



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Agenda - Final

ABAG Executive Board

President, Jesse Arreguin, Mayor, City of Berkeley
Vice President, Belia Ramos, Supervisor, County of Napa
Immediate Past Pres, David Rabbitt, Supervisor, County of Sonoma

Thursday, July 20, 2023

5:05 PM

Board Room - 1st Floor

Special Meeting

Association of Bay Area Governments
Executive Board Meeting No. 489

Teleconference Locations

City of Oakland, 1 Frank Ogawa Plaza, Hearing Room 2, Floor 1, Oakland California 94612
309 Diablo Road, Danville, CA 94526

City of San Jose, 200 E. Santa Clara Street, City Manager's Conference Room, 17th Floor,
Room #1734, San Jose, CA 95113

3089 Potrero Way, Fairfield, California 94534

City of Rohnert Park, City Hall, 130 Avram Avenue, Council Chambers, Rohnert Park, CA 94928

A Zoom panelist link for meeting participants will be sent separately to committee, commission, or board members.

The meeting webcast will be available at: <https://abag.ca.gov/meetings-events/live-webcasts>

Meeting attendees may opt to attend in person for public comment and observation at 375 Beale Street, Board Room (1st Floor).

In-person attendees must adhere to posted public health protocols while in the building.

Members of the public are encouraged to participate remotely via Zoom at the following link or phone number:

Please click the link below to join the webinar:

<https://bayareametro.zoom.us/j/88244014365>

Or One tap mobile :

+13462487799,,88244014365# US (Houston)

+16694449171,,88244014365# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 669 900 6833 US (San Jose)

+1 408 638 0968 US (San Jose)

888 788 0099 US Toll Free

833 548 0276 US Toll Free

Webinar ID: 882 4401 4365

Detailed instructions on participating via Zoom are available at:
<https://abag.ca.gov/meetings-events/meetings/how-provide-public-comment-board-meeting>
Committee members and members of the public participating by Zoom wishing to speak should use the “raise hand” feature or dial “*9” and dial “*6” to unmute and speak.

In order to get the full Zoom experience, please make sure your application is up to date.

Members of the public may participate by phone or Zoom or may submit comments by email at info@bayareametro.gov by 5:00 p.m. the day before the scheduled meeting date. Please include the committee or board meeting name in the subject line. Due to the current circumstances, there may be limited opportunity to address comments during the meeting. All comments received will be submitted into the record.

The meeting is scheduled to begin at 5:05 p.m.,
or immediately following the preceding ABAG Finance Committee meeting.

Agenda, roster and webcast available at <https://abag.ca.gov>

For information, contact Clerk of the Board at (415) 820-7913.

Roster

Susan Adams, Candace Andersen, Jesse Arreguin, Nikki Fortunato Bas, London Breed, Ken Carlson, David Cohen, Noella Corzo, Pat Eklund, Susan Ellenberg, Carroll Fife, Neysa Fligor, Leon Garcia, Rich Hillis, Rosemary Kamei, Otto Lee, Rafael Mandelman, Elisa Marquez, Yvonne Martinez-Beltran, Myrna Melgar, Nathan Miley, Lisa Motoyama, Catherine Moy, Ray Mueller, Mark Nagales, Peter Ortiz, David Rabbitt, Belia Ramos, Treva Reid, Carlos Romero, Mary Sackett, Cindy Silva, Aaron Tiedemann, Wanda Williams.
Donald Young (Advisory).

1. Call to Order / Roll Call / Confirm Quorum

Quorum is a majority of ABAG Executive Board members present.

2. Public Comment

Information

3. Executive Board Announcements

Information

4. President's Report

4.a. [23-0955](#) ABAG President's Report for July 20, 2023

Action: Information

Presenter: Jesse Arreguin

4.b. [23-0998](#) Adoption of ABAG Resolution No. 12-2023 Recognizing the Many Contributions of Jennifer Berg on Her Retirement

Action: ABAG Executive Board Approval

Presenter: Brad Paul

Attachments: [04b 1 Summary Sheet Resolution 12 2023 Jenny Berg v1.pdf](#)
[04b 2 Attachment ABAG Resolution No 12 2023 Jenny Berg v3.pdf](#)

5. Executive Director's Report

- 5.a. [23-0956](#) Executive Director's Report for July 20, 2023

Action: Information

Presenter: Andrew Fremier

6. Executive Board Consent Calendar

- 6.a. [23-0957](#) Approval of ABAG Executive Board Minutes of May 18, 2023

Action: Approval

Presenter: Clerk of the Board

Attachments: [06a EB Minutes 20230518 488 Draft.pdf](#)

- 6.b. [23-0958](#) Authorization to enter into funding agreement with the San Francisco Estuary Institute for up to \$250,000 for services supporting the EPA Bipartisan Infrastructure Law FY 23-24 work plan Task 1.2: Developing a strategy for wetland restoration and sea-level rise adaptation in the Novato Operational Landscape Unit

Action: Approval

Presenter: Caitlin Sweeney

Attachments: [06b 1 SumSheet_BIL_YR2_SFEI v1.pdf](#)
[06b 2 SumApproval_BIL_YR2_SFEI v1.pdf](#)

- 6.c. [23-0959](#) Authorization to enter into funding agreement with the County of Marin for up to \$250,000 for services supporting the EPA Bipartisan Infrastructure Law FY 23-24 work plan Task 1.2: Developing a strategy for wetland restoration and sea-level rise adaptation in the Novato Operational Landscape Unit

Action: Approval

Presenter: Caitlin Sweeney

Attachments: [06c 1 SumSheet_BIL_YR2_Marin v1.pdf](#)
[06c 2 SumApproval_BIL_YR2_Marin v1.pdf](#)

- 6.d. [23-0960](#) Authorization to accept \$850,000 from the U.S. Environmental Protection Agency to implement the San Francisco Estuary Blueprint under the National Estuary Program between October 1, 2023 and September 30, 2024

Action: Approval

Presenter: Caitlin Sweeney

Attachments: [06d 1 SumSheet_USEPA_NEP v1.pdf](#)
[06d 2 SumApproval_USEPA_NEP v1.pdf](#)

- 6.e. [23-0962](#) Authorization to enter into contract amendment with Peak Digital, LLC to provide for Fiscal Year (FY) 2023-24 agency website support services in the amount not to exceed \$300,000
- Action:** Approval
- Presenter:** Alysha Nachtigall
- Attachments:** [06e 1 Summary Sheet June 2023 Peak Digital LLC v1.pdf](#)
[06e 2 Summary Approval June 2023 Peak Digital LLC v1.pdf](#)
- 6.f. [23-0963](#) Authorization to 1) negotiate and enter into a funding agreement with the Bay Area Air Quality Management District for services in support of the EPA's Climate Pollution Reduction Planning Grant in an amount not to exceed \$240,000 through December 31, 2025, and 2) negotiate and enter into a pass-through funding agreement with the Energy Council in an amount not to exceed \$240,000 through December 31, 2025
- Action:** Approval
- Presenter:** Jeffrey Liang
- Attachments:** [06f 1 Summary Sheet BayREN BAAQMD Contract v1.pdf](#)
[06f 2 Summary Approval BAAQMD Contract v1.pdf](#)
- 6.g. [23-0964](#) Authorization to amend a Bay Area Regional Energy Network (BayREN) contract with CLEAResult Consulting, Inc. for incentive processing in an amount not to exceed \$6,800,000 through December 31, 2023
- Action:** Approval
- Presenter:** Jeffery Liang
- Attachments:** [06g 1 BayREN Summary Sheet CLEAResult Consulting LLC v2.pdf](#)
[06g 2 BayREN Summary Approval CLEAResult Consulting LLC v1.pdf](#)

7. ABAG Administrative Committee Report

- 7.a. [23-0965](#) Report on ABAG Administrative Committee Meetings of June 9, 2023 and July 14, 2023
- Action:** Information
- Presenter:** Jesse Arreguin

8. Joint MTC ABAG Legislation Committee Report

- 8.a. [23-0966](#) Report on Joint MTC ABAG Legislation Committee Meeting of June 9, 2023 and July 14, 2023
- Action:** Information
- Presenter:** Jesse Arreguin

- 8.b. [23-0967](#) Assembly Bill 1085 (Maienschein): Housing Support Services
- Action:** Approval
- Presenter:** Rebecca Long
- Attachments:** [08b 1 Summary Sheet AB 1085 v1.pdf](#)
[08b 2 Attachment Joint MTC ABAG Legislation Summary Sheet AB 1085.pdf](#)
- 8.c. [23-0968](#) Assembly Bill 1657 (Wicks): Statewide Housing Bond
- Action:** Approval
- Presenter:** Rebecca Long
- Attachments:** [08c 1 Summary Sheet AB 1657 v1.pdf](#)
[08c 2 Attachment Joint MTC ABAG Legislation Summary Sheet AB 1657.pdf](#)

9. ABAG Finance Committee Report

- 9.a. [23-0969](#) Report on ABAG Finance Committee Meeting of July 20, 2023
- Action:** Information
- Presenter:** David Rabbitt

10. ABAG Housing Committee Report

- 10.a. [23-0970](#) Report on ABAG Housing Committee Meetings of June 8, 2023 and July 12, 2023
- Action:** Information
- Presenter:** Carlos Romero
- 10.b. [23-0971](#) Approval of Appointment of Consuelo Hernandez to the Advisory Committee of the Bay Area Housing Finance Authority by the ABAG Executive Board acting as the Executive Board to the Bay Area Housing Finance Authority
- Action:** Approval
- Presenter:** Kate Hartley
- Attachments:** [10b 1 Summary Sheet BAHFA Advisory Committee v2.pdf](#)
[10b 2 Attachment Summary Sheet BAHFA Advisory Committee Appointment v1](#)
- 10.c. [23-0972](#) Discussion by the ABAG Executive Board acting as the Executive Board to the Bay Area Housing Finance Authority regarding BAHFA's Regional Housing Revenue Allocation Options
- Action:** Information
- Presenter:** Kate Hartley
- Attachments:** [10c 1 Summary Sheet Preparation for 2024 Affordable Housing Bond Measure](#)
[10c 2 Attachment A Presentation Preparation for a 2024 Affordable Housing Bo](#)

11. Priority Conservation Area Program

11.a. [23-0973](#) Priority Conservation Area Refresh: Status Update

Overview of progress to-date on the PCA Refresh effort, including a summary of partner and stakeholder engagement; strengths and weaknesses analysis; draft vision, goals, and objectives; and draft recommendations for a more data-driven PCA mapping framework.

Action: Information

Presenter: Chirag Rabari and Michael Germeraad

Attachments: [11a 1 PCA Refresh Status Update SummarySheet v2.pdf](#)
[11a 2 PCA Refresh Status Update Att A Presentation v1.pdf](#)

12. Adjournment / Next Meeting

The next regular meeting of the ABAG Executive Board is on September 21, 2023.

Public Comment: The public is encouraged to comment on agenda items at Committee meetings by completing a request-to-speak card (available from staff) and passing it to the Committee secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Committee may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Committee meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章: MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者，請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知，以滿足您的要求。

Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to Committee members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Committee. Actions recommended by staff are subject to change by the Committee.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 23-0955 **Version:** 1 **Name:**

Type: Report **Status:** Informational

File created: 6/28/2023 **In control:** ABAG Executive Board

On agenda: 7/20/2023 **Final action:**

Title: ABAG President's Report for July 20, 2023

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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ABAG President's Report for July 20, 2023

Jesse Arreguin

Information



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	23-0998	Version:	1	Name:	
Type:	Report	Status:		Executive Board Approval	
File created:	7/12/2023	In control:		ABAG Executive Board	
On agenda:	7/20/2023	Final action:			
Title:	Adoption of ABAG Resolution No. 12-2023 Recognizing the Many Contributions of Jennifer Berg on Her Retirement				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	04b 1 Summary Sheet Resolution 12 2023 Jenny Berg v1.pdf 04b 2 Attachment ABAG Resolution No 12 2023 Jenny Berg v3.pdf				

Date	Ver.	Action By	Action	Result
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Adoption of ABAG Resolution No. 12-2023 Recognizing the Many Contributions of Jennifer Berg on Her Retirement

Brad Paul

ABAG Executive Board Approval

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 4.b.

Resolution of Appreciation

Subject:

Adoption of Resolution No. 12-2023, Recognizing the Many Contributions of Jennifer Berg on Her Retirement

Background:

A resolution of appreciation for Jennifer Berg on the occasion of her retirement.

Issues:

None

Recommended Action:

The Executive Board is requested to adopt Resolution No. 12-2023.

Attachments

A. Resolution 12-2023

Reviewed:

A handwritten signature in black ink, appearing to read "Andrew Fremier". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Andrew Fremier

**ASSOCIATION OF BAY AREA GOVERNMENTS
EXECUTIVE BOARD**

RESOLUTION NO. 12-2023

**RECOGNIZING THE MANY CONTRIBUTIONS OF JENNIFER BERG
ON HER RETIREMENT**

WHEREAS, Jennifer Berg is retiring from the Association of Bay Area Governments (ABAG) after ten years of dedicated and outstanding service as the Association's Energy Programs Manager; and

WHEREAS, Jenny is only the third person to have served as the ABAG Energy Program manager, and

WHEREAS, Jenny was brought on to manage the 2013 addition of the Bay Area Regional Energy Network (better known as BayREN), to the ABAG Energy Programs portfolio, creating new and constantly evolving energy-savings programs for single-family and multi-family homeowners around the Bay Area through collaboration with the nine Bay Area counties; and

WHEREAS, Jenny brought to the nascent BayREN program a unique skill set and an unusual range of experiences that include a previous career as an attorney as well as an educational pedigree that includes a Bachelor's degree from U.C. Santa Barbara; a J.D. from the Catholic University of America's Columbus School of Law; and an Executive MBA in Sustainable Management from the Presidio Graduate School; and

WHEREAS, as the founding manager and administrator for this portfolio of programs, services and resources, Jenny created a model for regional climate program administration by reducing both energy consumption and carbon emissions, serving disadvantaged communities and meeting the needs of underserved market sectors; and

WHEREAS, Jenny's leadership spurred BayREN's growth and its ability to meet changing goals by implementing resource-efficiency programs that now encompass energy, water and greenhouse gas emissions reductions; and

WHEREAS, Jenny's leadership established BayREN as a successful and permanent energy efficiency program, that has received national recognition for its exemplary success and has become the first regional energy network to administer a statewide program; and

WHEREAS, the BayREN staff during Jenny's tenure grew from a single full-time employee (her) who oversaw an annual budget of about \$12 million to one that has been approved for a nearly \$40 million annual portfolio expected to employ some 10 full-time staff members in 2024; and

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 12-2023**

WHEREAS, during Jenny's tenure BayREN had a significant positive impact on Bay Area residents by awarding \$66 million in energy upgrade incentives for 64,000 housing units while creating 12,777 new jobs and keeping 156 million tons of carbon out of the atmosphere; and

WHEREAS, more recently Jenny piloted and implemented the Water Upgrades \$ave program that helps households reduce their water usage by 15-24% monthly with no up-front costs; and

WHEREAS, as of July 2023, the California Public Utilities Commission unanimously approved BayREN's Business Plan and Budget of \$177M for 2024-2031, allowing the expansion of the portfolio to include more technical assistance, electrification of municipal buildings and a Climate Careers program to train low-income youth for placement in new green jobs; and

WHEREAS, Jenny in 2019 was named Assistant Director of the ABAG Energy Program and became Director of the Energy Section in 2021; and

WHEREAS, Jenny fostered a culture of innovation and collaboration within BayREN, actively supporting her team in launching pilot initiatives like the Resilient Libraries Program and partnering to expand Rising Sun Center for Opportunity's Climate Careers program to employ young people while also working frequently in partnership with Executive Board members such as President Jesse Arreguín and Pat Eklund as well as other elected officials; and

WHEREAS, Jenny soon will be traveling throughout Italy, embarking on food tours from Rome to Milan, and indulging in scenic bike rides on the hills of Sardinia; dedicating her personal time to worthy causes including voter rights and election protection; and spending well-deserved quality time with her children and beloved husband while also keeping a close eye on the fortunes of the Oregon Ducks and other favorite sports teams; and

WHEREAS, over the years, Jenny has earned the respect and admiration of her ABAG and Metropolitan Transportation Commission colleagues, her Energy Program staff, the local government staff with whom she works, and the members of the ABAG Executive Board.

