



Call and Notice

ABAG Administrative Committee

Friday, October 12, 2018

10:00 am

Board Room, 1st Floor

CALL AND NOTICE OF A SPECIAL MEETING

OF THE ADMINISTRATIVE COMMITTEE OF THE ASSOCIATION OF BAY AREA GOVERNMENTS

As Chair of the Administrative Committee of the Association of Bay Area Governments (ABAG), I am calling a special meeting of the ABAG Administrative Committee as follows:

The ABAG Administrative Committee may act on any item on the agenda.
The ABAG Administrative Committee will meet jointly with the MTC Planning Committee.
Agenda, roster, and webcast available at <http://abag.ca.gov/meetings>.
For information, contact Clerk of the Board at (415) 820-7913.

Location

Bay Area Metro Center, 375 Beale Street, Board Room, San Francisco, California

Teleconference Location

San Jose City Hall, 200 E. Santa Clara Street, 18th Floor, Conference Room 1853, San Jose, California
County Administration Building, 1195 Third Street, CEO Crystal Conference Room, Napa, California

1. **CALL TO ORDER / ROLL CALL / CONFIRM QUORUM**
2. **PLEDGE OF ALLEGIANCE**
3. **ABAG COMPENSATION ANNOUNCEMENT -- CLERK OF THE BOARD**
4. **ABAG ADMINISTRATIVE COMMITTEE CONSENT CALENDAR**
 - A. Approval of ABAG Administrative Committee Summary Minutes of the September 14, 2018 Meeting. ABAG Administrative Committee Approval.
 - B. Approval of Contract with Ninyo & Moore for Environmental Engineering Services under US EPA Brownfields Community Wide Coalition Assessment from October 2018 to September 2020 in the amount of \$442,600. ABAG Administrative Committee Approval.
5. **MTC COMPENSATION ANNOUNCEMENT -- CLERK OF THE COMMITTEE**
6. **MTC PLANNING COMMITTEE CONSENT CALENDAR**
 - A. Approval of MTC Planning Committee Minutes of the September 14, 2018 Meeting. MTC Planning Committee Approval.
7. **INFORMATION**
 - A. Horizon Perspective Paper #3 Preview - Regional Growth Strategies. ABAG Administrative Committee Information.
8. **PUBLIC COMMENT / OTHER BUSINESS**
9. **ADJOURNMENT / NEXT MEETING**

The next meeting of the ABAG Administrative Committee will be announced.

ABAG Administrative Committee

October 12, 2018

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Members of the public shall be provided an opportunity to directly address the ABAG Administrative Committee concerning any item described in this notice before consideration of that item.

Agendas and materials will be posted and distributed for this meeting by staff in the normal course of business.

Submitted:

A handwritten signature in blue ink, appearing to read 'DR', is written over the word 'Submitted:'.

David Rabbitt
Chair, Administrative Committee

Date Submitted: October 9, 2018

Date Posted: October 9, 2018



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Agenda

ABAG Administrative Committee

Chair, David Rabbitt, Supervisor, County of Sonoma
Vice Chair, Greg Scharff, Councilmember, City of Palo Alto

Friday, October 12, 2018

10:00 AM

Board Room - 1st Floor

Special Meeting

The ABAG Administrative Committee may act on any item on the agenda.
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Agenda, roster, and webcast available at <http://abag.ca.gov/meetings>.
For information, contact Clerk of the Board at (415) 820-7913.

Teleconference Location

San Jose City Hall, 200 E. Santa Clara Street, 18th Floor, Conference Room 1853, San Jose,
California
County Administration Building, 1195 Third Street, CEO Crystal Conference Room, Napa,
California

Administrative Committee Roster

David Rabbitt, Supervisor, County of Sonoma—Chair
Greg Scharff, Councilmember, City of Palo Alto—Vice Chair
Cindy Chavez, Supervisor, County of Santa Clara
David Cortese, Supervisor, County of Santa Clara
Pradeep Gupta, Councilmember, City of South San Francisco
Scott Haggerty, Supervisor, County of Alameda
Jake Mackenzie, Councilmember, City of Rohnert Park
Karen Mitchoff, Supervisor, County of Contra Costa
Raul Peralez, Councilmember, City of San Jose
Julie Pierce, Councilmember, City of Clayton
Belia Ramos, Supervisor, County of Napa

1. Call to Order / Roll Call / Confirm Quorum
2. Pledge of Allegiance
3. ABAG Compensation Announcement -- Clerk of the Board
4. ABAG Administrative Committee Consent Calendar

- 4.a. [18-0841](#) Approval of ABAG Administrative Committee Summary Minutes of the
September 14, 2018 Meeting

Action: ABAG Administrative Committee Approval

Attachments: [4a_AC Minutes 20180914 Draft v2.pdf](#)

- 4.b. [18-0850](#) Approval of Contract with Ninyo & Moore for Environmental Engineering Services under US EPA Brownfields Community Wide Coalition Assessment from October 2018 to September 2020 in the amount of \$442,600

Action: ABAG Administrative Committee Approval

Presenter: JoAnna Bullock, Senior Planner

Attachments: [4b_Planning Contract Ninyo Moore EPA Brownfields.pdf](#)

5. MTC Compensation Announcement -- Clerk of the Committee

6. MTC Planning Committee Consent Calendar

- 6.a. [18-0867](#) Approval of MTC Planning Committee Minutes of September 14, 2018 Meeting

Action: MTC Planning Committee Approval

Attachments: [6a_MTC PLNG_Minutes_SEPT 14 2018.pdf](#)

7. Information

- 7.a. [18-0842](#) Horizon Perspective Paper #3 Preview - Regional Growth Strategies

Preview of the Perspective Paper #3: Regional Growth Strategies which will explore opportunities to refine the region's current Growth Framework.

Action: ABAG Administrative Committee Information

Presenter: Mark Shorett, Principal Planner

Attachments: [7a_PerspectivePaper3_GrowthStrategies.pdf](#)

8. Public Comment / Other Business

9. Adjournment / Next Meeting

The next meeting of the ABAG Administrative Committee will be announced.

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 #: 18-0841 **Version:** 1 **Name:**

Type: Minutes **Status:** Committee Approval

File created: 9/26/2018 **In control:** ABAG Administrative Committee

On agenda: 10/12/2018 **Final action:**

Title: Approval of ABAG Administrative Committee Summary Minutes of the September 14, 2018 Meeting

Sponsors:

Indexes:

Code sections:

Attachments: [4a AC Minutes 20180914 Draft v2.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of ABAG Administrative Committee Summary Minutes of the September 14, 2018 Meeting

ABAG Administrative Committee Approval



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Minutes - Draft

ABAG Administrative Committee

Friday, September 14, 2018

10:00 AM

Board Room - 1st Floor

Committee Roster

David Rabbitt, Supervisor, County of Sonoma—Chair
Greg Scharff, Councilmember, City of Palo Alto—Vice Chair
Cindy Chavez, Supervisor, County of Santa Clara
David Cortese, Supervisor, County of Santa Clara
Pradeep Gupta, Councilmember, City of South San Francisco
Scott Haggerty, Supervisor, County of Alameda
Jake Mackenzie, Councilmember, City of Rohnert Park
Karen Mitchoff, Supervisor, County of Contra Costa
Raul Peralez, Councilmember, City of San Jose
Julie Pierce, Councilmember, City of Clayton
Belia Ramos, Supervisor, County of Napa

1. Call to Order

Immediate Past President Pierce called the meeting to order at about 10:00 a.m.

1.a. Roll Call

Present: 8 - Chavez, Cortese, Gupta, Haggerty, Mackenzie, Mitchoff, Pierce, and Ramos

Absent: 3 - Peralez, Rabbitt, and Scharff

1.b. Confirm Quorum

Quorum was present.

2. Pledge of Allegiance

3 ABAG Compensation Announcement - Clerk of the Board

The Clerk of the Board gave the compensation announcement.

4. ABAG Consent Calendar

- 4.a. [18-0746](#) Approval of ABAG Administrative Committee Summary Minutes of May 11, 2018

Upon the motion by Haggerty and second by Chavez, the ABAG Administrative Committee Summary Minutes of May 11, 2018 was approved. The motion carried unanimously by the following vote:

Aye: 8 - Chavez, Cortese, Gupta, Haggerty, Mackenzie, Mitchoff, Pierce, and Ramos

Absent: 3 - Peralez, Rabbitt, and Scharff

5. MTC Compensation Announcement - Clerk of the Committee

6. MTC Consent Calendar

- 6.a. [18-0747](#) Approval of MTC Planning Committee Minutes of the July 13, 2018 Meeting

7. Information

- 7.a. [18-0748](#) Perspective Paper #2 Preview: Toward a Shared Future: Strategies to Reduce Congestion

The Committee received the staff report.

The following gave public comment: Roland LeBrun, Jane Kramer.

- 7.b. [18-0749](#) Integrated Regional Planning Program Strategic Plan Introduction

The Committee received the staff report.

The following gave public comment: Rich Hedges.

8. Public Comment / Other Business

The following gave public comment: Roland LeBrun.

9. Adjournment / Next Meeting

Immediate Past President Pierce adjourned the meeting at about 11:12 a.m.

