



375 Beale Street  
Suite 700  
San Francisco, California  
94105

## Meeting Agenda - Final

### ABAG Regional Planning Committee

*Chair, Julie Combs, Councilmember, City of Santa Rosa*  
*Vice Chair, Karen Mitchoff, Supervisor, County of Contra Costa*

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Wednesday, May 1, 2019

1:00 PM

Yerba Buena - 1st Floor

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#### Association of Bay Area Governments Regional Planning Committee

##### Special Meeting

The ABAG Regional Planning Committee may act on any item on the agenda.

The meeting is scheduled to begin at 1:00 p.m.

Agenda, roster, and webcast available at <http://abag.ca.gov>  
For information, contact Clerk of the Board at (415) 820-7913.

##### Roster

Jesse Arreguin, Mark Boucher, Monica Brown, Paul Campos, David Canepa, Kathleen Cha, Tilly Chang, Cindy Chavez, Julie Combs, Diane Dillon, Pat Eklund, Martin Engelmann, Scott Haggerty, Russell Hancock, Melissa Jones, Nathan Miley, Karen Mitchoff, Julie Pierce, David Rabbitt, Matt Regan, Katie Rice, Carlos Romero, Mark Ross, Al Savay, Gregory Scharff, Scott Sedgley, James Spering, Lori Wilson, Monica Wilson

#### 1. Call to Order / Roll Call / Confirm Quorum

#### 2. Public Comment

*Information*

#### 3. Committee Announcements

*Information*

#### 4. Chair's Report

*Information*

#### 5. Session Overview

*Information*

#### 6. Report on Plan Bay Area 2050 - Regional Growth Framework Revisions: Next Steps

6. [19-0465](#) Report on Plan Bay Area 2050 - Regional Growth Framework Revisions:  
Next Steps

**Action:** Information

**Presenter:** Mark Shorett

**Attachments:** [Item 06 Summary Sheet PBA50 Regional Growth Framework v3.pdf](#)  
[Item 06 Attachment A Overview Existing Proposed Geographies v3.pdf](#)  
[Item 06 Attachment B Presentation PBA50 Regional Growth Framework Revisio](#)  
[Item 06 Attachment C Combined PDA Implementation v2.pdf](#)  
[Item 06 Attachment D Combined Horizon Guiding v2.pdf](#)  
[Item 06 Attachment E Supportive VMT Reduction.pdf](#)  
[Item 06 Attachment F PCA Overview.pdf](#)  
[Item 06 Attachment G PPA Pilot Program.pdf](#)

## 7. Report on ABAG MTC Housing Legislative Working Group

7. [19-0466](#) Report on ABAG MTC Housing Legislative Working Group

**Action:** Information

**Presenter:** Rebecca Long

**Attachments:** [Item 07 HLWG Notes 04-05-2019.pdf](#)  
[Item 07 HLWG Notes 04-11-2019.pdf](#)  
[Item 07 HLWG Notes April 18.pdf](#)

## 8. Adjournment / Next Meeting

*The next regular meeting of the ABAG Regional Planning Committee is on June 5, 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](http://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.

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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  
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## Legislation Details (With Text)

**File #:** 19-0465      **Version:** 1      **Name:**

**Type:** Report      **Status:** Informational

**File created:** 4/25/2019      **In control:** ABAG Regional Planning Committee

**On agenda:** 5/1/2019      **Final action:**

**Title:** Report on Plan Bay Area 2050 - Regional Growth Framework Revisions: Next Steps

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Item 06 Summary Sheet PBA50 Regional Growth Framework v3.pdf](#)  
[Item 06 Attachment A Overview Existing Proposed Geographies v3.pdf](#)  
[Item 06 Attachment B Presentation PBA50 Regional Growth Framework Revisions v4.pdf](#)  
[Item 06 Attachment C Combined PDA Implementation v2.pdf](#)  
[Item 06 Attachment D Combined Horizon Guiding v2.pdf](#)  
[Item 06 Attachment E Supportive VMT Reduction.pdf](#)  
[Item 06 Attachment F PCA Overview.pdf](#)  
[Item 06 Attachment G PPA Pilot Program.pdf](#)

Date	Ver.	Action By	Action	Result
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Report on Plan Bay Area 2050 - Regional Growth Framework Revisions: Next Steps

Mark Shorett

Information

# Association of Bay Area Governments Regional Planning Committee

May 1, 2019

Agenda Item 6

## Plan Bay Area 2050 – Regional Growth Framework Revisions: Next Steps

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- Subject:** Presentation on additional refinements to the proposed Regional Growth Framework update, highlighting specific revisions for which staff will be seeking near-term approval by the Joint MTC Planning and ABAG Administrative Committees.
- Background:** Last month, staff presented on the Regional Growth Framework Update process in advance of Plan Bay Area 2050, which will kick off in September 2019. Staff identified a suite of potential revisions, including addressing shortcomings of today's Priority Development Areas (PDAs), allowing for nominations of new growth areas, and considering incorporating state-identified Transit Priority Areas and High Opportunity Areas. To respond to Committee requests, this month staff is providing in-depth information about the performance and status of each PDA and presenting detailed proposals to strengthen the current framework.
- Issues:**
- Priority Development Areas – Status and Performance.** The Horizon Regional Growth Strategies Perspective Paper assessed the region's progress toward implementing the current Regional Growth Framework – a look back at how we've done. While there have been notable successes, many PDAs do not meet the program transit criteria and half of all state-designated Transit Priority Areas (TPAs, or transit-rich locations) have not been nominated by a local jurisdiction to become a PDA. As we chart a path forward, it was equally important to assess the performance of the PDAs against the Horizon Guiding Principles. From that performance analysis, residents of PDAs face disproportionately higher levels of displacement risk and limited access to opportunity. **Attachments C and D** provide detailed information about the status and performance of each PDA, respectively.
- Priority Development Areas – Path Forward.** The regional planning landscape has changed significantly in the past decade, with an escalating housing crisis, growing recognition of the importance of equity and resilience, and new transportation technologies setting the stage for a more comprehensive approach to shaping the Bay Area's growth. To reflect this reality, staff proposes updating the definition of a PDA as: *an infill location that is planned for significant housing and job growth, offers a suite of mobility options which enable residents to live a car-free or car-light lifestyle, and promotes greater opportunity for all, regardless of race or income.* To operationalize this new definition and to provide greater flexibility for local jurisdictions to meet program guidelines, staff proposes establishing two categories of PDAs:
- **Transit-Rich PDA**
    - ✓ PDA Plan for housing and job growth, including affordable housing; and
    - ✓ High-Quality Transit: at least 50% of land in PDA is within ½ mile of an existing or planned rail station, ferry terminal, or bus line with headways of no more than 15 minutes in peak periods (i.e., Transit Priority Area).

- **Connected Community PDA**

- ✓ PDA Plan: adopted, or to be completed no later than 2025; and
- ✓ Basic Transit: at least 50% of land in PDA is within ½ mile of an existing or planned bus line with headways of no more than 30 minutes in peak periods, and one of the following:
  - ✓ High Resource: located in a high resource area (HRA) as defined by the California Department of Housing and Community Development (HCD); or
  - ✓ Supportive Policies: adoption, or commitment to adopt, two or more policies shown to reduce vehicle miles traveled, described in greater detail in **Attachment E** by January 2020.

For PDAs that do not meet the updated transit requirements, staff proposes allowing CTAs and local jurisdictions until September 2019 to identify one or more improvements<sup>1</sup> necessary to meet at least the Connected Community standard. Staff proposes providing until September 2019 for jurisdictions without PDA Plans to provide an expected start and adoption date for a Plan.

**Priority Conservation Areas (PCAs):** No changes are proposed to the definition or criteria for PCAs at this time.

**Priority Production Areas (PPAs):** PPAs are proposed to be advanced through a pilot program in Plan Bay Area 2050, with an opportunity for further refinement post-Plan adoption in 2021. Staff proposes adoption of the following criteria for PPAs:

- ✓ Zoned for industrial use or has a high concentration of industrial activities, and
- ✓ Does not overlap with a PDA and does not include land within one-half mile of a regional rail station or ferry terminal, and
- ✓ The local jurisdiction has a certified Housing Element

Detailed information about the proposed PPA program is included in **Attachment G**.

**Next Steps:**

After taking into account comments received, staff will seek approval in June by ABAG and MTC. Following adoption, ABAG/MTC staff will engage local jurisdiction and CTA staff, as well as elected officials, to advance new PDAs, PPAs and PCAs, and to ensure existing PDAs meet program standards.

**Attachments:**

**Attachment A:** Overview of Proposed Framework Geographies

**Attachment B:** Presentation

**Attachment C:** Status of Current PDAs - Program Criteria and Housing Permits

**Attachment D:** Performance of Current Priority Development Areas (PDAs) - Key Indicators

**Attachment E:** Supportive VMT-Reduction Policies

**Attachment F:** Priority Conservation Areas (PCAs) Overview

**Attachment G:** Proposed Priority Production Area (PPA) Pilot Program Overview

<sup>1</sup> Including capital and operating costs

## Plan Bay Area 2050: Regional Growth Framework Update - Overview of Existing and Proposed Geographies

This attachment provides a summary of key changes proposed to the Growth Framework, and an overview of the Geographies included in the current and proposed Framework. Proposed action related to each Geography is outlined in **Attachment B**.

**Table A1. Summary of Key Proposed Changes to Regional Growth Framework**

Designation			
	Priority Development Areas	Priority Conservation Areas	Priority Production Areas
Key Proposed Changes	<ul style="list-style-type: none"> <li><b>PDA Categories:</b> Establishes Transit-rich and Connected Community categories (<i>see Table A2 for detailed criteria</i>), which apply to existing and proposed PDAs</li> <li><b>Planning:</b> Defines plan requirement and adoption timeline</li> <li><b>Transit:</b> More frequent service required for Transit-Rich PDAs than current PDAs; less frequent service required for Connected Community PDAs</li> <li><b>Equity:</b> State-designated High Resource Areas (HRAs) eligible for Connected Community PDA designation if transit criteria met</li> <li><b>VMT-Reduction:</b> Areas outside HRAs meeting Connected Community transit criteria required to implement policy from menu of VMT-reduction measures</li> </ul>	No change ( <i>see Table A2 for detailed criteria</i> )	New designation ( <i>see Table A2 for detailed criteria</i> )

**Table A2. Overview of Current and Proposed Regional Growth Framework Designations**

Designation		Criteria	Additional Information
Current Designations (all require resolutions of support from jurisdiction with land use authority)	Priority Development Area (PDA)	<ul style="list-style-type: none"> <li>Within urbanized area, and</li> <li>Planned for significant housing growth, including affordable housing, and</li> <li>Served by an existing or planned rail station, ferry terminal, or bus stop served by a route, or routes, with peak headways of 20 minutes or less</li> </ul>	Interactive map of current PDAs is available <a href="#">here</a> .
	Priority Conservation Area (PCA)	<ul style="list-style-type: none"> <li>Provide regionally significant agricultural, natural resource, scenic, recreational, and/or ecological values and ecosystem functions, demonstrated through adopted plans and recognized data sources such as the Conservation Lands Network (CLN), and</li> <li>Require protection due to pressure from urban development or other factors, and</li> </ul>	Interactive map of current PCAs is available <a href="#">here</a> .

		<ul style="list-style-type: none"> <li>Fall into one or more PCA designation category: Natural Landscapes, Agricultural Lands, Urban Greening, and Regional Recreation</li> </ul>	
<b>Proposed Designations</b> (all require resolutions of support from jurisdiction with land use authority)	Transit-Rich PDA	<ul style="list-style-type: none"> <li>Within urbanized area, and</li> <li>Specific, precise, or equivalent Plan for housing and job growth adopted, or to be adopted no later than 2025, and</li> <li>The majority of land is within one-half mile of an existing or planned<sup>i</sup> rail station, ferry terminal, or intersection of 2 or more bus routes with peak headways of 15 minutes or less. <i>(Meets state definition for Transit Priority Area)</i></li> </ul>	Transit criteria is consistent with the state definition of a Transit Priority Area (TPA); a map of Bay Area TPAs, some of which are PDAs, is available <a href="#">here</a> .
	Connected Community PDA	<ul style="list-style-type: none"> <li>Specific, precise, or equivalent Plan for housing and job growth adopted, or to be adopted no later than 2025, and</li> <li>The majority of land is within ½ mile of an existing or planned bus line with headways of no more than 30 minutes in peak periods, and</li> <li>One of the following:               <ul style="list-style-type: none"> <li>Located in a High Resource Area (HRA) as defined by the California Department of Housing and Community Development (HCD), or</li> <li>Adoption, or commitment to adopt, two or more policies shown to reduce vehicle miles travelled (VMT) (menu of policies in <b>Attachment E</b>)</li> </ul> </li> </ul>	High Resource Areas are identified on HCD- adopted Opportunity Maps. The detailed methodology used to determine these areas, and a current map, are available <a href="#">here</a> . Note that only HRA that meet transit criteria are eligible for designation as Connected Community PDAs.
	Priority Production Area (PPA)	<ul style="list-style-type: none"> <li>Zoned for industrial use or has a high concentration of Production, Distribution and Repair (PDR) activities, and</li> <li>Does not overlap with a Priority Development Area and does not include land within one-half mile of a regional rail station<sup>ii</sup>, and</li> <li>Jurisdiction has a certified Housing Element</li> </ul>	More information on PDR, and San Francisco's effort to support PDR activities, is available <a href="#">here</a> .
	Priority Conservation Area (PCA)	No change	

<sup>i</sup> Included in most recently adopted fiscally constrained Regional Transportation Plan (RTP)

<sup>ii</sup> Includes existing and planned service; includes BART, Caltrain, ACE, SMART, Amtrak, and any future heavy/commuter/intercity rail systems.





PLAN BAY AREA 2050

# Regional Growth Framework: PDA, PCA, and PPA Updates

ABAG Regional Planning Committee

May 1, 2019

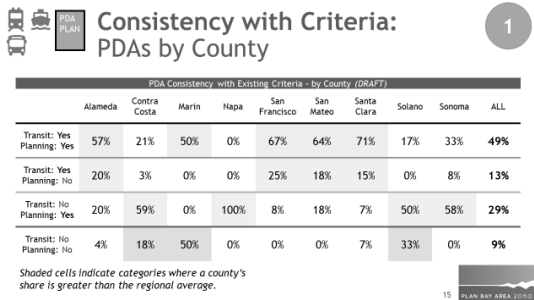
Mark Shorett, MTC/ABAG

At your last meeting, we discussed potential updates to the Regional Growth Framework.

To inform the update, you asked for additional information about Priority Development Area (PDA) status and performance.

Today, we are providing that information and proposing detailed updates to the Framework.


Key Challenge with Framework	Potential Update for Plan Bay Area 2050
Many PDAs do not meet program criteria for transit and local planning.	Require all PDAs to be consistent with program guidelines by 2020.
Not enough housing is being produced, particularly low- and middle-income.	Invite local jurisdictions to submit new or modified PDAs in 2019; increase regional support.
Strong local interest in nominating new Priority conservation areas (PCAs).	Invite local jurisdictions and partner organizations to submit new or modified PCAs in 2019.
Industrial land and middle-wage jobs are not well-integrated into the current framework.	Establish a Priority Production Area (PPA) pilot program and allow local jurisdictions to submit PDAs in 2019.
The more ambitious GHG target for Plan Bay Area 2050 may be difficult to reach.	Integrate Transit Priority Areas (TPAs) into the regional growth framework.
Many PDAs face displacement risk and lack quality schools and community resources.	Integrate High-Resource Areas (HRAs) with adequate transit service into the regional growth framework.
Priority areas are at risk from sea level rise, wildfires, earthquakes, and more.	Focus on strategies and guidelines to protect the final set of priority areas in the Preferred Plan.



Proposed New Criteria

Planned for growth  
Plan must be completed by 2025



Create two tiers to allow greater flexibility, incorporating new mobility & equity into the mix

PDAs that do not already align with one of the two tiers would need to address this by late 2019.

# Guide to Today's Presentation & Your Packet

## Section

PDA Implementation Status

PDA Performance

Framework Update Proposal

Priority Conservation Areas

Priority Production Areas

## For Detailed Information:

Attachment C

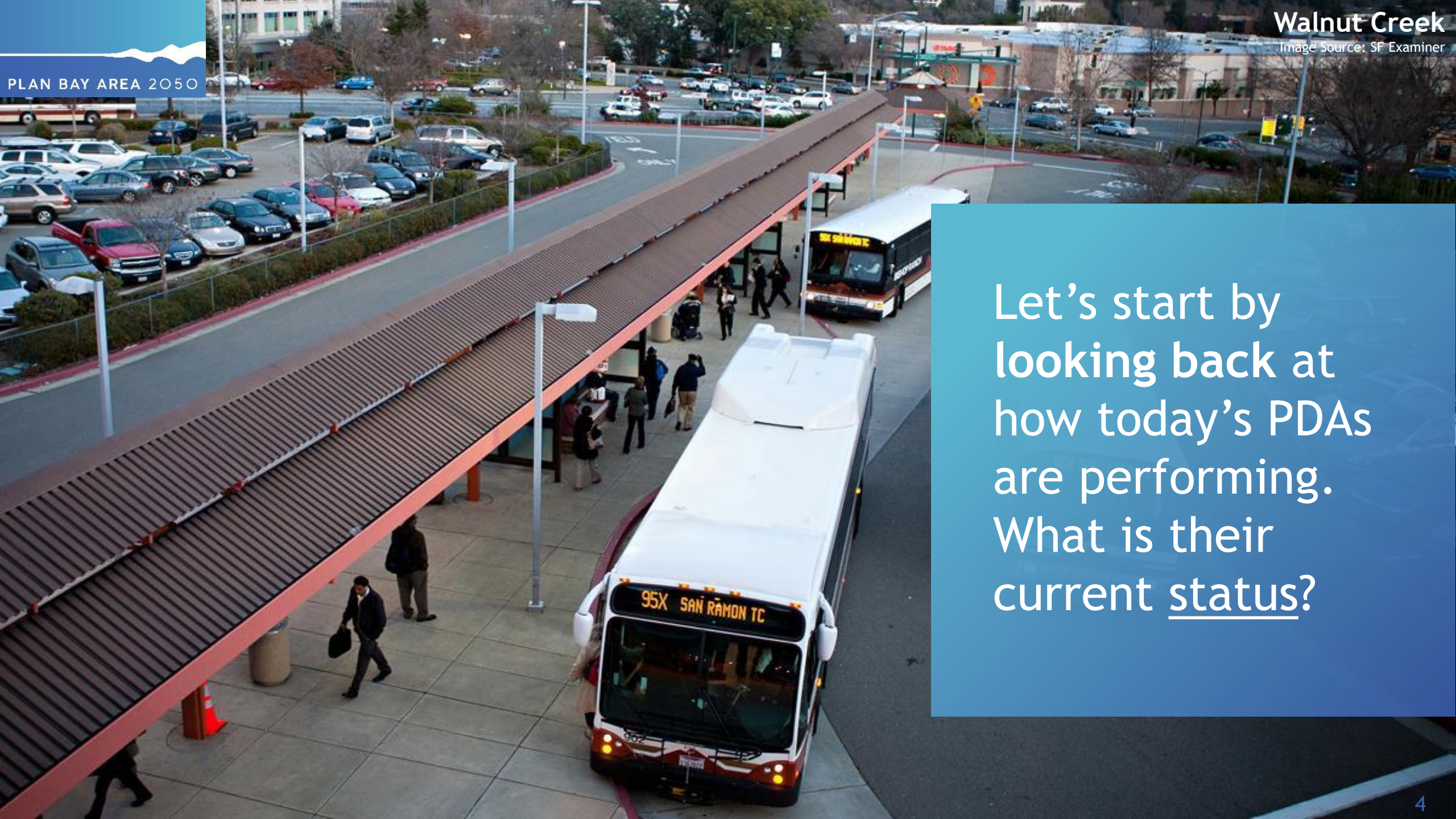
Attachment D

Attachment E, A

Attachment F

Attachment G



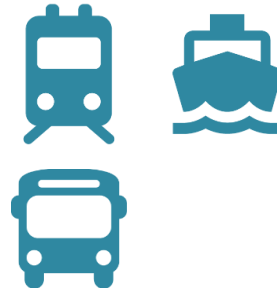


Let's start by  
looking back at  
how today's PDAs  
are performing.  
What is their  
current status?

