



375 Beale Street
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94105

Meeting Agenda - Final

ABAG Executive Board

President, David Rabbitt, Supervisor, County of Sonoma
Vice President, Jesse Arreguin, Mayor, City of Berkeley
Immediate Past President, Julie Pierce, Councilmember, City of Clayton

Thursday, May 16, 2019

7:00 PM

Board Room - 1st Floor

Association of Bay Area Governments
ABAG Executive Board Meeting No. 438

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

The meeting is scheduled to begin at 7:00 p.m.

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

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

Roster

Candace Andersen, Jesse Arreguin, Thom Bogue, London Breed, Cindy Chavez, Christopher Clark, David Cortese, Lan Diep, Pat Eklund, Maya Esparza, Nikki Fortunato Bas, Richard Garbarino, Leon Garcia, Liz Gibbons, Lynette Gibson McElhaney, Scott Haggerty, Barbara Halliday, Matt Haney, Erin Hannigan, David Hudson, Wayne Lee, Jake Mackenzie, Rafael Mandelman, Nathan Miley, Karen Mitchoff, Raul Peralez, Julie Pierce, Dave Pine, David Rabbitt, John Rahaim, Belia Ramos, Dennis Rodoni, Warren Slocum, Loren Taylor, Norman Yee; William Kissinger (Non-voting)

1. Call to Order / Pledge of Allegiance / Roll Call / Confirm Quorum

2. Public Comment

Information

3. Executive Board Announcements

Information

4. President's Report

Information

- 4.a. [19-0568](#) Ratification of Appointments to the Joint ABAG MTC Governance Committee

Action: Approval

Attachments: [Item 04A Summary Sheet Governance Committee v3.pdf](#)

- 4.b. [19-0569](#) Report on the General Assembly

Action: Information

5. Executive Director's Report

Information

6. Executive Board Consent Calendar

- 6.a. [19-0451](#) Approval of ABAG Executive Board Minutes of March 21, 2019

Action: Approval

Presenter: Clerk of the Board

Attachments: [Item 06A Minutes 20190321 Draft.pdf](#)

- 6.b. [19-0452](#) Authorization to enter into Contract Amendment with Frontier Energy for Bay Area Regional Energy Network (BayREN) Consulting Services in an amount not to exceed \$247,500

Action: Approval

Presenter: Jenny Berg

Attachments: [Item 06B BayREN Summary Sheet Frontier Energy v2.pdf](#)
[Item 06B BayREN Summary Approval Frontier Energy.pdf](#)

- 6.c. [19-0453](#) Authorization to enter into a Sole-Source Contract with CodeCycle to continue the Bay Area Regional Energy Network (BayREN) CodeCycle Demonstration Project through December 2020, for an amount not to exceed \$210,000

Action: Approval

Presenter: Jenny Berg

Attachments: [Item 06C BayREN Summary Sheet CodeCycle v3.pdf](#)
[Item 06C BayREN Attachment Summary Approval CodeCycle.pdf](#)

- 6.d. [19-0454](#) Authorization to enter into a new funding agreement with the United States Environmental Protection Agency (U.S. EPA) for the Transforming Shorelines project for \$1,481,109, anticipated to begin May 2019 and end April 2023, and authorization to enter into three sub-awards during that period: with San Francisco Estuary Institute (SFEI) for \$50,000, with Oro Loma Sanitary District (OLSD) for \$100,000, and with East Bay Dischargers Authority (EBDA) for \$650,000

Action: Approval

Presenter: Caitlin Sweeney

Attachments: [Item 06D SFEP Summary Sheet Transforming Shorelines v3.pdf](#)
[Item 06D SFEP Attachment Summary Approval Transforming Shorelines v2.pdf](#)