The next meeting of the ABAG Administrative Committee is on October 12, 2018.



ABAG

Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 18-0850 **Version:** 1 **Name:**
Type: Report **Status:** Committee Approval
File created: 10/1/2018 **In control:** ABAG Administrative Committee
On agenda: 10/12/2018 **Final action:**
Title: Approval of Contract with Ninyo & Moore for Environmental Engineering Services under US EPA Brownfields Community Wide Coalition Assessment from October 2018 to September 2020 in the amount of \$442,600

Sponsors:

Indexes:

Code sections:

Attachments: [4b_Planning Contract Ninyo Moore EPA Brownfields.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of Contract with Ninyo & Moore for Environmental Engineering Services under US EPA Brownfields Community Wide Coalition Assessment from October 2018 to September 2020 in the amount of \$442,600

JoAnna Bullock, Senior Planner

ABAG Administrative Committee Approval

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



Date: October 5, 2018

To: ABAG Administrative Committee

From: Steve Heminger, Executive Director

Subject: **Approval of Contract with Ninyo & Moore for Environmental Engineering Services under US EPA Brownfields Community Wide Coalition Assessment from October 2018 to September 2020 in the amount of \$442,600**

Executive Summary

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or the Superfund law) was amended by the Small Business Liability Relief and Brownfields Revitalization Act (Brownfields Law) to include section 104(k), which provides federal financial assistance for brownfields revitalization, including grants for assessment, cleanup, and revolving loan funds.

In June 2017, the US EPA awarded ABAG a \$600,000 Brownfields Community Wide Coalition Assessment grant as the lead coalition member of the East Bay Brownfields Assessment Coalition, a sub-group of the East Bay Corridor Initiative.

The purpose of the grant is to conduct Phase I and Phase II environmental assessments of high impact priority sites within the City of Richmond, City of El Cerrito, and unincorporated Contra Costa County to confirm the presence or absence of contamination, advancing the reuse of and infill development on these sites. ABAG, as the lead coalition member, will be responsible to EPA for management of the cooperative agreement and compliance with the statutes, regulations, and terms and conditions of the award, and ensuring that all members of the coalition are in compliance with the terms and conditions.

The period of performance is October 1, 2017 through September 30, 2020. There are no required matching funds.

Request for Qualifications: Environmental Engineering Services

On June 1, 2018, a Request for Qualifications (RFQ) was issued inviting firms to submit Statement of Qualifications to provide environmental engineering services related to the 2017 US EPA Community Wide Brownfields Assessment Grant. The RFQ stated the proposer must meet minimum qualifications (successful completion of EPA Brownfields Assessments and qualified environmental professional pursuant to 40 CFR 312.10) and that additional qualifications (experience conducting All Appropriate Inquiries, Quality Assurance Project Plan, Phase I and Phase II assessments, and Analyses of Brownfields Cleanup Alternatives) would be evaluated by a panel of the coalition members. The coalition members include representatives from the City of Richmond, City of El Cerrito, Contra Costa County and BART.

US EPA Brownfields Community Wide Coalition Assessment

October 1, 2018

Page 2

A total of five proposals were received by the closing date of June 29, 2018 for this competitive process. While all the proposals met the minimum qualifications, one firm received the highest score in all but one category. The panel reviewers' scores as shown below were in favor of Ninyo & Moore who received a total score of 92.75 out of 100.

19397 - Brownfields Assessment Environmental Engineering Services

Scoring Summary

	Total	Experience and Qualifications	Resources	Written and Oral Communication
Supplier	/ 100 pts	/ 50 pts	/ 35 pts	/ 15 pts
Ninyo & Moore	92.75 pts	46.5 pts	33.25 pts	13 pts
TechLaw, Inc.	88.5 pts	45.5 pts	29 pts	14 pts
Stantec	84.88 pts	44.75 pts	27.38 pts	12.75 pts
Fugro	82.13 pts	41.5 pts	29 pts	11.63 pts
Geocon Consultants, Inc.	81.87 pts	40.75 pts	29.25 pts	11.88 pts

In addition to receiving the highest ranking score, Ninyo & Moore is a minority-owned business (MBE) and coalition members have had successful past experiences with the firm.

Ninyo & Moore is neither a certified Small Business Enterprise (SBE) nor a Disadvantaged Business Enterprise (DBE) within the State of California and currently has one subconsultant, CKG Environmental, Inc. which is a certified DBE (Cert #39338).

Recommended Action

The ABAG Administrative Committee is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, to approve a contract with Ninyo & Moore for Phase I and Phase II Environmental Engineering Services under the US EPA Brownfields Community Wide Coalition Assessment Grant from October 2018 to September 2020 in the amount of \$442,600, on behalf of the Association of Bay Area Governments.


Steve Heminger

Attachment

Summary Approval

SH:jb

J:\COMMITTEE\ABAG Administrative\Agendas\2018\AC 20181012\AC 20181012 Item 04B Memo Planning Contract Ninyo Moore EPA Brownfields_v2.docx



SUMMARY OF ABAG ADMINISTRATIVE COMMITTEE APPROVAL

Work Item No.:	1615
Consultant:	Ninyo & Moore
Work Project Title:	FY17 US EPA Brownfields Assessment Program Grant
Purpose of Project:	Advance implementation of East Bay Corridor Initiative
Brief Scope of Work:	Conduct Phase I and Phase II assessments in the City of Richmond and El Cerrito and Contra Costa County
Project Cost Not to Exceed:	\$442,600
Funding Source:	1342 – FY17 US EPA Brownfields Assessment Program grant
Fiscal Impact:	
Motion by Committee:	The ABAG Administrative Committee is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, to approve a contract with Ninyo & Moore for Phase I and Phase II Environmental Engineering Services under the US EPA Brownfields Community Wide Coalition Assessment Grant from October 2018 to September 2020 in the amount of \$442,600, on behalf of the Association of Bay Area Governments.
ABAG Administrative Committee Approval:	David Rabbitt, Chair
Approval Date:	



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 18-0867 **Version:** 1 **Name:**

Type: Report **Status:** Agenda Ready

File created: 10/5/2018 **In control:** ABAG Administrative Committee

On agenda: 10/12/2018 **Final action:**

Title: Approval of MTC Planning Committee Minutes of September 14, 2018 Meeting

Sponsors:

Indexes:

Code sections:

Attachments: [6a_MTC_PLNG_Minutes_SEPT_14_2018.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of MTC Planning Committee Minutes of September 14, 2018 Meeting

MTC Planning Committee Approval

Meeting Minutes - Draft

Joint MTC Planning Committee with the ABAG Administrative Committee

MTC Committee Members:

James P. Spering, Chair Anne W Halsted, Vice Chair

*Alicia C. Aguirre, Damon Connolly,
Dave Cortese, Sam Liccardo, Julie Pierce*

Non-Voting Members: Tom Azumbrado, Dorene M. Giacomini

Friday, September 14, 2018

10:00 AM

Board Room - 1st Floor

1. Roll Call / Confirm Quorum

Rollcall

Present: 6 - Chair Spering, Vice Chair Halsted, Commissioner Connolly, Commissioner Liccardo, Commissioner Pierce and Commissioner Cortese

Absent: 1 - Commissioner Aguirre

Non-Voting Member Present: Commissioner Giacomini

Non-Voting Member Absent: Commissioner Azumbrado

Ex Officio Voting Members Present: Commission Chair Mackenzie and
Commission Vice Chair Haggerty

Ad Hoc Non-Voting Member Present: Commissioner Tavares

ABAG Administrative Committee Members Present: Chavez, Cortese, Gupta, Haggerty, Mackenzie,
Mithoff, and Ramos.

Ex Officio Voting Member Present: Pierce

2. Pledge of Allegiance

3. ABAG Compensation Announcement - Clerk of the Board

4. ABAG Administrative Committee Consent Calendar

- 4a. [18-0717](#) Approval of ABAG Administrative Committee Summary Minutes of the May 11, 2018 Meeting

Action: ABAG Administrative Committee Approval

Attachments: [4a_AC Minutes 20180511 Draft.pdf](#)

5. MTC Compensation Announcement - Clerk of the Committee

6. MTC Consent Calendar

Approval of the Consent Calendar

Upon the motion by Commissioner Pierce and second by Vice Chair Halsted, the Consent Calendar was approved by the following vote:

Aye: 4 - Chair Spering, Vice Chair Halsted, Commissioner Connolly and Commissioner Pierce

Absent: 3 - Commissioner Aguirre, Commissioner Liccardo and Commissioner Cortese

- 6a.** [18-0664](#) Approval of MTC Planning Committee Minutes of the July 13, 2018 Meeting

Action: MTC Planning Committee Approval

Attachments: [6a MTC PLNG Minutes JUL 13 2018.pdf](#)

Commissioner Cortese and Commissioner Liccardo arrived after the approval of the Consent Calendar.

7. Information

- 7a.** [18-0665](#) Perspective Paper #2 Preview: Toward a Shared Future: Strategies to Reduce Congestion

Preview of Horizon Perspective Paper #2, focused on strategies to reduce traffic congestion.

Action: Information

Presenter: Krute Singa and Barbara Laurenson

Attachments: [7a Horizon Perspective Paper 2.pdf](#)

[7a Handout Ltr of Corr BIA.pdf](#)

Roland Lebrun was called to speak.

