



## October-November Update

### CASA — The Committee to House the Bay Area — Compact Status Report

Staff briefed the Executive Board on the CASA effort and areas of agreement for the CASA Compact and asked for the Board's input and discussion. By the end of 2018, CASA will have engaged a broad range of stakeholders to develop a suite of recommendations for legislative reform, new revenue, and regional leadership. These recommendations will be packaged into the CASA Compact for consideration by ABAG, MTC and myriad state and local policy makers.



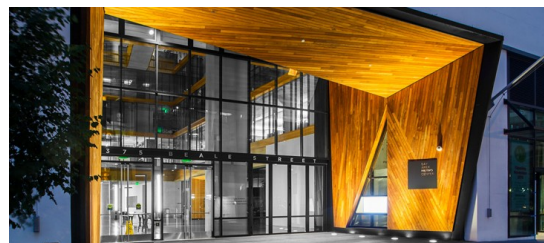
The current schedule calls for the CASA Compact to be finalized by mid-December. If the schedule holds, the ABAG Executive Board in January and the MTC Commission in December would consider authorizing the President and Chair to sign the CASA Compact.

CASA includes leaders from across the Bay Area who will build actionable political consensus around (1) increasing housing production at all levels of affordability, (2) preserving existing affordable housing, and (3) protecting vulnerable populations from housing instability and displacement for consideration by ABAG, MTC and myriad.

CASA is being led by three Co-Chairs: Fred Blackwell, The San Francisco Foundation; Leslye Corsiglia, Silicon Valley at Home; and Michael Covarrubias, TMG Partners. It is structured around a Steering Committee and Technical Committee composed of local elected officials, thought leaders, and policy experts from across the region. The CASA effort is supported and staffed by the consolidated ABAG and MTC staff and a team of consultants. More information about CASA is available [here](#).

### New Executive Director Recruitment Underway

The Metropolitan Transportation Commission (MTC) is recruiting for a new Executive Director, who will report directly to the [MTC Commission](#), and be responsible for the administration of more than \$2 billion per year in funding for the operation, maintenance and expansion of the Bay



Area's surface transportation network. Under contract with the [ABAG](#), the MTC Executive Director also provides staffing and support services to ABAG. The next Executive Director must be an exceptional leader with an unflappable presence and the ability to respond to the region's challenges, both strategically and tactically.

A MTC Executive Director Selection Committee (EDSC) and an ABAG Committee will both review the nominations. Current Executive Director Steve Heminger is retiring in February of 2019. More information is available [here](#).

## Next Steps: Looking at Governance



*Joint ABAG Executive Board Meeting and MTC Commission - Approval of Plan Bay Area 2040*

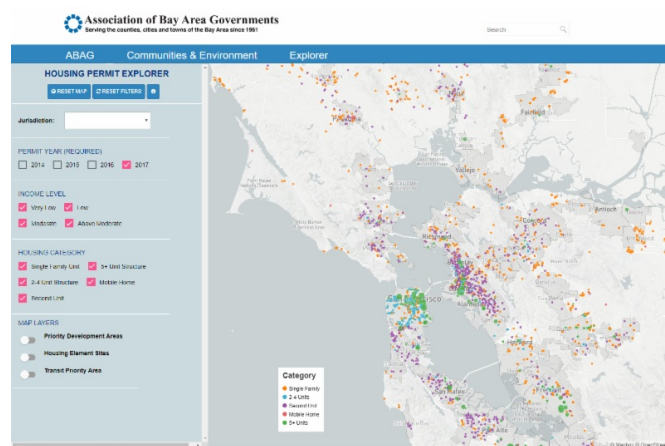
Information from the governance presentation made to the joint MTC Planning and ABAG Administration Committee meeting on November 9th is available [here](#).