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 12-2023**

NOW, THEREFORE, BE IT RESOLVED, that the Executive Board of the Association of Bay Area Governments hereby commends Jenny Berg for her decade of service to ABAG and MTC, congratulates her for her sustained record of excellence on behalf of ABAG Energy programs and local governments alike, and wishes Jenny and her family all the best in her well-earned retirement.

The foregoing was adopted by the Executive Board on the 20th day of July, 2023.

Jesse Arreguin
President

CERTIFICATION OF EXECUTIVE BOARD APPROVAL

I, the undersigned, the appointed and qualified Clerk of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Executive Board of the Association at a duly called and noticed meeting held in San Francisco, California, and at other remote locations, on the 20th day of January, 2023.

Frederick Castro
Clerk of the Board



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 23-0956 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 6/28/2023 **In control:** ABAG Executive Board
On agenda: 7/20/2023 **Final action:**
Title: Executive Director's Report for July 20, 2023
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Executive Director's Report for July 20, 2023

Andrew Fremier

Information



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 23-0957 **Version:** 1 **Name:**
Type: Report **Status:** Executive Board Consent
File created: 6/28/2023 **In control:** ABAG Executive Board
On agenda: 7/20/2023 **Final action:**
Title: Approval of ABAG Executive Board Minutes of May 18, 2023
Sponsors:
Indexes:
Code sections:
Attachments: [06a EB Minutes 20230518 488 Draft.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of ABAG Executive Board Minutes of May 18, 2023

Clerk of the Board

Approval



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Minutes - Draft

ABAG Executive Board

President, Jesse Arreguin, Mayor, City of Berkeley
Vice President, Belia Ramos, Supervisor, County of Napa
Immediate Past Pres, David Rabbitt, Supervisor, County of Sonoma

Thursday, May 18, 2023

5:10 PM

Board Room - 1st Floor

Association of Bay Area Governments Executive Board Meeting No. 488

The ABAG Executive Board may act on any item on the agenda.

The meeting is scheduled to begin at 5:10 p.m.,
or after the preceding ACFA Governing Board meeting.
Agenda, roster and webcast available at <https://abag.ca.gov>
For information, contact Clerk of the Board at (415) 820-7913.

Roster

Susan Adams, Candace Andersen, Jesse Arreguin, Nikki Fortunato Bas, London Breed,
Ken Carlson, David Cohen, Noella Corzo, Pat Eklund, Susan Ellenberg, Carroll Fife,
Neysa Fligor, Leon Garcia, Rich Hillis, Dave Hudson, Rosemary Kamei, Otto Lee,
Rafael Mandelman, Elisa Marquez, Yvonne Martinez-Beltran, Myrna Melgar, Nathan Miley,
Ray Mueller, Mark Nagales, Peter Ortiz, David Rabbitt, Belia Ramos, Treva Reid,
Carlos Romero, Mary Sackett, Cindy Silva, Aaron Tiedemann, Wanda Williams, Steve Young,
Donald Young (Advisory).

1. Call to Order / Roll Call / Confirm Quorum

President Arreguin called the meeting to order at about 5:18 p.m. Quorum was present. Donald Young (Advisory) was present.

Present: 22 - Andersen, Arreguin, Bas, Carlson, Corzo, Eklund, Fligor, Garcia, Jimenez, Kamei, Lopez, Mandelman, Marquez, Melgar, Nagales, Ortiz, Reid, Rodgers, Silva, Tiedemann, Williams, and Zollman

Absent: 13 - Breed, Ellenberg, Fife, Hillis, Hudson, Lee, Miley, Mueller, Rabbitt, Ramos, Romero, Sackett, and Young

2. Public Comment

The following gave public comment: Paul Soto.

3. Executive Board Announcements

4. President's Report

4.a. [23-0624](#) ABAG President's Report for May 18, 2023

President Arreguin gave the report.

The following gave public comment: Paul Soto.

5. Executive Director's Report**5.a.** [23-0625](#) Executive Director's Report for May 18, 2023

Andrew Fremier gave the report.

6. Executive Board Consent Calendar

The following gave public comment: Paul Soto.

Upon the motion by Eklund and second by Nagales, the ABAG Executive Board approved the Consent Calendar. The motion passed unanimously by the following vote:

Aye: 21 - Andersen, Arreguin, Bas, Carlson, Corzo, Eklund, Fligor, Garcia, Jimenez, Kamei, Lopez, Marquez, Melgar, Nagales, Ortiz, Reid, Rodgers, Silva, Tiedemann, Williams, and Zollman

Absent: 14 - Breed, Ellenberg, Fife, Hillis, Hudson, Lee, Mandelman, Miley, Mueller, Rabbitt, Ramos, Romero, Sackett, and Young

6.a. [23-0616](#) Approval of ABAG Executive Board Minutes of April 20, 2023**6.b.** [23-0617](#) Authorization to enter into a contract with DiLytics Inc. in an amount not to exceed \$900,000 to provide database development services for Bay Area Regional Energy Network (BayREN) through June 30, 2024**6.c.** [23-0725](#) Authorization to amend a Bay Area Regional Energy Network (BayREN) funding agreement with Pacific Gas and Electric Company (PG&E) in an amount not to exceed \$1,200,000 to provide services for BayREN Business implementation and incentives through December 31, 2023**6.d.** [23-0566](#) Assembly Bill 413 (Lee): Vehicles: Stopping, Standing and Parking Near a Crosswalk
Prohibits vehicles from stopping, standing or parking within 20 feet of a marked crosswalk or intersection to improve visibility of bicyclists and pedestrians.

- 6.e. [23-0565](#) Assembly Bill 645 (Friedman): Speed Safety Pilot Program
Revised version of legislation MTC supported in 2021 and 2022 (Assembly Bill (AB) 550 (Chiu, 2021) and AB 2336 (Friedman, 2022)) to authorize specified cities to implement five-year pilots to test speed safety cameras, under specific circumstances.
- 6.f. [23-0621](#) Assembly Bill 1053 (Gabriel): Multifamily Housing Program (MHP)
Construction Loans
Allows developers who receive a state MHP award to access the financing before a development's construction phase instead of taking out a more expensive private loan for construction.
- 6.g. [23-0726](#) Authorization to accept \$909,800 from the U.S. Environmental Protection Agency to implement the San Francisco Estuary Blueprint under the National Estuary Program
- 6.h. [23-0772](#) Assembly Bill 1335 (Zbur): Population Forecasting for Long Range Plans

7. ABAG Administrative Committee

- 7.a. [23-0626](#) Report on ABAG Administrative Committee Meetings of April 14, 2023 and May 12, 2023
President Arreguin gave the report.

8. ABAG Legislation Committee

- 8.a. [23-0627](#) Report on Joint MTC ABAG Legislation Committee Meetings of April 14, 2023 and May 12, 2023
President Arreguin gave the report.

The following gave public comment: Paul Soto.
- 8.b. [23-0567](#) Senate Bill 532 (Wiener): Local Ballot Measure Labels
Provides option for local bonds and other tax measures to provide details via the voter guide instead of on the ballot label, with transparency safeguards.

Rafael Mandelman joined the meeting.

Upon the motion by Arreguin and second by Melgar, the ABAG Executive Board approved a support position on Senate Bill 532 (Weiner). The motion passed unanimously by the following vote:

Aye: 22 - Andersen, Arreguin, Bas, Carlson, Corzo, Eklund, Fligor, Garcia, Jimenez, Kamei, Lopez, Mandelman, Marquez, Melgar, Nagales, Ortiz, Reid, Rodgers, Silva, Tiedemann, Williams, and Zollman

Absent: 13 - Breed, Ellenberg, Fife, Hillis, Hudson, Lee, Miley, Mueller, Rabbitt, Ramos, Romero, Sackett, and Young

- 8.c. [23-0618](#) Assembly Bill (AB) 817 (Pacheco): Brown Act Teleconferencing Reform
AB 817 would expand remote-meeting options for non-decision-making local legislative bodies, including advisory boards, that do not take final action on legislation, regulations, contracts, licenses, permits, or other entitlements.

Upon the motion by Arreguin and second by Carlson, the ABAG Executive Board approved a support position on Assembly Bill 817 (Pacheco). The motion passed unanimously by the following vote:

Aye: 22 - Andersen, Arreguin, Bas, Carlson, Corzo, Eklund, Fligor, Garcia, Jimenez, Kamei, Lopez, Mandelman, Marquez, Melgar, Nagales, Ortiz, Reid, Rodgers, Silva, Tiedemann, Williams, and Zollman

Absent: 13 - Breed, Ellenberg, Fife, Hillis, Hudson, Lee, Miley, Mueller, Rabbitt, Ramos, Romero, Sackett, and Young

- 8.d. [23-0773](#) Fiscal Year (FY) 2023-24 State Budget Update

The following gave public comment: Carlos Romero, Paul Soto.

9. ABAG Finance Committee

- 9.a. [23-0628](#) Report on ABAG Finance Committee Meeting of May 18, 2023

President Arreguin gave the report.

10. ABAG Housing Committee

- 10.a. [23-0629](#) Report on ABAG Housing Committee Meeting of April 13, 2023 and May 11, 2023

Vice Chair Fligor gave the report.

The following gave public comment: Carlos Romero.

- 10.b. [23-0569](#) Approval of the BAHFA Business Plan Equity Framework and Funding Programs by the ABAG Executive Board acting as the Executive Board to the Bay Area Housing Finance Authority

Donald Young joined the meeting.

Kate Hartley gave the report.

The following gave public comment: Carlos Romero, Paul Soto.

- 10.c. [23-0771](#) Approval of the Updated Program Budget for the Regional Early Action Planning Grant of 2019 (REAP 1.0) and Proposed Re-programming and Authorization for the Executive Director (or his designee) to reallocate and expend any unspent REAP 1.0 funds, at his discretion, for eligible staff costs in an amount not to exceed a cumulative amount of up to \$500,000 if there are REAP 1.0 funds remaining after December 31, 2023, or within 3 months of the REAP 1.0 expenditure deadline, whichever is sooner

Daniel Saver gave the report.

Upon the motion by Arreguin and second by Tiedemann, the ABAG Executive Board approved the Updated Program Budget for the Regional Early Action Planning Grant of 2019 (REAP 1.0) and the Proposed Re-programming and Authorization for the Executive Director, or his designee, to reallocate and expend any unspent REAP 1.0 funds, as reported. The motion passed unanimously by the following vote:

Aye: 22 - Andersen, Arreguin, Bas, Carlson, Corzo, Eklund, Fligor, Garcia, Jimenez, Kamei, Lopez, Mandelman, Marquez, Melgar, Nagales, Ortiz, Reid, Rodgers, Silva, Tiedemann, Williams, and Zollman

Absent: 13 - Breed, Ellenberg, Fife, Hillis, Hudson, Lee, Miley, Mueller, Rabbitt, Ramos, Romero, Sackett, and Young

11. Local Government Services

- 11.a. [23-0622](#) Authorization to amend a Bay Area Regional Energy Network (BayREN) funding agreement with Pacific Gas and Electric Company (PG&E) in an amount not to exceed \$157,085,114 for services for BayREN implementation through December 31, 2027, and Update on BayREN Current and Future Programs

Jenny Berg gave the report.

Upon the motion by Arreguin and second by Zollman, the ABAG Executive Board authorized the Executive Director of the Metropolitan Transportation Commission, or his designee, on behalf of the Association of Bay Area Governments and the Bay Area Regional Energy Network, to amend a funding agreement with Pacific Gas and Electric Company in an amount not to exceed \$157,085,114, for a total contracted amount of \$257,297,636, to provide services for BayREN implementation through December 31, 2027. The motion passed unanimously by the following vote:

Aye: 20 - Andersen, Arreguin, Bas, Carlson, Corzo, Eklund, Fligor, Garcia, Jimenez, Kamei, Lopez, Marquez, Melgar, Nagales, Ortiz, Rodgers, Silva, Tiedemann, Williams, and Zollman

Absent: 15 - Breed, Ellenberg, Fife, Hillis, Hudson, Lee, Mandelman, Miley, Mueller, Rabbitt, Ramos, Reid, Romero, Sackett, and Young

12. Regional Housing Needs Allocation

- 12.a.** [23-0623](#) California's Housing Future 2040: The Next Regional Housing Needs Allocation
Discussion of issues related to the Regional Housing Needs Determination (RHND) and Regional Housing Needs Allocation (RHNA) processes to inform the analysis being conducted by HCD for California's Housing Future 2040: The Next Regional Housing Needs Allocation.
Gillian Adams gave the report.