# What is the implementation status of current PDAs?

**Attachment C**  
includes data on  
individual PDAs.

Current  
PDA  
Criteria



PDA  
PLAN

Permitted  
Housing

Frequent  
Transit

Planned  
for  
Housing

## Definition

Housing permits issued,  
2015-2017

Rail station, ferry terminal, or  
bus line with  $\leq 20$  minute peak  
period headways

Adopted Specific  
or Precise Plan

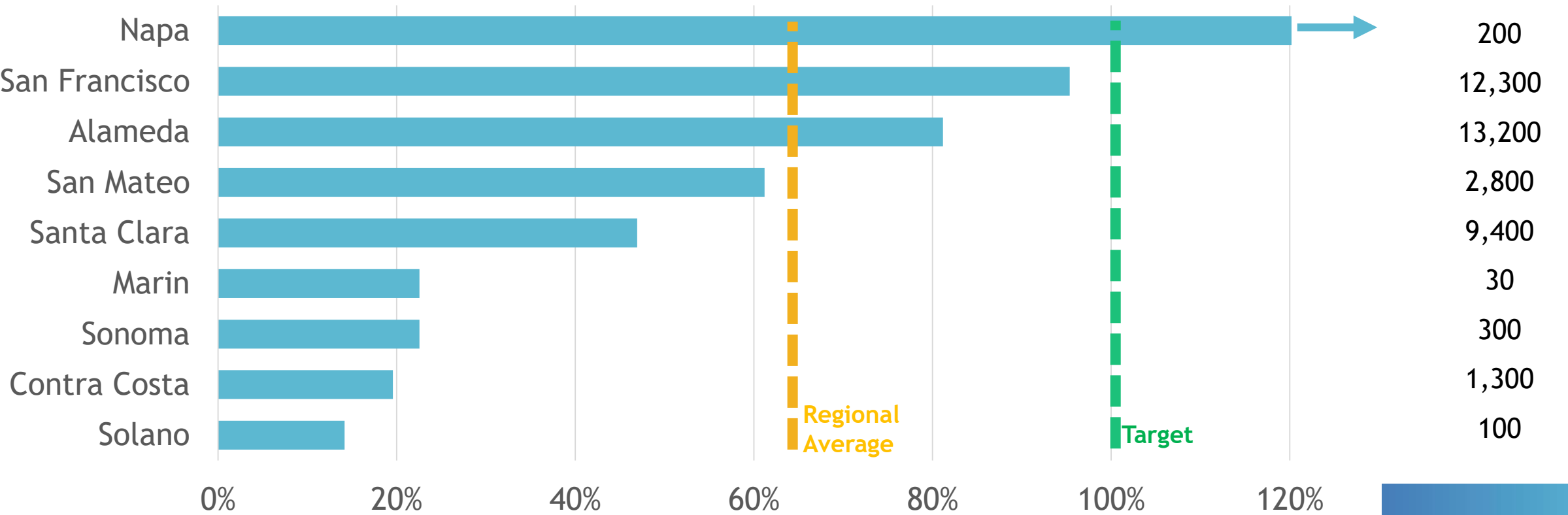




# Permitted Housing:

Progress varies by county, but we remain behind at a regional level.

Percentage of Annualized Plan Bay Area 2040 PDA Housing Targets Achieved (2015-17)



Data for individual PDAs provided in Attachment C

\*Rounded to nearest 100, except Marin 6



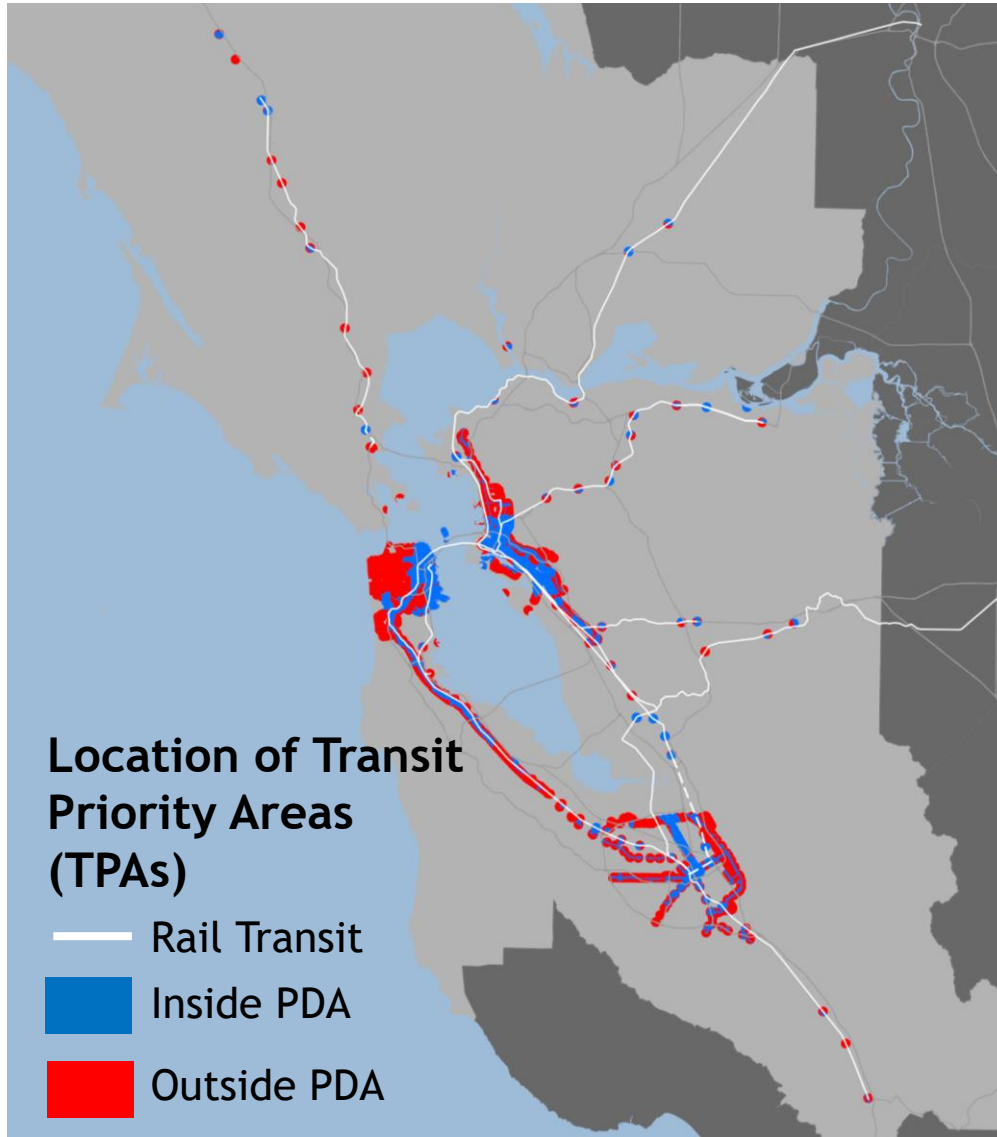
# Frequent Transit & Planned for Housing:

## How many PDAs meet current criteria?

Meets Criteria?	Share of PDAs by County, 2019									
	Alameda	Contra Costa	Marin	Napa	San Francisco	San Mateo	Santa Clara	Solano	Sonoma	ALL
Transit: <b>Yes</b> Planning: <b>Yes</b>	57%	21%	50%	0%	67%	64%	71%	17%	33%	49%
Transit: <b>Yes</b> Planning: <b>No</b>	20%	3%	0%	0%	25%	18%	15%	0%	8%	13%
Transit: <b>No</b> Planning: <b>Yes</b>	20%	59%	0%	100%	8%	18%	7%	50%	58%	29%
Transit: <b>No</b> Planning: <b>No</b>	4%	18%	50%	0%	0%	0%	7%	33%	0%	9%

*Shaded cells indicate that a county's share is greater than the regional average.*

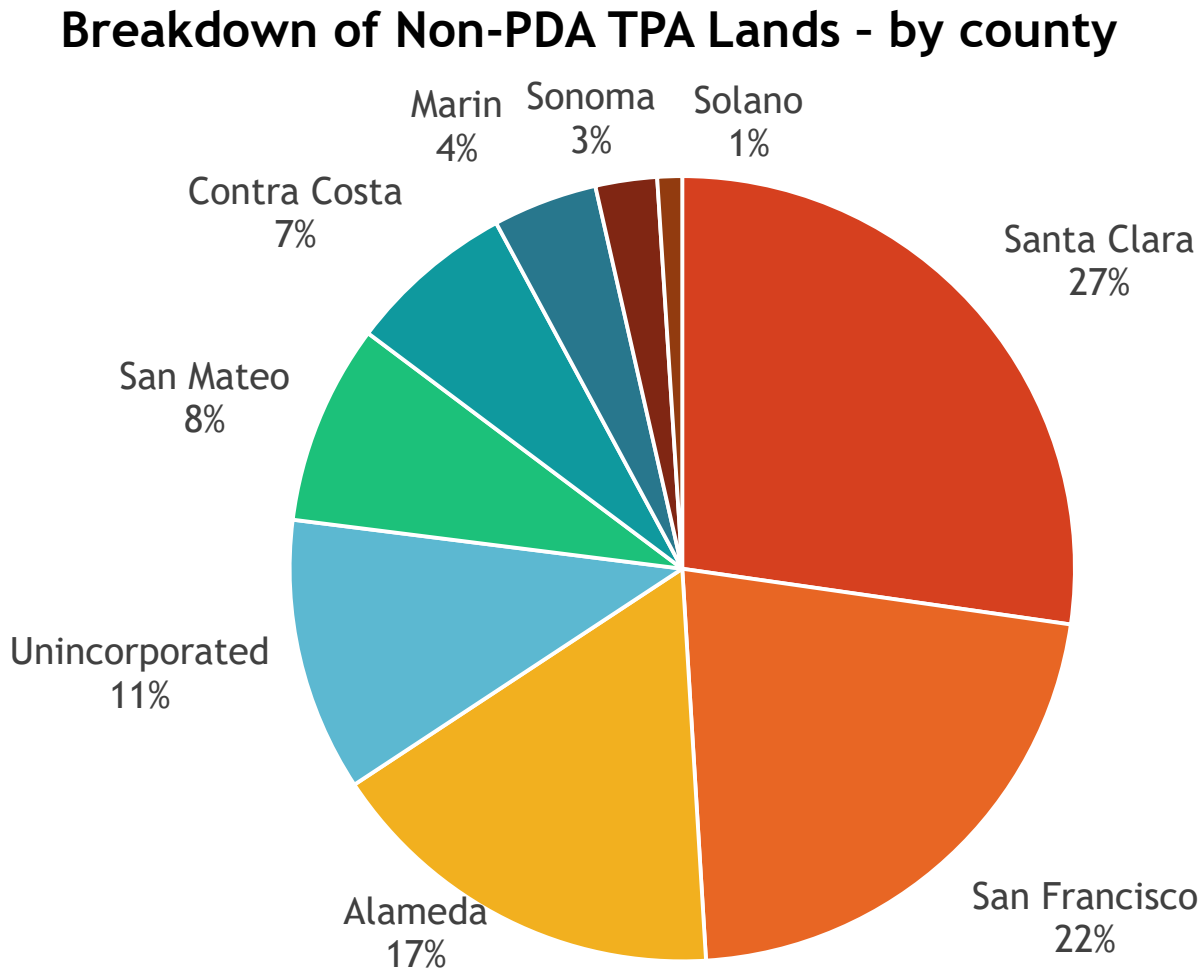
# What about transit-rich areas not yet designated PDAs?



Integrating Transit Priority Areas (TPAs) currently outside of PDAs could add approximately **50 percent** more land to the Regional Growth Framework.




# We want to partner with cities to more fully leverage the region’s transit network.



Top 7 Cities for Transit-Rich Non-PDA Lands	
San Francisco	13,500 acres
San Jose	8,200 acres
Berkeley	2,800 acres
Sunnyvale	2,400 acres
Oakland	2,100 acres
Santa Clara	1,600 acres
Campbell	1,400 acres

*These seven cities account for over half of all transit-rich non-PDA land in the region.*





An aerial photograph of San Jose, California, taken during the "golden hour" of sunset. The sun is low on the horizon, casting a warm, golden glow over the city. In the foreground, several modern multi-story apartment buildings with flat roofs and balconies are visible. A central street runs vertically through the middle of the frame. The middle ground is filled with a dense urban landscape of various buildings, including some with distinctive domed roofs. The background shows a vast expanse of trees and distant mountains under a hazy sky. A semi-transparent blue rectangle is overlaid on the right side of the image, containing white text.

Now, let's look forward to understand PDAs' potential performance in the future.

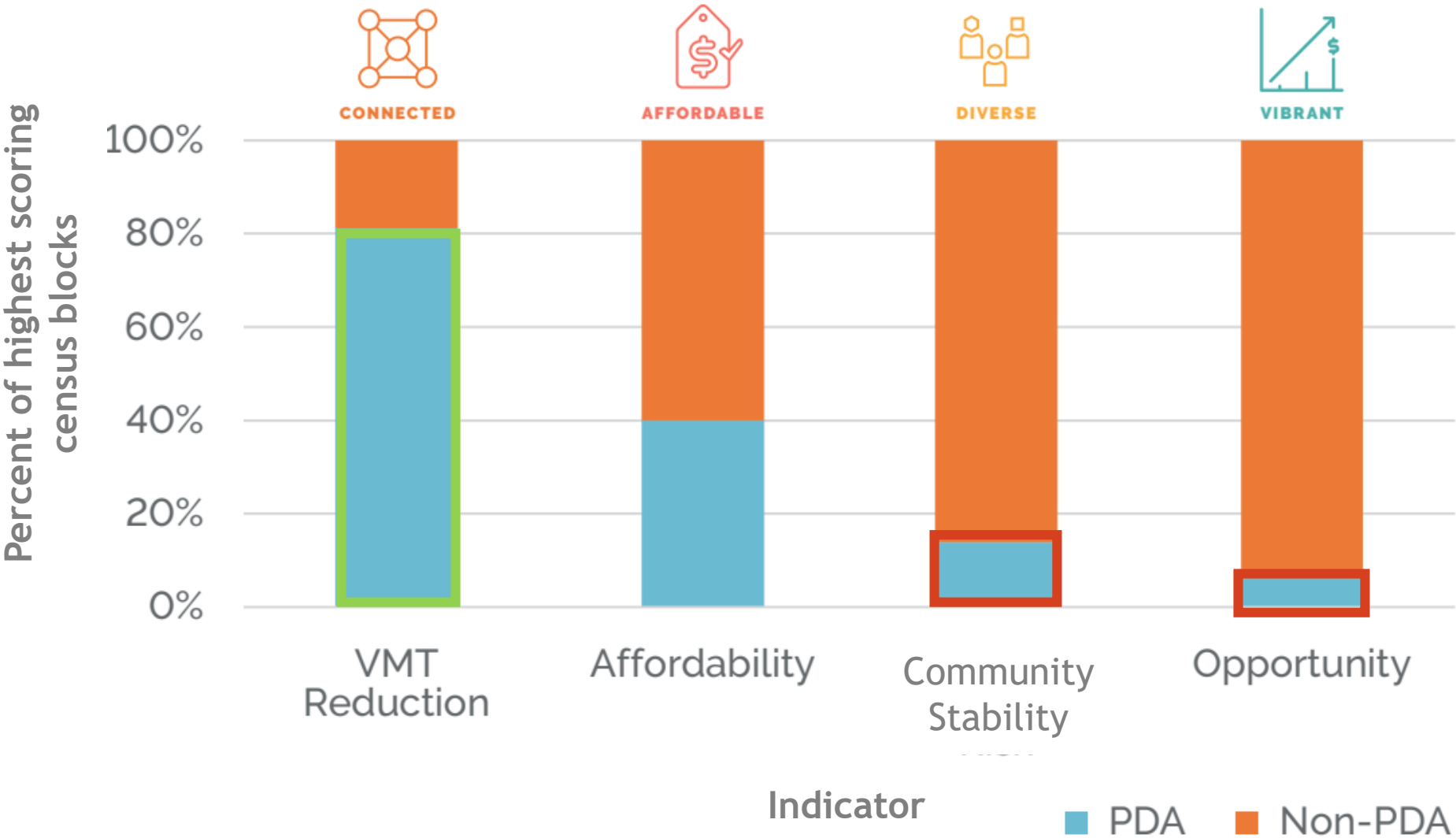


Horizon  
Perspective Paper  
3 scored the  
region’s census  
blocks for  
alignment with  
the Horizon  
Guiding  
Principles.

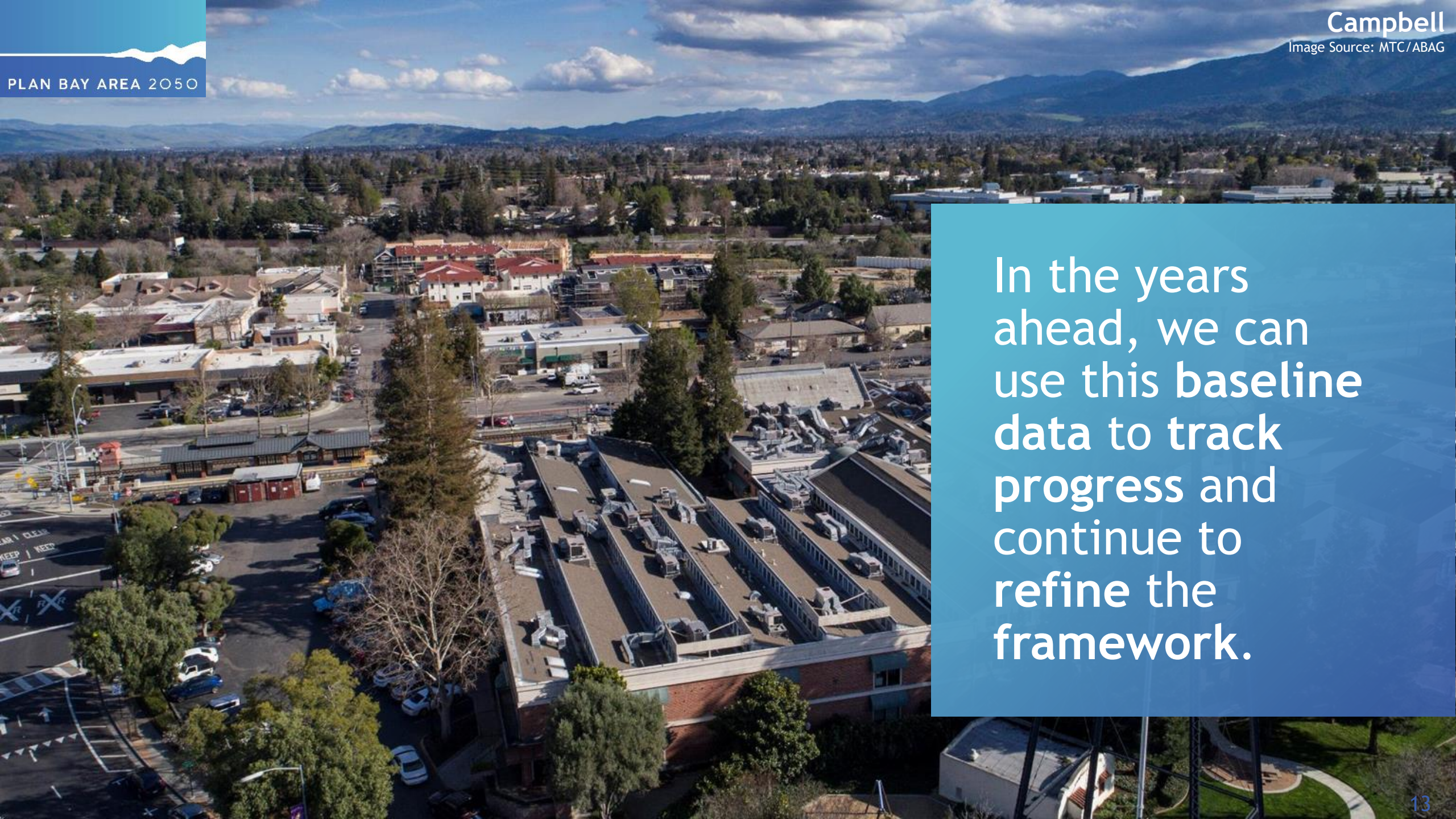
**Attachment D**  
includes data on  
individual PDAs

Guiding Principle & Indicator		Definition	
 CONNECTED	<b>Connected</b> <i>Vehicle Miles Travelled (VMT) Reduction Potential</i>	Low score	High score
		1	5
		VMT per capita (residents)	
		Highest VMT	Lowest VMT
		Source: MTC Travel Model 1.5; 2015 simulation year, by quintile	
 VIBRANT	<b>Vibrant</b> <i>Access to opportunity</i>	1	5
		Community Resource Level	
		Lowest Resource	Highest Resource
		Source: CA HCD/DOF, 2019 Opportunity Maps	
 DIVERSE	<b>Diverse</b> <i>Community Stability</i>	1	5
		Reduction in low income residents	
		Highest reduction	Lowest Reduction
		Source: MTC Vital Signs, 2015	
 AFFORDABLE	<b>Affordable</b> <i>Housing Cost</i>	1	5
		Median monthly rent	
		Highest rent	Lowest rent
		Source: American Community Survey, 2012-2016	

Overall, PDAs capture many of the best performing locations for **VMT Reduction**, but make up a small share of areas with **high opportunity** and **low displacement risk**.