Pursuant to its joint 2017 action by ABAG and MTC to consolidate staffs, both agencies also agreed to explore potential consolidation of the governing bodies. As a next step — Management Partners — an outside consulting firm will begin examining the governance structures of many regional planning agencies with a focus on those with both land use and transportation planning powers and responsibilities. To initiate the process, a Board and Commission working group has already met with staff and Management Partners.

The collected information will inform the ABAG Executive Board and the MTC Commission. A final report is due in June 2019. The Board and Commission will then discuss whether the two agencies should restructure their governing boards to better serve the region and to better utilize the consolidated staff. Both ABAG and MTC retain the decision on whether or not to merge the two governing boards.

## Bay Area Cities Permitted More Housing in 2017, Acute Shortfall of Affordable Housing Still Exists

New data on housing.abag.ca.gov reveals Bay Area cities and counties permitted 27,103 new housing units in 2017, more than either 2016 (20,868) or 2015 (20,495); but only 18 percent of these units were for very-low-, low- or moderate-income residents -- far below the 58 percent required by the state's Housing and Community Development Department. A new report summarizing the 2017 data, is available on <https://abag.ca.gov/planning/housing/publications.html>. as Bay Area Housing Permit Activity Report, 2015-2017.



"With this new data, we can clearly see that more housing development is on the way, but we're still far behind in meeting the housing demand for all income levels," commented ABAG President and Sonoma County Supervisor David Rabbitt. "The work that is being done at ABAG and at MTC in the Committee to House the Bay Area, known as CASA, is urgently needed to bring Bay Area leaders together to solve this problem."

The housing data portal now includes complete datasets for 2014, 2015, 2016 and 2017; and will continue to be updated to incorporate cities' and counties' housing permit and policy activities in future years. These datasets provide a resource to shape both the development and evaluation of Bay Area governments' housing policies, and will help support the Metropolitan Transportation Commission (MTC)'s funding initiatives.

These initiatives include the One Bay Area Grant program and the new Housing Incentive Pool challenge grant program that are linked to cities' and counties' results in permitting, producing and preserving housing. MTC established the Housing Incentive Pool to reward local governments that permit or preserve the greatest number of housing units at the moderate-, low- and very-low income levels. (see related story below)

## **MTC Offers Cities, Counties Big Carrot to Spur Affordable Housing**



Taking a bold step to ease the Bay Area's persistent shortage of affordable housing, MTC will be distributing \$71 million of Housing Incentive Pool funds, or HIP for short, to reward with transportation infrastructure dollars the cities and counties that over the next five years produce or preserve the greatest number of eligible housing units — both newly-built and preserved as affordable to low-, very-low- and moderate-income households over the five calendar years 2018 through 2022. These grants will be awarded only after the fifth year of the HIP time period.

As part of the HIP initiative, MTC is establishing a pilot program through which cities and counties can compete for \$5 million in grants for infrastructure improvements around affordable housing developments. The Commission and staff in partnership with county congestion management agencies will develop guidelines for this program over the coming months.

HIP is a housing \$76 million grant program, that awards transportation infrastructure dollars to cities and counties that over the next five years produce or preserve the largest number of affordable housing units in designated Priority Development Areas or in Transit Priority Areas. These are areas that cities and counties have identified as preferred locations for new homes, job growth and other investment, or that are near transit hubs.

The HIP commitment includes \$46 million in state funds administered by MTC through the Regional Transportation Improvement Program (RTIP) plus \$30 million in flexible federal funds through the second round of the Commission's One Bay Area Grant (OBAG 2) program.

"The idea is to incentivize the construction and preservation of affordable housing," said Steve Heminger, executive director of both ABAG and MTC. "We are trying to encourage...whoever can do it, large (jurisdiction) or small."

MTC and ABAG established several other eligibility criteria for the HIP program as well:

- Preserved affordable housing units must either be subsidized multifamily properties that have been identified by the California Housing Partnership Corp. as being at high or very-high risk of conversion to market-rate rents, or multifamily properties with affordable-but-unrestricted rents on which new long-term rent restrictions have been placed.
- A preserved affordable housing unit with deed restrictions running at least 55

years will be counted as one HIP unit. Units with shorter-term deed restrictions will receive a pro-rated share of a single HIP unit based on this 55-year standard.

