing Partnership Corporation. In the Bay Area, more than 60,000 additional homes are at high risk of conversion.

This legislation will allow jurisdictions to claim credit on their Annual Progress Report (APR) for NOAH properties affordable to low-income households and preserved with public assistance, for up to 25 percent of their RHNA allocation in the relevant income category. To qualify, the properties must be deed-restricted for at least 55 years and protect existing tenants against displacement. The bill will also clarify for jurisdictions their reporting obligation related to demolished homes. Finally, it will add a minor APR reporting requirement to track developers’ compliance with replacement housing and relocation assistance requirements.

Ralph M. Brown Act Teleconferencing Reform: The ABAG Executive Board agreed to co-sponsor SB 239 authored by Senator Arreguin (our Past President of ABAG) that would expand remote meeting options for non-decision-making local legislative bodies – including advisory boards – that do not take final action. The League of California Cities and California Association of Counties are co-sponsoring the bill.

In the 2023-24 legislative session, MTC and ABAG supported AB 817 (Pacheco), which would have provided that “subsidiary bodies” - defined as a body that serves exclusively in an advisory capacity and does not take final action on legislation, regulations, contracts, licenses, permits, grants, or any other entitlements - could use alternative teleconferencing provisions similar to the emergency provisions so long as the legislative body that established the subsidiary body made specified findings and voted every 12 months to allow for remote meetings. AB 817 was a compromise bill since there is significant resistance in the State legislature to restoring the broad flexibility to meet entirely remotely as was allowed during the COVID.

Senator Arreguin on January 30th introduced SB 239, a modified version of AB 817. The changes are intended to address key policy concerns raised by the Senate Local Government Committee and other members of the Senate during bill including: 1) Narrowing the bill to exclude advisory bodies with subject matter jurisdiction over police oversight, elections or budgets; 2) Exempting elected officials from taking advantage of the enhanced teleconferencing flexibility authorized by the bill. 3) Clarifying that legislative bodies that take final action on grants are not “subsidiary bodies”.

Affordable Housing Bond Act of 2026: On March 20, 2025, the ABAG Executive Board voted to support and seek amendments on two bills that are nearly identical [Assembly Bill (AB) 736 (Wicks) and Senate Bill (SB) 417 (Cabaldon)] that would place a \$10 billion GO bond on the June 2026 statewide ballot to fund the state’s core rental and ownership programs. The proposed distribution is largely consistent across the bills, with the exception of the \$450 million that comprises the last two bullets:

- \$5.25 billion to build apartments affordable to households earning 80 percent or less of the area median income (AMI) through the Multifamily Housing Program. At least 10 percent of the apartments must be reserved for households earning 30 percent AMI or less.
- \$1.75 billion for supportive housing for people living with disabilities, through the Multifamily Housing Program.
- \$1 billion for first-time homebuyer assistance and for-sale home production through CalHome and the California Housing Finance Agency.

- \$800 million to the Portfolio Reinvestment Program to rehabilitate or preserve the affordability of currently deed-restricted apartments.
- \$500 million for a new state program to acquire market-rate apartments and attach long term affordability restrictions, to be established in separate legislation.
- \$250 million for apartments and for-sale homes for agricultural workers via the Joe Serna Farmworker Housing Grant Program
- \$250 million to build housing and related infrastructure for Native American tribes via a new program (AB 736) or the Tribal Housing Grant Program (SB 417).
- \$200 million to the Energy Efficiency Low-Income Weatherization Program (AB 736) or for wildfire prevention and displacement assistance and to accelerate apartment construction in rental markets affected by wildfires (SB 417).

Historically, GO bonds have been the state’s primary funding source for the production and preservation of deed-restricted apartments and single-family homes. Voters last approved a comprehensive state housing bond in 2018 (the \$4 billion Proposition 1). Those funds, however, have been fully allocated. Additionally, voters last year approved a \$6.4 billion mental health bond measure, of which \$2 billion is dedicated to supportive housing for veterans and other people living with disabilities. Lawmakers have also appropriated General Fund revenue for housing production in recent years. However, the state’s projected deficit makes significant additional General Fund commitments to housing unlikely in the near future.

If passed by voters in June 2026, AB 736 or SB 417 would infuse as much as \$2 billion annually over five years into housing production and preservation. Bay Area developers and jurisdictions have performed well in past funding rounds for the programs included in the bond. The Bay Area Housing Finance Authority (BAHFA) may also be eligible to apply for funding to continue Housing Preservation Pilot program, which converts existing apartments into affordable homes with long-term deed restrictions and protects residents from rising rents and displacement. (Eligibility would be determined in a concurrent or follow-up bill establishing the new program.)