An aerial photograph of a city, likely Campbell, California, showing a mix of residential and commercial buildings, trees, and parking lots. In the background, there are rolling hills and mountains under a blue sky with scattered clouds. A large blue semi-transparent box is overlaid on the right side of the image, containing white text.

In the years ahead, we can use this baseline data to track progress and continue to refine the framework.















Today, let's consider how to strengthen the Growth Framework for Plan Bay Area 2050.



# Today's Focus: Locally-Nominated Areas

			May	June	July	Aug	Sept	Oct	Nov	Dec	Jan (2020)
PDAs	1a	Align PDAs			Submission from CTA and/or city/county						
	1b	New PDAs			Letter of interest			City Council / Board of Supervisors adoption			
PCAs	2	New PCAs			Letter of interest			Local Agency adoption			
New Priority Areas	3a	PPAs			Letter of interest			City Council / Board of Supervisors adoption			
	3b	TPAs			Finalize zones						
	3c	HRAs			Finalize zones						
Cross-Cutting	4	At-Risk Zones						Incorporate strategies into Preferred Plan Bay Area 2050			

 = Action on Element of Regional Growth Framework Update

# First things first: let's better define what a PDA is.



Priority Development Areas are **infill locations planned for significant housing and job growth.**



Priority Development Areas help to reduce greenhouse gas emissions by **offering a suite of mobility options** that enable residents to live a car-free or car-light lifestyle.

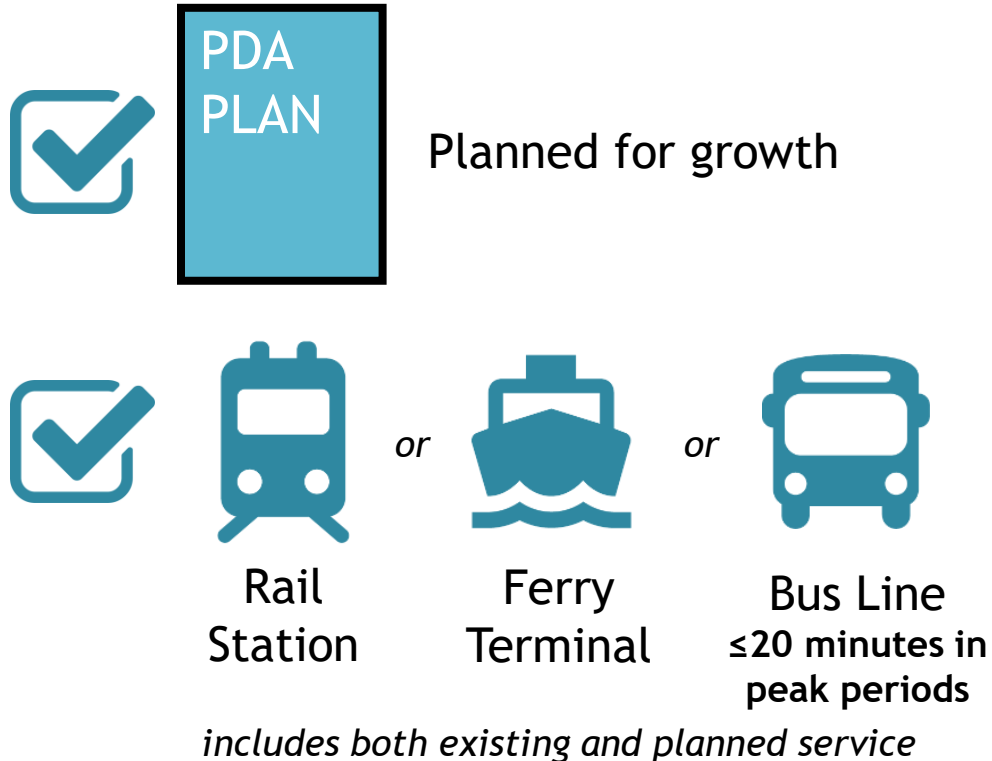


Priority Development Areas promote **greater opportunity for all**, regardless of race or income.

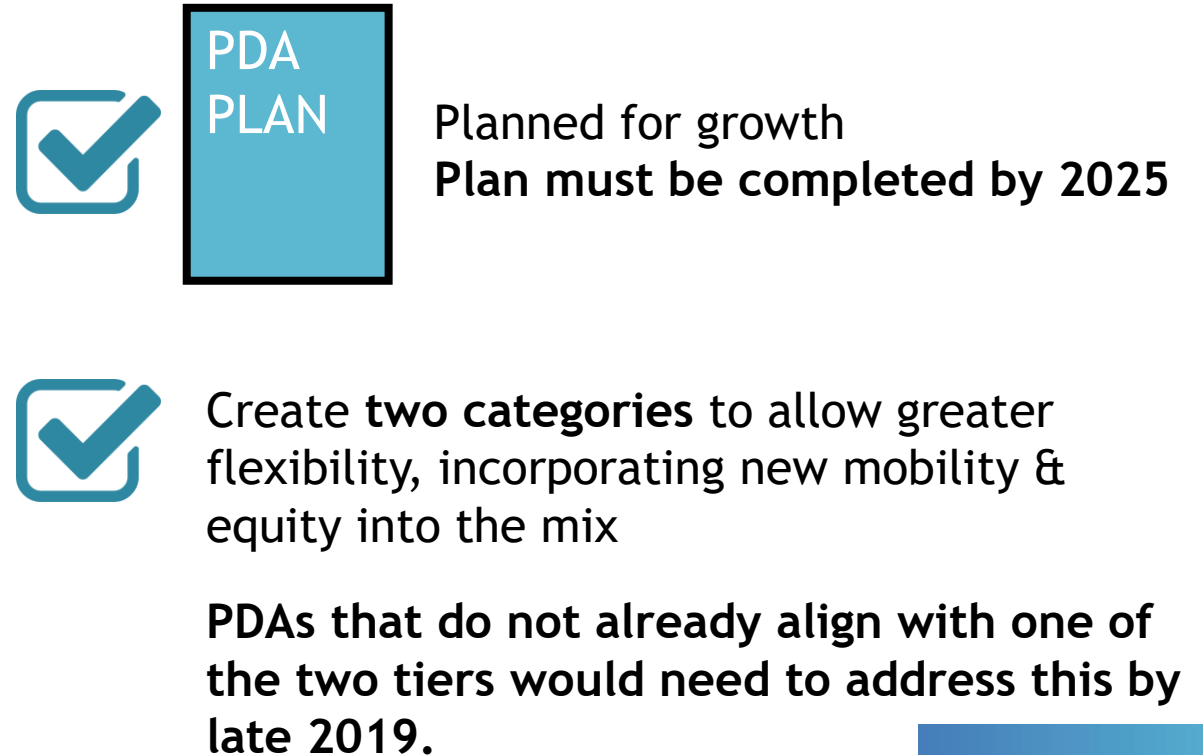


# How would the definition change?

## PDA Criteria Since 2007



## Proposed New Criteria



# Proposed PDA Designations

*Transit requirements include both current & planned (Plan Bay Area 2050) service levels.  
50% of land in PDA must be within ½ mile of transit meeting criteria*

## Transit-Rich PDAs



High-quality transit



or



or



≤15 min peak

TPAs that are not currently PDAs should apply



Basic transit



≤30 min peak

AND at least one of the following:



High resource



existing high-resource area

OR



Policy commit.



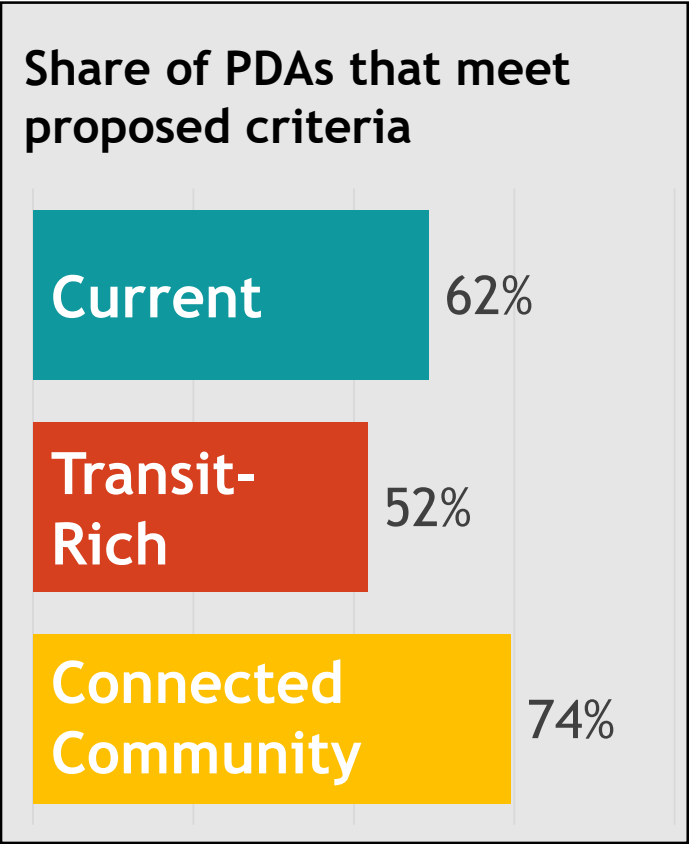
commitment to adopt ≥2 policies by 2025  
(flex service, TDM ordinance, curb management, Vision Zero)

HRAs that are not currently PDAs should apply

Best bet for PDAs unable to plan for 15-minute service

## Connected Community PDAs

# How many PDAs meet proposed transit criteria?



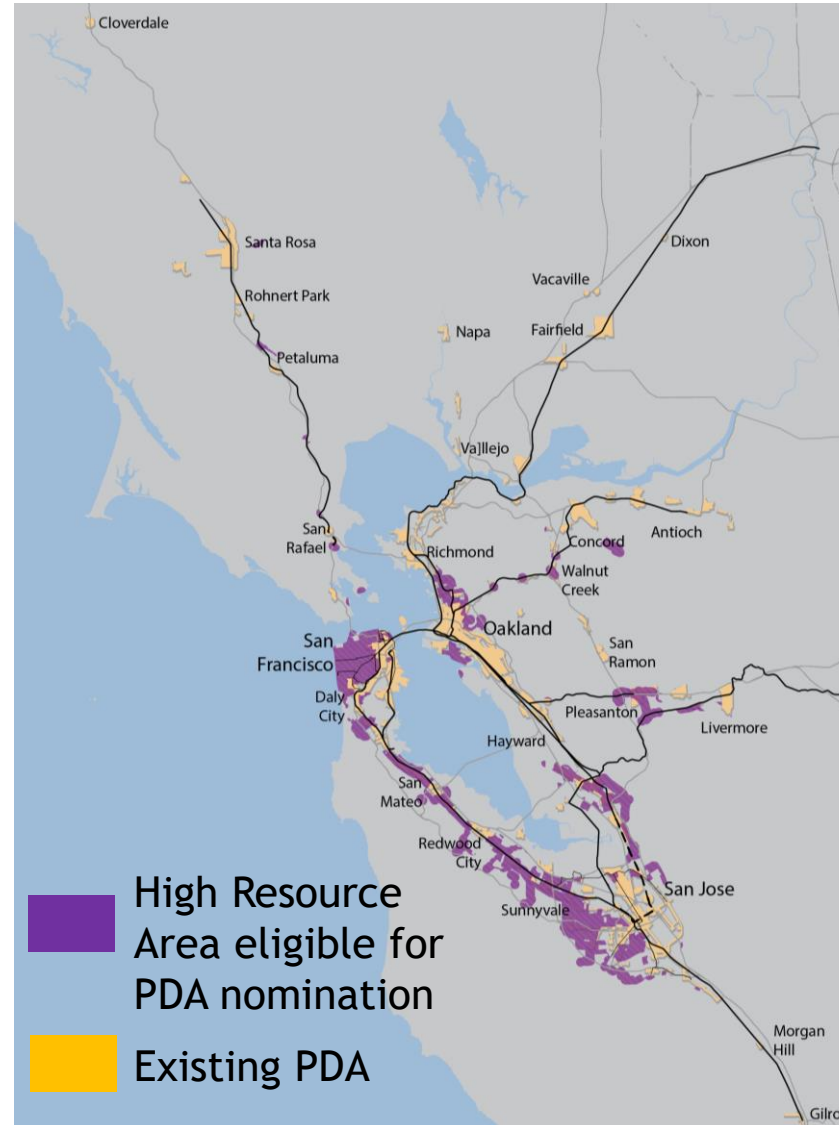
Number of PDAs Meeting Transit Criteria by Proposed Service Thresholds, 2019

Service Threshold	Percentage of PDA Land within ½ Mile				
	0-25%	26-50%	51-75%	76-100%	Total
Current <i>Rail, ferry or 20-minute peak bus</i>	56	16	15	101	188
Proposed: Transit-Rich <i>Rail, ferry or 15-minute peak bus</i>	66	24	24	74	188
Proposed: Connected Community <i>30-minute peak bus (minimum)</i>	36	12	15	125	188



# How are high-resource areas (HRAs) being integrated?

Local jurisdictions are encouraged to **self-nominate** HRAs that meet updated eligibility criteria as PDAs.



Defined by HCD as places that offer *“the best chance at economic advancement, high educational attainment, and good physical and mental health”*

Based upon economic, environmental, and educational indicators shown to affect these outcomes

For more information, see: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>

No changes  
are proposed  
for **Priority  
Conservation  
Areas (PCAs)**.

*Attachment F  
includes an overview and criteria for PCAs*



# Introducing Priority Production Areas (PPAs).

**Attachment G**  
*includes an overview and criteria for PPAs*

# Defining PPAs

## Pilot Program Goals

- Support strong clusters of the region's economy.
- Align with the transportation planning framework for freight and goods movement.
- Plan for space needed for middle-wage job opportunities.
- Encourage middle-wage job growth close to affordable housing.

## Proposed PPA Definition



Zoned for **industrial use** or with high concentration of industrial activities



**Not located in a PDA** and not within one-half mile of a regional rail station\*



Jurisdiction has a **certified housing element**

*\* = includes both existing and planned service; includes BART, Caltrain, ACE, SMART, Amtrak, and any future heavy/commuter/intercity rail systems.*

# Next Steps

1a

Align PDAs

Already meeting newly proposed PDA requirements:  
No action required

- Not meeting transit requirements:  
CTA to identify transit improvements needed by **September 2019**
- Not meeting planning requirements: City/county to identify start date by **September 2019**; complete by **2025**
- Not meeting policy requirements: City/county to make commitments by **January 2020** and advance policies by **2025**

1b

New PDAs

2

New PCAs

3a

PPAs





Proposed June Action by MTC and ABAG:

Allow staff to open the submission window for local jurisdictions & partner organizations to submit new PDAs, PCAs, and PPAs.

Approve revised definition for PDAs.

Approve proposed definition for PPAs.

## Plan Bay Area 2050: Regional Growth Framework Update - PDA Implementation Status

This attachment provides detailed information about the status of each of the Bay Area's 188 Priority Development Areas in achieving consistency with PDA program guidelines and in issuing housing permits. The attachment is divided into two tables:

**Table C1: PDA Implementation Status - Transit and Planning Criteria** shows the consistency of each PDA with current program transit and planning criteria. A detailed definition for each column is provided below. A web-based map highlighting the areas of PDAs that meet transit criteria can be viewed [here](#).

Column	Definition
PDA Name	Name of Priority Development Area (PDA) designated by local jurisdiction
County	County within which PDA is located
Jurisdiction	Jurisdiction within which PDA is located ( <i>this is also the jurisdiction that nominated the PDA</i> )
Total Acres	Gross Acres within PDA boundaries
Acres Within ½ Mile of Transit Meeting Standard	Gross Acres within PDA that are 0.5 mile or less from a transit stop that meets PDA program guidelines, defined for this analysis as: <ul style="list-style-type: none"> <li>an existing or planned rail station or ferry terminal; or</li> <li>an existing or planned bus stop served by one or more route with a 20-minute frequency in the AM and PM peak periods</li> </ul> "Planned" is defined as included in the fiscally-constrained Plan Bay Area 2040.
Percent Within ½ Mile of Transit Meeting Standard	Acres Within ½ Mile of Transit Meeting Standard divided by Total Acres
PDA Plan Adopted	"Yes" indicates a plan has been adopted for the entire PDA; "Part of PDA" indicates a plan has been adopted for part of the area within the PDA; "In progress" indicates that a plan for all or part of the PDA is underway; "No" indicates a plan has not been completed and is not underway. "Plan" is defined as a Specific, Precise, or other Plan creating development standards specifically for the area included in the PDA, accompanied by a programmatic EIR
EIR Certified	"Yes" indicates an EIR for an adopted plan for the entire PDA has been certified; "Part of PDA" indicates an EIR for an plan for part of the area within the PDA has been certified; "In progress" indicates an EIR for a plan for all or part of the PDA is underway; "No" indicates an EIR has not been certified for the PDA, and is not underway. plan has not been completed and is not
MTC Funded Plan	"Yes" indicates that an adopted Plan, or update to adopted Plan, was funded by an MTC grant.

**Table C2: PDA Implementation Status - Housing Permits Issued, 2015-2017**  
shows the number of housing permits issued for each PDA between 2015 and 2017. A detailed definition for each column is provided below:

Column	Definition
PDA Name	Name of Priority Development Area (PDA) designated by local jurisdiction
County	County within which PDA is located
Jurisdiction	Jurisdiction within which PDA is located ( <i>this is also the jurisdiction that nominated the PDA</i> )
Very Low <sup>1</sup>	Total housing units permitted <sup>2</sup> inside PDA affordable to Very-Low income households, defined as 0-50% of Area Median Income (AMI).
Low <sup>1</sup>	Total housing units permitted inside PDA between 2015 and 2017 affordable to Low income households, defined as 50-80% of Area Median Income (AMI).
Moderate <sup>1</sup>	Total housing units permitted inside PDA between 2015 and 2017 affordable to Moderate income households, defined as 80-120% of Area Median Income (AMI).
Above Moderate <sup>1</sup>	Total housing units permitted inside PDA affordable to Above-Moderate income households, defined as greater than 120% of Area Median Income (AMI).
Total	Total housing units permitted inside PDA

1. Income category defined by the California Department of Housing and Community Development (HCD). These income levels are measured against the Area Median Income (AMI), which is defined by groupings of counties known as Metropolitan Statistical Areas (MSAs).

