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COMMISSION**

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Memorandum

TO: Planning Committee

DATE: July 12, 2013

FR: Executive Director

W. I.

RE: State Funding Programs - Regional Plan Consistency

State funding related to a number of programs, including bond-related funds to support the development of transit-oriented affordable housing is conditioned in part on a determination that a project is consistent with a Regional Plan. One such program is the Infill Infrastructure Grant (IIG) Program, funded through Proposition 1C and conducted by the California Department of Housing and Community Development (HCD). Applications for the current round of IIG funding are due on August 14, 2013.

The ABAG Executive Board took action on June 20th, 2013 to endorse with minor modifications regional plan consistency criteria jointly developed by MTC and ABAG staff (Attachment 1).

Staff recommends that the Planning Committee endorse the criteria for Regional Plan Consistency with State Funding Programs as modified and endorsed by the ABAG Executive Board on June 20, 2013.



Steve Heminger



Attachment 1

Consistency with Plan Bay Area for affordable housing projects

The memo included in Item 8, “Consistency of Local Projects with Regional Plan,” notes that some State resources and programs require, or favorably consider, a determination that a proposed local project or investment is consistent with a regional plan.

A number of planned affordable housing projects in the Bay Area are pursuing an immediate opportunity for funds from the \$70 million Infill Infrastructure Grant Program and the \$60 million TOD Housing Program. Both of these grant programs are funded by Proposition 1C (passed in 2006) and administered by the California Department of Housing and Community Development (HCD). The deadline for applications is August 14, 2013. Applications received in advance of the deadline receive favorable consideration.

In the scoring criteria for both grant programs, applicants are eligible to receive points for consistency with an adopted regional plan, as demonstrated by a letter from the region’s Council of Governments (e.g. ABAG). Given the volume of applications for this program, a letter indicating regional plan consistency is often critical to a project’s competitiveness. ABAG can take action to support pending and future grant applications for Bay Area projects by establishing criteria for affordable housing project consistency with the Sustainable Community Strategy and providing letters for projects that meet these criteria immediately after adoption of these criteria by the Executive Board. *Consistency of local development projects with Plan Bay Area for the purposes of entitlement efficiency under CEQA will be addressed separately following plan adoption.*

Infill affordable housing production is central to implementation of Plan Bay Area. Defining consistency of selected affordable housing proposals with Plan Bay Area would support much needed housing for low and very low income households, and increase access to local services for families and seniors with limited transportation options. It will also support implementation of locally adopted Housing Elements.

Recommendations:

Define consistency criteria with Plan Bay Area for affordable housing projects based on one of the following options:

- 1) All affordable housing projects within Priority Development Areas (PDAs); or
- 2) All projects within PDAs, as well as projects outside of PDAs that meet specific all of the following criteria: ~~These criteria could include some or all of the following:~~
 - ~~On a site consistent~~ Conforms with the local General Plan and Housing Element for the 2007-2014 Regional Housing Need Allocation (RHNA) period which has been found by HCD to be in substantial compliance with Housing Element law.
 - Within ½ mile of a rail station or ferry terminal or an area served by bus with minimum headways of 20 minutes during peak weekday commute periods

Addenda to Items 7C and 8

June 20, 2013

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- 100% affordable to low and very low-income households for 55 years
- Within ½ mile of at least ~~ten~~ six neighborhood amenities (such as educational or child care facilities, retail services, health care facilities, financial services, and cultural, recreational and entertainment facilities, etc.)