A state housing bond is also a potential source of funding for a new BAHFA lending program modeled on the New York City Housing Development Corporation (HDC) that would both reduce developers’ borrowing costs and, within a couple of years, fully cover BAHFA’s operating budget. HDC issues housing revenue bonds and loans the proceeds at competitive rates to affordable housing developers. The loans generate enough revenue – in the form of fees and interest rate spread – to fully fund HDC’s operations and offer additional housing subsidies (\$3.4 billion since 2003). *BAHFA staff and consultants are analyzing how much collateral would be required for BAHFA to begin lending through this HDC model; the state bond could serve as the source of that collateral. Staff requests approval to begin discussions with Assemblymember Wicks and Senator Cabaldon about amending the bills to provide for this option.*

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.

For questions, contact Councilmember Pat Eklund; City of Novato at: pateklund@comcast.net; and/or 415-336-9913 (cell).

Bay Conservation and Development Commission (BCDC) Report to MCCMC¹

March 2025

EXECUTIVE SUMMARY:

The BCDC Commission did not meet in March. However, there is an all-day meeting on April 3, 2025 focusing on changing the use the right-hand shoulder of the eastbound lower deck on the San Rafael/Richmond Bridge as a part-time travel lane during peak hours on a permanent basis and continue the multi-use pathway pilot project on the westbound upper deck shoulder for two years with modifications. Here is the link to the agenda item: [Application Summary](#)

APPLICATION TO CHANGE USE OF RIGHT-HAND SHOULDER OF THE EASTBOUND LOWER DECK ON THE SAN RAFAEL/RICHMOND BRIDGE:

The California Department of Transportation (Caltrans) submitted a permit application to the Bay Conservation and Development Commission (BCDC) to change the use of the right-hand shoulder of the eastbound lower deck as a part-time travel lane during peak hours on a permanent basis and continue the multi-use pathway pilot project on the westbound upper deck shoulder for two years with modifications, including reducing availability of the path to the period between Thursday afternoon and Sunday evening, converting the path back to an emergency shoulder at all other times, and providing a free bicycle shuttle Mondays through Thursdays.

Caltrans' application would amend their existing permit to modify the San Rafael Bridge Public Pathway Pilot Project in coordination with the Bay Area Toll Authority (BATA), which is a subsidiary agency under the Metropolitan Transportation Commission (MTC) created to administer tolls on the Bay Area's state-owned bridges. The bridge is approximately 4 miles long and consists of an upper deck for traffic westbound to Marin County, and a lower deck for traffic eastbound to Contra Costa County. **On September 20, 2016, BCDC issued the permit amendment authorizing a four-year pilot project** to evaluate the use of a separated Class I public pathway on the shoulder of the westbound upper deck of the Richmond-San Rafael Bridge and use of the shoulder of the eastbound lower deck as a part-time vehicular travel lane during PM peak hours only.

Since the lower deck pilot improvements opened on April 20, 2018 and the upper deck pilot improvements opened on November 18, 2019, the original authorization for the pilot project components expired on April 20, 2022 and November 18, 2023, respectively. To allow time to conclude the Pilot evaluation, determine appropriate next steps, and complete the permit amendment process with BCDC, Caltrans requested and was granted an amendment to the permit to temporarily extend the authorization of the Pilot through December 31, 2025.

Caltrans contracted with California PATH (Partners for Advanced Transportation Technology) to evaluate the Pilot Project. The contractor prepared a "Before" study in 2018 that described conditions existing in 2015-2016 before the Pilot was implemented, as well as an "After" study that was documented in two phases. The Phase I report was published in 2022 and was presented to the Commission at a briefing on May 2, 2024. The Phase II report was completed on May 8, 2024, and updated the Phase I analysis with data gathered since

¹ Marin County Council of Mayors and Councilmembers (MCCMC)

2022 as well as a discussion of modifications made to an existing bike path connecting the bridge to Sir Francis Drake Boulevard in Marin County outside of the Commission's jurisdiction. The Phase II report is currently the main source of data about the project used by the applicants and Commission staff. The report can be accessed by clicking the following link: [After Study for the Richmond - San Rafael Bridge \(Phase II\)](#)

In summary, the proposed amendment request proposes the following modifications to the Pilot Project:

1. Westbound Upper Deck. On the upper deck and westbound approach, continue to pilot the multi-use path for an additional two years with a modified schedule that would reduce the availability of the public pathway to only the period from 2:00pm on Thursdays through 11:00pm on Sundays, with some additional availability around holidays. At all other times, the movable barrier separating the pathway would be removed and the path would revert to an emergency shoulder and breakdown lane. A shuttle would operate between 6:00am and 8:00pm on days where the path is closed to transport cyclists across the bridge (on Thursdays, the shuttle would run until the path reopens). The shuttle would run between the Tewksbury Avenue bus stop in Richmond and the Vista Point parking lot in San Rafael and involve the placement of informational signage. These modifications are illustrated in Figure 3.