13. Adjournment / Next Meeting

President Arregun adjourned the meeting at about 7:46 p.m. The next regular meeting of the ABAG Executive Board is on July 20, 2023.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	23-0958	Version:	1	Name:	
Type:	Report	Status:		Executive Board Consent	
File created:	6/28/2023	In control:		ABAG Executive Board	
On agenda:	7/20/2023	Final action:			
Title:	Authorization to enter into funding agreement with the San Francisco Estuary Institute for up to \$250,000 for services supporting the EPA Bipartisan Infrastructure Law FY 23-24 work plan Task 1.2: Developing a strategy for wetland restoration and sea-level rise adaptation in the Novato Operational Landscape Unit				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	06b 1 SumSheet_BIL_YR2_SFEI v1.pdf 06b 2 SumApproval_BIL_YR2_SFEI v1.pdf				

Date	Ver.	Action By	Action	Result
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Authorization to enter into funding agreement with the San Francisco Estuary Institute for up to \$250,000 for services supporting the EPA Bipartisan Infrastructure Law FY 23-24 work plan Task 1.2: Developing a strategy for wetland restoration and sea-level rise adaptation in the Novato Operational Landscape Unit

Caitlin Sweeney

Approval

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 6.b.

San Francisco Estuary Partnership

Subject:

Authorization to enter into funding agreement with the San Francisco Estuary Institute for up to \$250,000 for services supporting the EPA Bipartisan Infrastructure Law FY 23-24 work plan Task 1.2: *Developing a strategy for wetland restoration and sea-level rise adaptation in the Novato Operational Landscape Unit.*

Background:

The San Francisco Estuary Partnership (SFEP) is one of 28 programs created under Section 320 of the Clean Water Act, the National Estuary Program (NEP). The Bipartisan Infrastructure Investment and Jobs Act passed by Congress in November 2021 included \$132 million for the National Estuary Program over five years. The funding will be allocated through the US EPA to each of the 28 National Estuary Programs for implementation of Comprehensive Conservation and Management Plans, known as the Estuary Blueprint for the San Francisco Estuary. The San Francisco Estuary Partnership's FY 23-24 award amount is \$909,800. The ABAG Executive Board authorized the Executive Director to enter into a funding agreement with the US EPA for \$909,800 on May 18, 2023.

The San Francisco Estuary Institute is named as a subrecipient in the work plan, with a budget not to exceed \$250,000, and will be providing technical services required to create the Novato Operational Landscape Unit Sea-Level Rise Adaptation Strategy.

Issues:

None

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 6.b.

San Francisco Estuary Partnership

Recommended Action:

The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, to enter into a subaward agreement with the San Francisco Estuary Institute on behalf of the Association of Bay Area Governments and the San Francisco Estuary Partnership in an amount not to exceed \$250,000 pending receipt of the FY 23-24 award from US EPA for \$909,800.

Attachments:

- A. Summary Approval

Reviewed:

A handwritten signature in black ink, appearing to read "Andrew Fremier". The signature is fluid and cursive, with the first name "Andrew" written in a larger, more prominent script than the last name "Fremier".

Andrew Fremier

**S U M M A R Y O F E X E C U T I V E B O A R D A P P R O V A L**

Work Item No.:	1720
Funder:	United States Environmental Protection Agency
Work Project Title:	US EPA Bipartisan Infrastructure Law Year 2: Adapting to Climate Change and Advancing Equity in the San Francisco Estuary
Purpose of Project:	To implement the Estuary Blueprint, advance climate adaptation planning and implementation, and to advance equity and environmental justice in the SFEP planning area.
Brief Scope of Work:	Develop a strategy for wetland restoration and sea-level rise adaptation in the Novato Operational Landscape Unit.
Project Cost Not to Exceed:	\$250,000
Funding Source:	Bipartisan Infrastructure Investment and Jobs Act funding through the U.S. Environmental Protection Agency
Fiscal Impact:	Funds to be programmed into FY 2024-25 and will be programmed in the FY25-26 and FY 26-27 Budgets
Motion by Committee:	The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, to enter into a subaward agreement with the San Francisco Estuary Institute on behalf of the Association of Bay Area Governments and the San Francisco Estuary Partnership in an amount not to exceed \$250,000 pending receipt of the FY 23-24 award from US EPA for \$909,800.
ABAG Executive Board Approval:	Jesse Arreguin, ABAG President
Approval Date:	July 20, 2023



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	23-0959	Version:	1	Name:	
Type:	Report	Status:		Executive Board Consent	
File created:	6/28/2023	In control:		ABAG Executive Board	
On agenda:	7/20/2023	Final action:			
Title:	Authorization to enter into funding agreement with the County of Marin for up to \$250,000 for services supporting the EPA Bipartisan Infrastructure Law FY 23-24 work plan Task 1.2: Developing a strategy for wetland restoration and sea-level rise adaptation in the Novato Operational Landscape Unit				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	06c 1 SumSheet_BIL_YR2_Marin v1.pdf 06c 2 SumApproval_BIL_YR2_Marin v1.pdf				

Date	Ver.	Action By	Action	Result
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Authorization to enter into funding agreement with the County of Marin for up to \$250,000 for services supporting the EPA Bipartisan Infrastructure Law FY 23-24 work plan Task 1.2: Developing a strategy for wetland restoration and sea-level rise adaptation in the Novato Operational Landscape Unit

Caitlin Sweeney

Approval

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 6.c.

San Francisco Estuary Partnership

Subject:

Authorization to enter into funding agreement with the County of Marin for up to \$250,000 for services supporting the EPA Bipartisan Infrastructure Law FY 23-24 work plan Task 1.2: *Developing a strategy for wetland restoration and sea-level rise adaptation in the Novato Operational Landscape Unit.*

Background:

The San Francisco Estuary Partnership (SFEP) is one of 28 programs created under Section 320 of the Clean Water Act, the National Estuary Program (NEP). The Bipartisan Infrastructure Investment and Jobs Act passed by Congress in November 2021 included \$132 million for the National Estuary Program over five years. The funding will be allocated through the US EPA to each of the 28 National Estuary Programs for implementation of Comprehensive Conservation and Management Plans, known as the Estuary Blueprint for the San Francisco Estuary. The San Francisco Estuary Partnership's FY 23-24 award amount is \$909,800. The ABAG Executive Board authorized the Executive Director to enter into a funding agreement with the US EPA for \$909,800 on May 18, 2023.

The County of Marin is named as a subrecipient in the work plan, with a budget not to exceed \$250,000, and will be providing technical services required to create the Novato Operational Landscape Unit Sea-Level Rise Adaptation Strategy.

Issues:

None

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 6.c.

San Francisco Estuary Partnership

Recommended Action:

The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, to enter into a subaward agreement with the County of Marin on behalf of the Association of Bay Area Governments and the San Francisco Estuary Partnership in an amount not to exceed \$250,000 pending receipt of the FY 23-24 award from US EPA for \$909,800.

Attachments:

- A. Summary Approval

Reviewed:

A handwritten signature in black ink, appearing to read "Andrew Fremier". The signature is fluid and cursive, with the first name "Andrew" written in a larger, more prominent script than the last name "Fremier".

Andrew Fremier

**S U M M A R Y O F E X E C U T I V E B O A R D A P P R O V A L**

Work Item No.:	1720
Funder:	United States Environmental Protection Agency
Work Project Title:	US EPA Bipartisan Infrastructure Law Year 2: Adapting to Climate Change and Advancing Equity in the San Francisco Estuary
Purpose of Project:	To implement the Estuary Blueprint, advance climate adaptation planning and implementation, and to advance equity and environmental justice in the SFEP planning area.
Brief Scope of Work:	Develop a strategy for wetland restoration and sea-level rise adaptation in the Novato Operational Landscape Unit.
Project Cost Not to Exceed:	\$250,000
Funding Source:	Bipartisan Infrastructure Investment and Jobs Act funding through the U.S. Environmental Protection Agency
Fiscal Impact:	Funds to be programmed into FY 2024-25 and will be programmed in the FY25-26 and FY 26-27 Budgets
Motion by Committee:	The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, to enter into a subaward agreement with the County of Marin on behalf of the Association of Bay Area Governments and the San Francisco Estuary Partnership in an amount not to exceed \$250,000 pending receipt of the FY 23-24 award from US EPA for \$909,800.
ABAG Executive Board Approval:	Jesse Arreguin, ABAG President
Approval Date:	July 20, 2023



ABAG

Metropolitan Transportation Commission

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Legislation Details (With Text)

File #:	23-0960	Version:	1	Name:	
Type:	Report	Status:		Executive Board Consent	
File created:	6/28/2023	In control:		ABAG Executive Board	
On agenda:	7/20/2023	Final action:			
Title:	Authorization to accept \$850,000 from the U.S. Environmental Protection Agency to implement the San Francisco Estuary Blueprint under the National Estuary Program between October 1, 2023 and September 30, 2024				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	06d 1 SumSheet_USEPA_NEP v1.pdf 06d 2 SumApproval_USEPA_NEP v1.pdf				

Date	Ver.	Action By	Action	Result
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Authorization to accept \$850,000 from the U.S. Environmental Protection Agency to implement the San Francisco Estuary Blueprint under the National Estuary Program between October 1, 2023 and September 30, 2024

Caitlin Sweeney

Approval

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 6.d.

San Francisco Estuary Partnership

Subject:

Authorization to accept \$850,000 from the U.S. Environmental Protection Agency to implement the San Francisco Estuary Blueprint under the National Estuary Program between October 1, 2023 and September 30, 2024

Background:

The San Francisco Estuary Partnership (SFEP) is one of 28 programs mandated under Section 320 of the Clean Water Act, the National Estuary Program (NEP). The U.S. Congress appropriates funds each year for the NEP to be distributed through the U.S. Environmental Protection Agency (EPA). Each program must apply annually for the NEP funds. For the federal fiscal year beginning October 1, 2023, SFEP will receive \$850,000 to implement the Comprehensive Conservation and Management Plan, also known as the San Francisco Estuary Blueprint.

Issues:

None

Recommended Action:

The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, to enter into a funding agreement with the U.S. Environmental Protection Agency on behalf of the Association of Bay Area Governments and the San Francisco Estuary Partnership in an amount of \$850,000 for Estuary Blueprint implementation for the period from October 1, 2023 to September 30, 2024.

Attachments:

- A. Summary Approval

Reviewed:



Andrew Fremier

**S U M M A R Y O F E X E C U T I V E B O A R D A P P R O V A L**

Work Item No.:	1720
Funder:	United States Environmental Protection Agency
Work Project Title:	National Estuary Program
Purpose of Project:	Implement the Comprehensive Conservation and Management Plan for San Francisco Estuary, known as the San Francisco Estuary Blueprint
Brief Scope of Work:	Estuary Blueprint implementation and tracking
Project Cost Not to Exceed:	\$850,000
Funding Source:	U.S. Environmental Protection Agency Section 320 Funds
Fiscal Impact:	Funds programmed in the FY 2023-24 budget and will be programmed in the FY24-25 budget
Motion by Committee:	The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, to enter into a funding agreement with the U.S. Environmental Protection Agency on behalf of the Association of Bay Area Governments and the San Francisco Estuary Partnership in an amount of \$850,000 for Estuary Blueprint implementation for the period from October 1, 2023 to September 30, 2024.
ABAG Executive Board Approval:	Jesse Arreguin, ABAG President
Approval Date:	July 20, 2023



Metropolitan Transportation Commission

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Legislation Details (With Text)

File #:	23-0962	Version:	1	Name:	
Type:	Report	Status:		Executive Board Consent	
File created:	6/28/2023	In control:		ABAG Executive Board	
On agenda:	7/20/2023	Final action:			
Title:	Authorization to enter into contract amendment with Peak Digital, LLC to provide for Fiscal Year (FY) 2023-24 agency website support services in the amount not to exceed \$300,000				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	06e 1 Summary Sheet June 2023 Peak Digital LLC v1.pdf 06e 2 Summary Approval June 2023 Peak Digital LLC v1.pdf				

Date	Ver.	Action By	Action	Result
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Authorization to enter into contract amendment with Peak Digital, LLC to provide for Fiscal Year (FY) 2023-24 agency website support services in the amount not to exceed \$300,000

Alysha Nachtigall

Approval

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 6.e.

Contract Amendment – Agency Website Support Services: Peak Digital, LLC (\$300,000)

Subject:

Authorization to enter into contract amendment with Peak Digital, LLC to provide for Fiscal Year (FY) 2023-24 agency website support services in the amount not to exceed \$300,000

Background:

In March 2021, the Metropolitan Transportation Commission (MTC) selected Peak Digital, LLC from a bench of pre-qualified firms to provide website support services to operate, maintain, and enhance MTC and Association of Bay Area Government (ABAG)-related agency websites through June 30, 2024.

In June 2021, the ABAG Executive Board approved a contract amendment to provide ongoing website support services to operate, maintain, and enhance agency websites for FY 2021-22. In August 2021, and in December 2021, the Executive Director approved contract amendments with Peak Digital, LLC to provide website support services for the BayREN website and for the Technical Assistance web portal. In March 2022, the ABAG Executive Board approved a contract amendment to provide a managed services solution for the hosting of the agency websites, which delivers cost and resource benefits to MTC and ABAG.

In June 2022, the ABAG Executive Board approved a contract amendment with Peak Digital, LLC to provide ongoing website support services to operate, maintain, and enhance agency websites for FY 2022-23. In January 2023, the Executive Director approved a contract amendment to provide ongoing website support services for the BayREN website.

This amendment would allow Peak Digital, LLC to continue to provide ongoing website support services and a managed services solution for the hosting of the agency websites and the BayREN website, for FY 2023-24.

The contract amendment with Peak Digital, LLC for which authorization is being sought will not change the contract term, it only adds funds for FY 2023-24. The contract term as currently executed ends on June 30, 2024. Each fiscal year funds are requested, and if the budget is approved, these funds are amended into the contract. Any unspent funds are able to rollover to subsequent fiscal years.

The current contract value is \$1,955,750. This amendment would add \$1,125,000, bringing the contract to a new total not to exceed amount of \$3,080,750 through the term of June 30, 2024. MTC will contribute \$825,000 and ABAG will contribute \$300,000 towards this amendment, which requires Executive Board approval based on ABAG Resolution 18-2020. The MTC Administration Committee approved the MTC portion on June 14, 2023. These funds are included in the FY 2023-24 MTC and ABAG budgets.

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 6.e.

Contract Amendment – Agency Website Support Services: Peak Digital, LLC (\$300,000)

Issues:

None


Recommended Action:

The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, to enter into contract amendment with Peak Digital, LLC for Agency Website Support Services, in the amount not to exceed \$300,000 for the services.

Attachments:

A. Summary Approval

Reviewed:

A handwritten signature in black ink, appearing to read "Andrew Fremier". The signature is fluid and cursive, with the first name "Andrew" written in a larger, more prominent script than the last name "Fremier".

