



CALL AND NOTICE

CALL AND NOTICE OF SPECIAL MEETING OF THE ADMINISTRATIVE COMMITTEE OF THE ASSOCIATION OF BAY AREA GOVERNMENTS

As Chair of the Administrative Committee of the Association of Bay Area Governments (ABAG), I am calling a special meeting of the ABAG Administrative Committee as follows:

ADMINISTRATIVE COMMITTEE

Special Joint Meeting with the MTC Planning Committee

Friday, January 10, 2014, 9:30 AM

Location:

Lawrence D. Dahms Auditorium

Joseph P. Bort MetroCenter

101 8th Street

Oakland, California

The ABAG Administrative Committee may act on any item on this agenda.

Agenda and attachments available at abag.ca.gov

This meeting is scheduled to be audiocast live on the Metropolitan Transportation Commission website at mtc.ca.gov

For information, contact Fred Castro, Clerk of the Board, at (510) 464 7913.

The business to be transacted will include:

1. **CALL TO ORDER / CONFIRM QUORUM**
2. **PLEDGE OF ALLEGIANCE**
3. **COMPENSATION ANNOUNCEMENT**
4. **CONSENT CALENDAR**

A. **Approval of MTC Planning Committee Minutes of December 13, 2013**

MTC Planning Committee APPROVAL

ABAG Administrative Committee

January 10, 2014

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**B. Approval of ABAG Administrative Committee Summary Minutes of
November 8, 2013**

ABAG Administrative Committee APPROVAL

5. ONE BAY AREA GRANT (OBAG) PROGRAM

ABAG Administrative Committee Information / MTC Planning Committee Information

6. PUBLIC COMMENT / OTHER BUSINESS / NEXT MEETING / ADJOURNMENT

Members of the public shall be provided an opportunity to directly address the ABAG Administrative Committee concerning any item described in this notice before consideration of that item.

Agendas and materials will be posted and distributed for this meeting by ABAG staff in the normal course of business.



Julie Pierce
Chair, Administrative Committee

January 6, 2014

Date

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



ABAG

AGENDA

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Attachment: MTC Planning Committee Minutes of December 13, 2013

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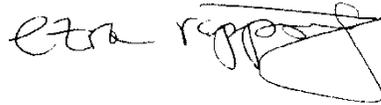
5. ONE BAY AREA GRANT (OBAG) PROGRAM

ABAG Administrative Committee Information / MTC Planning Committee Information

Miriam Chion, ABAG Planning and Research Director, and Ken Kirkey, MTC Planning Director, will present an update on OBAG funding requirements related to certification of Housing Elements by the California Department of Housing and Community Development (HCD) and local enactment of Complete Streets policies.

Attachment: HCD Certification Requirement for OBAG – Update

6. PUBLIC COMMENT / OTHER BUSINESS / NEXT MEETING / ADJOURNMENT



Ezra Rapport
Secretary-Treasurer

January 6, 2014

Date



METROPOLITAN
TRANSPORTATION
COMMISSION

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Dave Cortese, Vice Chair
Santa Clara County