2. Eastbound Lower Deck. On the lower deck and eastbound approach, conclude the pilot phase and continue, on a permanent basis, the use of the shoulder as a vehicle travel lane during the peak commute hours of 2:00pm to 7:00pm each day. At the eastbound approach to the bridge in the 100-foot shoreline band, the Pilot also converts a 0.65-mile-long segment of the I-580 shoulder for use as a vehicle travel lane.

Caltrans' objectives in piloting these uses of the bridge shoulders were to seek a means of reducing congestion and travel time in the eastbound direction and to provide pedestrian and bicycle facilities across the bridge, the latter of which is related to the provision of public access contemplated in the findings of the original permit issuance from 1997. Caltrans intended to evaluate the performance and use of these improvements to determine whether they could feasibly be made permanent.

The modifications would be implemented as soon as Spring 2025 and would be in place for two years, including an 18-month study period and up to 6 months for decision-making following the study. The estimated total project cost is approximately \$200,000 for capital and support costs (this amount does not include operations and maintenance costs).

The BCDC Commission had two workshops on the permit amendment where numerous questions were raised. The BCDC staff has prepared a memorandum responding to the questions previously raised. That document can be accessed by this link: bcdc.ca.gov/wp-content/uploads/sites/354/2024/12/2025-03-20-Summary-of-Commissioner-Questions-and-Answers.pdf

For questions, contact Pat Eklund, Councilmember; City of Novato at: 415-336-9913 (c) and/or pateklund@comcast.net.

Legislative Committee Report to MCCMC

Respectfully Submitted 3/21/25

Alice Fredericks, Chair

The deadline for introduction of bills in the 2025 California Legislative session was 2/21/25. One thousand five hundred (1500) bills were introduced in the State Assembly and eight hundred fifty (850) in the Senate.

The next MCCMC Legislative Committee is scheduled March 24. The bills to be discussed are linked below. This early in the legislative process, bills are assigned to committee where the language is can be changed substantially. Spot bills are introduced that have potential to address a subject different from the current language before the bill reaches the floor of the legislative body or, is withdrawn. The practice of the MCCMC Legislative Committee early in the legislative session is to watch bills of interest and take a position as needed at crucial points in the process.

There are several bills on the agenda for discussion on which CalCities has taken a position:

SB 79 – CalCities opposes -expands discretion a transit agency has in determining use of land it leases.

SB 677 – CalCities opposes -further streamlines permitting approvals for certain housing projects and restricts local government permitting conditions.

SB 346 - CalCities sponsors - allows cities to require short term rental facilitators to identify the physical address of the host property, conduct audits on its revenue and impost fines for lack of compliance

SB 846 – CalCities sponsors-authorizes local agencies to submit plans to conduct wildfire preparedness activities in fire hazard severity zones. The plans authorized under the bill minimize impacts to wildlife and endangered species and qualify for an incidental take permit and other exemptions or streamlining for which wildfire preparedness activities qualify.

SB445 – CalCities opposes – facilitates permitting process for implementation of a sustainable transportation project.

AB 262 –CalCities sponsors - The bill establishes a grant program for specific disaster costs.

A list of bills to be considered is posted in the Agenda for the upcoming meeting on the MCCMC website: <https://www.mccmc.org/wp-content/uploads/MCCMC-Leg-Com-Agenda-2025-3-24.pdf>

Transportation Authority of Marin Report to MCCMC

Respectfully submitted 3/21/25

Alice Fredericks

TAM MEETING February 27, 2025:

VMT TOOLKIT:

At the TAM February meeting, staff reported on Vehicle Miles Traveled (VMT) toolkit that will be available to generate the VMT metric when CEQA analysis is required of projects. VMT analysis is required under SB 743 and will replace Level of Delay (LOS) at intersections metric formerly required to estimate impacts of projects on GHG emissions. The VMT metric estimates number of cars per unit of time per segment of roadways.

Local jurisdictions can develop their own guidelines for generating VMT impacts of projects when they are the lead agency in project that requires CEQA analysis. A toolkit to generate the analysis will be available year end 2025 and use will be free for two years for all cities and towns and for Marin County.

TAM COMMISSION MEETING MARCH 27, 2025:

The agenda for the upcoming meeting of TAM includes approval of the proposed legislative advocacy program. See link to agenda below. Some bills recommended for support positions include:

SB-239 extends brown act allowance for remote meetings for non decision making bodies

AB259 remove sunsets on teleconferencing for non decision making bodies.support

SB71 CEQA exemptions for active transportation projects. S UPPORT

SB 752 Sales tx exemptions for Zero emission bus purchases

AB 314 CEQA exemptions for major transit stops Support

Project Updates: TAM projects in active and planning status will be reviewed. Active status includes those in environmental, design, processes or construction funded:

Active Status

Projects in active status are the B7 to B8 segment of Marin Sonoma Narrows, Highway 101 580 project, the Bellum Offramp from 101 improvements and the Bellum offramp to state Route 37 improvments.

