

An aerial photograph of a city street grid, viewed from a high angle. The image is heavily blurred and has a monochromatic blue color scheme, with varying shades of blue creating a sense of depth and texture. The street lines form a complex, intersecting pattern across the frame.

# **ASSOCIATION OF BAY AREA GOVERNMENTS**

## **Meeting Transcript**

**January 21, 2021**

1

**ABAG EXECUTIVE BOARD**

2

**THURSDAY, JANUARY 21, 2021, 4:30 PM**

3

4

**JESSE ARREQUIN:** GOOD AFTERNOON. THIS REGULAR MEETING OF THE

5

ABAG EXECUTIVE BOARD WILL NOW COME TO ORDER. WILL STAFF PLEASE

6

PLAY THE COVID MEETING ANNOUNCEMENT REPORT.

7

8

**JESSE ARREQUIN:** WILL THE ABAG CLERK OF THE BOARD PLEASE

9

CONDUCT A ROLL CALL AND CONFIRM WHETHER QUORUM IS PRESENT.

10

11

**FRED CASTRO:** YES, SIR. BEFORE I DO THAT. LET ME CHECK IF

12

THERE'S ONE PERSON THAT'S IN THE MATT MAYHAN?

13

14

**JESSE ARREQUIN:** YES, I BELIEVE HE IS EXECUTIVE BOARD MEMBER.

15

16

**FRED CASTRO:** I'LL SEE IF I CAN MOVE HIM OVER. MY APOLOGIES.

17

THIS IS THE ROLL CALL FOR QUORUM. SUPERVISOR ANDERSON?

18

19

**SPEAKER:** PRESENT.

20

21

**JESSE ARREQUIN:** PRESENT.

22

23

**FRED CASTRO:** COUNCILMEMBER BOSS? FORTUNE AT OH BOSS? IS

24

ABSENT. MR. BUTTE?

25

## Meeting Transcript

January 21, 2021

1 **SPEAKER:** HERE.

2

3 **DIR. DAVID CANEPA:** HERE.

4

5 **FRED CASTRO:** SUPERVISOR CARSON?

6

7 **SPEAKER:** PRESENT.

8

9 **CINDY CHAVEZ:** HERE.

10

11 **SPEAKER:** HERE.

12

13 **FRED CASTRO:** COUNCILMEMBER ESPARZA IS ABSENT. COUNCILMEMBER  
14 CARROL FIFE?

15

16 **SPEAKER:** PRESENT.

17

18 **FRED CASTRO:** THANK YOU.

19

20 **SPEAKER:** HERE.

21

22 **FRED CASTRO:** MAYOR GARCIA.

23

24 **SPEAKER:** HERE.

25

## Meeting Transcript

January 21, 2021

1 **FRED CASTRO:** MAYOR GIBBONS?

2

3 **LIZ GIBBONS:** HERE.

4

5 **FRED CASTRO:** VICE MAYOR HALE.

6

7 **SPEAKER:** HERE.

8

9 **FRED CASTRO:** THANK YOU. MAYOR HOLIDAY.

10

11 **SPEAKER:** HERE.

12

13 **FRED CASTRO:** DIRECTOR HILLIS?

14

15 **SPEAKER:** HERE.

16

17 **FRED CASTRO:** THANK YOU. MAYOR HUDSON?

18

19 **DAVID HUDSON:** HERE.

20

21 **FRED CASTRO:** SUPERVISOR LEE?

22

23 **SPEAKER:** PRESENT.

24

25 **FRED CASTRO:** SUPERVISOR MANDLEMAN.

## Meeting Transcript

January 21, 2021

1

2 **SPEAKER:** PRESENT.

3

4 **FRED CASTRO:** THANK YOU. SUPERVISOR MAR?

5

6 **SPEAKER:** PRESENT.

7

8 **FRED CASTRO:** SUPERVISOR MILEY HE? SUPERVISOR MILEY IS ABSENT.

9 SUPERVISOR MITCHOFF?

10

11 **KAREN MITCHOFF:** HERE.

12

13 **FRED CASTRO:** SUPERVISOR MOULTON-PETERS? SUPERVISOR MOULTON

14 PETERS IS ABSENT. COUNCILMEMBER MORALES IS ABSENT? SUPERVISOR

15 ABBOTT?

16

17 **SPEAKER:** HERE.

18

19 **FRED CASTRO:** SUPRA MOST?

20

21 **BELLA RAMOS:** HERE.

22

23 **FRED CASTRO:** MAYOR ROMERO?

24

25 **SPEAKER:** HERE.

## Meeting Transcript

January 21, 2021

1

2 **JAMES SPERING:** HERE.

3

4 **FRED CASTRO:** COUNCILMEMBER TAYLOR? COUNCILMEMBER TAYLOR?

5

6 **SPEAKER:** HERE.

7

8 **FRED CASTRO:** THANK YOU. MAYOR WILSON?

9

10 **SPEAKER:** HERE.

11

12 **SPEAKER:** HERE.

13

14 **FRED CASTRO:** COUNCILMEMBER MAY HAHN?

15

16 **SPEAKER:** HERE.

17

18 **FRED CASTRO:** THANK YOU. DIRECTOR CHAN?

19

20 **SPEAKER:** HERE.

21

22 **FRED CASTRO:** COUNCILMEMBER JIMINEZ? COUNCILMEMBER JIMINEZ IS

23 ABSENT. DID I MISS ANYBODY?

24

25 **SPEAKER:** YES. COUNCILMEMBER NIKKI FORTUNEATO BAS IS PRESENT.

## Meeting Transcript

January 21, 2021

1

2 **FRED CASTRO:** ANYBODY ELSE?

3

4 **SPEAKER:** COUNCILMEMBER JAYNE BATTEY.

5

6 **FRED CASTRO:** THERE IS A QUORUM.

7

8 **JESSE ARREQUIN:** THANK YOU FOR ATTENDING THIS IMPORTANT  
9 MEETING. WE WILL NOW CALL FOR PUBLIC COMMENT. IS THERE ANY  
10 MEMBER OF THE PUBLIC THAT WISHES TO GIVE COMMENT AN NOT ON  
11 THIS ABAG EXECUTIVE BOARD AGENDA. IF YOU WOULD LIKE TO SPEAK  
12 TO PLAN BAY AREA OR THE ARENA, WE WILL TAKE THOSE COMMENTS  
13 LATER. BUT THIS IS AN OPPORTUNITY FOR PUBLIC COMMENTS NOT ON  
14 THE AGENDA. WILL THE CLERK INFORM US WHETHER THERE IS ANY  
15 RAISED HANDS OR WRITTEN COMMENTS SUBMITTED ON NONAGENDA  
16 MATTERS?

17

18 **FRED CASTRO:** THERE WERE NO NONAGENDA MATTERS SUBMITTED IN  
19 WRITING. THERE ARE TWO MEMBERS OF THE PUBLIC WITH THEIR HANDS  
20 RAISED.

21

22 **JESSE ARREQUIN:** OKAY.

23

24 **FRED CASTRO:** MAY I ASK THE TIME?

25

## Meeting Transcript

January 21, 2021

1 **JESSE ARREQUIN:** TWO MINUTES.

2

3 **FRED CASTRO:** YES, SIR. OUR FIRST MEETING ON NONAGENDA PUBLIC  
4 COMMENT IS CHRISTY CORELY. GO AHEAD.

5

6 **SPEAKER:** I'M SORRY. THAT WAS NOT SUPPOSED TO BE RAISED.

7

8 **FRED CASTRO:** OKAY. THANK YOU. OUR NEXT SPEAKER IS ANTHONY  
9 PHAN. GO AHEAD.

10

11 **SPEAKER:** I'M JUST TRYING TO GET ON AS A PANELIST.

12

13 **SPEAKER:** I'M THE ABAG REP FOR CITY OF MILLIPEDE EAST.

14

15 **FRED CASTRO:** WE HAVE MAYOR FLY GOVERNOR AND MAYOR GIBBONS  
16 REPRESENTING THE CITIES IN SANTA CLARA COUNTIES. YOU ARE AN  
17 ALTERNATE BUT THE TWO REPRESENTATIVES ARE PRESENT.

18

19 **SPEAKER:** OH, I SEE. SORRY ABOUT THAT.

20

21 **JESSE ARREQUIN:** NO PROBLEM. BUT YOU'RE WELCOME TO STAY AND  
22 PROVIDE YOUR COMMENTS LATER.

23

24 **FRED CASTRO:** NO OTHER ATTENDEES WITH THEIR HANDS RAISED.

25



**January 21, 2021**

1 **JESSE ARREQUIN:** SEEING NO OTHER PUBLIC AGENDA COMMENT, WE'LL  
2 MOVE TO EXECUTIVE BOARD ANNOUNCEMENTS. ARE THERE ANY  
3 ANNOUNCEMENTS FROM MEMBERS OF THE ABAG EXECUTIVE BOARD? SO  
4 PLEASE RAISE YOUR HAND? AN I DO NOT SEE ANY RAISED HANDS. IS  
5 THERE ANY PUBLIC COMMENT ON THIS ITEM? IF SO PLEASE RAISE YOUR  
6 HAND OR PRESS STAR 9 IF YOU'RE PHONING IN? I DON'T SEE ANY  
7 RAISED HANDS. MR. CASTRO, ANY COMMENTS SUBMITTED?

8

9 **FRED CASTRO:** THERE WERE NONE.

10

11 **JESSE ARREQUIN:** THANK YOU. THAT COMPLETES EXECUTIVE BOARD  
12 ANNOUNCEMENT. WE'LL GO TO EXECUTIVE SESSION. COLLEAGUES, FOR  
13 THE CLOSED SESSION, A SEPARATE ZOOM INVITATION WAS SENT TO  
14 BOARD MEMBERS AND ALTERNATES THAT ARE ATTENDING FOR AN ABSENT  
15 REPRESENTATIVE. AT THIS TIME, BOARD MEMBERS ARE INSTRUCTED TO  
16 LEAVE THE EXECUTIVE BOARD ZOOM SESSION AND LOG INTO THE  
17 SEPARATE CLOSED SESSION ZOOM SESSION. AT THE END OF THAT  
18 CLOSED SESSION, WE'LL COME BACK TO THIS LINK. SO THE ABAG  
19 EXECUTIVE BOARD WILL NOW MEET IN CLOSED SESSION PURSUANT TO  
20 GOVERNMENT CODE SECTION 54956.9(A) AND PARAGRAPH 1 OF  
21 SUBDIVISION D GOVERNMENT CODE SECTION 54956.9 TO CONFER WITH  
22 COUNSEL NEW LIVABLE CALIFORNIA ET AL VERSUS THE ASSOCIATION OF  
23 BAY AREA GOVERNMENTS. COURT OF APPEALS CASE NUMBER A159235.  
24 WE'LL NOW GO TO CLOSED SESSION AND REPORT OUT ANY ACTIONS  
25 TAKEN IN CLOSED SESSION. THANK YOU. THE MEETING IS IN CLOSED

**January 21, 2021**

1 SESSION AND WILL RETURN WHEN THE CLOSED SESSION IS OVER.

2 PLEASE STAY TUNED.

3

4 **JESSE ARREQUIN:** MEMBERS OF THE PUBLIC, WE JUST MET IN CLOSED  
5 SESSION. THE MEMBERS ARE RETURNING AND WE'LL RECONVENE IN A  
6 MINUTE. AFTER I BELIEVE MOST ABOUT BOARD MEMBERS ARE BACK. I  
7 WILL CALL THE EXECUTIVE BOARD MEETING IN SESSION. I WILL GO TO  
8 ITEM 3. REPORT OUT FROM SESSION. WILL STAFF PLEASE GIVE A  
9 REMOTE OUT FROM OUR CLOSED SESSION MEETING.

10

11 **SPEAKER:** YES, THANK YOU. THE BOARD MET IN CLOSED SESSION AND  
12 DELIBERATED. I WAS DIRECTED NOT TO SEEK FURTHER REVIEW AT THE  
13 APPELLATE LEVEL IN NEW LIVABLE CALIFORNIA VERSUS ABAG. THE  
14 OTHER ITEMS ARE NOT REPORTABLE AT THIS TIME.

15

16 **JESSE ARREQUIN:** OKAY. THANK YOU VERY MUCH. I DON'T THINK THAT  
17 REQUIRES PUBLIC COMMENT; CORRECT? OKAY. SO WE'LL NOW MOVE TO  
18 ITEM 4. THE PRESIDENT'S REPORTED. I KNOW WE HAVE A NUMBER OF  
19 NEW EXECUTIVE BOARD MEMBERS. IT'S A PLEASURE TO MEET SOME OF  
20 YOU. SOME OF YOU I'VE KNOWN AND WORKED FOR OVER THE YEARS. I'M  
21 MAYOR JESSE ARREGUIN, ASSOCIATION OF BAY AREA GOVERNMENTS  
22 EXECUTIVE BOARD. REALLY LOOK FORWARD TO WORKING WITH YOU ON  
23 NOT ONLY ISSUES OF REASONABLE PLANNING BUT ALSO ADDRESSING OUR  
24 HOUSING CRISIS AND OUR CLIMATE CRISIS. I WANT TO GREET OUR NEW  
25 COUNSELORS, MY REPRESENTATIVE ON THE ALAMEDA COUNTY BOARD OF

## Meeting Transcript

January 21, 2021

1 SUPERVISORS WHO IS REPLACING SCOTT HAGGERTY. STEPHANIE MOULTON  
2 PETERS TO KNOW PETERS, THE SUPERVISOR FROM THE COUNTY OF  
3 MARIN. JAMES SPERING, SUPERVISOR FROM THE COUNTY OF SOLANO.  
4 GISELLE HALE, VICE MAYOR OF THE CITY OF REDWOOD CITY  
5 REPRESENTING CITIES IN SAN FRANCISCO COUNTY. MAY SAY FLIGOR OF  
6 SAN ALTOS REPRESENTING THE CITIES OF COUNTY. CARROL FIFE NEWLY  
7 ELECTED MEMBER OF THE CITY OF OAKLAND. MATT MAY HAND PLEASE  
8 FOR GIVE ME IF I MISS PRONOUNCED OF THE CITY OF SAN JOSE. I  
9 WANT TO WELCOME YOU TO ABAG AND LOOK FORWARD TO WORKING WITH  
10 YOU. SECOND ON THE CONSENT CALENDAR IS AN ITEM TO RATIFY  
11 COMMITTEE APPOINTMENTS AND I WANTED TO SHARE A SCREEN BECAUSE  
12 THE APPOINTMENTS WERE SENT OUT THIS AFTERNOON AND NOT EVERYONE  
13 MAY HAVE SEEN THEM. JUST GIVE ME ONE SECOND. SO I'M PROPOSING  
14 AS PART OF THE CONSENT CALENDAR ITEM 6H TO RATIFY THE  
15 FOLLOWING APPOINTMENTS UNDER THE ABAG BYLAWS, THE PRESIDENT  
16 MAKES APPOINTMENTS TO COMMITTEES WITH THE CONSENT OF THE  
17 EXECUTIVE BOARD. AND SO I PROPOSE WE APPOINT TO THE ABAG  
18 EXECUTIVE COMMITTEE THE CHAIR OF OUR HOUSING COMMITTEE. DAVE  
19 HUDSON, THE MAYOR OF THE CITY OF SAN RAMON WHO SERVES ON OUR  
20 JOINT LEGISLATIVE COMMITTEE. CINDY CHAVEZ, SUPERVISOR, COUNTY  
21 OF SANTA CLARA. PAT EKLUND, MAYOR OF THE CITY OF NOVATO AND  
22 NEYSA FLIGOR, THE MAYOR OF THE CITY OF PALO ALTO. THEY WILL BE  
23 JOINING THE ABAG RECOMMENDATION --  
24  
25 **SPEAKER:** SORRY. MAYOR OF LOS ALTO,

**January 21, 2021**

1

2 **JESSE ARREQUIN:** THAT WAS A TYPOGRAPHICAL ERROR.

3

4 **SPEAKER:** THAT'S FINE.

5

6 **JESSE ARREQUIN:** I'M APPOINTING RODNEY NICK INS FROM THE  
7 HOUSING ASSOCIATION TO FILL THE ABAG REGIONAL PLANNING  
8 COMMITTEE EMPTY SEAT. I'M PROPOSING WE APPOINT NIKKI FORTUNATO  
9 BAS TO THE ABAG HOUSING COMMITTEE. I'M ASKING TO BE THE ABAG  
10 REPRESENTATIVE TO CALIFORNIA ASSOCIATION OF COUNCILS OF  
11 GOVERNMENT. AND I AM APPOINTING SUPERVISOR RAMOS AS ONE OF THE  
12 ABAG REPS, THE BAY AREA REGIONAL COLLABORATIVE. THOSE  
13 APPOINTMENTS ARE ON THE CONSENT CALENDAR BUT I WANT TO SHARE  
14 THEM AS THEY CAME LATE. AND THERE ARE A NUMBER OF VACANCIES ON  
15 SOME OF OUR ABAG COMMITTEES DUE TO RETIREMENTS AND ELECTION  
16 RESULTS. SO IF YOU ARE INTERESTED IN SERVING, PLEASE REACH OUT  
17 TO ME DIRECTLY AND WE'D LOVE TO TALK TO YOU BECAUSE WE DO WANT  
18 TO FILL SOME OF THESE SEATS AND ALSO GIVE OPPORTUNITIES TO  
19 SOME OF OUR EXECUTIVE BOARD MEMBERS TO SERVE. SO THANK YOU.  
20 FINALLY BECAUSE THE EXECUTIVE BOARD WILL BE CONSIDERING  
21 ACTIONS ON THE REGIONAL EARLY ACTION PLANNING ALLOCATIONS,  
22 PLAN BAY AREA 2050 AND THE RHNA, I WILL KEEP MY REPORT BRIEF  
23 SO WE CAN GET TO THE BUSINESS AT HAND. SO I WILL ASK IF  
24 THERE'S ANY DISCUSSION FROM MEMBERS OF THE EXECUTIVE BOARD.  
25 PLEASE RAISE YOUR HAND. I DO NOT SEE ANY RAISED HANDS. I WILL

## Meeting Transcript

January 21, 2021

1 ASK IF THERE'S ANY PUBLIC COMMENT ON THE PRESIDENT'S REPORT.

2 PLEASE RAISE YOUR HAND. MR. CASTRO, NO RAISED HANDS.

3

4 **FRED CASTRO:** NO RAISED HANDS AND NO WRITTEN COMMENTS.

5

6 **JESSE ARREQUIN:** THAT IS THE ITEM. SO I TURN THE FLOOR TO

7 EXECUTIVE DIRECTOR. TREES MCMILLAN.

8

9 **THERESE W. MCMILLAN:** I WILL FOLLOW THE EXAMPLE OF PRESIDENT OF

10 ABAG AND JUST NOTE THAT MY EXECUTIVE DIRECTOR'S REPORT WAS

11 SENT TO ALL OF THE BOARD MEMBERS AND JUST CONCLUDE WITH MY OWN

12 WELCOME OF ALL OF THE NEW MEMBERS. I HOPE I GET A CHANCE TO

13 SPEAK WITH YOU ONE-ON-ONE. PLEASE FEEL FREE TO REACH OUT TO ME

14 AND I LOOK FORWARD TO WORKING WITH YOU. THANK YOU.

15

16 **JESSE ARREQUIN:** THANK YOU VERY MUCH. COLLEAGUES, ANY QUESTIONS

17 OR COMMENTS ON THE EXECUTIVE DIRECTOR'S REPORT? IF SO, PLEASE

18 RAISE YOUR HAND. OR PRESS STAR 9? I DO NOT SEE ANY RAISED

19 HANDS FROM THE EXECUTIVE BOARD. I WILL NOW ASK FOR PUBLIC

20 COMMENT ON ITEM 5, THE EXECUTIVE DIRECTOR'S REPORT. IF YOU'D

21 LIKE TO SPEAK ON THIS ITEM, PLEASE RAISE YOUR HAND OR PRESS

22 STAR 9. I DON'T SEE ANY RAISED HANDS, MR. CASTRO. ANY WRITTEN

23 COMMENTS SUBMITTED?

24

25 **FRED CASTRO:** THERE WERE NONE RECEIVED.

## Meeting Transcript

January 21, 2021

1

2 **JESSE ARREQUIN:** THAT WAS ITEM 5. ITEM 6. CONSENT CALENDAR.

3

4 **PAT EKLUND:** I'LL MOVE THE COON CONSENT CALENDAR.

5

6 **LIZ GIBBONS:** SECONDED BY DIRECTOR GIBBONS.

7

8 **JESSE ARREQUIN:** THANK YOU. COLLEAGUES, ANY COMMENTS ON THE

9 CONSENT CALENDAR? IF SO, PLEASE RAISE YOUR HANDS. OKAY. I

10 DON'T SEE ANY RAISED HANDS SO I WILL ASK FOR ANY PUBLIC

11 COMMENTS ON THE EXECUTIVE BOARD CONSENT CALENDAR. IF SO PLEASE

12 RAISE YOUR HAND OR PRESS STAR 9 IF YOU'RE PHONING IN. I DON'T

13 SEE ANY RAISED HANDS. MR. CASTRO ANY WRITTEN COMMENTS ON THIS

14 ITEM?

15

16 **FRED CASTRO:** THERE WERE NONE RECEIVED FOR THIS ITEM.

17

18 **JESSE ARREQUIN:** WILL THE CLERK PLEASE DO THE ROLL CALL.

19

20 **CANDACE ANDERSON:** AYE.

21

22 **SPEAKER:** YES.

23

24 **CONG. KAREN BASS:** YES. IS.

25

## Meeting Transcript

January 21, 2021

1     **NIKKI FORTUNATO BAS:** AYE.

2

3     **TOM BUTT:** AYE.

4

5     **FRED CASTRO:** SUPERVISOR CANEPA ABSENT.

6

7     **KEITH CARSON:** YES.

8

9     **SPEAKER:** YES.

10

11    **PAT EKLUND:** YES.

12

13    **FRED CASTRO:** COUNCILMEMBER ESPARZA IS ABSENT.

14

15    **NEYSA FLIGOR:** YES.

16

17    **LEON GARCIA:** YES.

18

19    **LIZ GIBBONS:** YES.

20

21    **GISELLE HALE:** YES.

22

23    **HALLIDAY:** YES.

24

25    **SPEAKER:**

## Meeting Transcript

January 21, 2021

1

2 **DAVID HUDSON:** YES.

3

4 **OTTO LEE:** YES. BE.

5

6 **FRED CASTRO:** SUPERVISOR MANDLEMAN? IS ABSENT. SUPERVISOR?

7

8 **SPEAKER:** YES.

9

10 **FRED CASTRO:** SUPERVISOR MILEY? SUPERVISOR MILEY IS ABSENT.

11 SUPERVISOR?

12

13 **SPEAKER:**

14

15 **KAREN MITCHOFF:** YES.

16

17 **FRED CASTRO:** THANK YOU. SUPERVISOR MOULTON-PETERS?

18

19 **STEPHANIE MOUNTON-PETERS:** YES.

20

21 **FRED CASTRO:** THANK YOU. SUPERVISOR.

22

23 **DAVID RABBITT:** AYE.

24

25 **BELLA RAMOS:** YES.



## Meeting Transcript

January 21, 2021

1

2 **CARLOS ROMERO:** YES.

3

4 **JAMES SPERING:** YES.

5

6 **SPEAKER:** YES. S.

7

8 **DIR. LORI WILSON:** AYE.

9

10 **MATT MAN AN HAHN:** YES.

11

12 **YES.**

13

14 **FRED CASTRO:** MOTION PASSES UNANIMOUSLY.

15

16 **JESSE ARREQUIN:** OKAY. THANK YOU VERY MUCH. SO WE'LL NOW MOVE

17 TO ITEM 7. THE ABAG FINANCE COMMITTEE REPORT AND TURN IT OVER

18 TO DIRECTOR MITCHOFF.

19

20 **KAREN MITCHOFF:** DIRECTOR MITCHOFF, YOU'RE MUTED.

21

22 **KAREN MITCHOFF:** THANK YOU. I'M LOOKING AT MY OTHER COMPUTER

23 WHILE I'M READING. THIS IS THE FINANCE COMMITTEE REPORT HAD

24 FOR THE MEETING THAT PRECEDED US THIS AFTERNOON. CAN YOU HEAR

25 ME?

## Meeting Transcript

January 21, 2021

1

2 **JESSE ARREQUIN:** I'D ASK DIRECTORS IF YOU'RE NOT SPEAKING, IF  
3 YOU COULD PLEASE MUTE YOUR MICS, THANK YOU.

4

5 **KAREN MITCHOFF:** THANK YOU. WE HAD THE ELECTION OF THE FINANCE  
6 COMMITTEE CHAIR AND VICE CHAIR. AND THAT WILL BE MYSELF AS  
7 CHAIR AND WE TABLED THE VICE CHAIR PENDING AN APPOINTMENT BACK  
8 TO FINANCE. NO. I TAKE THAT BACK. I'M SORRY. WE ELECTED  
9 SUPERVISOR DAVID RABBITT AS THE VICE CHAIR.

10

11 **JESSE ARREQUIN:** I DON'T BELIEVE WE DID. WE DID TABLE IT.

12

13 **KAREN MITCHOFF:** WE DID TABLE IT. THANK YOU, JESSE. TOO MUCH  
14 HAS GONE ON IN JUST THE LAST HOUR THAT I COULDN'T REMEMBER. WE  
15 HAD REPORTS ON THE FINANCIAL STATEMENTS FOR THE PERIOD ENDING  
16 OCTOBER 31ST. THIS IS IN YOUR PACKET. I WON'T READ IT BECAUSE  
17 OF THE MEETING AND WHAT WE'RE GOING TO BE TALKING ABOUT. WE  
18 ALSO HEARD THE REPORT AND APPROVED THE ABAG CONTRACTS AND  
19 PURCHASE REQUISITIONS AS WELL AS THE ABAG INVESTMENTS FOR  
20 2020. WITH THAT, THAT CONCLUDES MY REPORT. AND I MOVE TO  
21 ACCEPT THE REPORT.

22

23 **JESSE ARREQUIN:** I DON'T BELIEVE WE NEED TO ACCEPT THE REPORT.

24

25 **KAREN MITCHOFF:** I'M SORRY.

## Meeting Transcript

January 21, 2021

1

2 **JESSE ARREQUIN:** MOTION TO CONFIRM YOUR ELECTION AS CHAIR.

3

4 **KAREN MITCHOFF:** YES. I WOULD MOVE THAT THE ABAG -- WOULD  
5 SOMEBODY ELSE MAKE THE MOTION? IT DOESN'T SEEM RIGHT THAT THE  
6 CHAIR SHOULD MAKE THE MOTION TO ELECT HERSELF.

7

8 **JESSE ARREQUIN:** I MAKE THE MOTION TO CONFIRM DIRECTOR MITCHOFF  
9 AS FINANCE CHAIR SECONDED BY HUDSON. WE ARE REQUIRED TO HAVE  
10 TO CONFIRM THE ELECTION OF CHAIRS AND VICE CHAIRS TO BOARD  
11 COMMITTEES BY OUR BYLAWS. SO, I'LL ASK IF THERE'S ANY  
12 DISCUSSION ON THAT MOTION, PLEASE RAISE YOUR HAND? I DON'T SEE  
13 ANY RAISED HANDS SO I'LL CALL FOR PUBLIC COMMENT ON THE  
14 MOTION. TO CONFIRM THE APPOINTMENT OF PROJECT DIRECTOR  
15 MITCHOFF AS FINANCE CHAIR. I DON'T SEE ANY RAISED HANDS. MR.  
16 CASTRO, ANY WRITTEN COMMENTS SUBMITTED? FRED FLED NONE  
17 RECEIVED FOR THIS ITEM. GELS JESS ABOUT YOU COULD PLEASE CALL  
18 THE ROLL.

19

20 **FRED CASTRO:** ON THE CHAIR.

21

22 **SPEAKER:** YES.

23

24 **SPEAKER:** YES.

25

## Meeting Transcript

January 21, 2021

1     **CONG. KAREN BASS:** AYE.

2

3     **FRED CASTRO:** MAYOR BUTT? MAYOR BUTT? MAYOR BUTT IS ABSENT.

4     SUPERVISOR CANEPA? SUPERVISOR CANEPA IS ABSENT? SUPERVISOR

5     CARSON?

6

7     **KEITH CARSON:** YES.

8

9     **FRED CASTRO:** SUPERVISOR CHAVEZ?

10

11    **CINDY CHAVEZ:** QUESTIONS. FROM.

12

13    **FRED CASTRO:** MAYOR EKLUND?

14

15    **PAT EKLUND:** YES.

16

17    **FRED CASTRO:** COUNCILMEMBER ESPARZA? COUNCILMEMBER ESPARZA IS

18    ABSENT. COUNCILMEMBER FIFE?

19

20    **CARROL FIFE:** AYE.

21

22    **FRED CASTRO:** THANK YOU. MAYOR FLIGOR FULLY FLY YES.

23

24    **SPEAKER:** YES.

25

## Meeting Transcript

January 21, 2021

1     **LIZ GIBBONS:** YES.

2

3     **GISELLE HALE:** YES.

4

5     **BARBARA HALLIDAY:** YES.

6

7     **RICH HILLIS:** YES.

8

9     **DAVID HUDSON:** YES.

10

11    **OTTO LEE:** YES. FRED SUPERVISOR MANDLEMAN? SUPERVISOR MANDLEMAN  
12    IS ABSENT. SUPERVISOR MAR.

13

14    **DIR. ERIC MAR, CHAIR:** YES.

15

16    **FRED CASTRO:** SUPERVISOR MILEY? SUPERVISOR MILEY IS ABSENT.  
17    SUPERVISOR MITCHOFF?

18

19    **KAREN MITCHOFF:** YES.

20

21    **FRED CASTRO:** SUPERVISOR MOULTON-PETERS?

22

23    **STEPHANIE MOUNTON-PETERS:** YES.

24

25    **FRED CASTRO:** SUPERVISOR RABBITT?

## Meeting Transcript

January 21, 2021

1

2 **DAVID RABBITT:** AYE.

3

4 **FRED CASTRO:** SUPERVISOR RAMOS?

5

6 **BELLA RAMOS:** YES.

7

8 **CARLOS ROMERO:** YES.

9

10 **JAMES SPERING:** YES.

11

12 **ROBERT TAYLOR:** YES.

13

14 **DIR. LORI WILSON:** AYE.

15

16 **MATT MAHAN:** YES.

17

18 **COUNCILMEMBER JIMINEZ YES FRED MOTION PASSES UNANIMOUSLY.**

19

20 **JESSE ARREQUIN:** THANK YOU VERY MUCH. I BELIEVE THAT

21 COMPLETES THE ABAG COMMITTEE REPORT. WE'LL GO TO 8. THE ABAG

22 HOUSING COMMITTEE REPORT. MAYOR WILSON.

23

24 **DIR. LORI WILSON:** GOOD EVENING, THE ABAG HOUSING COMMITTEE MET

25 ON JANUARY 7TH, 2021. THE COMMITTEE RECEIVED THE FOLLOWING

**January 21, 2021**

1   REPORTS: FIRST THE ELECTION OF OUR HOUSING COMMITTEE CHAIR AND  
2   VICE CHAIR. THE COMMITTEE ELECTED AND RECOMMENDED THE  
3   EXECUTIVE BOARD TO CONFIRM -- TO CONTINUE MYSELF AS MAYOR, I'M  
4   SORRY. I AM MAYOR. MYSELF, THE MAYOR OF -- CITY. AND AS VICE  
5   CHAIR, CARLOS ROMERO AS THE MAYOR OF THE CITY OF EAST PALO  
6   ALTO. THE SECOND REPORT WAS THE REGIONAL EARLY ACTION PLANNING  
7   GRANTS. STAFF PRESENTED AN UPDATE ON THE RECENT RELEASE OF A  
8   SIMPLIFIED JOINT CALL FOR LETTERS OF INTEREST FOR  
9   APPROXIMATELY \$12 MILLION IN LOCAL REAP AND PDA PLANNING  
10   GRANTS. THE COMMITTEE RECOMMENDS REGARDING REAP WILL BE UNDER  
11   AGENDA ITEM 8 B. THIS CONCLUDES THE COMMITTEE REPORT. I'D LIKE  
12   TO MAKE THE MOTION TO MOVE -- IS IT OKAY OR TOO DO YOU WANT TO  
13   DO DISCUSSION FIRST, CHAIR?

14

15   **JESSE ARREQUIN:** WHY DON'T WE MAKE THE MOTION ON CONFIRMING THE  
16   CHAIR AND VICE CHAIR?

17

18   **DIR. LORI WILSON:** OKAY. I'LL DO THAT. I'D LIKE TO MAKE THE  
19   MOTION THAT THE ABAG EXECUTIVE BOARD CONFIRMS THE ELECTION OF  
20   LORI WILSON AS HOUSING COMMITTEE CHAIR AND CARLOS ROMERO AS  
21   VICE CHAIR.

22

23   **BELLA RAMOS:** SECOND.

24

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1 **JESSE ARREQUIN:** SECONDED BY VICE PRESIDENT RAMOS, THANK YOU.

2 ANY QUESTIONS ON THE HOUSING COMMITTEE REPORT? IF SO, PLEASE

3 RAISE YOUR HAND OR PRESS STAR 9 IF YOU'RE PHONING IN. ONCE

4 AGAIN IF QUESTIONS PLEASE RAISE YOUR HAND. I DON'T SEE ANY

5 RAISED HANDS. SO I'LL ASK FOR PUBLIC COMMENT. I DON'T SEE ANY

6 RAISED HANDS. WRITTEN COMMENTS ON THIS ITEM?

7

8 **FRED CASTRO:** THERE WERE NO WRITTEN COMMENTS SUBMITTED FOR THIS

9 ITEM.

10

11 **JESSE ARREQUIN:** OKAY. IF WE CAN PLEASE CALL THE ROLL.

12

13 **CANDACE ANDERSON:** AYE.

14

15 **JESSE ARREQUIN:** JESS YES.

16

17 **CONG. KAREN BASS:** YES. CANEPA IS ABSENT.

18

19 **KEITH CARSON:** YES.

20

21 **CINDY CHAVEZ:** YES.

22

23 **PAT EKLUND:** YES. COUNCILMEMBER ESPARZA? COUNCILMEMBER ESPARZA

24 IS ABSENT. COUNCILMEMBER FIFE?

25



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1     **CARROL FIFE:** AYE. FLY FULLY YES.

2

3     **LEON GARCIA:** YES.

4

5     **LIZ GIBBONS:** YES.

6

7     **GISELLE HALE:** YES.

8

9     **BARBARA HALLIDAY:** YES.

10

11    **RICH HILLIS:** YES.

12

13    **DAVID HUDSON:** YES.

14

15    **OTTO LEE:** YES.

16

17    **RAFAEL MANDELMAN:** YES.

18

19    **FRED CASTRO:** THANK YOU. SUPERVISOR MAR?

20

21    **DIR. ERIC MAR, CHAIR:** YES.

22

23    **FRED CASTRO:** SUPERVISOR MILEY? SUPERVISOR MILEY IS ABSENT.

24    SUPERVISOR MITCHOFF?

25

## Meeting Transcript

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1     **KAREN MITCHOFF:** YES.

2

3     **STEPHANIE MOUNTON-PETERS:** YES.

4

5     **DAVID RABBITT:** AYE.

6

7     **BELLA RAMOS:** YES.

8

9     **CARLOS ROMERO:** YES.

10

11    **JAMES SPERING:** YES.

12

13    **ROBERT TAYLOR:** YES.

14

15    **DIR. LORI WILSON:** AYE.

16

17    **MATT MAHAN:** AYE.

18

19    **CHAN:** YES.

20

21    **JIMINEZ:** YES.

22

23    **FRED CASTRO:** MOTION PASSES UNANIMOUSLY.

24

25    **JESSE ARREQUIN:** THANK YOU:

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1

2 **DIR. LORI WILSON:** THIS IS THE ALLOCATION OF 4.2 MILLION-DOLLAR  
3 IN REGIONAL EARLY ACTION FUNDS TO REGIONAL PLANNING  
4 COLLABORATIVES. IN NOVEMBER, THE ABAG EXECUTIVE BOARD APPROVED  
5 ASSIGNMENT OF \$4.2 MILLION OF THE BALANCE OF THE REAP GRANT  
6 AWARD TO SUPPLEMENT THE 480,000 IN INITIAL SUPPORT FOR THE  
7 SUBREGIONAL PLANNING COLLABORATIVES. AND DIRECTED STAFF TO  
8 RETURN WITH IS RECOMMENDED. THE,000ING STAFF IS REPORT IN  
9 INCLUDED IN OUR AGENDA PACKET. THE HOUSING COMMITTEE  
10 RECOMMENDED THAT ABAG EXECUTIVE BOARD APPROVE THE ALLOCATION  
11 OF 4.2 MILLION IN SUBREGIONAL EARLY ACTION LA PLANNING FUNDS  
12 TO REGIONAL COLLABORATIONS. WE DO HAVE PLANNING STAFF MEMBERS  
13 HERE WHO ARE AVAILABLE TO ANSWER ANY QUESTIONS YOU MAY HAVE.  
14 PA.

15

16 **JESSE ARREQUIN:** OKAY. INTEREST IN THE INTEREST OF TIME I THINK  
17 WE SHOULD FOREGO PRESENTATIONS. ANY OBJECTION TO THE 4.2  
18 MILLION IN REAP FUNDS FOR REGIONAL PLANNING COLLABORATIVES? IF  
19 SO PLEASE RAISE YOUR HAND. OR PRESS STAR 9 IF YOU WISH TO  
20 SPEAK OR ASK A QUESTION ON THAT ITEM. ONCE AGAIN ARE THERE ANY  
21 QUESTIONS ON THIS ITEM? SEEING NONE, MAYOR WILSON, DO YOU WANT  
22 TO MAKE A MOTION?

23

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1   **DIR. LORI WILSON:** I DO. I MOVE THAT THE ABAG EXECUTIVE BOARD  
2   APPROVE THE ALLOCATION OF 4.2 MILLION IN REGIONAL EARLY ACTION  
3   PLANNING FUNDS REGIONAL PLANNING COLLABORATIVES.

4

5   **JESSE ARREQUIN:** SECONDED BY HUDSON. THANK YOU. COLLEAGUES, ANY  
6   ADDITIONAL DISCUSSION ON THIS ITEM? PLEASE RAISE YOUR HAND? I  
7   DO NOT SEE ANY RAISED HANDS, SO I WILL NOW ASK FOR PUBLIC  
8   COMMENT ON ITEM 8 B. APPROVAL OF THE ALLOCATION OF 4.2 MILLION  
9   IN REAP FUNDS FOR REGIONAL PLANNING COLLABORATIVES. ARE THERE  
10   ANY MEMBERS OF THE PUBLIC WISHING TO SPEAK ON THAT ITEM,  
11   PLEASE RAISE YOUR HAND. I DON'T SEE ANY RAISED HANDS, MR.  
12   CASTRO, ANY WRITTEN COMMENTS SUBMITTED?

13

14   **FRED CASTRO:** THERE WERE NONE SUBMITTED FOR THIS ITEM.

15

16   **JESSE ARREQUIN:** THANK YOU. PLEASE CALL THE ROLL.

17

18   **FRED CASTRO:** ON THE MOTION FOR THE REAP ALLOCATION SUPERVISOR  
19   ANDERSON.

20

21   **CANDACE ANDERSON:** AYE.

22

23   **JESSE ARREQUIN:** YES.

24

25   **SPEAKER:** AYE.

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1

2 **TOM BUTT:** YES.

3

4 **FRED CASTRO:** SUPERVISOR CANEPA?

5

6 **JESSE ARREQUIN:** FRED, WE'RE HAVING DIFFICULTY HEARING YOU.

7

8 **FRED CASTRO:** SUPERVISOR CARSON?

9

10 **KEITH CARSON:** YES.

11

12 **CINDY CHAVEZ:** YES.

13

14 **PAT EKLUND:** YES.

15

16 **FRED CASTRO:** COUNCILMEMBER ESPARZA? COUNCILMEMBER ESPARZA IS  
17 ABSENT?

18

19 **CARROL FIFE:** AYE.

20

21 **NEYSA FLIGOR:** YES.

22

23 **LEON GARCIA:** YES.

24

25 **LIZ GIBBONS:** YES.

28

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1

2 **SPEAKER:** YES.

3

4 **SPEAKER:** YES.

5

6 **RICH HILLIS:** YES.

7

8 **DAVID HUDSON:** YES.

9

10 **OTTO LEE:** YES.

11

12 **FRED CASTRO:** THANK YOU. SUPERVISOR MANNED 1234.

13

14 **RAFAEL MANDELMAN:** YES.

15

16 **DIR. ERIC MAR, CHAIR:** YES.

17

18 **FRED CASTRO:** SUPERVISOR MILEY? SUPERVISOR MILEY IS ABSENT.

19 SUPERVISOR MITCHOFF?

20

21 **KAREN MITCHOFF:** YES.

22

23 **STEPHANIE MOUNTON-PETERS:** YES.

24

25 **DAVID RABBITT:** AYE.

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1

2 **BELLA RAMOS:** YES.

3

4 **CARLOS ROMERO:** YES.

5

6 **JAMES SPERING:** YES.

7

8 **ROBERT TAYLOR:** YES.

9

10 **DIR. LORI WILSON:** AYE.

11

12 **MAHAN:** AYE.

13

14 **CHAN:** YES.

15

16 **JIMINEZ:** AYE.

17

18 **FRED CASTRO:** MOTION PASSES UNANIMOUS.

19

20 **JESSE ARREQUIN:** OKAY. THANK YOU VERY MUCH. SO WE'LL GO WITH

21 ITEM 9. THE JOINT ABAG LEGISLATIVE REPORT. THIS IS AN

22 INFORMATION ITEM. NO ACTION IS NEEDED. LET ME SHARE THE

23 REPORT. AND ASK THAT MR. CASTRO CAN SEND OUT THESE REPORTS

24 AFTER THE MEETING. SO THIS IS THE POINT MTC LEGISLATIVE

25 COMMITTEE REPORT. THE COMMITTEE MET ON JANUARY 8TH AND

30

**January 21, 2021**

1 RECEIVED A REPORT ON LEGISLATIVE HISTORY, A DETAILED LIST OF  
2 BILLS BEING TRACKED IN SACRAMENTO INCLUDING THOSE THAT MTC  
3 SUPPORTS OR OPPOSES. WE RECEIVED A SACRAMENTO UPDATE FROM  
4 REBECCA LONG AND OUR OUTSIDE LOBBYIST ON RECENT COMMITTEE  
5 ASSIGNMENTS. THE LEGISLATIVE CALENDAR AND AN UPDATE ON THE  
6 STATE'S FINANCES IN ANTICIPATION OF THE FISCAL YEAR THE 2021-  
7 22 GOVERNMENT'S BUDGET. WE RECEIVED AN OVERVIEW ON COVID  
8 RELIEF IN FISCAL YEAR 2021 FEDERAL APPROPRIATIONS INCLUDING A  
9 SUMMARY OF TRANSPORTATION HOUSING PROVISIONS OF THE COVID  
10 RELIEF LEGISLATION AND THE FISCAL '21 APPROPRIATIONS ACT. AND  
11 AS WE KNOW ON DECEMBER 21ST OF LAST YEAR, CONGRESS APPROVED A  
12 \$2 BUTT 3 TRILLION COVID RELIEF PACKAGE AND THE FUNDS ARE  
13 BEING ALLOCATED NOW FOR A VARIETY OF DIFFERENT PROGRAMS. WE  
14 RECEIVED A REPORT FROM OUR LEGISLATIVE ADVOCATES IN  
15 WASHINGTON, D.C. ON FEDERAL APPROPRIATIONS PACKAGE, COVID  
16 RELIEF AND THE FIXING AMERICA SURFACE TRANSPORTATION ACT RE-  
17 AUTHORIZATION UPDATE. SO THIS CONCLUDES THE COMMITTEE REPORT.  
18 I'LL ASK IF THERE'S ANY QUESTIONS ON THE LEGISLATIVE COMMITTEE  
19 REPORT FROM THE EXECUTIVE BOARD. SO PLEASE RAISE YOUR HAND OR  
20 PRESS STAR 9. A OR COMMENT. QUESTIONS OR COMMENTS, I DO NOT  
21 SEE. I WILL ASK IF THERE'S ANY PUBLIC COMMENT ON THE JOINT  
22 ABAG MTC LEGISLATIVE REPORT. SUPERVISOR MILEY HE RAISED HIS  
23 HAND. I BELIEVE HE IS ON THE ATTEND HE SIDE.  
24



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1 **JESSE ARREQUIN:** NO ACTION'S NEEDED. INFORMATION. SEEING NO  
2 OTHER RAISED HANDS, I'LL NOTE SUPERVISOR MILEY, I THINK IS  
3 USAC, SO IF IT STAFF COULD ASSIST IN GETTING SUPERVISOR MILEY  
4 EON. SEEING NO OTHER RAISED HANDS, MR. CASTRO, ANY WRITTEN  
5 COMMENTS ON THIS ITEM?

6

7 **FRED CASTRO:** THERE WERE NONE.

8

9 **JESSE ARREQUIN:** OKAY. SO LET'S MOVE ON TO ITEM 10. THE ABAG  
10 LEGISLATIVE REPORT. LET ME SHARE A SCREEN ON THAT REPORT. ONE  
11 SECOND. SO THE ABAG COMMITTEE MET JOINTLY ABOUT THE PLANNING  
12 COMMITTEE ON JANUARY 8, 2021. WE RECEIVED THE FOLLOWING  
13 REPORT. WE AUTHORIZED AN AMENDMENT TO AN AGREEMENT THE REGENTS  
14 OF THE UNIVERSITY OF CALIFORNIA FOR THE SERVICES OF A C GRANT  
15 FELLOW FOR 2021/2022. AND WE ALSO DISCUSSED MTC RESOLUTION  
16 NUMBER 455 AND ABAG RESOLUTION 012021. THE PLAN BAY AREA FINAL  
17 BLUEPRINT. WE RECEIVED A PRESENTATION AND THE COMMITTEE MADE A  
18 RECOMMENDATION TO THE EXECUTIVE BOARD TO ADOPT THE FINAL  
19 BLUEPRINT. AND WE WILL TAKE ACTION ON THAT NEXT. SO NOW LET'S  
20 GO TO -- I'LL ASK IF THERE'S ANY QUESTIONS ON THE COMMITTEE  
21 REPORT BEFORE WE GO TO THE FINAL BLUEPRINT. ANY QUESTIONS ON  
22 THE ABAG EXECUTIVE COMMITTEE REPORT. SEEING NONE. IS THERE ANY  
23 PUBLIC COMMENT ON THE BAG EXECUTIVE COMMITTEE REPORT. WERE ANY  
24 COMMENTS SUBMITTED.

25

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1 **FRED CASTRO:** NONE SUBMITTED.

2

3 **JESSE ARREQUIN:** NO ACTION IS NEEDED ON THIS. LET'S GO TO THE  
4 ACTUAL ITEM. ADOPTION OF 02021, THE PLAN BAY AREA BLUEPRINT  
5 APPROVAL AS THE PREFERRED EIR ALTERNATIVE. THIS IS AN ACTION  
6 ITEM AND DAVE BECAUSE TO KNOW AND LISA WILL GIVE THE REPORT.  
7 MS. MCMILLAN WILL YOU OPEN ON THIS ITEM.