Jane Kramer was called to speak.

7b. [18-0718](#) Integrated Regional Planning Program Strategic Plan Introduction

Update on the Integrated Regional Planning Program Strategic Plan.

Action: Information

Presenter: Alix Bockelman

Attachments: [7b_IRPP Strategic Plan Update.pdf](#)

Rich Hedges was called to speak.

8. Public Comment / Other Business

Roland Lebrun was called to speak.

9. Adjournment / Next Meeting

The next meeting of the MTC Planning Committee will be Friday, October 12, 2018 at 10:00 a.m. at the Bay Area Metro Center, 375 Beale Street, San Francisco, CA.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	18-0842	Version:	1	Name:	
Type:	Report	Status:		Informational	
File created:	9/26/2018	In control:		ABAG Administrative Committee	
On agenda:	10/12/2018	Final action:			
Title:	Horizon Perspective Paper #3 Preview - Regional Growth Strategies				
	Preview of the Perspective Paper #3: Regional Growth Strategies which will explore opportunities to refine the region's current Growth Framework.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	7a_PerspectivePaper3_GrowthStrategies.pdf				

Date	Ver.	Action By	Action	Result
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Horizon Perspective Paper #3 Preview - Regional Growth Strategies

Preview of the Perspective Paper #3: Regional Growth Strategies which will explore opportunities to refine the region's current Growth Framework.

Mark Shorett, Principal Planner

ABAG Administrative Committee Information

M E M O R A N D U M



Agenda Item 7a

TO: Joint MTC Planning Committee with the
ABAG Administrative Committee

FR: Executive Director

RE: Horizon Perspective Paper #3 Preview – Regional Growth Strategies

DATE: October 5, 2018

Summary

At its October meeting, staff will provide the committees with a preview of work completed to date on the third *Horizon* Perspective Paper - *Regional Growth Strategies*. The paper considers the successes and shortcomings of the Bay Area's current regional growth framework, which aims to focus new housing and jobs in Priority Development Areas (PDAs) while preserving Priority Conservation Areas (PCAs). Staff is seeking input on preliminary findings and potential framework options.

Perspective Paper Objectives

The *Regional Growth Strategies* Perspective Paper is intended to:

- Identify successes and shortcomings with the current PDA-based growth framework
- Investigate potential new options for a regional growth framework that meets our housing needs, reduces GHG emissions, and supports *Horizon's* Guiding Principles
- Develop planning, policy, and funding strategies for each option
- Spur a larger conversation about updating the region's growth framework next year in preparation for *Plan Bay Area 2050*

Work to Date: Key Findings

Staff analysis of recent regional growth trends and local plans reveals that:

- **The Bay Area is trending toward focused growth in PDAs and open space preservation.** The share of the region's housing growth in PDAs has increased dramatically since the last recession. Development outside of the region's urban footprint has slowed significantly, while the amount of open space permanently protected continues to grow.
- **We are not doing enough to address our housing crisis and reduce auto travel — inside or outside PDAs.** The Bay Area continues to permit only a small fraction of the housing units needed for very low-, low-, and moderate-income households. Meanwhile, the number of miles driven by Bay Area residents remains stubbornly high, threatening our ability to meet GHG reduction targets.
- **The current Regional Growth Framework excludes many locations that could help the region meet its targets.** Like PCAs, PDAs are nominated voluntarily by Bay Area cities. While this approach has helped build consensus around the region's current growth framework, it has resulted in the exclusion of many transit-rich locations that local jurisdictions do not choose to nominate as PDAs. Overall, the set of places currently targeted by the region for focused growth may not be adequate to solve the region's housing crisis and climate change.

- **The complexity of current and future challenges calls for a more holistic framework.** While focusing growth in locations with a reduced carbon footprint is essential, it is clear that other goals from the *Horizon* Guiding Principles should be considered as well. Going forward, the region would benefit from continued land use-transit coordination while also including housing and land use strategies to retain the region's diversity, address a full range of environmental hazards, improve access to opportunity, and maximize affordability for all.

Next Steps: Regional Growth Framework Options and Strategies

To advance regional dialogue, staff will introduce three preliminary growth framework options through the Perspective Paper for further discussion:

- 1) **Double Down on PDAs** – the region would pursue strategies to continue the focus on PDAs as primary location for housing growth and to increase the share of employment growth in those locations. Policies and investments would be tailored to the market and socioeconomic conditions of different PDAs to improve the ability of cities to concentrate new housing close to transit.
- 2) **PDAs Plus** – the region would expand its focus to include PDAs as well as transit-rich areas and other opportunity sites, such as aging malls and office parks. Context-driven strategies would focus on housing production and GHG reduction throughout the region while mitigating impacts and boosting access to opportunity.
- 3) **Clean Slate** – the region would continue to support transit-oriented, infill locations, but housing needs would also be met through a focus on middle-density housing in existing neighborhoods and the strategic expansion of the urban footprint.

Policy and funding strategies supporting the options will also be introduced in the paper, as well as "potential focus areas"—types of locations to consider prioritizing regional resources to achieve our full housing needs.

Feedback from MTC/ABAG committees, local staff, CASA participants, and stakeholders will shape the *Growth Strategies* Perspective Paper released in December 2018. The ABAG Regional Planning Committee received this presentation at its meeting last week. The paper's key strategies will be tested across a series of divergent futures ("what if..." planning scenarios). The paper will also inform a dialogue leading to a potential update of the regional growth framework in 2019 that will shape *Plan Bay Area 2050*.



Steve Heminger

Attachments

- Attachment A: *Regional Growth Strategies* Perspective Paper Preview (PowerPoint Presentation)

SH:ms

J:\COMMITTEE\Planning Committee\2018\10_PLNG_Oct 2018\7ai_October Joint Planning and Admin-Growth Strategies Perspective Paper Memo_v1.docx

The background image shows a large, multi-story residential building with a Mediterranean-style architecture, featuring terracotta roofs and multiple windows. In the foreground, a courtyard area is filled with people and several white event tents, suggesting a community event or fair. The sky is clear and blue.

HORIZON

Regional Growth Strategies

Perspective Paper #3 - Work to Date/Preview

Mark Shorett

Joint MTC Planning Committee with the ABAG Administrative Committee

October 12, 2018

Horizon is exploring how **economic, environmental, technological, and political uncertainties** may create new challenges - or exacerbate existing ones - for the Bay Area over the coming decades.

H O R I Z O N

Futures Planning

Perspective Papers

Project Performance

For more information, go to:
[bayareametro.gov/horizon](https://www.bayareametro.gov/horizon)

PLAN BAY AREA 2050

Perspective Papers



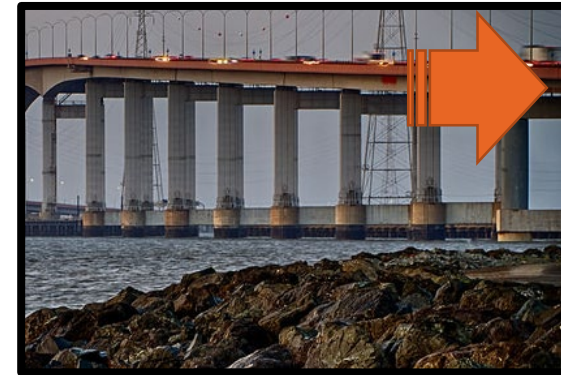
1) Autonomous Vehicles



2) Toward a Shared Future



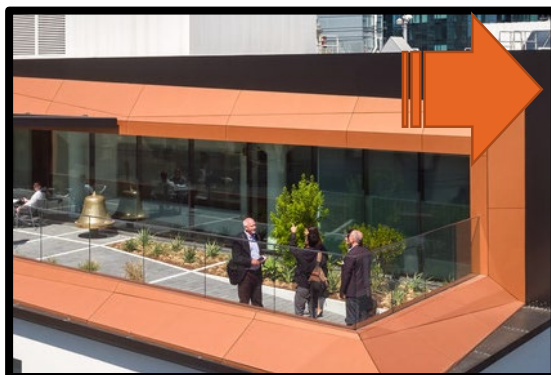
3) Growth Strategies



4) Crossings



5) Future of Jobs



6) Governance



7) Sea Level Rise



More to Come?