Alicia C. Aguirre
Cities of San Mateo County

Tom Azumbrado
U.S. Department of Housing
and Urban Development

Tom Bates
Cities of Alameda County

David Campos
City and County of San Francisco

Bill Dodd
Napa County and Cities

Dorene M. Giacopini
U.S. Department of Transportation

Federal D. Glover
Contra Costa County

Scott Haggerty
Alameda County

Anne W. Halsted
San Francisco Bay Conservation
and Development Commission

Steve Kinsey
Marin County and Cities

Sam Liccardo
San Jose Mayor's Appointee

Mark Luce
Association of Bay Area Governments

Jake Mackenzie
Sonoma County and Cities

Joe Pirzynski
Cities of Santa Clara County

Jean Quan
Oakland Mayor's Appointee

Bijan Sartipi
State Business, Transportation
and Housing Agency

James P. Spering
Solano County and Cities

Adrienne J. Tissier
San Mateo County

Scott Wiener
San Francisco Mayor's Appointee

Steve Heminger
Executive Director

Ann Flemer
Deputy Executive Director, Policy

Andrew B. Fremier
Deputy Executive Director, Operations

MTC PLANNING COMMITTEE
December 10, 2013
MINUTES

ATTENDANCE

Chair Spering called the MTC Planning Committee meeting to order at 9:33 a.m. Planning Committee members in attendance were: Commissioners Azumbrado, Kinsey, Luce and Mackenzie. Commission Chair Rein-Worth, and Commission Vice-Chair Cortese were present in their ex-officio voting member capacity.

CONSENT CALENDAR: a) Minutes of November 8, 2013; b) Consistency Findings for 2013 Congestion Management Programs: Resolution No. 3424, Revised

Commissioner Mackenzie moved approval of the Consent Calendar, Commissioner Luce seconded. Motion passed unanimously.

OTHER BUSINESS/PUBLIC COMMENT

Mr. Ken Bukowski commented on the posting of committee meetings on YouTube and providing links to access materials. Mr. Heminger noted that staff will have the capability of broadcasting committee meetings via live video when MTC relocates to the new offices in San Francisco.

There being no other business, the meeting adjourned at 9:38 a.m. The Committee's next meeting is scheduled for Friday, January 14, 2014 at 9:30 a.m. in the Lawrence D. Dahms Auditorium, Joseph P. Bort MetroCenter, Oakland, CA.

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SUMMARY MINUTES (DRAFT)

ABAG Administrative Committee Special Meeting

Friday, November 8, 2013

Lawrence D. Dahms Auditorium
Joseph P. Bort MetroCenter
101 8th Street, Oakland, California

1. CALL TO ORDER AND CONFIRM QUORUM

Committee Chair Mark Luce, Supervisor, County of Napa, called the special meeting of the Administrative Committee of the Association of Bay Area Governments to order at about 9:30 a.m.

The Committee met jointly with the Planning Committee of the Metropolitan Transportation Commission.

A quorum of the Committee was present.

Members Present

Mayor Julie Pierce
Supervisor David Rabbitt
Supervisor Dave Cortese
Mayor Pat Eklund
Supervisor John Gioia
Supervisor Scott Haggerty
Councilmember Sam Liccardo
Supervisor Mark Luce
Supervisor Eric Mar
Mayor Jean Quan
Supervisor James Sperring

Members Absent

Supervisor Dave Pine (Alternate)

2. PLEDGE OF ALLEGIANCE

Chairs Luce and Sperring led the Committee members and public in the Pledge of Allegiance.

3. COMPENSATION ANNOUNCEMENT

Fred Castro, ABAG Clerk of the Board, made the Compensation Announcement.

4. CONSENT CALENDAR

A. Approval of Minutes of October 11, 2013

The MTC Planning Committee approved the minutes of its meeting on October 11, 2013.

5. REGIONAL PDA PLANNING PROGRAM

Miriam Chion, ABAG Planning and Research Director, and Ken Kirkey, MTC Planning Director, presented an update on Priority Development Area planning and implementation at the regional level.

Kirkey presented an update of the Regional Priority Development Area Planning (PDA) Program. He summarized the funding allocation and noted \$20 million in Transit Oriented Affordable Housing (TOAH) loans closed on five projects providing 645 units of new housing. An additional \$10 million committed by MTC will expand the funding pool from \$50 million to at least \$90 million by mid-2014.

He commented on the PDA Planning and Technical Assistance programs and noted that staff administered a survey to cities with PDAs asking about their experience with the existing programs as well as their planning needs in the next 2-3 years. Survey results indicated that respondents were satisfied with regional administration of the programs, the existing planning elements funded through the programs, as well as new elements for considering adding to the programs. Staff proposed a call for projects in January 2014 both programs, and recommended adding a new program component that would assist local jurisdictions with staffing needs related to planning.