Andrew Fremier

**S U M M A R Y O F E X E C U T I V E B O A R D A P P R O V A L**

Work Item No.:	1161, 1721
Consultant:	Peak Digital, LLC.
Work Project Title:	ABAG Websites Support Services
Purpose of Project:	Maintenance and Operations of ABAG websites
Brief Scope of Work:	Provide maintenance, operations, hosting, and enhancement services for ABAG and its associated websites.
Project Cost Not to Exceed:	\$300,000
Funding Source:	ABAG General Fund: \$250,000 BayREN Funds: \$50,000
Fiscal Impact:	\$300,000 included in the FY 23/24 budget
Motion by Committee:	The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, to enter into contract amendment with Peak Digital, LLC for Agency Website Support Services, in the amount not to exceed \$300,000 for the services.
ABAG Executive Board Approval:	Jesse Arreguin, ABAG President
Approval Date:	July 20, 2023



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	23-0963	Version:	1	Name:	
Type:	Report	Status:		Executive Board Consent	
File created:	6/28/2023	In control:		ABAG Executive Board	
On agenda:	7/20/2023	Final action:			
Title:	Authorization to 1) negotiate and enter into a funding agreement with the Bay Area Air Quality Management District for services in support of the EPA's Climate Pollution Reduction Planning Grant in an amount not to exceed \$240,000 through December 31, 2025, and 2) negotiate and enter into a pass-through funding agreement with the Energy Council in an amount not to exceed \$240,000 through December 31, 2025				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	06f 1 Summary Sheet BayREN BAAQMD Contract v1.pdf 06f 2 Summary Approval BAAQMD Contract v1.pdf				

Date	Ver.	Action By	Action	Result
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Authorization to 1) negotiate and enter into a funding agreement with the Bay Area Air Quality Management District for services in support of the EPA's Climate Pollution Reduction Planning Grant in an amount not to exceed \$240,000 through December 31, 2025, and 2) negotiate and enter into a pass-through funding agreement with the Energy Council in an amount not to exceed \$240,000 through December 31, 2025

Jeffrey Liang

Approval

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 6.f.

Bay Area Regional Energy Network (BayREN)

Subject:

Authorization to 1) negotiate and enter into a funding agreement with the Bay Area Air Quality Management District for services in support of the EPA's Climate Pollution Reduction Planning Grant in an amount not to exceed \$240,000 through December 31, 2025, and 2) negotiate and enter into a pass-through funding agreement with the Energy Council in an amount not to exceed \$240,000 through December 31, 2025

Background:

The Bay Area Air Quality Management District (Air District) is a recipient of the Climate Pollution Reduction Grant (CPRG), a new program of the U.S. Environmental Protection Agency funded through the Inflation Reduction Act. The CPRG supports states, local governments, tribes, and territories to develop and implement plans to reduce GHGs (or climate action plans). The program has two phases:

- 1) Planning: non-competitive funding for development of a targeted climate action plan and a more comprehensive climate action plan
- 2) Implementation: competitive funding for projects to implement the measures in the targeted climate action plan (total \$4.6 billion).

The Air District has received \$1 million from the planning phase to lead the effort for the 5 county Metropolitan Statistical Area that includes the counties of Alameda, Contra Costa, Marin, San Francisco, and San Mateo. They will develop a Priority Climate Action Plan by March 2024 and a Comprehensive Climate Action Plan by September 2025.

The Air District seeks to partner with the relevant jurisdictions through the Bay Area Regional Energy Network (BayREN) collaborative structure to engage local governments. The scope of this contract includes participation by multiple BayREN county representatives in the Air District's CPRG Advisory Workgroup for the duration of the planning grant. The Advisory Workgroup will meet regularly, provide technical advising, and be a conduit to engage Bay Area local governments. The scope also includes subcontracting with a BayREN county representative to support the Air District with facilitation of local government input to develop strategies for inclusion in the Priority and Comprehensive Climate Action Plans, and to pursue for the CPRG implementation funding phase.

Issues:

None

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 6.f.

Bay Area Regional Energy Network (BayREN)


Recommended Action:

The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, on behalf of the Association of Bay Area Governments to 1) negotiate and enter into a funding agreement with the Bay Area Air Quality Management District in an amount not to exceed \$240,000 to provide services in support of the EPA Climate Pollution Reduction Planning Grant (CPRG) through December 31, 2025, and 2) negotiate and enter into a pass-through funding agreement with the Energy Council in an amount not to exceed \$240,000 to provide services in support of the CPRG through December 31, 2025.

Attachment:

- A. Summary Approval BAAQMD / Energy Council Funding Agreement

Reviewed:



Andrew Fremier

**S U M M A R Y O F E X E C U T I V E B O A R D A P P R O V A L**

Work Item No.:	1721
Consultant:	Bay Area Air Quality Management District (BAAQMD); Energy Council
Work Project Title:	Bay Area Regional Energy Network (BayREN)
Purpose of Project:	Support the Climate Pollution Reduction Planning Grant (CPRG) work by BAAQMD.
Brief Scope of Work:	The Air District seeks to partner with the relevant jurisdictions through the Bay Area Regional Energy Network collaborative structure to engage local governments.
Project Cost Not to Exceed:	\$240,000
Funding Source:	BAAQMD (through a grant from the US Environmental Protection Agency (EPA))
Fiscal Impact:	Funds programmed in FY 24, 25, and 26 Budgets
Motion by Committee:	The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, on behalf of the Association of Bay Area Governments to 1) negotiate and enter into a funding agreement with the Bay Area Air Quality Management District in an amount not to exceed \$240,000 to provide services in support of the EPA Climate Pollution Reduction Planning Grant (CPRG) through December 31, 2025, and 2) negotiate and enter into a pass-through funding agreement with the Energy Council in an amount not to exceed \$240,000 to provide services in support of the CPRG through December 31, 2025.
ABAG Executive Board Approval:	Jesse Arreguin, ABAG President
Approval Date:	July 20, 2023



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	23-0964	Version:	1	Name:	
Type:	Report	Status:		Executive Board Consent	
File created:	6/28/2023	In control:		ABAG Executive Board	
On agenda:	7/20/2023	Final action:			
Title:	Authorization to amend a Bay Area Regional Energy Network (BayREN) contract with CLEAResult Consulting, Inc. for incentive processing in an amount not to exceed \$6,800,000 through December 31, 2023				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	06g 1 BayREN Summary Sheet CLEAResult Consulting LLC v2.pdf 06g 2 BayREN Summary Approval CLEAResult Consulting LLC v1.pdf				

Date	Ver.	Action By	Action	Result
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Authorization to amend a Bay Area Regional Energy Network (BayREN) contract with CLEAResult Consulting, Inc. for incentive processing in an amount not to exceed \$6,800,000 through December 31, 2023

Jeffery Liang

Approval

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 6.g.

Bay Area Regional Energy Network (BayREN)

Subject:

Authorization to negotiate and enter a Bay Area Regional Energy Network (BayREN) contract amendment with CLEAResult Consulting, Inc. for incentive processing in an amount not to exceed \$1,412,264.25 through December 31, 2023

Background:

Since 2013, the Bay Area Regional Energy Network (BayREN) has implemented a portfolio of energy efficiency programs across the region. The Association of Bay Area Governments (ABAG) serves as the program administrator and lead agency for a 10-member unincorporated association of local government entities.

On May 31, 2018 the California Public Utilities Commission (CPUC) issued Decision 18-05-041¹ which among other things authorized funding for BayREN through 2025, allowed for modifications to the existing portfolio, and increased the portfolio's total and annualized budget.

In October 2019, the CPUC removed BayREN's "pilot" designation, solidifying BayREN's status as a permanent Program Administrator. Subsequently, the CPUC also allowed PG&E and BayREN to begin negotiating contract terms independent of the CPUC. ABAG, on behalf of BayREN, and PG&E have entered into a funding agreement through 2023.

CLEAResult Consulting, Inc., selected through a competitive procurement in 2021, is the implementer of BayREN's Single Family Energy Retrofit Program which includes processing and payment of incentives, to homeowners and contractors.

BayREN single family program has seen an uptake in participation. In an effort to ensure program continuity, a contract amendment is required to increase the incentive budgets. This amendment would add \$1,412,264.25 in funding for incentives for the Single Family Program.

Issues:

None

¹ <http://docs.cpuc.ca.gov/PublishedDocs/Published/G000/M215/K706/215706139.PDF>

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 6.g.

Bay Area Regional Energy Network (BayREN)

Recommended Action:

The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, on behalf of the Association of Bay Area Governments and the Bay Area Regional Energy Network, to negotiate and enter into a contract amendment with CLEAResult Consulting, Inc. in an amount not to exceed \$1,412,264.25, for a total contracted amount of \$15,888 million, to provide services for BayREN implementation through December 31, 2023.

Attachments:

- A. Summary Approval CLEAResult Consulting, LLC

Reviewed:



Andrew Fremier

**S U M M A R Y O F E X E C U T I V E B O A R D A P P R O V A L**

Work Item No.:	1721 (NFSN 2307 & 2309)
Consultant:	CLEAResult Consulting Inc.
Work Project Title:	BayREN
Purpose of Project:	Implement a portfolio of energy efficiency programs across the region.
Brief Scope of Work:	Process rebates for BayREN Single Family programs.
Project Cost Not to Exceed:	Current Contract Amount: \$14,475,261.76 Amendment Amount: \$1,412,264.25 Updated Contract Total: \$15,887,526.01
Funding Source:	PG&E (ratepayer funds) as directed by the CPUC
Fiscal Impact:	Funds programmed in FY 2022-23, FY 2023-2024
Motion by Committee:	The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, on behalf of the Association of Bay Area Governments and the Bay Area Regional Energy Network, to negotiate and enter into a contract amendment with CLEAResult Consulting, Inc. in an amount not to exceed \$1,412,264.25, for a total contracted amount of \$15,888 million, to provide services for BayREN implementation through December 31, 2023.
Executive Board Approval:	Jesse Arreguin, ABAG President
Approval Date:	July 20, 2023



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 23-0965 **Version:** 1 **Name:**

Type: Report **Status:** Informational

File created: 6/28/2023 **In control:** ABAG Executive Board

On agenda: 7/20/2023 **Final action:**

Title: Report on ABAG Administrative Committee Meetings of June 9, 2023 and July 14, 2023

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Report on ABAG Administrative Committee Meetings of June 9, 2023 and July 14, 2023

Jesse Arreguin

Information



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 23-0966 **Version:** 1 **Name:**

Type: Report **Status:** Informational

File created: 6/28/2023 **In control:** ABAG Executive Board

On agenda: 7/20/2023 **Final action:**

Title: Report on Joint MTC ABAG Legislation Committee Meeting of June 9, 2023 and July 14, 2023

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Report on Joint MTC ABAG Legislation Committee Meeting of June 9, 2023 and July 14, 2023

Jesse Arreguin

Information



Metropolitan Transportation Commission

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Legislation Details (With Text)

File #: 23-0967 **Version:** 1 **Name:**

Type: Report **Status:** Executive Board Approval

File created: 6/28/2023 **In control:** ABAG Executive Board

On agenda: 7/20/2023 **Final action:**

Title: Assembly Bill 1085 (Maienschein): Housing Support Services

Sponsors:

Indexes:

Code sections:

Attachments: [08b 1 Summary Sheet AB 1085 v1.pdf](#)
[08b 2 Attachment Joint MTC ABAG Legislation Summary Sheet AB 1085.pdf](#)

Date	Ver.	Action By	Action	Result
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Assembly Bill 1085 (Maienschein): Housing Support Services

Rebecca Long

Approval

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 8.b.

Legislation

Subject:

Assembly Bill 1085 (Maienschein): Housing Support Services

Background:

On July 14, 2023, the Joint MTC ABAG Legislation Committee received a report on the following state legislation:

- Assembly Bill 1085 (Maienschein): Housing Support Services
- Adds housing support services as a new Medi-Cal benefit for enrollees experiencing homelessness or at risk of becoming homeless to stabilize their housing situation.
- Staff recommendation: Support / ABAG Executive Board Approval

The Joint MTC ABAG Legislation Committee recommended ABAG Executive Board approval of a support position on AB 1085.

The Joint MTC ABAG Legislation Committee summary sheet is attached.

Issues:

None

Recommended Action:

The ABAG Executive Board is requested to approve a support position on Assembly Bill 1085 (Maienschein).

Attachments:

- A. Summary Sheet, Joint MTC ABAG Legislation Committee

Reviewed:



Andrew Fremier

Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC ABAG Legislation Committee

July 14, 2023

Agenda Item 3c

Assembly Bill 1085 (Maienschein): Housing Support Services

Subject:

Adds housing support services as a new Medi-Cal benefit for enrollees experiencing homelessness or at risk of becoming homeless to stabilize their housing situation.

Background:

Assembly Bill (AB) 1085 requires the state Department of Health Care Services (department) to apply for federal approval of a new Medi-Cal benefit called “housing support services” for enrollees experiencing homelessness or at risk of homelessness. The requirement is conditioned on the department determining that an adequate network of service providers exists. If the network is insufficient to provide the benefit statewide, AB 1085 requires the department to recommend steps for building capacity and provide a timeline for implementation.

Housing support services are designed to increase housing stability, thereby reducing homelessness and the high usage of expensive medical services that result from instability. As defined in the bill, these services could include help finding appropriate housing, one-time move-in expenses, ongoing assistance with health care coordination, finding and keeping a job, and similar services that help people sustain their housing. Continued assistance may be provided as part of the more extensive services offered in supportive housing communities.

Currently, Medi-Cal Managed Care plans (plans) can choose whether to offer housing support services to their enrollees. The department has provided financial incentives to the plans to do so and expects plans will have a robust network of housing service providers by next year. It states it intends to eventually incorporate housing supports as a full Medi-Cal benefit.

If the federal government approves the benefit, it will cover 90 percent of the cost, with a 10 percent state match. The administration has not shared an estimate of the total potential cost.

AB 1085 is co-sponsored by the Corporation for Supportive Housing and Western Center on Law and Poverty. Bay Area supporters include Alameda County, the City of San Jose, All Home, Enterprise Community Partners, the Nonprofit Housing Association of Northern California, individual nonprofit developers, and the San Francisco Housing Accelerator Fund.

Recommendation:

Support / ABAG Executive Board Approval

Support / MTC Commission Approval

Discussion:

The ongoing housing sustaining services that would be funded under AB 1085 are one component of the three-legged stool that supports permanent supportive housing development; capital funding and operating dollars are the other two. One-time funding sources like bonds can cover capital needs and create reserves for operating expenses. Reliable funding for services, however, is scarce, as city, county and housing authority staff emphasized at a recent Bay Area Housing Finance Authority (BAHFA) convening on permanent supportive housing. AB 1085 is an opportunity to secure a stable revenue source to maintain the deep level of support services essential for supportive housing residents to remain housed. According to the author, twenty other states currently provide Medicaid-funded housing support services. (Medi-Cal is the state's name for Medicaid.)