Planning

Projects in the planning stages include North-south Greenway, South segment -101 interchanges and approaching roadways,part time transit lane , flood reduction project in Marin City and the Noise Reduction process in the Caltrans PID (Project initiating

Other Project Updates:

Northbound and south bound HOV lanes for 17 miles from Novato to Petaluma :Adding northbound southbound HOV lanes will open Summer 2025. There were \$1.5M in cost overruns due to change orders for cost. Overruns will be budgeted from funding generated by surplus property sale in the 101 gap closure project process

Sea Level Rise Project Planning

TAM commissioners previously approved hiring consultant ARUP to develop sea level rise transit projects. The cost will be funded with Measure A revenue.

SB-272 requires regional shoreline adaptation plans [RSAP] of all jurisdictions. TAM transportation studies will be the basis for RSAPs. The implementation plan develops the strategy for roles in advancing projects.

The presentation to the Commission by ARUP included a resolution for jurisdictions to adopt TAM's sea level rise adaptation policies. Agencies who adopt Transportation Authority of Marin policies can access Measure A category 2.3 sea level rise funding for grant writing and project development.

TAM transportation study is included in the Countywide Transportation Plan (CTP) informing the plan of the impacts of climate induced impacts on transportation systems.

Other ongoing Sea Level Rise planning efforts include:

1. Local jurisdictions RSAP
2. County governance study regarding sea level rise adaptation planning in Marin
3. Caltrans: 101 corridor study marine city to San Rafael Creek

Safe Pathways Projects Funding:

MEASURE A/AA estimates of revenue are slightly lower based on current disbursements. Usually, projections for the budget depend on the California Department of Tax and Fee Administration disbursements but the projections have not been released. Staff sets estimates slightly below projected revenues to allow for prudent budgeting.

Nevertheless, staff will recommend programming Measure AA funds to the 5th cycle Large and Small Safe Pathways projects. All large projects are consistent with Safe Routes to School plans of respective jurisdictions. The rationale for the recommendation is that projects will be more expensive if construction is deferred and funding can be available from the FY29/30 budget. The risk to local jurisdictions is that their projects might be

underfunded if TAM's revenue decreases and TAM cannot fully fund approved projects. List of projects funded in the link below.

The March 27 meeting agenda also includes review and approval of the Measure A/AA and Measure B revenue Projects and the 2025-26 Budget Development schedule.

Misc Info

A set of charts defining transportation acronyms and process can be found starting on page 50 at the link below

<https://www.tam.ca.gov/wp-content/uploads/2025/02/2-27-25-TAM-Board-Agenda-Packet.pdf>

CHANTEL L. WALKER

March 20, 2025

Subject: *Letter of interest from Chantel L. Walker for MCCMC Alternate to CalCities North Bay Division Executive Board*

Dear MCCMC Colleagues,

I am writing to express my interest in serving as the MCCMC Alternate to the California League of Cities (CalCities) North Bay Division Executive Committee.

I am a member of the San Anselmo Town Council and have actively engaged with CalCities, including participating in the CalCities Mayor's and Council Members Academy, attending the CalCities North Bay Division Meeting earlier this quarter, and inviting CalCities senior leadership to participate in Marin County activities. Those experiences with CalCities and their support for City and Town success drive my interest in more formally engaging with CalCities on behalf of our cities and towns.

My background as a senior staff member in local government has provided me with extensive experience in community development, housing, community services, and local government administration. For example, my housing-specific policy experience includes advocating for local voice with state government, zoning, housing finance, Fair Housing Policy, and environmentally-friendly housing development. This varied content expertise equips me well to support our primary CalCities representatives as needed.

Additionally, I have worked on policy matters at the county level and in partnership with local municipalities, further strengthening my ability to contribute effectively and collaborate well in the Alternate role. I request your support to serve as the MCCMC Alternate to the CalCities North Bay Division Executive Board.

Sincerely,
Chantel L. Walker

March 18, 2025

Eli Hill, Chair
Marin County Council of Mayors and Councilmembers

RE: Interest in Marin County Homeless Policy Steering Committee

Dear Chair Hill,

I am writing to express my strong interest in serving as one of the representatives to the Marin County Homeless Policy Steering Committee. I believe my experience, commitment to community, and understanding of homelessness issues would allow me to make meaningful contributions to this important committee.

My personal interest in addressing homelessness in Marin County stems from my volunteer work with homeless populations and interest in trying to solve this issue. In addition to my ongoing volunteer work at St Vincent de Paul's, volunteering with Marin Villages has given me direct insight into the challenges facing older adults in our community, many of whom live on fixed incomes and face housing insecurity. The recent Marin County Civil Grand Jury report highlighted the particular vulnerability of our senior population regarding housing stability, an issue I believe deserves focused attention within our broader homelessness strategy.