8

9 **THERESE W. McMILLAN:** YES, I AM. GOOD EVENING, ABAG EXECUTIVE  
10 BOARD. THIS WILL BE QUITE THE MEETING. WE HAVE TWO BE  
11 CONSEQUENTIAL ITEMS FOR APPROVAL ON OUR AGENDA TONIGHT. ITEM  
12 10 B IS THE ADOPTION OF THE FINAL BLUEPRINT AS THE PREFERRED  
13 E.I.R. ALTERNATIVE. AND 11 B IS THE APPROVAL OF THE DRAFT RHNA  
14 METHODOLOGY TO SUBMIT TO THE STATE HOUSING COMMUNITY AND  
15 DEVELOPMENT. AND THESE OFTEN WALK TOGETHER. BEFORE I TURN IT  
16 OVER TO THE STAFF FOR 2 PRESENTATION, I'D LIKE TO TAKE THE  
17 OPPORTUNITY TO SET SOME CONTEXT FOR THESE ACTIONS TONIGHT AND  
18 TO TAKE A BRIEF TOUR THROUGH WHAT WE'VE ACCOMPLISHED BECAUSE  
19 THAT IS PART OF THE CRITICAL STAGE SETTING FOR THE DECISIONS  
20 YOU WILL BE MAKING. FOR THE PAST THREE YEARS THE ABAG BOARD  
21 HAS BEEN DEEPLY ENGAGED IN THE HORIZON AND PLAN BAY AREA 2050  
22 LONG-RANGE PLANNING PROCESS WHICH IS REQUIRED BOTH STATE AND  
23 FEDERAL LAW AND WHICH HAVE FOCUSED ON STRATEGIES. PUBLIC  
24 POLICIES AND INVESTMENTS TO PUT THE BAY AREA ON A PATH TO A  
25 MORE RESILIENT AND EQUITABLE FUTURE. FAY PLAN BAY AREA,

**January 21, 2021**

1 TRANSPORTATION, ECONOMY, AS WELL AS THE ISSUE THAT HAS  
2 CONSISTENTLY REIGNED AS THE REGION'S TOP CHALLENGE: THE  
3 HOUSING CRISIS. AND PARTICULARLY HOW THAT CRISIS MANIFESTS  
4 ITSELF FOR OUR MOST VULNERABLE RESIDENTS. INDEED THE REGION  
5 BEGINS THIS 30-YEAR PLANNING PROCESS AND AN 8-YEAR RHNA CYCLE  
6 FROM A VERY PRECARIOUS POSITION. HOUSEHOLDS ACROSS THE BAY  
7 AREA ON AVERAGE ARE SPENDING NEARLY 60 PERCENT OF THEIR INCOME  
8 ON HOUSING AND TRANSPORTATION. IS HOUSEHOLDS ON THE LOWER  
9 INCOME SPECTRUM ARE SPENDING 113 PERCENT OF THEIR INCOME ON  
10 HOUSING AND TRANSPORTATION. FURTHERMORE, OVER THE LAST DECADE  
11 OR SO, THE REGION'S JOB GROWTH CONTINUES TO RAPIDLY OUTPACE  
12 HOUSING GROWTH FROM 2010 TO 2018 THE REGION CREATED 855,000  
13 JOBS BUT ONLY 114,000 HOUSING UNITS, ABOUT A 7.5 JOBS PER  
14 HOUSING UNIT RATIO. AND JUST AT THE CORE OF OUR REGION, THE  
15 CITY OF SAN FRANCISCO ADDED 200,000 JOBS WHILE CREATING 21,000  
16 HOUSING UNITS OVER THAT SAME PERIOD, A NEARLY 10:1 RATIO. FOR  
17 A VIBRANT METROPOLITAN REGION LIKE OURS, THESE TRENDS ARE  
18 SIMPLY UNSUSTAINABLE. AND PLANNING FOR A FUTURE THAT SIMPLY  
19 KEPT PACE WITH THOSE TRENDS RATHER THAN TAKING MEANINGFUL  
20 STREPS TO BEND THE CURVE AND REVERSE THEM WAS CLEARLY  
21 ARTICULATED TO BE AN UNACCEPTABLE OUTCOME BY OUR PUBLIC, AND  
22 YOU AS OUR POLICYMAKERS. YOU CHALLENGED US TO DO MORE TO  
23 ASSEMBLE AN ASPIRATIONAL VISIONARY LONG-RANGE PLAN THAT WOULD  
24 REVERSE OUR PRESENT TRAJECTORY TOWARD INCREASED AFFORDABILITY  
25 AND INCOME INEQUALITY WITH WITHOUT SACRIFICING THE CORE

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1 STATUTORY REQUIREMENTS OF ACHIEVING PER CAPITA GREENHOUSE GAS  
2 REDUCTIONS TO ADDRESS CLIMATE CHANGE. IN THE PLAN BAY AREA AND  
3 RHNA PROCESSES -- RHNA PROCESSES, THERE IS A LOT OF FOCUS ON  
4 SPECIFIC JURISDICTIONS AND INDIVIDUAL GROWTH NUMBERS. THAT'S  
5 IMPORTANT. BUT I WOULD ALSO SUBMIT TO YOU THAT WHAT IS MORE  
6 IMPORTANT IS HOW OUR 9-COUNTY REGION, WHICH IS VIBRANT AND  
7 INTERCONNECTED, PERFORMS UNDER THE SET OF 35 STRATEGIES THAT  
8 YOU, AS THE BOARD, APPROVED AS PART OF THIS PROCESS. SO, BACK  
9 TO A FEW OF THE NUMBERS I MENTIONED EARLIER. UNDER THIS PLAN  
10 ON AFFORDABILITY, HOUSEHOLD HOUSING AND TRANSPORTATION COSTS  
11 WOULD DROP BY 13 PERCENTAGE POINTS FROM 60 PERCENT IN 2015 TO  
12 47 PERCENT IN 2035. FOR OUR LOWER INCOME HOUSEHOLDS, HOUSING  
13 AND TRANSPORTATION COSTS WOULD BE CUT IN HALF FROM 113 PERCENT  
14 TODAY TO 58 PERCENT WITH THIS PLAN. NOW, THESE ARE DEEP,  
15 MEANINGFUL CHANGES THAT WE HAVE NEVER ACCOMPLISHED BEFORE IN A  
16 REGIONAL PLAN. AND THEY RESULT FROM THE SET OF THE 35  
17 STRATEGIES AND THE INVESTMENTS THAT YOU GUIDED US THROUGH AND  
18 APPROVED. BUT I DON'T WANT TO DISMISS THE MAGNITUDE OF WHAT IS  
19 INCLUDED IN THOSE STRATEGIES. THE PLAN INCLUDES 1.5 MILLION  
20 NEW HOUSING UNITS OUT TO 2050. IN ADDITION, THE PLAN WOULD  
21 PRESERVE ROUGHLY 500,000 EXISTING AFFORDABLE UNITS. THIS WILL  
22 REQUIRE UPWARDS OF 500 BILLION INVESTMENT, THREE QUARTERS OF  
23 WHICH WOULD HAVE TO BE FROM NEW SOURCES THAT WE DO NOT HAVE  
24 ALREADY TODAY. ACTUAL ACTIONS TO BRING ABOUT THE STRATEGIES.  
25 SOME OF WHICH I JUST MENTIONED. IT IS ALSO IMPORTANT TO

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1 REITERATE THAT PLAN BAY AREA 2050 IS A PLAN FOR THE NINE-  
2 COUNTY REGION AS A WHOLE. IT IS NOT A COLLECTION OF COUNTY-  
3 SPECIFIC PLANNING ASSUMPTIONS AND OUTCOMES THAT ARE JUST  
4 STAPLED TOGETHER. THAT SAID, IF THE STRATEGIES WERE  
5 IMPLEMENTED AS ASSUMED INCLUDING THE SUCCESSFUL SECUREMENT OF  
6 BILLIONS OF NEW REVENUE, WE WOULD HOPE TO SEE THE OUTCOMES  
7 SOUGHT OVER THE NEXT, AGAIN, UNTIL 2050. AND, AGAIN, THIS  
8 OFTEN MEANS CHANGES IN WHAT WE'RE DOING TODAY, CHANGES IN  
9 EXISTING LAWS, CHANGES IN EXISTING REGULATION, AND CHANGES IN  
10 LOCAL PRACTICES THAT WE SEE ON THE GROUND. UNDERSCORING ALL OF  
11 THAT IS THAT FUNDAMENTAL CHANGE IS OFTEN REQUIRED FOR A  
12 DIFFERENT FUTURE, BUT THOSE DECISIONS OFTEN REST IN INDIVIDUAL  
13 HANDS. WITH THAT, I WANT TO THANK YOU FOR YOUR DEEP COMMITMENT  
14 TO THE REGION AND I WILL TURN IT OVER TO DAVE VAUTIN WHO WILL  
15 WALK YOU THROUGH A PRESENTATION ON PLAN BAY AREA 2050. THANK  
16 YOU, MR. PRESIDENT.

17

18 **DAVE VAUTIN:** THANKS. I WILL ASK THE TECHNICAL STAFF TO BRING  
19 UP THE SLIDE DECK AT THIS TIME. I'M DAVE VAUTIN WITH THE PLAN  
20 BAY AREA 2050 TEAM. AND WE'RE PLEASED TO PRESENT THE RESULTS  
21 OF THE FINAL BLUEPRINT ANALYSIS THIS EVENING. SPOTLIGHTING HOW  
22 THE 35 ADOPTED STRATEGIES AND THE GROWTH GEOGRAPHIES APPROVED  
23 IN SEPTEMBER OF THIS YEAR LED TO SIGNIFICANTLY IMPROVED  
24 OUTCOMES COMPARED TO THE DRAFT BLUEPRINT RELEASED EARLIER IN  
25 THE SUMMER. THIS IS AN ABBREVIATED VERSION OF THE PRESENTATION

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1 PRESENTED IN THE JOINT MTC PLANNING AND ABAG ADMINISTRATIVE  
2 COMMITTEE LAST -- EARLIER THIS MONTH WHICH WAS RECOMMENDED FOR  
3 APPROVAL AND FORWARDED TO BOTH BOARDS. THAT FULL PRESENTATION  
4 IS INCLUDED IN YOUR PACKET. THE HIGHLIGHTS OF TODAY'S ITEM  
5 FOCUSED ESPECIALLY ON THE GROWTH PATTERN THAT INFLUENCED THE  
6 NEXT ON THE RHNA METHODOLOGY. AS NOTED THE INPUTS TO THIS  
7 FINAL BLUEPRINT WERE APPROVED BY BOTH BOARDS IN SEPTEMBER AND  
8 AUGMENTED BY STRATEGY EN LATER IN THE FALL. AND TODAY WE'RE  
9 HERE TO HIGHLIGHT IS FORECASTED OUTCOMES AND THAT WE CAN MOVE  
10 FORWARD WITH MUCH NEEDED ENVIRONMENTAL ANALYSES IN 2021. FOR  
11 THAT REASON, WE'LL BE SEEKING THE BOARD'S APPROVAL OF OUR  
12 012021. AND SIMILAR APPROVAL BY THE COMMISSION NEXT WEEK. NEXT  
13 SLIDE, PLEASE? AS TREES NOTED, LAST MONTH'S RELEASE OF THE  
14 BLUEPRINT ANALYSIS BASED ON THREE YEARS WORTH OF WORK ON THE  
15 HORIZON INITIATIVE AND PLAN BAY AREA 2050, THIS INCLUDED AN  
16 ANALYSIS OF THREE VERY DIFFERENT AND DIVERGENT FUTURES TO  
17 UNDERSTAND THE IMPACTS OF EXTERNAL ECONOMIC, TECHNOLOGICAL,  
18 ENVIRONMENTAL AND, YES, POLITICAL FORCES ON THE REGION'S  
19 FUTURE. BY GENERATING NEW STRATEGY IDEAS AND STRESS TESTING  
20 THEM ITERATIVELY OVER A PERIOD OF MULTIPLE YEARS, WE WERE ABLE  
21 TO CRAFT THIS FINAL BLUEPRINT THAT IS MORE RESILIENT AND MORE  
22 EQUITABLE THAN ANY PAST REGIONAL PLAN. THE FOUNDATION OF THIS  
23 WAS DEEP PUBLIC ENGAGEMENT WITH OVER 290 PUBLIC MEETINGS, OVER  
24 33,000 PUBLIC COMMENTS, 15,000 PARTICIPANTS AND MORE BETWEEN  
25 SPRING 2018 AND FALL OF 2020. BECAUSE THE STRATEGIES WENT

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1 THROUGH AN ITERATIVE PUBLIC PROCESS, THERE THEY'RE REALLY MORE  
2 PREPARED FOR A POST COVID WORLD THAT WE ALL KNOW IS HIGHLY  
3 UNCERTAIN BECAUSE WE STRESS TESTED THEM AGAINST SUCH A WIDE  
4 RANGE OF CONDITIONS. AND AS WE MOVE INTO THE FINAL YEAR OF  
5 THIS PROCESS, WITH YOUR APPROVAL TONIGHT, WE'LL BE READY TO  
6 START THINKING ABOUT HOW TO IMPLEMENT SOME OF THE BOLD IDEAS  
7 THERESE HIGHLIGHTED. NEXT SLIDE, PLEASE? THE FINAL BLUEPRINT  
8 ADOPTED IN SEPTEMBER 2020 CONSISTS OF 35 EQUITABLE AND  
9 RESILIENT STRATEGIES THAT ALIGN WITH THE ADOPTED VISION TO  
10 ENSURE THAT THE BAY AREA'S AFFORDABLE, CONNECTED, DIVERSE,  
11 HEALTHY AND VIBRANT FOR ALL BY 2050. AND JUST LIKE THE PUZZLE  
12 PIECES ON THE SCREEN, THIS FINAL BLUEPRINT IS A PACKAGE  
13 DESIGNED TO ACHIEVE SYNERGIES BETWEEN THE STRATEGIES. NEXT  
14 SLIDE? THE 35 STRATEGIES CLUSTER INTO 11 KEY THEMES. THIS  
15 INCLUDES THE REVISED STRATEGY EN7 WHICH FOCUSED ON REDUCING  
16 AUTO COMMUTE TRIPS BY REQUIRING EMPLOYERS TO STEP UP AND FUND  
17 INCENTIVES OR DISINCENTIVES TO SHIFT MORE FOLKS TO  
18 TELECOMMUTING, WALKING, BIKING AND TRANSIT. BUT OF COURSE THAT  
19 WAS JUST ONE OF THIS 35-STRATEGY PACKAGE. YOU'LL FIND A  
20 BREAKDOWN OF THE 35 STRATEGIES THAT WERE APPROVED IN THE FALL  
21 IN YOUR PACKET. I'LL WALK THROUGH THEM BRIEFLY. THE  
22 TRANSPORTATION ELEMENT OF THE PLAN INCLUDES STRATEGIES RELATED  
23 TO MAINTAINING AND OPTIMIZING THE EXISTING SYSTEM. CREATING A  
24 HEALTHIER AND SAFE STREETS WITH REDUCED SPEED LIMITS AND A  
25 10,000-MILE PLUS BICYCLE, PRODUCTIVE BICYCLE LANE NETWORK AND

**January 21, 2021**

1 A \$100 MILLION EXPANSION TO CREATE A NEXT GENERATION TRANSIT  
2 NETWORK FOR THE BAY AREA. THE HOUSING ELEMENT TO THE PLAN  
3 INCLUDES STRATEGIES TO PROTECT AND PRESERVE AFFORD AND  
4 HOUSING, SPUR MORE HOUSING PRODUCTION AT ALL INCOME LEVELS AND  
5 TO CREATE MORE INCLUSIVE COMMUNITIES. THE STRATEGIES IN THE --  
6 ECONOMIC MOBILITY AND REDUCING INCOME INEQUALITY WHILE TRYING  
7 TO SHIFT SOME OF THE LOCATION OF JOBS TO GET A BETTER BALANCE  
8 WITHIN THE BAY AREA. AND THE ENVIRONMENT ELEMENT OF THE PLAN  
9 INCLUDES STRATEGIES TO REDUCE RISKS FROM HAZARDS SUCH AS SEA  
10 LEVEL RISE AND EARTHQUAKES AND WILDFIRES AS WELL AS EXPANDING  
11 ACCESS TO PARKS AND OPEN SPACE AND OF COURSE REDUCING G.H.G.  
12 OR CLIMATE EMISSIONS THE. ALSO ADOPTED THE 1.5 MILLION NOW  
13 HOUSEHOLD UNITS AND 1.4 MILLION NEW JOBS BETWEEN 2015 AND 20  
14 AN 50. THAT'S ROUGHLY ONE NEW HOME FOR EVERY ONE NEW JOB, AND  
15 IT HELPS US ADDRESS THE OVERCROWDING THAT WE'VE SEEN IN PAST  
16 DECADES AS WELL AS OUR HISTORIC AFFORDABILITY CHALLENGES. NEXT  
17 SLIDE, PLEASE? THIS GROWTH IS FOCUSED IN GROWTH GEOGRAPHIES  
18 ACROSS THE REGION ALSO ADOPTED IN THE FALL. THESE ARE AREAS  
19 THAT ARE ESSENTIAL TO ADVANCE CRITICAL CLIMATE AND EQUITY  
20 GOALS. THEY INCLUDE LOCALLY NOMINATED PRIORITY DEVELOPMENT  
21 AREAS AND PRIORITY REDUCTION AREAS BUT ALSO REGIONALLY  
22 IDENTIFIED TRANSIT-RICH AND HIGH RESOURCE AREAS WHERE LOCAL  
23 COMMUNITIES HAVEN'T IDENTIFIED THEIR FUTURE GROWTH LOCATIONS.  
24 BY FOCUSING GROWTH IN THESE PLACES AND KEEPING GROWTH WITHIN  
25 EXISTING URBAN GROWTH BOUNDARIES, WE CAN HELP TO PROTECT



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1 AGRICULTURAL AND NATURAL LANDS FROM DEVELOPMENT WHILE REDUCING  
2 RISKS FROM HAZARDS. AND THIS GROWTH PATTERN IS PARTICULARLY  
3 ESSENTIAL TOWARD GETTING US SET BY THE STATE. THERE'S MORE BY  
4 THE APPROVED GROWTH IN THE ATTACHED C. NEXT SLIDE, PLEASE. SO  
5 WE SPENT MUCH OF THE FALL ANALYZING THE EFFECTS OF THE  
6 STRATEGIES AND GROWTH GEOGRAPHIES ON THE BAY AREA'S FUTURE.  
7 AND THE GOOD NEWS IS THAT MANY OF THE POSITIVE OUTCOMES THAT  
8 THIS BOARD HEARD ABOUT IN THE SUMMER REMAIN IN EFFECT IN THE  
9 FINAL BLUEPRINT. SOME EXAMPLES HERE INCLUDE THE FACTS THE  
10 FINAL BLUEPRINT CONTINUES TO FOCUS THE VAST MAJORITY OF NEW  
11 GROWTH IN WALKABLE TRANSIT-RICH PLACES. ENABLES A SIGNIFICANT  
12 SHIFT FOR AUTO DEPENDENCE FOR TRIPS. PROTECTS ALL AN BAY AREA  
13 HOMES FROM SEA LEVEL RISE AND RETROFITS FOR HOMES TO MAKE SURE  
14 THEY'RE A LOWER RISK OF SEISMIC AND WILDFIRE HAZARDS. AND,  
15 LASTLY, IT FOCUSES GROWTH WITHIN OUR EXISTING URBAN GROWTH  
16 BOUNDARIES REALLY ENABLING US TO REDUCE THE ENVIRONMENTAL  
17 IMPACTS WHILE ENABLING FOLKS TO GET TO DESTINATIONS MORE  
18 EASILY. IMPORTANTLY, THIS FINAL BLUEPRINT MAKES FURTHER HEAD  
19 WAY ON SOME OF THE CHALLENGES THAT THE DRAFT BLUEPRINT HAD. WE  
20 DID EXECUTIVE PUBLIC ENGAGEMENT ON THE BIG FIVE CHALLENGES ON  
21 THE DRAFT BLUEPRINT. THEY INCLUDED INSUFFICIENT AFFORDABLE  
22 HOUSING. CONTINUED CONGESTION IN HOUSING. DISPLACEMENT RISK,  
23 JOB HOUSING IMBALANCES. AND OF COURSE THE GREENHOUSE GAS  
24 REDUCTION. WE MADE HEAD WAY ON ALL OF THESE CHALLENGES IN THE  
25 FINAL BLUEPRINT. NEXT SLIDE. LET'S TURN NOW TO THE DRAFT THAT

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1 WAS ADOPTED AS A RESULT OF THE ADOPTED STRATEGIES. IT HELPS TO  
2 MAKE PROGRESS ON ALL THOSE CHALLENGES. YOU'LL SEE SOME  
3 BREAKDOWN TABLES IN YOUR PACKET. ON THE HOUSEHOLD GROWTH  
4 PATTERN SIDE, ON THE LEFT YOU'LL SEE THE DRAFT BLUEPRINTS  
5 GROWTH PATTERN AND ON THE RIGHT THE FINAL BLUEPRINT. BOTH  
6 BLUEPRINTS ACCOMMODATED 1.4 MILLION NEW HOMES. THERE IS  
7 SIMILARITIES. THE LARGEST CONTINUES TO BE IN THE SOUTH BAY AND  
8 THERE'S A SIMILAR DISTRIBUTION BETWEEN THE BIG THREE BAY SIDE  
9 CITIES E AS WELL AS INLAND AND INCORPORATED AREAS. AND THERE'S  
10 A SIMILAR SHARE OF GROWTH IN THE GROWTH GEOGRAPHIES, AGAIN  
11 MORE THAN 80 PERCENT OF THE GROWTH IN THE PLAN IS LOCATED  
12 WITHIN THOSE GROWTH GEOGRAPHIES WHICH HAVE GENERALLY BETTER  
13 TRANSIT SERVICE AND BETTER ACCESS TO OPPORTUNITY THAN OTHER  
14 PARTS OF THE REGION. IS THERE IS ALSO MORE GROWTH IN THE CITY  
15 OF SAN FRANCISCO AND IN PORTIONS OF THE EAST BAY WITH LESS  
16 GROWTH IN SONOMA AND NAPA THE COUNTIES COMPARED TO THE DRAFT  
17 BLUEPRINT. THE COMMUNITIES I JUST MENTIONED ARE GENERALLY  
18 LOWER VMT, LOWER G.H.G. PLACES AND ALL SOLED HAVE SIGNIFICANT  
19 NUMBERS OF HIGH RESOURCE NEIGHBORHOODS. SO WHICH SEE MORE  
20 GROWTH IN SAN FRANCISCO, BERKELEY, ALAMEDA AND MORE AS A KEY  
21 PART TO CLOSING THAT GREENHOUSE GAS EMISSIONS GAP THAT EXISTED  
22 IN THE DRAFT. IS THESE ARE ALSO PLACES WHERE SIGNIFICANT  
23 TRANSPORTATION HAVE INVESTMENTS ARE UNDERWAY OR PLANNED IN THE  
24 FINAL BLUEPRINT. THIS INCLUDES THE NEW TRANSBAY RAIL CROSSING  
25 OR LINK 21 PROJECT. CONNECTING THE EAST BAY AND SAN FRANCISCO

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1    ENHANCEMENTS TO THE METRO. AND ROBUST FUNDING FOR FREQUENCY  
2    IMPROVEMENTS ON LOCAL AND EXPRESS SERVICES. ARE IMPORTANTLY  
3    SOME OF THE FEEDBACK. I WANT TO UNDERScore THAT YOU THE 16  
4    PERCENT OF HOUSING GROWTH IS VERY CONSISTENT WITH PAST  
5    REGIONAL PLANS. PLAN BAY AREA 2040 ADOPTED IN 2017 THE CITY  
6    TOOK ON 17 PERCENT OF HOUSING GROWTH AND IN THE ORIGINAL PLAN  
7    BAY AREA. THEY TOOK ON 15 PERCENT OF HOUSING GROWTH. SO THE  
8    16% FALLS SQUARELY IN THAT RANGE. IT'S REALLY THE DRAFTED  
9    BLUEPRINTS. OF ALL COUNTIES AND CITIES WITH THAT, WITH A  
10   SIMILAR SHARE OF GROWTH THE PAST PLANS, WE KNOW THAT THERE'S  
11   INCREASED TOTAL REGIONAL HOUSING NEEDS WE NEED TO ACCOMMODATE  
12   AND THIS MEANS A TOTAL LARGER NUMBER OF UNITS DESPITE THAT  
13   SIMILAR SHARE. NEXT SLIDE. EVE COUNTY AND SUBCOUNTY HAS ITS  
14   OWN UNIQUE STORY. HERE'S SOME OF THE KEY DRIVERS. STRATEGY H4  
15   WAS MODIFIED THIS FALL AND THAT STRATEGY ALLOWS A GREATER MIX  
16   OF HOUSING DENSITIES AND TYPES IN GROWTH AREAS. THIS ALLOWED A  
17   GREATER FOCUS OF HOUSING GROWTH IN TRANSIT RICH AND HIGH  
18   RESOURCE PLACES. AND THIS INCLUDES A GOOD NUMBER OF  
19   NEIGHBORHOODS IN SAN FRANCISCO AS WELL AS SOME OF THE HIGHER  
20   RESOURCE EAST BAY COMMUNITIES SUCH AS THE CITIES WITHIN LA  
21   MARINDA. SECOND, THE MALLS AND OFFICE PARK REDEVELOPMENT  
22   STRATEGY WAS REVISED. AND A NEW PUBLIC LAND STRATEGY WAS ADDED  
23   AND ADOPTED AS PART OF THE FINAL BLUEPRINT THIS FALL. THIS  
24   MEANT SOME LARGER REDEVELOPMENT SITES ESPECIALLY IN NORTH  
25   SANTA CLARA COUNTY AND PORTIONS OF THE EAST BAY INCLUDING RAIL

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1 STATION PARKING LOTS SEE MORE MIXED USE DEVELOPMENTS WITH  
2 SIZABLE SHARES OF AFFORDABLE HOUSING. AND THE THIRD CAUSE HERE  
3 IS REALLY THAT WE HAVE BETTER DATA FOR THE FINAL BLUEPRINT.  
4 FURTHER, FOR THE LAND USE INVENTORY AS WELL AS DISCUSSIONS  
5 WITH LOCAL JURISDICTIONS HELPED US REVIEW AND CONFIRM MORE  
6 DATA FOR PLAN PROJECTS, BASELINE LAND USE AND ZONING. AND THE  
7 IMPACTS OF THESE CHANGES WERE GREATER IN SOME COUNTIES AND  
8 SUBCOUNTIES THAN OTHERS. NEXT SLIDE. LET'S PIVOT NOW TO JOBS.  
9 THERE'S A SIMILAR STORY THAT THERE'S SIMILAR GROWTH IN --  
10 SILICON VALLEY STILL CLEARLY REMAINS THE REGION'S LARGEST JOB  
11 CENTER FOR FUTURE GROWTH. THERE'S A BIT LESS GROWTH IN THE  
12 NORTH BAY AND FINAL BLUEPRINT OUTSIDE OF SOLANO COUNTY AND  
13 WE'RE EVEN SEEING SLIGHT IN MARIN COUNTY AS FOLKS AGE AND AS  
14 RETAIL SECTOR UNEMPLOYMENT. TURNING THE IS STATS IN THE FINAL  
15 LEFT THERE'S SIGNIFICANTLY MORE JOB GROSS IN THE GROWTH  
16 GEOGRAPHIES IN TRANSIT RICH AREAS CRITICAL FOR CLIMATE GOALS  
17 AND THERE'S A BIT LESS GROWTH JOB GROWTH IN HIGH RESOURCE  
18 AREAS THAT ALREADY HAVE A GREATER SHARE OF JOB OPPORTUNITIES  
19 NEARBY. SAME-STOREY WITH HOUSING WITH JOBS AND TRANSIT HELPS  
20 ENSURE THAT WE'RE ABLE TO MEET THOSE CRITICAL CLIMATE GOALS  
21 AND BY FOCUSING GROWTH WITH THE AREAS EAST BAY CITIES WITH  
22 GROWING JOB CENTERS WE CAN HELP ACHIEVE IT. NEXT SLIDE. SO  
23 WHAT LED TOO THESE BETWEEN THE DRAFT AND FINAL? INCENTIVE-  
24 BASED AN ARE APPROACH TO SHIFT THE LOCATION OF JOBS WHICH WAS  
25 KNOWN AS STRATEGY E.C.5 WAS SUCCESSFUL IN ACHIEVING A SMALL TO

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1 MODERATE SHIFT OF JOBS IN THE SOUTH BAY TO THE EAST AND NORTH  
2 BAY. THIS GROWTH IS REALLY FOCUSED IN HOUSING-RICH PLACES NEAR  
3 BART AND OTHER COMMUTER RAIL STATIONS. YOU'LL SEE IN THE DATA  
4 THERE'S SHIFTS WITHIN SANTA CLARA COUNTY AS A RESULT OF THAT  
5 BOARD AND COMMISSION DECISION TO REMOVE THE FEE STRATEGIES.  
6 THIS LED TO SOME JOB GROWTH RETURNING TO AREAS THAT NO LONGER  
7 HAD THOSE FEES BEING APPLIED. NEXT TRADITION STRATEGY E.C.4  
8 WHICH ALLOWED GREATER GROWTH -- RESIGNED TO ALLOW TRANSIT BY  
9 INCREASING ALLOWABLE COMMERCIAL THERE. ESSENTIAL TO HIT THAT  
10 CLIMATE TARGET. AND, LASTLY, ON THE JOB FRONT, I'LL NOTE THAT  
11 THE REVISED STRATEGY E.N.7, THAT ORIGINALLY KNOWN AS THE  
12 TELECOMMUTING STRATEGY COMMUTE TRIP REDUCTION PROGRAM PUT SAN  
13 FRANCISCO AND NORTH ALAMEDA COUNTY AT A COMPETITIVE AN AD  
14 VANTAGE THEIR HIGH NON-AUTO SHARES. EMPLOYERS WOULD BE ABLE TO  
15 MEET THESE GOALS WELL BEFORE 2035 WITHOUT ROBUST INCENTIVE  
16 PROGRAMS. SO UNLIKE OFFICES IN THE SOUTH BAY THAT MIGHT LEAN  
17 MORE HEAVILY ON TELECOMMUTING GIVEN THE MORE LIMITED TRANSIT  
18 ALTERNATIVES, IT'S ESPECIALLY IMPERATIVE TO MAKE SURE THERE'S  
19 SUFFICIENT HOUSING AT ALL LEVELS TO MATCH UP TO THE EMPLOYMENT  
20 GROWTH IN THE REGION CENTER ESPECIALLY IN PLACES WHERE  
21 PRODUCTION HAS HISTORICALLY LAGGED DEMAND. NEXT SLIDE. FOR THE  
22 SAKE OF TIME WE WILL ONLY COVER 2 AFFORDABILITY AND GREENHOUSE  
23 GAS EMISSIONS. ON THE LEFT SIDE YOU'LL SEE THE PIE CHART  
24 THERESE WAS REFERRING TO THE TYPICAL BAY AREA HOUSEHOLD AND  
25 HOW THEY SPENT THEIR INCOME IN 2013. 33 PERCENT IN HOUSING AND

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1 25 PERCENT ON TRANSPORTATION. THE DRAFT BLUEPRINT MADE  
2 CONSIDERABLE HEAD WAY WITH NEW HOUSING STRATEGIES AND TOLLS  
3 FOR TRANSPORTATION. YOU CAN SEE THOSE IMPACTS, THOSE BENEFITS,  
4 REALLY, IN THE PIE CHART IN THE CENTER. AND THEN THE FINAL  
5 BLUE PRINT FURTHER HEAD WAY WAS MADE THROUGH THAT ROBUST  
6 EXPANSION OF AFFORDABLE HOUSING STRATEGIES WHICH HELPED REDUCE  
7 THE IMPACTS EVEN FURTHER AND ACHIEVE EVEN GREATER GAINS FOR  
8 LOW INCOME HOUSEHOLDS. THIS HELPED BRING DOWN THE HOUSING AND  
9 TRANSPORTATION COSTS FROM 58 PERCENT IN 2015 TO JUST 45  
10 PERCENT AS THE FORECAST FOR 2050. AND AS THERESE MENTIONED,  
11 THE IMPACTS AND BENEFITS WERE GREATER FOR LOW INCOME  
12 HOUSEHOLDS GOING FROM 113 PERCENT TO JUST 58 PERCENT IN THE  
13 FINAL BLUEPRINT. THIS IMPROVED AFFORDABILITY ALSO CONTRIBUTES  
14 TO REDUCED DISPLACEMENT RISK AND IN THE GROWTH GEOGRAPHIES  
15 THAT ARE TAKING ON MORE THAN 80 PERCENT OF THE NEW HOUSING, WE  
16 SAW THAT THE RISK OF DISPLACEMENT DECLINED FROM 42 PERCENT IN  
17 THE DRAFT TO JUST 17 PERCENT IN THE FINAL. IN OTHER WORDS, THE  
18 STRATEGIES THAT WERE APPROVED ARE MAKING HEAD WAY ON THESE KEY  
19 POLICY ISSUES. NEXT SLIDE. THIS SLIDE HIGHLIGHTS PERHAPS THE  
20 BEST NEWS OF THE EVENING, WHICH IS PLAN BAY AREA IS NOW  
21 FINALLY, AFTER YEARS' WORTH OF WORK, WELL POSITIONED TO  
22 ACHIEVE THE STATE MANDATED GREENHOUSE GAS TARGET. AS MANY OF  
23 YOU KNOW, THIS WAS NOT A FOREGONE CONCLUSION. WITH UPDATED  
24 ASSUMPTIONS ON FUTURE EXTERNAL FORTH, FOR EXAMPLE, WITH THE  
25 PRICE OF GAS NOT GOING UP AS QUICKLY AS PREVIOUSLY FORECASTED,

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1 SIMPLY ADOPTING THE OLD PLAN, PLAN BAY AREA 2040 WOULD NOT DO.  
2 IT WOULD ONLY ACHIEVE JUST A HANDFUL OF G.H.G. POINTS. THE  
3 DRAFT BLUEPRINT WHICH INCLUDED 25 STRATEGIES CLOSED HALF OF  
4 THAT GAP, BUT IT JUST WASN'T ENOUGH TO ACHIEVE THE 19 PERCENT  
5 TARGET ESTABLISHED BY THE AIR RESOURCES BOARD. BUT THE 35  
6 STRATEGY SET APPROVED THIS FALL ENABLED US TO NOT ONLY MEET BUT  
7 SLIGHTLY EXCEED THE TARGET, ACHIEVING UP TO 22 PERCENT PER  
8 CAPITA REDUCTION. THIS WOULD LEAD TO EVEN GREATER REAL WORLD  
9 REDUCTIONS IF YOU ADD IN STATE AND FEDERAL ACTIONS THAT  
10 IMPROVE FLEET EFFICIENCY AND ASSIST WITH ELECTRIFICATION. SO  
11 THIS MEANS ABOUT WE'LL BE GOING INTO THE CONSULTATION AND  
12 REVIEW PROCESS WITH CARB WITH A PLAN THAT CLEARLY MEETS THE  
13 STATE TARGET. AND OF COURSE THAT LANGUAGE OF UP TO 22 PERCENT  
14 IS INTENTIONAL BECAUSE CARB COULD REQUIRE US TO USE MORE  
15 CONSERVATIVE ASSUMPTIONS FOR SELECT STRATEGY CALCULATIONS THAT  
16 COULD MOVE US A LITTLE BIT BACKWARD. SO THAT'S WHY IT'S SO  
17 ESSENTIAL TO MOVE FORWARD WITH A BIT OF SLACK THERE TO  
18 MAXIMIZE THE ODDS OF APPROVAL LATER THIS YEAR. JUST TO KNOW  
19 WHAT STRATEGIES HELPED CLOSE THIS GAP MOST SIGNIFICANTLY  
20 ADDITIONAL FUNDING FOR THE ELECTRIC VEHICLE STRATEGY WAS KEY.  
21 THE BOARDS APPROVED AN INCREASE OF EIGHT TIMES IN THE FINAL  
22 BLUEPRINT THAT HELPED CLOSE FOUR POINTS OF THIS GAP. THE  
23 PRODUCTION E.N.7 ALONG WITH PARKING POLICIES IN THE TRAVEL  
24 DEMAND MANAGEMENT STRATEGY HELPED TO SHIFT MORE FOLKS TO  
25 TELECOMMUTING AND ALTERNATIVE MODES. AND ALSO THOSE UPDATES TO

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1 EXISTING STRATEGIES INCLUDING STRATEGIES RELATED TO HOUSING  
2 AND LAND USE FOCUSED MORE GROWTH NEAR TRANSIT AND ENSURE THAT  
3 HAD MORE OF THAT GROWTH WAS AFFORDABLE HOUSING FOR OUR LOW  
4 INCOME WORKERS. WE WANTED TO TOUCH BRIEFLY ON THE TOPIC OF  
5 RESILIENCE. OF COURSE THERE ARE A SUITE OF DIFFERENT  
6 RESILIENCE STRATEGIES INCORPORATED IN THE FINAL BLUEPRINT AS  
7 ADOPTED IN SEPTEMBER. AS THE REGION DOES ITS PART TO LIMIT THE  
8 EFFECTS OF CLIMATE CHANGE, WE KNOW THAT SOME OF THE EFFECTS OF  
9 GLOBAL WARMING ARE BAKED IN. LIKE ALL THE CHALLENGES OUTLINED  
10 TODAY. THERE'S NO SILVER BULLET TO SOLVE THE REGION'S FIRE,  
11 FLOODING AND EARTHQUAKE RISKS. INSTEAD A SUITE OF STRATEGIES  
12 IS NEEDED TO MINIMIZE THE RISKS FOR THE REGION. FOR WILDFIRE A  
13 RANGE OF STRATEGIES IN THE PACKET HELPED TO REDUCE WILDFIRE  
14 RISK BY EXCLUDING GROWTH AREAS BY AREAS MOST SUSCEPTIBLE TO  
15 WILDFIRES. THEY WORK TO HARDEN HOMES THAT ARE ALREADY IN THOSE  
16 ZONES AND WORKING WITH PARTNERS TO ADAPT THE REGION'S FORESTS  
17 SO THAT FIRES THAT DO BURN, BURN AT A LOWER INTENSITY. 500  
18 SHORES OF BAY SHORELINE AND HUNDREDS OF MILES OF PACIFIC  
19 COAST. THESE AREAS WILL HAVE INCREASED INUNDATION FROM SEA  
20 LEVEL RISE. THIS IS THE FIRST PLAN BAY AREA THAT TOOK THIS ON.  
21 ESTIMATED THE COST TO ADAPT HIGH RISK INFRASTRUCTURE IN  
22 COMMUNITIES TO 2 FEET OF SEA LEVEL RISE WHICH IS THE  
23 ANTICIPATED LEVEL IN 2050. THESE COSTS ACCOUNT INCLUDE ECOTONE  
24 LEVIES, INFRASTRUCTURE AND REDUCING -- RESTORING MARSH AT  
25 HISTORICALLY HIGH RATES. WE NO THE OCEAN AND SEA LEVEL RISE ON



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1 OUR OCEAN AND RISE WON'T STOP RISING AT 2 FEET BUT THE FIRST  
2 OF A KIND STRATEGY WOULD ENSURE THAT ALL THAT INNOVATION ARE  
3 ADDRESSED. WE CAN WORK WITH ON THOSE LONGER TERM STRATEGIES IN  
4 DECADES AHEAD. IT ISN'T JUST HAZARDS THAT WILL WORSEN WITH  
5 CLIMATE CHANGE. ALSO CHALLENGES RELATED TO EARTHQUAKES THAT  
6 MOST PART OF OUR REGION HAVEN'T DEALT WITH IN A DECADE OR  
7 MORE. CONTINUING TO RETROFIT OUR MOST PHAGE ILL BUILDINGS WILL  
8 ENSURE THAT THE NEXT BIG EARTHQUAKE WON'T DISPLACE HUNDREDS OF  
9 THOUSANDS OF HOSPITAL HOLDS. THESE STRATEGIES TO TACKLE  
10 SEISMICALLY DEFICIENT BUILDINGS ALSO RECOGNIZE THE SAME OLD  
11 STRUCTURES WERE NOT BUILT TO MODERN SEISMIC CODES. CAN ALSO BE  
12 UPDATED WITH NEW ENERGY AND WATER STANDARDS WITH A  
13 COMPREHENSIVE TO BRING OLDER HOUSING STOCK UP TO CODE. NEXT  
14 SLIDE. IMPLEMENTATION. AS WE ENTER THE FINAL YEAR OF THE  
15 PANDEMIC, WE DISCUSS IMPLEMENTATION IDEAS. AND WE ARE  
16 CURRENTLY DOING AN ONLINE AND TEXT-BASED SURVEY TO PRIORITIZE  
17 WHICH SHOULD BE ACCELERATED AS TOP PRIORITIES FOR  
18 IMPLEMENTATION IN THE NEXT FEW YEARS. WE EXPECT TO RELEASE THE  
19 DRAFT IMPLEMENTATION PLAN DRAFT PLAN DOCUMENT AND DRAFT E.I.R.  
20 IN THE SPRING. NEXT SLIDE? SO GIVEN THAT THE FINAL BLUEPRINT  
21 ADVANCES ALL FIVE OF THE KEY CHALLENGE AREAS AND IT MEETS THAT  
22 ALL IMPORTANT GREENHOUSE GAS EMISSIONS TARGETED, WHILE  
23 PRESERVING THE AREAS OF SUCCESS FROM THE DRAFT BLUEPRINT,  
24 STAFF RECOMMENDED ADVANCING THE FINAL BLUEPRINT AS THE  
25 PREFERRED ALTERNATIVE TO STUDY IN THE PLAN BAY AREA 2050I.R.

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1 STUDIED AGAINST A NO PROJECT ALTERNATIVE AS WELL AS TWO MORE  
2 ALTERNATIVES CURRENTLY UNDER DEVELOPMENT BASED UPON COMMENTS  
3 RECEIVED IN SCOPING. IT'S IMPORTANT TO REMEMBER THE E.I.R. IS  
4 FOCUSED SPECIFICALLY ON ENVIRONMENTAL IMPACTS TO SEE IF THERE  
5 ARE ANY ALTERNATIVES OUT THERE THAT ACHIEVE THE PLAN'S VISION  
6 AND OBJECTIVES WITH FEWER IMPACTS ON THE ENVIRONMENT. BEFORE  
7 WE TRANSITION TO THE BOARD DISCUSSION, WE WANTED TO PROVIDE  
8 SOME FURTHER CONTEXT RELATED TO EMERGING CONCERNS ABOUT  
9 AFFORDABLE HOUSING AND EQUITY AND I'M GOING TO HAND IT BACK  
10 OVER TO TREES MCMILLAN AND ASK THE TECHNICAL STAFF TO THE  
11 SUPPLEMENTAL PRESENTATION.

12

13 **THERESE W. MCMILLAN:** THANK YOU, DAVE. I CAN OPEN WITH WHY THIS  
14 IS PARTICULARLY IMPORTANT. AS DAVE MENTIONED, EQUITY WAS A  
15 CROSS-CUTTING GOAL GOING INTO THE PLAN. AND I WOULD SAY THAT  
16 IT WAS A PARTICULARLY HARD ONE TO TACKLE IN THIS REGION WHERE  
17 DISPARITIES WERE TOO OFTEN MANIFEST IN CORNERS OF THE NINE-  
18 COUNTY BAY AREA. ADOPTED STRATEGIES TO INTENTIONALLY MOVE THE  
19 NEEDLE TOWARD IMPROVED EQUITY FOR OUR MOST VULNERABLE  
20 RESIDENTS PARTICULARLY IN HOUSING. AND I THINK IT'S ESPECIALLY  
21 IMPORTANT WE TAKE A LOOK AT THAT GIVEN RECENT QUESTIONS AND  
22 CHALLENGES RAISED WITH THE FINAL BLUEPRINT. LET'S GO TO THE  
23 NEXT SLIDE. SUM OF EXPONENTIALS MENTIONED SOME OF THE NUMBERS  
24 AT THE FRONT END AND HIGHLIGHT THEM AGAIN. BAY AREA HOUSING  
25 CRISIS AN EQUITY CRISIS AND ONE REALLY OF NATIONAL LEVELS. THE

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1 HISTORIC UNDERPRODUCTION OF HOUSING UNITS FOR ALL FOLKS WHO  
2 LIVE HERE HAS CONTRIBUTED TO THIS REGION BEING THE MOST  
3 EXPENSIVE METRO AREA IN THE UNITED STATES AND EVEN DURING THE  
4 COVID-19 RECESSION, BAY AREA HOME PRICES HAVE CONTINUED TO  
5 RISE? ILLUSTRATED BY A MEDIAN HOME PRICE FOR A FAMILY OF \$1.1  
6 MILLION. I HAD COMMENTED IN MY OPENING REMARKS ABOUT JOB  
7 GROWTH IN THE 2010S. IT SIGNIFICANTLY EXCEEDED HOUSING GROWTH  
8 IN THE REGION'S HOUSING MARKETS. SAN FRANCISCO AND SILICON  
9 VALLEY HAVING THE HIGHEST REPRESENTATION OF NEW JOBS RACING  
10 AHEAD OF HOUSING PRODUCTION. BUT TO ADDRESS THIS, AGAIN AS I  
11 MENTIONED, PLAN BAY AREA 2050 AND RHNA ACKNOWLEDGED THAT WE  
12 NEEDED TO HAVE MORE AGGRESSIVE, HIGHER HOUSING GOALS THAN  
13 PRIOR CYCLINGS. WE SET OUR OWN GOAL FOR PLAN BAY AREA 2050 OF  
14 1.5 MILLION HOUSING UNITS TO MATCH POPULATIONS. HOWEVER,  
15 POPULATION GROWTH -- HOWEVER, THE STATE RECOGNIZED THE NEED  
16 FOR HOUSING ACROSS CALIFORNIA AND ISSUED A REGIONAL HOUSING  
17 NUMBER THAT WAS SIGNIFICANTLY HIGHER THAN PRIOR, THE PRIOR  
18 RHNA CYCLE. GO THE NEXT SLIDE? NOW THIS IS AN INTERESTING  
19 CHART HIGHLIGHTING IN A DIFFERENT WAY INFORMATION THAT DAVE  
20 HAD PRESENTED TO YOU BEFORE, WHICH IS TO LOOK AT THE HOUSING  
21 GROWTH SIDE-BY-SIDE WITH THE JOBS GROWTH IN THE FINAL  
22 BLUEPRINT. AND IT ILLUSTRATES, AGAIN, THE INTENTIONAL PLAN WE  
23 HAD GOING IN TO TRY TO BEGIN TO ESTABLISH PARITY OF GROWTH FOR  
24 BOTH JOBS AND HOUSING TO SORT OF REST BACK THIS CONTINUED  
25 OUTSTRIPPING OF ONE OVER THE OTHER. AND AS YOU CAN SEE BY

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1 CROSS WALKING THE CIRCLES THAT REPRESENT THE PERCENTAGE GROWTH  
2 IN HOUSING AND JOBS, THEY TRACKED PRETTY CLEARLY, WHICH IS A  
3 PRETTY REMARKABLE MANIFESTATION OF AN INTENTIONAL POLICY THAT  
4 WE HAD GOING IN. HOWEVER, AGAIN, THE CHALLENGE WAS IT'S IN A  
5 PLAN. AND IT WAS DONE ON A BASE THAT WE HAVE, YOU KNOW,  
6 ILLUSTRATED AT SEVERAL POINTS THAT WAS SIGNIFICANTLY OUT OF  
7 BALANCE. AND WHILE WE WERE ABLE TO CHIP AWAY AT THESE STARTING  
8 DISPARITIES BETWEEN JOBS AND HOUSING AND HOUSING AND JOBS, WE  
9 COULD NOT FULLY CATCH UP. AND THAT, AGAIN, PUT CONTINUING  
10 PRESSURE ON THINGS LIKE COMMUTES AND THE LENGTH OF THEM. AND  
11 THE RESULTS OF GREENHOUSE GAS EMISSIONS THAT RESULT. SO WE  
12 WERE IN A CONTINUING STRUGGLE TO ACHIEVE, AGAIN, OUR HOUSING  
13 GROWTH IN PARTICULAR TO CATCH UP WITH WHAT WE'VE SEEN AND  
14 THESE OTHER GOALS IN THE PLAN THAT REALLY REFLECTED HOW CLOSE  
15 OR NOT CLOSE PEOPLE LIVE TO THEIR JOBS AND THE OPTIONS THEY  
16 HAD TO MOVE BETWEEN THEM.

17  
18 **SPEAKER:** THANK YOU. THE FUTURE SHOCKS AND DO THIS IN A MORE  
19 EQUITABLE MANNER. WE'VE TRIED TO THINK VERY CAREFULLY  
20 THROUGHOUT THIS PROCESS ABOUT HOW TO VIEW EACH STRATEGY  
21 THROUGH AN EQUITY LENS. THIS HIGHLIGHTED THEM. IN THE  
22 TRANSPORTATION AREA OF THE PLAN, YOU ALL APPROVED MEANS-BASED  
23 FARES AND MEANS-BASED TOLLS, COMMUNITY-LED TRANSPORTATION  
24 INVESTMENTS IN LOW INCOME COMMUNITIES OF COLOR AND WE USED AN  
25 EQUITY-BASED PROJECT PRIORITIZATION APPROACH TO REALLY

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1 UNDERSTAND WHICH PROJECTS ADVANCE EQUITY FIRST AND BRING THOSE  
2 TO THE FORE IN THE FIRST HALF OF THE PLAN. IN THE ECONOMY  
3 ELEMENT OF THE PLAN, THIS PLAN INCLUDES A UNIVERSAL BASIC  
4 INCOME TO TACKLE THE CHALLENGES OF RISING INCOME INEQUALITY  
5 AND INCLUDES STRATEGIES LIKE JOBS TRAINING AND BUSINESS  
6 INCUBATOR IN HISTORICALLY DISINVESTED PLACES. FOR THE  
7 ENVIRONMENT ELEMENT OF THE PLAN, THE SEA LEVEL RISE STRATEGIES  
8 I SPOKE ABOUT AS WELL AS OTHER HOUSING MITIGATION INCLUDE  
9 PRIORITY, INCLUDING ADDITIONAL FINANCIAL INCENTIVES FOR  
10 VULNERABLE POPULATIONS KNOWING THAT NOT EVERYONE HAS EQUAL  
11 MEANS TO INVEST IN THOSE SORTS OF RETROFITS. AND INCLUDES THE  
12 FIRST EVER PLAN BAY AREA PARKS STRATEGY TO INVEST IN PARKS AND  
13 RECREATION FACILITIES AND HISTORICALLY DISINVESTED AREAS AND  
14 BRING US TO A PARITY IN TERMS OF THE QUANTITY AND QUALITY OF  
15 PARKS TO ALL COMMUNITIES BY 2050. YOU PERHAPS MOST IMPORTANTLY  
16 STRATEGIES RELATED TO HOUSING. THIS IS THE FIRST THAT DIDN'T  
17 RELY ON LOCAL VOLUNTEERISM FOR PLACES FOR GROWTH. WE AUGMENTED  
18 THOSE IN OH LOCATIONS THAT HADN'T STEPPED UP TO THE PLATE WITH  
19 THE SAME DEGREE WITH HIGH RESOURCE AREAS AND TRANSIT RICH  
20 AREAS TO CREATE A BROADER PORTFOLIO OF LOCATIONS FOR FUTURE  
21 HOUSING GROWTH. IT INCLUDED NEW EXPANDED RENTAL PROTECTION  
22 STRATEGIES TO REDUCE RISKS FOR ALL RENTERS TO TACKLE THE  
23 CRISIS WE ARE FACING TODAY. AND MOST IMPORTANTLY THE FINAL  
24 BLUEPRINT INCLUDED HOUSING STRATEGIES TO GO OUT AND SEAT  
25 FEDERAL, STATE, REGIONAL, LOCAL TO PROTECT AND PRESERVE ONE

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1 UNIT FOR EVERY SINGLE LOW INCOME HOUSEHOLD BY 2050. THIS WOULD  
2 HAVE AN EFFECT ON THE LAND AREA WHERE IT WOULD BE PROTECTED IN  
3 PERPETUITY AND UNDERSCORES THE EMPHASIS IS IDENTIFIED IN THE  
4 FALL AS A HUMAN RIGHT. WE DIDN'T HAVE AS TIME IN THE FALL TO  
5 TALK ABOUT EACH STRATEGY. BUT SINCE THE HOUSING TOPIC CAME UP,  
6 WE WANTED TO REALLY HIGHLIGHT THE HOUSING OF THE PLAN. WHAT  
7 IMPACT DO THESE HAVE AND HOW DOES THAT HELP REDUCE THE RICKS  
8 OF DISPLACEMENT IN LOW INCOME COMMUNITIES AND COMMUNITIES OF  
9 COLOR? THE TOP BAR HERE SHOWS THE SITUATION BEFORE THE  
10 PANDEMIC. WHILE WE HAVE ROUGHLY 700,000 LOW INCOME HOUSEHOLDS  
11 IN THE BAY AREA, THERE ARE ONLY 120,000 OR SO DEED-RESTRICTED,  
12 AFFORD AND UNITS THAT WILL REMAIN AFFORDABLE IN PERPETUITY.  
13 THIS GAP OF ALMOST 600,000 HOUSING UNITS MEANS THAT FOLKS ARE  
14 LIVING IN SO-CALLED NATURALLY AFFORDABLE UNITS THAT MIGHT  
15 BECOME UNAFFORDABLE IN YEARS AHEAD. THEY COULD BE LIVING IN  
16 AFFORDABLE UNITS THAT MIGHT EXPIRE AND RETURN TO THE MARKET.  
17 AND OTHERS ARE LIVING IN OVERCROWDED UNITS OR PERHAPS BEING  
18 EXCESSIVELY BURDENED BY HOUSING COSTS. AND THAT'S WHY THE  
19 SUITE OF HOUSING STRATEGIES APPROVED HELPS NOT ONLY TO CLOSE  
20 THE GAP OF TODAY BUT FILL IT ALL THE WAY UP BY 2050 SO NOT  
21 ONLY EXISTING BUT ALL FUTURE LOW INCOME HOUSEHOLDS WOULD HAVE  
22 ACCESS TO ONE OF THESE UNITS. THE STRATEGY PRICE TAGS ARE BIG.  
23 500,000 PRESERVED UNITS, 380,000 NEW UNITS AND 160,000 UNITS  
24 BUILT THROUGH INCLUSIONARY AS PART OF MARKET RATE  
25 DEVELOPMENTS. AS YOU'LL SEE THE COSTS, THEY'RE NOT CHEAP. BUT

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1 THESE ARE THE COSTS TO IMPLEMENT THE STRATEGIES IN FULL AND  
2 GET TO THE BOLD GOAL ESTABLISHED IN THE PLAN. THIS WOULD  
3 ELIMINATE THE GAP FROM TODAY AND ACCOMMODATE FUTURE GROWTH.  
4 AND WE KNOW THE STRATEGY DOESN'T LIVE ON ITS OWN. IT'S  
5 SOMETHING THAT WORKS IN CONCERT WITH THE OTHER STRATEGIES IN  
6 THE FINAL BLUEPRINT. NEXT SLIDE. WE NOW JUST WANTED TO PIVOT  
7 TO THE SPECIFIC CONCERNS FOR THE CITY OF SAN FRANCISCO. AS YOU  
8 MAY HAVE NOTICED IN THE PACKET, MAYOR BREED AND SEVERAL  
9 SUPERVISORS RAISED CONCERNS ABOUT THE GROWTH PATTERN  
10 ASSOCIATED WITH THESE 35 APPROVED STRATEGIES. WE JUST WANTED  
11 TO PROVIDE A LITTLE BIT MORE CONTEXT BEFORE TODAY'S  
12 DISCUSSION. SO FIRST WE ARE FULLY COGNIZANT OF THE CONCERNS  
13 RELATED TO GENTRIFICATION AND DISPLACEMENT THROUGH EXTENSIVE  
14 PUBLIC ENGAGEMENT, NOT JUST IN SOUTHEASTERN SAN FRANCISCO OR  
15 THE CITY AS A WHOLE BUT THROUGHOUT THE ENTIRE BAY AREA. WE  
16 HAVE A RESPONSIBILITY TO PLAN FOR HOUSING FOR ALL RESIDENTS.  
17 BUT WE'VE TAKEN EXTRA CARE TO INTEGRATE STRATEGIES TO MINIMIZE  
18 RISK OF DISPLACEMENT AND ENSURE MORE ABUNDANT HOUSING TO  
19 STABILIZE COMMUNITIES. AS DEMONSTRATED EARLIER, A THIRD OF ALL  
20 THE NEW UNITS IN THE PLAN WOULD BE DEED RESTRICTED AFFORDABLE.  
21 BUT SAN FRANCISCO WOULD TAKE ON A MIX OF MARKET RATE AND  
22 AFFORDABLE DEVELOPMENT. THE ORIGINAL PACKET TODAY INCLUDED A  
23 BREAKDOWN OF GROWTH AN MOCKS THE COUNTIES AND SUBCOUNTIES AND  
24 UNIQUE TO SAN FRANCISCO IT INCLUDED A LEVEL OF DETAIL WITHIN  
25 THE FOUR QUADRANTS OF THE CITY, AS WELL. WE UNDERSTAND THERE

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1 WERE SERIOUS CONCERNS ABOUT THE INTRA-CITY GROWTH PATTERN  
2 PRESENTED. ESSENTIALLY IN THE SOUTHEAST WHICH IS A DIVERSE SET  
3 OF COMMUNITIES RANGING FROM MISSION BAY TO THE MISSION, GLEN  
4 PARK TO THE BAYVIEW. AT THE END OF THE DAY WEEKS WANT TO  
5 UNDERSCORE THAT THE STRATEGIES AT THE CORE OF THE PLAN AND  
6 NEITHER PLAN BAY AREA NOR RHNA DICTATES THE SHARE OR TYPE OF  
7 GROWTH REQUIRED TO BE PLANNED ON A NEIGHBORHOOD SCALE. WE'RE  
8 JUST TRYING TO CREATE A FORECAST BASED ON THE STRATEGIES  
9 APPROVED. BUT WE RECOGNIZE THE THAT THE LEVEL OF PRECISION  
10 CAME ACROSS AS OVERLY PRESCRIPTIVES AND THAT THE GROWTH  
11 PATTERN MERELY ILLUSTRATES ONE WAY THE GROWTH CAN BE  
12 ACCOMMODATED. AS SUCH WHICH PROVIDED A REVIEWED GROWTH PATTERN  
13 SEPTEMBER TODAY THAT HAS THE CITY-WIDE WITHOUT HAVING INTRA-  
14 CITY BREAKDOWN. BELIEVE THE LOCALIZED OF SAN FRANCISCO EYES  
15 RHNA OR LONG-RANGE GROWTH IS THROUGH THE CITY'S HOUSING FOR  
16 COMMUNITY ENGAGEMENT. THIS WILL LEAD IT TO UP THE SAN  
17 FRANCISCO PLANNING DEPARTMENT THE RIGHT BOUNDARY BETWEEN  
18 EAST/WEST, NORTH AND SOUTH JUST AS IT DOES WITH RHNA. NEXT  
19 SLIDE. SAN FRANCISCO'S ALSO RAISED CHANGING THE PLAN'S GROWTH  
20 PATTERN WHICH IS MODELED AGAINST THE STRATEGIES IN GROWTH  
21 GEOGRAPHIES. CHANGING THE STRATEGIES IN GROWTH GEOGRAPHIES  
22 WOULD DELAY THE PLAN AND RHNA BY AT LEAST TWO BUT MORE LIKELY  
23 CLOSER TO FOUR MONTHS. DOING SO WOULD IMPACT TRANSPORTATION  
24 PROJECT DELIVERY AND FUNDING. WOULD IT CREATE UNCERTAINTY FOR  
25 CITIES TRYING TO COMPLETE THEIR HOUSING ELEMENTS AS THE PLAN



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1 CONNECT TO RHNA AND THE RHNA ALLOCATIONS CANNOT BE FINALIZED  
2 UNTIL THE PLAN IS. STAFF BELIEVES THAT THE LEVEL OF ALLOCATION  
3 WOULD REQUIRE THE BOARD'S DIRECTION RATHER THAN SOME  
4 INDEPENDENT STAFF DECISION. AND IT WOULD BE ESSENTIAL TO  
5 RETHINK 2 TRANSPORTATION AND OTHER INFRASTRUCTURE INVESTMENTS  
6 TO BETTER ALIGN WITH A LESS SAN FRANCISCO ORIENTED GROWTH  
7 PATTERN. NEXT SLIDE. AS NOTED BEFORE SAN FRANCISCO HAS FULL  
8 LATITUDE TO DETERMINE THE RIGHT SHARES AND MIXES OF HOUSING IN  
9 EACH NEIGHBORHOOD TO ACCOMMODATE GROWTH. IF THE ABAG BOARD  
10 WANTS TO KEEP THE GROWTH PATTERN THE SAME BUT CHANGE THE MIX  
11 OF HOUSING IN SAN FRANCISCO TO ADDRESS SOME OF THE  
12 AFFORDABILITY QUESTIONS, WE COULD EXCHANGE HOUSING BETWEEN SAN  
13 FRANCISCO AND OTHER COUNTIES IN THE REGION, SHIFTING MORE OF  
14 DEED-RESTRICTED AFFORDABLE UNITS TO SAN FRANCISCO AND REDUCING  
15 THEM ELSEWHERE, SHIFTING MORE MARKET-RATE UNITS TO OTHER  
16 PLACES AND REMOVING THEM FROM SAN FRANCISCO. ALL KEEPING SAN  
17 FRANCISCO'S TOTAL GROWTH THE SAME. HOWEVER WE HAVE SOME  
18 RESERVATIONS ABOUT FOCUSING JUST ON THE ONE CITY AND  
19 ESPECIALLY ONE PORTION OF ONE CITY. BY FOCUSING SO MUCH OF THE  
20 AFFORDABLE HOUSING GROWTH IN ONE CITY WE COULD REDUCE ACCESS  
21 FOR OPPORTUNITY BY BAY AREA RESIDENTS BY REDUCING THOSE  
22 AFFORDABLE UNITS ELSEWHERE. THEREFORE WE DO NOT RECOMMEND  
23 MAKING THIS CHANGE ALTHOUGH IT REMAINS TECHNICALLY AVAILABLE.  
24 NEXT SLIDE. WE WANT TO NOTED ONE LAST AND FINAL AVENUE TO  
25 ADDRESS SOME OF THE CONCERNS BROUGHT UP BY SAN FRANCISCO.