- 6.e. [19-0455](#) Authorization to revise sub-award amounts in the Urban Greening Bay Area Project for the City of Sunnyvale to decrease to \$50,000 and for the City of San Mateo to increase by \$200,000 for a total of \$400,000
- Action:** Approval
- Presenter:** Caitlin Sweeney
- Attachments:** [Item 06E SFEP Summary Sheet Urban Greening v3.pdf](#)
[Item 06E SFEP Attachment Summary Approval Urban Greening v2.pdf](#)
- 6.f. [19-0456](#) Authorization to revise contract funding levels under existing BATA funding (846 8013, Seismic) for the San Pablo Avenue Stormwater Spine project: Reduce EBMUD underground utility work agreement to \$665,000 and add Wilsey Ham, Inc. for \$50,000 in project design coordination through December 31, 2019
- Action:** Approval
- Presenter:** Caitlin Sweeney
- Attachments:** [Item 06F SFEP Summary Sheet Wilsey Ham v3.pdf](#)
[Item 06F SFEP Attachment Summary Approval Wilsey Ham v2.pdf](#)
- 6.g. [19-0462](#) Authorization to enter into a new funding agreement with the California Department of Water Resources for up to \$3,020,000 for Bay Area Integrated Regional Water Management Plan (IRWMP) for the Disadvantaged Community and Tribal Involvement Program (DACTIP) grant administration and project management between April 25, 2019 and December 31, 2020; to authorize adjustment of the FY 2018-19 operating budget; and to authorize the Executive Director to enter into contracts of up to \$200,000 each with community partners to continue work and develop project needs assessment.
- Action:** Approval
- Presenter:** Caitlin Sweeney
- Attachments:** [Item 06G SFEP Summary Sheet DACIP v3.pdf](#)
[Item 06G SFEP Attachment Summary Approval DACIP.pdf](#)
- 6.h. [19-0614](#) AB 393 (Nazarian): Building Standards
- Action:** Support
- Presenter:** Rebecca Long
- Attachments:** [AB 393 Staff Memo](#)
- 6.i. [19-0615](#) AB 429 (Nazarian): Seismically Vulnerable Buildings Inventory
- Action:** Support
- Presenter:** Rebecca Long
- Attachments:** [AB 429 Staff Memo](#)

- 6.j. [19-0616](#) SB 254 (Hertzberg): The Resilient Homes Initiative
- Action:** Support and Seek Amendments
- Presenter:** Rebecca Long
- Attachments:** [SB 254 Staff Memo](#)
- 6.k. [19-0617](#) SB 152 (Beall): Active Transportation Program Reform
- Action:** Support
- Presenter:** Rebecca Long
- Attachments:** [SB 152 Staff Memo](#)
- 6.l. [19-0600](#) AB 69 (Ting): Small Home Building Standards
- AB 69 would require the Department of Housing and Community Development (HCD) to propose small home building standards governing ADUs smaller than 800 square feet, junior ADUs and detached dwelling units smaller than 800 square feet.
- Action:** Support and Seek Amendments
- Attachments:** [AB 69 Staff Summary 5/10/19](#)
- 6.m. [19-0602](#) SB 6 (Beall): Statewide Housing Site Inventory
- SB 6 would require that the Department of Housing and Community Development (HCD) add to the statewide surplus lands inventory locally-identified sites available for housing development as identified in a local agency's housing element site inventory.
- Action:** Support
- Presenter:** Georgia Gann Dohrmann
- Attachments:** [SB 6 Staff Summary 5/10/19](#)
- 6.n. [19-0613](#) AB 1485 (Wicks): Workforce Housing
- AB 1485 would modify affordability requirements applicable to a developer who wants to take advantage of current law's by-right provisions in Senate Bill 35 (Wiener, 2017) such that a project could either dedicate 10 percent of the total number of units to housing affordable to households making below 80 percent of the area median income (AMI)-as provided for in current law-or 20 percent to households earning below 120 percent AMI with an average income of units at or below 100 percent-which the bill would add as a new option.
- Action:** Support
- Attachments:** [SB 1485 Staff Summary 5/10/19](#)

7. ABAG Finance Committee (Mitchoff)

- 7.a. [19-0459](#) ABAG Finance Committee Report
- Action:** Approval
- Presenter:** Karen Mitchoff, Supervisor, County of Contra Costa
- 7.b. [19-0464](#) Authorization to Terminate Legislative Advocacy Contract with Michael J. Arnold and Associates and to Seek Representation in Sacramento through a Competitive Process
- Action:** Approval
- Presenter:** Rebecca Long
- Attachments:** [Item 07B Summary Sheet ABAG Lobbying Contract v4.pdf](#)