Building upon this personal commitment, since my election to Mill Valley City Council in 2023, I have served on the Marin County Council of Mayors and Councilmembers ad-hoc Homelessness Committee, recognizing the importance of the availability of supportive services and transitional housing as well as the importance of focusing on prevention efforts. Through this work, I have gained valuable insights into the complex challenges facing those experiencing homelessness in our county and the importance of collaborative, evidence-based approaches to addressing these challenges.

I am particularly interested in contributing to the Committee's work on prevention strategies and affordable housing development, with special attention to the needs of vulnerable older adults. I believe these areas are critical to creating lasting solutions for Marin County residents experiencing housing instability.

While on Mill Valley City Council I have also led the City's *Live Well Mill Valley* initiative to ensure Mill Valley becomes an Age and Disability Friendly community by meeting specific livability criteria. In the course of this work, I have built connections with leaders from

various jurisdictions and witnessed the efficient collaboration and exchange of information and ideas that occurs within our County. I want to bring this same approach to the HPSC.

If selected to serve on the Committee, I would approach this role with a commitment to listening, learning, and collaborating with each jurisdiction, local agencies, non-profits, and community stakeholders. I firmly believe that to prevent and end homelessness in Marin County requires the collective and creative efforts of the entire Marin community, and I would work to ensure that this approach is reflected in the policy development process.

Thank you for considering my interest in this position.

Sincerely,

Caroline Joachim
Councilmember, City of Mill Valley

March 21, 2025

Rachel Kertz
Councilmember
San Rafael City Council

Dear Members of the MCCMC,

Homelessness has been part of our jurisdictions for years. This past year has brought the issue to the forefront and one that is much more visible to everyone. Over 15 years ago, I started my work with the homeless community as a leader for the REST program. Since then I have worked on topics impacting the homeless community and now as a San Rafael Councilmember, I am fortunate to be on our City's subcommittee on Housing and Homelessness, serve as the co-chair of the HPSC committee, serve on the HPSC Older Adults committee, and participate in the bi-annual Point In Time (PIT) count.

It is important that MCCMC has a spot at the table for addressing homelessness and that spot is on the Homeless Policy Steering Committee (HPSC). I respectfully request to be re-appointed by MCCMC to this Committee. I have been a vocal proponent of bringing compassion, dignity and action to the table and I would like to continue bringing our voice to the HPSC. These days, more than ever, we will need to protect those most vulnerable in our community. We need to address the increasing urgency to provide support and services to prevent people from falling into homelessness.

As a county we have moved to the Housing First model to address homelessness but we know this is not the only answer. We need to bring more policy makers into the discussion and continue to explore other and complementary approaches. In collaboration with the County, our service providers, and MCCMC we can continue to work on the complex issue of homelessness. The goal is to further engage all the cities in finding solutions to this challenging issue.

Thank you for your consideration.

Rachel Kertz
Councilmember
San Rafael City Council

March 21, 2025

Dear President Hill and MCCMC Members,

I am writing to express my strong interest in serving as a MCCMC representative on the Marin County Homeless Policy Steering Committee.

Susan Wernick, previously on the Marin County Homeless Policy Steering Committee, was the representative for Novato. I want to now take her place to represent Novato in this extremely important work. There are more than 32 individuals residing in encampments in our area with the majority on an identified housing pathway. We have had much success in Novato with permanently supportive housing for over 36 residents formerly experiencing homelessness.

There is still much more work to be done. I pride myself on being collaborative and thoughtful in my approach to this important and all-encompassing issue. I am Novato proud of our partnership with Homeward Bound and in our city's leadership in moving forward with Habitat for Humanity's 80 fully affordable homes project. I want to partner with the County of Marin to find more solutions to end homelessness in our County. As well as partnering with other civic and business and community leaders to align our priorities in helping to prevent homelessness.

I am a current City Councilmember of Novato (2024-2028), serving since 2021. I was Mayor in 2024. It has been an honor serving on the MCCMC Homeless Committee over the last two years.

Thank you for your consideration.

Warmest regards,

Mark Milberg
mmilberg@novato.org
707-481-8074

Lisel Blash

Town of Fairfax

March 25, 2025

Marin County Council of Mayors and Councilmembers

Dear Ms. Council,

I am writing to express my interest in serving on the Homeless Policy Steering Committee.

I have worked on issues of housing and homeless for many years. When I first moved to Marin, I helped form a successful coalition to advocate for the approval of Victory Village senior housing in Fairfax. Victory Village now has 11 units dedicated to housing formerly homeless individuals. I then went on to work with the Marin Environmental Housing Collaborative to advocate for affordable housing in Marin, including tenant protection and supportive housing, including the South Eliseo project.