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1 SEPARATE FROM TODAY'S ADOPTION ITEM, STAFF IS WORKING ON TWO  
2 E.I.R. ALTERNATIVES BASED UPON COMMENTS RECEIVED DURING  
3 SCOPING. STAFF COULD EXPLORE DEVELOPMENT OF AN ALTERNATIVE  
4 THAT WOULD INCORPORATE THESE REGION-WIDE ISSUES OF  
5 GENTRIFICATION AND DISPLACEMENT HIGHLIGHTED BY SAN FRANCISCO.  
6 FOCUSED ON STRATEGY REFINEMENTS THAT COULD INCLUDE BUT NOT BE  
7 LIMITED TO EMPHASIZING GREATER LEVELS OF HOUSING GROWTH IN  
8 THOSE HIGH RESOURCE AREAS, REDUCING ENVISIONED HOUSING GROWTH  
9 IN COMMUNITIES OF CONCERN, AND SHIFTING INFRASTRUCTURE MONIES  
10 TO ENABLE V.M.T. TRAVEL PATTERNS IN SUBURBAN COMMUNITIES.  
11 ULTIMATELY, IF THIS ALTERNATIVE HAS SIGNIFICANT ENVIRONMENTAL  
12 BENEFITS COMPARED TO THE FINAL BLUEPRINT, IT COULD BE INCLUDED  
13 AS ONE OF THOSE TWO E.I.R. ALTERNATIVES PRIOR TO THE RELEASE  
14 OF THE DRAFT E.I.R. THIS SPRING. NEXT SLIDE. SO LASTLY I WANT  
15 TO NOTE THAT SAN FRANCISCO'S CONCERN ABOUT PLAN BAY AREA 2050  
16 AND RHNA GROWTH PROJECTIONS IS CERTAINLY NOT UNIQUE. MANY  
17 JURISDICTIONS ARE GOING TO HAVE TO STRETCH TO THE HOUSING  
18 GOALS THIS CYCLE. THE FINAL BLUEPRINT, AS YOU KNOW, FEEDS INTO  
19 THE DRAFT RHNA METHODOLOGY THAT YOU'LL HEAR ABOUT NEXT. AT THE  
20 END OF THE DAY, SAN FRANCISCO IS INDEED SEEING SIGNIFICANT  
21 RHNA INCREASES BUT SO ARE MANY OTHER CITIES WITH EVEN GREATER  
22 GROWTH. FOR EXAMPLE, BERKELEY, ALAMEDA, MOUNTAIN VIEW,  
23 CUPERTINO AND, YES, ALSO PALO ALTO. THESE HOUSING GOALS ARE  
24 CHALLENGING, BUT THE BAY AREA'S HOUSING CRISIS IS DECADES IN  
25 THE MAKING. THIS IS WHAT IT WILL TAKE IF WE WANT TO BEND THE

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1 CURVE ON AFFORDABILITY AND CREATE COMMUNITIES THAT ARE MORE  
2 EQUITABLE, INCLUSIVE AND AFFORDABLE TO ALL REGARDLESS OF YOUR  
3 INCOME OR YOUR RACE. SO, IN CLOSING, WE ASK THAT YOU APPROVE  
4 RESOLUTION 0120/21 TO IDENTIFY THE FINAL BLUEPRINT AS THE  
5 PREFERRED I.R. ALTERNATIVE AND I'M HAPPY TO TAKE QUESTIONS AT  
6 THIS TIME. THANK YOU.

7

8 **JESSE ARREQUIN:** THANK YOU SO MUCH, MS. MCMILLAN, THANK YOU,  
9 MR. VAUTIN. I WOULD ASK, JESS, IF YOU COULD PLEASE MAKE ME A  
10 COHOST. THANK YOU. COLLEAGUES, HERE'S HOW I'D LIKE TO PROCEED.  
11 I WOULD LIKE TO TAKE INITIAL AND THEN GO TO PUBLIC COMMENT AND  
12 THEN BRING IT BACK FOR MOTIONS. I KNOW A NUMBER OF EXECUTIVE  
13 BOARD MEMBERS HAVE QUESTIONS ABOUT THE FINAL BLUEPRINT AND THE  
14 PRESENTATION FROM STAFF. AND SO LET'S TAKE INITIAL QUESTIONS  
15 FROM EXECUTIVE BOARD MEMBERS. SO WHO WOULD LIKE TO START  
16 DISCUSSION? USING THE RAISED HAND FUNCTION. SUPERVISOR  
17 MANDLEMAN AND THEN SUPERVISOR, I WILL GO TO HIM FIRST SINCE HE  
18 RAISED HIS FANNED FIRST THEN DIRECTOR EKLUND AND THEN DIRECTOR  
19 FIFE.

20

21 **RAFAEL MANDELMAN:** THANK YOU, MAYOR ARREGUIN AND I WANT TO  
22 THANK STAFF FOR THE PRESENTATION. I ANTICIPATE THERE WILL BE  
23 OTHERS FROM SAN FRANCISCO WHO WANT TO SPEAK, AS WELL. BUT AS I  
24 HAVE EXPRESSED SOME OF THESE CONCERNS OVER THE LAST COUPLE OF  
25 DAYS TO MTC STAFF AND TO SOME OF YOU, WHAT MY CONCERNS ARE AT

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1 THIS POINT ARE BOTH RELATE TO PROCESS AND OUTCOME. SO BETWEEN  
2 THE DRAFT AND THE FINAL, THERE WAS A MASSIVE INCREASE IN THE  
3 AMOUNT OF HOUSING BEING DIRECTED TO SAN FRANCISCO. AND AS WE  
4 UNDERSTAND IT, THAT WAS BASED ON AN ASSUMPTION THAT THAT  
5 HOUSING WOULD GO INTO THE SOUTHEASTERN PART OF THE CITY THAT  
6 CONTAINS MOST OF SAN FRANCISCO'S BLACK AND LATINO COMMUNITIES  
7 THAT WOULD EXACERBATE THE CHALLENGES OF GENTRIFICATION AND  
8 DISPLACEMENT THAT THE CITY HAS STRUGGLED WITH AND THAT ASSUME  
9 THE REMOVAL OF EXISTING MULTI-FAMILY UNITS AND THEIR  
10 REPLACEMENT WITH LARGER MULTI-FAMILY HOUSING UNITS. NOW, OF  
11 STAFF CAN COME IN TODAY AND SAY SAN FRANCISCO CAN ACCOMMODATE  
12 THE GROWTH THAT IT WAS ASSIGNED ANY WAY IT WANTS TO, BUT THE  
13 MODEL THAT GETS IT TO THE NUMBERS GOING TO SAN FRANCISCO  
14 APPARENTLY ARE BASED ON THAT HAPPENING IN A PROFOUNDLY  
15 INEQUITABLE WAY. WIRE CONCERNED, I AM CONCERNED AT LEAST THAT  
16 THERE HASN'T BEEN HE NUMBER PLANNING TIME IN SAN FRANCISCO  
17 ABOUT THE UNDERLYING ASSUMPTIONS THIS IN THE MODEL, ABOUT HOW  
18 THIS VERY SIGNIFICANT 50 PERCENT INCREASE IN HOUSEHOLDS LANDED  
19 IN SAN FRANCISCO. AND I DO THINK THAT THE EQUITY IMPACTS ARE  
20 SIGNIFICANT. I'M ALSO -- I MEAN I APPRECIATE THE THOUGHT OF AT  
21 LEAST DOING SOME CEQA ANALYSIS OF WHETHER THERE MIGHT BE AN  
22 ALTERNATIVE THAT WOULD GENERATE BETTER OR EQUIVALENT  
23 ENVIRONMENTAL IMPACT YOU WHILE ADDRESSING SOME OF THE EQUITY  
24 CONCERNS THAT SAN FRANCISCO HAS RAISED, I'M NOT SURE -- I MEAN  
25 I THINK THAT ANALYSIS SHOULD HAPPEN. I THINK IT DEFINITELY

## Meeting Transcript

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1 SHOULD BE LOOKING FOR AN ALTERNATIVE WITH EQUIVALENTS. I'M NOT  
2 SURE WHY THEY SHOULD BE THAT. AND I DON'T QUITE UNDERSTAND THE  
3 ASSUMPTION THAT THERE SHOULD BE A SHIFT IN TRANSPORTATION  
4 RESOURCES TO ACCOMMODATE THAT WHEN THERE WAS, AS FAR AS I'M  
5 AWARE, NO SHIFT IN TRANSPORTATION RESOURCES TO SAN FRANCISCO TO  
6 ACCOMMODATE THE 50 PERCENT INCREASE IN HOUSEHOLDS. SO THOSE  
7 ARE SOME OF MY INITIAL THOUGHTS. AND I WILL ALSO CONVEY THAT  
8 THE SUPERVISORS I REPRESENT DISINCORPORATE 8 WHICH HAPPENS TO  
9 BE IN THE CENTER OF THE CITY HAS EXPERIENCED GENTRIFICATION  
10 DISPLACEMENT BUT NOTHING ON THE SCALE OF THE MISSION, THE  
11 BAYVIEW. THE SUPERVISORS THAT REPRESENT THE MISSION AND THE  
12 BAYVIEW ARE VERY CONCERNED ABOUT THE IMPACTS OF PLAN BAY AREA  
13 AND THE RESULTANT RHNA ALLOCATION ON THE COMMUNITIES THEY  
14 REPRESENT. SO PASSING THAT ALONG.

15

16 **JESSE ARREQUIN:** OKAY. THANK YOU, DIRECTOR EKLUND AND THEN  
17 DIRECTOR FIFE.

18

19 **PAT EKLUND:** THANK YOU VERY MUCH. AND WE WILL HAVE AN  
20 OPPORTUNITY TO COMMENT LATER ON, RIGHT?

21

22 **JESSE ARREQUIN:** YES.

23

24 **PAT EKLUND:** ALL RIGHT. GOOD. I HAVE A COUPLE OF QUESTIONS. AND  
25 I, TOO, HAVE BEEN EXPRESSING CONCERNS ABOUT THIS PLAN BAY AREA

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1 FROM THE VERY BEGINNING. SO IT'S INTERESTING THAT SAN  
2 FRANCISCO IS JUST NOW RAISING THESE ISSUES. BUT JESSE, AT THE  
3 LAST MEETING I RAISED THE ISSUE OF RESILIENCE SPECIFICALLY  
4 RELATED TO FIRES AND SEA LEVEL RISE. RELATIVE TO FIRE HAZARDS,  
5 I WANT TO FIRST OF ALL THANK STAFF FOR PUTTING TOGETHER  
6 ATTACHMENT H. WHICH DESCRIBED A LITTLE BIT MORE ABOUT HOW THEY  
7 WERE DEALING WITH THE FIRE ISSUE WHICH I THINK IS NOT  
8 EQUITABLE. BECAUSE IT IS CLEAR THAT CITIES ARE BEING TREATED  
9 DIFFERENTLY THAN COUNTIES RELATIVE TO FIRE ZONE. AND, DAVE  
10 VAUTIN, I REALLY APPRECIATE YOU AN OPPORTUNITY TO TALK TO  
11 MICHAEL BECAUSE I THINK THAT WE MAY HAVE SOME RESOLUTION BUT  
12 WE'RE NOT GOING TO HAVE IT BY TONIGHT. SO I JUST WANT TO MAKE  
13 SURE THAT WE'RE GOING TO STILL BE ABLE TO MAKE SOME OF THOSE  
14 ADJUSTMENTS IF THE DATA IS THERE. BUT LET ME EXPLAIN THE  
15 INEQUITY SO OTHER CITIES WILL NO. FIRST OF ALL, WITH REGARDS  
16 TO AN THE CAL FIR MAPS, THE APPENDIX H., WHICH I BELIEVE IS ON  
17 PAGE 127 OF YOUR PACKET. YOU IT IS CLEAR WITH THE  
18 UNINCORPORATED AREAS, THEY ARE INCLUDED IN THE PLAN BAY AREA  
19 CAL FIRES MAPS FOR VERY HIGH AND HIGH HAZARD, FIRE HAZARD  
20 SEVERITY ZONES WHEREAS IN FOR MUNICIPALITIES, FOR INCORPORATED  
21 AREAS, THEY'RE ONLY INCLUDING CAL FIRES' VERY HIGH FIRE  
22 HAZARD. SO IT'S NOT INCLUDING THE OTHER HIGH. AND THE REASON  
23 IS IT'S NOT AVAILABLE FROM CALFIRE BUT IT IS AVAILABLE FROM  
24 OTHER AGENCIES. AND I DID CONFIRM THAT WITH BILL TYLER WHO IS  
25 THE NOVATO FIRE DISTRICT CHIEF BUT HE ALSO HAS DATA FOR ALL OF

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1 THE MUNICIPALITY IN MARIN COUNTY. AND BELIEVES AND WE'RE  
2 MAKING AN ARRANGEMENT TO TALK WITH MICHAEL, BUT HE BELIEVES  
3 THAT IT IS INEQUITABLE TO NOT INCLUDE THE VERY HIGH FIRE  
4 HAZARD AND THE HIGH FOR INCORPORATED AREAS WHEN THE DATA IS  
5 AVAILABLE. AND THAT ALSO GOES FOR THE -- IN APPENDIX H, IT  
6 SAYS THAT THE STAFF IS INCLUDING COUNTY-ADOPTED BUOYS BUT YET  
7 WE HAVE INSTANCES IN MARIN AND I KNOW IN OTHER COUNTIES WHERE  
8 CITIES AND FIRE DISTRICTS HAVE ADOPTED WUIS AND SO THOSE ALSO  
9 SHOULD BE INCLUDED. SO THOSE TWO ISSUES I THINK WE MAY BE ABLE  
10 TO GET THE DATA TO STAFF, BUT I NEED CONFIRMATION TONIGHT  
11 WHETHER OR NOT IF THE DATA'S NOT HERE TONIGHT CAN WE INCLUDE  
12 IT IN PLAN BAY AREA. THE SECOND ISSUE IS CLIMATE CHANGE. SAME  
13 ISSUE. BUT THIS CLIMATE CHANGE IS ONLY DEALING WITH SEA LEVEL  
14 RISE. AND, AGAIN, ONE OF THE REASONS WHY NONE OF THE  
15 TRIBUTARIES THAT GO INTO THE BAY OR EVEN TO THE OCEAN ARE NOT  
16 INCLUDED IN HERE IN TERMS OF REDUCING THE GROWTH POTENTIAL IS  
17 BECAUSE THE DATA'S NOT THERE IN FEMA'S MAPS. BUT THEY ARE IN  
18 OUR FLOOD CONTROL MAPS. AND RESIDES THE COUNTY. GREATER GROWTH  
19 IN HIGH RESOURCE AREAS, I DO NOT SUPPORT USING HIGH RESOURCE  
20 AREAS AS A MEANS FOR GROWTH, I'VE BEEN SAYING THAT SINCE PLAN  
21 BAY AREA STARTED TWO YEARS AGO BECAUSE PRIMARILY IT'S ONLY  
22 LOOKS AT 30-MINUTE HEAD WAYS. ESPECIALLY FOR THE SUBURBS. AND  
23 SO I PREFER IF WE'RE GOING TO DO AN E.I.R. ALTERNATIVE THAT'S  
24 GOING TO LOOK AT INCREASING THE HIGH RESOURCE AREAS, THEN I  
25 WOULD LIKE TO MAKE SURE THAT ALL HIGH RESOURCE AREAS BE

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1 CHANGED TO 15-MINUTE HEAD WAYS AND NOT 30-MINUTE HEAD WAYS.  
2 AND THE REASON IS BECAUSE NO ONE'S GOING TO WAIT 30 MINUTES  
3 FOR TRANSIT. AND IT'S TOTALLY UNACCEPTABLE. IT'S PART OF MY  
4 COMMENTS. SAN FRANCISCO SAID INCREASED GROWTH. IF YOU LOOK AT  
5 THE GROWTH PATTERN, MARIN COUNTY IS LOOKING AT A 38 PERCENT  
6 GROWTH IF HOUSEHOLDS BUT A REDUCTION IN JOBS OF 14 PERCENT. SO  
7 THAT'S ALMOST A 50 PERCENT DIFFERENCE. AND SO YOU'RE GOING TO  
8 HAVE MORE PEOPLE DRIVING BECAUSE 30-MINUTE HEADWAYS DON'T GET  
9 YOU TO YOUR JOBS ON TIME. LIVING ONE PLACE AND OBVIOUSLY  
10 WORKING ELSEWHERE BECAUSE WE'RE THE ONLY COUNTY THAT HAS A  
11 REDUCTION THE JOBS. BUT IF YOU LOOK AT SOME. OTHER COUNTIES,  
12 YOU'VE GOT MORE OF A BALANCE BETWEEN HOUSEHOLDS AND JOBS.  
13 MARIN COUNTY IS THE ONLY ONE THAT IS THAT FAR APART. SO THOSE  
14 ARE MY QUESTIONS. AND I'D LIKE TO SEE IF I CAN'T GET SOME  
15 ANSWERS TO THOSE BEFORE WE -- THOSE ARE MY QUESTIONS.

16

17 **JESSE ARREQUIN:** THANK YOU. DAVE, WERE YOU FOLLOWING THAT? I  
18 KNOW THERE WAS SOME QUESTIONS AROUND THE FIRE ZONES AND THEN I  
19 THINK THE SECOND POINT THAT DIRECTOR EKLUND RAISED WITH REGARD  
20 TO THE WE'RE LOOKING AT ALTERNATIVES, LOOKING AT OTHER  
21 ALTERNATIVES. I THINK THAT'S FOR THE BOARD TO DISCUSS. BUT  
22 STAFF, WOULD YOU LIKE TO RESPOND TO THOSE QUESTIONS?

23

24 **DAVE VAUTIN:** WELL, LET ME START WITH THE SECOND PART THERE,  
25 WHICH IS, THANK YOU FOR THAT FEEDBACK ON THE E.I.R.



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1 ALTERNATIVE AND AS PRESIDENT ARREGUIN MENTIONED. A MORE GROWTH  
2 PATTERNS IN AREAS. THOSE AREAS WILL NOT BECOME LOW V.M.T.  
3 PLACES ON THEIR OWN. THERE NEEDS TO BE ADDITIONAL TRANSIT  
4 SURFACES AND OTHER INVESTMENTS TO HELP MAKE THOSE PLACES MORE  
5 ACCOMMODATING AND FROM A CLIMATE PERSPECTIVE AND ALSO PROVIDE  
6 MOBILITY TO MAYBE LOWER INCOME FOLKS WHO -- WHO MIGHT BE  
7 LIVING THERE. AND SO THAT IS WHAT THAT BULLET POINT WAS  
8 ALLUDING TO WAS KIND OF THE BALANCE OF TRANSPORTATION  
9 INVESTMENTS AND THE BALANCE OF GROWTH. WITH REGARDS TO YOUR  
10 QUESTION ABOUT SOME OF THE LOCAL DATA ON FIRES AND FLOODING,  
11 YOU KNOW, THOSE SORTS OF DATA LAYERS WERE WHAT WE WOULD HAVE  
12 NEEDED BACK IN SEPTEMBER TO DETERMINE THE GROWTH GEOGRAPHY. SO  
13 WE'VE DONE ALL THE MODELING BASED ON THE ADOPTED GROWTH  
14 GEOGRAPHIES FROM SEPTEMBER. WE WOULD GLADLY TAKE IN SOME OF  
15 THAT DATA, BUT WE ALSO WOULD NEED TO RECONCILE IT BECAUSE WE  
16 WANT TO GET A FULL PICTURE ACROSS THE WHOLE REGION, NOT HAVE A  
17 PATCHWORK OF DIFFERENT CITIES. THE INTENT OF THE GROWTH  
18 GEOGRAPHIES AND THE LANGUAGE THAT WAS IN THERE IS WE WANT TO  
19 FOCUS GROWTH IN CITIES THAT EXIST TODAY AND HAVE HEIGHTENED  
20 PROTECTIONS IN THE UNINCORPORATED AREAS THAT OFTEN HAVE HIGHER  
21 FIRE AND REALLY FOCUSED ON A CITY-CENTERED GROWTH PATTERN. SO  
22 THAT WAS THE INTENT OF THE THRESHOLDS THERE. AND CERTAINLY AS  
23 WE GO INTO THE NEXT PLAN BAY AREA CYCLE TISSUES OF SEA LEVEL  
24 RISE AND THE INTERACTION OF RIVERS AS WELL AS THE CONTINUED  
25 CHALLENGES OF WILDFIRES, THESE ARE HIGH PRIORITY AREAS FOR OUR

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1 RESILIENCE TEAM. JUST THE CONTEXT THAT CHANGE OF DATA WOULD  
2 REQUIRE A NEW ITERATION OF THE BLUEPRINT THAT WOULD TAKE A  
3 NUMBER OF MONTHS.

4

5 **PAT EKLUND:** PRESIDENT ARREGUIN IF I COULD, IF.

6

7 **K. PATRICE WILLIAMS:** IF WE'RE TAKING COMMENTS FROM BOARD  
8 COMMENTS THAT CAME UP, MEMBER MANDLEMAN HAD PUT A NUMBER OF  
9 POINTS OUT THERE. I DON'T KNOW IF YOU WANT US TO GO BACK TO  
10 THAT. OR WHETHER SUPERVISOR MANDLEMAN, YOU'D RATHER US HEAR  
11 ALL OF THE OTHER SAN FRANCISCO COMMENTARY AND TAKE THOSE AS A  
12 PACKAGE? WHAT WOULD YOU PREFER?

13

14 **RAFAEL MANDELMAN:** I'M FINE HEARING FROM OTHER SAN FRANCISCANS  
15 BEFORE YOU TRY TO RESPOND TO WHAT'S --

16

17 **JESSE ARREQUIN:** YEAH, AND I DIDN'T NECESSARILY -- I DIDN'T  
18 HEAR SUPERVISOR MANNED'S COMMENTS BEING FRAMED AS A QUESTION,  
19 THEY WERE RATHER COMMENTS.

20

21 **RAFAEL MANDELMAN:** THERE WEREN'T PARTICULAR POINTS OF  
22 CLARIFICATION I WAS LOOKING FOR.

23

24 **JESSE ARREQUIN:** I SEE SUPERVISOR MARS RAISED HIS HAND,  
25 DIRECTOR HILLIS. WHY DON'T WE HEAR FROM OTHER SAN FRANCISCO

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1 REPRESENTATIVES AND THEN WE CAN RESPOND TO THE POINTS FROM SAN  
2 FRANCISCO. COUNCILMEMBER FIFE?

3

4 **CARROL FIFE:** WELL, I WILL WAIT UNTIL THE OTHER LIST OF SAN  
5 FRANCISCO REPRESENTATIVES GOES. I SEE SUPERVISOR MAR'S HAND  
6 UP. I CAN WAIT. I CAN DEFER MY COMMENTS AND QUESTIONS.

7

8 **JESSE ARREQUIN:** OKAY. SUPERVISOR MAR.

9

10 THANK YOU, PRESIDENT ARREGUIN. I'M TRYING TO FOLLOW YOUR  
11 GUIDANCE THIS IS MORE QUESTIONS AND THEN GO TO PUBLIC COMMENT  
12 AND WE'LL STILL HAVE TIME FOR ACTUAL DISCUSSION ABOUT THIS. SO  
13 I'LL JUST SAY THAT OBVIOUSLY I SUPPORT AND AM ALIGNED WITH ALL  
14 THE COMMENTS THAT SUPERVISOR MANNED MADE ABOUT OUR DEEP  
15 CONCERNS AROUND THE EQUITY IMPACTS OF THE CHANGE IN THE PLAN  
16 BAY AREA GROWTH FORECAST. AND I WOULD LIKE TO GET -- HEAR THE  
17 RESPONSES TO THOSE QUESTIONS THAT WERE RAISED. BUT I GUESS I  
18 WOULD FOCUS MY QUESTION ON -- MY POINTS AROUND THE PROCESS.  
19 AND, AGAIN, YOU KNOW, WE FEEL LIKE THE SIGNIFICANT CHANGES  
20 THAT ARE REFLECTED IN THE FINAL BLUEPRINT WERE REALLY DROPPED  
21 ON US, YOU KNOW, AT THE LAST MINUTE OF THIS THREE-YEAR  
22 PROCESS, THAT VERY COMPLEX AND PROCESS. AND, YOU KNOW, AND THE  
23 CHANGES RESULTING IN A VERY SIGNIFICANT INCREASE IN SAN  
24 FRANCISCO'S GROWTH PROJECTION. AND THEY WERE VERY MUCH  
25 TARGETED AT OUR -- THE MOST VULNERABLE LOW INCOME COMMUNITIES

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1 OF COLOR THAT ARE ALREADY EXPERIENCING GREAT CHALLENGES AROUND  
2 DISPLACEMENT OVER THE YEARS. AND THEN WE ONLY REALLY HAD A  
3 CHANCE TO FINALLY SIT DOWN AND MEET WITH THERESE AND DAVE AND  
4 OTHERS JUST A FEW DAYS AGO TO TALK ABOUT OUR CONCERNS. SO I  
5 GUESS THIS PROCESS FEELS VERY RUSHED GIVEN THE SIGNIFICANT  
6 CONCERNS WE HAVE AROUND EQUITY AND HOW THESE CHANGES WOULD  
7 REALLY ADD FUEL TO THE DISPLACEMENT AND GENTRIFICATION FIRE  
8 THAT WE'VE ALREADY BEEN TRYING TO PUT OUT IN OUR COMMUNITIES  
9 OF COLOR IN SAN FRANCISCO. SO, YEAH, I JUST WANTED TO RAISE  
10 THAT. ANDY GUESS MAYBE TO TURN THAT INTO A QUESTION, YOU KNOW,  
11 WHAT IS THE DEADLINE? WHAT DEADLINES ARE WE WORKING UNDER TO  
12 ACTUALLY APPROVE THE FINAL BLUEPRINT? AND IS IT SOMETHING THAT  
13 -- WE FEEL LIKE THAT NEED MORE TIME AND THERE SHOULD BE MORE  
14 DEFINITELY MORE DISCUSSION BETWEEN OUR PLANNING, THE PLANNING  
15 STAFF IN SAN FRANCISCO PLANNING DEPARTMENT INCLUDING DIRECTOR  
16 HILLIS HERE AND THE ABAG STAFF ON THE METHODOLOGY AROUND THE  
17 GROWTH FORECAST.

18

19 **DAVE VAUTIN:** THANK YOU, SUPERVISOR MAR. LET ME WALK THROUGH  
20 THE KEY DEADLINES FOR THIS YEAR. SO, IF PLAN BAY AREA 2050 IS  
21 NOT APPROVED BY FALL AND WE REALLY DO NEED MUCH OF THIS YEAR  
22 TO DO THE E.I.R. WORK, WHICH I MENTIONED IS UNDERWAY. IF IT'S  
23 NOT APPROVED THIS FALL, A COUPLE THINGS WILL HAPPEN. ONE IS WE  
24 WILL FALL INTO AN AIR QUALITY CONFORMITY LAPSE AS A REGION.  
25 WHAT THIS MEANS IS THERE WILL BE SPEED BUMPS FOR PROJECT

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1 DELIVERY IN TERMS OF OUR MAJOR TRANSPORTATION INVESTMENTS THAT  
2 RELY ON FEDERAL AND STATE TRANSPORTATION MONIES. YOU NEED TO  
3 HAVE A PLAN THAT'S APPROVED AND THEY HAVE TO BE APPROVED EVERY  
4 FOUR YEARS. THE LAST PLAN WAS APPROVED IN JULY OF 2017. THE  
5 SECOND HALF TO THAT IS THAT THE SUSTAINABLE COMMUNITIES  
6 STRATEGY COMPONENT OF THE PLAN IS REQUIRED TO BE APPROVED ON A  
7 FOUR-YEAR BASIS, AS WELL. AND TO RECEIVE STATE MONIES,  
8 INCLUDING S.B.1 SALES TAX MONIES, GAS TAX MONIES, I SHOULD  
9 SAY, YOU MUST HAVE A PLAN THAT METS THE STATE TARGET. AND WITH  
10 THAT NEW 19 PERCENT TARGET, WE FALL OUT OF COMPLIANCE FOR  
11 THAT, AS WELL. AND SO THAT COULD POSE IMPACTS IN TERMS OF  
12 FUNDING. AND THEN OBVIOUSLY THE RHNA SIDE OF THE EQUATION, AS  
13 WELL. NEED TO HAVE THE FINAL BLUEPRINT TO FEED IT INTO THE  
14 RHNA ALLOCATIONS. EVERY JURISDICTION IN THE REGION HAS A SAME  
15 DEADLINE FOR THEIR HOUSING, JANUARY OF 2023. SO IT'S TWO YEARS  
16 FROM NOW. WE'RE WORKING TO TRY TO GET RHNA ADOPTED BY THE END  
17 OF THIS YEAR SO JURISDICTIONS AT LEAST HAVE THE FULL YEAR OF  
18 2022 TO DO THE IMPORTANT WORK IN THEIR HOUSING ELEMENTS. BUT  
19 THOSE ARE SOME OF THE DEADLINES THAT WE'RE WORKING UNDER,  
20 WHICH IS WHY WE'RE BRINGING THIS ITEM FORWARD FOR APPROVAL AT  
21 THIS TIME.

22

23 **SPEAKER:** SO IF WE COULD CONSIDER SAY A ONE MONTH DELAY IN THE  
24 ADOPTION OF THE FINAL BLUEPRINT, WOULD THAT STILL BE WORKABLE

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1 WITH THOSE DEADLINES YOU'RE TALKING ABOUT THAT ARE MORE

2 TOWARDS THE END OF THE YEAR FOR RHNA AS WELL AS --

3

4 **DAVE VAUTIN:** YEAH, EVERY MONTH AT THIS POINT WOULD PUSH OUT

5 BOTH OF THOSE EFFORTS BY PROBABLY ABOUT THE SAME AMOUNT.

6 MARCH.

7

8 **SPEAKER:** GREAT, THANK YOU.

9

10 **JESSE ARREQUIN:** DIRECTOR HILLIS?

11

12 **RICH HILLIS:** THANK YOU FOR THE PRESENTATION AND ADDRESSING

13 SOME OF THE CONCERNS WE'VE READ. I WON'T REITERATE SOME OF THE

14 CONCERNS THAT SUPERVISOR MANDLEMAN AND MAR BROUGHT UP. JUST A

15 COUPLE QUESTIONS. THERE WAS A COMMENT THAT WE IN SAN FRANCISCO

16 KIND OF DICTATE OR HAVE MORE CONTROL ABOUT WHERE THE GROWTH

17 HAPPENS. AND I GET THAT AS PART OF OUR HOUSING ELEMENT, WE CAN

18 DO THAT. AND WE ARE DOING THAT AND FOCUSING MORE ON LOWER

19 DENSITY NEIGHBORHOODS KIND OF AN EQUITABLE DISTRIBUTION OF

20 GROWTH WITHIN THE CITY AND IN NEIGHBORHOODS THAT HAVEN'T SEEN

21 SIGNIFICANT GROWTH. BUT I GUESS MY QUESTION KIND OF ALONG THE

22 LINES OF SUPERVISOR MANDLEMAN'S COMMENT IS: THAT SEEMS TO BE

23 BAKED INTO THE PLAN IN ORDER TO MEET SOME OF THE OTHER GOALS

24 IN THE EMISSIONS REQUIREMENTS AND REDUCTION REQUIREMENTS. IS

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1 THAT TRUE? CAN WE CHANGE THE PLAN TO REFLECT THAT? OR IS THAT  
2 REQUIRED IN THE PLAN TO MEET SOME OF THE OTHER GOALS?

3

4 **DAVE VAUTIN:** WELL, WE DO HAVE TO ANALYZE THINGS DOWN TO A MORE  
5 LOCALIZED LEVEL AS PART OF OUR RIVMENT. BUT THOSE SORTS OF  
6 VERY DETAILED GROWTH PROJECTIONS ARE NOT SOMETHING THAT ARE  
7 BEING ADOPTED OR LOCKED IN OR HAVE ANY REAL LOCAL IMPACTS. YOU  
8 KNOW, IT'S LIKE POSSIBLE THAT THE SAME SORT OF GREENHOUSE GAS  
9 REDUCTIONS WOULD BE AVAILABLE WITH A DIFFERENT MIX OF ZONING  
10 AND OTHER POLICIES THROUGHOUT SAN FRANCISCO THAT WOULD LEAD TO  
11 A DIFFERENT MIX OF LOCATIONS. AS I MENTIONED, GOING BACK AND  
12 DOING THAT EXERCISE AGAIN ITERATIVELY AND TRYING TO DETERMINE  
13 IF THAT IS INDEED TRUE THAT YOU CAN ACHIEVE THE SAME EXACT  
14 EMISSIONS REDUCTIONS OR IN THE SAME BALLPARK, THAT'S JUST  
15 SIMPLY AN EXERCISE THAT REQUIRES REDOING THE STRATEGIES AND  
16 REDOING POTENTIALLY THE GROWTH GEOGRAPHIES AND IT DOES TAKE A  
17 NUMBER OF MONTHS TO DO THAT SORT OF ITERATION.

18

19 **RICH HILLIS:** I THINK SO I THINK THAT IS OUR CONCERN BOTH  
20 LOCALLY AND REGIONALLY WE DID KIND OF SHIFT AWAY FROM HIGHER  
21 RESOURCE AREAS IN SAN FRANCISCO TO DENSER COMMUNITIES IN SAN  
22 FRANCISCO, IN THIS CASE COMMUNITIES OF COLOR AND LOWER INCOME  
23 COMMUNITIES. SO I THINK THAT REMAINS A CONCERN FOR US. AND  
24 THEN YOU MENTIONED THE STRATEGIES, SOME OF THE STRATEGIES THAT  
25 ARE SHIFTING SOME OF THIS GROWTH AWAY FROM HIGHER RESOURCED

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1 AREAS ALONG THE PENINSULA AND INTO SAN FRANCISCO AND ONE WAS  
2 ALLOWING A GREATER MIX OF HOUSING DENSITIES IN TYPES OF  
3 GROWTH, TYPES IN GROWTH AREAS. AND THAT SEEMS TO BE PUSHING  
4 THE GROWTH TO KIND OF MULTI-FAMILY BUILDINGS IN SAN FRANCISCO  
5 AND ASSUMING REDEVELOPMENT OF THOSE BUILDINGS IN SAN FRANCISCO  
6 WHICH I THINK IS COUNTER TO THE ANTI-DISPLACEMENT AND  
7 PRESERVATION OF EXISTING HOUSING STOCK. AND JUST WANTED TO  
8 UNDERSTAND THAT BETTER IF WE'RE CORRECT IN THAT ASSUMPTION.

9

10 **DAVE VAUTIN:** WELL FIRST I WANT TO CLARIFY. I THINK THERE WAS  
11 YOU MENTIONED SOMETHING THAT WAS NOT ACCURATE EARLIER, WHICH  
12 IS YOU SAID THAT HIGH RESOURCE AREAS IN SAN FRANCISCO ARE  
13 TAKING ON LESS GROWTH. THAT'S NOT TRUE. ACTUALLY THE WEST SIDE  
14 OF THE CITY IS TAKING ON MORE GROWTH THAN THE DRAFT BLUE PRINT  
15 THAT'S THE RESULT OF THE STRATEGIES INTENSIFYING IN THAT AREA.  
16 NOW I THINK SAN FRANCISCO COULD RIGHTFULLY SAY MAYBE WE SHOULD  
17 HAVE INTENSIFIED MORE ON THE WEST SIDE. CERTAINLY THAT'S  
18 SOMETHING AS YOU GO THROUGH YOUR HOUSING ELEMENT PROCESS, WE  
19 WOULD ENCOURAGE YOU TO THINK ABOUT THOSE TRADEOFFS AND I'M  
20 SURE YOUR TEAM ALREADY IS.

21

22 **RICH HILLIS:** ABSOLUTELY.

23

24 **DAVE VAUTIN:** BUT I WANTED TO ACKNOWLEDGE THAT IS THE CASE.  
25 LOOK, WHEN WE'RE TRYING TO ACCOMMODATE CAN IS.5 MILLION HOMES



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1 ACROSS THE REGION IT'S HARD TO TAKE EVERYTHING OFF THE TABLE.  
2 WE'VE TAKEN OFF THE TABLE LARGE PARTS OF THE REGION THAT ARE  
3 NOT GROWTH GEOGRAPHIES. WE'RE PROTECTING PUBLIC BUILDINGS  
4 PROTECTING PUBLIC PARKS AND OPEN SPACES. ALL THOSE THINGS ARE  
5 PROTECTED. WE TOOK OFF THE TABLE HIGH RISK FIRE AREAS AND THE  
6 LIKE AND ANY SORT OF AREAS THAT WOULDN'T BE PROTECTED FROM SEA  
7 LEVEL RISE. LARGE COMMERCIAL AND INDUSTRIAL SITES ARE SOME OF  
8 THE KEY OPPORTUNITY SITES IN THE PLAN. THERE ARE SINGLE-FAMILY  
9 HOMES AND PARCELS THAT GET REDEVELOPED INTO DIFFERENT TYPES OF  
10 HOUSING IN THE PLAN AND, YES, YOU'RE CORRECT. SOME MULTI-  
11 FAMILY HOUSING, AS WELL. BUT I THINK OUR RESPONSE TO THAT  
12 WOULD BE WITH THE LEVEL OF AFFORDABLE HOUSING IN THE PLAN, IF  
13 WE ARE REDEVELOPING A DUPLEX INTO A 10 UNIT BUILDING THAT HAS  
14 MORE AFFORDABLE UNITS THAN EXISTS TODAY, THE NET EFFECT OF  
15 THAT IS POSITIVE. IT'S PROVIDING MORE STABILIZED HOUSING FOR  
16 FOLKS AND IT'S HELPING TO PRESERVE HOUSING STABILITY IN THOSE  
17 PLACES AS A RESULT. SO I THINK IT REALLY COMES DOWN TO THE  
18 AMOUNT AND TYPES OF THE UNITS NOT JUST NECESSARILY WHAT'S ON  
19 THE GROUND TODAY.

20

21 **THERESE W. McMILLAN:** HAD WHAT I'D LIKE TO DO BEFORE WE MOVE  
22 ON. IS AN IMPORTANT CONTEXT FOR ALL OF THIS. THIS IS A PLAN.  
23 AND IN ORDER TO ACHIEVE THE SIGNIFICANT OUTCOMES THAT THIS  
24 PLAN NEEDS TO ON CLIMATE CHANGE, ON HOUSING AND ALL THESE  
25 OTHER THINGS THERE IS AN ASSUMPTION THAT WHAT WE'RE DOING

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1    TODAY MIGHT, UNDERSCORE MIGHT, HAVE TO CHANGE IN THE FUTURE.  
2    AND THE STRATEGIES THAT WE PUT TOGETHER IN THIS PLAN THAT WERE  
3    ADOPTED BY THIS BODY ANTICIPATED SIGNIFICANTLY DIFFERENT  
4    BEHAVIORS AND ACTIONS AND DECISIONS AT A STATE, FEDERAL, AND  
5    LOCAL LEVEL IN ORDER TO ACHIEVE THAT. SO WE NEED TO SPEAK --  
6    NEED TO VIEW THIS AT THAT SCALE. WHAT WE'RE REALLY TALKING  
7    ABOUT -- AND YOU'RE RIGHT BETWEEN THE DRAFT AND THE FINAL, IN  
8    ORDER TO HELP US ACHIEVE A REGIONAL GREENHOUSE GAS REDUCTION  
9    TARGET, THERE NEEDED TO BE A CONCENTRATION OF MORE HOUSING IN  
10    LOW V.M.T. AREAS, THE NATURE OF WHICH ARE CHARACTERIZED BY SAN  
11    FRANCISCO. NOT JUST SAN FRANCISCO. BUT BERKELEY AND OTHER  
12    AREAS, AS WELL. SO AT THAT SCALE, THE DECISION OF WHERE THE  
13    10,000, IF I REMEMBER FOR RHNA, RHNA SPECIFICALLY DELTA WENT  
14    TO, THEY COULD GO ELSEWHERE IN THE CITY BECAUSE THAT'S A  
15    LOCAL, SPECIFIC ACTION DECISION THAT YOU WOULD TAKE, ALIGNED  
16    WITH THE PLAN BUT NOT MANDATED BY THE PLAN. AND SO I THINK  
17    IT'S REALLY IMPORTANT NOT TO CONFLATE WHAT A PLAN ASSUMPTION  
18    IN A MODEL IS VERSUS THE DECISION THAT YOU HAVE AS LOCAL  
19    ELECTED OFFICIALS TO ACTUALLY MAKE CHOICES ABOUT HOW THOSE  
20    ASSUMPTIONS MANIFEST IN THE FUTURE. SO I THINK THAT'S A REALLY  
21    IMPORTANT CONTEXT THAT WE NEED TO REMEMBER.

22

23    **JESSE ARREQUIN:** AND I APPRECIATE THAT.

24

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1 **RICH HILLIS:** JUST ONE MORE QUESTION IF I COULD. BECAUSE I  
2 APPRECIATE THE SUGGESTION OF AN ALTERNATIVE THAT WOULD BE  
3 FOCUSED MORE ON PRESERVATION AND DISPLACEMENT IN HIGH  
4 RESOURCED AREAS. BUT I GUESS IN DOING THAT ANALYSIS, THAT HAS  
5 TO -- I MEAN COULD STRATEGIES CHANGE AS PART OF THAT TO GET AT  
6 THE GEG GOALS? YOU MENTIONED E.I.R.S AS THE ALTERNATIVE HAVE  
7 TO HAVE BETTER ENVIRONMENTAL IMPACTS THAN THE PREFERRED  
8 ALTERNATIVE BUT COULD THERE BE AN ALTERNATIVE THAT ASSUMES  
9 DIFFERENT STRATEGIES TO GET AT THOSE BUT ALSO LOOKING AT KIND  
10 OF ANTI-DISPLACEMENT AND ANTI-REDEVELOPMENT AND FOCUSING ON  
11 HIGHER RESOURCED AREAS?

12

13 **DAVE VAUTIN:** SO, YES. EACH ALTERNATIVE WOULD HAVE, JUST LIKE  
14 THE FINAL BLUEPRINT, IF IDENTIFIED AS THE ALTERNATIVE, WILL  
15 HAVE A SET OF STRATEGIES. THEY WILL PROBABLY TIER OFF OF THE  
16 FINAL BLUEPRINT IN TERMS OF ADDING, REMOVING OR MODIFYING. BUT  
17 THE ALTERNATIVES WILL NOT JUST MOVE NUMBERS AROUND. WE WILL  
18 THINK ABOUT WHAT STRATEGIES WOULD BE ALIGNED WITH THE VISION  
19 FOR THAT ALTERNATIVE BASED ON SCOPING COMMENTS, IMPLEMENT  
20 THOSE STRATEGIES, AND SEE WHAT THE PROJECTED OUTCOMES WOULD  
21 LOOK LIKE FROM THAT.

22

23 **RICH HILLIS:** ALL RIGHT. THANK YOU.

24

25 **JESSE ARREQUIN:** DIRECTOR BATEY?

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1

2 **JAYNE BATTEY:** I WANTED TO THANK THE STAFF FOR THE WORK ON  
3 THIS. THE ENVIRONMENTAL STRATEGIES IN PARTICULAR AND THE  
4 G.H.G. EMISSIONS BUT I WANTED TO ASK ABOUT WATER USE, REUSE,  
5 RECYCLING AND WILL THE ISSUE OF -- I MEAN, IT IS ONE OF THE  
6 OTHER PARTS OF THE CLIMATE EXPERIENCE THAT WE HAVE IS WATER  
7 AVAILABILITY ISSUES. AND I WANTED TO ASK HOW THAT WILL BE  
8 ADDRESSED IN THE E.I.R.? OR DID YOU CONSIDER IDENTIFYING IT AS  
9 ONE OF THE ENVIRONMENTAL STRATEGIES?

10

11 **DAVE VAUTIN:** SO THANKS FOR THAT QUESTION. ACTUALLY THAT'S  
12 SOMETHING WE'VE DONE SOME INTERESTING WORK WITH WITH THE  
13 HORIZON AND PLAN BAY AREA PROCESSES WE ENGAGED WITH WATER  
14 DISTRICTS. WE HAD AN OPPORTUNITY TO EXPLORE HOW EACH OF THE  
15 THREE FUTURES IN HORIZON WITH PERFORM WITH VIS-A-VIS WATER AND  
16 WHAT TYPES OF STRATEGIES WOULD BE APPROPRIATE. AND AS WE GO  
17 INTO THE E.I.R., WE WILL BE EXPLORING THE WATER ISSUE  
18 SPECIFICALLY WITH THE FINAL BLUEPRINT. SO THAT WILL BE  
19 SOMETHING THAT WILL BE ANALYZED FOR THE FINAL BLUEPRINT AND  
20 THE E.I.R. ALTERNATIVES IN THAT DOCUMENT.