8. ABAG Regional Planning Committee (Mitchoff)

8. [19-0460](#) ABAG Regional Planning Committee Report
- Action:** Approval
- Presenter:** Karen Mitchoff, Supervisor, County of Contra Costa

9. ABAG Legislation Committee (Pierce)

- 9.a. [19-0463](#) Adoption of Resolution No. 01-19, Policy for Interim Action on Legislation and Administrative Policy Proposals
- Action:** Approval
- Attachments:** [Item 09A Summary Sheet Policy Interim Action Legislation v2.pdf](#)
[Item 09A Attachment Resolution 2019 01 Adoption Policy Interim Action State E](#)
- 9.b. [19-0554](#) Report on the ABAG MTC Housing Legislative Working Group
- Action:** Information
- Attachments:** [Item 09B Summary Sheet Housing Legislation Working Group.pdf](#)
[Item 09B HLWG Notes 040519.pdf](#)
[Item 09B HLWG Notes 041119.pdf](#)
[Item 09B HLWG Notes 041819.pdf](#)
[Item 09B HLWG Notes 042519.pdf](#)
[Item 09B HLWG Notes 050119.pdf](#)

California Housing Legislation: Protection Bills

- 9.c.i. [19-0604](#) AB 1481 (Bonta) and AB 1697 (Grayson) - Tenancy Termination: Just Cause
- Prohibits eviction of a tenant without just cause stated in writing. Requires tenant be provided a notice of a violation of lease and opportunity to cure violation prior to issuance of notice of termination.
- Action:** Support
- Attachments:** [AB 1481 and AB 1697 Staff Summary 5/10/19](#)
- 9.c.ii. [19-0605](#) AB 1482 (Chiu) - Statewide Annual Cap on Rent Increases
- Caps annual rent increases by five percent above the percent change in the cost of living and limits the total rental rate increase within a 12 month period to 10 percent.
- Action:** Support
- Attachments:** [AB 1482 Staff Summary 5/10/19](#)
- 9.c.iii. [19-0606](#) SB 18 (Skinner) - Keep Californians Housed Act
- Authorizes a competitive grant program to be administered by Department of Housing and Community Development (HCD) to provide emergency rental assistance and legal aid for tenants facing eviction, mediation between landlords and tenants and legal education.
- Action:** Support
- Attachments:** [SB 18 Staff Summary 5/10/19](#)

California Housing Legislation: Production and Preservation Bills

- 9.c.iv. [19-0607](#) SB 330 (Skinner): Housing Crisis Act of 2019
- SB 330 is a wide reaching bill that aims to accelerate housing development, provide project proponents more certainty and lower fees, and reduce displacement of existing residents from substandard buildings.
- Action:** Seek Amendments
- Attachments:** [Item 09C iv SB 330 Seek Amendments.pdf](#)
[SB 330 Staff Summary 5/10/19](#)

- 9.c.v. [19-0608](#) SB 50 (Wiener): Equitable Communities Incentives - Upzoning Near Transit & Jobs-Rich Areas & By Right Allowance for Small Residential Projects in Specified Areas
- SB 50 would allow varying degrees of higher-density multifamily housing to be built within ½-mile of transit stations, ¼-mile of high-quality bus corridors and in areas designated as “jobs-rich” by the Department of Housing and Community Development. The bill also provides for smaller, by-right residential development on vacant parcels in urbanized areas.
- Action:** Support if Amended
- Attachments:** [Item 09C v SB 50 Support if Amended.pdf](#)
[SB 50 Staff Summary 5/10/19](#)
- 9.c.vi. [19-0609](#) AB 1487 (Chiu): Housing Alliance for the Bay Area
- AB 1487 (Chiu) would establish the Housing Alliance for the Bay Area (HABA) to increase funding for affordable housing in the nine-county region.
- Action:** Seek Amendments
- Attachments:** [Item 09C vi AB 1487 Seek Amendments.pdf](#)
[AB 1487 Staff Summary 5/10/19](#)
- 9.c.vii [19-0610](#) AB 11 (Chiu): Community Redevelopment Law of 2019
- AB 11 would restore to cities and counties the option to form an entity that can use “tax-increment financing” to pay for affordable housing and other local infrastructure priorities, subject to approval of the Strategic Growth Council.
- Action:** Support and Seek Amendments
- Attachments:** [AB 11 Staff Summary 5/10/19](#)
- 9.c.vii [19-0611](#) SB 13 (Wieckowski): Accessory Dwelling Units
- i. SB 13 would revise ADU law to require that a local government allow studio and one-bedroom ADUs of at least 850 square feet and two-bedroom or more ADUs of up to 1,000 square feet, and would prohibit ADU owner-occupancy requirements.
- Action:** Support if Amended
- Attachments:** [Item 09C viii SB 13 Support if Amended v2.pdf](#)
[SB 13 Staff Summary 5/10/19](#)