2. Permits self-reported by local jurisdictions and mapped by ABAG/MTC staff.

Attachment C, Table C1: PDA Implementation Status - Transit and Planning Criteria

Meets transit and planning criteria
  Meets transit and plan criteria; needs EIR
  Meets transit criteria; does not meet planning criteria
  Meets planning criteria; does not meet transit criteria
  Does not meet transit or planning criteria

PDA Name	County	Jurisdiction	Total Acres	Acres Within 1/2 Mile of Transit Meeting Standard <sup>1</sup>	Percent Within 1/2 Mile of Transit Meeting Standard <sup>1</sup>	PDA Plan <sup>2</sup> Adopted	EIR Certified	MTC Funded Plan
<b>ALAMEDA COUNTY</b>								
University Avenue	Alameda	Berkeley	76	76	100%	Yes	Yes	
Mixed-Use Core	Alameda	Emeryville	584	584	100%	Yes	Yes	
Adeline Street	Alameda	Berkeley	62	62	100%	In Progress	In Progress	Yes
Downtown	Alameda	Berkeley	150	150	100%	Yes	Yes	
West Oakland	Alameda	Oakland	1701	1702	100%	Yes	Yes	Yes
Northern Waterfront	Alameda	Alameda	329	329	100%	Yes	Yes	
Downtown Transit Oriented Development	Alameda	San Leandro	517	518	100%	Yes	Yes	Yes
East 14th Street	Alameda	San Leandro	146	146	100%	Yes	Yes	Yes
Bay Fair BART Village	Alameda	San Leandro	169	169	100%	Yes	Yes	Yes
Hesperian Boulevard	Alameda	Alameda County	455	455	100%	Yes	Yes	
Mission Boulevard Corridor	Alameda	Hayward	270	270	100%	Yes	Yes	
Castro Valley BART	Alameda	Alameda County	265	265	100%	In Progress	In Progress	
East 14th Street and Mission Boulevard	Alameda	Alameda County	810	811	100%	Yes	Yes	Yes
South Hayward BART	Alameda	Hayward	183	183	100%	Yes	Yes	Yes
South Hayward BART	Alameda	Hayward	53	53	100%	Yes	Yes	Yes
Downtown & Jack London Square	Alameda	Oakland	1335	1335	100%	In Progress	In Progress	Yes
Downtown	Alameda	Hayward	304	297	98%	In Progress	In Progress	
Coliseum BART Station Area	Alameda	Oakland	1448	1392	96%	Yes	Yes	Yes
Intermodal Station District	Alameda	Union City	143	134	94%	Yes	Yes	
Downtown Specific Plan Area	Alameda	Dublin	300	275	92%	Yes	Yes	
Town Center <sup>3</sup>	Alameda	Dublin	676	603	89%	Yes	Yes	
The Cannery	Alameda	Hayward	124	108	87%	Yes	Yes	
Isabel Avenue/BART Station Planning Area <sup>3</sup>	Alameda	Livermore	1131	979	87%	In Progress	In Progress	
TOD Corridors - San Antonio/Central Estuary	Alameda	Oakland	944	809	86%	Yes	Yes	
Transit Center/Dublin Crossings	Alameda	Dublin	280	224	80%	Part of PDA	Part of PDA	
City Center	Alameda	Fremont	1067	830	78%	Part of PDA	Part of PDA	Yes
Downtown	Alameda	Livermore	252	191	75%	Yes	Yes	

Attachment C, Table C1: PDA Implementation Status - Transit and Planning Criteria

PDA Name	County	Jurisdiction	Total Acres	Acres Within 1/2 Mile of Transit Meeting Standard <sup>1</sup>	Percent Within 1/2 Mile of Transit Meeting Standard <sup>1</sup>	PDA Plan <sup>2</sup> Adopted	EIR Certified	MTC Funded Plan
Centerville	Alameda	Fremont	1721	1232	72%	Part of PDA	Part of PDA	
Naval Air Station	Alameda	Alameda	1052	560	53%	In Progress	In Progress	Yes
TOD Corridors - International Boulevard	Alameda	Oakland	875	875	100%	Yes	No	
South Shattuck	Alameda	Berkeley	21	21	100%	No	No	
San Pablo Avenue	Alameda	Berkeley	106	106	100%	No	No	
San Pablo & Solano Mixed Use Neighborhood	Alameda	Albany	80	80	100%	No	No	
Golden Gate/North Oakland	Alameda	Oakland	935	935	100%	No	No	
Southside/Telegraph Avenue	Alameda	Berkeley	204	204	100%	No	No	
Eastmont Town Center	Alameda	Oakland	733	733	100%	No	No	
Fruitvale and Dimond Areas	Alameda	Oakland	1521	1504	99%	No	No	
MacArthur Transit Village	Alameda	Oakland	1152	1109	96%	No	No	
TOD Corridors	Alameda	Oakland	5004	4569	91%	No	No	
Warm Springs	Alameda	Fremont	1628	591	36%	Yes	yes	Yes
Irvington District	Alameda	Fremont	1388	485	35%	Part of PDA	Part of PDA	
East Side	Alameda	Livermore	2328	224	10%	Part of PDA	Part of PDA	
Dumbarton Transit Oriented Development <sup>3</sup>	Alameda	Newark	205	0	0%	Yes	Yes	
Hacienda	Alameda	Pleasanton	869	215	25%	Yes	No	
Meekland Avenue Corridor	Alameda	Alameda County	171	69	40%	No	No	
Old Town Mixed Use Area	Alameda	Newark	53	0	0%	No	No	
<b>CONTRA COSTA COUNTY</b>								
San Pablo Avenue Corridor	Contra Costa	El Cerrito	119	119	100%	Yes	Yes	Yes
San Pablo Avenue Corridor	Contra Costa	El Cerrito	131	131	100%	Yes	Yes	Yes
Pittsburg/Bay Point BART Station	Contra Costa	Contra Costa County	73	73	100%	Yes	Yes	
Contra Costa Centre	Contra Costa	Contra Costa County	100	99	99%	Yes	Yes	
San Pablo Avenue & 23rd Street Corridors	Contra Costa	San Pablo	284	279	98%	Yes	Yes	
Downtown	Contra Costa	Martinez	191	179	93%	Yes	Yes	
Waterfront District	Contra Costa	Hercules	244	156	64%	Yes	Yes	
Downtown	Contra Costa	Orinda	155	125	81%	In Progress	No	
Central Richmond & 23rd Street Corridor	Contra Costa	Richmond	774	422	55%	No	No	



Attachment C, Table C1: PDA Implementation Status - Transit and Planning Criteria

PDA Name	County	Jurisdiction	Total Acres	Acres Within 1/2 Mile of Transit Meeting Standard <sup>1</sup>	Percent Within 1/2 Mile of Transit Meeting Standard <sup>1</sup>	PDA Plan <sup>2</sup> Adopted	EIR Certified	MTC Funded Plan
Downtown	Contra Costa	Lafayette	304	148	49%	Yes	Yes	
Railroad Avenue eBART Station	Contra Costa	Pittsburg	1071	503	47%	Yes	Yes	Yes
Downtown	Contra Costa	Concord	486	224	46%	Yes	yes	Yes
Pittsburg/Bay Point BART Station	Contra Costa	Contra Costa County	336	146	43%	Yes	Yes	Yes
Core Area	Contra Costa	Walnut Creek	792	335	42%	Yes	Yes	Yes
Rivertown Waterfront	Contra Costa	Antioch	474	197	42%	Yes	Yes	
Hillcrest eBART Station	Contra Costa	Antioch	382	102	27%	Yes	Yes	Yes
Community Reuse Area/Los Medanos	Contra Costa	Concord	1066	169	16%	Yes	Yes	Yes
South Richmond	Contra Costa	Richmond	1422	166	12%	Yes	Yes	Yes
Buskirk Avenue Corridor	Contra Costa	Pleasant Hill	320	20	6%	Part of PDA	Part of PDA	
Employment Area	Contra Costa	Oakley	758	0	0%	Part of PDA	Part of PDA	
City Center	Contra Costa	San Ramon	456	0	0%	Part of PDA	Part of PDA	
North Richmond	Contra Costa	Richmond (with Contra Costa Co	1126	0	0%	Yes	Yes	
Downtown El Sobrante	Contra Costa	Contra Costa County	171	0	0%	Yes	Yes	
Community Reuse Area/Los Medanos	Contra Costa	Concord	1606	0	0%	Yes	Yes	Yes
Downtown	Contra Costa	Danville	546	0	0%	Yes	Yes	
Central Hercules	Contra Costa	Hercules	252	0	0%	Yes	Yes	
Moraga Center	Contra Costa	Moraga	180	0	0%	Yes	Yes	Yes
Downtown	Contra Costa	Oakley	146	0	0%	Yes	Yes	
Old Town San Pablo Avenue	Contra Costa	Pinole	240	0	0%	Yes	Yes	
Appian Way Corridor	Contra Costa	Pinole	141	0	0%	Yes	Yes	
Downtown	Contra Costa	Pittsburg	435	0	0%	Yes	Yes	Yes
North Camino Ramon	Contra Costa	San Ramon	302	0	0%	Yes	Yes	
West Contra Costa Transportation Advisory Committee San Pablo Avenue Corridor	Contra Costa	Richmond	214	95	44%	No	No	
Central Richmond & 23rd Street Corridor	Contra Costa	Richmond	51	9	17%	No	No	
Potential Planning Area	Contra Costa	Oakley	232	0	0%	No	No	
Diablo Valley College	Contra Costa	Pleasant Hill	58	0	0%	No	No	
Rumrill Boulevard	Contra Costa	San Pablo	55	0	0%	No	No	
West Contra Costa Transportation Advisory Committee San Pablo Avenue Corridor	Contra Costa	Contra Costa County	346	0	0%	No	No	

Attachment C, Table C1: PDA Implementation Status - Transit and Planning Criteria

PDA Name	County	Jurisdiction	Total Acres	Acres Within 1/2 Mile of Transit Meeting Standard <sup>1</sup>	Percent Within 1/2 Mile of Transit Meeting Standard <sup>1</sup>	PDA Plan <sup>2</sup> Adopted	EIR Certified	MTC Funded Plan
West Contra Costa Transportation Advisory Committee San Pablo Avenue Corridor	Contra Costa	Hercules	74	0	0%	No	No	
<b>MARIN COUNTY</b>								
Downtown	Marin	San Rafael	503	493	98%	Yes	Yes	Yes
Unincorporated Marin County	Marin	Marin County	523	24	5%	No	No	
<b>NAPA COUNTY</b>								
Highway 29 Corridor	Napa	American Canyon	374	0	0%	In Progress	In Progress	
Downtown Napa and Soscol Gateway	Napa	Napa	616	0	0%	Part of PDA	Part of PDA	
<b>SAN FRANCISCO CITY &amp; COUNTY</b>								
Balboa Park	San Francisco	San Francisco	207	207	100%	Yes	Yes	
Mission Bay	San Francisco	San Francisco	290	291	100%	Yes	Yes	
Mission-San Jose Corridor	San Francisco	San Francisco	1804	1806	100%	Yes	Yes	Yes
Market-Octavia/Upper Market	San Francisco	San Francisco	425	426	100%	Yes	Yes	Yes
Downtown-Van Ness-Geary	San Francisco	San Francisco	2358	2360	100%	Yes	Yes	Yes
Eastern Neighborhoods	San Francisco	San Francisco	2291	2293	100%	Yes	Yes	Yes
Transit Center District	San Francisco	San Francisco	150	150	100%	Yes	Yes	
Treasure Island & Yerba Buena Island	San Francisco	San Francisco	559	175	100%	Yes	Yes	Yes
Bayview/Hunters Point Shipyard/Candlestick Point	San Francisco	San Francisco	2854	2597	91%	Yes	Yes	
19th Avenue	San Francisco	San Francisco	1163	1053	91%	In Progress	No	Yes
San Francisco/San Mateo Bi-County Area	San Francisco	San Francisco & Brisbane	373	346	93%	No	No	
Port of San Francisco	San Francisco	San Francisco	811	736	91%	No	No	
<b>SAN MATEO COUNTY</b>								
Mission Boulevard	San Mateo	Daly City	690	690	100%	Part of PDA	Part of PDA	
Transit Station Area	San Mateo	Millbrae	237	237	100%	In Progress	Yes	
Burlingame El Camino Real	San Mateo	Burlingame	958	959	100%	Part of PDA	Part of PDA	
Downtown	San Mateo	San Mateo	102	102	100%	Part of PDA	Part of PDA	
El Camino Real	San Mateo	San Mateo	140	140	100%	Yes	Yes	
Villages of Belmont	San Mateo	Belmont	555	555	100%	Part of PDA	Part of PDA	Yes
Railroad Corridor	San Mateo	San Carlos	69	69	100%	Part of PDA	Part of PDA	
El Camino Real Corridor and Downtown	San Mateo	Menlo Park	159	159	100%	Yes	Yes	
Downtown	San Mateo	Redwood City	192	192	100%	Yes	Yes	
El Camino Real	San Mateo	South San Francisco	859	858	100%	Yes	Yes	

Attachment C, Table C1: PDA Implementation Status - Transit and Planning Criteria

PDA Name	County	Jurisdiction	Total Acres	Acres Within 1/2 Mile of Transit Meeting Standard <sup>1</sup>	Percent Within 1/2 Mile of Transit Meeting Standard <sup>1</sup>	PDA Plan <sup>2</sup> Adopted	EIR Certified	MTC Funded Plan
Transit Corridors	San Mateo	San Bruno	864	841	97%	Part of PDA	Part of PDA	
Downtown	San Mateo	South San Francisco	192	147	77%	Yes	Yes	Yes
Rail Corridor	San Mateo	San Mateo	498	370	74%	Yes	Yes	
El Camino Real Corridor	San Mateo	Redwood City	178	178	100%	Yes	No	
El Camino Real	San Mateo	Colma	334	334	100%	No	No	
El Camino Real (Unincorporated Colma)	San Mateo	San Mateo County	49	49	100%	No	No	
Grand Boulevard Initiative	San Mateo	San Mateo	1008	1009	100%	No	No	
Bayshore	San Mateo	Daly City	378	343	91%	No	No	
Broadway/Veterans Boulevard Corridor	San Mateo	Redwood City	431	105	24%	Part of PDA	Part of PDA	
San Francisco/San Mateo Bi-County Area	San Mateo	San Francisco &	739	121	16%	In Progress	In Progress	
El Camino Real (North Fair Oaks)	San Mateo	San Mateo County	527	64	12%	Yes	Yes	
Ravenswood <sup>3</sup>	San Mateo	East Palo Alto	341	0	0%	Yes	Yes	
<b>SANTA CLARA COUNTY</b>								
San Antonio	Santa Clara	Mountain View	123	123	100%	Part of PDA	Part of PDA	
El Camino Real	Santa Clara	Mountain View	286	286	100%	Yes	Yes	Yes
Whisman Station	Santa Clara	Mountain View	151	152	100%	Yes	Yes	
El Camino Real Corridor	Santa Clara	Sunnyvale	411	412	100%	In Progress	In Progress	Yes
Stevens Creek TOD Corridor	Santa Clara	San Jose	259	259	100%	Yes	Yes	
El Camino Real Focus Area	Santa Clara	Santa Clara	317	317	100%	In Progress	In Progress	Yes
Santa Clara Station Focus Area	Santa Clara	Santa Clara	256	256	100%	Yes	Yes	
Bascom TOD Corridor	Santa Clara	San Jose	215	215	100%	In Progress	Yes	
Transit Area	Santa Clara	Milpitas	409	410	100%	Yes	Yes	
Greater Downtown	Santa Clara	San Jose	684	684	100%	Yes	Yes	Yes
Blossom Hill/Snell Urban Village	Santa Clara	San Jose	64	64	100%	In Progress	Yes	
West San Carlos and Southwest Expressway Corridors	Santa Clara	San Jose	1346	1347	100%	In Progress	In Progress	Yes
Cottle Transit Village (Hitachi)	Santa Clara	San Jose	196	196	100%	Yes	Yes	
Downtown	Santa Clara	Morgan Hill	181	181	100%	Yes	Yes	
Downtown "Frame"	Santa Clara	San Jose	2445	2397	98%	Yes	Yes	yes
Downtown	Santa Clara	Mountain View	692	666	96%	Part of PDA	Part of PDA	
Downtown & Caltrain Station	Santa Clara	Sunnyvale	274	263	96%	Yes	Yes	Yes
East Santa Clara/Alum Rock Corridor	Santa Clara	San Jose	898	863	96%	Yes	Yes	



Attachment C, Table C1: PDA Implementation Status - Transit and Planning Criteria

PDA Name	County	Jurisdiction	Total Acres	Acres Within 1/2 Mile of Transit Meeting Standard <sup>1</sup>	Percent Within 1/2 Mile of Transit Meeting Standard <sup>1</sup>	PDA Plan <sup>2</sup> Adopted	EIR Certified	MTC Funded Plan
Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	Santa Clara	San Jose	3640	3499	96%	Part of PDA	Yes	
Downtown	Santa Clara	Gilroy	254	228	90%	Yes	Yes	
Berryessa Station	Santa Clara	San Jose	664	586	88%	Yes	Yes	
Central Redevelopment Area	Santa Clara	Campbell	257	226	88%	Part of PDA	Part of PDA	
Communications Hill	Santa Clara	San Jose	1573	1319	84%	Yes	Yes	
North San Jose	Santa Clara	San Jose	5028	3784	75%	Yes	Yes	
Saratoga TOD Corridor	Santa Clara	San Jose	159	119	75%	In Progress	Yes	
Oakridge/Almaden Plaza Urban Village	Santa Clara	San Jose	380	281	74%	In Progress	Yes	
Lawrence Station Transit Village	Santa Clara	Sunnyvale	356	241	68%	Yes	Yes	Yes
Winchester Boulevard TOD Corridor	Santa Clara	San Jose	299	176	59%	Yes	Yes	
California Avenue	Santa Clara	Palo Alto	120	120	100%	Yes	No	
Capitol Corridor Urban Villages	Santa Clara	San Jose	199	199	100%	No	Yes	Yes
Capitol/Tully/King Urban Villages	Santa Clara	San Jose	254	254	100%	No	Yes	Yes
El Camino Real Corridor	Santa Clara	Los Altos	77	77	100%	No	No	
Santa Clara Valley Transportation Authority	Santa Clara	Milpitas	121	121	100%	No	No	
Tasman Crossing	Santa Clara	Sunnyvale	197	191	97%	No	No	
Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	Santa Clara	Cupertino	552	487	88%	No	No	
Bascom Urban Village	Santa Clara	San Jose	118	0	0%	In Progress	Yes	
Westgate/El Paseo Urban Village	Santa Clara	San Jose	177	0	0%	In Progress	Yes	
North Bayshore	Santa Clara	Mountain View	651	0	0%	Yes	Yes	
Camden Urban Village	Santa Clara	San Jose	108	0	0%	No	Yes	
Santa Clara Valley Transportation Authority	Santa Clara	Gilroy	273	82	30%	No	No	
East Sunnyvale	Santa Clara	Sunnyvale	460	0	0%	No	No	
<b>SOLANO COUNTY</b>								
Waterfront & Downtown	Solano	Vallejo	200	112	56%	Yes	Yes	
Downtown & Waterfront	Solano	Suisun City	390	202	52%	Yes	Yes	
Downtown South (Jefferson Street)	Solano	Fairfield	289	144	50%	Yes	Yes	
Fairfield-Vacaville Train Station	Solano	Fairfield	2935	242	8%	Yes	Yes	
Sonoma Boulevard	Solano	Vallejo	108	0	0%	Yes	Yes	
Downtown	Solano	Vacaville	168	0	0%	In Progress	In Progress	Yes
Downtown	Solano	Benicia	159	0	0%	Yes	Yes	
West Texas Street Gateway	Solano	Fairfield	316	0	0%	Yes	Yes	
Northern Gateway - Benicia's Industrial Park	Solano	Benicia	1492	0	0%	No	No	
Downtown	Solano	Dixon	139	0	0%	No	No	

Attachment C, Table C1: PDA Implementation Status - Transit and Planning Criteria

PDA Name	County	Jurisdiction	Total Acres	Acres Within 1/2 Mile of Transit Meeting Standard <sup>1</sup>	Percent Within 1/2 Mile of Transit Meeting Standard <sup>1</sup>	PDA Plan <sup>2</sup> Adopted	EIR Certified	MTC Funded Plan
North Texas Street Core	Solano	Fairfield	180	0	0%	No	No	
Allison Area	Solano	Vacaville	210	0	0%	No	No	
<b>SONOMA COUNTY</b>								
Downtown Station Area	Sonoma	Santa Rosa	677	587	87%	In Progress	In Progress	Yes
North Santa Rosa Station	Sonoma	Santa Rosa	989	798	81%	Yes	Yes	Yes
Station Area/Downtown Specific Plan Area	Sonoma	Windsor	389	311	80%	Yes	Yes	Yes
Central, Turning Basin/Lower Reach	Sonoma	Petaluma	455	251	55%	Part of PDA	Part of PDA	Yes
Mendocino Avenue/Santa Rosa Avenue Corridor	Sonoma	Santa Rosa	1447	742	51%	No	No	
Downtown and Cotati Depot	Sonoma	Cotati	133	26	19%	Yes	Yes	Yes
Central Rohnert Park	Sonoma	Rohnert Park	405	45	11%	Yes	Yes	Yes
Sebastopol Road Corridor	Sonoma	Santa Rosa	887	29	3%	Part of PDA	Part of PDA	
Downtown/SMART Transit Area <sup>3</sup>	Sonoma	Cloverdale	504	0	0%	Yes	Yes	Yes
Sonoma Mountain Village	Sonoma	Rohnert Park	178	0	0%	Yes	Yes	
Core Area	Sonoma	Sebastopol	703	0	0%	Yes	Yes	
Roseland	Sonoma	Santa Rosa	1460	0	0%	Yes	Yes	

**Notes**

1. Defined for the purpose of this analysis as an existing rail station, ferry terminal, or 20-minute frequency bus in peak periods or a future rail station, ferry terminal, or 20-minute frequency bus service in peak periods included in the fiscally-constrained Plan Bay Area 2040.

