



Bay Area Metro Center  
375 Beale Street  
Suite 800  
San Francisco, California

## Meeting Agenda - Final

### Joint ABAG MTC Housing Legislative Working Group

*Chair, Julie Pierce, Vice Mayor, Clayton*  
*Vice Chair, Jake Mackenzie, Councilmember, Rohnert Park*

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Thursday, April 25, 2019

7:00 PM

Board Room

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#### Association of Bay Area Governments – Metropolitan Transportation Commission Housing Legislative Working Group

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

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

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

#### Location

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

#### Teleconference Locations

City Hall, Atrium Conference Room, 1st Floor, 500 Castro Street, Mountain View, California

Rohnert Park Senior Center, The Drop-in Room Conference Room, 6800 Hunter Drive,  
Rohnert Park, California

Marin County Civic Center, Room 326, 3501 Civic Center Drive, San Rafael, California  
235 East Napa Street, Sonoma, California

Saint Helena Library, 1492 Library Lane, St. Helena, California

City Hall, 650 Merchant Street, Mayor's Office, Vacaville, California

#### Roster

Julie Pierce, Jake Mackenzie, Margaret Abe-Koga, Anthony Adams, Newell Arnerich, Judy Arnold, Marilyn Ezzy Ashcraft, Gina Belforte, Keith Carson, Anna Chouteau, Donna Colson, Joan Cox, Susan Ellenberg, Alice Fredericks, John Gioia, James Gore, Ryan Gregory, Amy Harrington, Laura Hoffmeister, Don Horsley, Larry Klein, Cliff Lentz, Mary Luross, Kevin McDonnell, Lily Mei, Trish Munro, John Rahaim, Ken Rich, Hilary Ronen, Ron Rowlett, John Vasquez

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

#### 2. Chair's Report

2. [19-0445](#) Chair's Report

**Action:** Information

**Presenter:** Julie Pierce

**Attachments:** [Item 02 Notes April 18.pdf](#)  
[Item 02 Schedule 20190404.pdf](#)  
[Item 02 Roster 20190416.pdf](#)

### 3. Report on Housing Bill Landscape

3. [19-0450](#) Report on Housing Bill Landscape

**Action:** Information

**Presenter:** Rebecca Long

**Attachments:** [Item 03 Housing Bill Matrix.pdf](#)  
[Item 03 Legislative History.pdf](#)

### 4. Report on Production Related Housing Bills

4. [19-0444](#) Report on Production Related Housing Bills

**Action:** Information

**Presenter:** Rebecca Long

**Attachments:** [Item 04 SB 50 and SB 4 compromise fact sheet.pdf](#)  
[Item 04 Presentation.pdf](#)  
[Item 03 Handout Bill Matrix Principles.pdf](#)

- 4.a. [19-0446](#) SB 4 (McGuire): Upzoning Near Transit and Neighborhood Opportunity Areas

Allows modest upzoning and by-right development one-story above existing zoning near transit stations and by-right duplex and four-plex development on vacant land in jurisdictions of specified sizes.

**Action:** Information

**Presenter:** Rebecca Long

**Attachments:** [Text 20190SB4\\_97.pdf](#)  
[Analysis SB4.pdf](#)

- 4.b. [19-0447](#) SB 50 (Wiener): Upzoning Near Transit & High Opportunity Areas

Establishes mandatory upzoning near rail and ferry stations and high quality bus stops as well as high-opportunity areas.

**Action:** Information

**Presenter:** Rebecca Long

**Attachments:** [Text 20190SB50\\_98.pdf](#)  
[Analysis SB50.pdf](#)

4.c. [19-0448](#) AB 1279 (Bloom): By-Right Upzoning in High Resource Areas

By-right development in areas of high opportunity and low density not at risk of gentrification or displacement as identified by the Department of Housing & Community Development

**Action:** Information

**Presenter:** Rebecca Long

**Attachments:** [Text 20190AB1279\\_99.pdf](#)  
[Analysis AB1279.pdf](#)

4.d. [19-0449](#) AB 1483 (Grayson): Housing Data/Transparency

Requires each city and county to post all zoning and planning standards, fees, special taxes, and assessments in the jurisdiction on its website and provide specified housing approvals to HCD and applicable metropolitan planning organization on an annual basis.

**Action:** Information

**Presenter:** Rebecca Long

**Attachments:** [Text 20190AB1483\\_97.pdf](#)  
[Analysis AB1483.pdf](#)

## 5. Public Comment

*Information*

## 6. Adjournment / Next Meeting

*The next meeting of the ABAG MTC Housing Legislative Working Group is on May 1, 2019, 3:00 p.m.*

**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.