9.c.ix. [19-0603](#) AB 68 (Ting): Accessory Dwelling Units

AB 68 would prohibit local Accessory Dwelling Unit (ADU) standards from including certain requirements related to minimum lot size and replacement parking and would require an ADU (attached or detached) of at least 800 square feet and 16 feet in height to be allowed. The bill would also reduce the allowable time to issue an ADU permit to 60 days after an agency receives a completed application.

Action: Support and Seek Amendments

Attachments: [Item 09C ix AB 68 Support and Seek Amendments v2.pdf](#)
[AB 68 Staff Summary 5/10/19](#)

9.c.x. [19-0612](#) AB 1486 (Ting): Surplus Lands Act Expansion and Revision

AB 1486 would revise the Surplus Lands Act (SLA) - the state law that requires local agencies to prioritize affordable housing, as well as parks and open space, when disposing of land no longer necessary for the agency's use - and other state laws related to making surplus public land available for affordable housing development.

Action: Support if Amended

Attachments: [Item 09C x AB 1486 Support if Amended.pdf](#)
[AB 1486 Staff Summary 5/10/19](#)

9.c.xi. [19-0601](#) AB 1483 (Grayson): Housing Data/Transparency

This bill seeks to make housing fee and zoning standards more transparent by requiring that they be posted on local agency and state web sites, requires local agencies to provide additional reporting of housing permit requests, production and permitting data annually, and requires the Department of Housing and Community Development (HCD) to develop an online database of housing production data accessible to the public.

Action: Support and Seek Amendments

Attachments: [Item 09C xi AB 1483 Support and Seek Amendments.pdf](#)
[AB 1483 Staff Summary 5/10/19](#)

10. ABAG Administrative Committee**10.a.** [19-0457](#) ABAG Administrative Committee Report

Action: Approval

Presenter: David Rabbitt, Supervisor, County of Sonoma

- 10.b. [19-0555](#) Adoption of Resolution No. 02-19 Approval of the Plan Bay Area 2050 - Regional Growth Strategies Framework Revisions: Next Steps

Action: Approval

Presenter: Mark Shorett and Christy Lefall

Attachments: [Item 10B Summary Regional Growth Framework Revisions_FINAL.pdf](#)
[Item 10B Attachment A Resolution 2019 02 Regional Growth Framework v2.pdf](#)
[Item 10B Attachment B PBA50 Regional Growth Framework_PDAPCAPPA_Ur](#)
[Item 10B Attachment C PBA50 Regional Growth Framework_PDAPCAPPA_Pr](#)
[Item 10B Attachment D Table D1 D2 Combined.pdf](#)
[Item 10B Attachment E Table D1.pdf](#)
[Item 10B Attachment F PBA50 Regional Growth Framework_PDAPCAPPA.pdf](#)
[Item 10B Attachment G PBA50 Regional Growth Framework_PDAPCAPPA.pdf](#)
[Item 10B Attachment H PBA50 Regional Growth Framework_PDAPCAPPA.pdf](#)
[Item 10B Attachment I Comment Letter-SPUR-Plan Bay Area Regional Growth](#)

11. Adjournment / Next Meeting

The next meeting of the ABAG Executive Board is on July 18, 2019.

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.