2. Defined as a Specific, Precise, or other Plan creating development standards specifically for the area included in the PDA, accompanied by a programmatic EIR

3. Part or all of PDA within 1/2 mile of Resolution 3434 station not funded in the fiscally constrained Plan Bay Area 2040

Attachment C, Table C2: PDA Implementation Status - Housing Permits Issued, 2015-2017

PDA Name	Jurisdiction	Housing units permitted by affordability level: 2015-17				
		Low	Very Low	Moderate	Above Moderate	Total Units
ALAMEDA COUNTY						
Downtown & Jack London Square	Oakland	142	54	11	3,649	3,856
MacArthur Transit Village	Oakland	87	18	0	1,225	1,330
Warm Springs	Fremont	182	194	0	832	1,208
West Oakland	Oakland	2	0	0	742	744
Town Center	Dublin	0	0	0	559	559
Downtown Specific Plan Area	Dublin	26	39	1	353	419
Isabel Avenue/BART Station Planning Area	Livermore	0	0	195	214	409
Transit Center/Dublin Crossings	Dublin	0	0	5	368	373
Centerville	Fremont	0	0	0	358	358
Hacienda	Pleasanton	38	10	0	297	345
East Side	Livermore	0	0	151	137	288
Intermodal Station District	Union City	0	0	243	0	243
Irvington District	Fremont	64	0	1	154	219
TOD Corridors	Oakland	0	0	0	216	216
Downtown	Berkeley	14	0	0	198	212
South Shattuck	Berkeley	14	19	0	172	205
Naval Air Station	Alameda	16	15	14	138	183
San Pablo & Solano Mixed Use Neighborhood	Albany	0	0	0	176	176
Dumbarton Transit Oriented Development	Newark	0	0	0	176	176
Coliseum BART Station Area	Oakland	22	33	0	110	165
City Center	Fremont	0	0	0	146	146
The Cannery	Hayward	0	0	0	138	138
Golden Gate/North Oakland	Oakland	0	0	0	136	136
Mission Boulevard Corridor	Hayward	40	19	0	74	133
University Avenue	Berkeley	11	0	0	117	128
TOD Corridors - San Antonio/Central Estuary	Oakland	0	0	0	123	123
Fruitvale and Dimond Areas	Oakland	72	20	0	26	118

Attachment C, Table C2: PDA Implementation Status - Housing Permits Issued, 2015-2017

PDA Name	Jurisdiction	Housing units permitted by affordability level: 2015-17				
		Low	Very Low	Moderate	Above Moderate	Total Units
Northern Waterfront	Alameda	35	18	7	50	110
East 14th Street and Mission Boulevard	Alameda County	85	0	0	14	99
Hesperian Boulevard	Alameda County	34	61	3	0	98
Downtown Transit Oriented Development	San Leandro	27	57	0	2	86
Southside/Telegraph Avenue	Berkeley	7	0	0	76	83
Downtown	Livermore	0	0	10	70	80
TOD Corridors - International Boulevard	Oakland	58	0	0	15	73
Adeline Street	Berkeley	31	10	1	0	42
Eastmont Town Center	Oakland	0	0	0	19	19
Meekland Avenue Corridor	Alameda County	1	0	2	2	5
Downtown	Hayward	0	0	0	1	1
Castro Valley BART	Alameda County	0	0	0	0	0
San Pablo Avenue	Berkeley	0	0	0	0	0
Mixed-Use Core	Emeryville	0	0	0	0	0
South Hayward BART	Hayward	0	0	0	0	0
South Hayward BART	Hayward	0	0	0	0	0
Old Town Mixed Use Area	Newark	0	0	0	0	0
Bay Fair BART Village	San Leandro	0	0	0	0	0
East 14th Street	San Leandro	0	0	0	0	0
<b>CONTRA COSTA COUNTY</b>						
Core Area	Walnut Creek	42	16	0	393	451
Waterfront District	Hercules	0	0	0	191	191
Downtown	Lafayette	2	2	17	118	139
San Pablo Avenue Corridor (South of Del Norte Station Area)	El Cerrito	0	6	13	110	129
South Richmond	Richmond	0	0	0	90	90
Employment Area	Oakley	8	66	1	0	75
Downtown	Pittsburg	0	0	0	75	75

Attachment C, Table C2: PDA Implementation Status - Housing Permits Issued, 2015-2017

PDA Name	Jurisdiction	Housing units permitted by affordability level: 2015-17				
		Low	Very Low	Moderate	Above Moderate	Total Units
Railroad Avenue eBART Station	Pittsburg	0	7	0	59	66
San Pablo Avenue Corridor (Del Norte Station Area)	El Cerrito	62	0	0	1	63
Central Hercules	Hercules	0	0	0	43	43
Downtown El Sobrante	Contra Costa County	0	0	0	32	32
San Pablo Avenue & 23rd Street Corridors	San Pablo	0	0	1	28	29
North Camino Ramon	San Ramon	0	0	2	18	20
Downtown	Danville	0	0	2	16	18
Downtown	Concord	0	0	0	14	14
Moraga Center	Moraga	0	0	0	11	11
North Richmond	Richmond (with Contra Costa County)	0	0	1	2	3
Central Richmond & 23rd Street Corridor	Richmond	0	0	0	3	3
West Contra Costa Transportation Advisory Committee San Pablo Avenue Corridor	Contra Costa County	0	0	3	0	3
Downtown	Martinez	0	0	0	1	1
Old Town San Pablo Avenue	Pinole	0	0	0	1	1
Hillcrest eBART Station	Antioch	0	0	0	0	0
Rivertown Waterfront	Antioch	0	0	0	0	0
Contra Costa Centre	Contra Costa County	0	0	0	0	0
Pittsburg/Bay Point BART Station (Bay Point)	Contra Costa County	0	0	0	0	0
Pittsburg/Bay Point BART Station (Pittsburg)	Contra Costa County	0	0	0	0	0
Community Reuse Area/Los Medanos	Concord	0	0	0	0	0
Community Reuse Area/Los Medanos	Concord	0	0	0	0	0
Downtown	Oakley	0	0	0	0	0
Potential Planning Area	Oakley	0	0	0	0	0
Downtown	Orinda	0	0	0	0	0
Appian Way Corridor	Pinole	0	0	0	0	0
Diablo Valley College	Pleasant Hill	0	0	0	0	0



Attachment C, Table C2: PDA Implementation Status - Housing Permits Issued, 2015-2017

PDA Name	Jurisdiction	Housing units permitted by affordability level: 2015-17				
		Low	Very Low	Moderate	Above Moderate	Total Units
Buskirk Avenue Corridor	Pleasant Hill	0	0	0	0	0
Central Richmond & 23rd Street Corridor	Richmond	0	0	0	0	0
City Center	San Ramon	0	0	0	0	0
Rumrill Boulevard	San Pablo	0	0	0	0	0
West Contra Costa Transportation Advisory Committee San Pablo Avenue Corridor	Richmond	0	0	0	0	0
West Contra Costa Transportation Advisory Committee San Pablo Avenue Corridor	Hercules	0	0	0	0	0
<b>MARIN COUNTY</b>						
Downtown	San Rafael	0	4	0	17	21
Unincorporated Marin County	Marin County	0	0	0	1	1
<b>NAPA COUNTY</b>						
Highway 29 Corridor	American Canyon	49	36	133	0	218
Downtown Napa and Soscol Gateway Corridor	Napa	0	0	0	2	2
<b>SAN FRANCISCO CITY AND COUNTY</b>						
Downtown-Van Ness-Geary	San Francisco	111	298	247	3,252	3,908
Eastern Neighborhoods	San Francisco	77	294	74	2,614	3,059
Market-Octavia/Upper Market	San Francisco	39	110	35	1,126	1,310
Bayview/Hunters Point Shipyard/Candlestick Point	San Francisco	708	89	51	450	1,298
Mission Bay	San Francisco	40	158	26	1,005	1,229
Transit Center District	San Francisco	138	0	60	955	1,153
19th Avenue	San Francisco	0	0	8	173	181
Balboa Park	San Francisco	70	3	2	40	115
Mission-San Jose Corridor	San Francisco	0	0	38	50	88
San Francisco/San Mateo Bi-County Area (San Francisco)	San Francisco & Brisbane	0	0	0	5	5
Port of San Francisco	San Francisco	0	0	0	0	0
Treasure Island & Yerba Buena Island	San Francisco	0	0	0	0	0

Attachment C, Table C2: PDA Implementation Status - Housing Permits Issued, 2015-2017

PDA Name	Jurisdiction	Housing units permitted by affordability level: 2015-17				
		Low	Very Low	Moderate	Above Moderate	Total Units
SAN MATEO COUNTY						
Rail Corridor	San Mateo	37	23	10	782	852
Downtown	South San Francisco	80	0	2	339	421
Downtown	Redwood City	0	0	0	312	312
Mission Boulevard	Daly City	21	185	5	16	227
Railroad Corridor	San Carlos	0	8	9	190	207
Burlingame El Camino Real	Burlingame	0	0	0	149	149
Villages of Belmont	Belmont	0	0	0	105	105
Broadway/Veterens Boulevard Corridor	Redwood City	7	0	0	83	90
Transit Corridors	San Bruno	0	3	42	41	86
El Camino Real	South San Francisco	0	4	10	61	75
El Camino Real Corridor and Downtown	Menlo Park	2	0	0	31	33
Grand Boulevard Initiative	San Mateo	0	0	2	16	18
El Camino Real Corridor	Redwood City	0	0	0	12	12
El Camino Real (North Fair Oaks)	San Mateo County	0	0	1	7	8
El Camino Real	Colma	0	0	0	6	6
Ravenswood	East Palo Alto	0	0	0	2	2
Bayshore	Daly City	0	0	1	0	1
Downtown	San Mateo	0	0	0	1	1
El Camino Real (Unincorporated Colma)	San Mateo County	0	0	0	0	0
Transit Station Area	Millbrae	0	0	0	0	0
San Francisco/San Mateo Bi-County Area (Brisbane)	San Francisco & Brisbane	0	0	0	0	0
El Camino Real	San Mateo	0	0	0	0	0
SANTA CLARA COUNTY						
Greater Downtown	San Jose	0	0	95	1,323	1,418
West San Carlos and Southwest Expressway Corridors	San Jose	0	0	110	927	1,037
Downtown "Frame"	San Jose	314	0	80	560	954

Attachment C, Table C2: PDA Implementation Status - Housing Permits Issued, 2015-2017

PDA Name	Jurisdiction	Housing units permitted by affordability level: 2015-17				
		Low	Very Low	Moderate	Above Moderate	Total Units
Cottle Transit Village (Hitachi)	San Jose	0	0	0	762	762
San Antonio	Mountain View	53	0	1	684	738
Tasman Crossing	Sunnyvale	89	19	1	627	736
Berryessa Station	San Jose	0	0	0	641	641
Communications Hill	San Jose	0	0	0	448	448
El Camino Real	Mountain View	54	29	0	354	437
Whisman Station	Mountain View	0	0	0	364	364
Winchester Boulevard TOD Corridor	San Jose	0	0	0	267	267
El Camino Real Focus Area	Santa Clara	0	0	0	246	246
Central Redevelopment Area	Campbell	7	2	13	209	231
East Sunnyvale	Sunnyvale	0	0	18	212	230
Stevens Creek TOD Corridor	San Jose	0	0	0	226	226
North San Jose	San Jose	0	0	0	149	149
Downtown	Morgan Hill	14	8	0	106	128
Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	San Jose	82	18	0	8	108
Transit Area	Milpitas	0	0	0	82	82
Downtown	Mountain View	0	2	0	80	82
Downtown & Caltrain Station	Sunnyvale	0	0	4	43	47
Lawrence Station Transit Village	Sunnyvale	0	0	4	31	35
Downtown	Gilroy	0	0	0	26	26
East Santa Clara/Alum Rock Corridor	San Jose	1	0	0	6	7
Saratoga TOD Corridor	San Jose	0	0	0	5	5
Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	Cupertino	0	0	5	0	5
California Avenue	Palo Alto	0	0	0	4	4
North Bayshore	Mountain View	0	0	0	0	0
Santa Clara Station Focus Area	Santa Clara	0	0	0	0	0

Attachment C, Table C2: PDA Implementation Status - Housing Permits Issued, 2015-2017

PDA Name	Jurisdiction	Housing units permitted by affordability level: 2015-17				
		Low	Very Low	Moderate	Above Moderate	Total Units
Oakridge/Almaden Plaza Urban Village	San Jose	0	0	0	0	0
Capitol/Tully/King Urban Villages	San Jose	0	0	0	0	0
Bascom TOD Corridor	San Jose	0	0	0	0	0
Bascom Urban Village	San Jose	0	0	0	0	0
Camden Urban Village	San Jose	0	0	0	0	0
Blossom Hill/Snell Urban Village	San Jose	0	0	0	0	0
Capitol Corridor Urban Villages	San Jose	0	0	0	0	0
Westgate/El Paseo Urban Village	San Jose	0	0	0	0	0
El Camino Real Corridor	Sunnyvale	0	0	0	0	0
Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	Gilroy	0	0	0	0	0
Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	Los Altos	0	0	0	0	0
Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	Milpitas	0	0	0	0	0
<b>SOLANO COUNTY</b>						
Fairfield-Vacaville Train Station	Fairfield	0	0	0	81	81
Downtown South (Jefferson Street)	Fairfield	0	0	0	5	5
Downtown	Benicia	1	0	0	1	2
Downtown	Dixon	0	0	0	2	2
Northern Gateway - Benicia's Industrial Park	Benicia	0	0	0	0	0
North Texas Street Core	Fairfield	0	0	0	0	0
West Texas Street Gateway	Fairfield	0	0	0	0	0
Downtown & Waterfront	Suisun City	0	0	0	0	0
Downtown	Vacaville	0	0	0	0	0
Allison Area	Vacaville	0	0	0	0	0
Waterfront & Downtown	Vallejo	0	0	0	0	0
Sonoma Boulevard	Vallejo	0	0	0	0	0

Attachment C, Table C2: PDA Implementation Status - Housing Permits Issued, 2015-2017

PDA Name	Jurisdiction	Housing units permitted by affordability level: 2015-17				
		Low	Very Low	Moderate	Above Moderate	Total Units
SONOMA COUNTY						
North Santa Rosa Station	Santa Rosa	1	0	0	140	141
Roseland	Santa Rosa	56	21	0	6	83
Sebastopol Road Corridor	Santa Rosa	0	0	1	41	42
Downtown/SMART Transit Area	Cloverdale	25	7	3	1	36
Station Area/Downtown Specific Plan Area	Windsor	0	0	0	19	19
Mendocino Avenue/Santa Rosa Avenue Corridor	Santa Rosa	0	0	0	9	9
Core Area	Sebastopol	0	0	0	4	4
Central, Turning Basin/Lower Reach	Petaluma	0	0	2	1	3
Downtown Station Area	Santa Rosa	0	0	1	2	3
Downtown and Cotati Depot	Cotati	0	0	0	0	0
Sonoma Mountain Village	Rohnert Park	0	0	0	0	0
Central Rohnert Park	Rohnert Park	0	0	0	0	0
	BAY AREA TOTAL	3,198	1,985	1,778	32,834	39,795



## Plan Bay Area 2050: Regional Growth Framework Update - Horizon Guiding Principle Indicators

This attachment provides detailed information about the performance of each of Bay Area's 188 Priority Development Areas relative to the Horizon Guiding Principles. As part of the *Horizon Perspective Paper*, one indicator was identified and analyzed to assess the performance of different locations in achieving each of the Guiding Principles. The Perspective paper, available for download [here](#), analyzed all of the urbanized census blocks in the Bay Area using consistent, objective data shown in the table below. This attachment focuses specifically on Priority Development Areas. Table B1 provides the average score (from 1-5, with 1 lowest and 5 highest) of the census blocks within each PDA on the indicators included in the Paper.<sup>i</sup>

A detailed definition for each column, and the indicators, is provided below:

**Table D1. Definitions by column**

Column	Definition
PDA Name	Name of Priority Development Area (PDA) designated by local jurisdiction
Jurisdiction	Jurisdiction within which PDA is located ( <i>this is also the jurisdiction that nominated the PDA</i> )
Access to Opportunity (indicator for "Vibrant" Guiding Principle)	<p>1-5 score corresponding with the California Department of Housing and Community Development (HCD)-adopted "Community Resource Level" for the census tracts in each PDA (average of tracts used for PDAs with one more than one census tract).</p> <p>"Community Resource" is a composite score based upon environmental, economic, and educational metrics shown by peer-reviewed research to affect the probability of success for low-income children and families. HCD publishes these Resource Level scores as part of its Opportunity Mapping project. More information is available <a href="#">here</a>.</p> <p>The following scores correspond to each HCD-defined resource level:</p> <p>1 (lowest) : High Segregation &amp; Poverty  2: Low Resource  3: Moderate Resource  4: High Resource  5 (highest): Highest Resource</p> <p>Data Source: California HCD, 2018 Opportunity Maps, Bay Area Region.</p>
VMT Reduction Potential (indicator for "Vibrant" Guiding Principle)	<p>1-5 score based upon the average miles driven per day by car per resident for the Transportation Analysis Zone(s) in each PDA (average of TAZs used for PDAs with more than one TAZ), using MTC Travel Model 1.5 2015 model year. Regional data was distributed into quintiles, with a "1"</p>

	equal to the <i>highest</i> 20% of TAZs by VMT/person, and “5” equal to the <i>lowest</i> VMT/resident. Data Source: MTC Travel Model 1.5, 2015 Model Year.
Housing Affordability (indicator for “Affordable” Guiding Principle)	1-5 score based upon Median monthly rent by Census Block Group (average of Block Groups used for PDAs with more than 1 block group) using the American Community Survey 2012-2016 5-year average. Regional data was distributed into quintiles, with a “1” for the area with the <i>highest</i> 20% of median monthly rent, and a “5” for the area with the <i>lowest</i> 20% median monthly rent. Data source: US Census, American Community Survey, 2012-2016
Community Stability (indicator for “Diverse” Guiding Principle)	1-5 score based upon loss of low-income households by Census Tract (average of Tracts used for PDAs with more than 1 Tract), using the American Community Survey 2012-2016 5 year average, adjusted for tract size. Tracts with no loss of low income population were scored a “5”; while the tracts that lost low income population were scored “1”-“4” based upon the distribution of data across this group. Data source: US Census, American Community Survey, 2012-2016
Total Score	Sum of scores for Access to Opportunity, VMT Reduction Potential, Housing Affordability, and Community Stability

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<sup>i</sup> Note that one indicator included in the Perspective Paper, Hazard Protection, was not included in Table B1 due to the unique nature of this indicator, which does not measure “performance” in the same way as the other indicators.

