



Metropolitan Transportation Commission

375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Agenda

ABAG Legislation Committee

Chair, Julie Pierce, Vice Mayor, City of Clayton
Vice Chair, Belia Ramos, Supervisor, County of Napa

Friday, May 10, 2019

9:15 AM

Board Room - 1st Floor

Association of Bay Area Governments ABAG Legislation Committee

Special Meeting

The ABAG Legislation Committee may act on any item on the agenda.

The ABAG Legislation Committee will meet jointly with the MTC Legislation Committee.

The meeting is scheduled to begin at 9:15 a.m.,

or immediately following the preceding committee meeting.

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

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

Roster

Jesse Arreguin, David Cortese, Pat Eklund, Scott Haggerty, Dave Hudson, Karen Mitchoff,
Julie Pierce, David Rabbitt, Belia Ramos

1. Call to Order / Roll Call / Confirm Quorum

2. ABAG Compensation Announcement - Clerk of the Board

3. ABAG Legislation Committee Consent Calendar

3. [19-0487](#) Approval of ABAG Legislation Committee Summary Minutes of April 12, 2019

Action: ABAG Legislation Committee Approval

Presenter: Clerk of the Board

Attachments: [3a_ABAG Legislation Minutes 20190412 Draft.pdf](#)

4. MTC Legislation Committee Consent Calendar

- 4a [19-0488](#) Approval of MTC Legislation Committee Minutes of the April 12, 2019 Meeting

Action: MTC Legislation Committee Approval

Attachments: [4a_MTC LEGIS_Minutes_Apr 12 2019.pdf](#)

5. Joint MTC Legislation Committee and ABAG Legislation Committee Consent Calendar

- 5a.** [19-0489](#) Legislative History
- Detailed list of bills the Commission is tracking in Sacramento and Washington D.C., including those ABAG or MTC supports or opposes.
- Action:** Information
- Presenter:** Rebecca Long
- Attachments:** [5a_May_LegisHistory_State_and_Federal.pdf](#)
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- 5b.** [19-0490](#) 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. These standards must include allowances for small kitchens and bathrooms with small appliances and achieve the most cost-effective construction standards possible. The standards must be submitted to the California Building Standards Commission (CBSC) for adoption by January 1, 2021.
- Action:** Support & Seek Amendments/ ABAG Executive Board Approval
Support & Seek Amendments / MTC Commission Approval
- Presenter:** Rebecca Long
- Attachments:** [5b_AB-69_Support_and_Seek_Amendments.pdf](#)
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- 5c.** [19-0491](#) 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 / ABAG Executive Board Approval
Support and seek amendments / MTC Commission Approval
- Presenter:** Rebecca Long
- Attachments:** [5c_AB-1483_Grayson.pdf](#)

5d. [19-0492](#) 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 / ABAG Executive Board Approval
Support / MTC Commission Approval

Presenter: Georgia Gann Dohrmann

Attachments: [5d_SB-6_Beall.pdf](#)

5e. [19-0493](#) 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 / ABAG Executive Board Approval
Support / MTC Commission Approval

Presenter: Georgia Gann Dohrmann

Attachments: [5e_AB-68_Ting.pdf](#)

5f. [19-0494](#) 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 / ABAG Executive Board Approval
Support / MTC Commission Approval

Presenter: Rebecca Long

Attachments: [5f_AB-1485_Wicks.pdf](#)

- 5g. [19-0499](#) Tom Bulger's Report
- Report from Washington, D.C. advocate.
- Action:** Information
- Presenter:** Randy Rentschler
- Attachments:** [5g_Tom Bulger's DC Report_Apr_2019.pdf](#)