As a council member I served on our Town's homeless Subcommittee seeking strategies to deal with our small homeless encampment. My colleague, Chance Cutrano, and I were able to get some of our campers into the County's High Utilizer Case Management program. We eventually and reluctantly recommended that the encampment be removed from a piece of land near our ballfield due to conflicts with park users.

I currently serve on MCCMC's homeless committee.

In my professional life as a research analyst, I have frequently been called upon to interview homeless and formerly homeless individuals for various studies. I also have lived experience as a family member of a chronic homeless individual.

I believe that my personal, professional, and volunteer experience gives me a broad understanding of the issues around homelessness, and many connections to local policy makers and service providers.

I ask that you support me as an MCCMC nominee for the Homeless Policy Steering Committee

Sincerely,

Lisel Blash

Town of Fairfax

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

Wednesday, April 30, 2025

(Please note change of date from April 23, 2025, so as not to conflict with League of CA Cities City Leaders Summit)

Hosted by Town of Corte Madera

Corte Madera Town Hall – 300 Tamalpais Drive, Corte Madera, Ca 94925

Guest Speakers:

1. Marin Healthy Youth Partnerships Youth Advocacy Committee – Members of the Youth Advocacy Committee will present “Nicotine-Free Marin: Policy Solutions for Protecting our Youth, and highlight proposed amendments to local Tobacco Retailer License Ordinances that they
2. Additional speakers to be determined

Tentative Committee Reports

Association of Bay Area Governments
Homeless Committee
Marin County Disaster Council Citizen Corps
Marin Transit
Sonoma/Marin Area Rail Transit Commission
Golden Gate Bridge & Highway Transportation District
Transportation Authority of Marin
MCCMC Legislative Committee
Local Agency Formation Commission

Business Meeting

Review Of Draft Agenda For The May 28, 2025 MCCMC Meeting – In person, hosted by the City of Sausalito

Consideration and Possible Action to Approve the Draft Minutes of the March 26, 2025 MCCMC Meeting

ADJOURN: to the May 28, 2025 meeting – to be held in person and hosted by the City of Sausalito

Deadline for consideration of potential agenda items – May 21, 2025 Please send to:
MCCMCSecretary@gmail.com

1 **MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS**
2 **DRAFT MINUTES**

3
4 **WEDNESDAY, FEBRUARY 26, 2025**

5 **6:00pm**

6
7 VIA Zoom VIDEOCONFERENCE ONLY
8

9 **Members Present**

10 Belvedere: Mayor Jane Cooper, Councilmember Pat Carapiet
11 Corte Madera: Vice Mayor Rosa Thomas, Councilmember Fred Cassisa
12 Fairfax: Mayor Lisel Blash, Councilmembers Barbara Coler, Stephanie Hellman
13 Larkspur: Councilmember Scot Candell
14 Mill Valley: Councilmembers Caroline Joachim, Katherine Jones
15 Novato: Mayor Tim O'Connor, Councilmembers Pat Eklund, Mark Milberg
16 Ross: Mayor Bill Kircher, Councilmembers Teri Dowling, Julie McMillan,
17 San Anselmo: Councilmembers Eileen Burke, Chantel Walker
18 San Rafael: Councilmembers Eli Hill, Rachel Kertz
19 Sausalito: Mayor Joan Cox, Councilmembers Jill Hoffman, Steven Woodside
20 Tiburon: Mayor Holli Thier
21

22 **Ex Officio:** MCCMC Secretary Rebecca Vaughn; City Managers: John Stefanski (Asst. CM San
23 Rafael); Marin County Board of Supervisors: Eric Luca, Stephanie Moulton Peters; Melissa Apuya –
24 District Director for Asm. Damon Connolly; Nancy Hall Bennett – League of California Cities North Bay
25 Division
26

27 **1. Call to Order / Roll Call**

28 President Eli Hill called the meeting to order at 6:05p.m., and welcomed everyone to the meeting of the
29 Marin County Council of Mayors and Councilmembers, for February 26, 2025.
30

31 A roll call of the Marin towns/cities was taken. There was a quorum of the 11 Marin cities/towns, with
32 representatives from all 11 Marin cities/towns in attendance.
33