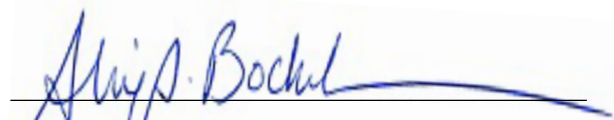
Decades of research have shown supportive housing is highly effective at ending homelessness among people living with a disability and, according to the Corporation for Supportive Housing, often is less expensive than the revolving door of emergency rooms, hospital admissions, and the streets. The Bay Area Housing Finance Authority's draft Business Plan and Equity Framework highlights the region's paucity of supportive housing, details the significant overrepresentation of black Bay Area residents among people experiencing homelessness, and outlines the roles BAHFA could play in spurring equitable, supportive housing development if sufficient non-BAHFA funding for services can be identified.

Known Positions:

See Attachment A

Attachments:

- Attachment A: AB 1085 known positions



Alix A. Bockelman

Known Positions – Assembly Bill 1085 (Maienschien)

Support

Corporation for Supportive Housing (co-sponsor)

Western Center on Law and Poverty (co-sponsor)

Alameda County

All Home

Bet Tzedek Legal Services

Bridge Housing

Brilliant Corners

Burbank Housing

California Advocates for Nursing Home Reform

California Health+ Advocates

California Housing Partnership Corporation

California State Association of Psychiatrists

City of San José

Coalition of California Welfare Rights Organizations

Community Economics, Inc.

CTY Housing, Inc.

Delivering Innovation in Supportive Housing

Disability Rights California

Disability Rights Education and Defense Fund

Downtown Women's Center

East Bay Housing Organizations

Eden Housing

HomeRise

Hope Solutions

HOPICS

Housing California

Justice in Aging

Legal Aid Society of San Mateo County

Linc Housing

Los Angeles Homeless Services Authority

Maternal and Child Health Access

Mercy Housing

California Merritt Community Capital

MidPen Housing Corporation

National Alliance to End Homelessness

National Health Law Program

Non-Profit Housing Association of Northern California

PATH

PRC

Resources for Community Development

San Francisco (City and County)

Satellite Affordable Housing Associates

Self-Help Enterprises

Sisters of St. Joseph of Orange

Healthcare Foundation

St. Joseph Center

Tenderloin Neighborhood Development Corporation

The John Stewart Company

The People Concern

The San Francisco Housing Accelerator Fund

The San Joaquin Valley Housing Collaborative

The Unity Council

Union Station Homeless Services

Wakeland Housing and Development Corporation

Opposition

None known



Metropolitan Transportation Commission

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Legislation Details (With Text)

File #: 23-0968 **Version:** 1 **Name:**

Type: Report **Status:** Executive Board Approval

File created: 6/28/2023 **In control:** ABAG Executive Board

On agenda: 7/20/2023 **Final action:**

Title: Assembly Bill 1657 (Wicks): Statewide Housing Bond

Sponsors:

Indexes:

Code sections:

Attachments: [08c 1 Summary Sheet AB 1657 v1.pdf](#)
[08c 2 Attachment Joint MTC ABAG Legislation Summary Sheet AB 1657.pdf](#)

Date	Ver.	Action By	Action	Result
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Assembly Bill 1657 (Wicks): Statewide Housing Bond

Rebecca Long

Approval

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 8.c.

Legislation

Subject:

Assembly Bill 1657 (Wicks): Statewide Housing Bond

Background:

On June 9, 2023, the Joint MTC ABAG Legislation Committee received a report on the following state legislation:

- Assembly Bill 1657 (Wicks): Statewide Housing Bond
- Places a \$10 billion general obligation (GO) bond on the March 2024 statewide ballot for a variety of housing production and preservation programs.
- Staff recommendation: Support / ABAG Executive Board Approval

The Joint MTC ABAG Legislation Committee recommended ABAG Executive Board approval of a support position on AB 1657.

The Joint MTC ABAG Legislation Committee summary sheet is attached.

Issues:

None

Recommended Action:

The ABAG Executive Board is requested to approve a support position on Assembly Bill 1657 (Wicks).

Attachments:

- A. Summary Sheet, Joint MTC ABAG Legislation Committee

Reviewed:



Andrew Fremier

Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC ABAG Legislation Committee

June 9, 2023

Agenda Item 3d

Assembly Bill 1657 (Wicks): Statewide Housing Bond

Subject:

Places a \$10 billion general obligation (GO) bond on the March 2024 statewide ballot for a variety of housing production and preservation programs.

Background and Bill Provisions:

AB 1657 would place a \$10 billion GO bond on the March 2024 statewide ballot to fund the state's core rental and ownership programs. Specifically, the measure would designate \$7 billion of the \$10 billion to build apartments affordable to households earning 80% or less of the area median income (AMI) through the Multifamily Housing Program. Of this, \$1.75 billion would be set aside for supportive housing for people living with disabilities and at least 10% of the other apartments would be reserved for extremely low-income households (30% AMI or less). Additionally, \$1.5 billion would be allocated to rehabilitate or preserve the affordability of existing deed-restricted and market rate apartments. Homeownership production and first-time buyers would receive \$1 billion through CalHome and the California Housing Finance Agency's downpayment assistance program. The remaining \$500 million would build rental and ownership homes for farmworkers and members of Tribes.

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 state housing bond in 2018, Proposition 1 which provided \$4 billion for affordable housing. Those funds will be fully allocated by the end of 2023.

Lawmakers have also appropriated General Fund revenue for housing production in recent years. However, the state's projected \$31.5 billion deficit makes significant additional General Fund commitments to housing unlikely in the near future.

Recommendation:

Support / ABAG Executive Board Approval

Support / MTC Commission Approval

Discussion:

Meeting the Bay Area's housing needs after decades of underbuilding will take a coordinated and sustained effort by all levels of governments. The latest Regional Housing Needs Assessment estimates the region needs 180,334 new homes affordable to lower income households by 2031 to address unmet needs and future population growth. With the state's current budget deficit and an uncertain economic outlook, the Legislature and Governor are proposing various housing, climate and school bonds that might form a package for the 2024 ballot(s).

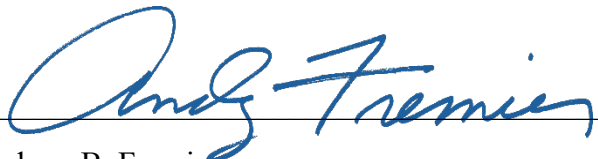
If passed by voters in March 2024, AB 1657 would infuse as much as \$2 billion annually over five years into housing production and preservation. Bay area developers and jurisdictions have performed well in past funding rounds for the programs included in the bond. The Bay Area Housing Finance Authority also would be eligible to apply for funding to continue its Housing Preservation Pilot program, which converts existing apartments into affordable homes with long-term deed restrictions and protects residents from rising rents and displacement.

Known Positions:

See Attachment A

Attachments:

- Attachment A: AB 1657 Known Positions



Andrew B. Fremier

Known Positions - Assembly Bill 1657 (Wicks)
as of May 15, 2023

Support

Abode Communities
American Planning Association, California Chapter
California Apartment Association
California Housing Consortium
California Housing Partnership
City of San Jose
EAH Housing
Habitat for Humanity
Housing Action Coalition
Housing California
League of California Cities
Livable Communities
Los Angeles Business Council
Mercy Housing California
MidPen Housing Corporation
Non-Profit Housing Association of Northern California
Southern California Association of Non-Profit Housing

Opposition

None known



Metropolitan Transportation Commission

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Legislation Details (With Text)

File #: 23-0969 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 6/28/2023 **In control:** ABAG Executive Board
On agenda: 7/20/2023 **Final action:**
Title: Report on ABAG Finance Committee Meeting of July 20, 2023
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Report on ABAG Finance Committee Meeting of July 20, 2023

David Rabbitt

Information



Metropolitan Transportation Commission

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Legislation Details (With Text)

File #: 23-0970 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 6/28/2023 **In control:** ABAG Executive Board
On agenda: 7/20/2023 **Final action:**
Title: Report on ABAG Housing Committee Meetings of June 8, 2023 and July 12, 2023
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Report on ABAG Housing Committee Meetings of June 8, 2023 and July 12, 2023

Carlos Romero

Information



Metropolitan Transportation Commission

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San Francisco, CA 94105

Legislation Details (With Text)

File #: 23-0971 **Version:** 1 **Name:**

Type: Report **Status:** Executive Board Approval

File created: 6/28/2023 **In control:** ABAG Executive Board

On agenda: 7/20/2023 **Final action:**

Title: Approval of Appointment of Consuelo Hernandez to the Advisory Committee of the Bay Area Housing Finance Authority by the ABAG Executive Board acting as the Executive Board to the Bay Area Housing Finance Authority

Sponsors:

Indexes:

Code sections:

Attachments: [10b 1 Summary Sheet BAHFA Advisory Committee v2.pdf](#)
[10b 2 Attachment Summary Sheet BAHFA Advisory Committee Appointment v1.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of Appointment of Consuelo Hernandez to the Advisory Committee of the Bay Area Housing Finance Authority by the ABAG Executive Board acting as the Executive Board to the Bay Area Housing Finance Authority

Kate Hartley

Approval

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 10.b.

Bay Area Housing Finance Authority

Subject:

Approval of Appointment of Consuelo Hernandez to the Advisory Committee of the Bay Area Housing Finance Authority by the ABAG Executive Board acting as the Executive Board to the Bay Area Housing Finance Authority

Background:

On June 8, 2023, the ABAG Housing Committee meeting jointly with the BAHFA Oversight Committee received a report on the appointment of Consuelo Hernandez to the BAHFA Advisory Committee.

The ABAG Housing Committee recommended ABAG Executive Board acting as the Executive Board to BAHFA approval of the appointment of Consuelo Hernandez to the Advisory Committee of the Bay Area Housing Finance Authority.

The ABAG Housing Committee summary sheet is attached.

Issues:

None

Recommended Action:

The ABAG Executive Board acting as the Executive Board to the Bay Area Housing Finance Authority is requested to approve the appointment of Consuelo Hernandez to the Advisory Committee of the Bay Area Housing Finance Authority.

Attachments:

- A. Summary Sheet, ABAG Housing Committee

Reviewed:



Andrew Fremier

June 8, 2023

Agenda Item 6.b.

BAHFA Advisory Committee Appointment

Subject:

Appointment of Consuelo Hernandez to the Advisory Committee of the Bay Area Housing Finance Authority

Background:

California Government Code Title 6.8, Section 64500 et seq. is the enabling legislation for the Bay Area Housing Finance Authority (BAHFA), as approved by the state legislature under Assembly Bill 1487 (Chiu, 2019). The legislation sets forth BAHFA's powers and obligations, including the responsibility of BAHFA's governing entities, the ABAG Executive Board as the Executive Board to BAHFA and the BAHFA Board, to form an advisory committee "composed of nine representatives with knowledge and experience in the areas of affordable housing finance and development, tenant protection, and housing preservation" (Sec. 64511(a)(2)(A)).

In November 2022, the BAHFA Board and ABAG Executive Board, acting as the Executive Board to BAHFA, approved nine inaugural appointees to the BAHFA Advisory Committee (Resolutions No. 0020 and No. 19-2022, respectively).

Jacky Morales-Ferrand, a current member of the Advisory Committee, recently announced her retirement from the City of San Jose's Housing Department's directorship, opening a vacancy on the Advisory Committee that BAHFA now seeks to fill.

Recommendation:

The recommended new appointee is Consuelo Hernandez, Director of Santa Clara County's Office of Supportive Housing. Consuelo has worked in Santa Clara County's supportive housing office in increasing positions of responsibility for almost 8 years. Prior to that, she was a planner in Palo Alto, Bell Gardens and Maywood. In her current role, she and her team succeeded in financing the production of approximately 4,200 housing units with the county's 2016 Measure A funds, a majority of which serve formerly unhoused, extremely low-, and very low-income households.

Issues:

None

Housing Committee

Oversight Committee

June 8, 2023

Agenda Item 6.b.

BAHFA Advisory Committee Appointment


Recommended Action:

The BAHFA Oversight Committee is requested to recommend to the Bay Area Housing Finance Authority and the ABAG Housing Committee is requested to recommend to the ABAG Executive Board acting as the Executive Board to BAHFA the appointment of Consuelo Hernandez to the Advisory Committee of the Bay Area Housing Finance Authority.

Attachments:

None

Reviewed:

A handwritten signature in black ink, appearing to read "Andrew Fremier". The signature is fluid and cursive, with the first name "Andrew" written in a larger, more prominent script than the last name "Fremier".

Andrew Fremier



Metropolitan Transportation Commission

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Legislation Details (With Text)

File #: 23-0972 **Version:** 1 **Name:**

Type: Report **Status:** Informational

File created: 6/28/2023 **In control:** ABAG Executive Board

On agenda: 7/20/2023 **Final action:**

Title: Discussion by the ABAG Executive Board acting as the Executive Board to the Bay Area Housing Finance Authority regarding BAHFA's Regional Housing Revenue Allocation Options

Sponsors:

Indexes:

Code sections:

Attachments: [10c 1 Summary Sheet Preparation for 2024 Affordable Housing Bond Measure v3.pdf](#)
[10c 2 Attachment A Presentation Preparation for a 2024 Affordable Housing Bond v1.pdf](#)

Date	Ver.	Action By	Action	Result
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Discussion by the ABAG Executive Board acting as the Executive Board to the Bay Area Housing Finance Authority regarding BAHFA's Regional Housing Revenue Allocation Options

Kate Hartley

Information

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 10.c.

Preparation for 2024 Affordable Housing Bond Measure

Subject:

Discussion by the ABAG Executive Board acting as the Executive Board to the Bay Area Housing Finance Authority regarding BAHFA's Regional Housing Revenue Allocation Options

Background:

On June 16th and June 22nd, 2022, the ABAG Executive Board and the BAHFA Board ("Boards"), respectively, requested that the BAHFA Oversight Committee and ABAG Housing Committee ("Joint Housing Committees") undertake preparatory work necessary to enable consideration of an affordable housing general obligation bond measure in November 2024 ("2024 Ballot Measure").