Chion commented on ABAG funding, and noted that the \$2 million (\$660,000 per year) will be used to support the administration of PDA planning grants and provide staff support for the implementation of Plan Bay Area. She also stated that staff has been meeting and conducting site visits in communities along the inner Bay Area corridors to find out what the implementation issues are and how they can more effectively coordinate their concerns at the state level.

Committee discussion:

- Commissioner Spering asked if the 16 communities taking on most of the growth in the Plan will be prioritized by both opportunity and project delivery - short term should be higher priority. Mr. Kirkey stated that funding will be open to all PDAs, but the criteria utilized will prioritize those communities related to growth in the Plan.
- Commissioner Spering suggested that staff focus on the project delivery side, and asked if TOAH drills down to where staff knows the number of units/people impacted through that program. He also asked how staff monitors and measures the success of the program. Mr. Kirkey stated that staff does monitor the program and analyzes individual projects including what the other funding sources are, how many units are being provided, and the percentage of market rate vs. affordable units. He noted that there are 5 projects that have closed and several more that are expected to close in the near term. Commissioner Spering asked what percentage of housing will be built to fill the void in the region. Mr. Kirkey stated that it's a small percentage, but staff will bring more information about TOAH back to the Committee in early 2014.
- ABAG Administrative Committee member Eklund commented on performance measures and asked how they will be integrated for Plan Bay Area with the investment that staff will be making out of TOAH and some of the other financial investments. Mr. Kirkey stated that staff will be doing a State of the Region Report in 2015 and looking at how many housing permits are being issued for above-moderate units, and as a lead up to the update of the Plan, staff will be closely looking at what is happening in the region, particularly related to performance objectives.

- ABAG Administrative Committee member Eklund also commented on the reduction in greenhouse gases (GHG), and asked how staff quantifies that as part of the effort for TOAH. Ms. Chion stated that GHG calculations will be conducted over the next year and will involve coordination with the Air District.
- Commissioner Weiner stated that looking at where the PDAs are, staff should keep in mind transit funding and transit funding prioritization. He stated that transit projects funding needs to be tied to where housing growth and population growth is going.
- Commissioner Liccardo stated that most big cities are working toward housing that meets a deeper level of affordability and asked if there is any more specific break down with regard to how the TOAH dollars are funding specific affordable units. Mr. Kirkey summarized the TOAH slide, which shows the breakdown in terms of market rate vs. affordable units.
- Commissioner Liccardo asked if there are any data that is more than just 80% Area Median Income (AMI) and below, and stated that it's important to understand the distinction. Mr. Kirkey noted that the 80% threshold is what was established by the Commission when it agreed to fund the TOAH program, and that an additional report will be brought back to the committee in early 2014 with details on the different projects.
- Commissioner Liccardo expressed his concern about spending planning grant money on staff. He stated that cities need to be charging developer fees that pay for staff. He would like to see these dollars directed to getting more PDA planning done.
- Commissioner Spring also expressed his concern with funding planning staff, and noted that if it is linked to project delivery and opportunity, the costs are accounted for.
- Commissioner Quan stated that the Prop. 1C announcements will be made soon and asked staff if they can look to see where they can match the funds to make the biggest impact. Ms. Chion stated that staff will address Prop. 1c as separate funding.
- Commissioner Azumbrado commented on the five affordable housing projects funded by TOAH to date, and asked if information is public on MTC's website to see where the projects are. Mr. Kirkey noted that the information is available on the website.

Public comment:

- Clarissa Cabansagan, Transform, commented on TOAH and stated that it is a clear and effective strategy for increasing equitable Transit Oriented Development (TOD).

6. PDA INVESTMENT/GROWTH STRATEGIES

Ken Kirkey, MTC Planning Director, and Congestion Management Agency staff presented an overview of CMA Investment and Growth Strategies developed to advance PDA development and Plan Bay Area implementation.

