

AGENDA

Project ABAG/MTC - Alameda County Collaborative

Meeting Name Steering Committee

Location <https://us02web.zoom.us/j/82178299776?pwd=L1BwL3dkRnpZdTdOWk5oMlIGUT09> Time and date 11 am – 12 pm August 14, 2023

Outcomes

1. Discuss next Collaborative meeting agenda;
2. Understand TO#4 VMT Mapping update;
3. Receive Decision Maker Training 3.0 updates;
4. Legislation ministerial approval matrix reviewed

Meeting Notes in *italics*. Key Decisions in ***Bold Italic***. Action Items and key decisions in **bold** and list at the top of the agenda after the meeting.

1. Collaborative Meeting – Monday August 28, 2023

a. Agenda Items

- Sarah Ahmadzai's DBA ODS presentation (lessons learned and implementation)

2. Legislation Ministerial Approval Matrix development

- a. e.g., SB 35, SB 9, AB 1397, AB 2011, ADU, etc.
- b. Matrix of eligibility criteria: residential types, affordability levels, land use/parcel/geographic/transit constraints, workforce commitments, development standards, tenant protections, tribal notification/CEQA requirements

UPP to follow-up with Grace Wu & Jeff Bond on tool

Ada Chan: ministerial approval matrix would be interesting for policy makers to understand.

3. Decision Maker Training 3.0 - Friday Sept 29th (Virtual)

- a. Potential speakers
- b. *UPP to set up registration – cities to send their invites and copy Housing Collab and Carla. Will need decision-maker emails for mandatory registration.*

Ada Chan: 3rd party to explain matrices to the policymakers @ Decision Maker Training?
Connecting the dots between ministerial approval, AFFH, and the housing elements.

Ellen Clark: General Plan? ODS? How to recalibrate local planning regulations to influence the outcome of these projects so they can be as best as they can be for the communities

Jeff Bond: Bill Gilchrist? Someone who has California knowledge, maybe an academic? [Ada: Charlie?]

Grace Wu: Sept 29 is after the governor's signed the last set of bills.

Jeff Bond: Brad Wiblin from BRIDGE Housing?

4. Task Order #4 VMT Mapping (Matt Goyne)

Overlaying VMT and housing element sites? Many of the sites are infill but they might still need to do an EIR to see VMT impact.

Fehrs & Peers is doing a case study for Half Moon Bay, which is a good example of rural/suburban city struggles. Able to look at infill sites with clear VMT and development policies tied in. Dive down deeper, density is the most important factor for average VMT generated. Multifamily projects gdu/acre, 15 du/acre, low VMT project. San Diego County example (similar to Alameda County) but county controls mostly suburbs, do not have low VMT but has lots of infill sites that do not need an EIR.

Ellen Clark: Are they doing that based on local CEQA guidance/threshold?

Published [Streetlights VMT data](#) for the entire state, 2019. San Diego, went through and looked at all of them. Census defines infill as 400 households per square mile, but there's many definitions that are used -- research shows employment accessibility, intersection density, and the built urban form could be used as metrics.

Ellen Clark: Likes this, running into issue in Pleasanton. Infill criteria as an alternative is really helpful. Hard to come up with reduction measures because lack of good transit, has to overcome a big VMT differential. VMT reduction measures have been difficult; super low parking ratios are really hard to support in communities like ours, where it's not practically or politically feasible to adopt these things. Hard to find enough measures to reduce VMT that are realistic for our community to adopt.

Matt Goyne: Are you referring to for single-family homes or multifamily homes, both?

Ellen Clark: Super low parking ratios are hard to support in communities like Pleasanton's. Relatively car-dependent environment so it's hard to find measures that are realistic to adopt, aside from low VMT

Matt Goyne: Rather than mitigation, communicating it through a map so developers know what they're getting into. As density goes up, VMT goes down. Example: Anything less than 20du/acre with min. affordable housing are low VMT by design. Providing guidance so you aren't going through an impact/mitigation process. Anything less than 20 or 15du/acre, you zone for high VMT impacts.

You can have a mitigation bank where they pay for off-site things but it's hard and expensive.

Jeff Bond: Likes this too. How does this compare to the ACTC?

Matt Goyne: 2nd tier of thinking about this through the lens of housing. Opportunity for jurisdictions to be clear about how housing and infill are tying together. Anything more dense than X gets you there automatically.

Carla Violet: Share at meeting in a couple of weeks.

5. Discussion/Questions?

Grace Wu: Do any jurisdictions require replacement ADUs? ABAG SB 330 says they are required.

Ellen Clark: SF or Oakland may have stricter regulations?