Over the course of the last year, the Joint Housing Committees and Boards have considered presentations from staff regarding this preparatory work, including:

- Extensive public outreach, primarily through townhall public meetings and presentations, with affordable housing and homelessness advocates, nonprofit developers, neighborhood and community groups, environmental advocates, equity organizations, home builder representatives, organized labor leaders, and business organizations. In addition, staff have conducted outreach to cities and counties by presenting to boards and councils and convening public sector housing and planning staff in all nine counties.
- Completion of final versions of two elements of BAHFA's Business Plan – the Equity Framework and Funding Programs – both of which the Boards have reviewed as part of staff's informational presentations.
- Creation and implementation of programs that set the stage for BAHFA's role as a regional affordable housing lender and provider of new housing resources, including:
 - The Doorway Housing Portal, the design of which included substantial philanthropic assistance from Google.org, and which launched its listings phase on June 29th, 2023.
 - The Welfare Tax Exemption Preservation Program, through which BAHFA has assisted 5 developments that preserve the affordability of 325 units and prevented displacement of tenants.
 - The Preservation Pilot Program, with \$15 million in Regional Early Action Planning grant of 2021 ("REAP 2.0") funds from the California Department of Housing and Community Development ("HCD").
 - A predevelopment lending program for the Priority Sites Pilot, created in collaboration with MTC and ABAG and funded with HCD's REAP 2.0 funds.
 - The Bay Area Affordable Housing Pipeline Study, completed in collaboration with Enterprise Community Partners, which determined that approximately 33,000

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 10.c.

Preparation for 2024 Affordable Housing Bond Measure

- affordable homes are currently in predevelopment across the region and in need of funding.
- SB 35 Technical Assistance aimed at helping local governments and developers implement best practices for tribal notification as required by state law streamlined entitlement processes.
 - A Bay Area Eviction Study that will soon analyze eviction data throughout the region to better understand causes, household characteristics, and ancillary conditions of evictions to develop data-driven prevention strategies tailored for the Bay Area.
 - A Rental Subsidy Program, which will repurpose \$5 million of funds previously used for land acquisitions in order to assist seniors and other vulnerable households at risk of homelessness.

Next Steps, Part 1: Decision Points and Recommendations:

The next phase of preparation for the 2024 Ballot Measure requires certain decisions regarding BAHFA's expenditure plan for regional housing revenue ("Regional Expenditure Plan"), including:

- 1) 1st Regional Expenditure Plan Programming: determination of the appropriate portion of regional funds to program in BAHFA's first Regional Expenditure Plan.
- 2) Flexible Funds: determination of the allocation of the 18% of regional housing revenue that is "flexible," i.e., monies that may be used for production, preservation, or tenant protections ("3Ps").
- 3) Project-Type Priorities and Collaboration: determination of the project types BAHFA should fund as top priorities and how BAHFA can best assist counties and direct-allocation cities with their individual expenditure plans and planning processes.

As described above, staff's recommendations for these decisions come after a year of extensive outreach throughout the region; a thorough analysis of the existing affordable housing finance landscape; and deep research of the ways in which BAHFA can advance greater housing equity throughout the Bay Area.

For the three decision points set forth, staff recommendations are as follows:

- 1) 1st Regional Expenditure Plan Programming: **Staff recommend limiting regional revenue programming decisions to the first issuance of bonds only.** Assuming a \$10 billion bond, \$2 billion of which would go to BAHFA, and a total of 5 issuances, the 1st Regional Expenditure Plan programs would allocate \$400 million of regional housing revenue.

This recommendation is based on the fluidity of market conditions and the currently unknown status of many conditions which will affect BAHFA's expenditures in 2024 and beyond. For example, it is possible that voters will pass a statewide constitutional

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 10.c.

Preparation for 2024 Affordable Housing Bond Measure

amendment in 2024 that enables expenditures for protections, a use of funds that is currently prohibited under constitutional general obligation bond rules.

With a successful ballot measure, staff anticipate bringing forward expenditure recommendations for the second bond issuance approximately three years after the first (2028) and incorporating in that and all subsequent Regional Expenditure Plans the successes, challenges and lessons learned from prior bond issuances.

2) **Flexible Funds: Staff recommend programming Flexible Funds from the first issuance for new affordable housing production.**

The San Francisco Bay Area Regional Housing Finance Act (Gov. Code § 64500, et seq.) (the “Act”) gives BAHFA discretion to spend 18% of the regional housing revenue on either production, preservation, or protections (“Flexible Funds”). Staff recommend programming Flexible Funds from the first issuance for production due to the Bay Area’s severe housing shortage and the corresponding need to create new homes. The total value of this tranche of first issuance funds is estimated to be \$72 million. Together with the required 52% of funds that must be spent on production (per the Act), the total of the first issuance that would go to new construction is estimated to be \$280 million (or 70% of the regional housing revenue). First issuance funds set aside for preservation projects are estimated to be \$60 million, a significant amount to spend on preservation over a 2–3-year period given the relatively lower investment level each preservation project requires compared to new construction. Additionally, preservation is a relatively emerging field of practice that may already be stretched by the simultaneous infusion of \$240 million in earmarked preservation funds across all nine counties from BAHFA’s first bond issuance.

If the cadence of preservation projects outpaces production and preservation requires additional funding to meet demand, the allocation of Flexible Funds can be changed in the second and/or other future bond issuances to meet that need.

3) **Project-Type Priorities and Collaboration: Staff recommend a three-point prioritization strategy that implements an equity-focused, collaborative approach with counties and direct-allocation cities:**

- First: Prioritize permanent supportive housing (PSH) and extremely low-income (ELI) new construction investments whenever possible, but only in collaboration with the local government that has jurisdiction and at their invitation, so that local governments can retain decision-making control regarding scarce operating and capital subsidies.

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 10.c.

Preparation for 2024 Affordable Housing Bond Measure

- Second: Prioritize low-income housing development that does not require tax-exempt bonds (from the California Debt Limit Allocation Committee, “CDLAC”) and tax-credit funding if this funding is over-subscribed. BAHFA’s investments will thus be additive to the regional affordable housing stock, will not compete with local governments for competitive state funds, and will demonstrate regional leadership to chart an investment strategy that avoids the gridlock that has defined our affordable housing financing system.
- Third: Retain flexibility in funding approaches. If CDLAC and tax credit funding are readily available, BAHFA investments should rely on those sources of funds to make BAHFA resources go as far as possible.

Staff’s recommendations above pursue BAHFA’s Equity Framework and Funding Program goals, which call for, among other things, investments that serve those with greatest needs (PSH and ELI housing); achieving scale in production to address the harm done by our affordable housing shortage (non-LIHTC investments that can be delivered cost-effectively and quickly); and achieving operational sustainability inclusive of the ability of BAHFA to reinvest proceeds in tenant protections around the region.

Staff’s recommendations also acknowledge the financing challenges attached to PSH and ELI housing, especially regarding long-term operating and services subsidy needs. For example, most of the Bay Area’s public housing authorities, which provide project-based Housing Choice Voucher contracts (or “project based Section 8” contracts – the best, most reliable source of long-term operating subsidies) are currently over budget and not able to provide additional project-based vouchers at a volume that meets demand (if they can provide them at all, given budget constraints and other HUD rules). If Section 8 contracts are not available, individual jurisdictions may be able to tap other subsidy sources, but often not for the long term. And, notably, current law prohibits general obligation bond funds from being spent on operating and services subsidies.

Finally, staff’s recommendations highlight the uncertainty developers and jurisdictions have faced in recent years when applying for tax credits and a CDLAC tax-exempt bond allocation. These sources of funds are the only substantial sources of affordable housing capital provided by the federal government (with allocations coming through the state). Between 2020 and 2022, the Bay Area’s success rate at CDLAC was between 40% and 50% -- meaning more than half of the region’s “shovel ready” projects stalled, resulting in significant cost escalation. The inflation and high interest rates currently defining the market changed this dynamic in the last two CDLAC application rounds. Many projects became financially infeasible without more state tax credit equity or other gap funds.

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 10.c.

Preparation for 2024 Affordable Housing Bond Measure

Regardless of whether the funding scarcity point is CDLAC, state tax credit funding, or California HCD grants, the ongoing competition for leveraged public funding for new affordable housing development demands leadership from BAHFA and the pursuit of investment strategies that do not compete with or diminish jurisdictions' access to resources.

By working alongside local governments, co-lending with them when invited, and pursuing investments that are additive and not competitive, BAHFA can bring innovation to a system that does not adequately meet the housing needs of Bay Area residents.

Informing all decision-making must be the third of the three-point prioritization strategy recommended above: retention of flexibility in program implementation. For example, if at any point CDLAC and other state funds can be non-competitively secured, or if Congress were to approve substantial new Housing Choice Voucher resources for California, BAHFA could quickly change course to take advantage of these new opportunities.

BAHFA's overarching goal, regardless of market conditions, will be to provide additive, collaborative investments that enhance counties' and direct-allocation cities' affordable housing objectives.

Next Steps, Part 2: September 2023 Decision Points and Recommendations:

Following the provision of guidance from the BAHFA Advisory Committee, Joint Housing Committees, and Boards on the recommendations outlined above, staff will return to its governing bodies for direction on a second phase of decision-making, including:

- 1) Geographic Disbursement Priorities: how best for BAHFA to disburse regional housing revenue among local governments in a way that meets BAHFA's Equity Framework and Funding Program goals:
 - Equitable access to resources for all counties
 - Meeting the needs of those most impacted by housing unaffordability
 - Providing additive, collaborative assistance
- 2) Preservation Expenditure Priorities: determination of which strategies will best achieve BAHFA's anti-displacement goals and meet the needs of historically disinvested communities (\$60 million in the first bond issuance).
- 3) Local Government Incentive Grant Program: determination of prioritized, eligible uses for this 10% set-aside of regional funds (\$40 million in the first bond issuance).

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 10.c.

Preparation for 2024 Affordable Housing Bond Measure

- 4) Protection Priorities: if protection funding expenditures become eligible under a GO bond, determination of how to prioritize that spending (\$20 million in the first bond issuance).

Decision-Making Timeline

Subject to direction from the Joint Housing Committees and Boards, staff anticipate scheduling agenda items on all key regional funding decision points, as follows:

September 2023: Informational

- Geographic distribution of regional housing revenue
- Preservation program priorities
- 10% Local Government Incentive Grant priorities

October 2023: Approval Requests

- Initial funding priorities for regional housing revenue (decision points from July & September meetings)
- Adoption of Business Plan Equity Framework & Funding Programs
- Protection program priorities (if protection funding is available)

December 2023

- Adoption of final BAHFA Business Plan, including operational sustainability section

January – May 2024

- Approval of BAHFA's Regional Expenditure Plan and Resolution to submit the 2024 Ballot Measure to the voters in all nine counties.

Post-Bond (2025)

- Loan Term Sheets and Underwriting Guidelines, including developer preferences

Issues:

None

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 10.c.

Preparation for 2024 Affordable Housing Bond Measure

Recommended Action:

Information

Attachment:

A. Presentation

Reviewed:

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Andrew Fremier



BAHFA 2024 Ballot Measure: Preparation for a 2024 Affordable Housing Bond

ABAG Executive Board
July 20, 2023



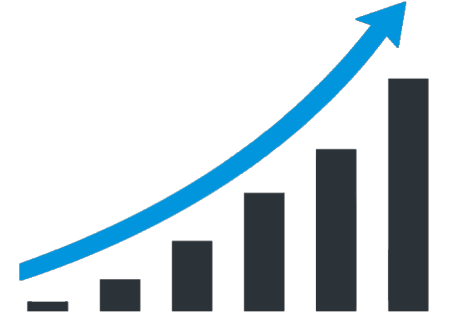
ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Discussion Overview

- Decision points presented today concern BAHFA's **20% Regional Housing Revenue** only
 - Direct-allocation cities and counties create individual expenditure plans
- Today is an **informational presentation**, with more decision points presented for discussion in September
 - Approval is slated for October
- Why create a regional funding pool?

The Power of BAHFA: Regional Action

- A mission-driven, regional lender can reinvest loan funds back into the community
- Regional programs can assist community-based organizations vital to preservation efforts
- Regional programs can lower the cost and timelines of essential housing production
- Technical assistance, policy development, and higher-risk development innovations all happen at the regional level



BAHFA's Additive Approach

■ Work to Change the System

- Strength in numbers: BAHFA can serve as a unifying regional voice to advocate for more federal/state resources and more equitable and effective systems

■ Maximize Housing Benefits Across the Region

- Creatively, flexibly navigate the system in coordination with local government partners
- Advance development models that add to cities' and counties' affordable housing portfolios without diminishing access to resources

Discussion Overview, continued

Step 1 Decision Points:

- What portion of the Regional Housing Funds to program now?
- How to allocate BAHFA's initial 18% "flexible funds"?
- How do we implement our Equity Framework and set project priorities?
- Identify next set of decision points, including geographic distribution strategies

AB 1487 Refresher: 3Ps Funding Guidelines

BAHFA'S 20% Funding Allocation:

- Production: 52%
- Preservation: 15%
- Protections: 5%
- Local Government Incentive Grant Program: 10%
- Flexible Funding: 18%

Landscape Considerations

- All counties and direct-allocation cities will be in receipt of large bond funds simultaneously
- All counties and direct-allocation cities will fund projects that also need competitive state money
- State & federal funding application process is uncertain, costly, and subject to change

BAHFA should be additive and not competitive

BAHFA's Regional Implementation, Step 1

- **Consider 1st Bond Issuance Only (Q3-Q4 2025)**
 - \$400 million of BAHFA's \$2 Billion total
 - Adjust 2nd and future issuances based on successes
- **Program 1st Issuance “Flexible” Funding for Production**
- **Prioritize PSH and ELI for New Construction Funding**
 - If invited by jurisdictions or collaborative opportunities arise
- **Pursue Non-LIHTC Development in Competitive Conditions**
 - Advance innovation and scale
 - Avoid competition for scarce resources
 - Remain flexible – if market conditions change, adjust for best outcomes

BAHFA's 1st NOFA: Focus of Initial Policy Decisions

For \$10B Bond	Total Value
BAHFA	\$2 Billion
Counties & Direct-Allocation Cities	\$8 Billion
Total	\$10 Billion

In millions of dollars

	1 st Bond Issuance Values
BAHFA	\$400
County & Direct-Allocation Cities	\$1,600
Total	\$2,000

In millions of dollars

1 st Bond Issuance: BAHFA's Regional Funds	Value
Production	\$208
Flexible Funds	\$72
Preservation	\$60
Protections*	\$20
Local Government Grants	\$40
BAHFA Total – 1st Issuance	\$400

* Currently not eligible use of GO Bonds

Step #2 Recommendation Previews

How Will New Production Money Be Disbursed?

- Create a geographic investment plan that achieves regional goals while balancing distribution across all counties

Preservation Priorities (15% of Funding)

- Achieve anti-displacement goals and direct resources to historically disinvested communities

Local Government Incentive Grants (10% of Funding)

- Fund housing-related uses lacking access to other money (parks, infrastructure, school improvements, etc.)