The following CMA staff presented an overview of their Investment and Growth Strategies developed to advance PDA development and Plan Bay Area implementation: Tess Lengyel, Alameda County Transportation Commission; Martin Engelmann, Contra Costa Transportation Authority; Linda Jackson, Transportation Authority of Marin; Danielle Schmidt, Napa County Transportation and Planning Agency; Liz Brisson, San Francisco County Transportation Authority; Tom Madalina, City/County Association of Governments of San Mateo; Scott Haywood, Santa Clara Valley Transportation Authority; Bob Macaulay, Solano Transportation Authority; and Linda Jackson also presented for the Sonoma County Transportation Authority.

In closing, Mr. Daryl Halls summarized key issues, and noted that there will need to be more resources available to support housing development to help the city/counties make this work.

Committee discussion:

- Commissioner Rein-Worth expressed her appreciation to the CMAs working with local jurisdictions, MTC and ABAG, and for identifying key issues that need to be focused on in the implementation of OBAG.
- Commissioner Mackenzie stated that the collection of data and analysis is extremely important and recommended evaluations on a regular basis.
- ABAG Administrative Committee member Pierce requested clarification on the “long-term planning objectives” and asked if this directive means that we will monitor the growth management of all cities for their compliance with their housing elements. Ms. Chion stated that the focus is only on the PDAs. Committee member Pierce requested that the footnote in the meeting materials reflect that.
- Commissioner Spring commented on the importance of funding flexibility to support the diversity of OBAG investments.
- Commissioner Luce stated that prior to Plan Bay Area the RHNA process has been an academic exercise as well as a legal one. To see very concrete progress on a number of important projects shows a real plan that will focus on specific issues and identify specific hurdles.
- ABAG Administrative Committee member Mar thanked the CMAs for the overview on how communities are involved in the planning process.
- ABAG Administrative Committee member Eklund suggested staff work with the Air District to figure out GHG impacts, and asked about when the measurements will be defined. Ms. Chion noted that staff will need to take the time to discuss the major milestones with stakeholders.
- ABAG Administrative Committee member Pierce also thanked the CMAs for looking to the future beyond OBAG funding.

7. PUBLIC COMMENT / OTHER BUSINESS / NEXT MEETING / ADJOURNMENT

Chairs Luce and Spring adjourned the meeting of the Committee at about 10:50 p.m.

Submitted:

A handwritten signature in black ink, appearing to read "Ezra Rapport", with a long horizontal stroke extending to the right.

Ezra Rapport, Secretary-Treasurer

Date: January 6, 2014

*For information or to review audio recordings of ABAG Executive Board meetings,
contact Fred Castro, Clerk of the Board, at (510) 464 7913 or FredC@abag.ca.gov.*

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Plan BayArea

TO: MTC Planning Committee, ABAG Administrative Committee

DATE: January 3, 2014

FR: Deputy Executive Director, Policy, MTC
Deputy Executive Director, ABAG

RE: HCD Certification Requirement for OBAG—Update

Background

The One Bay Area Grant (OBAG) Program, adopted by the Commission in May 2012 (MTC Resolution No. 4035, Revised) was developed as a new funding approach that integrates the region's transportation investments with local land-use and housing policies. The OBAG funding formula is designed to specifically support jurisdictions taking on significant housing allocations through the Regional Housing Needs Allocation (RHNA) process in relation to Plan Bay Area. To receive funding for Cycle 2 of the OBAG Program, MTC Resolution No. 4035 requires jurisdictional housing elements for the 2007-2014 Regional Housing Need Allocation (RHNA) cycle to be certified by the California Department of Housing and Community Development (HCD) by January 31, 2013. Jurisdictions unable to meet this deadline were given the opportunity to request a one-year extension to January 31, 2014. HCD certification, however, remains a condition for the jurisdiction to receive OBAG funds.