21

22 **JAYNE BATTEY:** I'LL SAY THE REGIONAL WATER CONTROL BOARD IS  
23 DOING QUITE A BIT OF WORK IN THIS AREA AND REALLY TRYING TO  
24 DIVE MORE DEEPLY INTO RECYCLE, REUSE ALTERNATIVES. AND SO WE'D  
25 BE HAPPY TO WORK WITH YOU ON THAT.

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1

2 **JESSE ARREQUIN:** THANK YOU. SUPERVISOR CHAVEZ?

3

4 **CINDY CHAVEZ:** THANKS. AND I WILL ALSO LEND MY THANKS TO THE  
5 STAFF. I HAD THREE QUESTIONS. ONE IS: AS IT RELATES TO THE  
6 E.I.R. AND THE PREFERRED ALTERNATIVE, THIS IS GOING TO BE A  
7 BIG ENVELOPE, I'M PRESUMING, MEANING THAT ONCE THAT BIG  
8 ENVELOPE GETS ASSESSED, THAT THERE ARE OPPORTUNITIES TO YOUR  
9 ALL POINT TO MAKE DIFFERENT CHOICES BASED ON WITHIN THAT  
10 ENVELOPE AS WE MOVE FORWARD WITH THE PLAN. IS THAT ACCURATE?

11

12 **DAVE VAUTIN:** SUPERVISOR CHAVEZ, I'M NOT ENTIRELY UNDERSTANDING  
13 YOUR QUESTION. COULD YOU REPHRASE?

14

15 **CINDY CHAVEZ:** WHAT I'M CURIOUS ABOUT. LET ME ASK MY SECOND  
16 QUESTION BECAUSE THAT MAY HELP WITH THE FIRST ONE. WE HAVE AS  
17 A COMMUNITY THIS NINE BAY AREA COUNTIES A REALLY HARD HIGH  
18 GOAL RELATIVE TO HOUSING. AND THAT GOAL WAS SET BY THE STATE.  
19 SO TWO QUESTIONS THERE. ONE IS: DID WE EVER GO BACK TO THE  
20 STATE TO TRY TO RE-ASSESS THE TOTAL GOAL THAT THEY GAVE US?  
21 THE TOTAL HOUSING GOAL?

22

23 **DAVE VAUTIN:** SO I BELIEVE -- THERE'S TWO HOUSING GOALS WE HAVE  
24 TO TALK ABOUT HERE. SO THERE'S THE REGIONAL HOUSING NEED  
25 DETERMINATION WHICH IS THE ONE DETERMINED BY THE STATE USED

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1 FOR RHNA. THAT WAS DETERMINED BY H.C.D. IN THE SPRING. THE  
2 ABAG BOARD HEARD THAT ITEM AND DECIDED NOT TO APPEAL THAT  
3 DETERMINATION. AND SO IT WENT INTO EFFECT AS FINAL IN JULY OF  
4 LAST YEAR.

5

6 **CINDY CHAVEZ:** AND THE HOUSING THAT'S RELATIVE TO THIS PLAN, I  
7 MEAN THEY'RE LINKED. IT'S INTELLECTUALLY DISHONEST TO TRY TO  
8 DECOUPLE THEM. SO THEY'RE LINKED. SO WHAT WE HAVE IS BASED ON  
9 THAT NUMBER, IS THAT CORRECT? THE H.C.D. NUMBER?

10

11 **DAVE VAUTIN:** SO THE EIGHT YEAR NUMBER AND THE 35-YEAR NUMBER  
12 ARE CONSISTENT WITH EACH OTHER. ROUGHLY DURING THAT EIGHT-YEAR  
13 R.H.N.D. WINDOW IN THE PLAN, PLAN BAY AREA PRODUCES ABOUT THE  
14 SAME AMOUNT OF HOUSING AS THAT R.H.N.D. NUMBER BUT THEN LOOKS  
15 OUT AHEAD ALL THE WAY TO 2050 AND KIND OF EXTENDS THAT INTO  
16 THE FUTURE LOOKING AT HOW WE CAN BRING DOWN THE COST OF  
17 HOUSING BY PRODUCING A SUPPLY OF UNITS AT ALL INCOME LEVELS.  
18 AND SO THAT METHODOLOGY FOR THE PLAN WAS HEARD BY THE ABAG  
19 BOARD IN SEPTEMBER OF 2019, APPROVED AT THE TIME WE DEVELOPED  
20 THE DRAFT FORECAST AS PART OF THAT AND RELEASED THAT IN WINTER  
21 2020. AND THEN A FINAL FORECAST WAS PRODUCED AND MODIFIED  
22 AFTER COVID HIT TO REFLECT THE WEAKER ECONOMIC CONDITIONS IN  
23 THE SUMMER. AND THEN THE ABAG, AFTER PUBLIC COMMENT PERIOD IN  
24 THE SUMMER, THE ABAG BOARD APPROVED THAT FINAL REGIONAL GROWTH  
25 FORECAST IN SEPTEMBER.

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1

2 **CINDY CHAVEZ:** RIGHT, BUT, DAVE, THE REAL QUESTION I'M TRYING  
3 TO GET TO IS THEY'RE NESTED WITH EACH OTHER EVEN IF THEY'RE  
4 NOT EXACT, RIGHT?

5

6 **DAVE VAUTIN:** YEAH, I THINK THAT'S A FAIR CHARACTERIZATION.

7

8 **CINDY CHAVEZ:** OKAY. AND THE POINT I WAS TRYING TO GET TO WITH  
9 THE ENVIRONMENTAL DOCUMENT IS THAT, AND, AGAIN, IT'S MAYBE  
10 MORE OF A QUESTION IN THIS WAY IS THAT: WHAT I'M TRYING TO  
11 UNDERSTAND IS THAT WHEN I THINK ABOUT E.I.R.S, I THINK ABOUT  
12 E.I.R.S HAVING THAT WE WANT TO PUT IN THEM THE MOST THAT WE  
13 MAY HAVE TO CONSIDER, WHETHER IT'S THE MOST HOUSING OR THE  
14 MOST JOBS SO THAT YOU DON'T EVER -- YOU DON'T HAVE TO REDO AN  
15 E.I.R. SO THAT IF YOU DECIDE YOU'RE GOING TO GO LOWER IN ONE  
16 AREA OR ANOTHER, YOU HAVE THE FLEXIBILITY TO DO THAT. YOU  
17 DON'T HAVE THE FLEXIBILITY TO GO UP. YOU HAVE THE FLEXIBILITY  
18 TO HAVE LESS IMPACT. IS THAT ACCURATE IN THIS INSTANCE, AS  
19 WELL?

20

21 **DAVE VAUTIN:** YEAH, I WOULD SAY THAT'S ACCURATE.

22

23 **CINDY CHAVEZ:** OKAY. AND THEN MY LAST QUESTION IS: AND YOU KNOW  
24 ON THE DETERMINATION OF NOT GOING BACK TO H.C.D., I HAVE TO  
25 SAY I'M EMBARRASSED THAT I DIDN'T REMEMBER THAT WE HAD THAT

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1    OPTION AND THAT WE OPTED OUT. SO I'M GOING TO HAVE TO GO BACK  
2    AND LOOK AT MY NOTES AND SEE WHAT WERE WE THINKING? BECAUSE  
3    ONE OF THE THINGS THAT I'M CURIOUS ABOUT AS WE WERE MAKING  
4    THAT DETERMINATION ABOUT ACCEPTING THAT NUMBER IS TO WHETHER  
5    OR NOT THERE WAS A SIGNIFICANT DISCUSSION AT THAT TIME AROUND  
6    DISPLACEMENT. YOU KNOW, BECAUSE REDEVELOPMENT, I MEAN ALL OF  
7    OUR EXPERIENCE, EVERYBODY ON THIS CALL, HAS HAD THE EXPERIENCE  
8    OF REDEVELOPMENT RESULTING IN DISPLACEMENT. I CAN'T THINK OF A  
9    SITUATION WHERE I HAVEN'T SEEN THAT BE THE OVERALL OUTCOME.  
10    BUT I'M JUST -- AND I'M ASKING THAT BECAUSE I'M JUST CURIOUS  
11    WHETHER OR NOT THAT WAS A CONSIDERATION AT THAT TIME THAT WE  
12    THOUGHT ABOUT. AND I JUST CAN'T REMEMBER. WHICH IS WHY I'M  
13    ASKING YOU, DAVE, BECAUSE YOU'RE YOUNGER AND I'M ASSUMING YOUR  
14    BRAIN WORKS FLEXIBLY.

15

16    **DAVE VAUTIN:** THAT'S VERY KIND. I DON'T SPECIFICALLY REMEMBER  
17    THAT ISSUE COMING UP. I WILL SAY THAT WE EXPECTED THAT  
18    REGIONAL HOUSING NEED NUMBER TO BE HIGHER THAN THE BAY AREA  
19    RECEIVED. LOS ANGELES GOT A NUMBER THAT WAS I BELIEVE TRIPLE  
20    THE SIZE OF ITS PREVIOUS NUMBER AND OURS WAS CLOSER TO DOUBLE.

21

22    **CINDY CHAVEZ:** AND WE WERE GRATEFUL. WE WERE GRATEFUL THAT WE  
23    ONLY GOT DOUBLE. IS THAT -- I JUST CAN'T E SERIOUSLY. I FEEL  
24    LIKE WE'VE BEEN HAVING THIS CONVERSATION. THAT'S HELPFUL.  
25    THANK YOU.



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1

2 **JESSE ARREQUIN:** ADDRESSED THAT, AS WELL. MY MIND WORKS PRETTY  
3 WELL. SO MY RECOLLECTION WAS WE WERE EXPECTING A HIGHER  
4 NUMBER. AND THERE WAS A VERY LARGE CONTINGENT OF PEOPLE, OF  
5 HOUSING ADVOCACY GROUPS THAT WANT US TO APPEAL TO THE STATE  
6 FOR A MUCH HIGHER NUMBER BECAUSE THEY FELT THAT THE NUMBER  
7 THAT WE GOT WAS NOT LARGE ENOUGH, THAT WE SHOULD HAVE BEEN  
8 PLANNING FOR A MILLION UNITS THIS CYCLE. AND WE ELECTED NOT TO  
9 APPEAL, MAINLY BECAUSE STAFF TOLD US THAT IF WE APPEAL IT'S  
10 PARTICULARLY BECAUSE THEY'VE BEEN WORKING VERY CLOSELY WITH  
11 H.C.D. IN DEVELOPING THE R&D, THAT IT WAS VERY UNLIKELY THAT  
12 AN APPEAL WOULD SUCCEED. SO THIS WAS KIND OF THE NUMBER WE GOT  
13 STUCK WITH.

14

15 **CINDY CHAVEZ:** THAT I DID REMEMBER IT. I REMEMBER THAT PIECE OF  
16 IT, JESSE, I JUST COULDN'T REMEMBER THE OTHER PART. THANK YOU.

17

18 **JESSE ARREQUIN:** THIS NUMBER I THINK IS LESSER THAN WHAT THE  
19 SOUTHERN CALIFORNIA.

20

21 **CINDY CHAVEZ:** RELATIVE TO THE POP, YEAH. THANK YOU VERY MUCH.

22

23 **JESSE ARREQUIN:** I'M GOING TO GO BACK TO COUNCILMEMBER FIFE  
24 BECAUSE I DON'T SEE ANY OTHER SAN FRANCISCO REPRESENTATIVES

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1 WHO HAVE RAISED THEIR HAND AND ASK IF YOU WOULD LIKE TO ASK A  
2 QUESTION OR MAKE AN INITIAL COMMENT AT THIS TIME?

3

4 **CARROL FIFE:** WELL, SEVERAL OF MY CONCERNS HAVE BEEN ADDRESSED,  
5 SO I APPRECIATE THE CONVERSATION. I GUESS MY LARGEST CONCERN  
6 IS THE FACT THAT IN OAKLAND, WE'VE DEVELOPED OVER 200 PERCENT  
7 OF OUR MARKET RATE HOUSING GOALS AND MAYBE ABOUT 10, 15  
8 PERCENT OF OUR AFFORDABLE HOUSING GOALS. SO I'M JUST WONDERING  
9 HOW DO WE AVOID WITH THIS PLAN -- AND PLEASE FORGIVE ME, THIS  
10 IS MY, WHAT? FIFTEENTH DAY AS AN ELECTED OFFICIAL? I'M  
11 DEFINITELY NOT AS STEEPED IN THIS INFORMATION AS YOU ALL ARE.  
12 BURT DEFINITELY WELL ENTRENCHED IN HOUSING THE ISSUES AND  
13 POLICY. SO I JUST WONDER HOW DOES THIS PLAN KEEP THAT FROM  
14 HAPPENING, RECOGNIZING AS MS. MCMILLAN SAID THIS IS JUST A  
15 PLAN. I WANT TO RECOGNIZE AND HONOR THAT AND HONOR THAT ALL OF  
16 -- A LOT OF GOOD THINGS ARE BEING STATED WITH WHAT I HEARD SO  
17 FAR AND I WANT TO ACKNOWLEDGE THAT AND I'M SURE IT'S TAKEN A  
18 LOT OF WORK, BUT I'VE ALSO HAD TO PUSH BACK AGAINST THIS ALL  
19 DEVELOPMENT MATTERS APPROACH TO HOUSING. ALL DEVELOPMENT IS  
20 NOT WHERE THE GREATEST NEED IS. SO I'M JUST WONDERING HOW WE  
21 ADDRESS THE FACT THAT IT'S PRIMARILY MARKET RATE HOUSING  
22 THAT'S BEING DEVELOPED. AND THE NEED IS NOT THE SAME ACROSS  
23 ALL INCOME LEVELS. SO THAT'S MY OVERARCHING CONCERN.

24

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1   **THERESE W. McMILLAN:** IF I COULD MAYBE START WITH THIS AND THEN  
2   I THINK MAYBE DAVE COULD FOLLOW. I THINK A REALLY IMPORTANT  
3   AND WELCOME MEMBER FIFE, I HOPE THAT WE GET A CHANCE TO MEET  
4   EACH OTHER AND TALK. ONE OF THE THINGS THAT IS A REAL  
5   MANIFESTATION OF THE CHALLENGE OF MOVING FROM A PLAN AND  
6   MAKING IT ACTION IS WHAT ARE THE STEPS THAT YOU CAN REALLY  
7   TAKE TO PUT SOMETHING THAT'S AN ASPIRATIONAL STRATEGY ON THE  
8   GROUND? AND ONE OF THE BEST WAYS THAT WE HAVE USED IS IN  
9   CRAFTING AND ADVANCING AND ADVOCATING FOR LEGISLATION --  
10   LEGISLATIVE CHANGES AT THE STATE AND FEDERAL LEVEL. AND VERY  
11   OFTEN THOSE ARE TAKEN FROM GOALS AND OBJECTIVES AND NUMBERS  
12   AND NEEDS THAT ARE EXPRESSED IN OUR PLAN. ON HOUSING, THIS IS  
13   AN AREA THAT'S BEEN PARTICULARLY TOUGH. I MEAN, WE'VE BEEN  
14   WORKING VERY CLOSELY, FOR EXAMPLE, WITH ASSEMBLYMEMBER CHU ON  
15   THE EVICTION MORATORIUMS AND THE LIKE THAT ARE VERY OF THE  
16   PRESERVATION AND PROTECTION ELEMENTS IN THE PLAN. BUT  
17   CERTAINLY AS A COMPLIMENT ON THE TRANSPORTATION SIDE, THE FACT  
18   THAT WE HAVE FOR A LONG TIME BEEN ABLE TO VERY CLEARLY  
19   ARTICULATE THE NEEDS OF OUR TRANSIT AGENCIES IN TERMS OF MAJOR  
20   INVESTMENTS HAVE, I'M HAPPY TO SAY OVER DECADES, LED TO LEVELS  
21   OF INVESTMENT AND PARTICULARLY WITH THE LATEST COVID CRISIS AN  
22   AMOUNT COMING TO THE BAY AREA THAT WAS REFLECTED BECAUSE WE  
23   HAD A REALLY GOOD HANDLE ON THE NEED. WE HAD DOCUMENTED IT IN  
24   OUR PLAN. AND WE COULD ADVANCE THAT AS EVIDENCE TO COMPETE AND  
25   ADVOCATE IN WASHINGTON, D.C. SO, THAT'S JUST ONE AREA. NOT THE

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1 ONLY ONE. BUT AN AREA WHERE WHAT YOU PUT IN THE PLAN MAY NOT  
2 BE IMMEDIATELY ACHIEVABLE AND PARTICULARLY WITH THE TOOLS YOU  
3 HAVE TODAY OR TO DELIVER IT TOMORROW. BUT IT SETS A PLACE TO  
4 BE ABLE TO SCALE UP TOWARD THE CHANGES OFTEN THAT CAN BE  
5 PURSUED IN REGULATION OR IN LEGISLATION TO MAKE THOSE THINGS  
6 HAPPEN. AND I THINK IN HOUSING IN PARTICULAR, YOU'LL COME UP  
7 TO SPEED WITH AN OVERALL EXPANDED REGIONAL HOUSING PORTFOLIO  
8 THAT PRESIDENT ARREGUIN IS LEADING THAT IS SPECIFICALLY GEARED  
9 TO THOSE OBJECTIVES.

10

11 **JESSE ARREQUIN:** YEAH, IF I CAN ALSO FOLLOW UP ON THAT. YOU  
12 KNOW, AS MS. MCMILLAN SAID, A PLAN IS A PLAN. WHAT'S REALLY  
13 GOING TO BE KEY IS DEVELOPING THE IMPLEMENTATION PLAN AFTER  
14 THIS PLAN'S ADOPTED. AND THAT'S GOING TO -- THAT IS GOING TO  
15 TAKE THESE STRATEGIES, THESE POLICIES AND THESE PROPOSALS AND  
16 ACTUALLY ALIGN FUNDING, PURSUE LEGISLATION, AND LOOK AT HOW WE  
17 CAN PRIORITIZE REGIONAL DOLLARS TO DO SOME OF THIS WORK. SO  
18 THAT'S GOING TO BE A REALLY KEY PIECE OF REALLY BRINGING THE  
19 PLAN TO LIFE. AND THERE'S A GREAT DEAL OF WORK THAT WE STARTED  
20 LAST YEAR WITH THE ADOPTION OF ASSEMBLY BILL 1487 AND THE  
21 CREATION OF THE BAY AREA HOUSING FINANCE AGENCY AND WE ALSO  
22 CREATED A HOUSING COMMITTEE WHICH IS WORKING ON THE THREE P.'S  
23 WITH A PARTICULAR FOCUS ON AT THIS TIME PROTECTING EXISTING  
24 TENANTS FROM DISPLACEMENT GIVEN COVID-19 AND THE DISPLACEMENT  
25 RISK THAT'S HAPPENING REGIONALLY AND ALSO THE PRESERVATION OF

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1 EXISTING HOUSING. SO WE HOPE WITH PRIVATE SECTOR DOLLARS WE  
2 HAVE A \$15 MILLION STATE ASK THIS YEAR AND MAYBE EVEN  
3 LEVERAGING MONEY THROUGH THE NEW BIDEN ADMINISTRATION THAT WE  
4 CAN ACTUALLY DEVELOP A REGIONAL POOL OF FUNDING TO HELP  
5 SUPPORT AFFORDABLE HOUSING DEVELOPERS, LAND TRUSTS AND  
6 COMMUNITIES TO BE ABLE TO PRESERVE EXISTING HOUSING AND BUILD  
7 AFFORDABLE HOUSING BECAUSE AS WE ALL KNOW, I COULD SPEAK TO MY  
8 CITY, WE ARE 200 PERCENT ABOVE MODERATE INCOME REQUIREMENT IN  
9 THE CITY OF BERKELEY AND NOT NEARLY ENOUGH IN THE LOWER INCOME  
10 REQUIREMENT. AND THAT'S REALLY A FUNDING ISSUE, FRANKLY, IN  
11 TERMS OF BEING ABLE TO ACQUIRE BUILDINGS AND TO BUILD NEW  
12 AFFORDABLE HOUSING. SO THAT'S AN AREA THAT WE REALLY NEED TO  
13 ACCELERATE AND DO A GREAT DEAL OF WORK IN BECAUSE I THINK WE  
14 ALL -- I HAD REALLY MADE VERY CENTRAL TO THIS PLANNING PROCESS  
15 THAT WE NEED TO CENTER EQUITY AND WE NEED TO ADDRESS THE  
16 ISSUES OF GENTRIFICATION DISPLACEMENT IN THIS PLANNING  
17 PROCESS. AND I THINK THIS PLAN IS LIGHT YEARS AHEAD OF PLAN  
18 BAY AREA AREA 2040 BUT THAT DOESN'T MEAN THAT WE CAN'T DO  
19 MORE. SO I THINK WHERE THE RUBBER MEETS THE ROAD IS  
20 IDENTIFYING FUNDING, CREATING POLICIES, REGIONAL POLICIES,  
21 STATE LAWS THAT ARE GOING TO HELP INCREASE OUR SUPPLY OF  
22 AFFORDABLE HOUSING. AND I'M EXCITED THAT YOU'RE ON THE BOARD  
23 BECAUSE I KNOW YOU HAVE AN INCREDIBLE AMOUNT OF EXPERIENCE IN  
24 THIS AREA. AND I THINK, YOU KNOW, I THINK THERE'S A LOT THAT  
25 WE CAN DO IN THE COMING YEAR TO TRY TO ADDRESS THE

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1 DISPLACEMENT, PRESERVATION, AFFORDABLE HOUSING ISSUES. OKAY.  
2 DIRECTOR HALE AND THEN HUDSON AND THEN TAYLOR, UNLESS THERE  
3 ARE ANY OTHER HANDS, WE'LL GO TO PUBLIC COMMENT.

4

5 **GISELLE HALE:** THANK YOU, MAYOR. IT'S SUCH A PLEASURE TO BE A  
6 PART OF THIS BOYD. IT'S MY FIRST MEETING. I'VE BEEN ON COUNCIL  
7 FOR A WHILE BUT IT'S MY FIRST TIME ON ABAG. THIS IS MY  
8 FAVORITE TOPIC AND I JUST LOVE ENGAGING ON IT. MY QUESTION IS  
9 ONE THAT I RECEIVED FROM TALKING WITH FOLKS IN MY COUNTY,  
10 WHICH IS ABOUT THE CENSUS DATA AND IF AND HOW THAT'LL FACTOR  
11 IN. I THINK THERE'S THIS LARGE PERCEPTION THAT WE'VE SEEN A  
12 HUGE PERIOD OF CHANGEOVER OVER THE PAST YEAR AND THAT IT CALLS  
13 INTO QUESTION THE VALIDITY OF THE BASE NUMBERS THAT WERE USED.  
14 AND SO I'M JUST CURIOUS TO KNOW HOW DO STAFF THINK ABOUT THAT?  
15 CERTAINLY MY COUNTY IS VERY FRAGMENTED, RIGHT? WE HAVE 20  
16 CITIES. SO IT'S KNOW THE LIKE THERE'S ONE SINGLE LARGE  
17 CONTRIBUTOR WHEN WE THINK ABOUT A SAN FRANCISCO AND SORT OF  
18 THE LOSS THAT THEY APPEAR TO BE EXPERIENCING. BUT CURIOUS TO  
19 KNOW MORE ABOUT THAT AND HOW STAFF IS THINKING ABOUT THAT.

20

21 **DAVE VAUTIN:** CERTAINLY I CAN SPEAK TO THAT. SO FIRST OF ALL, I  
22 THINK IT'S IMPORTANT TO UNDERSCORE WE'RE ALL WORKING WITH  
23 IMPERFECT INFORMATION RIGHT NOW. IT'S A HIGHLY UNCERTAIN TIME.  
24 THERE ARE A LOT OF TRAJECTORIES THE REASONABLE CON COULD TAKE  
25 IN THE NEXT YEAR, IN THE NEXT FIVE YEARS, IN THE NEXT TEN

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1 YEARS. NOW, THAT BEING SAID, WE DID GO IN 2020 AND UPDATE THE  
2 REGIONAL GROWTH FORECAST AS SOME OF THE IMPACTS OF THE COVID-  
3 19 RECESSION BECAME, YOU KNOW, VISIBLE TO US. YOU KNOW, WE  
4 REFLECTED THE SIGNIFICANT JOB IMPACTS OF THE REGION HAS HAD  
5 JUST THIS YEAR. WE ADJUSTED THE GROWTH TRAJECTORY IN THE 2020S  
6 TO REFLECT THE SIGNIFICANT RECESSION THAT HAS RIPPLING EFFECTS  
7 THROUGHOUT THE 2020S. BUT WE ALSO RECOGNIZE THIS IS A 30 PLUS  
8 YEAR LONG-RANGE PLAN AND THAT THE BAY AREA HAS A LOT OF GOOD  
9 FUNDAMENTALS TO IT. AND THAT WILL HELP US RECOVER AS A PLACE.  
10 AND SO WE'VE INCORPORATED WHAT WE KNOW. AND WE ALSO RECOGNIZE  
11 THERE ARE THINGS WE DON'T KNOW THAT WE WILL INCORPORATE WHEN  
12 WE DO THE NEXT ITERATION OF THIS PLAN FOUR YEARS FROM NOW. BUT  
13 I THINK IT ALL COMES BACK TO IS THE CORE OF THE PLAN THE  
14 PREDICTIONS AND THE NUMBERS? OR IS THE CORE OF THE PLAN THE  
15 PUBLIC POLICIES THAT DRIVE IT? AND I THINK THE BOTTOM LINE FOR  
16 PLAN BAY AREA 2050 IS IT'S THE PUBLIC POLICIES. IT'S THE IDEAS  
17 IN THIS PLAN THAT WE AS AN ORGANIZATION WILL WORK TO -- WORK  
18 WITH OTHERS TO IMPLEMENT OVER THE YEARS AHEAD REGARDLESS OF  
19 WHAT THE TRAJECTORY OF THE REGION HAS IN STORE. I JUST ONE  
20 MORE THING SPECIFIC TO YOUR QUESTION ABOUT CENSUS 2020. SO  
21 OBVIOUSLY SINCE THE CENSUS 2020 DATA WAS NOT AVAILABLE, IT'S  
22 STILL MOST OF IS IT NOT AVAILABLE TO US, WE CAN'T INTEGRATE IT  
23 INTO THE PLAN SINCE WE DON'T HAVE IT. BUT OBVIOUSLY FOR OUR  
24 NEXT PLAN, WE'LL BE ABLE TO INTEGRATE NEW CENSUS DATA.

25

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1 **JESSE ARREQUIN:** OKAY. DIRECTOR HALE, WERE THOSE YOUR  
2 QUESTIONS?

3

4 **GISELLE HALE:** YES, THANK YOU.

5

6 **JESSE ARREQUIN:** THANK YOU. DIRECTOR HUDSON.

7

8 **DAVID HUDSON:** I WANTED TO SAY CARROL, I WISH YOU WERE ON FOR  
9 THE PREVIOUS MEETINGS, WE WOULD HAVE PUT UP A GREAT FIGHT. WE  
10 WOULD HAVE LOST BUT WE WOULD HAVE PUT UP A GREAT FIGHT. I WENT  
11 BACK AND I DIDN'T TAKE NO FOR AN ANSWER SO I LOOKED AT MY FIVE  
12 TRI-VALLEY CITIES WHICH IN THE PREVIOUS CYCLES I WAS COMPARING  
13 TO OAKLAND AND I THOUGHT I COULD BUILD A CASE OFF OF THAT.  
14 UNFORTUNATELY, THE CASE WORKS AGAINST ME. I SAID HOW COULD  
15 THEY LOWER THEIR NUMBERS AND OURS WENT UP? BECAUSE THEY MATCH  
16 UP. SO I TRIED THE FIVE LARGEST CITIES IN CONTRA COSTA AS FAR  
17 AS THEIR NUMBERS BECAUSE WE HAVE OVER HALF THE RHNA NUMBERS  
18 FOR THE WHOLE COUNTY, AND DARNED IF THE SAME NUMBERS DIDN'T  
19 COME UP. SO I STARTED DRINKING THE THERESE MCMILLAN KOOL-AID  
20 AND STARTED THINKING MAYBE, JUST MAYBE IF WE TOOK THE PLAN AND  
21 TRIED TO WORK TOWARDS SOMETHING, AT LEAST WE COULD GO IN THAT  
22 DIRECTION. AND I STARTED LISTENING TO THIS FLEXIBILITY THING,  
23 WHICH IS WHAT I THINK YOU'RE SAYING. WE GET INTO THE PLAN AND  
24 WE FIND OUT MAYBE THERE'S -- YOU KNOW, I WOULD HAVE LOVED TO  
25 HAVE DONE THE TRANSIT COMPONENT. AND IF IT DOESN'T WORK AND WE



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1 CAN'T GET TO THESE NUMBERS, WE JUST PHYSICALLY DON'T HAVE THE  
2 PEOPLE TO CONSTRUCT THEM, AT LEAST WE COULD SHOW SOMETHING  
3 ELSE IF WE GET INTO THE PLAN FOR A COUPLE YEARS. I WOULD ASK  
4 WHAT I STILL HAVE A CONCERN ABOUT. WELL, FIRST OF ALL I WOULD  
5 TELL YOU THAT MY CITY IS THE SEVENTH HIGHEST NUMBER IN THE  
6 PREVIOUS CYCLE TO THAT FOR VERY LOW INCOME AND WE'RE  
7 DEFINITELY NOT THE SEVENTH HIGHEST IN POPULATION. SO WE COULD  
8 ALL COMMISERATE BUT IN THE END WE'RE GOING TO HAVE TO COME UP  
9 WITH A PLAN. I'M CONCERNED ABOUT THE GROWTH PATTERN OF SUPER  
10 DISTRICTS. AND IN 23 WHERE WE SHOWED THAT THE GROWTH OF THE  
11 JOBS GOING DOWN MINUS 9, I MEAN IS THERE ANY KIND OF A PLAN  
12 THAT IF WE RECOGNIZE THAT THE JOBS AREN'T GOING DOWN AND WE  
13 ARE BUILDING? BECAUSE I'VE GOT A 4500 HOME PLAN WE JUST  
14 APPROVED IN MY CITY THAT WE CAN ADJUST? ESPECIALLY WITH THE  
15 TRANSIT COMPONENT THAT THEY ADDED TO IT? IS THIS SOMETHING  
16 WE'RE JUST GOING TO PUT A PLAN UP THERE AND DISAPPEAR? WHAT I  
17 HEARD WAS NO WE'RE GOING TO BE WATCHING IT. I NEED YOU TO  
18 VALIDATE THAT.

19

20 **DAVE VAUTIN:** WE'LL DEFINITELY BE WATCHING IT. I CAN ASSURE YOU  
21 OF THAT. I'LL NOTE THAT THESE ARE PROJECTIONS THAT WE  
22 DEVELOPED FOR THE REGION. IN SOME, A COUPLE SUBURBAN AREAS IN  
23 THE REGION WE'RE SEEING THE FORCES OF, YOU KNOW, CHALLENGES  
24 WITH STOREFRONT RETAIL AND ALSO AN AGING POPULATION, PEOPLE  
25 RETIRING OUT OF THE WORKFORCE. SO IT DOESN'T NECESSARILY MEAN

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1   THERE ARE JOB LOSSES. MAYBE THERE ARE PEOPLE TRULY LEAVING THE  
2   WORKFORCE IN LOCATIONS. SO WHEN YOU SEE A FEW OF THOSE DOTS ON  
3   THE MAP, THAT'S THE SORT OF TREND. IT'S OCCURRING ALL ACROSS  
4   THE REGION BUT MORE SO IN SOME PLACES THAN OTHERS. AND  
5   OBVIOUSLY WE TALKED ABOUT MARIN COUNTY EARLIER IN THE GRAYING  
6   OF THE POPULATION THERE. I WOULD SAY, AGAIN, IT COMES BACK TO  
7   IS THE PLAN THE NUMBERS OR IS THE PLAN THE POLICIES? I THINK  
8   THESE ARE OUR PREDICTIONS BASED ON THE BEST AVAILABLE DATA  
9   RIGHT NOW, BUT IT'S THE POLICIES THAT ARE GOING TO HELP DRIVE  
10  THINGS. AND THE NUMBERS AREN'T DESTINY. THEY ARE A PROJECTION  
11  INTO THE FUTURE.

12

13  **DAVID HUDSON:** WALNUT CREEK AND SAN RAMON SEE SOMETHING  
14  DIFFERENT WE COULD COME CRY ON YOUR SHOULDER AND GET IT  
15  CHANGED.

16

17  **JESSE ARREQUIN:** COUNCILMEMBER TAYLOR?

18

19  **ROBERT TAYLOR:** THANK YOU. FIRST OF ALL, JUST WANT TO  
20  APPRECIATE THE COMMENTS THAT HAVE COME FORWARD IN TERMS OF  
21  REALLY SORT OF PUSHING ON THOSE UNDERLYING ASSUMPTIONS. AND  
22  ALSO GRATEFUL FOR THE CLARIFICATION AROUND THE PLAN VERSUS THE  
23  IMPLEMENTATION AND HOW WE MOVE FORWARD IN THAT. ONE OF THE  
24  THINGS THAT JUMPS OUT TO ME WHENEVER WE TALK ABOUT PLANNING,  
25  WE TALK ABOUT AFFORDABLE HOUSING, WHICH ABSOLUTELY CRITICAL

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1 FOCUS. BUT ONE OF THE THINGS THAT IS OFTEN LEFT OUT OF THAT  
2 CONVERSATION WHEN WE ACKNOWLEDGE THAT HOUSING, ECONOMY,  
3 TRANSPORTATION, ENVIRONMENTAL IMPACTS ARE ALL INTERTWINED IS  
4 THAT ASPECT OF ECONOMIC RESILIENCY FOR UNDERSERVED  
5 COMMUNITIES. AND SO I'M CURIOUS HOW THE PLAN ADDRESSES HOME  
6 OWNERSHIP AND NOT JUST RENTALS. BECAUSE IF WE'RE TALKING ABOUT  
7 HELPING -- AND STILL DEED RESTRICTING AND KEEPING IT  
8 AFFORDABLE, BUT MOVING AWAY FROM HAVING FOLKS INEQUITABLY  
9 BURDENED BY CONSTANTLY RENTING VERSUS ACTUALLY HAVING  
10 SOMETHING THAT THEY CLAIM CAN OWN AND HAVE THAT SECURITY  
11 MOVING FORWARD. SO I'M CURIOUS HOW THAT IS TAKEN INTO ACCOUNT  
12 OR NOT WHEN WE TALK ABOUT BUILDING SORT OF TRUE EQUITY FOR  
13 THOSE WHO HAVE BEEN UNDERSERVED AND UNDERRESOURCED AND  
14 CREATING THAT FISCAL LIBERATION, IF YOU WOULD.

15

16 **DAVE VAUTIN:** THANK YOU FOR THAT QUESTION. AND THERESE, DID YOU  
17 WANT TO?

18

19 **THERESE W. McMILLAN:** YEAH, JUST A COUPLE OF THINGS BECAUSE IT  
20 HITS A -- IT DEFINITELY HITS A NERVE. YOU KNOW THIS NOTION OF  
21 BUILDING WEALTH NOT JUST BUILDING INCOME AND HOW THAT  
22 PARTICULARLY OVER GENERATIONS HAS DEFINED SYSTEMIC RACISM IN  
23 MANY WAYS BECAUSE OF THE PRACTICE OVER TIME. I GUESS I WOULD  
24 SAY A COUPLE OF THINGS, MEMBER TAYLOR. ONE IS AT ANY POINT IN  
25 TIME, YOU KNOW, AT OUR PLAN WE PUT A LOT INTO THIS PLAN. AND

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1 ONE OF THE AREAS WHERE WE REALLY STARTED PUSHING OUTSIDE OF  
2 THE TRADITIONAL BOUNDS WAS IN -- AND I BELIEVE, DAVE, YOU TELL  
3 ME IF I'M WRONG -- ON THE INCOME, THE GUARANTEED INCOME  
4 STRATEGY THAT WE PUT UNDER ECONOMY, I DO BELIEVE; RIGHT?

5

6 **DAVE VAUTIN:** THAT'S RIGHT. THE UNIVERSAL INCOME.

7

8 **THERESE W. McMILLAN:** THE UNIVERSAL INCOME. I MEAN THAT'S A  
9 PRETTY BOLD STATEMENT FOR OUR REGIONAL AGENCY TO MEET. AGAIN,  
10 IT'S TO ALLOW US TO BE ABLE TO ESTABLISH INTENT IN ADVOCACY  
11 AND THEN START BUILDING TO THAT. I WOULD SAY THAT ABAG IS A  
12 GREAT PLACE TO BEGIN TO SPEAK TO THESE LARGER INTERSECTIONAL  
13 QUESTIONS, AS WELL. AND WHAT WE MIGHT DO WITH THOSE AS A  
14 REGIONAL AGENCY, NOT JUST AS A LEADER, BUT PERHAPS EVEN AS A  
15 PARTNER WITH OTHER ENTITIES OR AGENCIES THAT MIGHT, YOU KNOW,  
16 HAVE THE TALENT AND RESOURCES AND COMPETENCIES TO DEL WITH  
17 THOSE, THE QUESTIONS THAT YOU SAID. I FOR ONE VIEW THE PLAN AS  
18 TO SOME DEGREE AS A LIVING DOCUMENT. I MEAN SINCE IT TOOK US  
19 THREE YEARS TO DO THIS ONE AND THE NEXT ONE IS DONE IN FOUR  
20 YEARS ALMOST BY PRACTICAL THINGS WE'RE DOING PLANNING ALL THE  
21 TIME. SO WE CAN -- YOU KNOW, THE DISCUSSIONS THAT YOU RAISE IN  
22 TERMS OF OTHER STRATEGIES, EVEN IF THEY'RE NOT, QUOTE, IN THIS  
23 PLAN, IT DOESN'T MEAN THAT THE OBSERVATIONS AND ATTENTION TO  
24 THOSE CAN'T BE DONE NOW SO THAT BY THE TIME WE GET TO ANOTHER  
25 PLAN THERE'S A PLACE TO BRING THAT IN. PERHAPS NOT THE MOST

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1 DIRECT, YOU KNOW, ANSWER TO YOUR QUESTION, BUT SIGH THAT AS AN  
2 INTEGRAL PART OF HOW WE LEARN AND CARRY FORWARD.

3

4 **DAVE VAUTIN:** AND I WOULD, I WANT TO ADD ONE THING TO WHAT  
5 THERESE SAID. WE ACTUALLY IN THE FINAL BLUEPRINT WANTED TO  
6 ADDRESS HOME OWNERSHIP SPECIFICALLY ADDED A STRATEGY, H.7,  
7 THAT PROVIDES TARGETED MORTGAGE ASSISTANCE TO LOW INCOME  
8 COMMUNITIES AND COMMUNITIES OF COLOR TO ADDRESS THIS LEGACY OF  
9 EXCLUSION AND TO HELP FIRST-TIME HOME BUYERS. THAT IS A  
10 RELATIVELY NEW STRATEGY TO PLAN BAY AREA. IT HASN'T BEEN  
11 INCLUDED IN THE PAST. IT TOTALS ABOUT \$10 BILLION BUT IT'S  
12 KIND OF THE FIRST STEP INTO THE AREA THAT YOU WERE JUST  
13 REFERENCING.

14

15 **LOREN TAYLOR:** DEFINITELY APPRECIATE THAT. THANKS FOR THE  
16 RESPONSES. I KNOW WITH THE FIRST-TIME HOME BUYERS. IT MAY NOT  
17 HIT THE EQUITY THAT WE'RE TALKING ABOUT A BROAD PROGRAM LIKE  
18 THAT. BUT I THINK THINKING ABOUT THE HOME OWNERSHIP PIECE IS  
19 ABSOLUTELY KEY. I WOULD JUST ENCOURAGE ALL OF US TO CONTINUE  
20 THAT SORT OF THAT LEVEL OF SORT OF FOCUS AND JUST AWARENESS AS  
21 YOU MOVE FORWARD.

22

23 **JESSE ARREQUIN:** THANK YOU. SUPERVISOR MOULTON-PETERS?

24

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1    **STEPHANIE MOUNTON-PETERS:** GOOD EVENING, I'M GOING TO JOIN THE  
2    CLASS OF FIRST TIME MEMBERS TO THIS MEETING TONIGHT. I COME  
3    FROM MARIN COUNTY. AND SO I ALSO WANT TO APPRECIATE THE  
4    THOUGHT THAT'S GONE INTO DEVELOPING THE STRATEGIES. I THINK  
5    THEY'RE QUITE GOOD. THE FACT THAT AS THERESE JUST SAID YOU  
6    WOULD ACTUALLY CONTEMPLATE DOWN THE LINE UNIVERSAL INCOME IS  
7    QUITE BROAD AND DEEP. AND JUST SPEAKS TO THE THOUGHT THAT'S  
8    GONE INTO THIS PLAN. SO I'M GOING TO ASK A QUESTION THAT I'LL  
9    PROBABLY STEP IN IT WHEN I ASK IT, BUT I AM A NEWBIE. SO  
10   H.C.D. ASSIGNS THE NUMBERS AND THEY ASSIGN THEM TO THE BAY  
11   AREA, TO ABAG. AND THEN THE PLAN ALLOCATES THE NUMBERS. AND  
12   THEN H.C.D. ENFORCES THE HOUSING NUMBERS; IS THAT RIGHT? THE  
13   PLAN? DOES THE PLAN HAVE ANY ENFORCEMENT OF NUMBERS? OR IS IT  
14   A PLAN THAT ALLOCATES THEM BUT H.C.D. ENFORCES WHAT'S  
15   ALLOCATED? THAT'S MY QUESTION.

16

17   **DAVE VAUTIN:** GREAT QUESTION. LET ME SEPARATE THOSE TWO TRACKS  
18   THERE. SO PLAN BAY AREA DOES NOT -- THE NUMBERS IN PLAN BAY  
19   AREA ARE NOT ENFORCED. IT IS A VISION FOR REGIONAL GROWTH  
20   GOING FORWARD OVER A LONG TERM TRAJECTORY. SO WE, ABAG,  
21   APPROVED A REGIONAL GROWTH FORECAST FOR THE LONG-RANGE AND  
22   DEVELOPED STRATEGIES TO ENVISION HOW GROWTH MIGHT OCCUR IN THE  
23   REGION. RHNA, ON THE OTHER HAND, THE TOTAL IS FOR EIGHT YEARS,  
24   IS DEVELOPED BY THE STATE, ASSIGNED TO US. IT'S FINAL AT THIS  
25   POINT. AND YOU'LL BE HEARING MORE ABOUT THAT IN THE NEXT ITEM

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1    TODAY. THOSE NUMBERS ARE BINDING. THOSE EIGHT-YEAR NUMBERS ARE  
2    WHAT H.C.D. WILL BE LOOKING AT AS THEY ENFORCE COMPLIANCE WITH  
3    HOUSING ELEMENTS. SO IT'S THOSE SMALLER, NEAR-TERM EIGHT-YEAR  
4    NUMBERS THAT ARE REALLY THE ONES THAT CITIES SHOULD BE KEEPING  
5    AN EYE ON. DOES THAT ANSWER YOUR QUESTION?

6

7    **STEPHANIE MOUNTON-PETERS:** IT DOES. THANK YOU.

8

9    **JESSE ARREQUIN:** DIRECTOR BASS?

10

11    **CONG. KAREN BASS:** GOOD EVENING, EVERYONE. I JUST WANTED TO SAY  
12    BRIEFLY IS ONE OF THE THINGS I APPRECIATED SEEING IN THE PLAN  
13    IS THE SLIDE THAT HAD WILL ABOUT HOW WE'RE GETTING TO THE LOW  
14    INCOME HOUSING GOALS WHICH WE HAVE NOT BEEN ABLE TO DO ENOUGH  
15    TO MET OUR OWN GOALS. AND SEEING THAT 500,000 UNITS WILL GO  
16    TOWARDS, IN TERMS OF PRESERVATION, WILL GO TOWARDS THAT GOAL  
17    WAS REALLY AFFIRMING FOR ME KNOWING THAT PRESERVATION, I  
18    BELIEVE, HAS BEEN AN UNDER-INVESTED STRATEGY. I THINK IT'S A  
19    REALLY IMPORTANT STRATEGY TO CONSIDER. I THINK IT'S REALLY  
20    TIED TO HOME OWNERSHIP. WHEN WE ARE ABLE TO BUILD PROGRAMS AND  
21    STRATEGIES THAT HELP US PARTNER WITH LAND TRUSTS OR CO-OPS. SO  
22    I'M ALSO APPRECIATIVE OF OUR CHAIR, JESSE ARREQUIN, AND  
23    APPOINTING ME TO CONTINUE REPRESENTING OAKLAND ON THE HOUSING  
24    COMMITTEE AND REALLY LOOK FORWARD TO SERVING ON THE COMMITTEE  
25    WITH ALL OF YOU, TO HELP WITH THE -- TO CONTINUE ADVOCATING

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1 FOR US AS A REGION. AND, YOU KNOW, FINALLY JUST WANTED TO -- I  
2 HAD ONE MORE POINT, I'M SORRY, IT'S LATE AND I'VE BEEN GOING  
3 LIKE 8:00 SINCE MOST OF YOU. THERE IS ONE MORE THING I WANTED  
4 TO SHARE. I'LL JUST LEAVE IT AT THAT. OH I KNOW WHAT IT WAS.  
5 IN TERMS OF THE UNIVERSAL BASIC INCOME, YES, THAT IS  
6 ABSOLUTELY IMPORTANT. AND I THINK AS WE HAVE OPPORTUNITIES TO  
7 PAIR INCOME WITH WEALTH BUILDING LIKE HOME OWNERSHIP THROUGH  
8 PRESERVATION, THAT IS REALLY EXCITING, AS WELL. AND SO I HOPE  
9 THAT WE'LL ALSO FIND WAYS TO DO THAT. THANK YOU.

10

11 **JESSE ARREQUIN:** THANK YOU. DIRECTOR FLIGOR?

12

13 **NEYSA FLIGOR:** FULLY THANK YOU, CHAIR. I'M NEW TO THIS BOARD  
14 BUT NOT THIS TOPIC. MY QUESTION IS A CLARIFICATION FOR DAVE  
15 AND IT'S A GOOD SEGUE FROM DIRECTOR MOULTON PETERS TO KNOW  
16 PETERS' QUESTION BECAUSE IT WASN'T CLEAR TO ME WHETHER THE  
17 DIRECTORS WERE ASKING ABOUT THE RHNA NUMBERS VERSUS THE PLAN  
18 BAY AREA 2050 NUMBERS. BECAUSE AS DAVE POINTED OUT, THE PLAN  
19 BAY AREA 2050 NUMBERS, THEY'RE OVER A 30-YEAR PERIOD AND  
20 THEY'RE A PLAN AND THERE'S MORE FLEXIBILITY THERE WITH A LOT  
21 OF THE PROJECTIONS, WHEREAS RHNA IS DIFFERENT. AND SO, FOR  
22 EXAMPLE, IF A JURISDICTION HAS, YOU KNOW, A VERY LOW INCOME  
23 ALLOCATION ABOVE MODERATE INCOME ALLOCATION, JUST  
24 CLARIFICATION THAT WHEN PEOPLE ASK ABOUT THE FLEXIBILITY IN  
25 THOSE NUMBERS CHANGING, IN YOUR ANSWERS, YOU WERE REFERRING TO



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1 THE PLAN BAY AREA 2050 NUMBERS AND NOT THE RHNA ALLOCATIONS,  
2 WHICH ARE SET FOR THE EIGHT-YEAR PERIOD AND THERE'S NO  
3 FLEXIBILITY THERE IN MOVING ONE SET OF UNITS TO ANOTHER  
4 CATEGORY. SO IF YOU COULD JUST CLARIFY THAT, DAVE, I'D REALLY  
5 APPRECIATE IT.

6

7 **DAVE VAUTIN:** THAT'S RIGHT. THE RHNA NUMBERS BASICALLY AFTER  
8 THE APPEALS PROCESS ARE SET IN STONE FOR EIGHT YEARS VERSUS  
9 PLAN BAY AREA 2050'S FORECAST, IT IS A REFLECTION OF FUTURE  
10 GROWTH. IT'LL BE UPDATED AGAIN THROUGH AS THERESE MENTIONED  
11 ANOTHER THREE-YEAR LONG PLANNING PROCESS THAT WE'LL START IN  
12 JUST A YEAR OR TWO. AND THOSE NUMBERS DON'T HAVE THE SAME SORT  
13 OF WEIGHT. THEY ARE A REFLECTION OF LONG-TERM: WHAT OUR  
14 POLICIES WOULD DO IF IMPLEMENTED? AND THEY SHOW TO THE STATE  
15 HERE'S HOW WE ENVISION GROWTH OVER THE LONG TERM LOOKING IN  
16 THE BAY AREA.

17

18 **JESSE ARREQUIN:** OKAY, THANK YOU. DIRECTOR SPERING.

19

20 **JAMES SPERING:** THANK YOU, MR. CHAIRMAN. YOU KNOW, I SURE HOPE  
21 THAT WE CAN MOVE THE STAFF RECOMMENDATION FORWARD TONIGHT.  
22 JUST A COUPLE COMMENTS. YOU KNOW, ON SAN FRANCISCO, OVER THE  
23 YEARS, YOU KNOW, ALAMEDA, CONTRA COSTA, SOLANO, MANY OF THE  
24 COUNTIES, WE'VE BEEN BUILDING A LOT OF HOUSING AND THEY'VE  
25 REALLY BEEN FOCUSING ON JOBS. I THINK IT'S APPROPRIATE THAT

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1 THEY DO WORK ON IN THIS HOUSING ALLOCATION. YOU KNOW, AND  
2 THEY'VE GOT THE FLEXIBILITY TO MOVE THAT HOUSING AROUND IN THE  
3 GENERAL PLAN THROUGH ZONING. SAN FRANCISCO IS NOT GOING TO  
4 MOVE AFFORDABLE HOUSING OR LOW INCOME HOUSING IN AREAS THAT  
5 DON'T TRANSIT. THEY DON'T HAVE IT. THEY NEED TO DO IT. THOSE  
6 PEOPLE NEED TRANSIT AND WE HAVE AN OBLIGATION TO PROVIDE IT  
7 FOR THEM. THEY PROBABLY THROUGH THEIR GENERAL PLAN, THEY  
8 PROBABLY CAN ENHANCE THIS PERCENTAGE THAT WE'RE TRYING TO  
9 ACCOMPLISH WITH THE GREENHOUSE GASES. AND SO I THINK THE OLIVE  
10 BRANCH TO STAFF IS PUT FORWARD WITH THIS ALTERNATIVE E.I.R. I  
11 THINK OUGHT TO BE ACCEPTED AND MOVED THIS PLAN. YOU KNOW, THIS  
12 HAS BEEN A FOUR-YEAR PROCESS. MANY PEOPLE ON THIS CALL HAVE  
13 REALLY WORKED HARD TO GET US TO WHERE WE ARE TODAY. I DON'T  
14 KNOW OF ANY COUNTY THAT'S REALLY HAPPY WITH THIS PLAN. I MEAN,  
15 YOU KNOW, I'M HEARING IT FULL THE CITIES IN MY COUNTY. BUT I'M  
16 GOING TO SUPPORT IT. AND I THINK IT'S IMPORTANT THAT WE MOVE  
17 FORWARD. AND SO I HOPE IN A SPIRIT OF COOPERATION AND, YOU  
18 KNOW, WORKING TOGETHER THAT SAN FRANCISCO CERTAINLY CAN ACCEPT  
19 THE PROPOSAL THAT STAFF'S BRINGING FORWARD TONIGHT. ANY  
20 DELAYS, I JUST CAN'T EMPHASIZE ENOUGH, ANY DELAYS ARE  
21 ABSOLUTELY CRITICAL. IT IMPACTS OUR FUNDING, PLANNING PROCESS.  
22 I MEAN, IT REALLY PUTS MOST OF THE GOOD, WITH THAT BOTH ABAG  
23 AND MTC HAVE BEEN DOING FOR THE PAST THREE, FOUR YEARS INTO  
24 SORT OF A TAILSPIN. SO I THINK WE NEED AVOID THAT AT ALL  
25 COSTS. THIS IS A FOUR-YEAR PLAN. IT'S GOING TO BE RE-VISITED.