BAHFA Ballot Preparation Timeline

September 2023

- How BAHFA geographically distributes its funds
- Preservation Program priorities
- 10% Local Government Incentive Grant Program priorities

October 2023

- Approval of BAHFA's Initial Funding Priorities (decision points from July & September meetings)
- Adoption of Business Plan Equity Framework & Funding Programs; informational presentation on draft operations and sustainability plan
- Protection Program priorities*

December 2023

- Adoption of final BAHFA Business Plan

January – May 2024

- Approval of BAHFA's Regional Expenditure Plan and Resolution to place bond on county ballots

Post-Bond (2025)

- Loan Term Sheets and Underwriting Guidelines, including developer preferences

**TBD, depending on expanded eligible uses of GO bonds via constitutional amendment*

Thank You



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Metropolitan Transportation Commission

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San Francisco, CA 94105

Legislation Details (With Text)

File #:	23-0973	Version:	1	Name:	
Type:	Report	Status:		Informational	
File created:	6/28/2023	In control:		ABAG Executive Board	
On agenda:	7/20/2023	Final action:			
Title:	Priority Conservation Area Refresh: Status Update				

Overview of progress to-date on the PCA Refresh effort, including a summary of partner and stakeholder engagement; strengths and weaknesses analysis; draft vision, goals, and objectives; and draft recommendations for a more data-driven PCA mapping framework.

Sponsors:

Indexes:

Code sections:

Attachments: [11a 1 PCA Refresh Status Update SummarySheet v2.pdf](#)
[11a 2 PCA Refresh Status Update Att A Presentation v1.pdf](#)

Date	Ver.	Action By	Action	Result
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Priority Conservation Area Refresh: Status Update

Overview of progress to-date on the PCA Refresh effort, including a summary of partner and stakeholder engagement; strengths and weaknesses analysis; draft vision, goals, and objectives; and draft recommendations for a more data-driven PCA mapping framework.

Chirag Rabari and Michael Germeraad

Information

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 11.a.

Priority Conservation Area (PCA) Refresh Status Update

Subject:

Overview of progress to-date on the PCA Refresh effort, including a summary of partner and stakeholder engagement; strengths and weaknesses analysis; draft vision, goals, and objectives; and draft recommendations for a more data-driven PCA mapping framework.

Background:

PCAs are locations nominated by cities, counties, and park/open space districts and designated by the Association of Bay Area Governments (ABAG) for natural habitat protection and open space preservation. PCAs encompass four primary designations: natural landscapes, agricultural lands, urban greening and regional recreation. The planning framework for identifying and designating PCAs was inaugurated in 2007 and received minor updates in 2014. At present, there are over 185 PCAs within the region, located in all nine Bay Area counties and nominated by a broad range of jurisdictions. MTC and the State Coastal Conservancy administer the parallel PCA Grant Program, which has set aside over \$30 million in grant funds to support projects in eligible PCAs since 2013.

The latest long-range regional plan, Plan Bay Area 2050, incorporated guiding principles, elements, themes, and strategies that address a wide variety of natural resource, parks, open space, and conservation needs, with equity and resilience to climate hazards woven in throughout the plan. Given that the conservation planning landscape has changed considerably since the PCA framework was first developed in 2007, a need to refresh the PCA planning framework was identified by partners and stakeholders as part of the Plan Bay Area 2050 Implementation Plan process, with a focus on more closely aligning the framework with regional and state policy goals as well as making the framework more data-driven and science-based.

In March 2022, MTC executed a \$250,000 grant agreement with the California Department of Conservation from the state's Sustainable Agricultural Lands (SALC) Program to engage in a broad-based, multi-partner and multi-stakeholder effort to:

1. Understand the strengths and weaknesses of the current PCA framework;
2. Articulate a vision for next-generation PCAs;
3. Establish clear goals and objectives for PCAs;
4. Incorporate a wider range of policy concerns into the planning framework; and
5. Develop and/or refine data and mapping tools available to program partners.

The PCA Refresh scope of work included three interim memos and a final report of major findings, including a recommended suite of options for regional policymakers to consider with respect to planning, policy and funding. This status update encompasses work, engagement and analysis completed as part of PCA Refresh Memos 1 and 2. Memos 1 and 2 were combined into a single **Interim Memo** and published in both accessible and formatted versions on the ABAG PCA webpage in early July.

Association of Bay Area Governments

Executive Board

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Agenda Item 11.a.

Priority Conservation Area (PCA) Refresh Status Update

Engagement and Analysis To-Date:

A first round of stakeholder engagement was conducted over Fall 2022 and Winter 2023 and included partners from key sectors and representatives from all nine of the Bay Area's counties. A 16-member Technical Advisory Committee was convened and met three times; a virtual workshop drew 66 participants; a digital survey drew 181 responses; and eight one-on-one and small group focused discussions were held. In addition, in-depth analysis was conducted on existing PCAs, focused on three areas: mapping, data, and funding. Combining the feedback from the stakeholder engagement process with the analysis of existing PCAs, key takeaways, challenges, and opportunities were identified in five key areas: (1) Local Consensus, Partnerships, Regional and State Alignment; (2) Data and Science; (3) Equity and Access; (4) Resilience, Biodiversity and Land Management; and (5) Funding. Further information on engagement and analysis to-date can be found in **Attachment A** and the **Interim Memo** available on the ABAG PCA webpage.

Draft Vision, Goals and Objectives for PCAs 2.0:

Building off the engagement and strengths and weakness analysis, the following vision statement for the PCA program has been proposed, which closely aligns with the vision and guiding principles of Plan Bay Area 2050: "By the year 2050, the Priority Conservation Area Program will ensure the region's biodiversity, natural resources, open spaces, agricultural lands, clean water and clean air are resilient to a changing climate and enjoyed by all." Four draft goals have been articulated for the revamped PCA program as well: (1) Supporting the regional land use pattern articulated in Plan Bay Area 2050, which emphasizes focused growth, conservation, and adaptation to climate change, among other areas; (2) Providing a platform for governments and partners to plan, share best practices, and develop conservation strategies; (3) Disseminating scientific data; and (4) Providing tools and funding to achieve priority conservation goals.

Staff further propose refining existing PCA categories to include explicit and expanded objectives as well as revised benefits and co-benefits. The primary goal is to pair PCA category objectives, as developed through the stakeholder and analytical process, with specific, vetted, and scientific data sources. Importantly, a new PCA category focused on *climate adaptation* is also proposed for inclusion in the revised planning framework. Further information on the draft vision, goals, and objectives for PCAs 2.0 can be found in **Attachment A** and the **Interim Memo** available on the ABAG PCA webpage.

Key Consideration Areas and Preliminary Framework Recommendations

As the project team transitions to the second and final round of partner and stakeholder engagement and works to prepare Memo 3 and the final report, key considerations and preliminary framework recommendations have been identified. These include *Refining the Data-*

Association of Bay Area Governments

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Agenda Item 11.a.

Priority Conservation Area (PCA) Refresh Status Update

Driven Framework, with a focus on ensuring the right data sources and objectives are being used for PCA categories. Second, with respect to *Nominating, Evaluating, and Designating PCAs 2.0*, staff's preliminary recommendation is to preserve the local PCA nomination process, but supplement it with more regional guidelines, resources, and tools to support improved mapping and identification of PCAs. In addition, it is recommended that the local nomination process be supplemented with a regionally defined PCA data layer, reflecting the region's highest conservation priorities across the five PCA categories, as identified in concert with partners and stakeholders. Finally, with respect to *Funding PCA Projects*, there is a need to "expand the pie" and explore state, federal and other funding resources and partnerships that can support a greater diversity of PCA project types, especially given the relatively limited regional funding that currently exists. Further information on these consideration areas and preliminary recommendations can be found in **Attachment A** and the **Interim Memo** available on the ABAG PCA webpage.

Next Steps:

Staff propose kicking off a second-round partner and stakeholder outreach, including a workshop and survey, in Summer 2023. PCA Refresh Memo 3: The Path Ahead will focus on final proposed framework revisions and funding considerations and is scheduled for release in Winter 2024. Final data and mapping products will be made available in Winter 2024. The final report of major findings and recommendations will be released in early 2024, at which time the ABAG Executive Board will consider the adoption of a revised PCA Planning Framework and whether to move forward with a new round of PCA nominations. Further information on the project timeline is available in **Attachment A**.

Issues:

None identified.

Association of Bay Area Governments

Executive Board

July 20, 2023

Agenda Item 11.a.

Priority Conservation Area (PCA) Refresh Status Update


Recommendations:

Information

Attachment:

A. Presentation

Reviewed:

A handwritten signature in black ink, appearing to read "Andrew Fremier". The signature is fluid and cursive, with the first name "Andrew" written in a larger, more prominent script than the last name "Fremier".

Andrew Fremier



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METROPOLITAN TRANSPORTATION COMMISSION

Photo credit: Noah Berger

Priority Conservation Area (PCA) Refresh Status Update



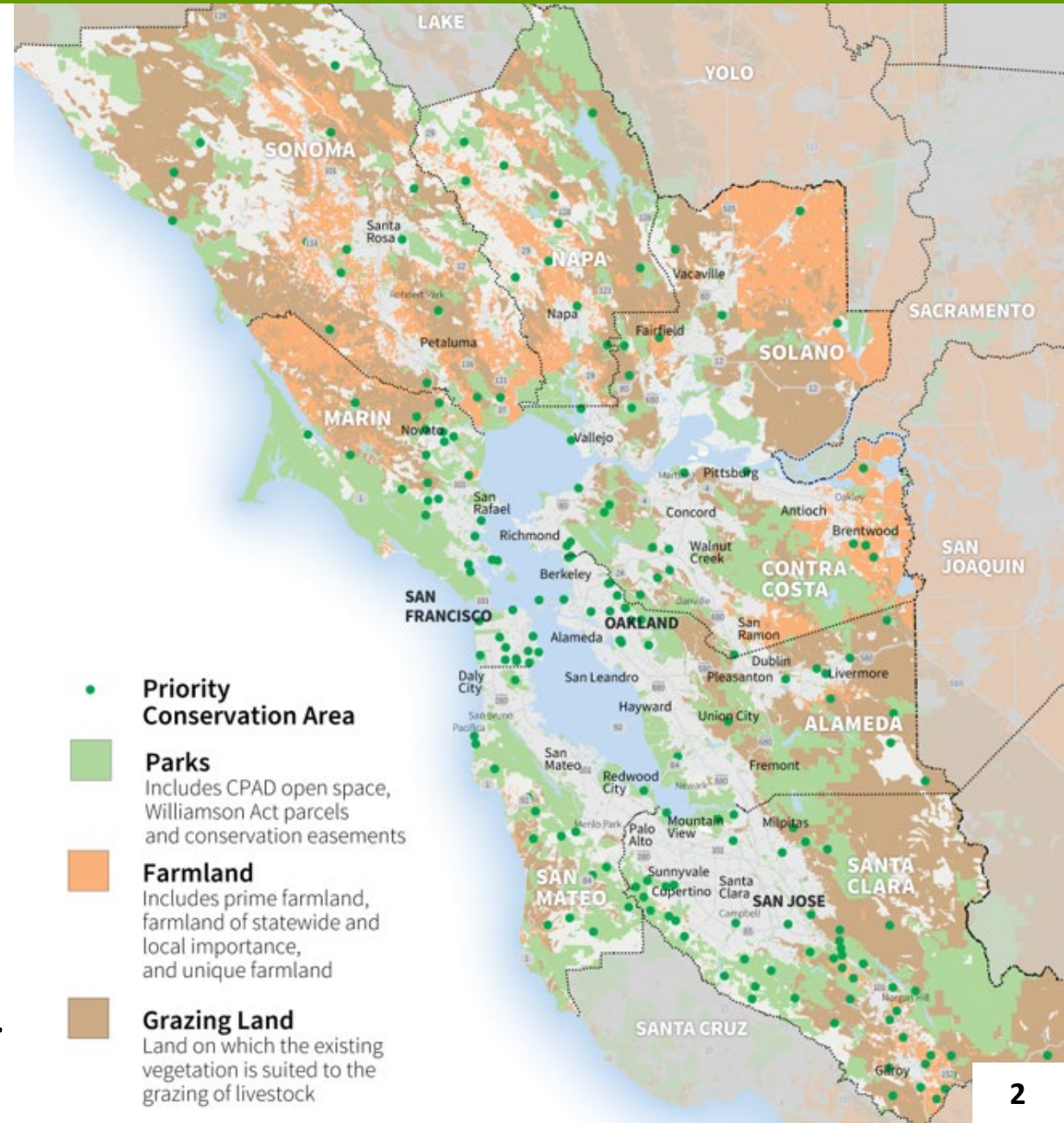
July 20, 2023

ABAG Executive Board
Chirag Rabari, MTC/ABAG Regional Planning Program

Background



- Priority Conservation Areas (PCAs) are **open spaces that provide agricultural, natural resource, scenic, recreational, and/or ecological values and ecosystem functions.**
- These areas are identified and nominated through a voluntary, locally-driven process by cities, counties, and park/open space districts, and then designated by ABAG under a planning framework established in 2007.
- The region's **185 PCAs** encompass four primary designations: **natural landscapes, agricultural lands, urban greening, and regional recreation.**
- MTC and the State Coastal Conservancy administer the parallel PCA Grant Program, which has set aside over **\$30 million** in grant funds to support PCA projects since 2013.



Plan Bay Area 2050 and PCAs



Guiding Principle: Healthy

A **Healthy** Bay Area where the region's natural resources, open space, clean water and clean air are conserved and the region actively reduces its environmental footprint and protects residents from environmental impacts.



Plan Element: Environment

Plan Bay Area 2050 for the first time included an **Environment Element**, which addressed key themes such as **reducing risks from hazards** and **expanding access to parks and open space**.