Perspective Paper 3: Regional Growth Strategies

Purpose

To identify successes and shortcomings with the current PDA-centric growth framework

To investigate potential new options for meeting regional housing needs and reducing GHG emissions, while aligning with Horizon Guiding Principles

To develop planning, policy, and funding strategies for each option

To spur a larger conversation about updating the regional growth framework next year in preparation for Plan Bay Area 2050

The Current Growth Framework



PDA

Focus Housing and Jobs in Priority Development Areas

- Voluntarily adopted by cities; planned, or being planned, for housing
- Within walking distance of frequent transit & inside an existing community

PCA

Protect Open Space in Priority Conservation Areas

- Voluntarily nominated by cities and special districts (e.g. park districts)
- Regionally significant open spaces



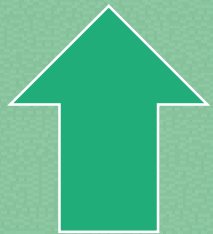
Successes & Challenges



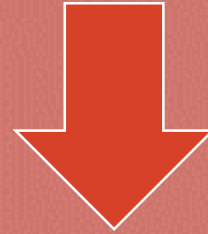
- Effective open space protection
- 188 adopted PDAs



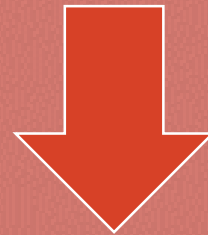
- Share of housing permits in PDAs increasing
- OBAG aligns investment with growth strategy



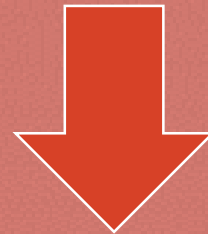
- Stronger real estate markets in PDAs across region



- Some PDAs not aligned with program guidelines
- Many cities do not designate transit-rich areas PDAs

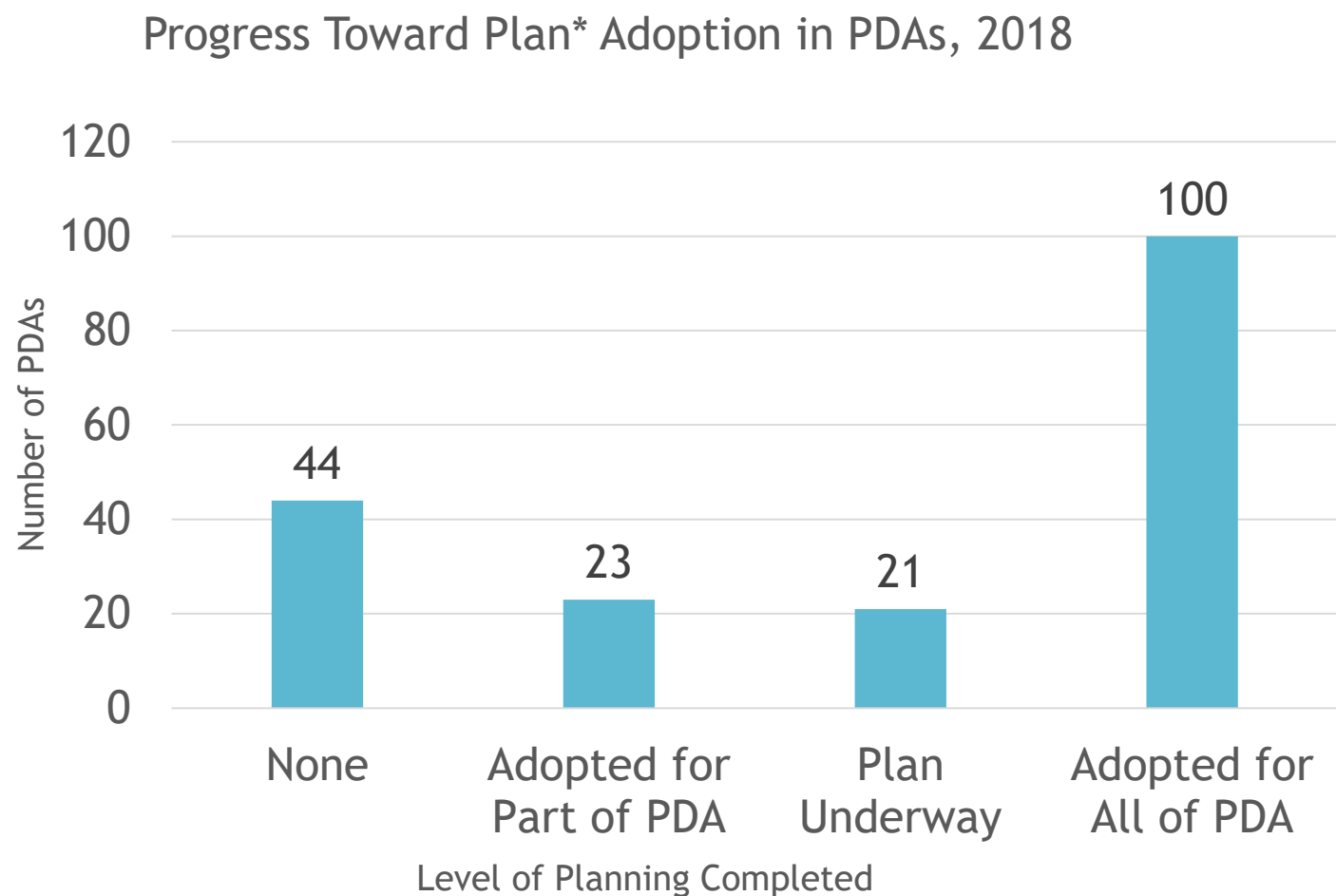


- Current share well below PBA 2040 forecast
- Low and moderate income housing needs not met



- Increasing displacement pressure in many PDAs

Plans Underway or Complete in 75% of PDAs



* = defined as specific plan or equivalent
Source: MTC/ABAG Survey of Locally Adopted Plans
[Current Framework](#)



**Broadway-Valdez
Specific Plan**
Oakland

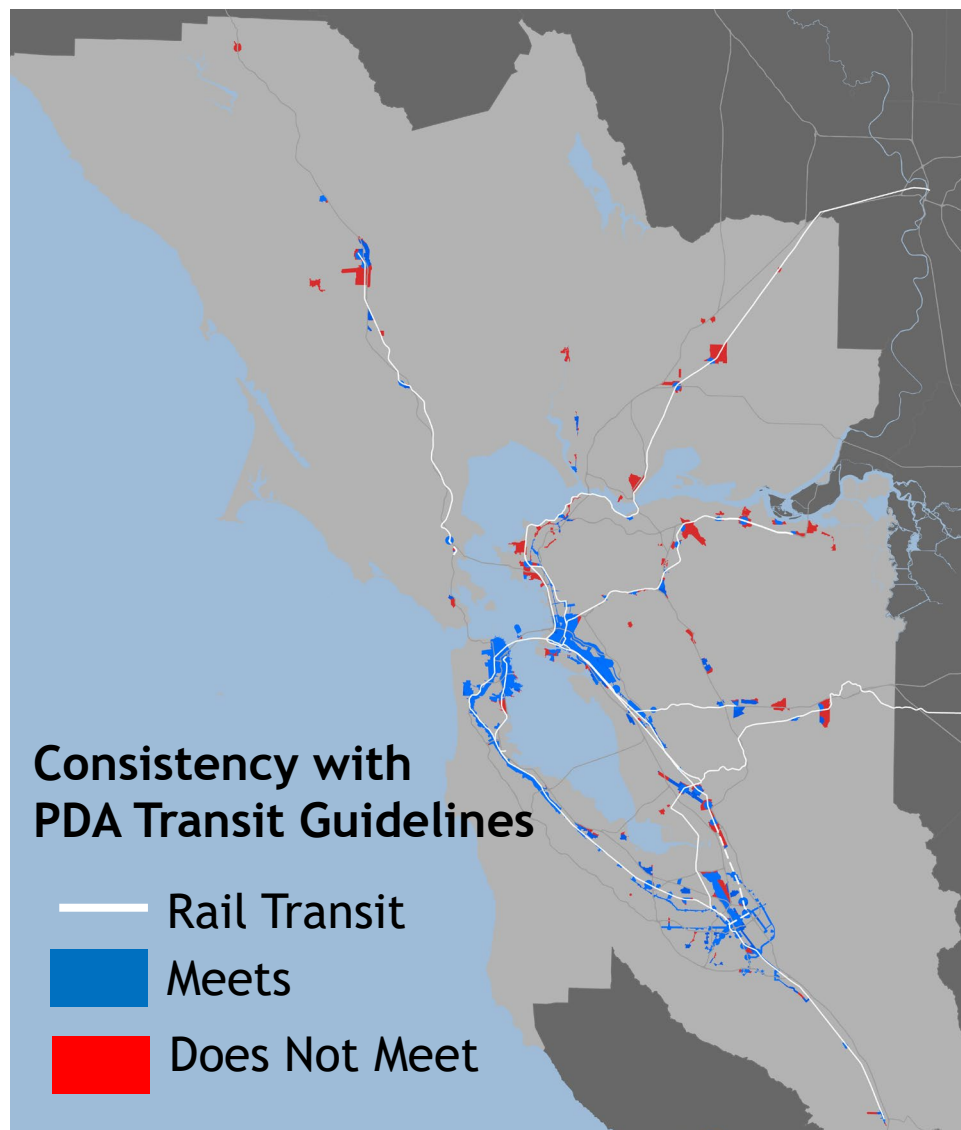


**Central Petaluma
Specific Plan**
Petaluma



**Downtown
Precise Plan**
Redwood City

Some PDAs Do Not Meet Guidelines



1/4

of PDAs are not well-served* by frequent transit as defined by PDA program guidelines**