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1 IT'S GOING TO HAVE TO BE REVIEWED. WE'RE GOING THROUGH IT  
2 AGAIN. IT WILL START UP PROBABLY IN ANOTHER TWO YEARS. AND SO  
3 I WOULD REALLY ENCOURAGE THAT WE MOVE THE STAFF RECOMMENDATION  
4 TONIGHT. AND I WANT TO REALLY COMPLIMENT BOARD MEMBER TAYLOR.  
5 HE HAS RAISED AN ISSUE THAT REALLY HASN'T BEEN TALKED ABOUT.  
6 AND I THINK IT'S PROBABLY ONE OF THE MOST IMPORTANT ISSUES,  
7 AND THAT'S PEOPLE'S ECONOMIC HEALTH. YOU KNOW, WE TALK ABOUT  
8 GIVING THEM TRANSPORTATION. WE TALK ABOUT GIVING THEM CLEAN  
9 AIR. BUT IS CLEAN AIR POVERTY? TRANSPORTATION AND POVERTY.  
10 WE'VE GOT GIVE THEM THE ECONOMIC RESOURCES TO ADVANCE AND  
11 ENJOY THE QUALITIES OF LIFE THAT MOST OF US ON THIS ZOOM  
12 MEETING IS EXPERIENCING. AND SO THAT ECONOMIC HELP IS SO  
13 CRITICAL TO WHAT WE'RE DOING. AT MTC AND BOARD MEMBER TAYLOR,  
14 WE HAVE REALLY PUT A LOT OF EMPHASIS IN THAT AS EXECUTIVE  
15 DIRECTOR MCMILLAN HAS MENTIONED. WE'RE REALLY TRYING TO MOVE  
16 THOSE WAGES UP AND REALLY LOOK AT THOSE QUALITY OF LIFE  
17 ISSUES. THE INVESTMENTS THAT WE MAKE IN THOSE NEIGHBORHOODS.  
18 YOU KNOW, IF THEY DO OWN PROPERTY, WE HAVE TO BUILD VALUE AND  
19 EQUITY INTO THOSE HOMES AND HELP THOSE PEOPLE. AND SO I CAN'T  
20 THANK YOU ENOUGH FOR RAISING THAT ISSUE ABOUT PEOPLE'S  
21 ECONOMIC HEALTH BECAUSE THAT IS SO CRITICAL TO EVERYTHING THAT  
22 WE'RE DOING. AND SO THANK YOU FOR RAISING THAT ISSUE. BUT I  
23 REALLY ENCOURAGE THIS COMMITTEE TONIGHT, I HOPE WE CAN MOVE  
24 THIS ITEM FORWARD ON THE STAFF RECOMMENDATION. THANK YOU, MR.  
25 CHAIRMAN.

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1

2 **JESSE ARREQUIN:** THANK YOU, DIRECTOR SPERING. SUPERVISOR  
3 CARSON?

4

5 **KEITH CARSON:** YEAH, THANK YOU VERY MUCH. I APPRECIATE IT. I  
6 APPRECIATE THE OPPORTUNITY TO SERVE ON THE COMMITTEE. AND I  
7 APPRECIATE THE HARD WORK THAT ALL OF STAFF HAS DONE UP TO NOW  
8 AND EXISTING BOARD MEMBERS AND THE PREVIOUS BOARD MEMBERS. AS  
9 A BRAND NEW BOARD MEMBER FOR THE FIRST, JUST GOT MY PACKET  
10 THIS AFTERNOON AND HAVEN'T REALLY HAD A CHANCE TO DIGEST IT,  
11 THERE'S A LOT IN IT. A LOT THAT HAS OF COURSE TO TAKE ACTION  
12 ON. BUT LET ME SAY I DO ASSOCIATE MYSELF WITH SOME OF THE MORE  
13 RECENT COMMENTS BECAUSE WHILE THIS IS MY FIRST MEETING AS A  
14 MEMBER OF ABAG BOARD, EXECUTIVE BOARD, FOR MORE THAN 20 PLUS  
15 YEARS I KNOW THAT WE'VE BEEN TALKING ABOUT HOUSING ALLOCATIONS  
16 AND AFFORDABLE HOUSING AND LOW COST HOUSING. AND WE'RE STILL  
17 TALKING ABOUT IT AND HAVEN'T TAKEN THE APPROPRIATE ACTIONS  
18 BECAUSE THE ENFORCEMENT PART ON MAKING SURE THAT WE MEET THE  
19 ALLOCATIONS, EVEN THROUGH THE RHNA NUMBERS, HASN'T NECESSARILY  
20 PANNED OUT FOR US TO BE ABLE TO HAVE LOW COST AFFORDABLE  
21 HOUSING AND TO KEEP UP WITH MAKING SURE THAT PEOPLE CAN DREAM  
22 AND ENVISION AND ACTUALLY ACQUIRE A LONG-TERM PLACE TO LIVE  
23 THAT'S AFFORDABLE. SO, YOU KNOW, I THINK THAT AS WE COME BACK,  
24 BECAUSE WE'RE LOOKING AT THE ISSUE OF CLIMATE AND CLIMATE  
25 IMPACT AND ALL THOSE THINGS AND REALLY HOUSING AND

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1 TRANSPORTATION KIND OF COEXIST TOGETHER AND DRIVE THE AGENDA  
2 ABOUT AFFORDABILITY TO SOME EXTENT, REALLY HAVE TO FIGURE OUT  
3 A WAY TO BE STRONGER ON ENFORCEMENT FOR THOSE WHO DON'T NEED  
4 THE LOW COST, THE RHNA NUMBERS FOR LOW COST HOUSING OR  
5 AFFORDABLE HOUSING. YOU KNOW, THAT'S WHY CITIES SUCH AS  
6 OAKLAND HAVE 80 TO 80 PLUS PERCENT MARKET RATE HOUSING IS  
7 BECAUSE THERE'S WAYS THAT DEVELOPERS HAVE BEEN ABLE TO GET  
8 AROUND THAT. AND AS LOCAL PLANNING GROUPS, WE'RE ALL SUBJECT  
9 TO THOSE WHO COME BEFORE US AND HAVE THE PRESSURE AT THE TIME  
10 OF MAKING THAT DECISION TO BRING IN THE DIVERSITY OF HOUSING  
11 THAT'S DESPERATELY NEEDED. SO, YOU KNOW, AT SOME POINT, I  
12 DON'T KNOW HOW WE GO BACK AND REALLY BEEF UP THE ENFORCEMENT  
13 PART OF THE DECISIONS THAT WE MAKE AROUND LOW COST AFFORDABLE  
14 HOUSING OR ACCESS TO HOUSING.

15

16 **JESSE ARREQUIN:** THANK YOU, SUPERVISOR CARSON. YEAH, I THINK  
17 THAT IS A VERY GOOD POINT AND THAT IS SOMETHING WE SHOULD  
18 DEFINITELY DISCUSS FURTHER. I THINK THAT MAY REQUIRE A CHANGE  
19 IN STATE LEGISLATION BECAUSE, YOU KNOW, AROUND S.B.35, THERE'S  
20 ENFORCEABILITY AROUND MEETING MARKET RATE TARGETS BUT NOT AS  
21 MUCH ENFORCEABILITY ON THE LOWER INCOME TARGETS. I THINK IT'S  
22 A REALLY EXCELLENT POINT. DIRECTOR ROMERO AND THEN I DON'T SEE  
23 ANOTHER HAND SO WE'LL GO TO PUBLIC COMMENT.

24

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1 **CARLOS ROMERO:** YES. WE, IN THE HOUSING METHODOLOGY COMMITTEE  
2 OF ABAG, WHICH ACTUALLY WORKED ON TRYING TO COME UP WITH THE  
3 FORMULA, THE METHODOLOGY FOR ACTUALLY ALLOCATING THE RHNA  
4 NUMBERS, WE DID GRAPPLE WITH THIS ISSUE OF HOW DOES -- HOW DO  
5 PLAN BAY AREA NUMBERS INTERSECT WITH THE RHNA ALLOCATION? AND  
6 IT REALLY HAS BEEN, YOU KNOW, SOMEWHAT OF A MOVING TARGET. I  
7 UNDERSTAND, DAVE, THIS ISSUE THAT RHNA IS AN EIGHT-YEAR PLAN  
8 STATUTORILY REQUIRED BY THE STATE. OUR P.A.V. PLAN IS REDONE  
9 EVERY FOUR YEARS. WE WILL HAVE MUCH BETTER PROJECTIONS OF  
10 POPULATION I BELIEVE BY JULY, I THINK THAT THE CENSUS BUREAU  
11 IS A LITTLE BEHIND. AND THAT'S GOING TO BE TOO LATE,  
12 OBVIOUSLY, TO RE-ADJUST THESE NUMBERS. BUT I AM WONDERING IF  
13 PERHAPS THINKING ABOUT INTO THE FUTURE, FOUR YEARS FROM NOW,  
14 IS THERE A POSSIBILITY THE LEGISLATURE MIGHT EVEN -- BECAUSE  
15 WE JUST FINISHED REALLOCATING A BUNCH OF NUMBERS TO SAN  
16 FRANCISCO AND A BUNCH OF OTHER CITIES BECAUSE WE ACTUALLY RE-  
17 DID THE PLAN BAY AREA NUMBERS, I'M WONDERING IF THERE IS  
18 INDEED ANY POSSIBILITY THAT THE LEGISLATURE MIGHT ALLOW FOR A  
19 RE-ALLOCATION OF THE SAME NUMBERS IN FOUR YEARS? I'M NOT  
20 SUGGESTING WE CAN DO THAT NOW BUT CERTAINLY FROM A LEGISLATIVE  
21 PERSPECTIVE PERHAPS THAT IS ONE WAY OF CATCHING UP WITH THE  
22 MORE, YOU KNOW, NUANCED INACCURATE CENSUS NUMBERS. BUT AT THIS  
23 POINT I THINK I AGREE WITH JIM THAT WE SHOULD APPROVE WHAT IS  
24 BEFORE US. AND I THINK INCLUDE THIS ALTERNATIVE THAT IS BEING  
25 PROPOSED BY STAFF TO BE STUDIED WITHIN THE E.I.R. THAT I THINK

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1 IS A RELATIVELY GOOD COMPROMISE FOR SOME OF THE CONCERNS THAT  
2 SAN FRANCISCO HAS AND THE OTHER JURISDICTIONS HAVE. SO I WOULD  
3 BE IN SUPPORT OF MOVING AS JIM SPERING SAYS, THE MOTION WITH  
4 THIS ALTERNATIVE IN IT. THANK YOU.

5

6 **JESSE ARREQUIN:** OKAY. SO LET'S GO TO PUBLIC COMMENT AND THEN  
7 WE CAN COME BACK AND DO A MOTION AND THEN WE HAVE THE RHNA  
8 ITEM, TOO, ALTHOUGH THIS DISCUSSION WAS GOOD PRECURSOR TO THE  
9 RHNA DISCUSSION. SO I WILL NOW OPEN UP FOR PUBLIC COMMENT ON  
10 THE FINAL BLUEPRINT FOR PLAN BAY AREA 2050. IF YOU WISH TO  
11 SPEC, PLEASE RAISE YOUR HAND AT THIS TIME. IF YOU ARE AN  
12 ATTENDEE AND WISH TO SPEC. OR IF YOU ARE PHONING IN, PLEASE  
13 PRESS STAR 9 IF YOU WOULD LIKE TO SPEAK. ONCE AGAIN, IF YOU'D  
14 LIKE TO SPEAK, PLEASE RAISE YOUR HAND. OKAY. I ONLY SEE FIVE  
15 RAISED HANDS. OH I SEE SEVEN RAISED HANDS. GIVEN THAT WE HAVE  
16 LESS THAN 10 SPEAKERS, I'LL GIVE 2 MINUTES. BUT IF WE EXCEED  
17 10 SPEAKERS, I'LL GO TO A MINUTE. MR. CASTRO, IF YOU CAN --  
18 OKAY. WE'RE AT 10 SPEAKERS. SO LET'S DO A MINUTE PER SPEAKER  
19 IN THE INTEREST OF TIME. WE'VE ALSO RECEIVED AN EXTENSIVE  
20 WRITTEN COMMENTS. MR. CASTRO, IF YOU CAN PLEASE CALL THE  
21 SPEAKERS.

22

23 **FRED CASTRO:** YES, SIR. OUR FIRST SPEAKER IS ROBERT TRUCK PLAN  
24 PLEASE GO AHEAD.

25

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1 **SPEAKER:** GOOD EVENING, EXECUTIVE BOARD. I RELUCTANTLY SUPPORT  
2 THIS PLAN. I LIVE IN SAN FRANCISCO. THIS PLAN IS BASICALLY  
3 PLANNING TO FAIL BUT NOT THROUGH THE FAULT OF ABAG. I THINK  
4 IT'S THROUGH THE FAULT OF ABAG NOT HAVING THE ABILITY TO PLAN  
5 IN A WAY THAT SAN FRANCISCO AND OTHER EXCLUSIONARY CITIES AND  
6 JURISDICTIONS ARE ABLE TO PLAN. I THINK IT'S ABSOLUTELY  
7 PATHETIC THAT MY SAN FRANCISCO REPRESENTATIVES ACT AS IF  
8 ADDING MORE HOUSING IN SAN FRANCISCO RESULTS IN GENTRIFICATION  
9 AND DISPLACEMENT. THEY HAVE THE OPTION TO UPZONE WITH OUR MOST  
10 EXCLUSIONARY, MOST WEALTHIEST PARTS OF THE CITY. THEY HAVE  
11 THAT OPTION. THEY HAVE CHOSEN NOT TO DO SO. THEY ACT AS IF  
12 THAT OPTION DOES NOT EXIST AND THAT IT'S IMPOSSIBLE. SO, YEAH,  
13 THEY HAVE THE POWER TO MAKE THAT CHANGE AND TO AFFIRMATIVELY  
14 FURTHER FAIR HOUSING, AND THEY HAVE NOT SAID THOSE WORDS AT  
15 ALL TONIGHT. I DON'T THINK I'VE EVER HEARD YOU SAY THOSE WORDS  
16 AT ALL. THANK YOU.

17

18 **JESSE ARREQUIN:** THANK YOU.

19

20 **FRED CASTRO:** OUR NEXT SPEAKER IS ERIC PHIL SET. GO AHEAD,  
21 PLEASE.

22

23 **SPEAKER:** HI, CAN YOU HEAR ME?

24

25 **FRED CASTRO:** YES, WE CAN.



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1

2 **SPEAKER:** THANK YOU. ERIC FILSETH. PALO ALTO CITY COUNCIL.

3 THANK YOU FOR WHAT YOU'RE DOING. WE SENT A LONG LETTER. WE

4 ASKED FOR TWO MAINING THINGS. WE WANT ABAG AND EVERY CITY TO

5 CONTINUE ON H.C.D. TO OVERALL FIX ITS TARGETS. SECOND WE HOPE

6 TO CONSIDER LOCAL POLICY ACTIONS IN PROJECTING JOBS GROWTH.

7 AND THE FIRST ITEM THAT, YOU KNOW, THE H.C.D. NEEDS

8 DECLARATION. THE REASON IT'S HUGE OVER OTHER AREAS THEY MADE

9 AREAS EVEN WITHOUT CONSIDERING COVID IMPACTS. THAT REALLY

10 MATTERS THIS YEAR BECAUSE THOSE NUMBERS REALLY ARE POLICY.

11 WITH CYCLES WE'VE GOT THE TWO PRONGED COMBINATION OF STATE

12 BILLS THAT SEIZE LOCAL ZONING IF WE DON'T HIT RHNA TARGETS

13 PLUS VASTLY INCREASED RHNA TARGETS THAT LARGE NUMBERS THAT

14 CALIFORNIA CITIES SIMPLY AREN'T GOING TO BE ABLE TO HIT. WHAT

15 THIS COMBINATION AMOUNTS TO EITHER INTENTIONALLY OR

16 UNINTENTIONALLY IS A SEA CHANGE IN HOW MUNICIPAL LAND USE IS

17 DONE IN SAN FRANCISCO. THE RHNA RELATED ZONING BILLS NONE OF

18 THEM PROVIDES MONEY FOR AFFORDABLE HOUSING. THEY'RE MOSTLY

19 GOING TO GOOSE OF CONVERTING OLDER INTO EXPENSIVE MARKET RATE

20 HOUSING. WE SEE THIS AS A BAD THING COMING OUT OF IS

21 SACRAMENTO AND IT WILL AFFECT BECAUSE OF US HERE BACKFIRE ON

22 US.

23

24 **FRED CASTRO:** NEXT SPEAKER IS BOB GO AHEAD.

25

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1 **SPEAKER:** THANKS, MEMBERS OF THE ABAG COMMITTEE. BOB ALLEN WITH  
2 URBAN HABITAT. JUST WANTED TO SPEC AND ACKNOWLEDGE THE  
3 CHALLENGES THAT STAFF HAVE. I USUALLY WORK ON THE  
4 TRANSPORTATION SIDE, THE CHARGES THE STAFF HAS IN MEETING THE  
5 IMPORTANT REDUCTION GOALS AND THE E.I.R. WE HAD SUCCESS  
6 WORKING WITH STAFF ON THE TRANSPORTATION STAFF AGAIN REMOVING  
7 SOME E.I.R. ANALYSIS FROM THE COMMUNITY PERSPECTIVE. I THINK  
8 THAT COULD BE USEFUL GIVEN THE CONCERNS WE WOULD HAVE ABOUT  
9 THE DISPLACEMENT RIGHTS DROPPING THIS MUCH HOUSING IN A VERY  
10 TARGETED PART OF SAN FRANCISCO. I HEARD THE EARLIER COMMENTS  
11 ABOUT THE ZONE AND THE NEW CHANGES IN LAND USE AND ZONING IN  
12 THE CITY. BUT AS WE'VE DOCUMENTED IN OUR RESEGREGATION AND  
13 WHAT WE'VE SEEN OVER THE LAST 10 TO 20 YEARS THE BAY AREA THE  
14 PATTERN OF RESEGREGATION, I THINK THE BURDEN IS ON THE  
15 COMMUNITIES HONESTLY THAT HISTORICALLY HAVE NOT TAKEN ON THEIR  
16 FAIR SHARE OF HOUSING AND PARTICULARLY AFFORDABLE HOUSING NOT  
17 CONFLATING MARKET RATE AFFORDABLE IN THIS SITUATION. CONCERNED  
18 ABOUT DISPLACEMENT IMPACTS. HOPE YOU LOOK AT THE CONCERNS AND  
19 ALTERNATIVE E.I.R.

20  
21 **FRED CASTRO:** THANK YOU. NEXT SPEAKER. PLEASE GO AHEAD.

22  
23 **SPEAKER:** HI, I'M -- A RESIDENT OF SAN FRANCISCO AND ALSO AN  
24 ATTORNEY AT PUBLIC ADVOCATES. I ALSO SUPPORT THE SUGGESTION TO  
25 LOWER AN ALTERNATIVE IN THE E.I.R. THAT WOULD LOOK CLOSELY AT

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1 HOW LAND USE IN THE PLAN BAY AREA WOULD IMPACT LOW INCOME  
2 COMMUNITIES OF COLOR. I ASSOCIATE MY COMMENTS WITH BOB ALLEN'S  
3 COMMENTS AS WELL. STRIVING FOR MORE INCLUSIVITY IS A  
4 CHALLENGING AND COMPLEX PROCESS GIVEN THAT SEGREGATION HAS  
5 BEEN HARD WIRED INTO US AND OUR CITY PLANNING FROM GENERATIONS  
6 BEFORE. SO I REALLY URGE YOU TO TAKE THIS ADDITIONAL STEP TO  
7 MAKE SURE WE'RE DOING THE RIGHT THING. IT'S ESPECIALLY  
8 IMPORTANT THIS TIME BECAUSE PLAN BAY AREA 2050 NOT ONLY  
9 AFFECTS PLAN BAY AREA BUT RHNA, AS WELL. AND GIVEN ALL THE  
10 UNEXPECTED CHANGES IN PLAN BAY AREA, I THINK WE NEED TO TAKE  
11 SOME TIME TO MAKE SURE WE GET IT RIGHT. THANK YOU.

12

13 **FRED CASTRO:** NEXT SPEAKER IS COUNCIL OF COMMUNITY HOUSING. GO  
14 AHEAD, PLEASE.

15

16 **SPEAKER:** HI THERE MY NAME IS FERNANDO MARTIN, I'M WITH THE  
17 COUNCIL OF COMMUNITY HOUSING IN SAN FRANCISCO AND RESIDENT OF  
18 SAN FRANCISCO. FIRST OF ALL, I WANT TO THANK THE FRAN  
19 DELEGATION FOR PROPOSING AN ALTERNATIVE IN THE E.I.R. PERHAPS  
20 IT SHOULD BE THE PREFERRED ALTERNATIVE TO ACTUALLY PUT EQUITY  
21 FRONT AND CENTER, NOT ONLY DIRECTING MORE AFFORDABLE HOUSING  
22 INTO HIGH OPPORTUNITY AREAS BUT REALLY DIRECTING AN EQUITABLE  
23 AMOUNT OF GROWTH OF ALL TYPES, PARTICULARLY MARKET RATE  
24 HOUSING THROUGHOUT THE REGION, NOT CONCENTRATING THEM ON THE  
25 BIG THREE CITIES AND ON THOSE AREAS THAT HAVE LOW INCOME

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1 COMMUNITIES OF COLOR. SUPERVISOR CARSON I BELIEVE RAISED THE  
2 ISSUE OF S.B.35 AND TALKED ABOUT ALLOCATIONS. BUT THIS  
3 EXTREMELY WORRISOME TO THOSE OF US WHO HAVE BEEN WORKING WITH  
4 COMMUNITIES OF COLOR TRYING TO SUPPORT RIGHTS TO SELF-  
5 DETERMINATION FOR HOW DEVELOPMENTS SHOULD HAPPEN. WE KNOW THAT  
6 NOTWITHSTANDING HOW ZONING HAPPENS WHERE MARKET RATE  
7 DEVELOPERS WANT TO BE IS IN THOSE GENTRIFYING COMMUNITIES. AND  
8 SO I ENCOURAGE YOU TO LOOK WITH EQUITY, WITH RACIAL EQUITY  
9 FRONT AND CENTER IN YOUR DECISION. THANK YOU.

10

11 **FRED CASTRO:** THANK YOU. OUR NEXT SPEAKER IS PETER. GO AHEAD.

12

13 **SPEAKER:** YEAH. PETER POPADOPOLIS WITH THE MISSION ECONOMIC  
14 DEVELOPMENT AGENCY IN SAN FRANCISCO. MY COMMENTS ARE NOT TOO  
15 LONG. I WOULD RESPECTFULLY ASK FOR TWO MINUTES IF POSSIBLE,  
16 PLEASE. THAT IS AS A COMMUNITY-BASED NONPROFIT ARE WHOSE  
17 MISSION IS TO STRENGTHEN LOW AND MODERATE LATINO FAMILIES. IT  
18 BECAME AN AFFORDABLE HOUSING BUILDER IN URGENT RESPONSE TO THE  
19 DISPLACEMENT CRISIS. TONIGHT I'M CALLING IN TO MIRROR SOME  
20 COMMENTS AND EXPRESS OUR DEEP CONCERNS OVER BOTH THE RHNA  
21 APPLICATION UPDATE METHODOLOGY AS WELL AS THE FINAL BLUE PRINT  
22 OUTCOME PROPOSAL WHICH APPEARED TO RESULT IN A COMBINED  
23 ESSENTIALLY ROUGHLY 250 PERCENT INCREASE IN SAN FRANCISCO'S  
24 HOUSING ALLOCATION. I REALIZE THERE ARE OTHER URBAN CORE  
25 NEIGHBORHOODS THAT ARE HIT JUST AS HARD AROUND THE AREA AND

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1 THAT WORRIES US. THESE PROPOSALS WILL SHIFT THIS NEW HOUSING  
2 GROWTH FROM HIGHER RESOURCE AREAS INTO SAN FRANCISCO'S LOW  
3 INCOME COMMUNITIES OF COLOR WHO ARE ALREADY WELL OVERBURDENED.  
4 DESPITE THE REQUIREMENTS OF S.B.828 AND S.B.35, IF YOU START  
5 FROM THE RIGHT PLACE, YOU'LL END UP IN THE RIGHT PLACE. AND  
6 WE'RE ASKING FOR A REINVESTIGATION OF THE ENTIRE ALLOCATION  
7 METHODOLOGY SYSTEM STARTING WITH THE INEQUITABLE RHNA  
8 METHODOLOGY. THIS TIME BASED ON EQUITY PRINCIPLES INSTEAD OF  
9 SIMPLY TWEAKING THE PARADIGM.

10

11 **FRED CASTRO:** TIME, PLEASE. OUR NEXT SPEAKER IS RICK HALL. GO  
12 AHEAD.

13

14 **SPEAKER:** I WANT TO CLARIFY. THIS IS PUBLIC COMMENT ON PLAN BAY  
15 AREA'S FINAL BLUEPRINT. WE'LL TAKE PUBLIC COMMENT ON THE RHNA  
16 METHODOLOGY WHEN WE GET TO THAT ITEM NEXT.

17

18 **FRED CASTRO:** OUR NEXT SPEAKER IS RICK HALL. GO AHEAD.

19

20 **SPEAKER:** YES. I THINK THE RHNA METHODOLOGY AND THIS PLAN BAY  
21 AREA IS SO LINKED THAT I HAVE TO EMPHASIZE THAT ALONG WITH  
22 OTHERS, INCLUDING ERIC, THAT ABAG, MTC NEEDS TO PUSH BACK ON  
23 H.C.D. AND NOT JUST WITH AN APPEAL. I THINK SHOULD CONSIDER  
24 SUING H.C.D. FOR THESE UNREALISTIC AND UNDEFENSIBLE TARGETS  
25 THAT HAVE TERRIBLE EQUITY OUTCOMES. SO THAT'S NUMBER ONE.

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1 NUMBER TWO IS: THIS WHOLE PROCESS IS ESSENTIALLY PLANNING AT  
2 THE EXTREME. IT'S PLANNING FOR JOB GROWTH DRIVING ALL OF THIS.  
3 AND THE PLAN PUTS IN HUNDREDS OF MILLIONS OF DOLLARS TO MEET  
4 THIS GROWTH. AND GROWTH IS NOT SUSTAINABLE FOREVER. SO WHEN  
5 YOU DO AN E.I.R., YOU SHOULD INCLUDE LOWER GROWTH SCENARIOS,  
6 INCLUDING A NO GROWTH SCENARIO. THANK YOU.

7

8 **FRED CASTRO:** THANK YOU. OUR NEXT SPEAKER IS SUSAN CAN DEL. GO  
9 AHEAD, PLEASE.

10

11 **SPEAKER:** HI, SUSAN CAN DEL, MAYOR OF THE CITY OF LAFAYETTE BUT  
12 I'M HERE ON MY OWN. I WANT TO ECHO THAT ABAG IS HAVING A CITY,  
13 SAN FRANCISCO, LAFAYETTE, FIGHTING AGAINST EACH OTHER IN TERMS  
14 OF THE ALLOCATIONS. ABAG IS NOT THE ENEMY HERE. IT'S H.C.D.  
15 H.C.D., THEIR ALLOCATIONS ARE NOT CORRECT. THEY HAVE BASICALLY  
16 DOUBLED WHAT IS REALISTIC AND PROVEN IN OTHER METHODS FOR HOW  
17 MANY HOUSING UNITS NEED THE BAY AREA. WE SHOULD JOIN SOUTHERN  
18 CALIFORNIA, WHO IS ABOUT NINE MONTHS TO A YEAR AHEAD OF US,  
19 AND ALREADY 100 CITIES ARE FIGHTING BACK AGAINST H.C.D. NEED  
20 TO UNITE, SOUTHERN CALIFORNIA, NORTHERN CALIFORNIA AND COMBINE  
21 AND WORK TOGETHER AS CITIES AND PUSH BACK AND AUDIT THE H.C.D.  
22 NUMBERS TO GET THE RIGHT NUMBERS. WE DESERVE THAT FROM A STATE  
23 AGENCY. AND ALL THESE NUMBERS CAME PRE-COVID. WE DO NEED THEM  
24 TO GIVE US THE CORRECT NUMBERS. AND WE SHOULD BE BANDING  
25 TOGETHER INSTEAD OF FIGHTING EACH OTHER. PLEASE REACH OUT TO

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1 ME, ERIC FILL SETH, PLEASE, IF YOU WANT TO JOIN OUR EFFORTS.

2 THANK YOU.

3

4 **FRED CASTRO:** THANK YOU. OUR NEXT SPEAKER IS JULIE TESTA. GO

5 AHEAD, PLEASE.

6

7 **SPEAKER:** YES, HI, THANK YOU. ANOTHER SPEAKER EARLIER SPEAKER

8 SAID CORRECTLY ALL DEVELOPMENT IS NOT THE REAL NEED. WHAT WE,

9 THE SHORTAGE IS IN AFFORDABLE HOUSING AND THAT'S WHAT WE

10 SHOULD BE FOCUSING ON. THIS PLAN IS HEADED TOWARD ANOTHER

11 CYCLE OF MARKET RATE HOUSING. THERE IS SIGNIFICANT RESEARCH

12 THAT INDICATES THAT H.C.D. CALCULATIONS USED TO CREATE THE

13 RHNA NUMBERS HAS BEEN ARTIFICIALLY INFLATED BY 2-1/2 TIMES.

14 AFFORDABILITY COST IS NOT CHEAP, AS MS. MCMILLAN HAS STATED.

15 THE FUNDING DOES NOT EXIST. THE STATE DOES NOT PROVIDE THE

16 TOOLS AND FUNDING FOR CITIES TO BE SUCCESSFUL. WE MUST JOIN

17 WITH SOUTHERN CALIFORNIA, ABAG, SCAG, SANDAG SHOULD ALL JOIN

18 TOGETHER TO PUSH BACK ON THE ARTIFICIALLY INFLATED

19 CALCULATIONS OF H.C.D. THANK YOU.

20

21 **FRED CASTRO:** OUR NEXT SPEAKER IS MELISSA.

22

23 **SPEAKER:** THIS IS LARISA WITH UNITED TO SAVE SAN FRANCISCO. I

24 LIVE IN A COMMUNITY THAT HAS BEEN DEVASTATED BUY

25 DISPLACEMENTS. IN MY COMMUNITY, THOUSANDS OF PEOPLE LIVE IN

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1 R.V.S AND HAVE FAMILIES CRAMMED IN S.R.O.S. AND PEOPLE LIVING  
2 IN TENTS ON THE STREET WHILE THOUSANDS OF UNITS REMAIN VACANT  
3 PRE-COVID. AND, YOU KNOW, CERTAINLY THESE PEOPLE THAT ARE  
4 LIVING ON THE STREET AND IN S.R.O.S USE LESS GREENHOUSE GASES  
5 THAN OTHERS. TO NIGH THE RADIUS OF DISPLACEMENT THAT MARKET  
6 RATE HOUSING CAUSES IS TO DENY THE SYSTEMIC RACISM AND TO POUR  
7 FUEL ON THE FIRE. AND ALL HOUSING DOESN'T MATTER. IF THIS IS  
8 NOT ADDRESSED, YOU'RE JUST PERPETUATING THE SYSTEMIC RACISM  
9 AND HOMELESSNESS. AND THEY ARE DIRECTLY RELATED.

10

11 **FRED CASTRO:** THANK YOU. AND TWO PUBLIC COMMENTS WERE RECEIVED  
12 EMAILED TO MEMBERS AND POSTED ONLINE ON MTC LEGISTAR ON THIS  
13 ITEM.

14

15 **JESSE ARREQUIN:** OKAY, THANK YOU. I DON'T SEE ANY OTHER RAISED  
16 HANDS. I BELIEVE THIS COMPLETES PUBLIC COMMENT ON THIS ITEM. I  
17 WANT TO OPEN THE DISCUSSION AND I WANT TO THANK STAFF FOR ALL  
18 THEIR WORK THROUGHOUT THIS MULTI-YEAR PROCESS. I DO BELIEVE  
19 THIS PLAN IS A HUGE STEP FORWARD FROM THE PREVIOUS ITERATION  
20 IN CENTERING EQUITY AND ADDRESSING GENTRIFICATION MISPLACEMENT  
21 THROUGH A VARIETY OF STRATEGIES. THE IMPLEMENTATION PLAN, THE  
22 WORK WE ARE EYE DOING WITH THE REGIONAL HOUSING PORTFOLIO AND  
23 HOUSING COMMITTEE, STATE LEGISLATION, FEDERAL STATE FUNDING  
24 THIS ALL THOSE THINGS ARE REALLY CRITICAL TO TAKE THE CONCEPTS  
25 AND MAKE THEM A REALITY. SO THE WORK THAT WE STARTED IN THIS



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1 AREA I THINK IS REALLY ESSENTIAL TO NOT ONLY PREVENT  
2 DISPLACEMENTS BUT TO EXPAND AFFORDABILITY AND OPPORTUNITY IN  
3 OUR REGION. I JUST WANT TO SAY THAT I HAVE SPOKEN TO A NUMBER  
4 OF SAN FRANCISCO SUPERVISORS OVER THE PAST DAY REGARDING THEIR  
5 CONCERNS. WE'VE WORKED WITH STAFF TO PUT FORWARD SOME OPTIONS.  
6 I THINK THE OPTION AROUND EXPLORING AN ALTERNATIVE IN THE  
7 E.I.R. IS SOMETHING THAT STAFF SHOULD EXPLORE TO LOOK AT HOW  
8 THAT PERFORMS IN THE ENVIRONMENTAL ANALYSIS SO THAT WE CAN  
9 DISCUSS FURTHER WHEN WE ADOPT THE FINAL PLAN BAY AREA. BUT I  
10 JUST ALL THIS TO SAY I REPRESENT THE CITY OF BERKELEY WHICH IS  
11 NOT A MAJOR CITY IN THE BAY AREA BUT IS A MEDIUM SIZED CITY OF  
12 120,000 RESIDENTS. A VERY URBAN COMMUNITY. WE HAVE SEEN  
13 ADVANCED DISPLACEMENT AND GENTRIFICATION IN PREDOMINANTLY  
14 BLACK AND LATINX NEIGHBORHOODS IN MY COMMUNITY. I HAVE TO  
15 ACCOMMODATE 2,000 MORE UNITS THAN WHAT THE PREVIOUS PLAN BAY  
16 AREA GROWTH ASSUMPTIONS WERE. SO WE HAVE TO PLAN FOR 9,000  
17 UNITS OVER THIS EIGHT-YEAR HORIZON. THAT'S A SIGNIFICANT  
18 CHANGE OVER MY CITY. THERE'S NO QUESTION IT WILL HAVE AN  
19 IMPACT ON INCREASED ECONOMIC PRESSURE IN OAKLAND, IN EAST PALO  
20 ALTO, SAN JOSE. THIS IS NOT JUST A SAN FRANCISCO ISSUE THIS IS  
21 A REGION ISSUE. I WANT TO ENCOURAGE MY COLLEAGUES. WE COME TO  
22 THIS EXECUTIVE BOARD AS REPRESENTATIVES OF OUR CITIES AND OUR  
23 COUNTIES, BUT WE ALSO ARE HERE AS REGIONAL LEADERS. AND WE  
24 HAVE TO LOOK AT THIS FROM A REGIONAL PERSPECTIVE. AND SO TO  
25 THAT END, I'D LIKE TO TAKE THE CHAIR'S PREROGATIVE TO MAKE A

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1 MOTION TO ADOPT RESOLUTION NUMBER 012021 WHICH APPROVES THE  
2 IDENTIFICATION OF THE FINAL BLUEPRINT AS THE PREFERRED  
3 ALTERNATIVE FOR A PLAN BAY AREA 2050 AND ALSO TO REFER TO  
4 STAFF TO INCLUDE IN THE ENVIRONMENTAL ANALYSIS PHASE THE  
5 PROPOSE ALTERNATIVE THAT WAS INCLUDED IN THE STAFF  
6 PRESENTATION ADDRESSING SOME OF THE DISPLACEMENT IMPACTS THAT  
7 SAN FRANCISCO COUNTY HAD IDENTIFIED. THAT'S MY MOTION.

8

9 **JAMES SPERING:** SECOND. SPERING WILL SECOND.

10

11 **JESSE ARREQUIN:** THANK YOU. DIRECTOR HALLIDAY?

12

13 **SPEAKER:** THANK YOU. I WILL BE SUPPORTING YOUR MOTION AND AGREE  
14 WITH WHAT YOU JUST SAID THAT WE NEED TO LOOK AT THIS AS A  
15 REGION. IT'S BEEN AN INTERESTING DISCUSSION. AND SO I JUST --  
16 I WANTED TO COMMENT. REALLY, I AGREE WITH THE COMMENTS ABOUT  
17 THE ISSUES RAISED BY MR. TAYLOR. EQUITY, IT IS REALLY  
18 SOMETHING THAT WE HAVE TO BE FOCUSED ON IN ALL ASPECTS OF WHAT  
19 WE DO RIGHT NOW. AND ESPECIALLY IN HOUSING. AND SO I  
20 APPRECIATE IT WAS POINTED OUT AND HAVE SEEN THAT THERE IS A  
21 STRATEGY REGARDING TARGETED MORTGAGE AND OTHER TYPES OF  
22 ASSISTANCE. BUT I WANT TO PARTICULARLY TALK ABOUT TARGETED  
23 MORTGAGE ASSISTANCE. IT CAME UP WE HAVE BEEN DISCUSSING IN  
24 HAYWARD A PROGRAM WHICH I THINK SOME CITIES HAVE TO PROVIDE  
25 HOME LOAN ASSISTANCE TO OUR OWN EMPLOYEES. AND WE HAD BEEN ON

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1 THE VERGE OF STARTING A PILOT WHEN COVID CAME ALONG. AND  
2 BECAUSE OF THE HIT ON OUR OWN FINANCES, WE'RE KIND OF MOVING  
3 THAT A LITTLE BIT BACK UNTIL WE SEE WHAT THE BUDGET IMPACTS  
4 ARE GOING TO BE AND WHETHER WE CAN DO IT. BUT IN THINKING  
5 ABOUT THAT, I THOUGHT ABOUT ABAG. I THOUGHT ABOUT SOME OF THE  
6 FINANCIAL RESOURCES AND PROGRAMS THAT WE HAVE AND THAT MAYBE  
7 SOMETHING LIKE THAT WOULD BE BETTER DONE ON A REGIONAL BASIS  
8 THROUGH ABAG. AND IT NOT ONLY -- WE'RE TALKING ABOUT OUR OWN  
9 CITY EMPLOYEES. BUT WHEN YOU THINK ABOUT THAT, THAT IS -- WE  
10 WOULD BE HELPING THEM BUY HOUSES IN HAYWARD. AND MANY OF THEM  
11 DON'T LIVE IN HAYWARD NOW. I KNOW A LOT OF OUR CITIES ARE LIKE  
12 EMPLOYEES CAN'T AFFORD TO LIVE IN THE CITIES THEY WORK IN. SO  
13 THAT IS, I JUST WANTED TO BRIDGE THAT UP. I KNOW THAT'S REALLY  
14 PART OF IMPLEMENTATION AND WE'LL GET TO THAT. I WOULD THINK  
15 THAT THAT WOULD BE SOMETHING WE COULD LOOK FURTHER AT THEN.  
16 BUT I JUST THINK THAT IF YOU EXPANDED IT TO EVEN, YOU KNOW,  
17 FOR ESPECIALLY FOR PEOPLE WHO WANTED TO BUY HOMES IN THE AREA  
18 THAT THEY WORK IN, HAVE THAT BE A FACTOR IN CONSIDERING. BUT  
19 THAT KIND A LOAN PROGRAM IS -- THAT WAS A VERY IMPORTANT  
20 STRATEGY. NOW, WHERE DOES THE MONEY COME FROM? AND I THINK I  
21 BROUGHT THIS UP THE FIRST TIME WE LOOKED AT THIS BLUEPRINT.  
22 BUT THAT I STILL AM BOTHERED BY THE GUARANTEED BASIC INCOME  
23 BECAUSE THAT IS A HUGE NUMBER THAT YOU'RE LOOKING AT, MUCH --  
24 MANY, MANY TIMES MORE THAN THE 10 BILLIONS, WHICH IS ALSO A  
25 BIG NUMBER, BUT THAT YOU PUT IN THAT OTHER MORTGAGE ASSISTANCE

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1 AND OTHER THINGS PROGRAM. SO, IN ANY EVENT, I WOULD SAY WE  
2 MIGHT HAVE TO LOOK AT SOME OF THE MONEY, YOU KNOW, THE  
3 FINANCIAL ASPECTS OF THIS. I JUST THINK EMPHASIZING HELPING  
4 PEOPLE BUY HOMES, THAT IS -- IT'S KEY TO HOUSING PEOPLE. IT  
5 COULD BE IN THIS WAY A KEY TO GETTING PEOPLE THE ABILITY TO  
6 LOCATE CLOSER TO WHERE THEY WORK. AND MOST OF ALL IT REALLY  
7 HELPS WITH THAT EQUITY ISSUE. AND I THINK ALSO I JUST WANTED  
8 TO ALSO MENTION SOMEONE BROUGHT UP THE ISSUE ABOUT WATER  
9 BECAUSE THAT IS BECOMING OF INCREASING CONCERN, YOU KNOW,  
10 WE'RE SELLING THAT WE HAVE HARDLY HAD ANY RAIN IN THIS AREA AT  
11 ALL THIS SEASON. AND I HOPE THAT'S NOT GOING TO BE A PATTERN.  
12 BUT NEVERTHELESS, WE DO HAVE TO THINK ABOUT CARRYING CAPACITY  
13 OF OUR, YOU KNOW, AND IF I NEGLECTED ON THE EQUITY ISSUE ALSO  
14 I THINK LOOKING AT STRENGTHENING INCLUSIONARY HOUSING POLICIES  
15 SO THAT MORE OF IT IS BUILT INTO STRENGTHENING THAT IT BE  
16 BUILT INTO RATHER THAN IN LIEU THAT IT BE PUT ELSEWHERE. THANK  
17 YOU I WILL BE SUPPORTING THE MOTION.

18

19 **JESSE ARREQUIN:** THANK YOU, DIRECTOR HALLIDAY. DIRECTOR  
20 GIBBONS.

21

22 **LIZ GIBBONS:** HI, EVERYONE. I WILL SAY A SERIES OF THOUGHTS  
23 THAT I HOPE WILL BE RELEVANT. I THINK IT'S VERY IMPORTANT TO  
24 BEGIN MY COMMENCE WITH SAYING CITIES DO NEED TO BE RECOGNIZED  
25 FOR THE EFFORTS THAT THEY HAVE MADE. IT IS REALLY APPROPRIATE

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1 TO SAY THAT EFFORTS HAVEN'T BEEN MADE. EVERY ONE OF US IS  
2 COMMITTED TO HOUSING. AND WE MAY NOT HAVE DONE IT IN THE MOST  
3 EFFECTIVE MANNER, BUT I BELIEVE WE'VE ALL TRIED TO DO IT.  
4 THAT'S WHY WE'RE ALL HERE THIS EVENING. ALSO I THINK THAT'S AN  
5 IMPORTANT STATEMENT TO MAKE. IT'S IMPORTANT TO SAY THAT THE  
6 PLAN IS USED BY LEGISLATURE TO DO LEGISLATION AND TO SUPPORT  
7 WHAT THE PLAN IS ULTIMATELY REQUESTING TO HAVE HAPPEN. AND  
8 SOMETIMES THERE ARE UNINTENDED CONSEQUENCES. AND WE'VE TALKED  
9 A LOT TONIGHT ABOUT HOME OWNERSHIP AND BUILDING EQUITY. A LOT  
10 OF US, I WOULD SAY PROBABLY THE VAST MAJORITY OF OUR CITIES  
11 HAVE INCLUSIONARY ORDINANCES. IT'S TYPICALLY AROUND 15  
12 PERCENT. WE DON'T HAPPEN TO ALLOW IN LIEU FEES. SO YOU BUILD  
13 IT INTO YOUR PROJECT. BUT WHEN YOU DO A DENSITY BONUS PROJECT  
14 -- AND WE MAKE OUR IN LIEU PROJECTS HAVE A 55-YEAR  
15 REQUIREMENT. BE IT FOR SALE OR RENTAL. THE DENSITY BONUS  
16 PROJECTS, THE STATE LAW IS WRITTEN TO PROVIDE EQUITY SUCH THAT  
17 ANY DENSITY BONUS UNIT CAN BE SOLD AND THEY SPLIT 50/50 WITH  
18 THE CITY. AND THE CHALLENGE IS THAT IT IS NOT INCLUSIONARY  
19 PLUS DENSITY BONUS. THEY OVERLAP. SO SIMPLE EXAMPLE, TO NOT  
20 SPEND TIME. IF YOU HAVE 15 UNITS OUT OF 100 FOR INCLUSIONARY  
21 AND YOU GET 20 UNITS UNDER DENSITY BONUS LOW INCOME OR BELOW  
22 MARKET RATE, YOU ONLY GET FIVE EXTRA. YOU DON'T GET A TOTAL OF  
23 25. OR 35. YOU ONLY GET 5 EXTRA. THAT'S, I THINK, AN  
24 UNINTENDED FLAW. AND THEN THAT UNIT IS NOT AFFORDABLE GOING  
25 FORWARD. I DO AGREE -- AND WE'VE COMMENTED MANY, MANY TIMES

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1 FOR THE NEW MEMBERS TONIGHT THAT THE UNDERLYING DATA FROM  
2 H.C.D. AND THE DEPARTMENT OF FINANCE IS VERY WEIRD AND NEEDS  
3 TO BE FIXED. WE DID TALK A LOT ABOUT THAT EARLY ON AND WE ARE  
4 WHERE WE ARE NOW. THERE'S ALSO SOME STATE LAWS THAT DO NOT  
5 ALLOW DEED RESTRICTIONS ON THINGS LIKE A.D.U. UNITS. SO I'D  
6 JUST BE CAREFUL ABOUT THAT KIND OF THING. SO I'M OPTIMISTIC  
7 THAT WE ARE NOT GOING FORWARD WITH THIS PLAN TO HAVE IT NOT BE  
8 SUCCESSFUL. I AM WORRIED THAT IT IS NOT GOING TO BE DOABLE.  
9 AND I'M VERY SORRY TO HAVE TO SAY THAT. BUT I WORRY THAT WHAT  
10 WE'RE PROPOSING TO BE BUILT, HOWEVER WELL-INTENTIONED, IS NOT  
11 GOING TO BE ABLE TO BE ACHIEVED. AND I WISH I HAD A STRONGER  
12 FEELING. I'M WILLING TO GO FORWARD WITH IT. BUT I WISH, I WISH  
13 IT WAS MORE DOABLE THAN IT IS.

14

15 **JESSE ARREQUIN:** THANK YOU. DIRECTOR HILLIS?

16

17 **RICH HILLIS:** THANK YOU, MAYOR, AND AGAIN THANK YOU FOR YOUR  
18 COMMENTS AND YOUR WILLINGNESS TO INCLUDE AN ALTERNATIVE IN THE  
19 E.I.R. THAT ADDRESSES SOME OF THE CONCERNS WHICH I THINK ARE  
20 BOTH RELATED TO SAN FRANCISCO AND SOME OF THE REGIONAL GOALS  
21 THAT WE ALL SHARE. SO I APPRECIATE YOUR COMMENTS. I JUST  
22 WANTED TO CLARIFY THE RESOLUTION. SO IS THE RESOLUTION  
23 AMENDING THE CURRENT ONE TO KIND OF BASICALLY ASK THAT ONE OF  
24 THE ALTERNATIVES THAT ARE ULTIMATELY INCLUDED IN THE E.I.R.

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1 ARE REFLECTIVE OF THIS SLIDE THAT DAVE HAD UP EARLIER WITH THE  
2 THREE?

3

4 **JESSE ARREQUIN:** CORRECT. THE RESOLUTION IS SELECTING A  
5 PREFERRED ALTERNATIVE FOR PURPOSES OF THE SCOPE OF THE  
6 ENVIRONMENTAL REVIEW BUT ALSO REFERRING TO STAFF BECAUSE THEY  
7 WILL HAVE TO DEVELOP OTHER ALTERNATIVES TO INCLUDE AN  
8 ALTERNATIVE BASED ON THE SLIDE THAT WAS PRESENTED THIS  
9 EVENING, WHICH I THINK RESPONDS TO STEPS AND IMPACTS I HAVE  
10 AND IMPACTS I'M SURE THE CITY OF OAKLAND AND OTHER URBAN  
11 COMMUNITIES MAY HAVE, AS WELL.

12

13 **RICH HILLIS:** OKAY, THANK YOU VERY MUCH.

14

15 **JESSE ARREQUIN:** DIRECTOR EKLUND?

16

17 **PAT EKLUND:** THANK YOU VERY MUCH, PRESIDENT ARREGUIN. I REMAIN  
18 CONCERNED ABOUT THE DIRECTION OF THE GROWTH WITH THIS  
19 PREFERRED SCENARIO. I BELIEVE THAT WITH THE SHIFT IN THE HIGH  
20 RESOURCE AREAS WITH THE 30-MINUTE HEADWAYS, IT SHIFTED A LOT  
21 OF THE GROWTH TO AREAS WHERE THERE IS THAT HIGH QUALITY  
22 TRANSIT. AND I ALSO AM CONCERNED, TOO, ABOUT THE FIRE HAZARDS  
23 AND CLIMATE CHANGE NOT BEING ADEQUATELY REPRESENTED. BUT I  
24 THINK IF ONE OF THE ALTERNATIVES DOES LOOK AT -- LOOKING AT A  
25 HIGH RESOURCE AREA WITH 15-MINUTE HEADWAYS SO THAT WE CAN SEE

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1 WHERE THE CHANGE IN THE GROWTH OCCURS IN THE BAY AREA, THEN I  
2 THINK I COULD MOVE FORWARD WITH THIS PLAN SO THAT JUST THEN SO  
3 I CAN SEE FOR MYSELF AND OTHERS WHAT IT DOES FOR THE SHIFT OF  
4 THE GROWTH. AND I ALSO THINK, TOO, THAT WE REALLY NEED TO HAVE  
5 SOME REALLY FOCUSED DISCUSSION ON WHETHER COVID HAS REALLY  
6 CHANGED OUR WAY OF LIFE. AND I REALLY BELIEVE THAT IT HAS AND  
7 THAT PEOPLE WILL BE WORKING REMOTELY MORE AND NOT HAVING TO  
8 NECESSARILY LIVE NEAR THE JOBS. AND I THINK WE NEED TO HAVE  
9 SOME DISCUSSION ABOUT HOW WE MIGHT NEED TO MODIFY THIS PLAN  
10 AND MAYBE WE WAIT UNTIL THE NEXT PLAN. BUT I THINK THAT'S  
11 SOMETHING THAT WE REALLY NEED TO LOOK AT. SO I ALSO HEARD FROM  
12 SOME OF THE COMMENTERS ABOUT SOME STUDIES THAT ARE GOING ON. I  
13 AM GOING TO RAISE THE ISSUE OF THE EMBARK AND DARE OH INSTITUTE  
14 STUDY THAT WAS DONE ABOUT THE REGIONAL HOUSING NEEDS  
15 ALLOCATION. I AM CONCERNED THAT THE GROWTH THAT WE'RE  
16 FORECASTING FOR THE NEXT 30 YEARS IN THIS PLAN IS FAR GREATER  
17 THAN WHAT IS SUSTAINABLE IN OUR NINE-COUNTY REGION.