- Newly-constructed units must be deed-restricted for continued affordability to low-, very-low or moderate-income households.
- To be eligible for HIP funding, each city or county must have its overall Housing Elements certified by the California Department of Housing and Community Development, and also demonstrate compliance with state housing laws related to surplus lands, accessory dwelling units and density bonuses. Self-certification through a local resolution is allowed to demonstrate compliance with these final three requirements.

Cities and counties looking to ensure that housing units can count toward HIP are encouraged to contact Gillian Adams of the ABAG MTC staff at 415-820-7911, or by email at [gadams@bayareametro.gov](mailto:gadams@bayareametro.gov) for more information.

## San Francisco Estuary Partnership Hosts National Estuary Program Conference



Every fall, staff from the 28 National Estuary Programs (NEP) gather together in one estuary to transfer knowledge, share stories and tools, and advance collaborative opportunities, at the NEP Fall Tech Transfer Meeting. This past October, SFEP had the great pleasure of hosting the annual meeting.

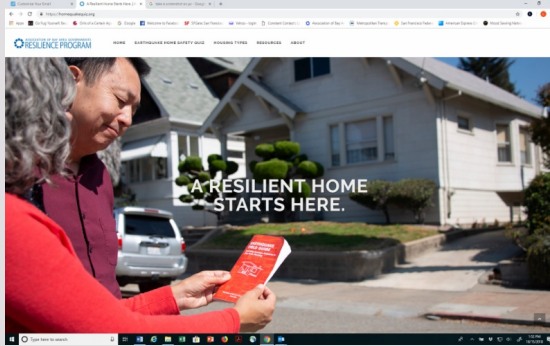
Staff from NEPs from around the country as well as staff from US EPA headquarters and three regional offices attended the Meeting. The agenda included presentations from NEPs on various topics during tech transfer sessions, an afternoon boat tour, a panel presentation on integrating environmental justice into the work of NEPs, field visits to restoration sites around the Bay, and a collaboration with the Exploratorium with estuary-themed presentations and interactive demonstrations for their "After Dark" series. According to Caitlin Sweeney, San Francisco Estuary Partnership Director, "The Fall NEP meeting is a great opportunity to focus on the benefits of the national program. The NEPs successfully leverage funds to focus on local capacity building informed by national priorities. NEPs address issues of national importance with a unique non-regulatory collaborative approach and direct engagement with the community. Our model is unique and successful and the NEPs take great pride in the work that we are able to accomplish."



## Earthquake Guides Show Ways to Lessen Damage



An online tool is now available to help residents identify potential earthquake-related damage to their homes and provides information on how to gird against the next big temblor.



The Earthquake Home Quiz can be accessed at ABAG Resilience Program's website at [homequakequiz.org](https://homequakequiz.org), along with a [downloadable PDF](#) of the Earthquake

Field Guide to help assess potential impacts of earthquakes. The new Earthquake Field Guide was released to coincide with the 10th Annual Great California ShakeOut on Oct. 18, a statewide preparedness event.

"The time to prepare is now," said David Rabbitt, ABAG president and member of the California Seismic Safety Commission. "We are in earthquake country and it's just a matter of time before we are affected in some way, whether small or large. The quiz is an engaging, new way to see what the effects might be and lays the groundwork for preparedness."



The U.S. Geological Survey has determined there is a 72 percent chance of at least one earthquake of magnitude 6.7 or greater striking somewhere in the Bay Area in the next 30 years. It's the continual movement of the Earth's plates against each other that causes energy to build. When the plates slip, energy is released and earthquakes result. In the Bay Area's case, it's the Pacific Plate moving northwest past the North American Plate that puts pressure along the faults in the region.