* = defined as less than 50% of PDA

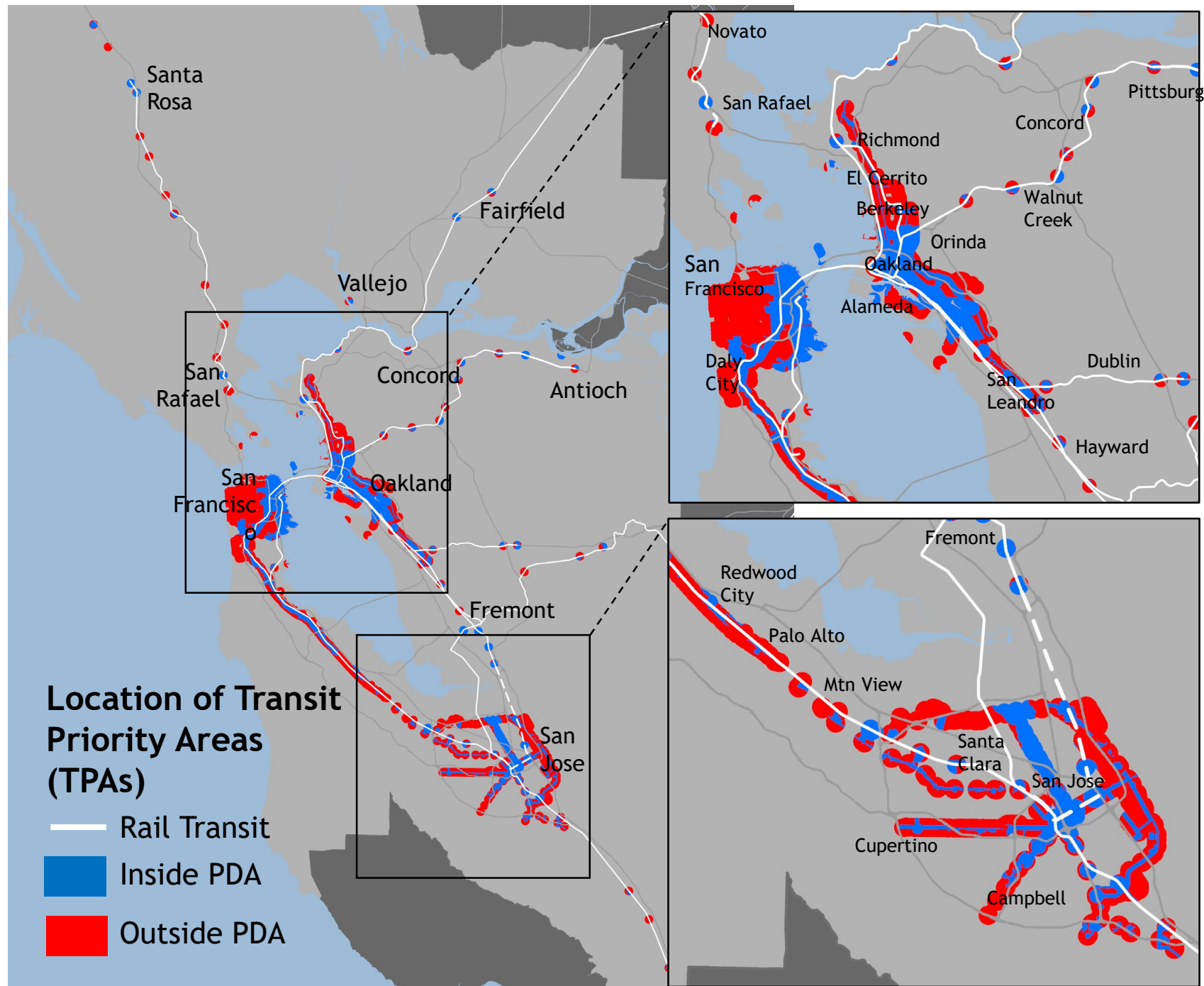
** = defined as a rail station, ferry terminal, or bus service with 20 minute headway at peak hours

Many Transit-Rich Areas Are Not PDAs

> 50%

of land within 10 minutes' walk of frequent transit is not designated a PDA

Source: Regional Transit Database
Current Framework



What's Missing from Our Framework?

Full Suite of Guiding Principles



Housing + transportation costs



Vehicle miles traveled per person



Community stability



Hazard protection



Access to opportunity

Geographies Beyond PDAs/PCAs



Developed an index for the entire nine-county Bay Area



AFFORDABLE

Housing Costs

Most affordable



5

4

3

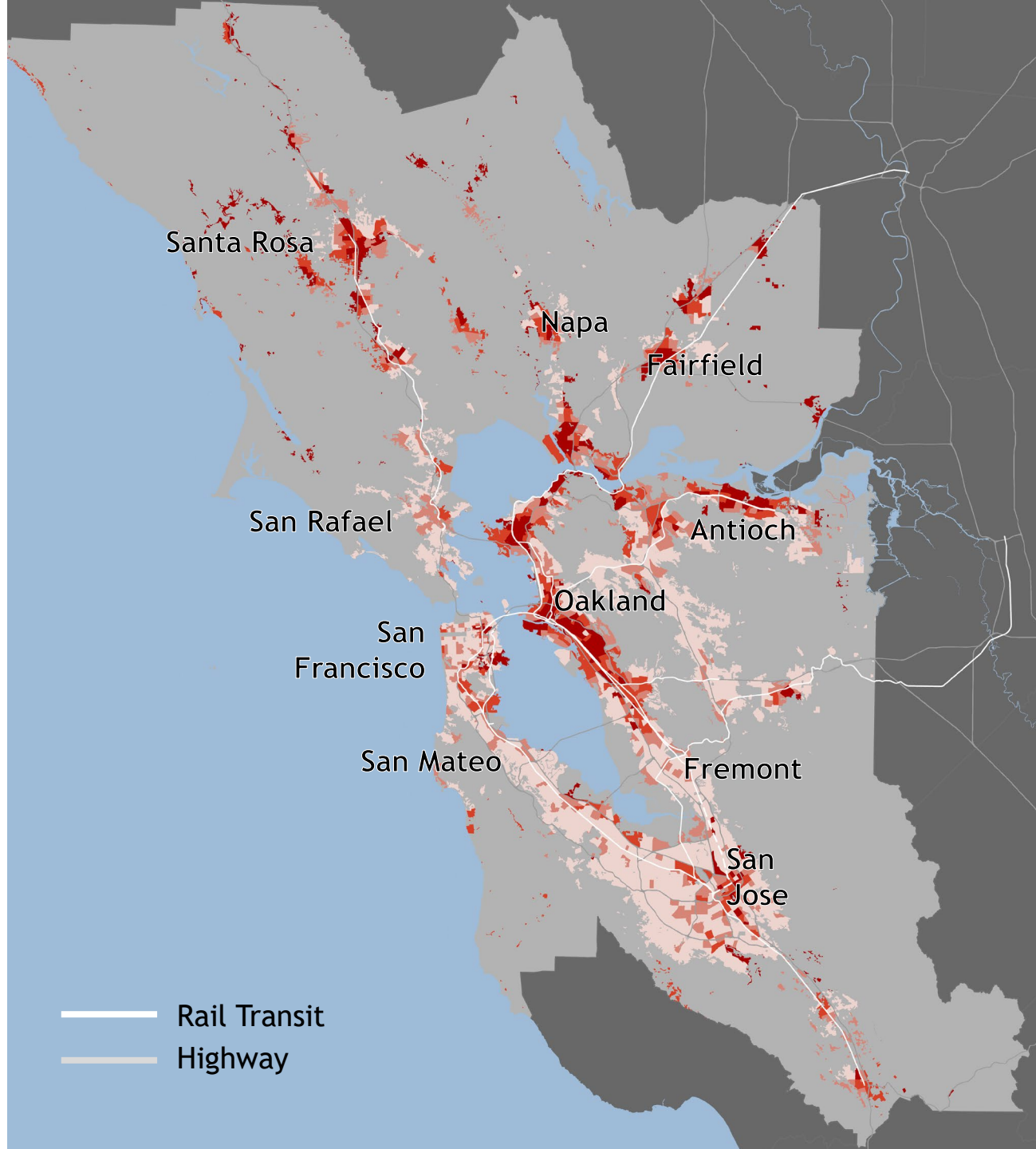
2

1

Least affordable

Affordability Definition: Monthly Contract Rent (rent asked), 2016

Source: US Census ACS 2012-2016



Vehicle Miles Traveled (per person)

