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Item 3 from June 4 9:30 MTC/ABAG Regional Advisory Working Group meeting

<https://mtc.ca.gov/file/290986/download?token=b0Zee6ni>

Item 3: Cupertino is one region to be considered for office cap.



Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Meeting Agenda

Regional Advisory Working Group

Tuesday, June 4, 2019

9:30 AM

Yerba Buena - 1st Floor

3. [19-0534](#) Horizon - Futures Round 2: Final Strategies for Round 2 Analysis

Presentation on proposed set of final Horizon strategies to study in a second round of Futures analysis.

Action: Information

Presenter: Michael Germeraad

Attachments: [03_Horizon_FuturesRound2_FinalStrategies.pdf](#)

V-7 **Place Office Caps in Job-Rich Locations**

Plan Bay Area 2040 and Futures Round 1 analysis included an office space cap in two Bay Area cities. The strategy was ineffective in moving jobs to low-job areas in the region given its limited geographic implementation. To study the effect of a more expansive strategy, staff have developed a modified strategy to be applied in cities with jobs-to-housing ratios greater than or equal to 2.0. Cities affected by this strategy include: Colma, Brisbane, Menlo

Park, South San Francisco, and Burlingame in San Mateo County; Palo Alto, Santa Clara, Mountain View, Milpitas, and Cupertino in Santa Clara County; and Emeryville in Alameda County. The goal of the strategy is to see where jobs would choose to relocate if limitations would put in place in job-rich areas. Staff acknowledge the critique that an office space cap may have the unintended consequence of relocating jobs out of the region rather than to other Bay Area jurisdictions. While the land use modeling will not capture this potential, additional off-model research will be prioritized to understand this unintended consequence.

Table: Office Cap Locations

(Strategy V-7)

Definition: Place office development caps in eleven cities with many more jobs than residents - most of which are located in above-average VMT per worker locations.

Coordinated with: VMT Commercial Development Fee (Strategy PBA-8), which charges a fee on commercial development outside of transit-rich areas.

Bay Area Cities with Jobs-Housing Ratio ≥ 2.0			
1	San Mateo County	Colma	6.8
2	Santa Clara County	Palo Alto	3.5
3	Alameda County	Emeryville	3.2
4	San Mateo County	Brisbane	3.1
5	San Mateo County	Menlo Park	2.9
6	Santa Clara County	Santa Clara	2.5
7	Santa Clara County	Mountain View	2.4
8	San Mateo County	South San Francisco	2.2
9	Santa Clara County	Milpitas	2.1
10	Santa Clara County	Cupertino	2.0
11	San Mateo County	Burlingame	2.0

Source: California DOF; LEHD WAC (2016)

Item 4 from 2019-06-04 MTC/ABAG Regional Advisory Working Group

<https://mtc.ca.gov/file/290986/download?token=b0Zee6ni>

4. [19-0536](#) Report on Plan Bay Area 2050 - Regional Growth Framework Adopted Update Overview
- Report on Plan Bay Area 2050 - Regional Growth Framework Adopted Update Overview.
- Action: Information
- Presenter: Mark Shorett
- Attachments: [04 Regional Growth Framework Update SummarySheet.pdf](#)

**Metropolitan Transportation Commission and the Association of Bay Area Governments
Regional Advisory Working Group**

June 4, 2019

Agenda Item 4

Report on Plan Bay Area 2050 – Regional Growth Framework Adopted Update Overview

Subject: Report on Plan Bay Area 2050 – Regional Growth Framework Adopted Update Overview.

Creates two PDA designations which apply to existing and new PDAs:

Transit-Rich PDAs. Served by a rail station, ferry terminal, or bus with 15-minute frequencies during peak commute periods.

Connected Community PDAs. Served by a bus route with 30-minute frequencies during peak commute periods and either: a) located inside a state-designated High Resource Area; or b) in a jurisdiction that has adopted at least two supportive VMT reduction policies.

Plan Bay Area 2050: Regional Growth Framework Update - Timeline

For local jurisdictions interested submit a new PDA/PCA/PPA or a modified PDA/PCA:	
June 2019	Announce call for Letters of Interest (<i>mid-June</i>) Release forms for submitting new or modified priority areas (<i>mid-June</i>)
July 2019	Webinars, workshops & local presentations by MTC/ABAG (<i>ongoing</i>)
August 2019	
September 2019	Submission deadline for Letters of Interest (9/16/19)
October 2019	Review of submitted letters by MTC/ABAG staff
November 2019	Webinars, workshops & local presentations by MTC/ABAG (<i>ongoing</i>)
December 2019	
January 2020	Deadline for City Council or Board of Supervisors Resolution of Support
February 2020	MTC/ABAG adoption of new and modified priority areas

