



**PLANNING COMMITTEE
MEETING OF JANUARY 8, 2010
MINUTES**

Scott Haggerty, Chair
Alameda County

Adrienne J. Tissier, Vice Chair
San Mateo County

Tom Azumbrado
U.S. Department of Housing
and Urban Development

Tom Bates
Cities of Alameda County

Dean J. Chu
Cities of Santa Clara County

Dave Cortese
Association of Bay Area Governments

Chris Daly
City and County of San Francisco

Bill Dodd
Napa County and Cities

Dorene M. Giacomini
U.S. Department of Transportation

Federal D. Glover
Contra Costa County

Anne W. Halsted
San Francisco Bay Conservation
and Development Commission

Steve Kinsey
Marin County and Cities

Sue Lempert
Cities of San Mateo County

Jake Mackenzie
Sonoma County and Cities

Jon Rubin
San Francisco Mayor's Appointee

Bijan Sartipi
State Business, Transportation
and Housing Agency

James P. Sperling
Solano County and Cities

Amy Rein Worth
Cities of Contra Costa County

Ken Yeager
Santa Clara County

Steve Heminger
Executive Director

Ann Flemer
Deputy Executive Director, Policy

Andrew B. Fremier
Deputy Executive Director, Operations

ATTENDANCE

Commissioner Mackenzie called the Planning Committee meeting to order at 9:32 a.m. Other members in attendance were Commissioners Azumbrado, Chu, Giacomini, Halsted, Haggerty, Lempert, Rein-Worth, Rubin, Tissier, and Yeager. Commissioners Bate, Cortese, and Daly also attended.

CONSENT CALENDAR: a) Minutes of December 11, 2009, b) Consistency Findings for 2009 Congestion Management Plans (CMPs): Resolution 3424, Revised

Commissioner Rein-Worth moved approval, Commissioner Halsted seconded. Motion passed unanimously.

Transportation for Livable Communities (TLC) Program: Proposed Scoring Criteria

Ms. Therese Trivedi summarized the TLC proposed goals, which are the same used to guide the program in the past with two changes: 1) based on the results of MTC's TLC Program Evaluation and experience with previous funding cycles, a sixth goal was added, which states "Invest in projects that are ready to begin construction in the near term"; and 2) based on feedback from MTC's Minority Citizens Advisory Committee, modifies the second goal to call out that the program seeks to reduce the displacement of local residents and businesses in the project area.

Focusing next on the scoring criteria, Ms. Trivedi provided background on their development, which is based on the Committee's direction to focus on high impact projects, as well as folding in elements of MTC's former Housing Incentive Program. She also detailed the process staff has undertaken to engage both regional and local stakeholders in developing the proposed scoring criteria.

Ms. Trivedi then discussed the county TLC program, indicating that consistent with the Planning Committee action in September, one third of all TLC funds will be administered by the Congestion Management Agencies (CMAs) with the requirement that funds be invested in FOCUS Priority Development Areas (PDAs) with a minimum 20 percent local match to federal funds. Staff is encouraging the CMAs to use MTC's regional, or similar, scoring criteria.

In conclusion, Ms. Trivedi stated that staff is currently finishing work on the funding application and expects to release it at the end of January. In February, staff will co-host a series of workshops throughout the region with the CMAs to reach out to local jurisdictions that may be considering submitting funding applications.

Ms. Trivedi requested committee approval of the proposed Regional TLC Scoring Criteria in order to advance the next call for projects at the end of January 2010.

Commissioner Tissier requested that under “accessibility criteria”, add “in keeping the aging population in mind”. She noted that staff needs to think about changes in the region’s demographics.

Commissioner Azumbrado asked if staff is going to specify certain points to comply with fair housing requirements. He also stated that entitlement and local approval is more important to project readiness than just achieving a certain state of project design. Applicants should be able to self-grade how many points they will receive as they develop their applications. Ms. Trivedi stated that the application will provide greater detail to applicants than contained in the scoring criteria (Attachment A to the staff memorandum) regarding the availability of points, and what documentation will be required.

Commissioner Chu also stated that staff needs to emphasize jobs in proximity to transit, not just housing and requested that jobs should be included in the scoring criteria.

Commissioner Yeager, expressed his concern about the definition of “community support” criterion as it makes it too easy to award points; he suggested that the points should be reduced for this category. Commissioner Lempert commented that often there is opposition to rather than support to new TOD development, which often gets in the way of achieving density and that this should be addressed as well. She suggested downgrading the weight of the “community support” criterion or taking it out.

Commissioner Lempert also expressed her concern about parking. She does not see the nexus between the grants being used for parking structures – grants being used for structures should be low priority.

Commissioner Giacomini requested specific mention of townhomes needing to be accessible in the project area in order to be considered for “accessibility” points.

Commissioner Bates stated that project readiness is most problematic since the market downturn has put many projects on hold. Entitlements are more important than construction drawings. He concurred with the previous Commissioner comments on the issue of community engagement and thought it more appropriate to reward overcoming opposition.

Commissioner Rubin stated that access to transit modes would be a good use of TLC money, and requested MTC help with interagency coordination that can make projects possible. Ms. Trivedi noted that staff has been meeting with local jurisdictions to fine tune what their local projects are and can help with interagency coordination.

Commissioner Bates mentioned his concern with the local match requirement. Ms. Trivedi stated that the Planning Committee approved a 20% match in September. She noted that the local funds would not be due until 2011 or 2012 based on when a project goes to construction.

Commissioner Bates stated that the 20% match requirement is totally unrealistic given the economic circumstances most cities are in.

Ms. Ann Flemer, Deputy Executive Director, Policy, asked if the Committee would be comfortable with staff incorporating the Committee's feedback on the scoring criteria so that the application could be released by the end of the month. As was previously noted by Ms. Trivedi, based on funding obligation deadlines, the timeline to deliver projects is critical and delaying the application could potentially cause a problem with project delivery. Ms. Flemer noted for the Committee's information that, due to federal funding regulations, the lowest allowable match is 11.5%.

Commissioner Haggerty stated that it would be appropriate for staff to make changes to the scoring criteria based on Committee comments, but he was not comfortable lowering the 20% match. He indicated that developer funds can be used for the local match, and asked for an example of how this could work.

Mr. Doug Johnson, MTC staff, noted that developer funds can be used as all or part of the local match and described a possible scenario under which this could work.

Commissioner Azumbrado asked whether Housing and Urban Development funds could be used as local match. Ms. Trivedi stated that her understanding was that funding regulations allow only non-federal funds to be used as local match.

Commissioner Haggerty moved that staff work on the comments heard today, as well as providing additional information about which funds could be used toward local match, and bring the item back to the full Commission for a final vote. Commissioner Halsted seconded. Motion passed unanimously.

OTHER BUSINESS/PUBLIC COMMENT

There being no other business, the meeting adjourned at 10:21 a.m. The Committee's next meeting is scheduled for Friday, February 10, 2010 at 9:30 a.m. in the Lawrence D. Dahms Auditorium, Joseph P. Bort MetroCenter, Oakland, CA.