Attachment D, Table D1: - PDA Performance - Horizon Guiding Principle Performance by PDA

PDA Name	Jurisdiction Lead	County	Opportunity (1-5)	VMT Reduction Potential (1-5)	Housing Affordability (1-5)	Community Stability (1-5)	Total (0-20)
<b>ALAMEDA COUNTY</b>							
Naval Air Station	Alameda	Alameda	4	4	5	5	18
Northern Waterfront	Alameda	Alameda	4	4	4	5	17
Castro Valley BART	Alameda County	Alameda	2	3	4	5	14
East 14th Street and Mission Boulevard	Alameda County	Alameda	2	4	4	2	12
Hesperian Boulevard	Alameda County	Alameda	2	3	4	2	11
Meekland Avenue Corridor	Alameda County	Alameda	2	3	4	5	14
San Pablo & Solano Mixed Use Neighborhood	Albany	Alameda	5	4	3	5	17
Adeline Street	Berkeley	Alameda	4	5	5	5	19
Downtown	Berkeley	Alameda	1	5	4	5	15
San Pablo Avenue	Berkeley	Alameda	4	5	4	1	14
South Shattuck	Berkeley	Alameda	4	5	5	5	19
Southside/Telegraph Avenue	Berkeley	Alameda	1	5	3	1	10
University Avenue	Berkeley	Alameda	4	5	3	5	17
Downtown Specific Plan Area	Dublin	Alameda	4	3	3	5	15
Town Center	Dublin	Alameda	3	2	2	5	12
Transit Center/Dublin Crossings	Dublin	Alameda	5	2	2	2	11
Mixed-Use Core	Emeryville	Alameda	4	5	3	2	14
Centerville	Fremont	Alameda	3	1	2	2	8
City Center	Fremont	Alameda	4	3	2	2	11
Irvington District	Fremont	Alameda	3	3	2	1	9
Warm Springs	Fremont	Alameda	5	1	2	5	13
Downtown	Hayward	Alameda	2	3	4	5	14
Mission Boulevard Corridor	Hayward	Alameda	2	4	4	5	15
South Hayward BART	Hayward	Alameda	2	3	4	5	14
South Hayward BART	Hayward	Alameda	2	1	3	5	11
The Cannery	Hayward	Alameda	2	3	4	2	11

Attachment D, Table D1: - PDA Performance - Horizon Guiding Principle Performance by PDA

PDA Name	Jurisdiction Lead	County	Opportunity (1-5)	VMT Reduction Potential (1-5)	Housing Affordability (1-5)	Community Stability (1-5)	Total (0-20)
Downtown	Livermore	Alameda	3	2	4	5	14
East Side	Livermore	Alameda	3	2	2	3	10
Isabel Avenue/BART Station Planning Area	Livermore	Alameda	3	1	2	5	11
Dumbarton Transit Oriented Development	Newark	Alameda	2	2	3	5	12
Old Town Mixed Use Area	Newark	Alameda	2	2	2	5	11
Coliseum BART Station Area	Oakland	Alameda	1	5	4	5	15
Downtown & Jack London Square	Oakland	Alameda	1	5	4	2	12
Eastmont Town Center	Oakland	Alameda	2	3	5	5	15
Fruitvale and Dimond Areas	Oakland	Alameda	2	4	5	5	16
Golden Gate/North Oakland	Oakland	Alameda	3	5	4	1	13
MacArthur Transit Village	Oakland	Alameda	2	5	4	1	12
TOD Corridors	Oakland	Alameda	3	5	4	5	17
TOD Corridors - International Boulevard	Oakland	Alameda	2	4	5	5	16
TOD Corridors - San Antonio/Central Estuary	Oakland	Alameda	1	5	5	2	13
West Oakland	Oakland	Alameda	3	5	5	5	18
Hacienda	Pleasanton	Alameda	4	4	2	3	13
Bay Fair BART Village	San Leandro	Alameda	2	4	4	5	15
Downtown Transit Oriented Development	San Leandro	Alameda	2	4	4	5	15
East 14th Street	San Leandro	Alameda	2	3	4	5	14
Intermodal Station District	Union City	Alameda	3	2	2	5	12
<b>CONTRA COSTA COUNTY</b>							
Hillcrest eBART Station	Antioch	Contra Costa	2	2	4	2	10
Rivertown Waterfront	Antioch	Contra Costa	2	3	5	5	15



Attachment D, Table D1: - PDA Performance - Horizon Guiding Principle Performance by PDA

PDA Name	Jurisdiction Lead	County	Opportunity (1-5)	VMT Reduction Potential (1-5)	Housing Affordability (1-5)	Community Stability (1-5)	Total (0-20)
Community Reuse Area/Los Medanos	Concord	Contra Costa	2	3	3	5	13
Community Reuse Area/Los Medanos	Concord	Contra Costa	2	1	2	5	10
Downtown	Concord	Contra Costa	3	3	4	5	15
Contra Costa Centre	Contra Costa County	Contra Costa	3	3	3	5	14
Downtown El Sobrante	Contra Costa County	Contra Costa	2	3	4	5	14
Pittsburg/Bay Point BART Station	Contra Costa County	Contra Costa	1	3	4	5	13
Pittsburg/Bay Point BART Station	Contra Costa County	Contra Costa	2	2	2	3	9
West Contra Costa Transportation Advisory Committee San Pablo Avenue Corridor	Contra Costa County	Contra Costa	2	4	4	5	15
Downtown	Danville	Contra Costa	5	1	2	5	13
San Pablo Avenue Corridor	El Cerrito	Contra Costa	5	4	3	2	14
San Pablo Avenue Corridor	El Cerrito	Contra Costa	3	4	3	2	12
Central Hercules	Hercules	Contra Costa	3	3	3	5	14
Waterfront District	Hercules	Contra Costa	3	3	2	5	13
West Contra Costa Transportation Advisory Committee San Pablo Avenue Corridor	Hercules	Contra Costa	3	3	4	5	15
Downtown	Lafayette	Contra Costa	5	1	3	5	14
Downtown	Martinez	Contra Costa	2	3	5	5	15
Moraga Center	Moraga	Contra Costa	5	1	2	5	13

Attachment D, Table D1: - PDA Performance - Horizon Guiding Principle Performance by PDA

PDA Name	Jurisdiction Lead	County	Opportunity (1-5)	VMT Reduction Potential (1-5)	Housing Affordability (1-5)	Community Stability (1-5)	Total (0-20)
Downtown	Oakley	Contra Costa	2	1	3	2	8
Employment Area	Oakley	Contra Costa	2	1	3	5	11
Potential Planning Area	Oakley	Contra Costa	2	1	4	5	12
Downtown	Orinda	Contra Costa	5	1	2	3	11
Appian Way Corridor	Pinole	Contra Costa	3	3	3	5	14
Old Town San Pablo Avenue	Pinole	Contra Costa	3	3	4	5	15
Downtown	Pittsburg	Contra Costa	2	1	5	5	13
Railroad Avenue eBART Station	Pittsburg	Contra Costa	1	4	5	5	15
Buskirk Avenue Corridor	Pleasant Hill	Contra Costa	4	3	3	2	12
Diablo Valley College	Pleasant Hill	Contra Costa	3	3	3	5	14
Central Richmond & 23rd Street Corridor	Richmond	Contra Costa	2	5	5	5	17
Central Richmond & 23rd Street Corridor	Richmond	Contra Costa	2	4	5	5	16
South Richmond	Richmond	Contra Costa	2	3	4	5	14
West Contra Costa Transportation Advisory Committee San Pablo Avenue Corridor	Richmond	Contra Costa	3	4	4	2	13
North Richmond	Richmond (with Contra Costa County	Contra Costa	1	4	4	5	14
Rumrill Boulevard	San Pablo	Contra Costa	2	5	5	5	17
San Pablo Avenue & 23rd Street Corridors	San Pablo	Contra Costa	1	4	5	1	11
City Center	San Ramon	Contra Costa	5	1	2	5	13
North Camino Ramon	San Ramon	Contra Costa	5	1	2	5	13
Core Area	Walnut Creek	Contra Costa	4	2	2	5	13
MARIN COUNTY							

Attachment D, Table D1: - PDA Performance - Horizon Guiding Principle Performance by PDA

PDA Name	Jurisdiction Lead	County	Opportunity (1-5)	VMT Reduction Potential (1-5)	Housing Affordability (1-5)	Community Stability (1-5)	Total (0-20)
Unincorporated Marin County	Marin County	Marin	5	2	3	5	15
Downtown	San Rafael	Marin	3	3	3	3	12
<b>NAPA COUNTY</b>							
Highway 29 Corridor	American Canyon	Napa	3	3	4	5	15
Downtown Napa and Soscol Gateway Corridor	Napa	Napa	0	3	4	5	12
<b>SAN FRANCISCO CITY &amp; COUNTY</b>							
19th Avenue	San Francisco	San Francisco	3	5	2	5	15
Balboa Park	San Francisco	San Francisco	3	5	3	5	16
Bayview/Hunters Point Shipyard/Candlestick Point	San Francisco	San Francisco	3	5	4	5	17
Downtown-Van Ness-Geary	San Francisco	San Francisco	5	5	3	1	14
Eastern Neighborhoods	San Francisco	San Francisco	3	5	3	5	16
Market-Octavia/Upper Market	San Francisco	San Francisco	3	5	3	1	12
Mission Bay	San Francisco	San Francisco	4	5	2	5	16
Mission-San Jose Corridor	San Francisco	San Francisco	3	5	3	2	13
Port of San Francisco	San Francisco	San Francisco	3	5	2	5	15
Transit Center District	San Francisco	San Francisco	3	5	2	5	15
Treasure Island & Yerba Buena Island	San Francisco	San Francisco	1	4	2	5	12
San Francisco/San Mateo Bi-County Area	San Francisco & Brisbane	San Francisco	2	5	2	5	14
San Francisco/San Mateo Bi-County Area	San Francisco & Brisbane	San Francisco	2	5	3	3	13
<b>SAN MATEO COUNTY</b>							
Villages of Belmont	Belmont	San Mateo	3	3	2	2	10
Downtown	Benicia	San Mateo	4	1	5	5	15
Burlingame El Camino Real	Burlingame	San Mateo	5	3	2	2	12
El Camino Real	Colma	San Mateo	3	4	4	1	12

Attachment D, Table D1: - PDA Performance - Horizon Guiding Principle Performance by PDA

PDA Name	Jurisdiction Lead	County	Opportunity (1-5)	VMT Reduction Potential (1-5)	Housing Affordability (1-5)	Community Stability (1-5)	Total (0-20)
Bayshore	Daly City	San Mateo	2	5	3	3	13
Mission Boulevard	Daly City	San Mateo	2	5	3	5	15
Ravenswood	East Palo Alto	San Mateo	2	4	3	5	14
Transit Station Area	Millbrae	San Mateo	5	3	3	5	16
Broadway/Veterens Boulevard Corridor	Redwood City	San Mateo	2	5	3	5	15
Downtown	Redwood City	San Mateo	2	5	3	5	15
El Camino Real Corridor	Redwood City	San Mateo	2	4	3	5	14
Transit Corridors	San Bruno	San Mateo	2	4	3	5	14
Railroad Corridor	San Carlos	San Mateo	3	3	2	5	13
Downtown	San Mateo	San Mateo	4	4	3	5	16
El Camino Real	San Mateo	San Mateo	3	3	2	2	10
Grand Boulevard Initiative	San Mateo	San Mateo	3	3	2	2	10
Rail Corridor	San Mateo	San Mateo	3	3	2	5	13
El Camino Real (North Fair Oaks)	San Mateo County	San Mateo	2	4	3	2	11
El Camino Real (Unincorporated Colma)	San Mateo County	San Mateo	3	4	4	1	12
Downtown	South San Francisco	San Mateo	2	4	3	1	10
El Camino Real	South San Francisco	San Mateo	3	3	3	5	14
<b>SANTA CLARA COUNTY</b>							
Central Redevelopment Area	Campbell	Santa Clara	3	4	2	3	12
Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	Cupertino	Santa Clara	5	4	2	5	16
Downtown	Gilroy	Santa Clara	1	5	4	5	15



Attachment D, Table D1: - PDA Performance - Horizon Guiding Principle Performance by PDA

PDA Name	Jurisdiction Lead	County	Opportunity (1-5)	VMT Reduction Potential (1-5)	Housing Affordability (1-5)	Community Stability (1-5)	Total (0-20)
Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	Gilroy	Santa Clara	2	5	4	5	16
Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	Los Altos	Santa Clara	5	3	2	5	15
El Camino Real Corridor and Downtown	Menlo Park	Santa Clara	4	4	2	2	12
Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	Milpitas	Santa Clara	4	4	2	5	15
Transit Area	Milpitas	Santa Clara	4	4	2	5	15
Downtown	Morgan Hill	Santa Clara	3	4	3	5	15
Downtown	Mountain View	Santa Clara	5	3	2	5	15
El Camino Real	Mountain View	Santa Clara	4	4	2	2	12
North Bayshore	Mountain View	Santa Clara	3	1	4	5	13
San Antonio	Mountain View	Santa Clara	5	3	2	2	12
Whisman Station	Mountain View	Santa Clara	5	4	2	5	16
California Avenue	Palo Alto	Santa Clara	5	4	2	5	16
Bascom TOD Corridor	San Jose	Santa Clara	2	4	3	5	14
Bascom Urban Village	San Jose	Santa Clara	3	3	3	5	14
Berryessa Station	San Jose	Santa Clara	2	4	3	5	14
Blossom Hill/Snell Urban Village	San Jose	Santa Clara	2	3	2	5	12
Camden Urban Village	San Jose	Santa Clara	4	3	2	2	11
Capitol Corridor Urban Villages	San Jose	Santa Clara	2	4	2	5	13
Capitol/Tully/King Urban Villages	San Jose	Santa Clara	2	4	3	5	14
Communications Hill	San Jose	Santa Clara	2	4	3	5	14

Attachment D, Table D1: - PDA Performance - Horizon Guiding Principle Performance by PDA

PDA Name	Jurisdiction Lead	County	Opportunity (1-5)	VMT Reduction Potential (1-5)	Housing Affordability (1-5)	Community Stability (1-5)	Total (0-20)
Cottle Transit Village (Hitachi)	San Jose	Santa Clara	2	3	2	5	12
Downtown "Frame"	San Jose	Santa Clara	2	4	3	5	14
East Santa Clara/Alum Rock Corridor	San Jose	Santa Clara	2	4	4	5	15
Greater Downtown	San Jose	Santa Clara	2	5	3	5	15
North San Jose	San Jose	Santa Clara	4	4	2	5	15
Oakridge/Almaden Plaza Urban Village	San Jose	Santa Clara	2	3	2	2	9
Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	San Jose	Santa Clara	2	4	3	5	14
Saratoga TOD Corridor	San Jose	Santa Clara	4	4	3	5	16
Stevens Creek TOD Corridor	San Jose	Santa Clara	4	4	2	5	15
West San Carlos and Southwest Expressway Corridors	San Jose	Santa Clara	3	4	3	2	12
Westgate/El Paseo Urban Village	San Jose	Santa Clara	4	3	2	2	11
Winchester Boulevard TOD Corridor	San Jose	Santa Clara	3	3	3	2	11
El Camino Real Focus Area	Santa Clara	Santa Clara	1	5	3	2	11
Santa Clara Station Focus Area	Santa Clara	Santa Clara	1	4	3	2	10
Downtown & Caltrain Station	Sunnyvale	Santa Clara	3	4	2	5	14
East Sunnyvale	Sunnyvale	Santa Clara	3	3	2	5	13
El Camino Real Corridor	Sunnyvale	Santa Clara	4	3	2	5	14
Lawrence Station Transit Village	Sunnyvale	Santa Clara	3	3	2	5	13
Tasman Crossing	Sunnyvale	Santa Clara	3	3	2	2	10
<b>SOLANO COUNTY</b>							
Northern Gateway - Benicia's Industrial Park	Benicia	Solano	3	1	4	5	13

Attachment D, Table D1: - PDA Performance - Horizon Guiding Principle Performance by PDA

PDA Name	Jurisdiction Lead	County	Opportunity (1-5)	VMT Reduction Potential (1-5)	Housing Affordability (1-5)	Community Stability (1-5)	Total (0-20)
Downtown	Dixon	Solano	2	3	5	3	13
Downtown South (Jefferson Street)	Fairfield	Solano	2	4	5	5	16
Fairfield-Vacaville Train Station	Fairfield	Solano	3	2	2	5	12
North Texas Street Core	Fairfield	Solano	1	4	5	2	12
West Texas Street Gateway	Fairfield	Solano	2	4	4	2	12
Downtown & Waterfront	Suisun City	Solano	2	1	3	5	11
Allison Area	Vacaville	Solano	2	2	4	5	13
Downtown	Vacaville	Solano	2	3	5	5	15
Sonoma Boulevard	Vallejo	Solano	1	4	5	5	15
Waterfront & Downtown	Vallejo	Solano	2	4	5	5	16
<b>SONOMA COUNTY</b>							
Downtown/SMART Transit Area	Cloverdale	Sonoma	4	4	5	3	16
Downtown and Cotati Depot	Cotati	Sonoma	3	1	4	2	10
Central, Turning Basin/Lower Reach	Petaluma	Sonoma	3	3	4	5	15
Central Rohnert Park	Rohnert Park	Sonoma	2	2	4	5	13
Sonoma Mountain Village	Rohnert Park	Sonoma	3	1	2	2	8
Downtown Station Area	Santa Rosa	Sonoma	2	4	5	5	16
Mendocino Avenue/Santa Rosa Avenue Corridor	Santa Rosa	Sonoma	2	4	4	2	12
North Santa Rosa Station	Santa Rosa	Sonoma	2	5	5	5	17
Roseland	Santa Rosa	Sonoma	2	4	4	5	15
Sebastopol Road Corridor	Santa Rosa	Sonoma	2	4	4	5	15
Core Area	Sebastopol	Sonoma	4	1	4	5	14
Station Area/Downtown Specific Plan Area	Windsor	Sonoma	2	3	3	2	10

PLAN BAY AREA 2050

## Plan Bay Area 2050: Regional Growth Framework Update - Supportive VMT-Reduction Policies

The table below summarizes a set of proposed policies demonstrated to reduce Vehicle Miles Travelled (VMT) intended to complement the VMT-reduction of transit service in PDAs, particularly those with limited access. Connected Community PDAs that are outside of a High Resource Area (HRA) would be required to adopt at least 2 of these policies, which may be refined in advance of the final adoption of new PDAs.

Supportive Policy	Description
<b>Senate Bill 743 (SB743)<sup>i</sup> Implementation</b>	<ul style="list-style-type: none"> <li>• Adopt a Parking and Transportation-Demand Management (TDM) Ordinance that includes a monitoring and enforcement component. The ordinance would apply to new commercial and residential development and require developers and property managers to reduce VMT through measures like free transit passes, bike and car share memberships with the bikes/vehicles on-site.</li> <li>• Create new, or revise existing, development impact fees to be added to a transportation fund that can be invested in VMT-reduction investments citywide</li> </ul>
<b>Active Transportation Planning</b>	<ul style="list-style-type: none"> <li>• Adopt a policy to prioritize planning and implementation of Class 2<sup>ii</sup> or better bike infrastructure and safe, pedestrian-scaled streets</li> <li>• Adopt Vision Zero<sup>iii</sup> and universal design (designs that accommodate the widest range of potential users, including people with mobility and visual impairments) policies</li> </ul>
<b>Curb Management</b>	<ul style="list-style-type: none"> <li>• Adopt a policy to prioritize curb space for reliable transit and shared modes (e.g. bicycles, scooters), with consideration to other uses of the curb that provide environmental and social benefits (e.g. carshare, green stormwater infrastructure, small public spaces (parklets), electric vehicle chargers and managed parking with pricing).</li> </ul>

<sup>i</sup> SB743, adopted in 2013, changes the way that cities are required to analyze the transportation impacts of a development project to focus on its impact on Vehicle Miles Travelled (VMT) rather than its impact on roadway congestion (commonly analyzed as Level of Service). The policy proposed here would enable a city to achieve the objective of SB743 by putting in place requirements to reduce VMT. Additional information is available [here](#).