Key Strategies



STRATEGY EN1
SEA LEVEL RISE
ADAPTATION



STRATEGY EN4
URBAN GROWTH
BOUNDARIES



STRATEGY EN5
CONSERVATION
LANDS



STRATEGY EN6
PARKS AND
RECREATION



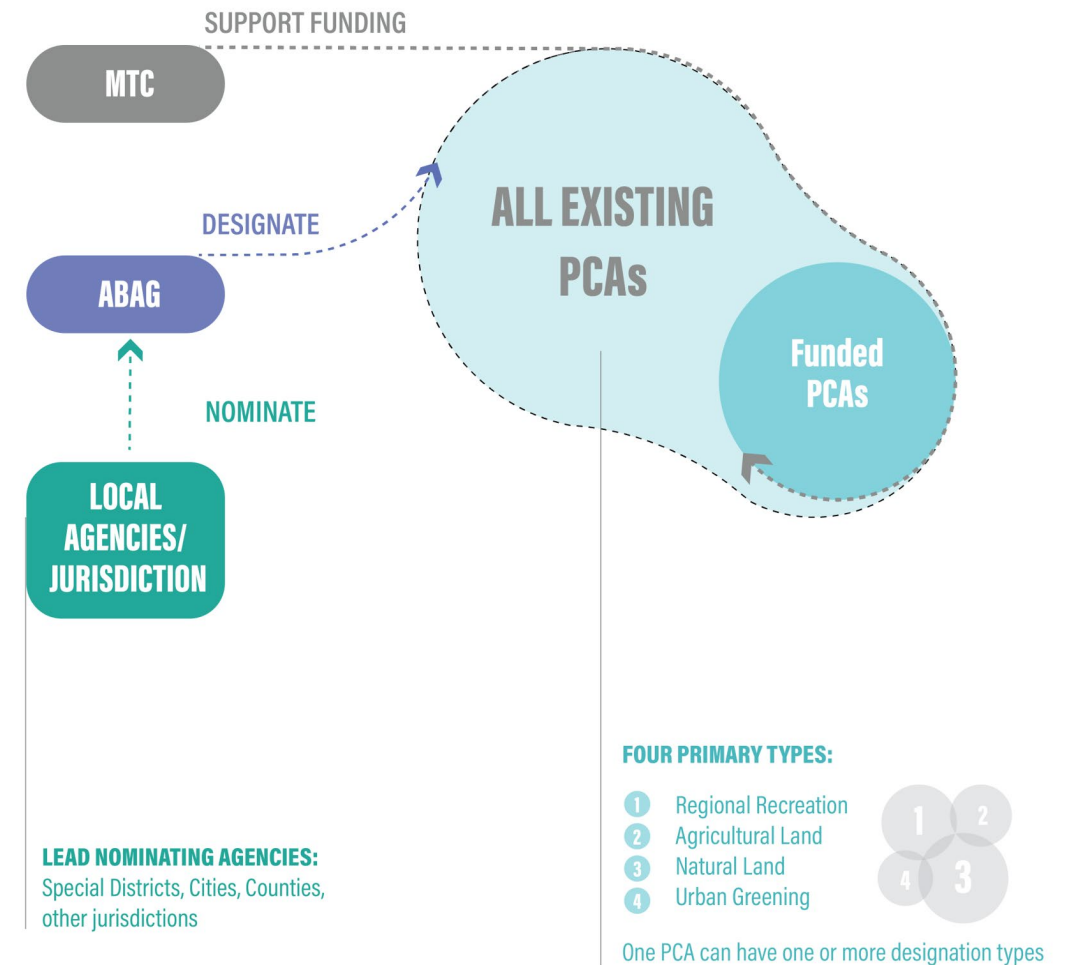
Implementation Plan

Implementation Action 10c: Revamp the PCA planning framework using a data-driven approach to better prioritize the most critical areas for conservation, while addressing a broader range of policy concerns

PCA Refresh Scope



- In March 2022, MTC executed a **\$250,000 grant** agreement with the California Department of Conservation from the state's Sustainable Agricultural Lands (SALC) Program to engage partners and stakeholders in:
 - **Understanding the strengths and weaknesses of the current PCA planning framework;**
 - **Articulating a vision for next-generation PCAs;**
 - **Establishing clear goals and objectives for PCAs;**
 - **Developing and/or refining data and mapping tools, as well as other guidelines and resources, for program partners.**



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UNDERSTANDING EXISTING PCA FRAMEWORK

Summary of Stakeholder Engagement To-Date



Technical Advisory Committee Meetings

A 16-member Technical Advisory Committee has met three (3) times, comprising experts that represent different sectors and portions of the nine-county Bay Area.



Virtual Workshop

Invitations were sent to a wide list of people and organizations interested in PCAs; 66 individuals participated in the workshop, with representation from all nine counties.



Digital Survey

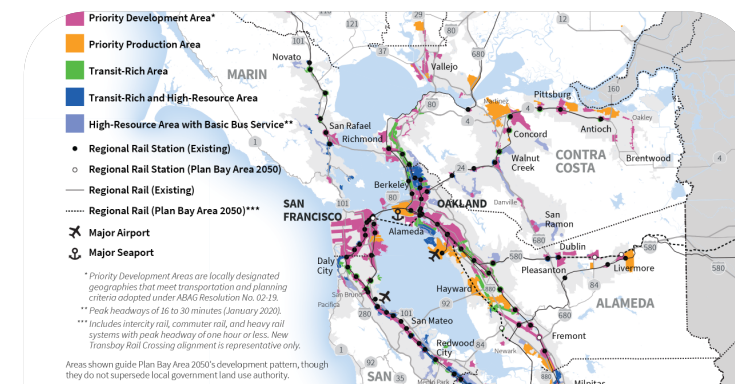
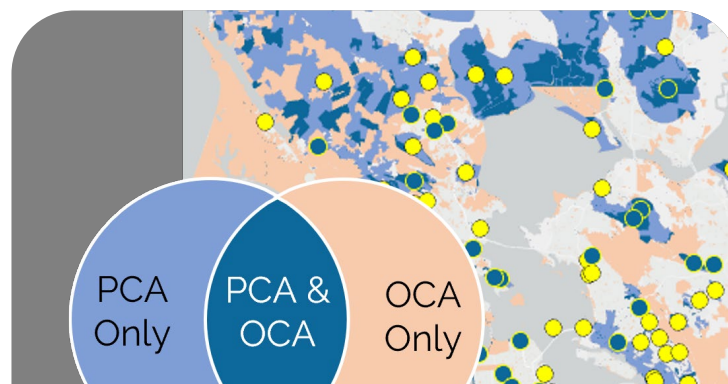
A survey was distributed to the same list as workshop participants and further promoted through several email blasts; the survey received 181 responses.



Office Hours

Office hours provided an opportunity for more in-depth one-on-one or small group discussions. A total of eight (8) office hours meetings were held.

Existing PCA Analysis: Mapping



Mapping of existing PCAs is a challenge – a lack of clear regional guidance has led to inconsistent local practices, overlapping PCA boundaries, and difficulties in measuring, quantifying, and assessing PCA values and benefits.

There is significant overlap between PCAs and Officially Conserved Areas (OCAs), which raises questions about balancing the preservation and protection of at-risk lands versus the management of existing conservation lands.

There is a lack of clarity with respect to the relationship between PCAs and Plan Bay Area's overall regional growth framework, particularly for the the urban greening designation and urban growth boundaries.



PCA Geographic Distribution

Roughly 60% of all PCAs are located in the North Bay and South Bay, as well as over 80% of PCA acreage* – although there is notable county-level variation.



PCA Designations

The vast majority of PCAs (83 percent) include a “Natural Lands” designation, but the share of urban greening and regional recreation designations is increasing over time.



Lead Nominating Agencies

53 unique entities have nominated PCAs, with special districts and cities accounting for nearly 70% of PCAs. Just six lead entities account for over half of all PCAs; however, there are also 26 lead entities that have only one PCA.

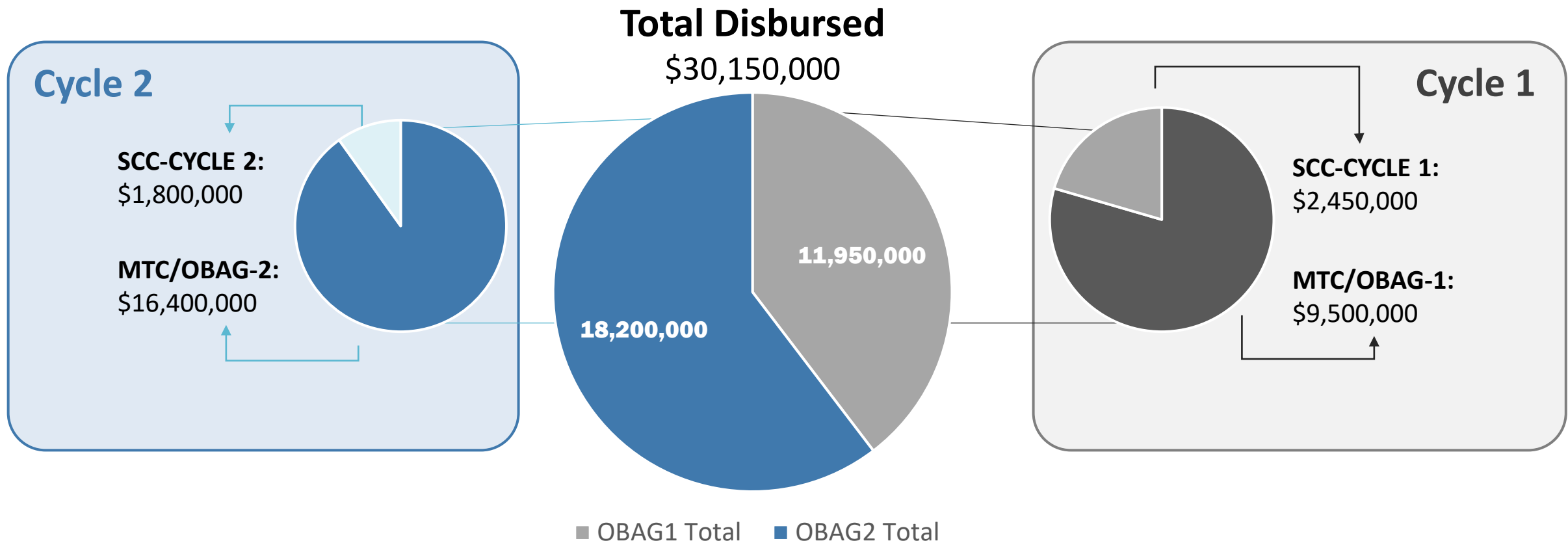


PCA Acreage & Size

Over two million acres* of land has been designated as PCAs, with 80% identified in the 2007 PCA planning cycle; average PCA size has declined significantly over time. City-nominated PCAs have a smaller geographic footprint compared to county- and special-district nominated PCAs.

** PCAs do not have official polygon boundaries so all acreage figures are estimates. Some PCAs have overlapping boundaries.*

Existing PCA Analysis: Funding



32 distinct PCAs, or 16% of the total, received PCA grant funding in support of 58 projects

- Primary project types funded include: access and/or trail improvements (72%); planning (12%); acquisition (9%); restoration (3%); rehabilitation (2%); urban greening (2%)

Key Takeaways, Challenges, and Opportunities



Local Consensus, Partnerships, Regional and State Alignment

The PCA program plays an important role in building consensus and fostering partnerships while addressing a wide variety of local open space needs; however, there is a need to more closely align with regional and state policy goals



Data and Science

A more data-driven framework with improved mapping and metrics will be critical to demonstrating how a PCA meets priority goals and objectives; currently, jurisdictions are provided few tools or resources to support planning



Equity and Access

The program should consider benefits for Equity Priority Communities (EPCs) both in terms of PCA designations and PCA projects that are located within, or create open space access opportunities for, EPCs



Resilience, Biodiversity and Land Management

The ability of natural and working lands to meet climate resilience and biodiversity goals is dependent on land management strategies and agricultural practices; identifying habitat migration opportunities should also be a priority



Funding

PCA funding has played an important role in supporting park planning; however, regional funding to support PCA projects is relatively limited and there are restrictions on eligible uses for OBAG funding

Draft Vision, Mission and Goals for PCAs 2.0



Vision

By the year 2050, the Priority Conservation Area Program will ensure the region’s biodiversity, natural resources, open spaces, agricultural lands, clean water and clean air are resilient to a changing climate and enjoyed by all

Mission

The PCA Program assists Bay Area governments and residents to support conservation planning, funding, and action for a healthy, resilient, and equitable Bay Area

Goals

- Implement a regional land use pattern which supports the objectives of Plan Bay Area 2050 as well as applicable state and regional strategies for conservation and climate change adaptation
- Provide a platform for local governments in partnership with individuals, community groups, organizations, and Tribes to plan, share best practices and develop shared conservation strategies that are equitable and inclusive
- Disseminate scientific information and data regarding regional conservation priorities
- Provide specific tools and funding for local governments and stakeholders to achieve priority conservation goals



Photo credit: Unsplash/Trent Erwin



Photo credit: Karl Nielsen

PCA Categories and Draft Objectives



Refined or Proposed PCA Types	Draft Objectives
Natural Lands	Protect the most essential lands and wildlife corridors needed to sustain regional biodiversity and critical ecosystems.
Agricultural / Working Lands	Protect lands that have high ecosystem service values in terms of providing and/or having significant potential to provide carbon sequestration service, and healthy soil, water, and food in the region.
Regional Recreation	Protect and expand trails, parks, and open spaces that ensure regional and local public health and wellbeing; promote equitable access to those recreational areas.
Urban Greening	Provide more access to green spaces within the urban context and support urban resilience in terms of increasing tree cover, surface permeability, expanding green infrastructure, and mitigating extreme heat.
★ Climate Adaptation (<u>NEW</u>)	Prioritize lands within high climate hazards risk zones in terms of SLR, wildfire, and extreme heat for adaptation and mitigation measures.

PCA Refresh Interim Memo contains further information for each PCA category on definitions; benefits; co-benefits; expanded objectives; relevant plans, policies, and programs; as well as accompanying data sources and indicators. [Link to PCA Refresh Interim Memo.](#)

Key Considerations and Recommendations



Refining the Data-Driven Framework

- Ensure the right data sources have been identified for PCA categories and that accompanying objectives are appropriate



Nominating, Evaluating and Designating PCAs 2.0

- Preserve the local PCA nomination process to ensure local knowledge and priorities are reflected
- Supplement local planning with guidelines, resources and tools to support improved mapping and identification of PCAs, including via MTC/ABAG's Open Data portal
- Develop a regionally-defined PCA data layer, reflecting the Bay Area's highest conservation priorities as identified via the Refresh



Funding PCA Projects

- Maintain funding priorities from prior cycles with revisions to comply with federal requirements.
- “Expand the pie” and explore non-OBAG funding resources and partnerships to support a greater diversity of PCA project types – building off the successful State Coastal Conservancy model

Next Steps and Pivoting to Implementation



- Next Steps for PCA Refresh
 - Round 2 of partner/stakeholder outreach, including a second workshop and survey (*Summer 2023*)
 - Memo 3: The Path Ahead to focus on final framework revisions and funding considerations (*Winter 2023/24*)
 - Final data/mapping products (*Winter 2023/24*)
 - Final report of major findings and recommendations (*Winter 2023/24*)
- Future Action Items to Support PCA Refresh Implementation
 - ABAG to consider and adopt revised planning framework (*Winter 2023/24*)
 - ABAG to conduct new round of PCA nominations (*Winter to Spring 2024*)
 - MTC / SFEP to update OBAG-3 PCA grant guidelines (*To Be Determined*)
 - MTC / SFEP to conduct new call for projects (*To Be Determined*)



Photo credit: Karl Nielsen



Questions or Comments?

MTC/ABAG

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