18

19 **JESSE ARREQUIN:** SUPERVISOR MANDLEMAN, YOUR HAND WAS RAISED?

20

21 **RAFAEL MANDELMAN:** IT WAS. THANK YOU, MAYOR ARREGUIN. AND I  
22 ALSO WANT TO THANK YOU AND STAFF FOR YOUR WILLINGNESS TO  
23 CONSIDER LOOKING AT ANOTHER ALTERNATIVE. AND I THINK, YOU  
24 KNOW, I WILL SUPPORT THIS COMPROMISE TODAY. I'M HOPING ONE OF  
25 THE SLIDES THAT DESCRIBES HE DESCRIBES SAN FRANCISCO'S



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1 CONCERNS OR DESCRIBES THE POTENTIAL E.I.R. ALTERNATIVE THAT  
2 RESPONDS TO SAN FRANCISCO, AND OTHERS, TALKS ABOUT LOOKING AT  
3 EMPHASIZING GREATER LEVELS OF HOUSING GROWTH IN HIGH RESOURCE  
4 AREAS. AND I THINK THE CONCERN THAT WE HAVE IS THE GROWTH WAS  
5 SHIFTED AWAY FROM HIGH RESOURCE AND TRANSIT-RICH AREAS. AND I  
6 THINK WHAT WE ARE HOPING THAT THAT ALTERNATIVE WILL LOOK AT IS  
7 WHETHER THERE IS A, YOU KNOW, HOW THAT HAPPENED AND WHETHER IT  
8 MAKES SENSE AND WHETHER THERE ARE OPTIONS FOR MORE GROWTH IN  
9 AREAS THAT ACTUALLY ARE WELL-SERVED BY TRANSIT, ARE HIGH  
10 RESOURCE, AND WILL NOT INVOLVE AS MUCH POTENTIAL DISPLACEMENT  
11 FROM COMMUNITIES OF COLOR. SO I'M GOING TO -- IN SUPPORTING  
12 THIS TONIGHT, I MEAN I WOULD LOVE TO HAVE THAT CLARIFICATION  
13 ACCEPTED OR ADDED TO THE MOTION. BUT I'M GOING TO HOPE THAT  
14 STAFF WILL LOOK AT THAT. I'M ALSO GOING TO HOPE THAT STAFF  
15 WILL BE TRANSPARENT AND COLLABORATIVE WITH IMPACTED CITIES  
16 WITH THE SAN FRANCISCO PLANNING DEPARTMENT WHICH I THINK STILL  
17 IS WAITING ON SOME OF THE UNDERLYING DATA AND ASSUMPTIONS THAT  
18 WENT INTO THIS MODEL. I WANT TO BE CLEAR. SAN FRANCISCO IS NOT  
19 SAYING NECESSARILY THAT THE ADDITIONAL 70,000 UNITS -- I AM  
20 NOT SAYING THAT THE ADDITIONAL 70,000 UNITS THAT IN DECEMBER  
21 IS NECESSARILY THE WRONG ANSWER. I CAN'T SAY THAT. BUT I HAVE  
22 REAL CONCERNS THAT IT EMERGED AT THE VERY END, AT THE LAST  
23 MINUTE, AND THAT WE STILL HAVEN'T SEEN ALL THE DATA AND  
24 ANALYSIS TO SORT OF BACK THAT UP. SO I THINK SOME MORE WORK  
25 NEEDS TO GET DONE. I THINK OUR STAFF COULD HELP. I THINK WE

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1 HAVE SOME CONCERNS. I'VE HEARD THINGS ABOUT  
2 ABOUT THE MODEL'S  
3 ASSUMPTIONS SINGLE-FAMILY HOMES, A PARCEL THAT HAS A SINGLE-  
4 FAMILY HOME ON IT VERSUS A PARCEL THAT HAS MULTI-FAMILY  
5 HOUSING ON IT, I THINK THAT SOME OF THAT COULD BE WORKED OUT  
6 AND NEEDS TO BE DEVELOPED AGAIN IN A TRANSPARENT AND  
7 COLLABORATIVE WAY. AND I HOPE WE CAN GET SOMEWHERE WHERE I  
8 FEEL MORE CONFIDENT THAT THE MODELS THAT ARE GENERATING THESE  
9 OUTCOMES HAVE HAD THEIR TIRES APPROPRIATELY KICKED. AND I JUST  
10 DON'T FEEL THAT WAY ABOUT THE SIGNIFICANT CHANGES THAT  
11 APPEARED A MONTH AND A HALF AGO. AND OF COURSE SAN FRANCISCO  
12 CAN, ON OUR OWN, CHOOSE TO NOT FOLLOW THE MTC MODELS AND TRY  
13 TO FIGURE OUT WAYS TO PLACE GROWTH IN AREAS THAT ARE NOT PART  
14 OF THE MTC'S ASSUMPTIONS, BUT THOSE ASSUMPTIONS ARE UNDERLYING  
15 THE ALLOCATION OF RHNA TO US. AND SO, SURE, WE CAN DO THAT,  
16 BUT IF WE'RE SHIFTING HOUSING PRODUCTION AWAY FROM, SAY, THE  
17 PENINSULA AND NORTHERN SANTA CLARA SO THAT THEY CAN HAVE MORE  
18 OFFICE AND WE ARE GOING TO -- AND WE'RE AT LEAST ACCORDING TO  
19 THE MODEL GOING TO BUILD MORE HOUSING IN COMMUNITIES OF COLOR,  
20 LIKE THAT -- I NEED TO UNDERSTAND THAT AND UNDERSTAND WHY THAT  
21 IS. AND RIGHT NOW USE I DON'T. SO I CAN VOTE FOR THIS. TO SOME  
22 OF THE POINTS THAT SAN FRANCISCO IS CREATING THIS PROBLEM, I  
23 THINK SAN FRANCISCO IS ONLY -- ONE OF THE FEW JURISDICTIONS  
24 THAT IS ACTUALLY ENACTED AN OFFICE LIMIT AND EXPLICITLY TIED  
OUR FUTURE OFFICE PRODUCTION TO AFFORDABLE HOUSING PRODUCTION.

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1 SO IN DEFENSE OF MY HOMETOWN, I WILL JUST MAKE THAT LITTLE  
2 POINT. AND I THINK THAT'S WHAT I GOT.

3

4 **JESSE ARREQUIN:** OKAY. BEFORE WE VOTE, DAVE OR THERESE, DO YOU  
5 HAVE ANY RESPONSE TO SUPERVISOR MANDLEMAN'S COMMENTS ABOUT THE  
6 SCOPE OF THE ALTERNATIVE THAT WAS REFLECTED ON SLIDE 9 IN YOUR  
7 PRESENTATION?

8

9 **THERESE W. McMILLAN:** YEAH, I THINK WE INTENTIONALLY -- WE  
10 DON'T NEED TO BRING THE SLID UP, I CAN READ THE LANGUAGE, SAID  
11 TO INCLUDE. BUT SOMETHING TO THE EFFECT OF BELOW BUT NOT  
12 LIMITED TO SO THAT WE COULD, RIGHT, SO THAT WE COULD, IN FACT,  
13 BRING IN THE KINDS OF ALTERNATIVE VIEWS. I MEAN, ONE WAY OF  
14 THINKING ABOUT IT IS THIS NOTION OF A LOW V.M.T. COMMUNITY,  
15 WHICH IS NOT JUST HOUSING AND IT'S NOT JUST JOBS BEING CLOSE  
16 TOGETHER, IT'S THE WRAPAROUND OF ALL THE THINGS THAT ALLOW  
17 PEOPLE TO MOVE WELL WITHOUT HAVING TO GET IN A CAR. WELL, WHAT  
18 DOES THAT LOOK LIKE? AND HOW IS THAT FRAMED? I THINK THAT'S  
19 THE IDEA THAT THIS ALTERNATIVE COULD EMBRACE. AND IT MAY  
20 INVOLVE SOME PRETTY BOLD MOVES LIKE WHAT TRANSPORTATION IS  
21 NEEDED TO BE PUT IN PLACE THERE? AND WHERE DOES THAT COME  
22 FROM? BUT AT LEAST IT WILL GIVE US A WINDOW AS -- AND I THINK  
23 IT REFLECTS WHAT MAYOR EKLUND WAS SAYING, AS WELL. YOU KNOW,  
24 IF YOU GO FROM 30 TO 15 OR HIGHER, WHAT DOES THAT REALLY TAKE?  
25 AND SO I THINK GETTING THAT INFORMATION FROM THAT PERSPECTIVE

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1 WILL BE HELPFUL AND WOULD INFORM US, YOU KNOW, AGAIN, WE REDO  
2 THIS PLAN. AND IT WILL BE VALUABLE INFORMATION NO MATTER HOW,  
3 YOU KNOW, ULTIMATELY THE ANALYSIS UNFOLDS.

4

5 **JESSE ARREQUIN:** OKAY, THANK YOU. SEEING NO FURTHER DISCUSSION,  
6 IF MR. CASTRO, CAN YOU PLEASE CALL THE ROLL ON THE MOTION. MR.  
7 CASTRO.

8

9 **FRED CASTRO:** ON THE MOTION SUPERVISOR ANDERSON? SUPERVISOR  
10 ANDERSON?

11

12 **CANDACE ANDERSON:** AYE.

13

14 **FRED CASTRO:** THANK YOU. MAYOR ARREGUIN?

15

16 **JESSE ARREQUIN:** YES.

17

18 **CONG. KAREN BASS:** AYE.

19

20 **TOM BUTT:** YES.

21

22 **DIR. DAVID CANEPA:** YES.

23

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1 **KEITH CARSON:** I'M GOING TO MAKE MY VOTE BUT CAN I JUST MAKE A  
2 QUICK STATEMENT BECAUSE I DID RAISE MY HAND BUT MAYBE IT  
3 DIDN'T SHOW.

4  
5 **JESSE ARREQUIN:** I DIDN'T SEE THAT, SUPERVISOR.

6  
7 **KEITH CARSON:** THAT'S PERFECTLY OKAY. I'LL TRY TO BE VERY  
8 BRIEF. I WANT TO RESPECT THE FACT THAT MOST OF YOU HAVE  
9 INVESTED A LOT OF TIME IN GETTING US TO WHERE WE ARE. THERE IS  
10 NEVER ANYTHING AS ABSOLUTELY PERFECT. AND I ALSO WANT TO  
11 EMBRACE THE FACT THAT THIS IS A REGIONAL PLAN AS OPPOSED TO  
12 JUST ALAMEDA COUNTY OR CITY PLAN. I THINK THAT'S VERY  
13 IMPORTANT. I HAVE FOLLOWED THIS FROM AFAR BUT WE HAVE ABOUT  
14 NINE MEMBERS TONIGHT THAT ARE BRAND NEW. I DON'T KNOW IF  
15 THEY'VE HAD A CHANCE TO HONESTLY DIGEST THIS MATERIAL AS WE  
16 TAKE AN ACTION ON IT. AND LET ME SAY IN ADVANCE, I WILL  
17 SUPPORT GOING FORWARD. SO LET ME SAY THAT. BUT YOU KNOW, SINCE  
18 THE STUDIES HAVE BEEN DONE, WE'VE HAD A TOTAL SEA CHANGE IN  
19 TERMS OF OUR LIVES. AND AT SOME POINT WE HONESTLY HAVE TO GO  
20 BACK AND FACTOR IN WHAT THAT SEA CHANGE IS GOING TO BE. AND  
21 SINCE BASICALLY TRANSPORTATION, HOUSING, JOBS AND EDUCATION IS  
22 REALLY THE DYNAMICS THAT KIND OF IMPACT HOW WE LIVE, ALL  
23 ASPECTS OF THOSE HAVE BEEN IMPACTED. AND SO THE COMMERCIAL USE  
24 OF PROPERTY GOING FORWARD IS GOING TO BE CHANGING IN THIS AREA  
25 AFTER THIS STUDY WAS COMPLETED. HOW PEOPLE DO DISTANT WORKING,

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1 LEARNING WILL HAVE AN IMPACT ON INFRASTRUCTURE AND HAVE AN  
2 IMPACT ON HOUSING NEEDS, THE FACT THAT PEOPLE WILL BE ABLE TO  
3 WORK MUCH MORE REMOTELY AS OPPOSED TO BEING CONCENTRATED IN AN  
4 AREA, IT WILL HAVE SOME IMPACT, NOT JUST INCREMENTALLY BUT  
5 LONG TERM IMPACT ON IT. AND AT SOME POINT IN TIME, AS WE LOOK  
6 AT THIS, WE REALLY GOT TO FACTOR THOSE THINGS IN. THE  
7 UNFORTUNATE PART, AGAIN FOR AN OLD GUY LIKE MYSELF IS YOU TALK  
8 ABOUT THE EQUITY ISSUE EACH AND EVERY YEAR BUT WHEN WE LOOK  
9 BACK ON THE RESULT OF THE EQUITY ISSUE ESPECIALLY FOR  
10 AFFORDABLE HOUSING IT HAS NOT BEEN REALIZED. I'M NOT POINTING  
11 FINGERS. A LOT OF THAT TAKES PLACE ON THE LOCAL LEVEL AND WE  
12 DEAL WITH OUR LOCAL CONSTITUENCIES ON THAT. I WILL SUPPORT  
13 GOING FORWARD. UM BUT A LOT OF THESE HAVE TO BE TAKEN INTO  
14 CONSIDERATION BECAUSE THEY WILL HAVE AN IMPACT ON US FOR THE  
15 NEXT 10, 15 YEARS AND NOT BECAUSE OF COVID.

16

17 **FRED CASTRO:** SUPERVISOR CARSON, IS THAT A YES? SUPERVISOR  
18 CARSON FOR A VOTE?

19

20 **KEITH CARSON:** THAT IS A YES.

21

22 **CINDY CHAVEZ:** YES.

23

24 **PAT EKLUND:** RELUCTANT YES.

25

## Meeting Transcript

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1    **MAYA ESPARZA:** YES.

2

3    **CARROL FIFE:** AYE. FULLY FLY YES.

4

5    **SPEAKER:** YES.

6

7    **SPEAKER:** YES.

8

9    **GISELLE HALE:** YES.

10

11    **SPEAKER:** YES.

12

13    **RICH HILLIS:** YES.

14

15    **DAVID HUDSON:** YES. SUPERVISOR LEE.

16

17    **OTTO LEE:** AYE.

18

19    **RAFAEL MANDELMAN:** YES.

20

21    **DIR. ERIC MAR, CHAIR:** YES.

22

23    **DIR. NATE MILEY:** YES.

24

25    **KAREN MITCHOFF:** YES.

## Meeting Transcript

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1

2 **STEPHANIE MOUNTON-PETERS:** WITH APPRECIATION TO YOU, CHAIR, FOR  
3 YOUR AMENDMENT TO SAN FRANCISCO AND ACKNOWLEDGING PAT EKLUND'S  
4 CONCERNS ABOUT FIRE AND SEA LEVEL RISE, IT IS A PLAN. IT SETS  
5 THE DIRECTION. WE CAN FIX IT IN FOUR YEARS IF WE'RE OFF. YES.

6

7 **FRED CASTRO:** THANK YOU. SUPERVISOR RABBITT?

8

9 **DAVID RABBITT:** AYE.

10

11 **SPEAKER:** YES.

12

13 **CARLOS ROMERO:** YES.

14

15 **DIR. JIM SPERING:** YES.

16

17 **LOREN TAYLOR:** AYE.

18

19 **YES.**

20

21 **SPEAKER:** AYE.

22

23 **CHAN:** YES.

24

25 **SPEAKER:** JIMINEZ: YES.



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1

2 **FRED CASTRO:** MOTION PASSES UNANIMOUS.

3

4 **JESSE ARREQUIN:** THANK YOU VERY MUCH. THANK YOU TO OUR STAFF  
5 FOR ALL THEIR WORK IN GETTING US TO THIS POINT. AND THIS WOULD  
6 BE A MAJOR INITIATIVE OF ABAG THIS YEAR AND MANY MORE VOTES AS  
7 THE PLAN MOVES FORWARD. WE HAVE ONE MORE ITEM, WHICH IS THE  
8 RHNA. BUT BEFORE WE GO TO 11 B, I'M GOING TO RECOGNIZE  
9 DIRECTOR MITCHOFF FOR THE REPORT FOR THE REGIONAL PLANNING  
10 COMMITTEE.

11

12 **KAREN MITCHOFF:** I WILL MAKE THIS QUICK. WE HAD OUR MEETING  
13 LAST THURSDAY. WE ELECTED MYSELF AS CHAIR, REELECTED AND  
14 CARLOS ROMERO AS THE VICE CHAIR. WE HAD OUR REGIONAL PLANNING  
15 COMMITTEE MEETING SCHEDULE CONFIRMED. YOU HAVE THIS ALL THERE.  
16 THE NEXT ITEM IS THE MOST IMPORTANT. SO THE MOTION IS 20  
17 CONFIRM MYSELF AND CARLOS ROMERO AS CHAIR AND VICE CHAIR.

18

19 **JESSE ARREQUIN:** I SECOND THE MOTION. THIS IS SORT OF  
20 ADMINISTRATIVE REQUIREMENT. WE HAVE TO CONFIRM THE CHAIRS. SO  
21 ASK IF THERE'S ANY DISCUSSION FROM EXECUTIVE BOARD MEMBERS ON  
22 THAT MOTION TO CONFIRM THE ELECTION OF KAREN MITCHOFF FOR  
23 CHAIR AND CARLOS FOR THE REGIONAL PLANNING COMMITTEE? SEEING  
24 THERE'S NO COMMENT, ANY PUBLIC COMMENT? SEEING NO COMMENT AND  
25 NO WRITTEN COMMENTS WERE RECEIVED MR. CASTRO.

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1

2 **FRED CASTRO:** NONE WERE RECEIVED.

3

4 **JESSE ARREQUIN:** LET'S CALL THE ROLL.

5

6 **FRED CASTRO:** ON THE MOTION.

7

8 **CANDACE ANDERSON:** AYE.

9

10 **JESSE ARREQUIN:** YES.

11

12 **CONG. KAREN BASS:** AYE.

13

14 **TOM BUTT:** YES.

15

16 **DIR. DAVID CANEPA:** YES.

17

18 **KEITH CARSON:** YES.

19

20 **CINDY CHAVEZ:** YES.

21

22 **PAT EKLUND:** AYE.

23

24 **MAYA ESPARZA:** YES.

25

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1     **CARROL FIFE:** AYE.

2

3     **NEYSA FLIGOR:** YES.

4

5     **LEON GARCIA:** YES.

6

7     **LIZ GIBBONS:** YES.

8

9     **GISELLE HALE:** YES.

10

11    **SPEAKER:** HALLIDAY: YES. HILLIS YES.

12

13    **DAVID HUDSON:** YES.

14

15    **OTTO LEE:** YES.

16

17    **RAFAEL MANDELMAN:** YES.

18

19    **DIR. ERIC MAR, CHAIR:** YES.

20

21    **DIR. NATE MILEY:** YES.

22

23    **KAREN MITCHOFF:** YES.

24

25    **STEPHANIE MOUNTON-PETERS:** YES.

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1

2 **DAVID RABBITT:** AYE.

3

4 **BELLA RAMOS:** YES.

5

6 **CARLOS ROMERO:** YES.

7

8 **JAMES SPERING:** YES.

9

10 **FRED CASTRO:** COUNCILMEMBER TAYLOR?

11

12 **LOREN TAYLOR:** YES.

13

14 **DIR. LORI WILSON:** AYE.

15

16 **SPEAKER:** MAY HAHN: AYE.

17

18 **SPEAKER:** CHAN: YES.

19

20 **JIMINEZ:** YES.

21

22 **FRED CASTRO:** MOTION PASSES UNANIMOUS.

23

24 **JESSE ARREQUIN:** OKAY, THANK YOU. AND SO DIRECTOR MITCHOFF,

25 WOULD YOU LIKE ME TO CALL ITEM 11 B? OR WOULD YOU LIKE TO

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1 INTRODUCE THAT ITEM? I'LL TAKE INITIATIVE. 11 B, WHICH IS ABAG  
2 DRAFT RHNA METHODOLOGY AND FINAL SUBREGIONAL CHAIRS. THIS IS  
3 AN ACTION ITEM AND GILLIAN ADAMS WILL GIVE THE REPORT. MS. AN.  
4

5 **GILLIAN ADAMS:** GOOD EVENING, EVERYONE. I'M GILLIAN ADAMS  
6 POLICY MANAGER FOR THE RHNA PROCESS. IF WE COULD CALL UP THE  
7 SLIDES, PLEASE. THANK YOU. NEXT SLIDE, PLEASE. SO THIS SLIDE  
8 SHOWS SOME OF THE KEY MILESTONES THAT WE'VE THE PROPOSED  
9 METHODOLOGY AND HOW WE'VE GOT INHERE TONIGHT. ABAG ON THE  
10 HOUSING METHODOLOGY COMMITTEE THAT MET FOR A YEAR TO ADVISE  
11 RHNA ON THE METHODOLOGY. H.M.C. WORKED COLLABORATIVELY TO  
12 RECOMMEND A ARE PROPOSED ELEMENT IN HOUSING LAW AND IS  
13 CONSISTENT FROM PLAN BAY AREA 2050 AS REQUIRED BY LAW. AT ITS  
14 FINAL MEETING ON SEPTEMBER 18TH THE H.M.C. VOTED TO RECOMMEND  
15 OPTIONS 8 A, HIGH EMPHASIS AND JOBS PROXIMITY AS THE PROPOSED  
16 RHNA METHODOLOGY AND THE R.P.C. AND EXECUTIVE BOARD TOOK  
17 ACTION IN OCTOBER TO RELEASE THE PROPOSED METHODOLOGY FOR  
18 PUBLIC COMMENT. THE PUBLIC COMMENT PERIOD OCTOBER 24TH TO  
19 NOVEMBER 27TH. STAFF CONSIDERED THE PUBLIC COMMENTS RECEIVED  
20 AND DID NOT RECOMMEND ANY ADJUSTMENTS TO THE RHNA METHODOLOGY.  
21 BECAUSE THE NUMBER OF THE COMMENTS WE HEARD ARE ADDRESSED BY  
22 UPDATES TO THE PLAN BAY AREA FINAL BLUEPRINT INCLUDING AN  
23 INCREASED EMPHASIS ON HOUSING NEAR TRANSIT TO SUPPORT GREATER  
24 GREENHOUSE GAS EMISSION REDUCTIONS AND IMPROVEMENTS TO THE  
25 LOCAL DATA USED IN THE BLUEPRINT WHICH CONTRIBUTED TO SMALLER

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1 ALLOCATIONS TO MOST UNINCORPORATED AREAS. OTHER SUGGESTED  
2 CHANGES TO THE METHODOLOGY CONFLICTED WITH THE DIRECTION  
3 PROVIDED BY THE H.M.C., R.P.C. AND EXECUTIVE BOARD OVER THE  
4 PAST YEAR. THUS THE PRIMARY COMPONENTS OF THE DRAFT RHNA  
5 METHODOLOGY REMAINED THE SAME AS WHAT WAS IN THE PROPOSED  
6 METHODOLOGY, INCLUDING USE OF YEAR 2050 HOUSEHOLDS FROM PLAN  
7 BAY AREA 2050 AS THE BASELINE ALLOCATION, THE INCLUSION OF  
8 ACCESS TO HIGH OPPORTUNITY AREAS AND JOB PROXIMITY AUTO AND  
9 JOB PROXIMITY TRANSIT AS THE FACTORS FOR ALLOCATING RHNA  
10 UNITS, AND THE SPECIFIC WEIGHTS ASSIGNED TO THOSE FACTORS FOR  
11 EACH OF THE INCOME GROUPINGS. THE DIFFERENCE IS THAT WHERE THE  
12 ILLUSTRATIVE ALLOCATIONS FROM THE PROPOSED RHNA METHODOLOGY  
13 USED BASELINE ALLOCATION DATA FROM THE DRAFT BLUEPRINT, THE  
14 DRAFT RHNA METHODOLOGY INTEGRATES DATA FROM THE FINAL  
15 BLUEPRINT. INTEGRATING THE UPDATED DATA ABOUT FUTURE YEAR 2050  
16 HOUSEHOLDS FROM THE FINAL BLUEPRINT INTO THE DRAFT RHNA  
17 METHODOLOGY RESULTS IN CHANGES TO THE ILLUSTRATIVE ALLOCATIONS  
18 TO LOCAL JURISDICTIONS WHICH ARE SHOWN IN APPENDIX 2 OF THE  
19 MEMO IN YOUR PACKET. AND I DOUGH WANT TO EMPHASIZE THAT THE  
20 ALLOCATION RESULTS FOR JURISDICTIONS ARE ONLY ILLUSTRATIVE AT  
21 THIS POINT SINCE THERE ARE SEVERAL MORE STEPS IN THE RHNA  
22 PROCESS AND LOCAL GOVERNMENTS WILL NOT RECEIVE THEIR FINAL  
23 ALLOCATIONS UNTIL LATE 2021. THE NEXT SLIDE, PLEASE. THIS  
24 SLIDE ILLUSTRATES THE LINKAGES BETWEEN PLAN BAY AREA 2050 AND  
25 RHNA AS WE TALKED ABOUT A LITTLE BIT TONIGHT PLAN BAY AREA

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1 2050 FOCUSES ON THE LONG-TERM THROUGH THE YEAR 2050 AT THE  
2 REGIONAL ASK SCALE, COUNTY SCALE AND SUBCOUNTY SCALE WHILE  
3 RHNA FOCUSES ON A MEDIUM-TERM EIGHT-YEAR HORIZON AND OCCURS AT  
4 THE JURISDICTION SCALE OR HOUSING PERMITTING AND APPROVALS  
5 HAPPEN. HOUSING ELEMENT LAW REQUIRES RHNA TO BE CONSISTENT  
6 WITH THE FORECASTED IN PLAN BAY AREA AND INCORPORATING THE  
7 PLAN INTO THE RHNA METHODOLOGY HAS BEEN A KEY ELEMENT IN  
8 ENSURING THAT THE TWO PROCESS FEES ARE ALIGNED IN ADVANCING  
9 THE REGION'S GOALS FOR PROMOTING EQUITABLE AND INCLUSIVE  
10 COMMUNITIES ADDRESSING RISKS FROM NATURAL HAZARDS, AND  
11 REDUCING GREENHOUSE GAS EMISSIONS. NEXT SLIDE, PLEASE. SINCE  
12 THE DRAFT RHNA METHODOLOGY WAS RELEASED ON DECEMBER 18TH, ABAG  
13 MTC STAFF HAS HELD TWO INFORMATIONAL WEBINARS AND A SERIES OF  
14 OFFICE HOURS MEETINGS WITH LOCAL JURISDICTIONS WHERE WE'VE  
15 HEARD ADDITIONAL FEEDBACK ABOUT THE DRAFT METHODOLOGY. IN THE  
16 NEXT SEVERAL SLIDES I'M GOING TO HIGHLIGHT SOME OF THE KEY  
17 THEMES FROM WHAT WE'VE HEARD IN STAFF'S RESPONSES. THE FIRST  
18 THEME IS THAT THE ILLUSTRATIVE ALLOCATIONS FROM THE DRAFT RHNA  
19 METHODOLOGY EXCEED THE JURISDICTIONS AVAILABLE INFRASTRUCTURE  
20 OR DEVELOPMENT CAPACITY. STAFF'S RESPONSE IS THAT RHNA IS  
21 REQUIRED TO INCREASE THE HOUSING SUPPLY AND MIX OF HOUSING  
22 TYPES FOR ALL JURISDICTIONS IN AN EQUITABLE MANNER. IN  
23 ADDITION, THE REQUIREMENT TO AFFIRMATIVELY FURTHER FAIR  
24 HOUSING EMPHASIZES INCREASING ACCESS TO OPPORTUNITY AND  
25 OVERCOMING SEGREGATION, WHICH HAS LED TO INCREASED ALLOCATIONS

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1 FOR SOME JURISDICTIONS THAT HAVE HISTORICALLY HAD SMALLER RHNA  
2 ALLOCATIONS. WHILE STAFF USED LOCAL LAND USE INFORMATION AS AN  
3 INPUT INTO THE FINAL BLUEPRINT, BY LAW ABAG CANNOT LIMIT RHNA  
4 ALLOCATIONS BASED ON EXISTING ZONING OR LAND USE RESTRICTIONS  
5 AND MUST CONSIDER THE POTENTIAL FOR INCREASED RESIDENTIAL  
6 DEVELOPMENT UNDER ALTERNATIVE ZONING OR LAND USE RESTRICTIONS.  
7 NEXT SLIDE, PLEASE. AS YOU'VE ALREADY HEARD TONIGHT, THE  
8 SECOND THEME WE'VE HEARD IS THAT THE FINAL BLUEPRINTS  
9 INCREASED EMPHASIS ON HOUSEHOLD GROWTH NEAR TRANSIT TO MEET  
10 THE STATUTORY GREENHOUSE GAS TARGET. REDUCE THE ALLOCATIONS TO  
11 SOME SILICON VALLEY JURISDICTIONS TOO MUCH WHILE SHIFTING TOO  
12 MANY UNITS TO SAN FRANCISCO AND SOME EAST BAY CITIES. STAFF'S  
13 RESPONSE IS THAT THE PLAN BAY AREA 2050 FINAL BLUEPRINT MUST  
14 MEET THE STATUTORY GREENHOUSE GAS TARGET AND ADDITIONAL GROWTH  
15 IN SAN FRANCISCO AND THE EAST BAY CITIES WITH TRANSIT RICH AND  
16 HIGH RESOURCE NEIGHBORHOODS HELPS TO SUPPORT CRITICAL CLIMATE  
17 AND EQUITY GOALS. ALSO, MOST OF THE JOB-RICH SILICON VALLEY  
18 JURISDICTIONS CONTINUE TO SEE VERY HIGH GROWTH RATES AS A  
19 RESULT OF THEIR ILLUSTRATIVE RHNA ALLOCATIONS. NEXT SLIDE,  
20 PLEASE? ANOTHER THEME THAT WE'VE HEARD IS THAT ALTHOUGH  
21 INTEGRATION OF THE FINAL BLUEPRINT RESULTED IN SMALLER  
22 ALLOCATIONS TO MOST UNINCORPORATED AREAS, THERE'S STILL  
23 CONCERN THAT THE ALLOCATIONS ARE TOO HIGH. STAFF'S RESPONSE IS  
24 THAT THE FINAL BLUEPRINT FEATURES UPDATED BASELINE DATA  
25 GATHERED FROM LOCAL JURISDICTIONS IN SUMMER AND FALL OF 2020



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1 THAT HELPED TO REDUCE THE ALLOCATIONS TO MANY UNINCORPORATED  
2 AREAS. SINCE LATE SUMMER, ABAG AND MTC STAFF HAS BEEN ENGAGED  
3 IN DIALOGUE WITH LOCAL GOVERNMENT STAFF IN THE COUNTIES THAT  
4 EXPRESSED CONCERN ABOUT THEIR ALLOCATIONS, WHICH INCLUDES  
5 SANTA CLARA, SOLANO AND SONOMA COUNTIES TO EXPLORE WAYS TO  
6 ADDRESS THESE CONCERNS. STAFF WILL CONTINUE DISCUSSIONS WITH  
7 LOCAL JURISDICTIONS ABOUT OPPORTUNITIES TO DIRECT ADDITIONAL  
8 RHNA UNITS TO UNINCORPORATED -- EXCUSE TO THE INCORPORATED  
9 AREAS INCLUDING THE USE OF THE PROVISIONS AND HOUSING ELEMENT  
10 LAW THAT ALLOW A COUNTY TO TRANSFER A PORTION OF ITS RHNA  
11 ALLOCATION TO A CITY OR A TOWN AFTER IT RECEIVES ITS FINAL  
12 ALLOCATION FROM ABAG. NEXT SLIDE, PLEASE? THE LAST THEME THAT  
13 WE HEARD WAS CONTINUED SUPPORT FOR INCORPORATING THE EQUITY  
14 ADJUSTMENT PROPOSED BY SOME MEMBERS THAT WOULD ENSURE THAT  
15 EACH JURISDICTION IDENTIFIED AS EXHIBITING ABOVE AVERAGE  
16 RACIAL AND ECONOMIC EXCLUSION RECEIVE AN ALLOCATION OF LOWER  
17 INCOME RHNA UNITS THAT IS AT LEAST PROPORTIONAL TO THE  
18 JURISDICTION'S SHARE OF EXISTING HOUSEHOLDS. IN RESPONSE TO  
19 THIS FEEDBACK, AT ITS MEETING ON JANUARY 14TH, THE ABAG  
20 REGIONAL PLANNING COMMITTEE VOTED TO RECOMMEND THAT THE EQUITY  
21 ADJUSTMENT BE INTEGRATED TO THE DRAFT RHNA METHODOLOGY  
22 RECOMMENDED BY STAFF. THE EQUITY ADJUSTMENT IDENTIFIES 49  
23 JURISDICTIONS THAT EXHIBIT RACIAL AND SOCIOECONOMIC  
24 DEMOGRAPHICS THAT DIFFER FROM THE REGIONAL AVERAGE USING A  
25 COMPOSITE SCORE PROPOSED BY SEVERAL H.M.C. MEMBERS. THE

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1 COMPOSITE SCORE IS BASED ON THE JURISDICTION'S DIVERGENCE  
2 INDEX SCORE WHICH MEASURES SEGREGATION BY LOOKING AT HOW MUCH  
3 LOCAL RACIAL DEMOGRAPHICS DIFFER FROM THE REGION AND THE  
4 PERCENT OF THE JURISDICTION'S HOUSEHOLDS WITH INCOMES ABOVE  
5 120 PERCENT OF THE AREA MEDIAN INCOME. A HIGH SCORE ON THE  
6 DIVERGENCE INDEX DOES NOT NECESSARILY INDICATE THAT THE  
7 JURISDICTION IS RACIALLY HOMOGENEOUS ONLY THAT IT DIFFERS  
8 MARKEDLY FROM THE REGION'S DEMOGRAPHICS. THE PURPOSE OF THE  
9 EQUITY ADJUSTMENT IS TO ENSURE THAT EACH OF THESE 49  
10 JURISDICTIONS RECEIVES AN ALLOCATION OF LOWER INCOME UNITS  
11 THAT IS AT LEAST PROPORTIONAL TO ITS SHARE OF THE REGION'S  
12 TOTAL HOUSEHOLDS IN 2020. SO IF A JURISDICTION HAD 2 PERCENT  
13 OF EXISTING HOUSEHOLDS, IT WOULD RECEIVE AT LEAST 2 PERCENT OF  
14 THE VERY LOW AND LOW INCOME RHNA UNITS. IF ONE OF THE 49  
15 JURISDICTIONS DOES NOT RECEIVE AN ALLOCATION OF LOWER INCOME  
16 UNITS THAT IS AT LEAST PROPORTIONAL, THEN LOWER INCOME UNITS  
17 ARE REDISTRIBUTED FROM THE REMAINING 60 JURISDICTIONS IN THE  
18 REGION TO INCREASE THAT JURISDICTION'S LOWER INCOME ALLOCATION  
19 UNTIL IT IS PROPORTIONAL. THE EQUITY ADJUSTMENT DOES NOT HAVE  
20 ANY EFFECT ON MODERATE AND ABOVE MODERATE INCOME UNITS.  
21 APPENDIX 4 IN YOUR PACKET PROVIDES MORE DETAIL AND IDENTIFIES  
22 THE 18 JURISDICTIONS AMONG THE 49 WHOSE ALLOCATIONS ARE  
23 INCREASED AS A RESULT OF THE EQUITY ADJUSTMENT AS WELL AS THE  
24 31 JURISDICTIONS WHOSE ALLOCATIONS WERE ALREADY AT LEAST  
25 PROPORTIONAL AS A RESULT OF THE FACTORS AND WEIGHTS IN THE

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1 DRAFT RHNA METHODOLOGY. THE APPENDIX ALSO SHOWS THE UNIT  
2 REDUCTIONS EXPERIENCED BY THE OTHER 60 JURISDICTIONS IN THE  
3 REGION. NEXT SLIDE, PLEASE. WE SHARED THIS GRAPHIC SUMMARIZING  
4 THE DRAFT RHNA METHODOLOGY BEFORE, SO I'M GOING TO PROVIDE A  
5 QUICK SUMMARY OF THE METHODOLOGY. AS I MENTIONED PREVIOUSLY  
6 ALL THE PRIMARY COMPONENTS OF THE METHODOLOGY INCLUDING THE  
7 BASELINE ALLOCATION TO INCLUDE IN THE INCOME GROUPINGS REMAIN  
8 THE SAME. ESSENTIALLY THE BASELINE ALLOCATION A BEGINNING  
9 SHARE OF THE 441,000 UNITS THAT H. DR. ASSIGNED TO THE BAY  
10 AREA AS ITS REGIONAL HOUSING NEEDS DETERMINATION. A  
11 JURISDICTION'S BASELINE ALLOCATION IS BASED ON ITS SHARE OF  
12 TOTAL HOUSEHOLDS IN 2050 FROM THE FINAL BLUEPRINT. EACH  
13 JURISDICTION'S BASELINE ALLOCATION IS THEN ADJUSTED BASED ON  
14 HOW IT SCORES ON A DIFFERENT ALLOCATION FACTORS RELATIVE TO  
15 OTHER JURISDICTIONS. IF A JURISDICTION HAS MORE ACCESS TO  
16 OPPORTUNITY OR BETTER JOB PROXIMITY RELATIVE TO THE REST OF  
17 THE REGION, ITS ALLOCATION IS ADJUST UPWARD. OTHERWISE ITS  
18 ALLOCATION IS ADJUSTED DOWNWARD. THE ACCESS TO HIGH  
19 OPPORTUNITY AREAS FACTOR IS BASED ON THE JURISDICTIONS WITH  
20 THE HIGHEST PERCENTAGE OF HOUSEHOLDS LIVING IN AREAS  
21 DESIGNATED HIGH RESOURCE OR HIGHEST RESOURCE ON THE  
22 OPPORTUNITY MAP DEVELOPED BY THE STATE. THE STATE EVALUATED  
23 CENSUS TRACKS USING AN INDEX OF 21 DIFFERENT INDICATORS  
24 RELATED TO ECONOMIC, EDUCATIONAL AND HEALTH OUTCOMES. THE JOB  
25 PROXIMITY FACTORS INDICATED A NUMBER OF JOBS THAT CAN BE

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1    ACCESSED FROM A JURISDICTION BY A 30-MINUTE AUTO COMMUTE OR A  
2    45-MINUTE TRANSITS COMMUTE. IN TOTAL, THE ACCESS TO HIGH  
3    OPPORTUNITY AREAS FACTOR ALLOCATES 52 PERCENT OF THE REGION'S  
4    RHNA. WHILE FACTORS RELATED TO JOB PROXIMITY ALLOCATE 48  
5    PERCENT OF UNITS. THE EQUITY ADJUSTMENT IS SHOWN AT THE BOTTOM  
6    SINCE IT GETS APPLIED AT THE END OF THE PROCESS. NEXT SLIDE,  
7    PLEASE? AT THAT TABLE SHOWS HOW THE RHNA UNITS ARE DISTRIBUTED  
8    BY COUNTY. THE SUM OF THE RHNA ALLOCATIONS FOR ALL OF THE  
9    COUNTY. IN THE NEXT FLEE COLUMNS YOU THINK COMPARE HOW THE  
10   SHARED YOU UNITS IN THE COUNTY HAVE CHANGED FROM THE LAST RHNA  
11   CYCLE, CYCLE 58, TO THE PROPOSED METHODOLOGY TO THE DRAFT  
12   METHODOLOGY WHICH IS SHOWN IN GRAY. YOU CAN ALSO SEE HOW THESE  
13   COMPARE TO EACH COUNTY'S SHARE OF EXISTING HOUSEHOLDS AND  
14   EXISTING JOBS. RELATIVE TO THE LAST RHNA CYCLE, SAN FRANCISCO  
15   AND JURISDICTIONS IN MARIN AND SAN MATEO COUNTIES WOULD  
16   RECEIVE A LARGER SHARE OF THE REGION'S HOUSING NEEDS WITH  
17   CONTRA COSTA AND NAPA HOLDING STEADY AND ALL ORE COUNTIES  
18   SEEING REDUCTIONS. COME TO THE PROPOSED RHNA METHODOLOGY, THE  
19   DRAFT METHODOLOGY THE LARGEST INCREASE IN 3 PERCENT WITH  
20   SMALLER 1 PERCENT INCREASES FOR ALAMEDA CONTRA COSTA COUNTIES.  
21   SANTA CLARA SEES THE LARGEST REDUCTION IN ITS SHARE AT 4  
22   PERCENT. WHEN COMPARING THE SHARE OF RHNA UNITS FROM THE DRAFT  
23   METHODOLOGY TO THE COUNT EYES SHARE OF EXISTING HOUSEHOLDS,  
24   ONLY SAN FRANCISCO AND JURISDICTIONS IN SAN MATEO AND SANTA  
25   CLARA COUNTIES RECEIVE A LARGER SHARE OF THE REGION'S RHNA

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1 COMPARED TO THEIR CURRENT SHARE OF THE REGION'S HOUSEHOLDS.  
2 WHEN LOOKING AT JOBS, CONTRA COSTA, SAN MATEO AND SANTA CLARA  
3 COUNTIES HAVE A SHARE OF RHNA UNITS WHICH IS LARGER THAN THEIR  
4 SHARE OF EXISTING JOBS. NEXT SLIDE, PLEASE. THESE MAPS SHOW  
5 THE POTENTIAL GROWTH RATE THAT EACH JURISDICTION WOULD  
6 EXPERIENCE AS A RESULT OF THE TOTAL ALLOCATION FROM THE DRAFT  
7 METHODOLOGY INCLUDING THE EQUITY ADJUSTMENT. THESE MAPS RAUL  
8 SO AVAILABLE AS APPENDIX 1 IN YOUR PACKET. THIS GROWTH IS  
9 RELATIVE TO THE JURISDICTION'S NUMBER OF HOUSEHOLDS IN 2020.  
10 JURISDICTIONS WITH THE DARKEST BROWN EXPERIENCED THE HIGHEST  
11 GROWTH RATE WHILE THOSE IN THE LIGHT GRAY EXPERIENCED THE  
12 LOWEST GROWTH RATES. IN BOTH THE PROPOSED METHODOLOGY AND  
13 DRAFT METHODOLOGY WITH THE EQUITY ADJUSTMENT, THE  
14 JURISDICTIONS WITH THE HIGHEST GROWTH RATES ARE IN THE SOUTH  
15 BAY AND ALONG THE PENINSULA AND THOSE WITH THE LOWEST GROWTH  
16 RATES ARE IN SONOMA, NAPA AND SOLANO COUNTIES AND THE NORTHERN  
17 EASTERN PORTIONS OF CONTRA COSTA COUNTY. AS WE DISCUSSED  
18 TONIGHT, THE DRAFT METHODOLOGY RESULTS IN A HIGHER GROWTH RATE  
19 FOR SAN FRANCISCO AND PORTIONS OF THE EAST BAY RELATED TO SOME  
20 OF THE REVISED STRATEGIES IN THE FINAL BLUEPRINT THAT  
21 EMPHASIZE GROWTH IN TRANSIT-RICH PLACES. THE FACT THAT IS HE A  
22 LOT OF JURISDICTIONS HIGHLIGHTED HERE SPEAKS TO THE OVERALL  
23 HIGHER HOUSING NEEDS NUMBER OF 441,000 THE BAY AREA MUST PLAN  
24 FOR AND THE STATUTORY REQUIREMENT OF RHNA THAT ALL COMMUNITIES  
25 THROUGHOUT THE REGION DO THEIR FAIR SHARE TOWARD MEETING THE

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1 REGION'S HOUSING NEEDS. IT'S IMPORTANT TO NOTE THAT THE REGION  
2 AS A WHOLE WILL GROW BY 16 PERCENT AS A RESULT OF THE REGIONAL  
3 HOUSING NEED ASSIGNED FOR THE HOUSING CYCLE BY H.C.D.  
4 THEREFORE ANY JURISDICTION THAT RECEIVES LESS THAN A 16  
5 PERCENT GROWTH RATE IS BEING ASKED TO TAKE ON LESS HOUSING  
6 THAN THE REGIONAL AVERAGE. NEXT SLIDE, PLEASE? THESE MAPS SHOW  
7 THE POTENTIAL TOTAL ALLOCATION OF RHNA UNITS TO BAY AREA  
8 JURISDICTIONS FOR THE RHNA CYCLE. JURISDICTIONS WITH THE  
9 DARKEST PURPLE RECEIVE THE LARGEST TOTAL RHNA ALLOCATIONS,  
10 WHILE THOSE IN LIGHT GRAY RECEIVE SMALLER ALLOCATIONS. YOU CAN  
11 SEE THAT THE DISTRIBUTION OF RHNA IS FAIRLY CONCENTRATED. WITH  
12 THE 3 ARE LARGEST CITIES RECEIVING BY FAR THE ALLOCATIONS  
13 ACCOUNTING FOR NEARLY 40 PERCENT OF ALL RHNA UNITS. THE 25  
14 JURISDICTIONS WITH THE HIGHEST RHNA JURISDICTIONS FROM THE  
15 DRAFT METHODOLOGY WOULD ACCOUNT FOR 72 PERCENT OF ALL RHNA  
16 UNITS. OUTSIDE THE 3 LARGEST CITIES, THE LARGEST RHNA  
17 ALLOCATIONS ARE MOSTLY IN SILICON VALLEY WHERE THERE'S BOTH  
18 PROXIMITY TO MAJOR EMPLOYMENT CENTERS AND HIGH ACCESS TO YOU  
19 OPPORTUNITY. NEXT SLIDE, PLEASE? AS NOTED PREVIOUSLY, HOUSING  
20 ELEMENT LAW REQUIRES THAT THE RHNA METHODOLOGY MEET THE FIVE  
21 STATUTORY OBJECTIVES OF RHNA AND THAT IT BE CONSISTENT WITH  
22 THE FORECASTED DEVELOPMENT PATTERN FROM PLAN BAY AREA 2050.  
23 WORKING WITH THE H.M.C., ABAG MTC STAFF DEVELOPED A SET OF  
24 PERFORMANCE METRICS TO EVALUATE HOW WELL A METHODOLOGY DOES IN  
25 MEETING THE RHNA OBJECTIVES. APPENDIX 3 OF THE MEMO IN YOUR

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1 PACKET SUMMARIZES THE APPROACH WE USED AND COMPARES RESULTS  
2 FOR THE PROPOSED METHODOLOGY AND THE DRAFT METHODOLOGY.  
3 ALTHOUGH THERE ARE SOME VARIATIONS ON AN INDIVIDUAL METRICS,  
4 THE RESULTS INDICATE THAT THE PROPOSED RHNA METHODOLOGY AND  
5 ITERATIONS OF THE DRAFT METHODOLOGY WITH AND WITHOUT THE  
6 EQUITY ADJUSTMENT PERFORM WELL IN ADVANCING ALL OF THE  
7 STATUTORY OBJECTIVES. THERE ARE SOME METRICS RELATED TO  
8 OBJECTIVE 5, AFFIRMATIVELY FURTHER FAIR HOUSING, WHERE THE  
9 PERFORMANCE OF THE DRAFT METHODOLOGY IS SLIGHTLY LESS ROBUST  
10 THEN THE PROPOSED METHODOLOGY DRIVEN BY THE NEED FOR A MORE  
11 FOCUSED GROWTH PATTERN IN THE FINAL BLUEPRINT TO ACHIEVE THE  
12 STATUTORY GREENHOUSE GAS TARGET. INCLUDING THE EQUITY  
13 ADJUSTMENT IN THE DRAFT METHODOLOGY RESULTS IN IMPROVED  
14 PERFORMANCE IN METRIC 58. MTC STAFF ALSO DEVELOPED A FRAMEWORK  
15 FOR DEVELOPING CONSISTENCY BETWEEN RHNA AND PLAN BAY AREA  
16 2050. RHNA AND PLAN BAY AREA 2050 ARE DETERMINED TO BE  
17 CONSISTENT IF THE EIGHT-YEAR GROWTH LEVEL FROM RHNA DOES NOT  
18 EXCEED THE 35-YEAR OF THE COUNTY AND SUBCOUNTY GEOGRAPHIES  
19 USED IN THE PLAN. STAFF LOOKED AT THE DRAFT RHNA USING THIS  
20 APPROACH AND MAINTAINED THAT PLAN BAY AREA 2050 REMAIN  
21 CONSISTENT. THE FINAL SUBREGIONAL SHARES IDENTIFY THE NUMBER  
22 OF HOUSING UNITS BY INCOME CATEGORY THAT A SUBREGION MUST  
23 ALLOCATE AMONG ITS MEMBER JURISDICTIONS. THE EXECUTIVE BOARD  
24 APPROVED THE RELEASE OF THE DRAFTS OF REGIONAL SHARES FOR  
25 PUBLIC COMMENT IN OCTOBER AND ABAG RECEIVED NO COMMENTS ON

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1 THEM. IN DECEMBER, THE JURISDICTIONS IN NAPA COUNTY, WHO HAD  
2 FORMED A SUBREGION, DECIDED NOT TO MOVE FORWARD WITH IT. THOSE  
3 JURISDICTIONS WILL NOW HAVE THEIR RHNA ALLOCATIONS DETERMINED  
4 BY THE REGIONAL PROCESS THAT ABAG IS CONDUCTING. THE FINAL  
5 SUBREGIONAL SHARE FOR THE SOLANO SUBREGION WAS RELEASED ALONG  
6 WITH THE DRAFT RHNA METHODOLOGY ON DECEMBER 18TH. WITH  
7 INTEGRATION OF THE EQUITY ADJUSTMENT INTO THE DRAFT  
8 METHODOLOGY, THE SOLANO SUBREGION WILL BE RESPONSIBLE FOR  
9 ALLOCATING A TOTAL OF 10,992 UNITS WITH A BREAKDOWN BY INCOME  
10 CATEGORY SHOWN HERE. NEXT SLIDE, PLEASE? SO IN TERMS OF NEXT  
11 STEPS, AFTER A DRAFT RHNA METHODOLOGY IS ADOPTED, ABAG WILL  
12 SUBMITTED TO H.C.D. FOR REVIEW AND WILL USE THE STATE AGENCY'S  
13 FEEDBACK TO DEVELOP A FINAL METHODOLOGY AND DRAFT RHNA  
14 ALLOCATION IN 2021. IT WILL BE FOLLOWED BY THE APPEALS PROCESS  
15 OUTLINED IN HOUSING ELEMENT LAW THAT WILL START IN THE SUMMER  
16 OF 2021. THE FINAL RHNA ALLOCATION WILL BE ASSIGNED TO EACH OF  
17 THE BAY AREA'S LOCAL GOVERNMENTS IN LATE 2021. AND THEN WHO  
18 LOCAL HOUSING ELEMENTS ARE DUE TO H.C.D. BY JANUARY OF 2023.  
19 NEXT SLIDE, PLEASE. THINKING AHEAD TO IMPLEMENTATION OF PLAN  
20 BAY AREA 2050 AND RHNA, WE WANTED TO HIGHLIGHT SOME GRANT  
21 OPPORTUNITIES THAT ARE CURRENTLY AVAILABLE TO LOCAL  
22 JURISDICTIONS. THIS INCLUDES A NEW PROGRAM THROUGH REAP TO  
23 SUPPORT JURISDICTIONS IN COMPLETING THEIR HOUSING ELEMENTS AS  
24 WELL AS FUNDING FOR THE P.D.A. PLANNING AND TECHNICAL AN  
25 ASSISTANT GRANTS FOR JURISDICTIONS THAT HAVE NOMINATED



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1 P.D.A.S. SOME OF THE REAP FUNDING FOR HOUSING ELEMENT SUPPORT  
2 IS PROPORTIONAL TO A JURISDICTION'S RHNA ALLOCATION. SO  
3 JURISDICTIONS WITH HIGHER RHNA ALLOCATIONS WILL GET A LARGER  
4 SHARE OF THE FUNDING. THUS, SOME OF THE JURISDICTIONS SUCH AS  
5 SAN FRANCISCO, BERKELEY AND ALAMEDA THAT RECEIVED HIGHER  
6 ALLOCATIONS FROM THE DRAFT METHODOLOGY WILL GET MORE OF THE  
7 REAP FUNDING AS A RESULT. LETTERS OF INTEREST FOR THESE GRANTS  
8 ARE DUE FEBRUARY 12TH AND MORE INFORMATION IS AVAILABLE ON THE  
9 ABAG WEBSITE. NEXT SLIDE, PLEASE? SO, STAFF RESPECTFULLY  
10 REQUESTS THAT THE ABAG EXECUTIVE BOARD APPROVE SUBMISSION OF  
11 THE DRAFT RHNA METHODOLOGY TO THE DEPARTMENT OF HOUSING AND  
12 COMMUNITY DEVELOPMENT FOR REVIEW, ADOPT THE FINAL RHNA  
13 SUBREGIONAL SHARE WITH THE SOLANO SUBREGION WHICH IS  
14 RESOLUTION 2-2021 AND FORMALLY DISBAND THE CYCLE 6 HOUSING  
15 METHODOLOGY COMMITTEE OR H.M.C. GIVEN COMPLETION OF RHNA  
16 METHODOLOGY DEVELOPMENT PROCESS. NEXT SLIDE, PLEASE? AND WITH  
17 THAT I HAD EYE BE HAPPY TO TAKE ANY QUESTIONS.