<sup>ii</sup> A striped lane for bicycle travel on a street or highway. Additional information from the California Department of Transportation (Caltrans) is available [here](#).

<sup>iii</sup> A strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility. More information is available [here](#).





## **Plan Bay Area 2050: Regional Growth Framework Update**

### **Priority Conservation Areas (PCAs) - Overview and Eligibility Criteria**

#### **Program Information**

The Priority Conservation Areas (PCA) complement PDAs by protecting a network of locally-identified at-risk open space, farmland, and habitat. Along with PDAs, PCAs were the centerpiece of the Regional Growth Framework that shaped the first two iterations of Plan Bay Area. The goal of the nominating PCAs is to:

- **Protect key open spaces** under pressure from urban development and other factors.
- **Preserve the lands necessary** to maintain the region's quality of life, ecological diversity, and agricultural production capabilities.
- **Provide opportunities for partnerships** and coordination in open space protection and preservation efforts, focusing available resources within a regional framework.
- **Create a regional vision** for open space conservation and preservation needs.

#### **Eligible Areas**

For an area to be eligible for nomination as a PCA, it must:

- Provide **regionally significant** agricultural, natural resource, scenic, recreational, and/or ecological values and ecosystem functions, demonstrated through adopted plans and recognized data sources such as the Conservation Lands Network (CLN);
- **Require protection** due to pressure from urban development or other factors; and
- Fall into **one or more PCA designation category**: Natural Landscapes, Agricultural Lands, Urban Greening, and Regional Recreation.

#### **Nomination Process**

Similar to the proposed process for PDAs, applicants would have the option of submitting a letter of interest prior to full application for staff review, or submitting a full application.

**Letters of interest** would include: a) a completed checklist demonstrating consistency with eligibility criteria; b) a narrative description of the proposed area; and c) a map of the area.

**Full applications** would include all of this information as well as an adopted resolution by the jurisdiction or special district with primary land use control - typically a city, county or park/open space district.

#### **Contact Information**

Lee Huo - [lhuo@bayareametro.gov](mailto:lhuo@bayareametro.gov)

Laura Thompson - [lthompson@bayareametro.gov](mailto:lthompson@bayareametro.gov)



## **Plan Bay Area 2050: Regional Growth Framework Update**

### **Proposed Priority Production Area (PPA) Pilot Program - Overview and Eligibility Criteria**

#### **Program Information**

The Priority Production Area (PPA) program would identify industrial areas of importance to the regional and local economies, provide supportive resources and implementation actions for these areas, and encourage middle-wage job opportunities. PPAs would be locally-designated areas where industrial jobs (including manufacturing and supply chain services such as warehousing, distribution and repair) would be a priority consideration in determining future land use. In many cases, PPAs would be areas with broad community support for continued industrial activity that face pressure for conversion to higher-value uses.

The PPA program would complement existing Priority Development Area (PDA) and Priority Conservation Area (PCA) programs. It would build on the regional and local partnerships and knowledge resources that ABAG/MTC has developed over the past three years in establishing the Greater Bay Area Regional Economic Development District. The goals of designating PPAs would be to:

- **Support** strong clusters of the region's economy.
- **Align with the transportation planning framework** for freight and goods movement.
- **Plan for space** needed for middle-wage job opportunities.
- **Encourage middle-wage job growth** close to affordable housing.

For Plan Bay Area 2050, the PPA program will be implemented as a pilot program, with a limited number of PPAs designated from selected jurisdictions. The criteria for the pilot program described below would be improved and revised through testing during the Plan Bay Area 2050 analysis.

#### **Proposed Eligibility Criteria for Pilot PPA Program**

Each application will be evaluated according to local context and needs. Staff proposes the following criteria for PPAs:

- **The area is zoned for industrial use<sup>i</sup>** or has a high concentration of industrial activities
- **The area does not overlap with a Priority Development Area** and does not include land within one-half mile of a regional rail<sup>ii</sup> station
- **The jurisdiction has a certified housing element**

#### **Proposed Nomination Process**

Applicants would have the option of submitting a letter of interest prior to full application for staff review, or submitting a full application for PPAs. **Letters of interest** would include: a) a completed checklist demonstrating consistency with eligibility criteria; b) a narrative description of the proposed area; and c) a map of the area. **Full applications** would include all of this information as well as an adopted resolution by the City Council or Board of Supervisors. Applications that are not accepted for the pilot program to include in the plan may still be helpful in testing and shaping the PPA program that will be finalized after adoption of PBA 2050.

**Staff Contracts:**

Bobby Lu - [blu@bayareametro.gov](mailto:blu@bayareametro.gov)

Johnny Jaramillo - [jjaramillo@bayareametro.gov](mailto:jjaramillo@bayareametro.gov)

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<sup>i i</sup> This could include, but is not limited to, industrial zoning, zoning controls that maintain industrial activities in a mixed use area, interim controls protecting existing industrial uses.

<sup>ii</sup> Regional rail is defined as heavy, commuter, or intercity rail, including but not limited to BART, Caltrain, SMART, ACE, and Amtrak.



# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

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Date	Ver.	Action By	Action	Result
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Report on ABAG MTC Housing Legislative Working Group

Rebecca Long

Information



## Meeting Notes from Housing Legislative Working Group Meeting

Page 1 of 7

**Date:** Friday, April 5, 2019, 11:00 a.m. – 1:00 p.m.

**Location:** Yerba Buena Room, Bay Area Metro Center

### Staffing:

Julie Pierce, Chair  
Jake Mackenzie, Vice Chair  
Therese McMillan, Executive Director  
Adrienne Weil, General Counsel  
Alix Bockelman, Deputy Executive Director  
Brad Paul, Deputy Executive Director  
Rebecca Long, Government Relations Manager  
Fred Castro, ABAG Clerk of the Board  
Notetaking by: Lily Rockholt, Civic Edge Consulting

**Attendance:** Approximately 53 (inclusive of working group members) in person, one working group member and one community member on the phone



**Date:** Friday, April 5, 2019, 11:00 a.m. – 1:00 p.m.

**Chair Julie Pierce:** Welcomed working group members and provided overview of process for the coming month. Noted that the working group has been created to show the diversity of opinions that exist throughout the Bay Area region. To that end, comments will be given directly to the Legislative Subcommittee. She further explained that “we will forward all of the ideas brought forward in the working group sessions – we will not be taking votes. A vote says there is one opinion – we want to share *all* of the opinions that we hear in these meetings.”

There’s an expectation that working group members will gather feedback from colleagues and members of their community to share at the meetings.

**Contra Costa County representatives**

- Flagged that the cities of Contra Costa have submitted a joint letter evaluating a number of housing bills currently under consideration. Jobs/housing balance is a particular concern for the county and the region.
- Believes housing is a regional issue.

**Solano County representatives**

- Prioritize job/housing balance. Noted that there are few rewards currently for the cities and counties making a real contribution towards affordable housing. Believes Suisun residents want more housing, but the costs and competitive nature of the Bay Area labor market makes this challenging. Requests more financial help as part of the regional or statewide solution. Has questions about using the government-owned lands for housing.
- A major concern is return to source funding.

**San Francisco County representatives**

- Served on the CASA Technical Committee. Interested in seeing parts of CASA compact become part of the solution.
- Has been working on an analysis of bills for San Francisco and wants to work towards a regional solution.

**Alameda County representatives**

- Would like more recognition for what is being done correctly, especially as one of the Bay’s largest cities. Fremont has made strides in transit-oriented development. Would like to continue to focus on workforce development, including apprenticeship programs.
- The City of Alameda is an island community and transit is imperative, especially water transit. Acknowledged that solutions to the housing crisis must be regional.

**San Mateo County representatives**

- Acknowledged that Brisbane has made major strides towards addressing the housing crisis. Recently they have revised the General Plan to allow for significant (2,500+) additional housing units. Retaining local land use authority was crucial for the Brisbane locals to feel good about making these big changes.

**Date:** Friday, April 5, 2019, 11:00 a.m. – 1:00 p.m.

- Burlingame has made major strides in addressing the housing crisis in recent years and will have increased housing units by approximately 20 percent in the next five to ten years. Would like more acknowledgement and support for the housing advances San Mateo County has made and speaker supports local control.
- Levied sales tax to build affordable housing/farm labor housing in one speaker's district.

**Napa County representatives**

- Wants to find housing solutions to housing crisis in Napa while retaining local control. Felt many voices were left out of the CASA Compact process and would like to identify solutions that will work in Napa county.
- Small cities have had many challenges with building affordable housing. Napa is losing its middle class, and we want to start looking for solutions.

**Marin County representatives**

- There are mostly single-family housing Marin's jurisdictions. Interested in creative housing solutions such as accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) and not having to pay for utility hookup fees for the ADUs and JADUs within existing homes.
- Does not want the housing bills to be one size fits all, advocates for creative affordable housing. Emphasizes ADUs and Junior ADUs and using them to meet the RHNA requirements with low and very low-income housing.
- Hopes any legislation will better address the constraints faced by small cities and help to maximize housing production. Hopes for better metrics to analyze the impacts of the proposed legislation. Interested in transactions of properties through school districts. Most interested in measures to fast track ADUs and Junior ADUs.

**Brad Paul and Rebecca Long provided a summary of the what staff has heard during CASA Outreach to date and Executive Director Therese McMillian presented proposed Organizing Principles for Reviewing Housing Legislation:**

1. Funding: Does bill provide more funding to address housing crisis?
2. Production: Does bill propose policy changes that help increase production?
3. Protection: Does bill propose ways to reduce displacement?
4. Flexibility: Our communities are unique. Does bill account for these differences?
5. Jobs/Housing Balance: Does bill help reduce jobs/housing imbalances across region?
6. Reward Best Practices: Does bill recognize prior successful local actions?
7. Financial Impact: What are bills financial impacts on jurisdictions and taxpayers?
8. Transportation and Infrastructure Impacts: This was clarified as being inclusive of schools, sewers, and anything else related to physical capacity of a municipality.

Overall the working group was supportive of the eight organizing principles. The notes below indicate requests for further clarifications and additions.

**Date:** Friday, April 5, 2019, 11:00 a.m. – 1:00 p.m.

**San Francisco County representatives**

- Suggested an additional category relating to how the bill impacts GHG reductions.
  - **Therese McMillan:** This concern came up in other conversations. Especially in conversations where less housing is being built compared to the jobs.
  - **Vice Chair Jake Mackenzie:** Part of the action plan to implement PBA 2040, the Bay Area's Sustainable Communities plan, mandates GHG reduction by state law.
- San Francisco priorities include actually building housing – not just improving capacity.

**San Mateo County representatives**

- Would like to add a metric evaluating (and encouraging) a greater contribution from the business sector. Large corporations should be helping more with the housing crisis given that the jobs they've created in recent years are a major driver of housing demand.
  - **Chair Pierce:** Suggested this might fit under Funding and Jobs/Housing Balance metrics
- Suggested evaluating barriers to implementation and unintended consequences of bills.
- Concerns about the financial aspects of these bills, the potential for gross payroll taxes and the impact on San Mateo County.

**Alameda County representatives**

- Suggested that sustainability in infrastructure be identified.
  - Look for ways to attract jobs to East Bay to reduce commuting/GHG and increase equity.

**Contra Costa representative**

- Would like to see an organizing principle added to acknowledge the linkage to the state's greenhouse gas emission targets since where housing is built ties in directly to this.

**Marin County representatives**

- Wanted to highlight safety – namely where housing should be built relative to sea level rise and fire threats.
  - **Chair Pierce:** Suggested this could fit under a Climate Change/Resiliency principle.

**Solano County representatives**

- Return to source consideration is important for Solano County, so that the county can leverage the funding in the most productive way. Solano can produce affordable housing for significantly less than other parts of the region.



**Date:** Friday, April 5, 2019, 11:00 a.m. – 1:00 p.m.

**Other Comments**

**McMillan:** Requested any additional feedback on the Transportation and Infrastructure organizing principle.

- **Chair Pierce:** Suggested that ground water and/or other water considerations be considered as a metric.

**Report on Housing Bill Landscape**

**Rebecca Long** reviewed a number of bills and requested feedback. Also, asked if there are bills that should be added to the list. Noted she will add a map of sensitive communities to the website as well as a relevant study conducted by the UC Berkeley Turner Center.

**Solano County representatives**

- Requested clarity on use of “single-family unit” language. Wants to make sure there is not a penalty for multi-generational families sharing a home.

**San Mateo County representatives**

- Requested time at future meetings to dig deep into key bills.
  - **Chair Pierce:** Noted that there will be a lot of “homework” for the people in this room to the degree that these are important bills.

**Alameda County representatives**

- A priority is discussing fee structures, how they will be paid, and what they will cover. Concern cities will need help paying for infrastructure associated with increased housing and that proposed fees are too high for cities to pay alone.

**Marin County representatives**

- Wants to prioritize discussion of SB50 now that it has been substantially amended.

**Chair Pierce:** Asked if the sample matrix evaluating bills by the various organizing principles appeared to be a viable way to evaluate their contents and requested feedback on how to prioritize the bills themselves. Feedback included instructing staff to select order based on the most influential bills under each of the three Ps (protection, production, and preservation).

**Discussion of Future Meeting Agendas**

**Santa Clara County**

- Santa Clara working group members expressed frustration that they will not be ratified in advance of the next meeting on Thursday, April 11.

**Date:** Friday, April 5, 2019, 11:00 a.m. – 1:00 p.m.

**Public Comment:**

1. **Contra Costa County representative** (Commented during public comment because he is not yet ratified): The letter written by Contra Costa cities identifies bills that are not included in this matrix. Requested staff review the letter and add bills as appropriate. Further identified impact fees as a top concern for Contra Costa. Finally, wants an organizing principle related to local control.
2. **Ken Bukowski:** Concerns about how affordable housing will be funded. Would like to see the working group evaluate bills related to streamlining approvals for homeless shelters, parking requirements, and traffic. Suggested live broadcasting the meetings to expand their reach.
3. **Anna Crisante:** Expressed frustration at lack of racial, housing, and age diversity that she observed among working group members. Majority are property owners, no renters (correction one renter). Shared that she had taken time off work to attend meeting and requested they be held outside of regular business hours. Identified affordable housing in Marin as her top priority as well as protecting minorities in the Bay Area as a whole.
4. **Jane Kramer:** There are community interests, and regional interests, and they may or may not coincide. You are going to have to uncover all the possibilities that are not yet spoken in your communities to come up with the best mesh of ideas.
5. **Rich Hedges:** Identified as a housing advocate with a focus on job/housing balance. Applauded existing up zoning legislation.
6. **Anita Enander**, Los Altos City Councilmember: We should clarify language like “high resource areas” and identify areas of ambiguity in the bills.
7. **John McKay:** Morgan Hill City Councilmember: Wants to review existing legislation as well as new legislation, as it’s easier to update existing bills than create new legislation.
8. **Jason Beses:** He said that he feels this working group is too little too late. Also expressed frustration that MTC is paying for a lobbyist.
9. **Susan Kirsch**, founder of Livable California: Feels that the success of Silicon Valley is the root cause of the housing crisis.
10. **Jordan Grimes**, co-leader of Peninsula for Everybody, a tenant protection advocacy group: Wanted to promote regional control of housing production and zoning.

**Date:** Friday, April 5, 2019, 11:00 a.m. – 1:00 p.m.

- 11. Emma Ishi**, aide to Alameda County Supervisor Keith Carson: Thank you to all the members here. It is important you go to your communities, and talk to your people to get their opinions. Also, on the steering committee for CASA. Thank you.
- 12. Veda Florez**, member of MTC Public Advisory Committee from Marin county: Thanks for this opportunity. I'd like to talk about guiding principles, protections bills, and add a bullet point to talk to underserved communities. Statewide and regional representatives that speak to underserved communities. Viewed the list of the 3 Ps and there aren't many bills under protections, are we not focusing on them or do they not exist.

**Date:** Thursday, April 11, 2019, 2:00 p.m. – 4:00 p.m.

**Location:** Board Room, MTC

**Staffing:**

Rebecca Long, Government Relations Manager  
Brad Paul, Deputy Executive Director  
Alix Bockelman, Deputy Executive Director  
Julie Pierce, Chair  
Jake Mackenzie, Vice Chair  
Therese McMillan, Executive Director  
Cynthia Segal, Deputy General Counsel  
Fred Castro, ABAG Clerk of the Board  
Notetaking by: Lily Rockholt, Civic Edge Consulting

**Attendance: 26 in person, plus on the phone**

**Chair's Report**

**Chair Pierce:** Commented that additional members of the Housing Legislative Working Group (HLWG) would be ratified on the evening of April 11.

**Director McMillan:** Provided an overview of the meeting agenda.

- Noted two new Organizing Principles based on feedback from the April 5 HLWG meeting.
  - *Parallel Policy Mandate: Does the bill support other state policies/priorities (e.g. GHG reduction/SB375).*
  - *Resilience: Does the bill improve resilience in local communities?*
- Updates were made to existing Organizing Principles, again based on HLWG feedback
  - Financial Impact now reads: Are there potential financial impacts *or other unintended consequences* on local jurisdictions and/or taxpayers?
  - Transportation & Infrastructure Impacts now reads: Does the bill address transportation or other infrastructure impacts *(e.g. schools, water, parks)* resulting from increased housing?
- Highlighted that today's meeting would focus on two major housing bill categories: bills related to Tenant Protection and Accessory Dwelling Units (ADUs).
- Asked for feedback on the updated Organizing Principles noting they can evolve over the course of the upcoming discussions.

**Comments on Chair's Report**

**Alameda County**

- Would like to see the following incorporated into the Organizing Principles: environmental justice (for example air quality), economic justice (for example commute times) and social justice.

**Date:** Thursday, April 11, 2019, 2:00 p.m. – 4:00 p.m.

**Contra Costa County**

- Overall, was supportive of updates. Requested additional clarity on the term “resilience” noting that it can mean many things.
  - **McMillian:** Agreed that “resilience” could be further defined in the next draft.

**Chair Pierce:** Noted that it’s a priority of the HLWG to collect qualitative data for all members. The HLWG will not be voting or providing consensus-based recommendations to the Legislative Committee, as the purpose of the HLWG is to represent the many different perspectives found throughout the region.

**Report on Housing Bill Landscape**

**Long:** Read Analysis of Protection-Related Bills (included in agenda packet), noting that none of the bills have been heard by the Housing and Community Development Committee except for SB18, which passed committee.

**Comments on Analysis of Protection-Related Bills**

**San Mateo County**

- Expressed preference for local control over tenant protections and would like to see more incentives for landlords to keep rents low and avoid steep increases.
- Proposes that Just Cause Eviction Protections to be limited to people earning below a specific (to be determined) average median income (AMI).

**Contra Costa County**

- Hopes that legislation will consider the unintended consequences of rent control, such as possible landlord collusion to fix or increase rent prices.
- Believes that AB 36 will weaken the Costa-Hawkins Rental Control Act, notes that the homeless problem in Alameda County is significant.

**Solano County:**

- States that the jobs/housing balance is affecting Solano County communities even though it does have the most affordable housing in the region.
- Solano has capacity to build the most affordable housing in the Bay Area due to their cheaper land costs.
- Concerned about what happens when the one-time funding of SB18 dissipates.

