

SUMMARY MINUTES

ABAG Administrative Committee Special Meeting

Friday, November 8, 2013

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

1. CALL TO ORDER AND CONFIRM QUORUM

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

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

A quorum of the Committee was present.

Members Present

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

Members Absent

Supervisor Dave Pine (Alternate)

2. PLEDGE OF ALLEGIANCE

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

3. COMPENSATION ANNOUNCEMENT

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

4. CONSENT CALENDAR

A. Approval of Minutes of October 11, 2013

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

5. REGIONAL PDA PLANNING PROGRAM

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

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

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

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

Committee discussion:

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

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

Public comment:

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

6. PDA INVESTMENT/GROWTH STRATEGIES

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

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

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

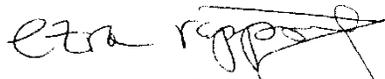
Committee discussion:

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

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

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

Submitted:

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

Ezra Rapport, Secretary-Treasurer

Date Submitted: January 6, 2014

Date Approved: January 10, 2014

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