For CTAs asked to identify transit for PDAs not consistent with updated criteria: For local jurisdictions to commit to planning for PDAs not consistent with updated criteria:	
June 2019	Announce call for Letters of Intent (<i>mid-June</i>) Release form for identifying supportive VMT reduction policies (<i>mid-June</i>)
July 2019	Webinars, workshops & local presentations by MTC/ABAG (<i>ongoing</i>)
August 2019	
September 2019	Submission deadline for Letters of Intent (9/16/19)
October 2019	Review of submitted letters by MTC/ABAG staff
November 2019	MTC/ABAG approval of transit/planning Letters of Intent

For local jurisdictions with Connected Community PDAs that do not qualify as high-resource areas:	
June 2019	Announce call for Letters of Commitment (<i>mid-June</i>) Release form for identifying supportive VMT reduction policies (<i>mid-June</i>)
July 2019	Webinars, workshops & local presentations by MTC/ABAG (<i>ongoing</i>)
August 2019	
September 2019	
October 2019	
November 2019	
December 2019	
January 2020	Submission deadline for Letters of Commitment (1/10/20)

PDA Name	County	Jurisdiction	Total Acres	Percent Within 1/2 Mile of Transit Meeting Current Criteria ¹	Percent within 1/2 Mile of Transit Meeting Transit-Rich Criteria ²	Percent Within 1/2 Mile of Transit Meeting Connected Communities Criteria ⁴	PDA Plan ⁵ Adopted	EIR Certified	MTC Funded Plan
Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	Santa Clara	Cupertino	552	88%	85%	88%	No	No	

Timeline for Futures Round 2

June 2019 - August 2019

- **Futures Round 2 Analysis** - Rerun Futures modeling, incorporating new strategies and summarizing findings in Final Futures Report.

September 2019 and Beyond

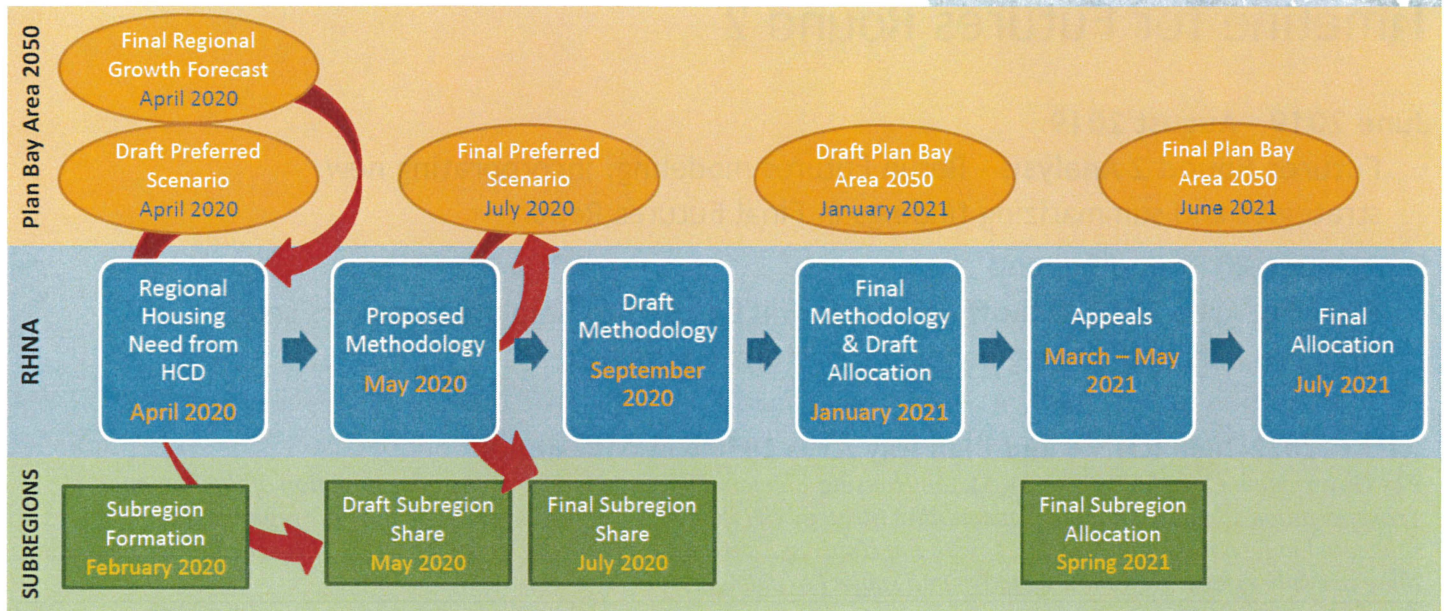
- **Plan Bay Area 2050 Kickoff** - Findings will be used to help policymakers select final projects and strategies for the preferred scenario.