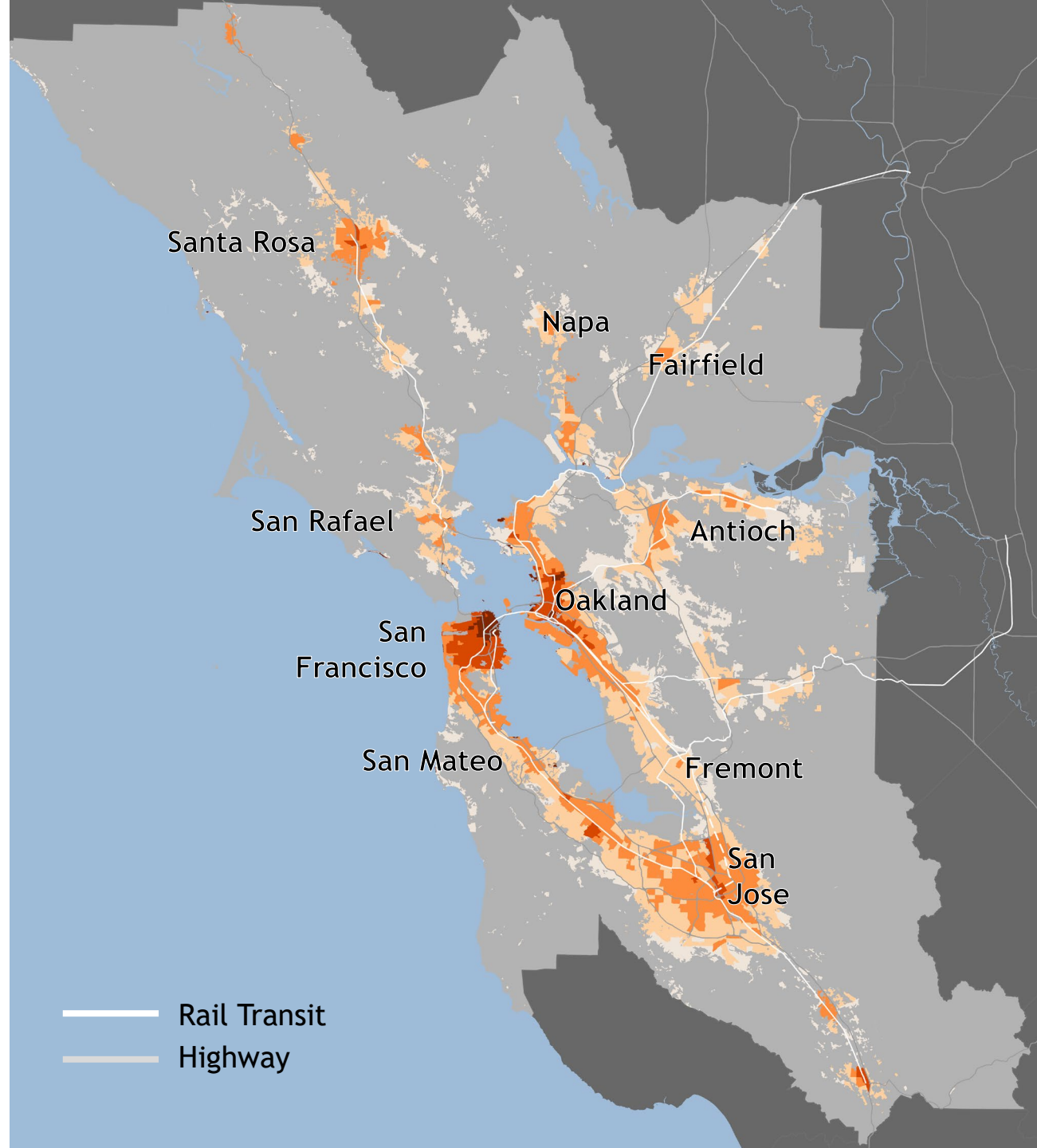
Lowest VMT/person



Highest VMT/person

VMT Definition: simulated weekday vehicle miles traveled per person, 2015

Source: Travel Model One - MTC





DIVERSE

Community Stability

Most stable: no displacement

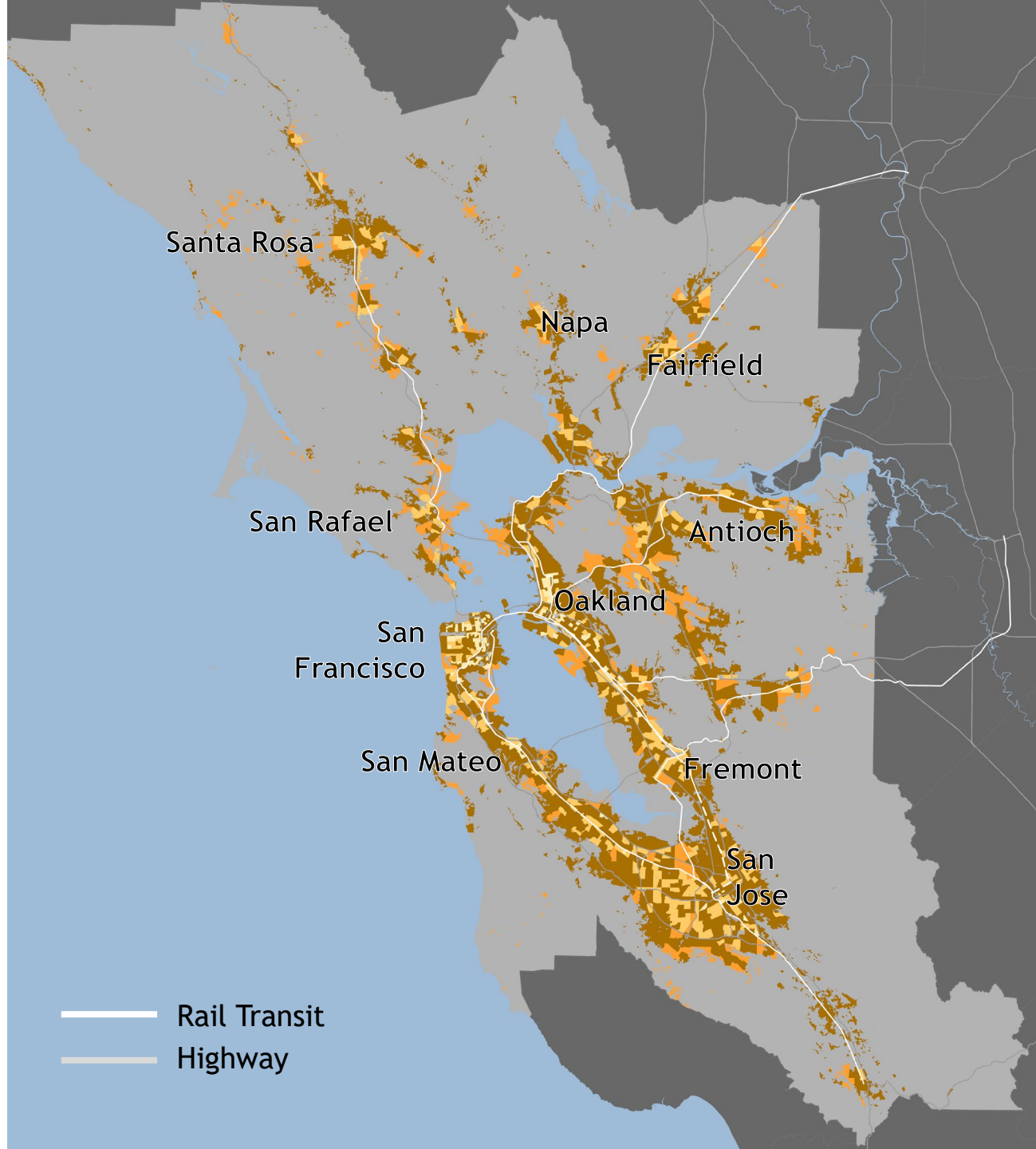


Least stable: high displacement



Community Stability Definition: lack of displacement risk as defined in Plan Bay Area 2040/Vital Signs, 2015