**San Francisco County:**

- Notes that Costa-Hawkins had its limitations. Asks about owner move-ins.
  - **Long:** States that if it is in the lease, or major health concerns are involved, they would still be allowed.



**Date:** Thursday, April 11, 2019, 2:00 p.m. – 4:00 p.m.

**Comments on ADU Bill Analysis Matrix:**

**Long:**

- Notes that some of the support and opposition is not completely up-to-date in the ADU Bill Analysis Matrix. For example, the League of California Cities directly opposed AB 68.

**San Mateo County:**

- Noted that from a practical point of view, some of the zoning laws around ADUs are about public safety – such as the fire lane ordinances.
- Brought up concerns about the lack of parking requirement with ADUs.
- Noted that if laws allow ADUs to be sold separately from the primary dwelling, this will require them to have separate hook ups.
  - **Chair Pierce:** Offered that ownership requirements would change the flavor of the communities and would likely have some push back from certain legislators.
- Would like some sort of requirement that ADUs are not to be used for short term rentals, like Airbnb.
- Shared that in some parts of San Mateo county schools are closing due to the lack of students. Despite job growth and a competitive housing market many San Mateo residents don't have children. So, the concern about school capacity isn't shared region-wide.

**Alameda County**

- Urged bills provide for more local control. Would like to see a law allowing ADUs in garages for residences close to major transit centers.  
Historically, many Alameda County ADUs have been used for family members and additional leniency in ADUs helps keep multigenerational families together.  
Noted prefab housing could be a useful part of the solution, that it lessens the impact and timing of the construction.

**Solano County:**

- Expressed concern for removing impact fees as who will then pay for the utilities systems which will need updates to meet increased usage?
  - **Chair Pierce:** Notes that if the utility hook-ups go through the primary residence, less work is needed.
- Suggests a deeper look at the impact to schools, particularly concerning funding.
  - **Chair Pierce:** Noted that unintended consequences has been added to the "Financial Impact" organizing principle.
- Asked how long before a local jurisdiction must adopt an ADU policy.
  - **Chair Pierce:** Stated they have as much time as they want, but in the interim the state standards will apply.

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**Contra Costa County:**

- Noted that impact fees were increased during the Great Recession to compensate for the utility companies funding gaps. It would be appropriate to lower the fees now that economy has bounced back.
- States that there should be some policies to make the ADU creation easier, perhaps even a set of standardized preapproved ADU designs to reduce the permitting cost, and architecture costs.
- Notes that waiving codes can be dangerous because they are there to ensure the safety of the people living in the home.
- Wants ADUs and JDUs to count toward RHNA requirements.
- Stated that AB 68, SB 13 and AB 69 are generally supportable.
  - **Long:** SB13 would allow them to, but not stated in AB 68 or AB 69.

**Marin County:**

- Shares that the ADU proposed legislation does not consider narrow legacy roads, and that one size does not fit all. Noted one way that Sausalito has handled differences within the community is by adopting an overlay zone where they really need off-street parking.
  - **Chair Pierce:** Notes that the narrow streets should be addressed under safety.
- Hopes JDUs will gain some clarity from this round of legislation, notes their ability to increase affordable housing.

**Napa County:**

- Hoped that whatever laws get passed allow the flexibility to continue the work they have already started on ADUs.

**Next Meeting:**

**Chair Pierce:** Asked if anyone would like to suggest items for the next meeting agenda.

**Marin County:**

- Noted that they thought almost all the housing bills had passed out of the subcommittee.
- Noted there are specific bill that address how to make the schools whole again with all the housing bills that were brought forward.
- Would like to discuss SB 4, SB 5 and SB 6.

**Solano County:**

- Requests information from the schools since most of these bills directly impact them.
  - **Long:** notes there is a trailer bill with \$500 million in funding to be used for discretionary expenses related to the housing bills.

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- Noted that they would like to discuss the bill related to the 75 percent of funds raised for the RHE to come back to the county [AB 1487 (Chiu)] and that they would like this number to be higher.

**Contra Costa County:**

- Would like to discuss some of the more controversial bills like SB50, AB 1483, AB 1484, AB 1485. For some of the cities and counties, noted these might become a barrier to building affordable housing for them.

**Alameda County:**

- Would like to discuss AB 1487.
- Voiced concern that the HLWG hasn't taken a more comprehensive approach to these bills, particularly analyzing the jobs housing balance, justice issues and transportation.
- Would also like to discuss alternative ways to get more affordable housing.

**San Mateo County:**

- Would like to discuss SB 4 and SB 50, anything funding related specifically anything related to the Regional Housing Enterprise [AB 1487].

**Public Comment:**

1. **Rich Hedges:** Appreciated the presence and the comments made today. Shares that San Mateo County has done some great work, and notes that prefab housing could be a powerful contributor to the fight for affordable housing.
  - **Chair Pierce:** Noted that San Mateo County has great resources and directed staff to get the resources to all the working group members.
  - **Horsley:** Mentioned he can bring copies of San Mateo handbooks/physical materials to the next working group meeting.
  - **Heather Peters:** Was a participant on the team of people who produced the materials San Mateo County developed. Noted their Amnesty Program to adopt ADUs made before it was fully legal is launching next month to encourage 3<sup>rd</sup> party inspector. Shares contact information for those who would like it. [Hpeters@SMCgov.org](mailto:Hpeters@SMCgov.org)

**Closing comments:**

**Director McMillan:** States that the working group members should notify the ABAG/MTC Staff by no later than Monday afternoon if they will be teleconferencing into the meeting.

**Host:** Housing Legislative Working Group Meeting

**Date:** Thursday, April 18, 2019 7PM-9:30PM

**Location:** Board Room, MTC

**Staffing:**

Julie Pierce, HLWG Chair

Jake Mackenzie, HLWG Vice Chair

Therese McMillan, Executive Director

Brad Paul, Deputy Executive Director

Leslie Meissner, Counsel

Rebecca Long, Government Relations Manager

Kimberly Ward, Committee Secretary

Notetaking by: Lily Rockholt, Civic Edge Consulting

**Attendance:** 20 Working Group members including call-ins.

**Chair's Report:** Reviewed HWLG procedures for new members.

**Report on Housing Bill Landscape:**

**Long:** Described the order of materials in the agenda packet, noted that AB 1485 (Wicks) has been significantly revised so it may not make sense to bring before the group. Proceeded to present on SB 330 (Skinner) and AB 1487 (Chiu).

**Discussion related to SB 330:**

**Marin:**

- Asked where SB 330 is now in the legislation process.
  - **Long:** responded that SB 330 was in the Senate Housing Committee, up for vote next Monday. [Note: it passed 8-2]
- Asked if there was any information about the size of the housing projects SB 330 applies to?
  - **Long:** Noted SB 330 applied to all projects that include housing, and the goal was to reduce the timeline for permitting.
  - **Chair Pierce:** Noted SB 330 is about expediting the local process to approve housing projects.
- The impact of parking limitations on fire truck access on narrow legacy roads is a concern.

**Contra Costa:**

- Asked if voter approval would be eliminated by item 6 in the SB 330 language.
  - **Long:** Stated that this only applies to ballot measures that cap permitting, restrict housing or limit population.
  - Several committee members requested the language be clarified as "no state law can take away the redress from the public."
  - **Chair Pierce:** Noted this language would also impact urban growth boundaries.

- **Long:** Stated the bill would allow land use policies capping growth that were approved by voters on or before January 1, 2019.
  - **Chair Pierce:** Noted the need for MTC staff to check on agricultural zoning.
- Stated that this legislation is redundant for many local jurisdictions that already have a standardized permitting process.
- Questioned ability of HCD to develop a single application form that works well for cities of 20,000 to 800,000. Suggested HCD determine what needs to be included, but let local jurisdictions customize the form to account for local conditions and project size.
- Asked for clarification when the developer slows the process down by requiring more time or asking for extensions; does that pause the 12-month clock for approvals?
- Requested that SB 330 investigate developer responsibility for slowing projects down, not just local governments. For example, when project is permitted but the developer decides not to build, or the project doesn't pencil out. What recourse do cities have? The bill is one-sided.
- Concerned that the bill doesn't address the "real issue" which is labor costs and cost of construction.
- Wondered if time limits could be tied to scale of projects and be less one size fits all.
  - **Long:** Noted SB 330 only applies to projects consistent with local zoning and general plans and that other projects would go through normal approval process.
- Concern that by locking in design standards based on what they were on 1/1/2018, it hinders ability to update and improve local design review by local jurisdictions.
- Stated that parking needs should be addressed at the local level to prevent challenges involving local nuances (smaller communities with little or no transit, fire truck access).
- Stated that this would need to have some exceptions for unintended consequences. For example, the Concord Naval Base that needs to be rezoned in order to be used for housing, notes that the retroactive zoning to current standards would kill this project, therefore killing a large housing project and defeating the purpose of SB 330.
- Felt substandard building section creates some major legal liability issues for cities.

#### **Alameda:**

- Asked how a standard form can apply to both small and large cities, it's one size fits all.
- Felt cities, not HCD, should be developing simpler application forms.
- While streamlining approvals is a good idea, there are a number of entitled, approved projects that aren't being built, so streamlining doesn't solve that problem.
- Regarding exempting affordable housing projects from impact fees, residents of such buildings use city services, so why should those buildings not also be subject to fees?
- Agreed current 5-10 year approval process too long, but 12 months too short. What about 1-3 years depending on scale and complexity of project?
- Noted nothing in SB 330 acknowledges funding gap/challenges for affordable housing.
- Stated that city permitting staff shortages often lead to slower project approvals,
- SB 330 doesn't address worsening traffic congestion that more housing will create.
- Setting zoning rules back to 1/1/18 doesn't allow environmental and resilience upgrades.



- Cities need impact fees for schools given major state cut backs on education funding, concern that by capping fees on future development bill would create inequities relative to what prior developments paid
- Re: substandard buildings provision, there needs to be a balanced approach. Comparing this to Oakland's Ghost Fire isn't fair – it would not have been allowed under the proposal given the life safety issues. It's better to have safer, ugly buildings than more tent cities, which is what's happening in their community.

#### **Santa Clara:**

- Noted an additional application wouldn't fix current permitting pipeline problems.
- Stated streamlined application/approval process shouldn't apply to mixed use projects.
- Noted that SB 330 lessens parking requirements, with no ties to how to transport people, closeness to major transportation hubs or potential impacts on narrow streets. Recommended parking be removed from the bill altogether.
- Noted need to identify funding for more transit if parking requirements are eliminated.
- Stated that impact and permit fees are charged to cover what the state isn't providing local jurisdictions for development infrastructure and increased services for constituents.
- Brought up electrification, and that old zoning rules weren't inclusive of environmental upgrades, going back to 1/1/18 zoning won't be helpful in reducing GHG emissions.

#### **San Francisco:**

- There should be a time limit but it shouldn't be uniform; bill should tie timeline for permitting to size and complexity of project (6-24 mo.).
- Asked if the clock stopped when developers are revising their strategies.
- Concerned that recent updates to zoning since 1/1/18 (Central SOMA Plan) would be nullified, which would be very problematic.
- Appreciates concern about impact fees but the need doesn't go away and has to be paid for somehow.
- Noted objective design standards are a great goal but challenging to implement.
- On substandard buildings, understood intent of the bill to keep people housed. While we shouldn't overlook life safety concerns, if basement apartment has 7'3" ceilings but code requires 8' ceilings, allowing a slightly lower ceiling is not a life safety issue. Should also look at providing some funding for owners to make upgrades.

#### **San Mateo:**

- Stated some allowances needed to be made for historical and other landmark buildings.
- Noted their city has already made changes so projects consistent with zoning don't even come to the city council and are just approved by staff.
- 12 months is not enough time for approvals; allowances need to be made for extenuating circumstances.
- Noted that some general plans were updated recently (for first time in decades) to allow for more and denser housing, so retroactive zoning and standards (1/1/18) would be unacceptable as they would undo years' worth of work with the community.

- Asked if this could include up-zoning banking, so if certain areas were up-zoned, and another area needed to be downzoned, would this be allowed?

**Long:** Yes, bill allows for a “no net loss in residential capacity” approach

- State should indemnify cities in substandard building section, a legal nightmare.
- Shared concern for using a rent standard linked to national standards when it is known that the Bay Area and California more broadly have the highest rents in the nation.

**Long:** Noted the bill’s application is pegged to a national standard, but it doesn’t yet specify what percent *above the national average rent* and *below the national average vacancy rate* a jurisdiction’s average rent would need to be to fall under the bill’s provisions.

**Solano:**

- Noted ownership changes on projects after approval that slow or prevent construction. A subdivision approved in 2005 has had 3 owners since then and is now dead.
- Noted that Solano County is the most affordable county in the Bay Area region, however they still have a low vacancy rate of two percent.
- Noted Solano County residents have the longest commute times and imposing a 0.5 parking per unit would negatively affect them given county’s limited public transit.
- Stated that cities have to charge the fees they do because of Prop 13. Fix that first.
- Concerned allowing legalizing sub-standard buildings because they already had people in them would legalize flop houses, and places deemed unfit due to health hazards.

**Napa:**

- Stated SB 330 addressed too many issues, thought it would be ineffective because of it.

**Public comment:**

1. Stated allowing sub-standard buildings to be occupied would mean more low-income people living in unsuitable conditions. Finished by stating this entire part of SB 330 should be eliminated.
2. Noted this proposed bill doesn’t allow for the ongoing protection for some historical buildings and historic districts and that this should be revised.

**Discussion related to AB 1487 (Chiu):**

**Long:** Provided an overview of AB 1487, to fund Housing Alliance for the Bay Area (HABA), and explained that it is based on CASA Compact Item 10, the Regional Housing Entity (RHE).

**McMillan:** Stated that MTC/ABAG has not had the chance to review AB 1487.

**Marin:**

- Thought the sales tax funding would be problematic for the entire Bay Area, but definitely Marin.
- Questioned the efficiency of creating another government entity.

**Napa:**

- Asked why ABAG can't do it? Asked who the members of HABA would be.
  - **Long:** Stated they would be representatives of MTC and ABAG, board members, the staff would be MTC/ABAG Staff. The bill specifies that more staff would likely be needed with housing expertise.

**Sonoma:**

- **Chair Mackenzie:** Noted that ABAG and MTC will be having some deep conversations about the practicality of this, and implementation as well.
  - **Chair Pierce:** Noted these discussions would be happening in July.

**Contra Costa:**

- Concern that continuing to increase taxes makes the region less competitive economically. Focus instead on redirecting existing on line sales tax revenue to the point of sale.
- Noted the housing crisis is a *statewide* problem and it needs a permanent *statewide* funding source. Sales and parcel taxes are all we have to fund schools, parks and local infrastructure.
- Stated they didn't think MTC should be part of this new organization. Has had issues with the way MTC handled transportation funding and its distribution in the past.
- Noted that a new regional agency isn't needed to secure or allocate housing funds, the counties can do it. Many have a system in place now to allocate state and county funds.
- Wondered if the role of HABA could be managed through existing non-profits.
- Emphasized the taxes should be on large employers (e.g. head tax) and proportionally adjusted upward in areas contributing the most to the jobs-housing imbalance such as San Mateo, San Francisco and Santa Clara County.
- Noted that for linkage fees, the term "mixed use" should be better defined in the bill.
  - **Long:** Noted MTC staff will pass this along to the author.

**Alameda:**

- Didn't appreciate proposal for new regional body given how CASA didn't include smaller cities until after Compact was done, instead of including them earlier in the conversation.
- Concerned three biggest cities would have disproportionate amount of power in HABA.
- Stated that if this work needs a regional administrative body, it should be ABAG.
- Concerned it doesn't address jobs-housing balance by city or by sub-region (East/West).
- Stated this could increase social injustice by forcing more low-income workers to commute even greater distances to work so they spend more time away from family.
- Urged more transit investments that help people moving to the Tri-Valley, Tracy and Stockton get to and from work in Bay Area quicker and easier.
- Stated that the Bay Area is already heavily taxed. If you increase taxes on residents, they'll have less money to spend on necessities at local businesses.
- Noted this doesn't address the need to fund more transit, schools, etc. for new residents.
- Asked what happens when regional tax measures compete with local tax measures.
- Noted this doesn't take into account the innovative things many cities are already doing.

**Santa Clara:**

- Noted Santa Clara passed a \$950 million bond for affordable housing. A regional tax on top of that would cause outrage with residents that would see it as double taxation.
- Worried this would adversely affect the Caltrain Measure going on the ballot in 2020.
- Liked idea of using the point of origin sales tax from online transactions to fund housing.
- Opposed new layer of regional bureaucracy. Suggested that all new housing funds go directly to cities by formula. Any money not spent by a city within three years goes back to the county. Opposed any of the funds being used for general fund as reward for achieving housing goals; should all be for affordable housing directly.
- Noted that the City Association of Santa Clara County supports ABAG playing this role.
- One job-rich city stated that it is considering limiting future office growth.
- Shared they are concerned about redundancies with funding sources, double taxation.
  - **Long:** Discussed that with any sales tax increase for housing, the amount would be reduced proportionally in each jurisdiction where a sales tax measures was already dedicated to housing.

**San Mateo:**

- Prefer to see new resources come from the state.
- Concerned they do not qualify for the various affordable housing funds; they have not qualified for redevelopment funds in the past.
- Affirmed they oppose new regional agency that will only be responsive to three big cities.
- Concern about a drain of resources from small cities going to big ones.
- Noted they recently spent \$150 million to expand local school capacity but will soon need more.
- Brought up Caltrain 1/8 cent sales tax going on ballot next year in Santa Clara, San Mateo and San Francisco Counties, they do not want to tax their county more than the already proposed tax increases. Want to dedicate sales and parcel taxes for local needs.
- Stated they'd be happy with a head tax for bigger employers in their county and suggested state legislature vote to give counties the direct authority to charge larger employers a head tax so big companies can start to make ongoing contributions.

**San Francisco:**

- Stated support for AB 1487 and felt the technical assistance and data a regional housing entity could provide cities across the region is a very important part of it.
- Noted that unlike other urban centers *most, if not all*, of the Bay Area is unaffordable.
- Noted that we do transportation funding regionally, we should do the same for housing and ABAG currently provides regional funding through the San Francisco Estuary Partnership and SF Restoration Authority (\$25 million/year thru regional Measure AA).
- Taxes aren't the top contributor to the Bay Area's high cost of living.
- Stated that even if San Francisco had not accepted so many new tech jobs those jobs would have gone somewhere else in the Bay Area.

**Solano:**

- Would like to see more of a focus on the jobs-housing balance, they would welcome employers such as Facebook or Amazon and house their employees as well.
- Liked variable head tax, high in SF and Silicon Valley, low or none in Solano.
- Suggested if MTC and ABAG each get 9 seats on the board, one be from each county. Bill should specify how counties are represented.
  - **Chair Pierce:** Noted that there are lots of small cities on the ABAG Board.
  - **Chair Mackenzie:** Stated that historically MTC has engaged in regional planning and addressed more than just transportation. Noted MTC engagement on housing furthers the implementation of the Plan Bay Area 2040 Action Plan.
- Noted that AB 1487 felt like another example of legislators coming up with big picture ideas without fully thinking through the many potential unintended consequences.

**Public Comment:**

1. Stated he opposed AB 1487 because ABAG and MTC boards have not reviewed the bill or agreed to staff HABA.
2. Noted she works for a non-profit organization that worked on AB 1487 with Senator Chiu and believes AB 1487 will go a long way to helping to correct the housing crisis. She doesn't see it as a big agency but more like a storefront operation that provides technical assistance, funding and data to local jurisdictions that want to build more housing. She said she wanted to speak to people after the meeting was over if they had any questions for her or the non-profit she represents. She also said that if people don't like this bill, she would ask them what else they think the state could do to help build more housing.
3. On phone: Stated that they should use staff in housing authorities in the region and hire more to scale up to the challenges rather than make an entirely new entity or out of MTC or ABAG staff.

**Adjournment/Next Meeting:**

They decided to proceed with discussion of SB 50 (Weiner), SB 4 (McGuire and Beall), AB 1279 (Bloom), and AB 1483 (Grayson), at their next meeting on April 25, 2019.