ABAG 2022-2030 RHNA and Plan Bay Area 2050 Key Milestones

Per Government Code §65588(e)(3)(A), the Housing Element Due Date is 18 months after adoption of the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Plan Bay Area 2050, the next regional plan, is scheduled to be adopted in June 2021, with the Housing Element Due Date in December 2022. This schedule assumes that there are subregions. Dates are tentative and subject to change.

	Key Milestones	Deadline
1	Plan Bay Area 2050 and RHNA Kickoff	September 2019
2	Release Draft Plan Bay Area 2050 Regional Growth Forecast, Adopt Growth Framework Update	September 2019
3	Jurisdiction Survey on RHNA factors, Fair Housing ¹	December 2019
4	Deadline for Subregions to Form ²	February 2020
5	Adopt Final Plan Bay Area 2050 Regional Growth Forecast; Release Plan Bay Area 2050 Draft Preferred Scenario	April 2020
6	Dept. of Housing and Community Development (HCD) Issues RHND ³	April 2020
7	Release Proposed Methodology, ⁴ Release Draft Subregion Shares	May 2020
8	Public Hearing on Proposed Methodology, Subregion Shares	June 2020
9	Adopt Plan Bay Area 2050 Preferred Scenario	July 2020
10	Assign Subregion Shares ⁵	July 2020
11	Release Draft Methodology and Submit to HCD for Review ⁶	September 2020
12	Release Plan Bay Area 2050 Draft Plan and EIR	January 2021
13	Adopt Final Methodology after 60-day HCD Review Period ⁷	January 2021
14	Release Draft Allocation ⁸	January 2021
15	Deadline for Appeals to Draft Allocation ⁹	March 2021
16	Comment Period on Appeals Received ¹⁰	April 2021
17	Public Hearing on Local Appeals ¹¹	May 2021
18	Decision on Appeals, Issue Final Allocation ¹²	May 2021
19	Adopt Plan Bay Area 2050 Final Plan and EIR	June 2021
20	Public Hearing to Adopt Final Allocation Plan ¹³	July 2021
21	HCD Determination of Consistency with Housing Element Law ¹⁴	August 2021
22	Local Governments Adopt Housing Element Update	December 2022

Relationships Between Plan Bay Area 2050 and RHNA



Summary of Key Milestones

Key Milestones	Proposed Deadline
Housing Methodology Committee kick-off	October 2019
Subregions form	February 2020
Regional Housing Need Determination	April 2020
Proposed methodology	May 2020
Draft methodology	September 2020
Final methodology, draft allocation	January 2021
Appeals	March – May 2021
Final allocation	July 2021
Housing Element due date	December 2022

Dates are tentative and subject to change

Item 5 from June 4 9:30 MTC/ABAG Regional Advisory Working Group meeting

<https://mtc.ca.gov/file/290986/download?token=b0Zee6ni>

5. [19-0541](#) Regional Housing Need Allocation (RHNA)
- Report on Regional Housing Need Allocation (RHNA).
- Action: Information
- Presenter: Gillian Adams
- Attachments: [05_RHNA.pdf](#)

**Metropolitan Transportation Commission and the Association of Bay Area Governments
Regional Advisory Working Group**

June 4, 2019

Agenda Item 5

Regional Housing Need Allocation (RHNA)

Subject: Report on Regional Housing Need Allocation (RHNA)

Recent legislation will result in the following key changes for this RHNA cycle:
Expected higher total regional housing need. HCD's identification of the region's total housing need has changed to **account for unmet existing need, rather than only projected housing need.** HCD is now required to consider overcrowded households, cost burdened households, and a **minimum target vacancy rate.**

RHNA plan and local Housing Elements must affirmatively further fair housing
According to HCD, achieving this objective includes preventing segregation and poverty concentration as well as **increasing access to areas of opportunity.** HCD has mapped **Opportunity Areas³** and will develop guidance for jurisdictions about how to address affirmatively furthering fair housing in Housing Elements.

More HCD oversight of RHNA. ABAG and subregions must now submit the draft allocation methodology to HCD for review and comment.

Identifying Housing Element sites for affordable units will be more challenging. Recent legislation has limited the extent to which jurisdictions can reuse sites included in previous Housing Elements and increased the level of scrutiny of small, large, and non-vacant sites when these sites are proposed to accommodate units for very low- and low-income households.

Summary of RHNA Objectives *(from Government Code §65584(d) and (e))*

The regional housing needs allocation plan shall further all of the following objectives:

- (1) Increase housing supply and mix of housing types, tenure, and affordability all cities and counties within the region in an equitable manner
- (2) Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets
- (3) Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and housing units affordable to low-wage workers in each jurisdiction
- (4) Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa)
- (5) Affirmatively further fair housing