34 **2. Public Comment –**

- 35
- 36 a. Bob Mittelstaedt – provided verbal public comment regarding E-Bike Access' youth/public
37 safety campaign and e-bike enforcement and provided full comments via email (see link:
38 [https://www.mccmc.org/wp-content/uploads/Public-Comment-for-February-26-MCCMC-](https://www.mccmc.org/wp-content/uploads/Public-Comment-for-February-26-MCCMC-Meeting.pdf)
39 [Meeting.pdf](https://www.mccmc.org/wp-content/uploads/Public-Comment-for-February-26-MCCMC-Meeting.pdf))
40
 - 41 b. Michelle Fadelli, First 5 Marin - Spoke about upcoming forum on Playful Learning
42 Landscapes on Thursday, March 13th, and provided a flyer to share (see attached), as well
43 as these informational links: Website: <https://playfullearninglandscapes.com/>, Examples of
44 projects: <https://playfullearninglandscapes.com/projects/>, Our speaker, Dr. Kathy Hirsh-
45 Pasek: <https://kathyhirshpasek.com/>, Michelle can be reached at: michelle@first5marin.org
46 with any questions
47
 - 48 c. Jody Timms - Founder of 350 Marin - she thanked all of the cities and towns that are doing
49 all they can to advance the issue of climate and climate initiatives, and for their support of
50 work being done in the communities, and thanked those cities and towns that have advisory
51 committees and commissions and for the investment in all of these groups working toward
52 implementing our climate action plans and moving climate initiatives forward.

6.d.

1 d. Deborah Lee, State Park Interpreter I, with California State Parks - Bay Area District -
2 Provided an email announcing that California State Parks is having a Women's History
3 Crawl at the Sonoma Barracks, Saturday March 1st from 11am-5pm. We are all very excited
4 about this free and educational community event celebrating women in California. And
5 invited anyone interested to attend and see an example of what they do in our parks. She
6 provided a flyer, attached, with a qr code linking to additional information, which can also be
7 found on their website here: [https://www.eventbrite.com/e/womens-history-crawl-tickets-
8 1205718830479?utm-campaign=social&utm-content=attendeeshare&utm-
9 medium=discovery&utm-term=listing&utm-source=cp&aff=ebdsshcopyurl](https://www.eventbrite.com/e/womens-history-crawl-tickets-1205718830479?utm-campaign=social&utm-content=attendeeshare&utm-medium=discovery&utm-term=listing&utm-source=cp&aff=ebdsshcopyurl)

10
11 **3. Welcome, Introduction of Guests, and Introduction of Recently Elected Councilmembers**

12 President Hill welcomed guests in attendance and then provided any newly elected
13 Councilmembers who weren't in attendance to introduce themselves in January with an
14 opportunity to introduce themselves to their MCCMC colleagues

15
16 **4. Presentation:** MCCMC received a presentation from:

17 4.A. Assemblymember Damon Connolly provided a legislative update to MCCMC.

18
19 4.B. Jenny Silva, Board Chair, Marin Environmental Housing Collaborative (MEHC), provided an
20 overview of the MEHC, the programs and services provided, and updates on current and
21 upcoming projects. (Ms. Silva's presentation slides can be viewed here:
22 [https://www.mccmc.org/wp-content/uploads/MEHC-Presentation-to-MCCMC-02-26-25-
23 compressed.pdf](https://www.mccmc.org/wp-content/uploads/MEHC-Presentation-to-MCCMC-02-26-25-compressed.pdf))

24
25 **5. Committee Reports**

26 All Committee reports were submitted in writing and are available in the [agenda packet on the MCCMC
27 website](#). President Hill thanked those who submitted written reports and encouraged the membership to
28 review the reports.

29
30 Comments: Pat Eklund, Novato, highlighted several items from her written reports for ABAG
31 and BCDC: Reiterated that her report discusses the Bills that Asm. Connolly also spoke about,
32 SB239 (Arrequin) and AB 670 (Quirk-Silva) and that the legislative committee will be discussing
33 as well, and encouraged people to put it on their agenda and support them. She also spoke
34 about the regional shoreline adaptation plan requirements for cities and counties and that BCDC
35 is now taking a look at how their permits can be streamlined because of the need to apply for
36 permits in order to prepare for sea level rise projects. She also reported that they received a
37 presentation on Treasure Island, a summary of which is included in the report.

38
39 Holli Their, Tiburon, reported on the Golden Gate Bridge, Highway and Transportation District:
40 She called attention to two public hearings that are happening on Thursday: a public hearing to
41 receive comment on the establishment of a pilot program for interagency no cost or reduced
42 cost transfer credit on the Golden Gate Transit and Golden Gate Ferry. And another public
43 hearing to receive comment on a proposed increase in the Larkspur to San Francisco special
44 event fares on Golden Gate Ferry.

45
46 Barbara Coler, Fairfax - As Vice Chair of the Legislative Committee, she reported that the
47 committee only took action on one bill about a month ago, and that was Damon Connolly's bill.
48 The committee is waiting because there are over 2,000 bills, and they're not going to be
49 scheduled for committee meetings until the end of March, or early April, so there is not much to
50 report on that.

51
52 **5.a. Association of Bay Area Governments**

53 5.a. Written report provided by Pat Eklund, Novato

6.d.