Extension Requests

The HCD certification requirement has now been met by 106 of 109 Bay Area jurisdictions. When MTC Resolution No. 4035 was adopted in May 2012, 28 jurisdictions did not have a certified housing element. Of these, nineteen jurisdictions requested an extension of the OBAG deadline. Note that seven of the nineteen jurisdictions seeking an extension for the 2007-2014 cycle had been out of compliance for the prior 1999-2006 Regional Housing Need Allocation (RHNA) cycle as well. Of these, six now have certified housing elements, suggesting that the OBAG housing element requirement is having an impact at the local level relative to planning for more housing.

Current Certification Status

Of the 19 jurisdictions that requested an extension through January 2014, three are still awaiting HCD certification of their 2007-2014 housing element (see Attachment A). Per the OBAG policy, if a jurisdiction fails to meet the January 31, 2014 deadline to obtain housing element certification, their respective Congestion Management Agency will remove funding held in reserve for that jurisdiction and move it to another project in a jurisdiction that meets OBAG policies and regional delivery deadlines. Of the three jurisdictions that have not yet received certification, HCD staff has indicated that Albany and Novato have submitted elements that are currently being reviewed. Napa County's housing element was submitted in 2009 and found to be out of compliance by HCD. It was also subject to a lawsuit in which Napa County prevailed at the lower court and on appeal.

Napa County staff and elected officials met with MTC and ABAG staff in October 2012 to discuss the lawsuit and related circumstances pertaining to Napa County's housing element. At the meeting representatives of Napa County indicated that they believed the appeals process related to the County's housing element made it unlikely that the County would complete the HCD certification process prior to the specified OBAG deadline of 01/31/14. At the meeting MTC staff indicated that they would recommend that the Commission make an exception to the current OBAG requirements and allow the County to be eligible for OBAG funding if the Appeals Court upheld the lower court decision with regard to the adequacy of the County's Housing Element prior to the one year extension deadline. HCD staff has indicated that they are consulting with Napa County regarding certification of the county's housing element and expect to have information regarding the certification status of Napa County's housing element in the near future.

ABAG and MTC staff will continue to monitor local jurisdictions' progress in obtaining HCD certification and provide assistance when needed. At your meeting on January 10, staff will provide an update on the status of HCD certification based upon the most current available information. MTC staff will provide an update on jurisdictions' housing element certification status and any related recommendation related to OBAG funding eligibility to the MTC Programming and Allocations Committee on February 12, 2014.

Next Steps

In February, MTC and ABAG staff will present a summary of OBAG outcomes to the MTC Planning Committee/ABAG Administrative Committee and the MTC Programming and Allocations Committee. Discussion of the summary will help to inform the next OBAG funding cycle. The 2014-2022 RHNA was adopted by the ABAG Executive Board on July 18, 2013. Bay Area jurisdictions have until January 31, 2015 to have their revised housing elements for this period certified by HCD. Several jurisdictions have already submitted their draft housing elements to HCD for review.



Ann Flemer



Brad Paul

Appendix A
Bay Area Housing Elements: Status of HCD Certification – Jurisdictions with Extension to January 2014

County	City	Current Status	Additional details about HCD Review
Alameda	Albany	In Review by HCD	Draft Housing Element in review by HCD (submitted 10/28/2013)
Contra Costa	Hercules	Certified	
Contra Costa	Orinda	Certified	Certified on 12/20/2013
Contra Costa	Richmond	Certified	
Marin	Fairfax	Certified	
Marin	Marin County	Certified	Certified on 12/31/2013
Marin	Mill Valley	Certified	
Marin	Novato	In review by HCD	Draft Housing Element in review by HCD (submitted 12/6/2013)
Marin	San Anselmo	Certified	
Napa County	Napa County	Submitted to HCD	Adopted Housing Element submitted to HCD in 2009; deemed out of compliance
San Mateo	Daly City	Certified	
San Mateo	Menlo Park	Certified	
San Mateo	Millbrae	Certified	
San Mateo	Pacifica	Certified	
Santa Clara	Gilroy	Certified	
Santa Clara	Palo Alto	Certified	
Santa Clara	Santa Clara	Certified	
Solano	Benicia	Certified	
Sonoma	Cotati	Certified	