18

19 **JESSE ARREQUIN:** I WANT TO THANK GILLIAN FOR HER INCREDIBLE  
20 WORK THIS ENTIRE PROCESS. I CHAIRED THE HOUSING METHODOLOGY  
21 COMMITTEE AND ALL THE ANALYSIS THAT STAFF PROVIDED THE H.M.C.  
22 AND THIS EXECUTIVE BOARD IS DEEPLY APPRECIATED. SO THANK YOU.  
23 SO I'D LIKE TO MAKE A MOTION FOR PURPOSES OF DISCUSSION TO  
24 APPROVE THE REVIEW WITH THE RECOMMENDATION BY THE REGIONAL  
25 PLANNING COMMITTEE TO ADOPT RESOLUTION 02-2021 THE FINAL

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1 SUBREGION AND TO DISBAND THE CYCLE 6 HOUSING METHODOLOGY AS  
2 ITS WORK IS INCLUDED. I MAKE THE MOTION FOR PURPOSES OF  
3 DISCUSSION.

4

5 **SPEAKER:** I WILL SECOND.

6

7 **JESSE ARREQUIN:** THAT INCLUDES THE EQUITY ADJUSTMENT. OPEN IT  
8 UP FOR QUESTIONS. MAYOR BUT?

9

10 **TOM BUTT:** THANK YOU. I'M NEW. I THINK THIS IS MAYBE MY SECOND  
11 MEETING. AND THIS IS A GREAT WAY TO START A CAREER WITH THE  
12 EXECUTIVE COMMITTEE WITH A HEADY THINGS LIKE THIS. BEFORE I  
13 TALK ABOUT FLAWS, I WANT TO SAY THIS IS PROBABLY THE BEST  
14 WE'RE GOING DO. AND I'M PROBABLY GOING TO SUPPORT IT. BUT SOME  
15 OF THE THINGS THAT TROUBLE ME DEEPLY ABOUT THE WHOLE PROCESS  
16 IS THAT AT THE END OF THE DAYS, THESE HOUSING DECISIONS ARE  
17 MADE BY THE MARKET. THEY'RE NOT MADE BY GENERAL PLANS AND  
18 HOUSING ELEMENTS AND THAT KIND OF THING. HOUSING ELEMENTS DO  
19 NOT BUILD HOUSING. AND I THINK THAT AT THE END OF THE DAY,  
20 THIS IS GOING TO HAVE VERY LITTLE EFFECT ON WHERE HOUSING GETS  
21 BUILT. IF WE'RE TALKING ABOUT 441,000 UNITS IN THE NEXT SEVEN  
22 YEARS, SOMEBODY'S GOING TO BUILD THOSE. AND THE DECISION ABOUT  
23 WHERE THEY'RE GOING TO BUILD IS GOING TO BE MADE BY -- IT'S  
24 GOING TO BE A MARKET DECISION. IT'S GOING TO HAVE VERY LITTLE  
25 TO DO WITH THESE ALLOCATIONS. SO THAT'S ONE POINT. SECOND

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1 POINT. 441,000 UNITS, IF THEY COST HALF A MILLION DOLLAR EACH,  
2 WHICH IS PROBABLY LOW, MAYBE REALLY LOW, YOU'RE TALKING ABOUT  
3 AN INVESTMENT OF \$220 BILLION. BILLION WITH A B. AND OVER 7  
4 YEARS, THAT'S SOMETHING LIKE \$35 BILLION A YEAR. I HAVE NO  
5 IDEA WHERE THAT MONEY'S GOING TO COME FROM. AND IF YOU'RE  
6 TALKING ABOUT A LARGE PORTION OF THIS BEING AFFORDABLE  
7 HOUSING, IT'S GOING TO BE EVEN HARDER TO FIND IT BECAUSE --  
8 BECAUSE YOU CAN ONLY BUILD AFFORDABLE HOUSING IF YOU HAVE A  
9 SUBSIDY. AND SUBSIDIES ARE REALLY, YOU KNOW, REALLY LIMITED.  
10 YOU KNOW, ONE OF THE THINGS I HAVEN'T HEARD ANYBODY TALK ABOUT  
11 ARE OUR HOMELESS. YOU KNOW, THE LAST STATISTIC I CAN FIND ON  
12 THE NUMBER OF HOMELESS, UNSHELTERED PEOPLE IN THE NINE-COUNTY  
13 BAY AREA WAS 2017. AT THAT TIME IT WAS ABOUT 28,000. IT COULD  
14 BE TWICE THAT NOW. IF YOU COULD. THESE ARE PEOPLE THAT CAN'T  
15 AFFORD ANYTHING MORE THAN A TENT. SOME OF THEM CAN'T EVEN  
16 AFFORD A TENT. AND SO YOU GOT TO BUILD SOMETHING. IF YOU'RE  
17 GOING TO HOUSE THEM, YOU'VE GOT TO BUILD SOMETHING FROM  
18 SCRATCH. IF YOU'RE GOING TO BUILD A TINY HOME 100,000. IF YOU  
19 TAKE 28,000 PEOPLE AND BUY THEM ALL A TINY HOME TO LIVE IN,  
20 THAT'S ABOUT -- THAT'S ALMOST \$4 BILLION. AND IF YOU BUILD  
21 THEM A REAL HOUSE OR A REAL UNIT OR UNIT FOR A FAMILY THAT HAS  
22 ONE OR TWO OR THREE, HAS TWO OR THREE ROOMS IN IT, YOU KNOW,  
23 YOU'RE TALKING ABOUT MAYBE 12 BILLION, \$15 BILLION A YEAR.  
24 THESE ARE HUGE AMOUNTS OF MONEY. AND WITHOUT SOME KIND OF A  
25 PLAN ABOUT WHERE THIS MONEY IS GOING TO COME FROM, I THINK ALL

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1 THESE NUMBERS ARE BASICALLY MEANINGS. AND AGAIN WE'RE TALKING  
2 ABOUT 441,000 UNITS IN 7 YEARS, THERE ARE GOING TO BE LARGE,  
3 WHAT'S GOING TO -- BECAUSE OF THE MARKET, THEY'RE GOING TO BE  
4 LARGELY MARKET RATE HOUSING. AND THAT MARKET RATE HOUSING IS  
5 LARGELY GOING TO GO TO COMMUNITY THAT ARE ALREADY WEALTHY.  
6 IT'S NOT GOING TO CREATE EQUITY FOR ANYBODY. SO I THINK THAT  
7 STAFF HAS WORKED HARD. MEMBERS OF THIS COMMITTEE HAVE WORKED  
8 HARD. THIS MAY BE THE BEST WE CAN DO. BUT AT THE END OF THE  
9 DAY, I DON'T THINK IT MEANS SQUAT. IT REALLY DOESN'T. IT'S AN  
10 EXERCISE IN FUTILITY. WE HAVE SOME REAL PROBLEMS THAT WE'RE  
11 NOT ADDRESSING. WE'RE JUST PLAYING WITH NUMBERS AND ALLOCATING  
12 NUMBERS. AND IT JUST DOESN'T MEAN ANYTHING. SO IT'S VERY  
13 FRUSTRATING FOR ME. BUT, AGAIN, AS I SAID BEFORE, MAYBE THIS  
14 IS THE BEST WE CAN DO.

15

16 **JESSE ARREQUIN:** THANK YOU VERY MUCH. DIRECTOR EKLUND? IS.

17

18 **PAT EKLUND:** THANK YOU, PRESIDENT ARREGUIN. I'M GOING TO MAKE A  
19 COUPLE COMMENTS WE'RE DOING COMMENTS AT THE SAME TIME NOW.  
20 FIRST OF ALL AT THE REGIONAL PLANNING COMMITTEE, I ASKED THAT  
21 ABAG/MTC VERIFY THE DATA BACK TO THE JURISDICTION THAT ASKED  
22 FOR THESE CHANGES SO THAT THERE'S SOME DIALOGUE. IS THAT GOING  
23 TO HAPPEN?

24

25 **JESSE ARREQUIN:** ARE YOU REFERRING TO THE EQUITY ADJUSTMENT?

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1

2 **PAT EKLUND:** NO THE VALIDATION OF THE DATA THAT IS IN, THAT  
3 STAFF ASKED FOR PART OF THESE OFFICE HOURS WAS TO LOOK AT THE  
4 VALIDATION OF THE DATA IN DETERMINING THE RHNA. AND SO I ASKED  
5 AT THE REGIONAL PLANNING COMMITTEE THAT -- BECAUSE CITIES WERE  
6 COMPLAINING THAT THERE'S BEEN NO VALIDATION BECAUSE IT'S BEEN  
7 ONE WAY. SO HOW DO WE KNOW WHETHER THE STAFF REALLY HEARD WHAT  
8 THE STAFF IS SAYING? AND I KNOW MY STAFF HAVE NOT HEARD  
9 ANYTHING BACK. SO NEED TO KNOW WHETHER OR NOT THERE'S GOING TO  
10 BE A VALIDATION STEP ON THE DATA THAT IS USED FOR THE RHNA.

11

12 **JESSE ARREQUIN:** I WILL Z MS. ADAMS OR MR. VAUTIN IF YOU CAN  
13 RESPOND TO THAT QUESTION?

14

15 **DAVE VAUTIN:** SO MAYBE LET ME BRING UP TWO THINGS. SO I DO  
16 BELIEVE WE -- EVERY JURISDICTION THAT WROTE US A LETTER ABOUT  
17 RHNA, WE HAVE DRAFTED A RESPONSE. WE'VE GOTTEN A NUMBER OF  
18 THOSE OUT. I'M NOT SURE IF EVERY SINGLE RESPONSE HAS GONE OUT  
19 AS OF THIS EVENING. BUT A GOOD NUMBER OF THEM HAVE GONE OUT  
20 AND GILLIAN, IF YOU CAN ADD ANYTHING TO THAT. WITH REGARDS TO  
21 THE BASES INTEGRATION, I THINK I MENTIONED R.P.C. THE FEEDBACK  
22 WE GOT DURING FALL 2019, WINTER 2020, ALL THE WAY THROUGH  
23 SUMMER 2020 WE HAVE INTEGRATED THAT IN. JURISDICTIONS THAT  
24 STILL HAVE ACCESS TO THE BASIS TOOL IF THEY WANT TO GO LOOK  
25 AND SEE WHAT DATA WAS USED, WE'RE HAPPY IF THERE ARE FURTHER

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1 INQUIRIES FROM THINGS THAT WERE NOT IN THEIR INITIAL LETTERS  
2 ON THIS, WE'RE HAPPY TO RESPOND THOSE FURTHER ITEMS BUT WE  
3 HAVE BEEN WRITING RESPONSES TO EVERY RHNA LETTER WE'VE  
4 RECEIVED ANSWERING QUESTIONS ABOUT DATA AND METHODOLOGY.

5

6 **PAT EKLUND:** I DON'T THINK THIS WAS A LETTER. VICKI PARKER MET  
7 WITH SOME STAFF PERSON, I DON'T KNOW WHO IT WAS WITH THE CITY  
8 OF NOVATO AND WE'VE GOTTEN LETTERS SAYING THERE WAS SOME  
9 CORRECTION OF DATA. AND SO WE'RE LOOKING FOR A VALIDATION  
10 STEP. I JUST REALLY THINK THAT THAT'S IMPORTANT BECAUSE IT'S  
11 SORT OF LIKE THE DATA GOES IN TO ABAG MTC BUT NOTHING COMES  
12 OUT. AND WE'VE RECEIVED LETTERS TO THAT EFFECT, TOO. SO I  
13 REALLY THINK THAT NEEDS TO HAPPEN. SO I'M NOT SURE WHY THIS IS  
14 NOT BEING DONE.

15

16 **DAVE VAUTIN:** WELL I CAN CERTAINLY LOOP BACK WITH OUR STAFF WHO  
17 IS WORKING WITH LOCAL JURISDICTIONS, PAUL FASSINGER AND SEE IF  
18 THERE'S ANY FURTHER CONFIRMATION FOR THE CITY OF NOVATO.

19

20 **PAT EKLUND:** THANK YOU. THE SECOND ISSUE IS THAT GILLIAN  
21 MENTIONED THAT THERE IS A POSSIBILITY THAT THE COUNTY CAN  
22 TRANSFER THEIR ALLOCATION TO A CITY AFTER ABAG ALLOCATES THEIR  
23 NUMBERS UNDER STATE LAW? CAN YOU PROVIDE THE CITATION TO US?  
24 BECAUSE I DON'T THINK I'VE EVER HEARD OF THAT.

25

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1 **GILLIAN ADAMS:** I CANNOT OFF THE TOP OF MY HEAD BUT I CAN LOOK  
2 IT UP AND SEND IT OUT.

3

4 **PAT EKLUND:** PERFECTLY. THAT'S FINE WITH ME. THIRD QUESTION IS  
5 THAT WE HEARD IN SOME OF THE PUBLIC COMMENT THAT THE NUMBERS  
6 THAT WE GOT FROM H.C.D., 441,000, MAY, IN FACT, BE DOUBLE  
7 COUNTING. APPARENTLY THERE'S A REPORT THAT THE EMBARK AN DARE  
8 OH INSTITUTE HAS DONE THAT PROVES THAT THERE'S BEEN SOME  
9 DOUBLE COUNTING. AND I THOUGHT SCAG OR SOME OF THE COGS IN THE  
10 STATE ARE GETTING BRIEFINGS ON IT AND THEN DECIDING WHETHER OR  
11 NOT TO CHALLENGE H.C.D.'S NUMBERS BECAUSE I THINK THAT WE  
12 RECOGNIZE THAT THE NUMBERS THAT WE GOT IS FROM H.C.D. ARE  
13 REALLY AMBITIOUS ESPECIALLY GIVEN COVID AND THE CHANGE THAT WE  
14 HAVE INSTITUTED MAY REQUIRE STATE LAW TO MAKE THAT CHANGE. BUT  
15 CAN WE GET A BRIEFING FROM THE EMBARK AN DARE OH INSTITUTE AT  
16 LEAST WHAT STAFF THINK ABOUT IT OR HAVE A DISCUSSION ABOUT IT  
17 SO THAT WE'RE A LITTLE BIT MORE KNOWLEDGEABLE ABOUT THAT  
18 STUDY? YOU.

19

20 **JESSE ARREQUIN:** WELL, I'M SURE STAFF COULD RESPOND TO THAT  
21 QUESTION AS TO THE VALIDITY OF H. DR.'S NUMBERS AND WHAT WOULD  
22 THE PROCESS BE TO CHANGE THAT. I THINK WE'VE ADDRESS THAT HAD  
23 IN PRIOR DISCUSSIONS TEE HOUSING METHODOLOGY COMMITTEE AND AT  
24 THE REGIONAL PLANNING COMMITTEE. IN ORDER TO HAVE A SPECIFIC  
25 DISCUSSION ON THAT, WE'D HAVE TO CALENDAR THAT AS AN AGENDA

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1 ITEM. BUT I GUESS I'D ASK STAFF IF THEY COULD RESPOND TO THE  
2 QUESTIONS THAT HAVE BEEN RAISED REGARDING THE VALIDITY OF THE  
3 UNDERLYING NUMBERS THAT H.C.D. HAVE ISSUED. I UNDERSTAND THAT  
4 IF WE ARE TO CHANGE THAT, THAT REQUIRES A CHANGE IN STATE  
5 LEGISLATION.

6

7 **PAT EKLUND:** RIGHT.

8

9 **JESSE ARREQUIN:** BUT, STAFF, THERESE, COULD YOU BRIEFLY RESPOND  
10 TO THAT, OR DAVE?

11

12 **THERESE W. McMILLAN:** MY RECOLLECTION WAS THAT INITIALLY IT WAS  
13 BROUGHT TO STAFF FOR US TO INDEPENDENTLY DO AN ASSESSMENT OF  
14 EM BAR AN DARE OH. WE SAID IT IS NOT DIRECTED. IT'S ABOUT  
15 H.C.D.'S METHODOLOGY. SO H.C.D. IS THE ONE THAT'S GOING TO  
16 HAVE TO DEAL WITH IT.

17

18 **PAT EKLUND:** OH, OKAY.

19

20 **THERESE W. McMILLAN:** IT SOUNDS LIKE THIS IS A DIFFERENT  
21 REQUEST, WHICH IS: HAS H.C.D. ITSELF DONE AN EVALUATION OF  
22 THIS? AND IF SO, WHAT, YOU KNOW, WHAT FINDINGS OR CONCLUSIONS  
23 DID THEY REACH? IS THAT?

24



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1   **PAT EKLUND:** I GUESS SO. AND MAYBE I NEED TO CALL UP H.C.D., I  
2   DON'T KNOW IF THEY'LL TAKE MY CALL OR NOT. BUT I THINK THAT  
3   THERE'S SOME -- OBVIOUSLY SOME JURISDICTIONS IN THE BAY AREA,  
4   CITY REPRESENTATIVES AND OTHERS THAT HAVE HEARD ABOUT THE  
5   EMBARK AN DARE OH INSTITUTE THAT I'D CERTAINLY LIKE TO KNOW IF  
6   -- WHAT H.C.D. HAS SAID OR EVEN WHAT A STAFF FEELS ABOUT THE  
7   STUDY BECAUSE I UNDERSTAND SCAG IS ACTUALLY DOING -- TAKING  
8   SOME STEPS TO CHALLENGE THE NUMBERS. I DON'T KNOW IF THEY'RE  
9   USING THAT STUDY OR NOT. AND MAYBE WE NEED TO TALK ABOUT THIS  
10  OFFLINE.

11

12   **JESSE ARREQUIN:** MY RECOMMENDATION, DIRECTOR EKLUND, IS WE HAVE  
13   DISCUSSION OFFLINE ABOUT THIS. I THINK THIS WOULD -- THIS  
14   SHOULD BE CALENDARED AS AN AGENDA ITEM.

15

16   **PAT EKLUND:** OKAY. THAT WOULD BE GREAT.

17

18   **JESSE ARREQUIN:** AS THIS IS NOT CALENDARED FOR ANY ACTION THIS  
19   EVENING.

20

21   **PAT EKLUND:** RIGHT. RIGHT. I AGREE. I THINK THAT WOULD BE  
22   WONDERFUL IF WE COULD CALENDAR FOR DISCUSSION AND HEAR A  
23   LITTLE BIT. BECAUSE I HAVE NOT HAD A CHANCE TO -- I'VE READ  
24   IT, BUT I'M NOT SURE I TOTALLY UNDERSTAND IT YET.

25

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1 **JESSE ARREQUIN:** SOMEONE TYPED A RESPONSE TO YOUR QUESTION  
2 ABOUT THE TRANSFERRING OF UNITS, THE TRANSFERRING -- THE  
3 OPPORTUNITY TO TRANSFER UNITS FROM UNINCORPORATED COUNTIES TO  
4 CITIES IS OUTLINED IN SECTION 655-3407 A. AND THAT'S IN THE  
5 CHAT.

6

7 **PAT EKLUND:** THAT'S IN THE CHAT. I'LL LOOK FOR THAT, THEN.

8

9 **SPEAKER:** ONE QUICK CLARIFICATION IT TAKES AN AGREEMENT OF A  
10 COUNTY AND THE CITY AND THE ABAG BOARD APPROVING THAT. SO IT  
11 ISN'T JUST A UNILATERAL THING THAT ANY OF THESE PARTIES CAN  
12 DO. THEY BOTH AGREE AND THEN IT WOULD COME BEFORE THIS BOARD  
13 LIKELY AT THE BEGINNING OF 2022 FOR CONSIDERATION.

14

15 **PAT EKLUND:** THANK YOU FOR CLARIFYING THAT BECAUSE I DIDN'T  
16 THINK THAT A COUNTY COULD DO THAT WITHOUT THE CITY AGREEING.  
17 SO I'LL STILL GET THE CITATION. UNFORTUNATELY, I AM NOT GOING  
18 TO BE ABLE TO SUPPORT THIS RHNA ALLOCATION. I KNOW THAT IT'S  
19 NO SURPRISE AT ALL. I REALLY THINK THAT THE USE OF THE HIGH  
20 OPPORTUNITY AREAS WITH THE 30-MINUTE HEADWAYS REALLY SWITCHED  
21 A LOT OF THE HOUSING UNITS AS THAT WAS USED FOR AN EQUITY  
22 ADJUSTMENT IN PART. THAT UNFORTUNATELY I THINK SHIFTED A LOT  
23 OF THE HOUSING TO AREAS THAT ARE NOT TRANSIT-RICH. AND SO AS A  
24 CONSEQUENCE, THOSE COMMUNITIES ARE GETTING HIGHER NUMBERS AND  
25 NUMBERS THAT I THINK ARE UNATTAINABLE, FRANKLY. EVEN BASED ON

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1 JUST LAND MASS AVAILABILITY. SO I AM NOT GOING TO BE ABLE TO  
2 SUPPORT THIS RHNA METHODOLOGY, UNFORTUNATELY.

3

4 **JESSE ARREQUIN:** THANK YOU. DIRECTOR RABBITT?

5

6 **DAVID RABBITT:** THANK YOU VERY MUCH. FIRST OFF, THANK YOU TO  
7 STAFF FOR ALL THE WORK THEY PERFORMED. GILLIAN, THANK YOU SO  
8 MUCH. THIS IS AN ARDUOUS TASK EACH AND EVERY TIME AND YOU  
9 TACKLED IT HEAD-ON WITH INCREDIBLE PROFESSIONALISM AND SO  
10 THANK YOU TO ALL STAFF INVOLVED. I ALSO APPRECIATE THAT YOU  
11 BROUGHT UP THE ISSUE THAT I HAD BROUGHT UP BEFORE, WHICH IS  
12 THE SIGNIFICANT INCREASE IN THE UNINCORPORATED LANDS OF SONOMA  
13 COUNTY. I THINK SANTA CLARA WAS ALSO INCLUDED AS WELL AS  
14 SOLANO. I DON'T KNOW WHAT THE FINAL NUMBER AS A PERCENT WAS  
15 BUT ORIGINALLY IT WAS LIKE A 553 PERCENT INCREASE FROM THE  
16 LAST CYCLE. IN LIGHT OF OUR PREVIOUS DISCUSSION ABOUT BEING  
17 INTERNALLY CONSISTENT, REALLY PUSHING HIGHING IN SPRAWL INTO  
18 THE UNINCORPORATED LANDS CONTRADICTS OUR WORK ON PLAN BAY  
19 AREA. AND INCREASES VEHICLE MILES TRAVELED. IT'S CONTRARY TO  
20 OUR GREENHOUSE GAS EMISSION GOALS. AND REALLY NEED TO BE  
21 CONSISTENT. SO, AGAIN, I APPRECIATE THE WORK AND WE'RE TRYING  
22 TO SWAP OUT SOME SPHERE OF INFLUENCE AREAS TO GET THOSE UNITS  
23 CLOSER TO THE INCORPORATED AREAS. BUT IN THE FUTURE, I WOULD  
24 JUST SAY THIS IS SOMETHING THAT WE REALLY NEED TO LOOK AT I  
25 THINK A LITTLE STRONGER AND PERHAPS THE UNINCORPORATED LANDS

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1 OF THE COUNTIES AROUND THE BAY AREA MIGHT ALL BE A LITTLE BIT  
2 DIFFERENT. BUT IN OURS YOU'RE REALLY TALKING ABOUT PUTTING A  
3 BUNCH OF UNITS OUT IN THE COUNTRY. THE SECOND THING I WANT TO  
4 TALK ABOUT IS JUST THE EQUITY ADJUSTMENT. NOT AT ALL OPPOSED  
5 IN THEORY, BUT I DO BELIEVE JUST LOOKING AT THE CITY OF GALES  
6 BERG FOR INSTANCE THEIR NUMBERS. THE EQUITY ADJUSTMENT, I  
7 BELIEVE, NEEDS TO EITHER BE RECALIBRATED OR PERHAPS CAPPED.  
8 THEIR NUMBERS, AGAIN, AND I BELIEVE THE CITY MET THE LAST  
9 CYCLE PROBABLY NOT ACROSS ALL FRONTS BUT THEY MET THIS LAST  
10 CYCLE, THE FIFTH CYCLE, WITH THE COMBINATION OF THE NEW RHNA  
11 ALLOCATION AND THE EQUITY ADJUSTMENT, THE NUMBER OF UNITS  
12 REQUIRED EQUAL ABOUT 10 PERCENT OF THE EXISTING HOUSEHOLDS  
13 WITHIN THE CITY. THAT'S HUGE OVER EIGHT YEARS' TIME. YOU I  
14 THINK THAT QUITE FRANKLY, THAT'S A HUGE ASK FOR EVEN THE MOST  
15 DEVELOPMENT-FRIENDLY JURISDICTION OUT THERE, LET ALONE ALL OF  
16 US TRYING TO STRUGGLE TO FIND WAYS TO GET MONEY INTO  
17 AFFORDABLE HOUSING. SO I JUST ASK THAT WE LOOK AT THAT EITHER  
18 CAPPING IT OR RECALIBRATING IT OR SOMETHING SO THAT AS A  
19 PERCENTAGE OF THE OVERALL HOUSEHOLDS, IT'S SOMETHING THAT'S  
20 GOING TO BE ACHIEVABLE. ASPIRATIONAL, GREAT. BUT IF THE NUMBER  
21 IS SO HIGH THAT IT'LL BE PRETTY NEAR IMPOSSIBLE TO GET  
22 THROUGH, IT DOESN'T MAKE A LOT OF SENSE. AND THEN FINALLY ON  
23 KIND OF IN LINE WITH THAT, THE REAP FUNDING PROPORTIONAL,  
24 THERE IS A QUESTION SLASH COMMENT. IS THERE ALSO ACQUIT QUIT  
25 FOR THAT? I THINK MAYBE THE PERCENTAGE OF RHNA ALLOCATION TO

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1 THIS CYCLE AS PROPORTION OF THE EXISTING UNITS PLANNING  
2 DOLLARS SHOULD GO TO THOSE WHO HAVE THE TOUGHEST JOB IN FRONT  
3 OF THEM NOT JUST A PER CAPITA BASIS BECAUSE I DON'T THINK IT'S  
4 DIFFERENT -- I DO THINK IT'S DIFFERENT FOR THOSE JURISDICTIONS  
5 THAT ARE GOING TO BE PUSHING, YOU KNOW, A PROPORTIONALLY  
6 HIGHER NUMBER OF HOUSEHOLDS WITHIN THEIR JURISDICTION THAN  
7 ANOTHER JURISDICTION THAT MIGHT BE DILUTED OUT OVER MANY MORE  
8 UNITS, IF YOU UNDERSTAND WHAT I'M SAYING. BUT I APPRECIATE  
9 VERY MUCH ALL THE WORK. THOSE ARE MY CONCERNS GOING FORWARD.

10

11 **JESSE ARREQUIN:** THANK YOU, DIRECTOR RABBITT. ON THE REAP  
12 QUESTION, I KNOW THERE'S THIS FUNDING THAT'S ALLOCATED BASED  
13 ON THE RHNA AMOUNTS. BUT THERE'S ALSO A COMPETITIVE POOL. AND  
14 I THOUGHT THAT WITH SOME OF THE MONEY THAT WE WERE GIVING  
15 GREATER WEIGHT TO SMALLER COMMUNITIES, KNOWING THAT THEY MAY  
16 NOT HAVE THE STAFF CAPACITY TO BE ABLE TO DO SOME OF THE WORK  
17 THAT'S NEEDED TO HAVE A COMPLIANT HOUSING ELEMENT, I DON'T  
18 KNOW IF --

19

20 **SPEAKER:** MATT MALONEY OF REGIONAL PLANNING, I CAN ANSWER THE  
21 REAP QUESTION. THERE ARE DIFFERENT TRANCHES WITHIN THE REPORT  
22 FOLIO OF FUNDING. AND SO A PORTION OF THOSE IS ALLOCATED SORT  
23 OF CONTINGENT ON THE RHNA ALLOCATIONS THEMSELVES. BUT THERE  
24 ARE OTHER BUCKETS THAT ARE SORT OF APPORTIONED IN DIFFERENT  
25 WAYS. SO, FOR EXAMPLE, THIS BOARD TOOK AN ACTION EARLIER

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1 TONIGHT ON 4.2 MILLION OF REAP FOR PLANNING COLLABORATIVES. SO  
2 THAT MONEY IS NOT DOLED OUT BASED UPON THE RHNA ALLOCATIONS  
3 IT'S DOLED OUT THAT TAKES MORE INTO ACCOUNT THE NUMBER OF  
4 JURISDICTIONS SORT OF WITHIN THE COUNTY WHICH I THINK IS  
5 HELPFUL OVERALL ACROSS THE REGION FOR SMALLER JURISDICTIONS.  
6 SO THERE'S JUST DIFFERENT TRANCHES THAT ROAM OUT IN DIFFERENT  
7 WAYS. THERE'S A LARGE TRANCHE OF FUNDING THAT'S REALLY OPEN TO  
8 EVERYONE.

9

10 **JESSE ARREQUIN:** OKAY, THANK YOU. DIRECTOR HUDSON.

11

12 **DAVID HUDSON:** YEAH A LOT OF INTERESTING DISCUSSION TONIGHT.  
13 BUT I WANT TO TRY TO PUT SOME THINGS INTO PERSPECTIVE BECAUSE  
14 I THINK WE ARE GOING IN THE RIGHT DIRECTION. WE CAN'T UNDO  
15 THREE DECADES OF KNOTTED FULFILLING OUR OBLIGATIONS OF HOUSING  
16 FOR THE JOBS THAT WE TOOK INTO THE BAY AREA. WHAT WE'RE DOING  
17 TONIGHT IS PRETTY MUCH TRYING TO HOLD THE LINE AND MAYBE PICK  
18 UP A FEW POINTS HERE AND THERE IF WE'RE ABLE TO MATCH THESE  
19 NUMBERS. I WAS READING SOMETHING YESTERDAY THAT IN THE 70S WE  
20 WOULD DO 45,000 PERMITS A YEAR. WELL 45,000 PERMITS FOR A CITY  
21 IS ONLY 36 0 THOUSAND. THAT'S NOT GOING TO GET US TO THE GOAL.  
22 WE HAVE TO START REALIZING THAT THIS IS A REALISTIC GOAL TO GO  
23 AFTER. NOT TO TRY TO GO AWAY FROM. BECAUSE IT'S ONLY GOING TO  
24 GET WORSE. AND WE'RE NEVER GOING TO GET TO FOUR DECADES WITH  
25 THE SAME PROBLEM BECAUSE NO ONE WILL BE ABLE TO AFFORD RENT

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1 LET ALONE BUYING A HOUSE IF WE DON'T START MATCHING HOUSING TO  
2 JOBS. SO I APPRECIATE WHAT YOU'VE DONE TONIGHT PRESIDENT  
3 ARREQUIN BUT NOW WE HAVE TO START PRODUCING BECAUSE IT'S NOT  
4 WORKING IF WE DON'T DO ANYTHING.

5

6 **JESSE ARREQUIN:** AGREED. THANK YOU. I WILL ASK IF THERE ARE ANY  
7 OTHER QUESTIONS OR COMMENTS AT THIS TIME BEFORE WE GO TO  
8 PUBLIC COMMENT? I SEE NO RAISED HANDS. SO I WILL NOW ASK FOR  
9 PUBLIC COMMENT ON THE DRAFT RHNA METHODOLOGY AND FINAL  
10 SUBREGIONAL SHARES. IF YOU WOULD LIKE TO SPEAK ON THIS ITEM,  
11 PLEASE RAISE YOUR HAND USING THE RAISE HAND BUTTON OR PRESS  
12 STAR 9. AND GIVEN THAT WE HAVE 10 SPEAKERS, THERE MAY BE MORE,  
13 SPEAKING TIME WILL BE ONE MINUTE.

14

15 **FRED CASTRO:** THANK YOU. OUR FIRST SPEAKER IS DAVID HAGLY. GO  
16 AHEAD, PLEASE.

17

18 **SPEAKER:** HI, THANK YOU. I APPRECIATE THE TIME TO SPEAK. MY  
19 NAME IS DAVID HAGUELY. I'M A HEELSBURG CITY COUNCILMEMBER.  
20 FIRST AS A COUNCIL, WE WERE NOTIFIED OF THE PROPOSED ADDITION  
21 OF ACQUIT QUIT TO THE RHNA NUMBERS THIS MORNING, WHICH  
22 SUBSTANTIALLY INCREASED THE COMPLEXITY OF THE METHODOLOGY FOR  
23 MINIMUM IMPACT SHIFTING LESS THAN 2 PERCENT OF LOWER INCOME  
24 UNITS WITHOUT CONSIDERING WHAT HEALSBURG HAS ACHIEVED TO BE  
25 PART OF THE DISCUSSION. HEALSBURG HAS BEEN A LEADER IN SONOMA

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1 COUNTY WHEN IT COMES TO APPROVAL OF NOT ONLY NEW UNITS BUT  
2 NATURALLY OCCURRING AFFORDABLE HOUSING WHICH HAS ALSO  
3 PREVENTED GENTRIFICATION OF THOSE UNITS. WE HAVE MADE  
4 SIGNIFICANT PROGRESS IN MAKING OUR FIFTH CYCLE RHNA NUMBERS  
5 WHICH WILL BE ONE OF THE VERY FEW JURISDICTIONS IN CALIFORNIA  
6 THAT WILL DO SO. IN FACT, WE WILL FINISH THIS CYCLE WELL OVER  
7 100 PERCENT OF OUR TARGET. BEYOND OUR RHNA NUMBERS, THE CITY  
8 FACILITATED THE PURCHASE OF THREE APARTMENT BUILDINGS AND  
9 PRESERVED THAT HOUSING FROM A.M.I.S FROM 60 PERCENT DOWN TO 15  
10 PERCENT. THESE NUMBERS CANNOT BE COUNTED TOWARD RHNA BUT  
11 DEMONSTRATED HEALSBURG'S COMMITMENT TO HOUSING EQUITY. LET ME  
12 SAY THAT. WE FACILITATED THE ACQUISITION OF EXISTING LOW  
13 INCOME UNITS TO PRESERVE AFFORDABLE HOUSING FOR SOME OF OUR  
14 MOST VULNERABLE NEIGHBORS ALL WITHIN THE SPAN OF SIX MONTHS  
15 FROM TERM SHEET TO CLOSE OF ESCROW. AND WE THREW IN SOME MONEY  
16 TO IMPROVE ENERGY EFFICIENCY AND IMPROVE OUR NEIGHBORS'  
17 QUALITY OF LIFE. ALL OUTSIDE THE REQUIREMENT OF RHNA.  
18 HEALSBURG THROUGH ITS COMMUNITY HOUSING COMMITTEE CREATED A  
19 HOUSING ACTION PLAN THAT IDENTIFIES GOALS FOR AFFORDABLE  
20 HOUSING BASED UPON CREATING HOUSING THAT HELPS PEOPLE LIVE AND  
21 WORK IN HEALSBURG. THE EQUITY ADJUSTMENT HAS AN -- EQUITY  
22 FORMULA HAS THE UNREACHABLE THAT JOBS AND TRANSPORTATION WILL  
23 SUPPORT THE HOUSING. IT HAS A BIG IMPACT ON SMALL CITIES. MY  
24 ASK THE CURRENT MOTION IS AMENDED TO REMOVE THE UNEXPECTED  
25 ADDITION OF THE EQUITY ADJUSTMENT AND ADOPT THE ORIGINAL



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1 RECOMMENDATION FROM THE HOUSING METHODOLOGY COMMITTEE. THANK  
2 YOU. YOU.

3

4 **JESSE ARREQUIN:** NOW.

5

6 **FRED CASTRO:** LET'S CONFIRM THE TIME LIMIT 11 MINUTE PLEASE.  
7 JESSICA JONES, GO AHEAD.

8

9 **SPEAKER:** THANK YOU. GOOD EVENING. MY NAME THE JESSICA JONES. I  
10 AM THE COMMUNITY DEVELOPMENT DIRECTOR FOR THE TOWN OF WINDSOR  
11 IN SONOMA COUNTY. THE TOWN UNDERSTANDS THAT THE RHNA  
12 REQUIREMENTS FOR EACH JURISDICTION WILL BE INCREASED DUE TO  
13 THE OVERALL INCREASE IN THE RHNA NUMBER FOR THE ENTIRE BAY  
14 AREA. WE ARE NOT DISPUTING THIS FACT. WE HAVE BEEN WORKING  
15 VERY CLOSELY WITH OUR NEIGHBORING JURISDICTIONS AND HAVE BEEN  
16 VERY INVOLVED IN THE H.M.C. PROCESS. WE WERE DISHEARTENED TO  
17 LEARN THAT DUE TO A LAST MINUTE CHANGE TO THE DRAFT  
18 METHODOLOGY THAT WAS MADE JUST LAST BIKE THE REGIONAL PLANNING  
19 COMMITTEE TO GO AGAINST THE H.M.C. RECOMMENDATION WITHOUT ANY  
20 NOTICE OR INPUT FROM THE JURISDICTION. WE RESPECTFULLY ASK  
21 THAT YOU CONTINUE THIS ITEM TO ALLOW TIME FOR REVIEW AND  
22 PREPARATION OF A RESPONSE TO 2 PROPOSED INCLUSION. EQUITY  
23 ADJUSTMENT. THIS CHANGE HAS A MAJOR IMPACT ON CERTAIN  
24 JURISDICTIONS WITH NO REASONING AS TO WHY OTHER LARGER

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1 JURISDICTIONS IN URBAN AREAS ARE NOT IMPACTED AND ARE ACTUALLY  
2 SEEING REDUCTIONS IN THEIR DRAFT RHNA NUMBERS. THANK YOU.

3

4 **FRED CASTRO:** THANK YOU. OUR NEXT SPEAKER IS ARIEL KELLY. GO  
5 AHEAD.

6

7 **SPEAKER:** GOOD EVENING. MY NAME IS ARTIST YELL KELLY AND I'M A  
8 CITY COUNCILMEMBER FROM THE CITY OF HEALSBURG IN THE  
9 NORTHERNMOST REACHES OF SONOMA COUNTY. I FOLLOWED THIS PROCESS  
10 CLOSELY OVER THE LAST FEW YEARS AS A HOUSING ADVOCATE AND IN  
11 MY ROLE AS A COUNTY PLANNING COMMISSIONER FOR THE COUNTY OF  
12 SON OHM AI REPRESENT HEALSBURG, A SMALL CITY THAT'S JUST  
13 FOURSQUARE MILES WITH A POPULATION LESS THAN 12,000 PEOPLE AND  
14 HAS ONLY 5,000 TOTAL HOUSING UNITS. OUR CITY HAS BEEN A LEADER  
15 IN NOT ONLY MEETING OUR ALLOCATION TARGETS IN THE CYCLE BUT  
16 EXCEEDING THOSE IN THE CURRENT CYCLE. WE WILL NOT BE ABLE TO  
17 ROLL OVER THOSE INTO THE NEXT CYCLE TO HELP US MEET THE NEXT  
18 SET OF GOALS. I DO NOT DISAGREE WITH ABAG ASKING CITIES LIKE  
19 HEALSBURG TO TAKE A SHARE OF LOW INCOME AND VERY LOWER INCOME  
20 UNITS. I'M WILLING TO WORK WITH THIS CHALLENGE. I HAVE TO  
21 RAISE OUT THE IMPORTANT IMPACT YOUR DECISION WILL HAVE ON OUR  
22 GREENHOUSE GAS REDUCTION GOALS WHILE WE ARE A HIGH RESOURCE  
23 COMMUNITY WITH YOURS WE DO NOT HAVE THE JOBS OR TRANSIT  
24 INFRASTRUCTURE TO SUPPORT THIS 300 PERCENT JUMP IN AFFORDABLE  
25 HOUSING THAT'S BEING THRUST UPON US. THE EQUITY METRIC WAS NOT

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1 LOOKED AT THROUGH THE LENS OF JOBS AND TRANSIT AND, FRANKLY,  
2 SEEMS TO BE DECIDED IN A VACUUM. OUR CITY OF 12,000 PEOPLE  
3 ALREADY HAS 5,000 PEOPLE COMMUTING OUT OF OUR CITY EACH DAY BY  
4 CAR TO GET TO JOBS ELSEWHERE. HEALSBURG IS SURROUNDED BY AN  
5 URBAN GROWTH BOUNDARY TO PROTECT OUR LANDS AND TO MITIGATE  
6 AGAINST THE HIGH FIRE RISK AS MORE THAN A THIRD OF OUR CITY IS  
7 ALREADY LOCATED WITHIN THE WILD LAND URBAN INTERFACE. YOU'RE  
8 ASKING US TO PRODUCE 300 PERCENT MORE AFFORDABLE UNITS IN THE  
9 NEXT CYCLE, BUT WE CAN'T GET TAX CREDIT FINANCING FOR THE  
10 DEVELOPMENT OF THOSE PROJECTS BECAUSE OUR CITY IS TREATED AS  
11 URBAN IN THE EYES OF THE DECISIONMAKERS AND ASKED TO COMPETE  
12 FOR FINANCING AGAINST MUCH LARGER URBAN CITIES WITH JOBS AND  
13 TRANSIT, TWO THINGS WE DON'T HAVE. SO I URGE YOU TO AMEND THIS  
14 CURRENT MOTION TO REMOVE THE EQUITY ADJUSTMENT AND ADOPT THE  
15 ORIGINAL RECOMMENDATION FROM THE HOUSING METHODOLOGY  
16 COMMITTEE. AND IF THAT'S NOT POSSIBLE, I ASK THAT YOU TIE THIS  
17 EQUITY ADJUSTMENT WITH ADEQUATE PRIORITIZATION OF RESOURCES.

18

19 **FRED CASTRO:** YOUR TIME, PLEASE. THANK YOU VERY MUCH. TIME  
20 LIMIT IS ONE MINUTE. STEPHAN SOTOMAYOR.

21

22 **SPEAKER:** GOOD EVENING. HOUSING ADMINISTRATOR FOR THE CITY OF  
23 HEALSBURG. SO ELOQUENTLY SPOKEN BY OUR ELECTED AND CITY OF  
24 HEALS BERG COUNCILMEMBERS. THE IMPACT SINCE IT WAS DONE AT THE  
25 LAST MINUTE WITHOUT INPUT OR THE ABILITY TO PROVIDE COMMENT IS

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1 GOING TO BE HUGE ON THE CITY OF HEALSBURG. I'D LIKE TO PUT THE  
2 IMPACT, IS 112 PIERCE INCREASE OVER THE ENTIRE AMOUNT OF UNITS  
3 WE WERE REQUIRED TO BUILD DURING THE FIFTH RHNA CYCLE. I'D  
4 LIKE TO MAKE THE SAME REQUEST THAT THE COMMITTEE REMOVE THE  
5 EQUITY ADJUSTMENT FROM THE MOTION OR IF THEY CHOOSE NOT TOP-  
6 LEVEL DATA CONTINUE IT TO GIVE JURISDICTIONS THE CHANCE TO  
7 LOOK AT THIS IMPACT AND ACHIEVE OUR GOALS IN HOUSING. THANK  
8 YOU.

9

10 **FRED CASTRO:** THANK YOU. OUR NEXT SPEAKER IS ERIC FILL SETH. GO  
11 AHEAD, PLEASE.

12

13 **SPEAKER:** THANKS. CAN YOU HEAR ME?

14

15 **FRED CASTRO:** YES.

16

17 **SPEAKER:** THANK YOU. ERIC FILL SETH. CITY COUNCIL IN PALO ALTO.  
18 THANK YOU FOR ALL THE WORK I'VE DONE ON THIS. WHICH IS A HUGE  
19 TASK. I WANT TO START NARROW AND GO BROAD TO MY OTHER POINT.  
20 PLAN BAY AREA IS RIGHT TO WEIGHT HOUSING GROWTH NEAR JOB  
21 GROWTH BUT WE HOPE THE MODEL CONSIDERS LOCAL CITY POLICIES AS  
22 PART OF THE JOB GROWTH PROJECTION. I WANT TO EXPLAIN BRIEFLY  
23 WHAT WE DID IN PAL OH AT THAT TIME OH BECAUSE WE THINK IT WILL  
24 BE A TOOL. WE ALL KNOW THAT HOUSING ISN'T SUSTAINABLE UNTIL WE  
25 REACH THAT THAT THERESE TALKED ABOUT NO PLAN IS GOING TO WORK.

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1 HISTORICALLY PALO ALTO IS PART OF THE PROBLEM, BUT OUR CITY  
2 STARTED EXPLICITING JOBS HOUSING GROWTH PARITY EVEN SOCIALLY  
3 SUSTAINABILITY AS OUR PRIMARY GOAL. WE DID THAT THROUGH BOTH  
4 RESIDENTIAL UPZONING AND COMMERCIAL DOWNZONING. CITY  
5 DEVELOPMENT CAPS WHICH CUT OUR JOB GROWTH SO FAR THAT WE  
6 BASICALLY HIT SUSTAINABILITY. WE'RE NOW HOUSING OUR JOB  
7 GROWTH. OUR NUMBERS ARE ALL THERE. BUT IF WE HIT 1500 NEW  
8 HOUSING UNITS BY 2030 WE WILL BE ABE NET HOUSING PRODUCER. IT  
9 CALLS FOR A LITTLE OVER TWICE THAT NUMBER. MORE BROADLY. WE  
10 DON'T HAVE FAITH IN SACRAMENTO TO SOLVE THE REGION'S HOUSING  
11 PROBLEMS ESPECIALLY AFFORDABILITY WHICH IS A HUGE ISSUE IN OUR  
12 TOWN. SACRAMENTO SEEMS UPZONING FOR MARKET RATE TO URGE A LOT  
13 OF HIGH TAX REVENUES. IF OUR PROBLEM WILL BE SOLVED, WE NEED  
14 TO SOLVE IT HERE IN THE BAY AREA. WE THINK WE HAVE A LOCAL  
15 MODEL THAT WORKS. IF ALL OF US WERE AT LOCAL SUSTAIN ABILITY  
16 THEN WE'D ALSO AT REGIONAL. THIS IS OUR THIN THINK DISGUISED  
17 TO THINK BEYOND HOUSING UNITS TO TRACK JOBS HOUSING PARITY.  
18 ALSO ABAG WHICH IS REALLY ALL OF US OUGHT TO BE MONITORING  
19 THESE KINDS OF EFFORTS BOTH AT THE REGIONAL AND LOCAL LEVELS.  
20 CITIES THAT WANT TO AGGRESSIVELY GROW JOBS SHOULD DO SO WITH  
21 PARITY AS PART OF THAT CONTEXT. H.C.D.'S NUMBERS ARE BOGUS BUT  
22 OUR PROBLEM IS REAL. I'D THINK NOT ONLY ON DUBIOUS STATE  
23 TARGETS BUT ON ACTUAL SOLUTIONS ON CITIES; I.E., ABAG SHOULD  
24 LEAD. THANK YOU.  
25

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1 **FRED CASTRO:** OUR NEXT SPEAKER IS JOVAN BROKING AND CAN YOU  
2 HEAR ME 1234.

3

4 **SPEAKER:** JOVAN BROKING AND CITY MANAGER. I'M JOINED HERE BY  
5 ELECTED STAFF AND LEADERS. I WILL NOT RECAP OUR LETTER. I WANT  
6 TO SAY THAT AS A CITY EMPLOYEE, I TOTALLY UNDERSTAND ALL OF  
7 THE HARD WORK THAT WENT TO GET US TO TODAY. SO ABAG STAFF, I  
8 REALLY APPRECIATE EVERYTHING YOU DO. SAN BRUNO IS NOT A NIMBY  
9 COMMUNITY. MORE THAN EIGHT YEARS AGO WE UPZONED AREAS NEAR OUR  
10 TRANSIT CENTERS BECAUSE WE BELIEVE IN HOUSING. BELIEVE THAT WE  
11 NEED MORE LOW INCOME. FRANKLY, WE JUST WANT TO DO OUR FAIR  
12 SHARE. WE DID NOT OPPOSE THE OCTOBER ALLOCATION THAT SAW AN 85  
13 PERCENT INCREASE IN OUR RHNA 6 NUMBERS. HOWEVER, WE WERE  
14 SERIOUSLY DISMAYED TO FIND OUT THAT THE DECEMBER 18TH RELEASE  
15 INCLUDED A AUTO PERCENT JUMP IN THAT ALLOCATION THE SECOND  
16 LARGEST IN THE OCTOBER TO DECEMBER NUMBERS. RIO VISTA WAS THE  
17 FIRST. THAT'S ONLY BECAUSE OF MATH BECAUSE THEY'RE SUCH A  
18 SMALL CITY. OUR INCREASE OF 50 PERCENT WAS EVEN MORE THAN SAN  
19 FRANCISCO THAT WE'VE BEEN TALKING ABOUT THAT'S LIKE 15 PERCENT  
20 INCREASE. OUT OF ALL OF THE MEDIUM AND LARGE SIZED CITIES IN  
21 THE BAY AREA, THE IMPACT ON SAN BRUNO IS BY FAR THE GREATEST  
22 IN A PERCENTAGE BASIS. IT REPRESENTS 20 PERCENT OF OUR CITY.  
23 THERE IS SOMETHING WRONG WITH THE METHODOLOGY. WE IMPLORE YOU  
24 NOT TO ACT TODAY BUT TO TAKE A STEP BACK AND LOOK AT THE  
25 EQUITY ADJUSTMENT. SIMPLY PUT, WE SIMPLY STRIVING FOR A LOW

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1 V.M.T. COMMUNITIES. BUT IS WHY I HAD MORE APPROPRIATELY TARGET  
2 THE CITIES THAT HAVE CONTRIBUTED THE MAJORITY OF THE JOBS. NOT  
3 JUST WHERE THE CURRENT TRANSIT IS. THE INTENT IS TO BE  
4 VISIONARY LOOK DIFFERENT TOMORROW THAN WE ARE TODAY. WE'RE  
5 WILLING TO DO OUR FAIR SHARE BUT PLEASE TAKE A STEP BACK AND  
6 CONSIDER THE METHODOLOGY.