6. Federal Legislation

7. State Legislation

- 7a [19-0558](#) Housing Legislative Working Group Update
- Report on the work of the ABAG-MTC Housing Legislative Working Group, convened to provide input into staff's analysis of key housing bills under consideration in Sacramento this year.
- Action:** Information
- Presenter:** Rebecca Long
- Attachments:** [7a_Housing_Leg_Working_Group_Update.pdf](#)
[7a_HANDOUT_Attachment F Ronen Comments.pdf](#)
[7a_Handout_HLWG 5.1.19 Notes.pdf](#)
- [19-0574](#) Presentation
- Attachments:** [7_PowerPoint_Joint Leg Committee May Housing Bill Presentation.pdf](#)

b. California Housing Legislation: Protection Bills

- 7b1. [19-0495](#) 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 / ABAG Executive Board Approval
Support / MTC Commission Approval
- Presenter:** Rebecca Long
- Attachments:** [7b1_AB-1481 and AB-1697.pdf](#)

- 7b2.** [19-0496](#) 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 / ABAG Executive Board Approval
Support / MTC Commission Approval
- Presenter:** Rebecca Long
- Attachments:** [7b2_AB-1482_ChIU.pdf](#)
- 7b3.** [19-0497](#) 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 / ABAG Executive Board Approval
Support / MTC Commission Approval
- Presenter:** Rebecca Long
- Attachments:** [7b3_SB-18_Skinner.pdf](#)

c. California Housing Legislation: Production + Preservation Bills

- 7c1.** [19-0498](#) 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 / ABAG Executive Board Approval
Seek Amendments / MTC Commission Approval
- Presenter:** Rebecca Long
- Attachments:** [7c1_SB-330_Skinner.pdf](#)

- 7c2.** [19-0559](#) 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 / ABAG Executive Board Approval
Support if Amended / MTC Commission Approval
- Presenter:** Rebecca Long
- Attachments:** [7c2_SB-50_Wiener.pdf](#)
- 7c3.** [19-0560](#) 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. The bill authorizes HABA to place on the ballot a series of revenue raising measures, subject to certain return to source provisions, to provide funding and technical assistance to local jurisdictions and affordable housing developers to help produce and preserve affordable housing and pay for tenant protection services. The bill provides that HABA would have the authority to buy and lease land for affordable housing purposes, but not the ability to purchase land by eminent domain or regulate or enforce local land use decisions.
- Action:** Seek Amendments / ABAG Executive Board Approval
Seek Amendments / MTC Commission Approval
- Presenter:** Rebecca Long
- Attachments:** [7c3_AB-1487_ChIU.pdf](#)
- 7c4.** [19-0561](#) 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 / ABAG Executive Board Approval
Support and Seek Amendments / MTC Commission Approval
- Presenter:** Rebecca Long
- Attachments:** [7c4_AB-11_ChIU_rev.pdf](#)

7c5. [19-0562](#) SB 13 (Wieckowski): Accessory Dwelling Units

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. The bill would limit impact fees imposed by local governments, special districts or water corporations to 25 percent of the impact fees otherwise charged for a new single-family dwelling for ADUs 750 square feet or greater and would waive impact fees for ADUs less than 750 square feet. The bill would also limit to 60 days the time a local agency has to issue an ADU permit after receiving an application and create a 10-year amnesty program to incentivize owners of existing unpermitted ADUs to obtain the permits and inspections necessary to legalize the units.

Action: Support if Amended / ABAG Executive Board Approval
Support if Amended / MTC Commission Approval

Presenter: Georgia Gann Dohrmann

Attachments: [7c5_SB-13_Wieckowski.pdf](#)

7c6. [19-0563](#) 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 / ABAG Executive Board Approval
Support if Amended / MTC Commission Approval

Presenter: Georgia Gann Dohrmann

Attachments: [7c6_AB-1486_Ting.pdf](#)

8. Ad Hoc Committee**8a.** [19-0564](#) Ad Hoc Committee

Delegate to the President of ABAG and Chair of MTC the authority to create an Ad Hoc committee, if necessary, to review any bills where substantive disagreement exists, with the objective of providing alternative recommendations to the ABAG Executive Board and MTC Commission.

Action: Approval / ABAG Legislation Committee
Approval / MTC Legislation Committee

9. Public Comment / Other Business

10. Adjournment / Next Meeting

The next special meeting of the ABAG Legislation Committee is on June 14, 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.

MTC's Chair and Vice-Chair are ex-officio voting members of all standing Committees.