The quiz allows residents to gain insight into seismic safety, whether they are in a single-family home, apartment building or mobile home. The types of housing in the region are as diverse as the Bay Area itself and the quiz allows residents to explore the resilience of their particular type of home.

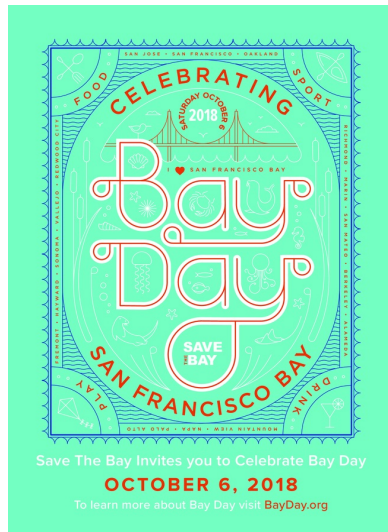
The release of these online tools come in the wake of updated ABAG estimates of housing losses in the region as a result of a large-scale earthquake. The ABAG data tell a compelling and personal story about the Bay Area's potential future after an earthquake: How many buildings will be damaged? How many households will be displaced? And how many residents will be seeking shelter? Visit [resilience.abag.ca.gov/housing/losses](https://resilience.abag.ca.gov/housing/losses) to review the findings and connect with the data behind the numbers.

ABAG's newest estimates of housing losses provide a significant update to the last such data released in 2003, with the latest figures reflecting current housing stock and the Bay Area's present population.

The figures use the most recent modeling techniques to identify potential residential housing losses for 16 plausible earthquake scenarios in the Bay Area. Under the most dramatic scenario, a 7.8-magnitude quake along all the northern segments of the San Andreas Fault, 68,900 residential buildings would be rendered uninhabitable, while causing \$28.4 billion in residential building damage alone.

Under this scenario, San Mateo would have the largest number of uninhabitable residential buildings at 19,300; followed by San Francisco at 18,300; Santa Clara at 15,500; Alameda at 8,300; Marin at 3,100; Sonoma at 2,400; Contra Costa at 1,400; Solano at 400; and Napa at 200. In all, 68,900 buildings would be uninhabitable.

## Bay Trail and Water Trail Projects Help Celebrate the Bay



The Bay Area celebrated the San Francisco Bay on October 6th with 54 different events around the Bay. Led by Save the Bay, Bay Day was again the perfect opportunity to explore and discover the beauty and diversity of our Bay.

Celebrants selected from creek clean ups to kayak tours launched from Water Trail landing sites to Bay Trail walks. Redwood City hosted PortFest and the Palo Alto Baylands Restoration event brought residents and supporters together.

Visit the [Bay Day](#) website for more information and to plan for next year.



ABAG President Rabbitt and Jerry Lahr

### Executive Board Congratulates Jerry Lahr on his Retirement

The Executive Board recognized the retirement of Energy Program Director Jerry Lahr for his nearly two decades of work on Bay Area energy issues. Lahr is retiring in January 2019, after successfully shepherding the Energy Program through significant changes and the addition of BayREN and its energy conservation services.

Congratulations Jerry!

*Energy Program Staff*



## **ABAG Meetings and Events Calendar**

### **Wednesday, December 12**

ABAG POWER Executive Committee Meeting, 11 a.m.

Meeting Location TBD, Bay Area Metro Center, 375 Beale Street

### **Wednesday, January 10**

ABAG Regional Planning Committee, 1:00 p.m.

Yerba Buena Room, Bay Area Metro Center, 375 Beale Street

### **Thursday, January 17, 2019**

Finance Committee, 5 p.m.

ACFA Governing Board Meeting, 5:10 p.m.

Executive Board, 7 p.m.

Board Room, Bay Area Metro Center, 375 Beale Street

Check the ABAG [Meetings and Agenda](#) page for upcoming meeting information.

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