7

8 **FRED CASTRO:** NEXT SPEAKER IS CALIFORNIA YIMBY. GO AHEAD.

9

10 **SPEAKER:** HI, CAN YOU HEAR ME?

11

12 **FRED CASTRO:** YES, GO AHEAD.

13

14 **SPEAKER:** MY NAME IS AARON, I'M THE REGIONAL POLICY MANAGER  
15 WITH CALIFORNIA YIMBY, YES IN MY BACKYARD. BEEN FOLLOWING THE  
16 METHODOLOGY PROCESS CLOSELY THROUGH THE MTC, I THINK THE  
17 H.D.C. DID EXCELLENT WORK. PRIORITIZES THE RIGHT THINGS WITH  
18 PROXIMITY TO JOBS AND ACCESS TO HIGH OPPORTUNITY AND HIGH  
19 RESOURCE NEIGHBORHOODS. I SHARE SOME FRUSTRATION ABOUT THE  
20 CHANGES TO THE PLAN BAY AREA BLUEPRINT. YOU KNOW, IT'S NOT  
21 JUST ABOUT THE CHANGE TO PALO ALTO SPECIFICALLY, ALTHOUGH I AM  
22 FRUSTRATED BY THAT. BUT OVERALL PERFORMANCE ON SEVERAL FAIR  
23 HOUSING METRICS DECLINED. AND THERE WASN'T REALLY A  
24 CORRESPONDING INCREASE ON THE METRICS THAT SET OUT AROUND  
25 TRANSIT-ORIENTED GROWTH. SO I THINK OVERALL THE CHANGES TO THE

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1 PLAN BAY AREA BLUEPRINT UNFORTUNATELY MADE THE RHNA  
2 METHODOLOGY WORSE. THAT BEING SAID, WITH THE URGENCY TO MOVE  
3 FORWARD AND GET THIS DONE, I DO THINK IT'S A SOLID  
4 METHODOLOGY. I THINK SHORING UP THAT FAIR HOUSING PERFORMANCE  
5 WOULD BE A WORTHWHILE CHANGE. THANK YOU.

6

7 **FRED CASTRO:** NEXT SPEAKER IS BRIAN SCHMIDT. GO AHEAD.

8

9 **SPEAKER:** GOOD EVENING. BRIAN SCHMIDT FOR GREEN FOOTHILLS, AN  
10 ENVIRONMENTAL ORGANIZATION WORKING IN SANTA CLARA AND SAN  
11 MATEO COUNTIES. WE HAVE SUBMITTED MULTIPLE COMMENTS ON THIS  
12 ITEM INCLUDING A LETTER WE SUBMITTED TODAY AND WE REQUEST THAT  
13 THAT LETTER BE INCLUDED IN THE RECORD FOR THIS ITEM. OUR  
14 COMMENTS HAVE FOCUSED ON THE INAPPROPRIATE ALLOCATION OF LARGE  
15 RHNA NUMBERS TO UNINCORPORATED COUNTY JURISDICTIONS,  
16 PARTICULARLY SANTA CLARA COUNTY BUT NOT EXCLUSIVELY THERE. IF  
17 CARRIED OUT, IT WOULD EFFECTIVELY REQUIRE SIGNIFICANT NUMBERS  
18 OF RESIDENTIAL CONSTRUCTION TO OCCUR ON OPEN SPACE LANDS  
19 RESULTING IN INCREASED GREENHOUSE GAS EMISSIONS AND A NUMBER  
20 OF OTHER ENVIRONMENTAL IMPACTS. ABAG CANNOT APPROVE THIS  
21 DEFICIENT METHODOLOGY AND MEET H.C.D. REQUIREMENTS AT THE SAME  
22 TIME. WE REQUEST THAT YOU DIRECT ABAG STAFF TO INFORM H.C.D.  
23 THAT YOUR CURRENT METHODOLOGY IS INADEQUATE AND TO WORK  
24 INDEPENDENTLY AND TOGETHER WITH H.C.D. TO FIX ITS METHODOLOGY  
25 IN AS TIMELY A MANNER AS POSSIBLE. THANK YOU.



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1

2 **FRED CASTRO:** THANK YOU. OUR NEXT SPEAKER IS PETER. GO AHEAD.

3

4 **SPEAKER:** GOOD EVENING AGAIN. PETER POPADOPOLIS WITH THE  
5 MISSION DEVELOPMENT AGENCY IN SAN FRANCISCO. UNFORTUNATELY WE  
6 STILL DON'T SEE ANY MEANINGFUL EQUITY LENS HERE IN THESE  
7 NUMBERS BUT, RATHER, THE OPPOSITE AS WAS LAID OUT IN THE  
8 PRESENTATION. AND WE WONDER IF WE CAN'T CREATE MEANINGFUL  
9 EQUITY HOUSING GROWTH PLAN NOW AT THIS MOMENT IN TIME, WHEN  
10 WILL WE EVER? THIS PROPOSAL WILL FLOOD S.F.S AND OTHER URBAN  
11 POOR COMMUNITIES WITH ADDITIONAL MARKET RATE HOUSING BURDEN ON  
12 TOP OF PRE-EXISTING HARMS ALREADY ENDURED. EQUITABLE SOLUTIONS  
13 ARE AVAILABLE BUT THIS WILL MEAN REALLOCATING BASED UPON A  
14 MEANINGFUL PARADIGM SHIFT. THIS DOESN'T GO TIN KING AROUND THE  
15 EDGES OF EQUITY AND IT WILL HAVE GRAVE, HARMFUL IMPACTS IF  
16 LEFT UNCHANGED. SO WE ASK THAT YOU HOLD THIS PROPOSAL UNTIL IT  
17 IS VETTED THROUGH A MEANINGFUL EQUITY SHIFT. THANK YOU.

18

19 **FRED CASTRO:** THANK YOU. OUR NEXT SPEAKER IS JEFF LEVIN. GO  
20 AHEAD, SIR.

21

22 **SPEAKER:** GOOD EVENING. MY NAME IS JEFF LEVIN. I'M THE POLICY  
23 DIRECTOR WITH EAST STATE HOUSING ORGANIZATION AND ALSO A  
24 MEMBER OF THE HOUSING METHODOLOGY COMMITTEE. I WAS ONE OF THE  
25 SIGNATORIES TO THE COMMENT LETTER YOU RECEIVED EARLIER THIS

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1 WEEK FROM THE HOUSING JUSTICE AND SOCIAL EQUITY ORGANIZATIONS  
2 AND I AM SPEAKING IN FAVOR OF THE MOTION INCLUDING THE EQUITY  
3 ADJUSTMENT. WHILE THE PROPOSED METHODOLOGY FROM LAST FALL  
4 PERFORMED VERY WELL AGAINST NEARLY ALL THE PERFORM RECORDS --  
5 METRICS. IT FELL SHORT ON THE. MANY RACIALLY EXCLUSIVE  
6 JURISDICTIONS WERE GETTING LESS THAN THEIR FAIR SHARES OF THE  
7 REGION'S AFFORDABLE HOUSING NEED. THE RECENT UPDATE TO PLAN  
8 BAY AREA'S FINAL BLUEPRINT HAS MADE THE PERFORMANCE OF THE  
9 DRAFT METHODOLOGY EVEN WORSE. 18 OF THE 49 JURISDICTIONS  
10 IDENTIFIED AS EXCLUSIVE NOW HAVE SHARES OF THE REGION'S LOWER  
11 INCOME HOUSING NEED THAT ARE LOWER THAN THEIR CURRENT SHARE OF  
12 THE REGION'S HOUSEHOLDS, THUS PERMITTING THEM TO AVOID  
13 DESIGNATING SITES FOR MULTI-FAMILY ZONING THAT WOULD PROMOTE  
14 ECONOMIC AND RACIAL EQUITY. THE EQUITY ADJUSTMENT IS DESIGNED  
15 TO RECTIFY THIS FAILING BY ESTABLISHING A REASONABLE FLOOR FOR  
16 LOWER INCOME FOR THESE JURISDICTIONS. IT WAS A COMPROMISED  
17 PROPOSAL. WE TRIED MANY TIMES TO IMPLICITLY INCORPORATE  
18 EXCLUSION OF PARTICULAR RACIAL GROUPS INTO THE FORMULA OR AT  
19 LEAST INTO THE PERFORMANCE METRIC. THAT WAS REJECTED. AND SO  
20 WE HAVE COME UP WITH THIS AS THE BEST COMPROMISE. BUT WE  
21 STRONGLY SUPPORT ITS INCLUSION IN ORDER TO MEET THE STATUTORY  
22 REQUIREMENT TO AFFIRMATIVELY FAIR HOUSING.

23

24 **FRED CASTRO:** THE NEXT SPEAKER HUSSEIN.

25

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1 **SPEAKER:** ATTORNEY FROM PUBLIC ADVOCATES. I SUBMITTED THAT  
2 COMMENT LETTER WITH SEVERAL OTHER ORGANIZATIONS EXPRESSING THE  
3 DIRE NEED FOR THE EQUITY ADJUSTMENT. SO I SUPPORT THE MOTION  
4 AS RECOMMENDED BY THE R.P.C. AND I'LL COMMENT ON A SPECIFICS  
5 EXAMPLE. IN THE EQUITY ADJUSTMENT, THERE ARE SOME LARGE  
6 INCREASES FOR JURISDICTIONS THAT HAVE A HIGH JOBS/HOUSING FIT.  
7 AND THAT MAKES SENSE BECAUSE A HIGH JOBS/HOUSING FIT MEANS  
8 THAT THERE'S ONLY ONE UNIT OF AFFORDABLE HOUSING AVAILABLE FOR  
9 EVERY THREE OR MORE LOW WAGE JOBS IN THAT JURISDICTION. FOR  
10 INSTANCE, GILROY WOULD GET A 500 UNIT INCREASE THAT WOULD HELP  
11 THOSE 13,500 PEOPLE WHO ARE COMMUTING INTO GILROY FROM WORK  
12 FROM OTHER CITIES THIS WAY THEY CAN LIVE CLOSER IN GILROY TO  
13 THEIR JOBS. ALTHOUGH THERE'S NO PUBLIC TRANSIT THERE, THOSE  
14 WORKERS WERE ALREADY DRIVING TO THEIR JOBS AND WOULD NOW DRIVE  
15 A SHORTER DISTANCE. SOME OF THEM ALSO HAVE TO DRIVE TO WORK TO  
16 CARRY WORK-RELATED EQUIPMENT. OTHER EXAMPLES OF HIGH JOBS TO  
17 HOUSING FIT RESTRICTIONS ON THIS EQUITY ADJUSTMENT LIST ARE  
18 LIVERMORE WITH 6, HALF MOON BAY WITH 7 AND HERCULES WITH 11.  
19 THE EQUITY ADJUSTMENT WOULD ADD HUNDREDS OF UNITS TO THESE  
20 CITIES WHERE THERE'S A DIRE NEED OF HOMES AFFORDABLE TO LOW  
21 WAGE WORKERS. THANK YOU.

22

23 **FRED CASTRO:** OUR NEXT SPEAKER IS KEN CHAN. GO AHEAD.

24

25 **SPEAKER:** CAN YOU HEAR ME?

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1

2 **FRED CASTRO:** YES. GO AHEAD, PLEASE.

3

4 **SPEAKER:** HELLO MEMBERS OF THE ABAG EXECUTIVE COMMITTEE. THANK  
5 YOU FOR YOUR CONTINUED LEADERSHIP AS WE EAGERLY AWAIT FOR AN  
6 END TO THIS PANDEMIC TOGETHER. MY NAME IS KEN CHAN AND I'M AN  
7 ORGANIZER WITH THE HOUSING LEADERSHIP COUNCIL OF SAN MATEO  
8 COUNTY. WE WORK WITH COMMUNITY LEADERS TO PRODUCE AND PRESERVE  
9 QUALITY AFFORDABLE HOMES. I'M HERE TO LEND OUR SUPPORT OF THE  
10 R.P.C.'S RECOMMENDATION TO ADOPT ADOPTION 8A WITH AN EQUITY  
11 ADJUSTMENT AND LET ME TELL YOU WHY. TO REITERATE WHAT WAS  
12 MENTIONED AT THE R.P.C. MEETING THE CHANGES MADE IN THE  
13 UPDATED P.V. A2050 BLUEPRINT NOW ALLOWS FOR AN EVEN LARGER  
14 NUMBER OF OUR REGION'S HISTORICALLY EXCLUSIVE CITIES TO  
15 RECEIVE A DISPROPORTIONATELY SMALLER NUMBER OF ALLOCATIONS.  
16 WHILE WE UNDERSTAND THE TREPIDATION FELT BY SOME OF OUR  
17 RESIDENTS WE WANT TO ENCOURAGE TO NOT GIVE IN TO THESE FEARS  
18 AND LET IT STOP US FROM JUST TRYING. I'D LIKE TO HIGHLIGHT THE  
19 ACTIONS TAKEN IN THE EXCLUSIVE COMMUNITIES OF DANVILLE IN  
20 CONTRA COSTA COUNTIES IN SPITE OF THEIR FEARS THE LEADERS TOOK  
21 A ROLE TO SUCCESSFULLY BUILD AFFORDABLE HOMES THAT ARE NOW NOT  
22 ONLY ACCEPTED BUT BELOVED BY THEIR RESIDENTS. OPTION 8 A WITH  
23 AN EQUITY ADJUSTMENT ALLOWS US TO COME TOGETHER TO EMBRACE OUR  
24 DIFFERENCES AND ASPIRE FOR MORE EQUITABLE REGION BY FAIRLY  
25 DISTRIBUTING HOMES THROUGHOUT OUR BAY AREA. GIVES ALL OF OUR

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1 CITIES THE OPPORTUNITY TO JUST TRY AND POLITICAL COVERAGE TO  
2 THE ONES ALREADY MAKING THAT EFFORT. WE HAVE AN OPPORTUNITY  
3 TODAY TO TAKE DECISIVE ACTION TO PLAN AND TO BUILD FOR THE BAY  
4 AREA'S FUTURE. I URGE YOU TO ADOPT METHODOLOGY 8 A WITH AN  
5 EQUITY ADJUSTMENT. THANK YOU.

6

7 **FRED CASTRO:** NEXT SPEAKER IS COMMUNITY HOUSING. GO AHEAD.

8

9 **SPEAKER:** GOOD AFTERNOON. MY NAME IS -- COUNCIL OF COMMUNITY  
10 HOUSING ORGANIZATION. (POOR AUDIO). COMMITTEE URGING YOU ALL  
11 TO SUPPORT THE OPTION 8 A WITH THE EQUITY ADJUSTMENT AS  
12 RECOMMENDED BY THE R.P.C. A MAJORITY OF OUR MEMBERS WITHIN THE  
13 H.M.C. HAVE LOOKED AT THE EQUITY ADJUSTMENT, SUPPORTED THAT AS  
14 THE METHOD TO GO. AS OTHERS HAVE POINTED OUT, IT IS NOT  
15 PERFECT. BUT IT IS A NECESSARY ITEM IN ORDER TO ENSURE THAT  
16 CERTAIN CITIES ARE NOT MEETING LESS THAN THEIR PORTION OF  
17 HOUSEHOLDS. THIS IS SORT OF A BASELINE TO BEGIN TO ADDRESS  
18 RACIAL AND SOCIAL EQUITY ACROSS THE REGION. I THINK A LOT OF  
19 PROBLEMS THAT HAVE BEEN RAISED POINT TO SOME OF THE UNDERLYING  
20 ISSUES AROUND THE H.C.D. DETERMINATION THAT NEITHER LOOKED AT  
21 PAST UNDERPERFORMANCE NOR AT UNMET NEEDS BASED ON RENT OR  
22 OVERCROWDING WHICH WOULD HAVE FALLEN DIRECTLY ON LOW INCOME  
23 FOLKS LACKING DESPERATELY A NEED FOR HOUSING WHICH IS WHERE  
24 THAT DETERMINATION SHOULD HAVE FOCUSED ON. INSTEAD WE ARE  
25 DEALT WITH -- DEALING WITH WHAT WAS HANDED DOWN BY H.C.D.,

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1 WHAT WE HAVE BEFORE US IS THE BEST APPROACH TO MOST EQUITABLY  
2 DISTRIBUTING THAT ACROSS THE REGION. THANK YOU VERY MUCH.

3

4 **FRED CASTRO:** THANK YOU. NEXT SPEAKER IS RODNEY NICKENS. GO  
5 AHEAD, SIR.

6

7 **SPEAKER:** GOOD EVENING. MY NAME IS RODNEY NICK INS. I AM WITH  
8 THE NONPROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA AND I  
9 WAS ALSO A MEMBER OF THE HOUSING METHODOLOGY COMMITTEE AND ONE  
10 OF THE SIGNATORIES OF A COMMENT LETTER THAT WAS SUBMITTED IN  
11 SUPPORT OF THE EQUITY ADJUSTMENT IN OPTION 8 A AS RECOMMENDED  
12 BY THE REGIONAL PLANNING COMMITTEE. I SUPPORT OPTION 8 A AS  
13 THE METHODOLOGY, BUT MORE SO BECAUSE OF THE CHANGES THAT HAVE  
14 BEEN MADE AS A RESULT OF PLAN BAY AREA AND THE PROJECTIONS  
15 THAT LIE THEREIN. AS WE NOW SEE, THE EQUITY ADJUSTMENT IS  
16 CRITICAL BECAUSE THERE ARE NOW 18 RACIALLY EXCLUSIVE  
17 JURISDICTIONS THAT ARE FALLING FAR SHORT OF THE PERFORMANCE  
18 METRIC THAT THE VERY OWN H.M.C. ADOPTED FOR VERY LOW INCOME  
19 ALLOCATIONS. AND THIS ONE METRIC WHICH IS 5 D2 WAS  
20 SIGNIFICANTLY IMPACTED BY THE NEW BASELINE NUMBERS. I ALSO  
21 SUPPORT THE SUGGESTION TO EXPLORE AN ALTERNATIVE IN THE E.I.R.  
22 THAT WOULD LOOK CLOSELY AT HOW LAND USE UNDER PLAN BAY AREA  
23 PROJECTIONS IMPACT COMMUNITIES OF COLOR THROUGHOUT THE REGION.  
24 ONE OF OUR CORE PRINCIPLES IS TO AVOID OVERCONCENTRATION OF  
25 HOUSING GROWTH IN THE THREE BIG CITIES OF OAKLAND, SAN

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1 FRANCISCO AND SAN JOSE. BECAUSE DOING SO LETS HIGH RESOURCE  
2 AND EXCLUSIONARY JURISDICTIONS THAT HAVE A SIGNIFICANT AMOUNT  
3 OF LOW INCOME WORKERS WHO NEED AFFORDABLE WORKERS OFF THE  
4 HOOK. AND IT'S TRUE THAT THE REGION'S HIGHEST PAYING JOBS ARE  
5 CONCENTRATED IN THESE THREE CITIES, BUT THERE ARE HUNDREDS OF  
6 THOUSANDS OF PEOPLE IN OUR REGION COMMUTING ALL OVER FOR LOW  
7 PAYING JOBS IN CITIES THAT THEY CAN'T AFFORD. AND THAT'S  
8 EVIDENT BY THE TERRIBLE JOBS/HOUSING FIT IN MANY OF OUR  
9 CITIES. I ACKNOWLEDGE THAT COMBATING RACIAL SEGREGATION AND  
10 STRIVING FOR A MORE RACIALLY INCLUSIVE REGION IS A CHALLENGING  
11 AND COMPLEX PROCESS BECAUSE SEGREGATION HAS BEEN HARDWIRED  
12 INTO HOW OUR CITY PLANS FOR FUTURE GENERATIONS BEFORE US. BUT  
13 I URGE US TO TAKE THIS STEP TO BE BOLD, TO BE BRAVE AND TO  
14 ENSURE THAT WE ARE DOING EVERYTHING IN OUR POWER TO  
15 PROACTIVELY UNDO THAT. THANK YOU.

16

17 **FRED CASTRO:** THANK YOU. NEXT SPEAKER IS ELIZABETH WHOMPLER. GO  
18 AHEAD. ELIZABETH WHOMPLER.

19

20 **SPEAKER:** THANK YOU. I JUST GOT UNMUTED. SO THANK YOU, BOARD  
21 MEMBERS. I'M A DIRECTOR AT THE SAN FRANCISCO FOUNDATION. AND  
22 AS YOU MAY KNOW, WE'RE FOCUSED ON ADVANCING RACIAL EQUITY IN  
23 THE BAY AREA AS OUR NORTH STAR. WE RECENTLY SIGNED ONTO THE  
24 LETTER REALLY URGING YOU ALL TO ADOPT THE EQUITY ADJUSTMENT TO  
25 THE RHNA METHODOLOGY. IN LARGE PART TO WHAT OTHER FOLKS HAVE

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1 SPOKEN TO WITH THE UPDATED PLAN BAY AREA PROJECTION, THE RHNA  
2 METHODOLOGY IS LESS EQUITABLE THAN WHAT THIS BODY HAS  
3 PREVIOUSLY APPROVED. ANOTHER EXAMPLE TO LIFT UP THAT ONLY 22  
4 PERCENT OF THE REGION'S VERY LOW AND LOW INCOME ALLOCATIONS  
5 ARE GOING TO JURISDICTIONS THAT HAVE A WHITE POPULATION THAT'S  
6 HIGHER THAN THE REGION'S MEDIUM. THOSE JURISDICTIONS MAKE UP  
7 25 PERCENT OF THE REGION'S HOUSEHOLDS, SO THEY REALLY SHOULD  
8 AT BARE MINIMUM RECEIVE 25 PERCENT OF THE REGION'S. THE EQUITY  
9 ADJUSTMENT PROVIDES THE BEST APPROACH TO ADDRESS THAT. ALSO  
10 WANT TO REINFORCE THAT THAT EQUITY ADJUSTMENT HAS BEEN ON THE  
11 TABLE FOR OVER A YEAR. SO IT'S GONE THROUGH A LOT OF ANALYSIS  
12 AND IS A REAL STRONG OPTION AT THIS POINT. THANK YOU.

13

14 **FRED CASTRO:** THANK YOU. PAMELA. GO AHEAD. PAMELA WU? PAMELA,  
15 YOU ARE UNMUTED, YOU SHOULD BE ABLE TO SPEAK.

16

17 **SPEAKER:** CAN YOU HEAR ME NOW?

18

19 **JESSE ARREQUIN:** WE CAN.

20

21 **SPEAKER:** THANK YOU. GOOD EVENING, BOARD PRESIDENT AND  
22 HONORABLE BOARD MEMBERS. MY NAME IS PAMELA WU, I AM THE  
23 COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR WITH CITY OF SAN  
24 BRUNO. AS MY CITY MANAGER HAS PREVIOUSLY MENTIONED, SAN BRUNO  
25 HAS FORWARDED ITS LETTER TO ABAG'S STAFF AND WE RESPECTFULLY



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1 ASK YOU TO RETAIN THE LETTER FOR THE RECORD. AND ALSO AS MY  
2 CITY MANAGER MENTIONED, WE'RE A CITY THAT STRIVES FOR HAVING  
3 OUR FAIR SHARE. AS WE WILL NOT REPEAT THE CONTENT OF THE  
4 LETTER, I DO WANT TO EMPHASIZE AS A TRANSIT-RICH CITY, SAN  
5 BRUNO IS ALSO IMMEDIATELY JAY SENT NEXT TO SAN FRANCISCO  
6 AIRPORT WHERE STRICT REDUCES OUR HOUSING PRODUCTION IN OUR  
7 CITY. WE UNDERSTAND FROM ABAG STAFF 7,000 UNITS IS ANTICIPATED  
8 AT AN AGING MALL UNDER THE FLIGHT PATH WITHIN THE NOISE  
9 CONTOUR. IT SIMPLY CANNOT BE BUILT. WE ALSO UNDERSTAND AND  
10 APPRECIATE ABAG STAFF'S HARD WORK, HOWEVER, WE'RE ASKING AND  
11 RESPECTFULLY ARE ASKING YOU TO RECONSIDER THE ALLOCATION FOR  
12 SAN BRUNO ALLOWING YOUR STAFF TO WORK WITH CITY STAFF IN A  
13 COLLABORATION SO THAT WE CAN STRIVE FOR A REALISTIC PROJECTION  
14 FOR THE CITY AND ALSO THE ENTIRE BAY AREA REGION. THANK YOU.

15

16 **FRED CASTRO:** THANK YOU. OUR NEXT SPEAKER IS JULIE TESTA. GO  
17 AHEAD, PLEASE.

18

19 **SPEAKER:** HELLO. JULIE TESTA, VICE MAYOR, PRES ANTON. THERE'S A  
20 STRONG RECOGNITION OF THE NEED FOR AFFORDABLE HOUSING. WITHOUT  
21 FUNDING, WE CANNOT BUILD THE LOW INCOME AND WORKFORCE HOUSING  
22 THAT THE BAY AREA AND OUR COMMUNITIES NEED. REQUIRE THE STATE  
23 TO PROVIDE THE TOOLS AND THE FUNDING NEEDED. IT'S UNFORTUNATE  
24 TO HEAR TONIGHT THE FIGHTING AMONG CITIES, THE WANTING TO  
25 REDISTRIBUTE NUMBERS. AND THAT'S BECAUSE EVERYONE GOT

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1 UNREALISTIC NUMBERS THAT ARE UNACHIEVABLE. HOLD H.C.D.  
2 ACCOUNTABLE FOR THE INFLATED CALCULATIONS THAT HAVE CAUSED THE  
3 UNATTAINABLE GOALS THAT WE'RE ALL BEING GIVEN. THANK YOU.

4

5 **FRED CASTRO:** THANK YOU. NEXT SPEAKER IS SUSAN CANDLE.

6

7 **SPEAKER:** THY, SUSAN CAN DEL. MAYOR OF CITY OF LAFAYETTE. I  
8 WANT TO ECHO MAYOR TOM BUTT AND COUNCILMEMBER FIFE'S COMMENTS  
9 ON HOW IT WILL RESULT IN FAR MORE MARKET RATE HOUSING IN OUR  
10 CITIES WITH VERY LITTLE AFFORDABLE UNITS. WE'LL ONLY GET 10 TO  
11 20 PERCENT AFFORDABLE. SO IN DAVE'S SLIDES EARLIER WITH P.B.  
12 A2050, IT SHOWS HOW WE CAN'T REACH OUR GOALS WITHOUT ENORMOUS  
13 INVESTMENT IN HOUSING THAT SIMPLY DOESN'T EXIST. SO MY CITY'S  
14 TASKED WITH A 20 PERCENT GROWTH OVER EIGHT YEARS BUT EVEN THIS  
15 WON'T GET US NEAR OUR AFFORDABILITY GOALS. WE WILL NEED OVER  
16 50 PERCENT GROWTH TO GET OUR AFFORDABILITY GOALS, WHICH WE  
17 ACTUALLY DO WANT TO ACHIEVE. WE NEED FUNDING. NOT MORE MARKET  
18 RATE HOUSING. BUT WITHOUT THIS, WE WILL END UP BEING EVEN MORE  
19 -- EVEN LESS AFFORDABLE CITY WITH ALL THESE NEW MARKET RATE  
20 UNITS. PLEASE LET'S WORK TOGETHER. LET'S BRING DOWN H.C.D.'S  
21 GOALS. LET'S PUSH TO GET BETTER FUNDING AND ACTUALLY SOLVE THE  
22 AFFORDABILITY AND THE HOMELESSNESS CRISIS THAT EXISTS IN THE  
23 BAY AREA. THANK YOU VERY MUCH.

24

25 **FRED CASTRO:** THANK YOU. NEXT SPEAKER IS -- GO AHEAD.

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1

2 **SPEAKER:** YES, HI. THIS IS -- FROM PLEASANTON. I URGE YOU TO  
3 ADOPT THE EQUITY ADJUSTMENT AS ADOPTED LAST WEEK. THE GOAL OF  
4 RHNA IS TO SPREAD OUT THE GOAL THROUGHOUT THE REGION. HOWEVER  
5 EXCLUSIVE CITIES LIKE PALO ALTO, DANVILLE, ALAMO, PLEASANTON  
6 AND OTHERS WILL NOT BUILD AFFORDABLE HOUSING. SO WE ARE IN  
7 CRISIS. SO THE HOUSING I'M HEARING FROM EVERYBODY THEY'RE  
8 SAYING THAT WELL HOUSING WE NEED THERE'S GOING TO BE MORE  
9 MARKET RATE HOMES AND NOT ENOUGH OF THE BELOW MARKET. THE  
10 SUPPLY AND DEMAND ISSUE. SO IF YOU MAKE MORE HOUSING AT THE  
11 MARKET RATE AND CONTINUOUSLY BUILD MORE HOUSING, THEN THE  
12 SUPPLY WILL BE HIGH AND THE PRICE WILL GO DOWN. SO EQUITY  
13 ADJUSTMENT IS NEEDED TO MAKE SURE THAT THE JURISDICTIONS ARE  
14 MEETING THEIR FAIR SHARE AT THE INDIVIDUAL LEVEL. SO PLEASE  
15 CONTINUE AND BUILDING AND I URGE YOU TO ADOPT THE EQUITY  
16 ADJUSTMENT. THANK YOU.

17

18 **FRED CASTRO:** THANK YOU. NEXT SPEAKER IS KELSEY.

19

20 **SPEAKER:** HI. MY NAME IS KELSEY BAINES. I'M WITH PENINSULA FOR  
21 EVERYONE. I'M A RESIDENT OF PALO ALTO AND I WANT TO ASSOCIATE  
22 MY NAME WITH ERIC AND KEN CHAN. I SUPPORTED THE METHODOLOGY  
23 PUT FORWARD BY THE HOUSING METHODOLOGY COMMITTEE AS WELL AS  
24 THE EQUITY ADJUSTMENT. BUT I AM DISAPPOINTED THAT THE FINAL  
25 PLAN BAY AREA DIVERSE HOUSING AWAY FROM EXCLUSIONARY JOB

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1 CENTERS IN SILICON VALLEY. I'M ALSO OFFEND BIDE COUNCILMEMBER  
2 FILL SETH'S COMMENTS. COUNCILMEMBER FILL SETH WAS INSTRUMENTAL  
3 IN KILLING 60 AFFORDABLE HOMES FOR SENIORS IN OUR CITY. AND I  
4 THINK IT'S IMPORTANT TO RECOGNIZE THAT BLOCKING OFFICE DOESN'T  
5 PUT ROOFS OVER PEOPLE'S HEADS. I'M AN EXTREMELY PRIVILEGED  
6 PEOPLE. I'VE BEEN DISPLACED PERSONALLY TWICE SINCE PALO ALTO  
7 INSTITUTED ITS OFFICE CAP IN 2016. WE APPROVED ONE APARTMENT  
8 BUILDING LAST YEAR. WE ARE NO MODEL FOR LAND USE FOR THE BAY  
9 AREA. AND I THINK THAT H.C.D.'S NUMBERS SHOULD DEFINITELY BE  
10 HIGHER AS EVIDENCED BY THE PROJECTED GENTRIFICATION AND  
11 DISPLACEMENT THAT WE SAW IN THE STAFF PRESENTATION. AND I WANT  
12 TO THANK DAVE HUDSON FOR HIS COMMENTS TO ENCOURAGE CITIES TO  
13 STEP UP. THANK YOU.

14

15 **FRED CASTRO:** THANK YOU. NEXT SPEAKER IS LIZ PAUL. GO AHEAD. --  
16 RICK HALL.

17

18 **SPEAKER:** YES. ABAG/MTC SHOULD SUPPORT A METHODOLOGY THAT CAN  
19 BE SUCCESSFULLY MET BY YOUR CITIES. THIS METHODOLOGY WILL FAIL  
20 TO MEET AFFORDABLE HOUSING NEEDS AND BE HIGHLY INEQUITABLE. IN  
21 ORDER TO BUILD AFFORDABLE HOUSING, CITIES NEED FUNDING.  
22 PERHAPS THE METHODOLOGY SHOULD INCLUDE FUNDING AVAILABILITY  
23 AND ALLOCATE ONLY THE PORTION OF H.C.D.'S UNREASONABLE TARGETS  
24 THAT CAN BE FUNDED. AT LEAST THAT WOULD OPEN THE NEEDED  
25 DISCUSSION WITH H.C.D. TO GET REASONABLE NUMBERS FROM THE

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1 STATE. H.C.D. IS THE PROBLEM. AND I HATE SEEING CITIES HAVE TO  
2 SQUABBLE ABOUT NUMBERS BETWEEN THEMSELVES. THANK YOU.

3

4 **FRED CASTRO:** THANK YOU. NEXT SPEAKER JORDAN GRINES. GO AHEAD.

5

6 **SPEAKER:** GOOD EVENING, DIRECTORS. JORDAN GRIMES WITH  
7 GRASSROOTS ADVOCACY HOUSING FOR EVERYONE. SAN BRUNO HAS BART  
8 AND CALTRANS STATIONS HAS ADDED 4400 JOBS IN 2010 AND LESS  
9 THAN 500 NEW HOMES UNDER THE INTERNATIONAL HEADQUARTERS OF  
10 YOUTUBE. THEY ABSOLUTELY DESERVE THE NUMBERS THEY ARE GETTING.  
11 IT IS THE HUGE IMPROVE. OVER THE FIFTH CYCLE BUT THERE IS  
12 CONSIDERABLE AMOUNTS OF WORK TO DO. THE AFFLUENT JOBS RICH  
13 COMMUNITIES DIDN'T GET HIGHER ALLOCATIONS. MOREOVER IT'S  
14 DEEPLY UNFORTUNATE THAT PALO ALTO'S NUMBERS WERE REDUCED FROM  
15 THE DRAFT. THEY HAVE MULTIPLE CALTRAIN'S INCLUDING ONE OF THE  
16 MOST UTILIZED STOPS ON THE LINE AND MASSIVE 20,000 JOBS AND  
17 1300 HOMES ADDED BETWEEN 2010 AND 2018 PER CENSUS AND HUD  
18 DATA. I SUPPORT THE PLAN TONIGHT AND HOPE TARGET CITIES THAT  
19 WOEFULLY WON'T ADVANCE THE JOBS HOUSING. EMBARCADERO  
20 INSTITUTE. IT'S THE ORGANIZATIONAL OF THREE MALTHUSIANS  
21 STACKED ON TOP OF EACH OTHER UNDERNEATH A TRENCH COAT. ITS  
22 TROUBLE COUNTING STUDIES HAVE BEEN DEBUNKED AT UCLA AND U.C.  
23 DAVIS AND SHOULD BE DISMISSED OUT OF HAND. THANK YOU.

24

25 **FRED CASTRO:** OUR LAST SPEAKER IS JOHN BAUTERS. GO AHEAD.

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1

2 **SPEAKER:** THANK YOU, MR. PRESIDENT AND MEMBERS OF THE ABAG FOR  
3 DOING YOUR DUTIES HERE THIS. COUNCILMEMBER BAUTERS FROM THE  
4 CITY OF EMERYVILLE. I WANT TO LEND MY SUPPORT IN SUPPORT OF  
5 THE WORK YOU'VE DONE FOR THE MANY COMMENTS THAT HAVE BEEN  
6 RAISED IT'S CLEARLY NOT QUITE PERFECT IN MANY PEOPLE'S MINDS  
7 BUT THE REALITY IS THE BAY AREA NEEDS TO CONFRONT THE  
8 INADEQUATE CONSTRUCTION OF HOUSING. I AGREE WITH MANY OF THE  
9 COMMENTS ABOUT BEING CONCERNED ABOUT DISPLACEMENT IN FUNDING  
10 BUT IN A CITY LIKE OURS, WE PASSED A HOUSING MEASURE BOND. WE  
11 HAVE 400 PERCENT AFFORDABLE HOUSING DEVELOPMENTS IN THE  
12 PIPELINE RIGHT NOW AS A RESULT OF THAT. IF YOU ENACTED  
13 DISPLACEMENT TENANT PROTECTIONS IN YOUR CITY AT THE LOCAL  
14 GOVERNING LEVEL IT'S VERY EASY TO MAKE SURE YOU DO THE THINGS  
15 NECESSARY TO KEEP PEOPLE HOUSED AND PLACE KEEP. SO I HOPE YOU  
16 WILL ADOPT THE PACKAGE TONIGHT. THANK YOU.

17

18 **FRED CASTRO:** THANK YOU. AND THE COMMENTS WERE EMAILED TO  
19 MEMBERS AND POSTED AT MTC LEGISTAR. THANK YOU.

20

21 **JESSE ARREQUIN:** THAT COMPLETES PUBLIC COMMENT ON THIS ITEM.  
22 BRINGING IT BACK TO THE EXECUTIVE BOARD. THERE IS A MOTION ON  
23 THE FLOOR WHICH IS TO ADOPT THE STAFF RECOMMENDATION ALONG  
24 WITH THE -- AS RECOMMENDED BY THE REGIONAL PLANNING COMMITTEE.

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1 I WILL ASK IF THERE ARE ANY OTHER QUESTIONS OR COMMENTS FROM  
2 EXECUTIVE BOARD MEMBERS AT THIS TIME. DIRECTOR GIBBONS?

3

4 **LIZ GIBBONS:** THANK YOU. I JUST REALIZED THAT I NEGLECTED TO  
5 SAY THANK YOU TO STAFF FOR THE WORK ON THE PLAN BAY AREA 2050  
6 AND FOR THE WORK ON RHNA. YOU HAVE AN IMPOSSIBLE TASK, AS WE  
7 OFTEN FEEL WE HAVE AS ELECTED OFFICIALS. AND WE CAN AGREE TO  
8 DISAGREE. BUT I THINK IT'S IMPORTANT TO ACKNOWLEDGE THAT THERE  
9 WAS EXTRAORDINARY A LOT OF WORK AND WELL DONE WORK. SO THANK  
10 YOU FOR THAT.

11

12 **JESSE ARREQUIN:** THANK YOU. I THINK WE ALL SECOND THOSE  
13 COMMENTS. COLLEAGUES, ANY OTHER QUESTIONS OR COMMENTS?

14

15 **PAT EKLUND:** YES, THE DITTO.

16

17 **JESSE ARREQUIN:** OKAY. DIRECTOR RABBITT?

18

19 **DAVID RABBITT:** I JUST WANTED TO FOLLOW UP WITH GILLIAN TO ASK  
20 IF AGAIN ON THE EQUITY ADJUSTMENT IF IT WAS LOOKED AT AS A  
21 PERCENTAGE OF THE OVERALL EXISTING HOUSING STOCK OR IF IT WAS  
22 LOOKED AT SOLELY AS AN INDEPENDENT NUMBER ADDED TO THE RHNA  
23 REQUIREMENT.

24

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1 **GILLIAN ADAMS:** I'M NOT QUITE SURE I UNDERSTAND THE QUESTION.  
2 BUT THE WAY THAT IT WORKS IS TO LOOK AT THE SHARE OF VERY LOW  
3 INCOME UNITS THAT A JURISDICTION RECEIVES FROM THE RHNA  
4 METHODOLOGY. AND IF THAT SHARE IS LOWER THAN THE  
5 JURISDICTION'S SHARE OF EXISTING HOUSEHOLDS, THEN THE NUMBER  
6 OF VERY LOW AND LOW INCOME UNITS IS INCREASED UNTIL THE SHARES  
7 ARE PROPORTIONAL. I DON'T KNOW IF THAT ANSWERS YOUR QUESTION  
8 OR NOT.

9

10 **DAVID RABBITT:** I THINK IT DOES.

11

12 **JESSE ARREQUIN:** DIRECTOR RABBITT, DO YOU HAVE A FOLLOWUP  
13 QUESTION?

14

15 **DAVID RABBITT:** NO. I THINK IT POINTS OUT THAT ALTHOUGH IT'S  
16 PROPORTIONAL TO THE EXISTING UNITS WITHIN THE CITY, IT IS  
17 OBVIOUSLY IT'S ADDITIVE. AND I THINK IF YOU'RE LOOKING AT  
18 ADDING 10 PERCENT NEW HOUSING STOCK IN EIGHT YEARS' TIME, I'M  
19 NOT SURE IF THAT'S AT ALL FEASIBLE. BUT THAT'S WHAT THE  
20 FORMULA WILL TELL THEM TO DO.

21

22 **GILLIAN ADAMS:** I GUESS ONE THING I WOULD COMMENT WITH 441,000  
23 UNITS THAT WE RECEIVED FROM THE STATE, IF WE WERE TO SPREAD  
24 THAT EVENLY THROUGHOUT THE REGION IT WOULD BE A 16 PERCENT  
25 GROWTH RATE FOR EVERY JURISDICTION. SO I THINK THE 10 PERCENT,



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1 I'M NOT SAYING IT'S NOT CHALLENGING. BUT I THINK IT'S  
2 RELATIVELY LOW COMPARED TO WHAT SOME OF THE OTHER  
3 JURISDICTIONS ARE BEING ASKED TO DO.

4

5 **DAVID RABBITT:** THAT'S IF YOU PUT IT THROUGH THE 100 AND  
6 SOMETHING WHATEVER CITIES IF YOU JUST DIVIDE IT THAT WAY NOT  
7 BY HOUSEHOLDS. I THINK IT'S REALLY BY HOUSEHOLDS IS WHAT I'M  
8 TALKING ABOUT.

9

10 **GILLIAN ADAMS:** I THINK MAYBE I'M NOT UNDERSTANDING.

11

12 **JESSE ARREQUIN:** I THINK WHAT YOU'RE SAYING, GILLIAN, IF WE  
13 TOOK THE RAW NUMBER OF THE STATE DIVIDED IT BY ALL THE  
14 JURISDICTIONS THAT IT WOULD EQUAL 16 PERCENT NUMBER. OKAY. ALL  
15 RIGHT. DIRECTOR MOUNTON-PETERS.

16

17 **STEPHANIE MOUNTON-PETERS:** OUR NUMBERS WENT UP QUITE A LOT.  
18 LIKE SOLANO COUNTIES, WE HAVE UNIMPROVED ROADS AND  
19 INFRASTRUCTURE. WE HAVE NO WATER OUT IN THE UNINCORPORATED  
20 AREAS. SO I JUST WANTED TO MENTION THAT IN THIS CASE, THE  
21 ADDITION IS NOT IN AN AREA THAT WE WANT TO SEE DEVELOPED. AND  
22 SO I'M JUST REGISTERING THAT. THANK YOU.

23

24 **JESSE ARREQUIN:** THANK YOU. YOU KNOW, I THINK THAT'S AN ISSUE  
25 THAT I THINK DIRECTOR RABBITT'S RAISED ON SEVERAL OCCASIONS.

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1 AND REPRESENTATIVES FROM NAPA COUNTY HAVE RAISED DURING THESE  
2 DISCUSSIONS. I KNOW THAT OUR STAFF HAVE WORKED WITH INDIVIDUAL  
3 COUNTIES ON TRYING TO FIND SOLUTIONS TO HOW TO SHIFT GROWTH  
4 OUT OF AREAS THAT ARE NOT DEVELOPABLE IN UNINCORPORATED LANDS.  
5 AND SO THE SPHERES OF INFLUENCE SORT OF DISCUSSION THAT WAS  
6 TOUCHED UPON IN ONE OF THE SLIDES UNDER THAT GOVERNMENT CODE  
7 SECTION WHERE IF YOU HAVE AN AGREEMENT WITH THE CITY, YOU CAN  
8 TRANSFER SOME OF THE GROWTH IS ONE MECHANISM. I THINK GOING  
9 FORWARD I THINK THERE ARE SOME CHANGES THAT WE SHOULD TALK  
10 ABOUT IN STATE LEGISLATION. AND I THINK THERE SHOULD BE SOME  
11 GREATER FLEXIBILITY IN HOW THOSE UNITS ARE TRANSFERRED. BUT  
12 THAT'S A FUTURE DISCUSSION.

13

14 **STEPHANIE MOUNTON-PETERS:** THANK YOU.

15

16 **JESSE ARREQUIN:** DIRECTOR ROMERO I SAW YOU RAISE YOUR HAND.

17

18 **CARLOS ROMERO:** YES, CAN YOU HEAR ME?

19

20 **JESSE ARREQUIN:** YES, WE CAN.

21

22 **CARLOS ROMERO:** YEAH. I WANTED TO SPEAK TO THE EQUITY  
23 ADJUSTMENT IN SUPPORT OF IT. IT IS SOMETHING THAT WE'VE  
24 DISCUSSED AT THE HOUSING METHODOLOGY COMMITTEE FOR ALMOST A  
25 YEAR NOW. AND WHAT IT REALLY DOES IS IT -- IT DOESN'T INCREASE

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1 ALLOCATIONS. IT JUST MOVES ALLOCATIONS IN CERTAIN  
2 JURISDICTIONS TO RECEIVE HIGHER VERY LOW AND LOW INCOME  
3 HOUSING UNITS. ABAG AND MTC PRESENTLY WORKING ON STANDING UP  
4 THE BAY AREA HOUSING FINANCE AUTHORITY. AND THAT AUTHORITY, IF  
5 WE CAN ACTUALLY STAND IT UP AND GET THE FUNDING BEHIND IT,  
6 WILL INDEED BE ABLE TO HELP THESE JURISDICTIONS, INCLUDING I  
7 MEAN IN EAST PALO ALTO TO MEET THE VERY LOW AND LOW INCOME  
8 HOUSING REQUIREMENTS THAT ARE PUT UPON US BY A PROCESS THAT I  
9 THINK NO ONE IS PARTICULARLY HAPPY WITH BUT THAT WE NEED TO  
10 LIVE WITH AND AT LEAST ADJUST TO IT UNTIL WE CAN FIGURE OUT  
11 THROUGH THE STATE LEGISLATURE IN THE NEXT ROUND HOW THIS  
12 ACTUALLY BECOMES A LITTLE MORE TRANSPARENT AND PALATABLE FOR  
13 ALL OF US. SO I WOULD HOPE THAT WE WOULD ALL CONSIDER AGAIN  
14 VOTING FOR THE MOTION THAT'S ON THE FLOOR NOW. THANK YOU.

15

16 **CINDY CHAVEZ:** JESSE, YOU'RE ON MUTE.

17

18 **JESSE ARREQUIN:** APOLOGIES. I NEED TO REMEMBER NOT TO DO THAT.  
19 ANY OTHER COMMENTS FROM THE EXECUTIVE BOARD ON THIS ITEM,  
20 PLEASE RAISE YOUR HAND. OKAY. I DON'T SEE ANY OTHER RAISED  
21 HANDS. SO WE'LL CLOSE DEBATE. AND THE MOTION IS THE STAFF  
22 RECOMMENDATION TO APPROVE THE SUBMISSION OF THE DRAFT RHNA  
23 METHODOLOGY WITH THE EQUITY ADJUSTMENT TO ADOPT THE RESOLUTION  
24 ON THE FINAL SUBREGIONAL SHARES FOR THE SOLANO SUBREGION AND

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1 DISBAND THE HOUSING METHODOLOGY COMMITTEE. SO SEEING NO OTHER  
2 RAISED HANDS, IF MR. CASTRO CAN PLEASE CALL THE ROLL.

3

4 **FRED CASTRO:** CAN I HAVE THE SECOND TO THE MOTION, PLEASE?

5

6 **JESSE ARREQUIN:** DIRECTOR ROMERO.

7

8 **FRED CASTRO:** THANK YOU. SO FOR THE MOTION. SUPERVISOR  
9 ANDERSON?

10

11 **CANDACE ANDERSON:** AYE.

12

13 **JESSE ARREQUIN:** YES.

14

15 **NIKKI FORTUNATO BAS:** YES.

16

17 **TOM BUTT:** AYE.

18

19 **DIR. DAVID CANEPA:** AYE.

20

21 **KEITH CARSON:** YES.

22

23 **CINDY CHAVEZ:** YES.

24

25 **PAT EKLUND:** NO.

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1

2 **MAYA ESPARZA:** YES.

3

4 **CARROL FIFE:** ABSTAIN.

5

6 **NEYSA FLIGOR:** YES.

7

8 **LEON GARCIA:** YES.

9

10 **LIZ GIBBONS:** YES.

11

12 **GISELLE HALE:** YES.

13

14 **SPEAKER:** HALLIDAY.

15

16 **YES.**

17

18 **RICH HILLIS:** YES.

19

20 **DAVID HUDSON:** YES.

21

22 **OTTO LEE:** WITH THE EQUITY ADJUSTMENT YES.

23

24 **RAFAEL MANDELMAN:** YES.

25

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1     **ERIC MAR:** YES.

2

3     **DIR. NATE MILEY:** ABSTAIN.

4

5     **FRED CASTRO:** I 'M SORRY.

6

7     **DIR. NATE MILEY:** I ABSTAIN.

8

9     **FRED CASTRO:** THANK YOU, SIR. SUPERVISOR MITCHOFF.

10

11    **KAREN MITCHOFF:** YES.

12

13    **STEPHANIE MOUNTON-PETERS:** ABSTAIN.

14

15    **DAVID RABBITT:** AYE.

16

17    **BELLA RAMOS:** YES.

18

19    **CARLOS ROMERO:** YES.

20

21    **JAMES SPERING:** STILL AWAKE, YES.

22

23    **LOREN TAYLOR:** AYE.

24

25    **DIR. LORI WILSON:** AYE.

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1

2 **MATT HELM:** AYE.

3

4 **FRED CASTRO:** DIRECTOR CHAN?

5

6 **DIRECTOR CHAN:** YES.

7

8 **FRED CASTRO:** COUNCILMEMBER JIMINEZ?

9

10 **JIMINEZ:** YES.

11

12 **FRED CASTRO:** MOTION PASSES, ONE NO, THREE ABSTENTIONS.

13

14 **JESSE ARREQUIN:** OKAY. THE MOTION CARRIES. THAT COMPLETES THIS  
15 ITEM. THIS IS PROBABLY ON RECORD AS BEING PROBABLY THE SECOND  
16 LONGEST ABAG EXECUTIVE BOARD MEETING WE HAD. WE'RE GOING ON  
17 ALMOST SIX HOURS. BUT THAT COMPLETES THE BUSINESS BEFORE THE  
18 EXECUTIVE BOARD THIS EVENING. I WANT TO TAKE THIS OPPORTUNITY  
19 TO THANK ALL OF YOU FOR COMING TODAY, FOR PARTICIPATING IN  
20 THESE IMPORTANT DECISIONS FOR OUR REGION. AND I THINK WE'VE  
21 HAD A REALLY THOUGHTFUL DISCUSSION. AND OBVIOUSLY THIS IS THE  
22 BEGINNING OF BOTH OF THESE PROCESSES. AND I JUST WANT TO TAKE  
23 THIS OPPORTUNITY TO THANK STAFF ONCE AGAIN FOR THEIR EXCELLENT  
24 WORK AND TO ALSO RECOGNIZE THE HOUSING METHODOLOGY COMMITTEE  
25 WHICH WE SERVED ON. WE DID GREAT WORK OVER A WHOLE YEAR TO GET

## Meeting Transcript

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1 US TO THIS PROCESS ON OUR RHNA PROCESS. WITH THAT, THE NEXT  
2 MEETING OF THE ABAG EXECUTIVE BOARD IS ON MARCH 18TH, 2021.  
3 AND WITH THAT, THIS MEETING IS ADJOURNED, THANK YOU ALL.  
4





*Broadcasting Government*