1 5.b. Bay Conservation and Development Commission (BCDC)

2 5b. Written report provided by Pat Eklund, Novato

3 5.c. Golden Gate Bridge, Highway and Transportation District

4 5c. Written report provided by Holli Thier, Tiburon

5
6 **6. Business Items:**

- 7
8 6.a. Consideration to Appointment A Primary MCCMC Representative to League of California Cities,
9 North Bay Division Executive Board for Calendar Year 2025.

10
11 Secretary Vaughn summarized that, at the October 23, 2024 MCCMC meeting, the membership
12 voted to appoint Eli Beckman, Corte Madera, and Jill Hoffman, Sausalito, as primary MCCMC
13 Representatives, and Mark Milberg, Novato, as Alternate Representative, to represent MCCMC
14 on the League of California Cities North Bay Division Executive Board. Nancy Hall Bennett,
15 Public Affairs Manager for the North Bay Division, advised that Sausalito Councilmember Jill
16 Hoffman has been elected by her peers to lead the North Bay Division as President for 2025,
17 which created a vacancy for MCCMC to make a new appointment to the Executive Committee.

18
19 A call for letters of interest was announced at the January 29, 2025, MCCMC meeting. A letter
20 of interest was received from Mark Milberg, Novato.

21
22 The item before MCCMC was to consider a vote to appoint the current Alternate, Mark Milberg,
23 Novato, to serve the remainder of the term of the now vacant Primary seat, as he expressed
24 interest in serving as one of the two primary representatives after serving as Alternate for two
25 years.

26
27 No additional nominations were received from the floor, and no public comment was
28 received in person or via email. President Hill called for a vote on the appointment.
29 There was a motion and second (Hoffman/Thier) to approve the appointment of Mark
30 Milberg, Novato, to serve as the Alternate Representative to the League of California
31 Cities North Bay Division Executive Board to fill the remaining year of a one-year term
32 that expires December 31, 2025.

33
34 The motion was approved unanimously by a roll call vote of the cities/towns present, 11-
35 0.

- 36
37
38
39 6.b. Announcement of Vacancy / Expiring Term and Call for Letters of Interest for Two
40 MCCMC City Representatives to Marin County Homeless Policy Steering Committee

41
42 Secretary Vaughn summarized that MCCMC selects two city representatives to serve
43 on the Marin County Homeless Policy Steering Committee. The two MCCMC
44 representatives are currently Rachel Kertz, San Rafael, and Susan Wernick, Novato. As
45 Susan Wernick has retired from the Novato City Council, MCCMC is asked to appoint a
46 new representative.

47
48 Given that the terms of both Representatives are two-year terms expiring May 2025,
49 MCCMC will accept letters of interest for both seats. The incumbent of the other primary
50 representative seat, San Rafael Councilmember Rachel Kertz, is interested in

6.d.

1 reappointment to a new two-year term and will submit a letter of interest, the following
2 Councilmembers expressed interest and intent to submit a letter of interest prior to the
3 March 26th MCCMC meeting: Incumbent Rachel Kertz, San Rafael; Mark Milberg,
4 Novato; Caroline Joachim, Mill Valley; and Lisel Blash, Fairfax.

5
6 No public comments were received in person or via email. A formal call for letters of
7 interest was announced at the February 26th MCCMC meeting, with a vote on
8 appointments scheduled for the March 26th meeting.
9

10
11 6.c. Review of Draft Agenda for March 26, 2025 MCCMC Meeting To Be Held Virtually Via
12 Zoom
13

14 There were no comments on the draft agenda. No public comment was received in
15 person or via email. President Hill then proceeded to the next item on the agenda.
16

17
18
19 6.d. Consideration and Possible Approval of Draft Minutes of the January 29, 2025 MCCMC
20 Meeting
21

22 No public comment was received in person or via email. President Hill called for a vote
23 to approve the draft minutes of the January 29, 2025 meeting. There was a motion and
24 second (Eklund/Thomas) to approve the minutes for January 29, 2025.
25

26 The motion was approved unanimously by a roll call vote of the cities/towns present, 11-
27 0.
28

29 6.e. Informational Item: Review of Draft Minutes of the City Selection Committee Meeting
30 Held on January 29, 2025 (Informational item only, the draft minutes will be formally
31 reviewed and approved by the City Selection Committee at its next available meeting)
32

33 Secretary Vaughn summarized that the draft minutes for the January 29, 2025 City
34 Selection Committee was provided for information only. No public comment was
35 received in person or via email. It was stated that the minutes would be on the agenda
36 to be reviewed and potentially approved at the next scheduled meeting of the City
37 Selection Committee, date to be determined.
38

39 **7. Adjournment**
40

41 The meeting was adjourned at 7:17PM to the next regular meeting scheduled for March 26, 2025
42 to be held virtually via Zoom Videoconference.
43
44
45
46
47
48