Source: Vital Signs; US Census



Hazard Protection

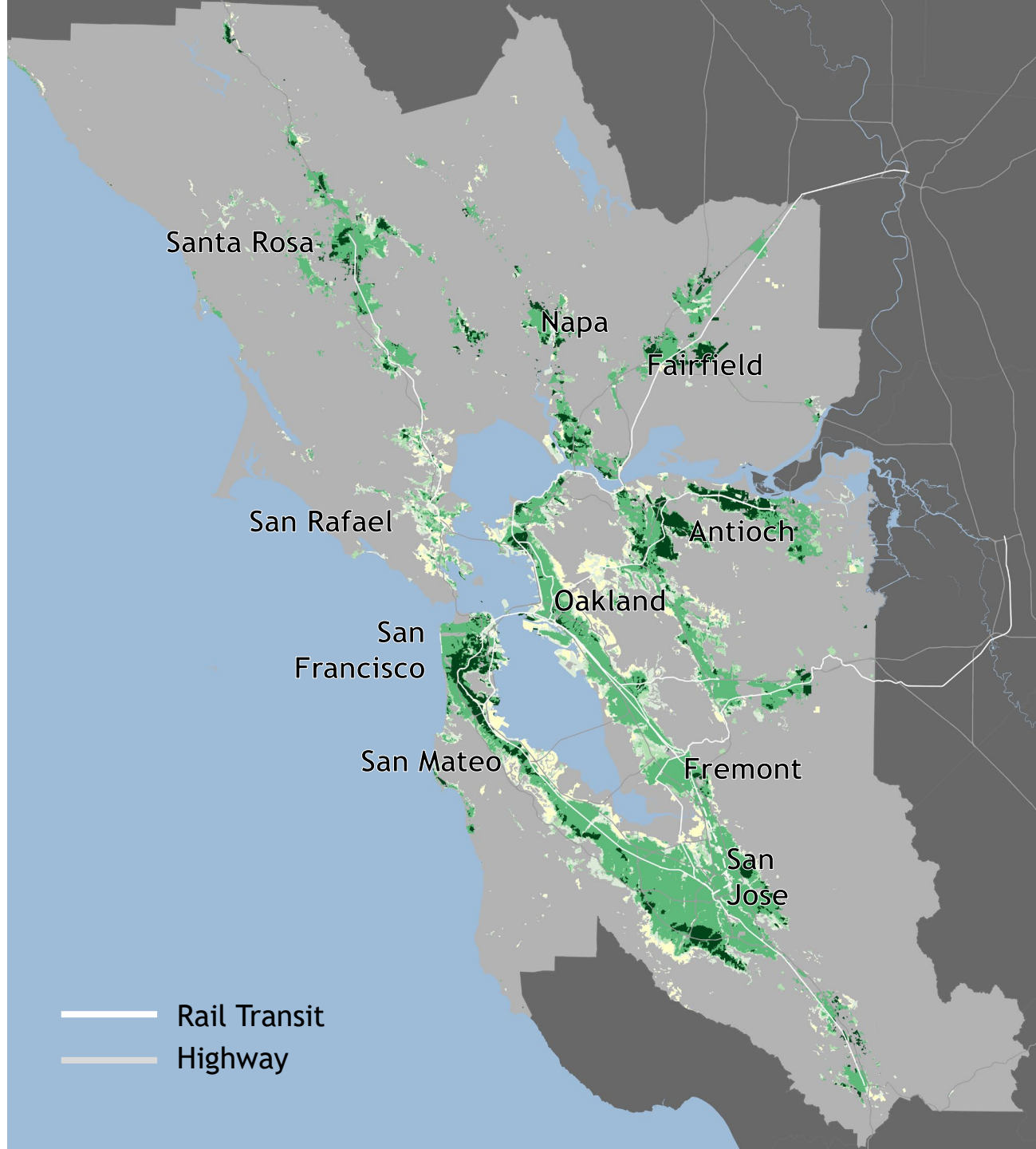
*Least vulnerable to
natural hazards*



*Most vulnerable to
natural hazards*

*Protection Definition: lack of exposure to wildfire,
earthquake, flooding and/or sea level rise risks*

Source: MTC, Cal Fire, USGS, FEMA, BCDC



Access to Opportunity

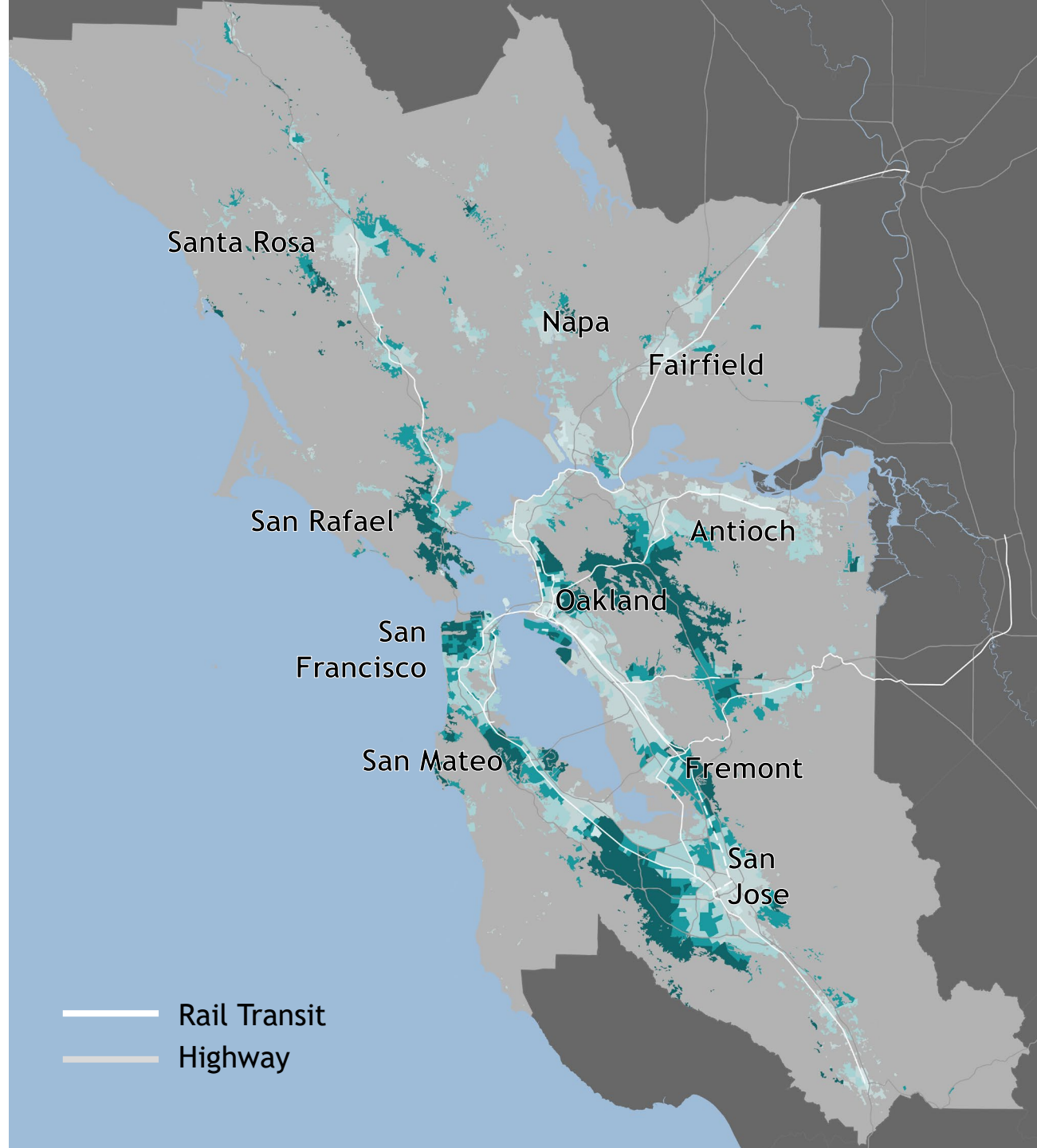
*Greatest access to
healthcare,
education, and jobs*

*Least access to
healthcare,
education, and jobs*



Opportunity Definition: combination of access to high-quality healthcare, good schools, and diverse job opportunities

Source: California TCAC/HCD, DOE, OES; US Census ACS/LEHD





All Indicators Combined

*Highest
combined score*



19+

17-18

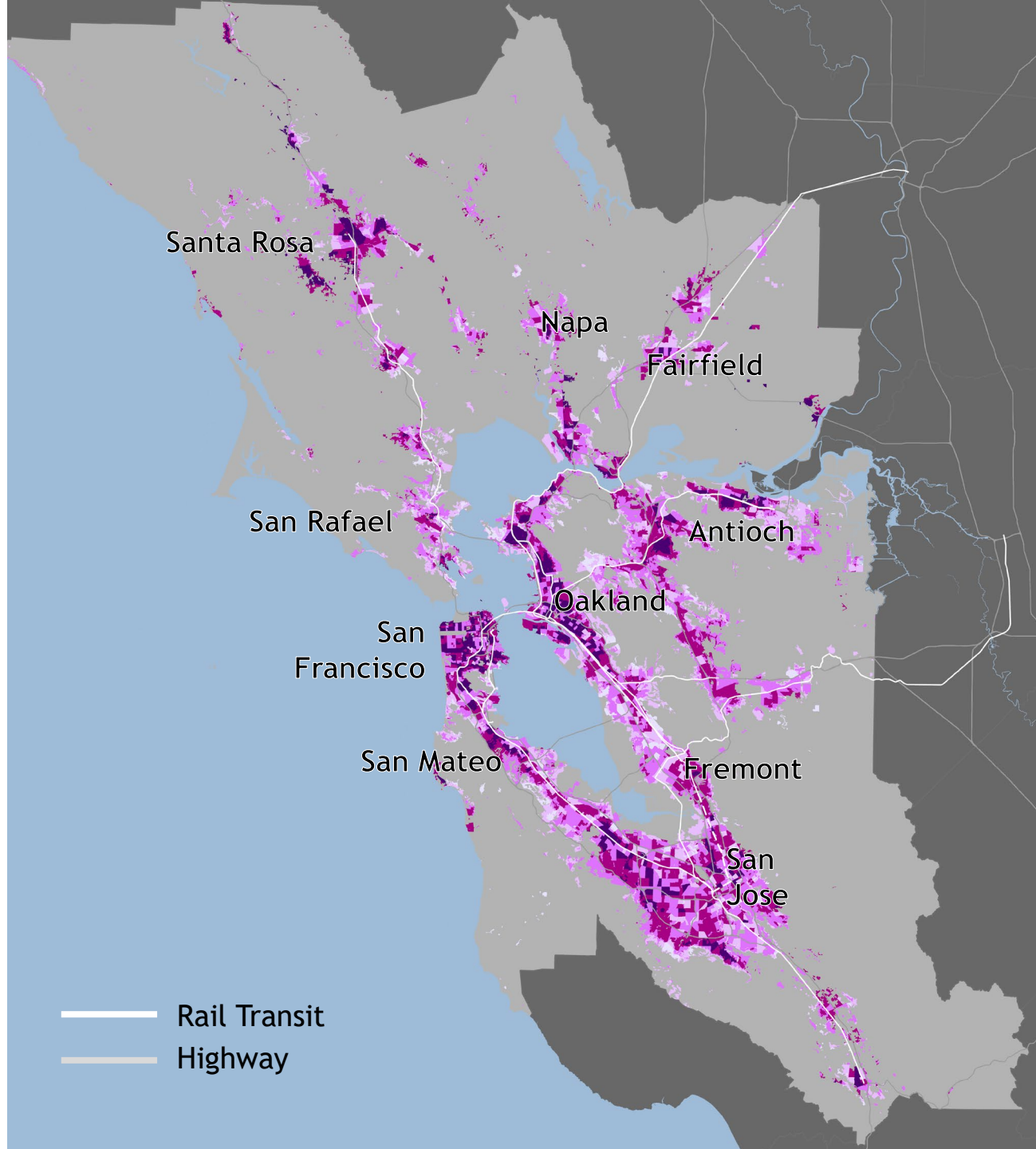
15-16

13-14

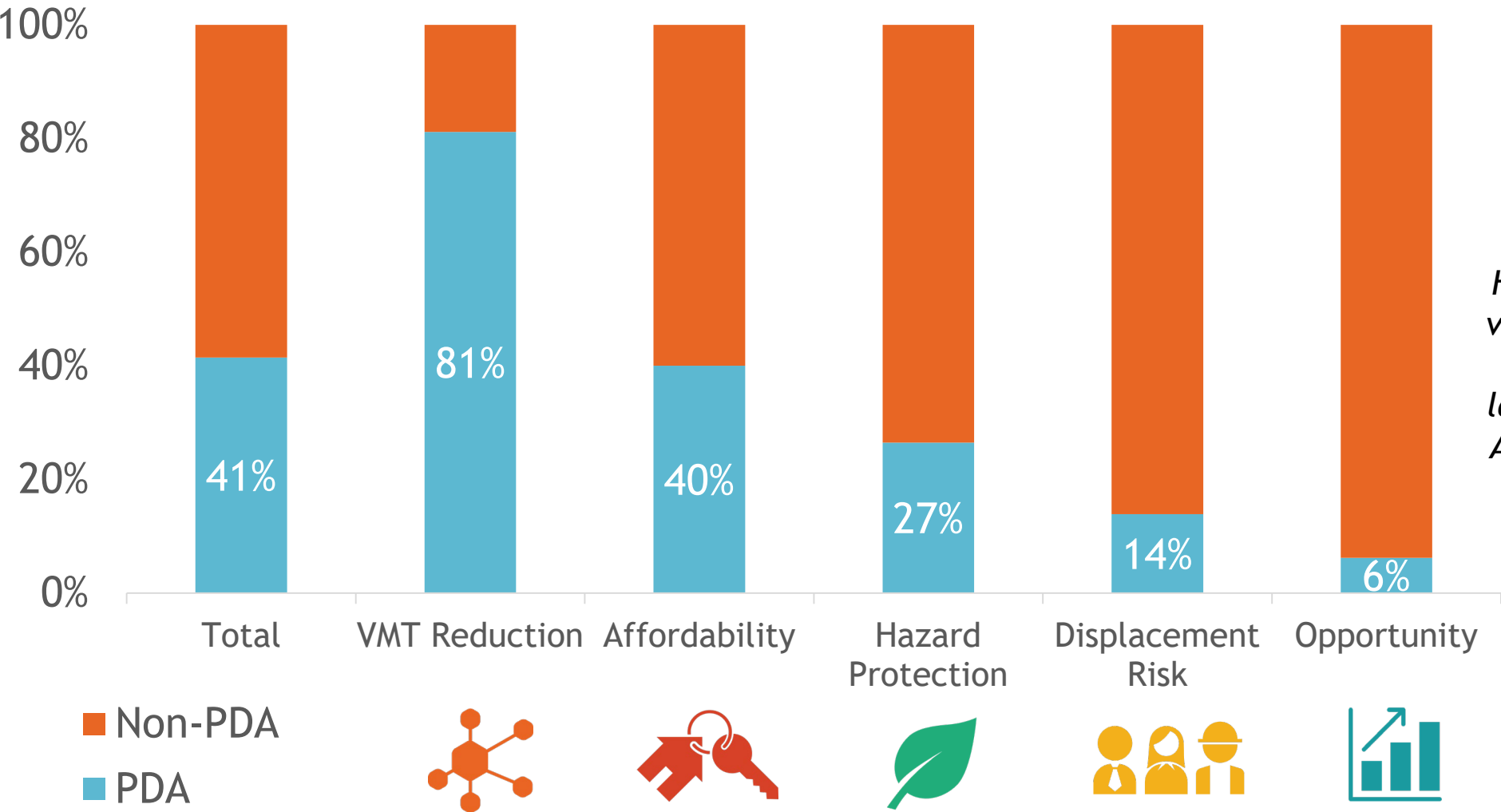
5-12

*Lowest
combined score*

What's Missing?



Where Are the Highest-Ranked* Places?



PDA's are generally in lower-VMT locations with reduced transportation costs.

However, the vast majority are vulnerable to natural hazards & displacement, and nearly all lack adequate access to the Bay Area's best schools & hospitals.

*** = top 20% of Census blocks in the Bay Area for each indicator**

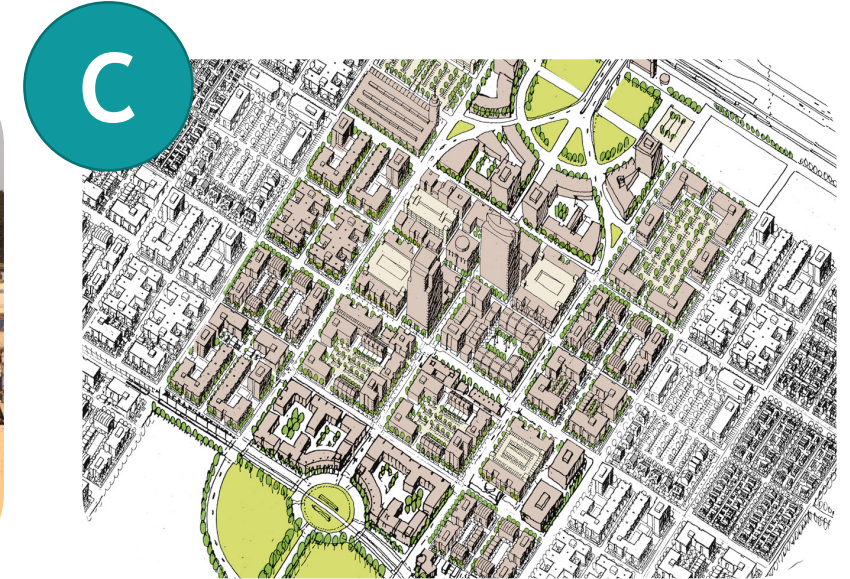
Three Potential Frameworks for Growth



Double Down
on PDAs



PDAs Plus



Clean Slate



Double Down on PDAs

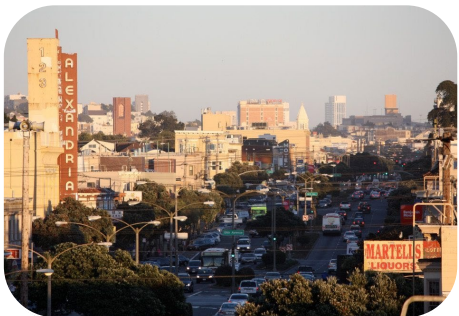
- **Concept**
 - PDAs remain the primary focus area for housing growth & take on a larger share of job growth
 - PDAs evolve to reflect local context, including market strength and displacement risk
 - “High-performing” PDAs prioritized for the greatest levels of growth and investment
- **Example Strategies**
 - Increase share of regional funding in PDAs
 - Direct transit investments to bring all PDAs to minimum frequency requirement
 - Tailor assistance and investments to PDA market strength

PROS

- Builds on locally-supported approach
- Leverages recently-adopted plans

CONS

- Growth footprint may not be adequate to meet housing needs
- Does not fully leverage transit network



PDA's Plus

- **Concept**
 - Expand growth geographies beyond PDAs to include TPAs served by high-capacity transit and “regional catalyst sites” for mixed-income housing
 - Expand growth framework to include entire region with supportive land use strategies as appropriate
- **Example Strategies**
 - Provide incentives and funding to support development of “catalyst sites”
 - Provide assistance and investments to spur “missing middle” and modular housing

PROS

- Leverages the full extent of the regional transit network
- Greater diversity of places to meet housing needs, including high-opportunity areas

CONS

- Requires revised guidelines and designation process



C Clean Slate

- **Concept**

- Continue supporting growth in transit-served infill locations as part of larger strategy
- Allow for strategic expansion of urban footprint and prioritize middle-density housing
- Consider “new towns” to meet housing needs

- **Example Strategies**

- Provide planning support and infrastructure for urban reserves
- Fund first/last mile mobility solutions in lower-density locations
- Streamline development processes

PROS

- Provides the greatest geographic footprint to meet housing needs
- Spreads responsibility for accommodating growth more broadly, including high-opportunity areas

CONS

- May require significant infrastructure investment
- Likely requires changes to urban growth boundaries

What's Next?

