

**ASSOCIATION OF BAY  
AREA GOVERNMENTS  
Meeting Transcript**

OCTOBER 9, 2024

1

**ABAG HOUSING COMMITTEE**

2

**WEDNESDAY, OCTOBER 9<sup>TH</sup>, 2024, 12:00 PM**

3

4

5

6

**CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** WE'RE GOING TO PROCEED

7

AND WAIT FOR ABAG TO ESTABLISH QUORUM AND IF AND WHEN THEY DO,

8

THEY WILL PROPERLY START THEIR MEETING. I'M SEEING WE'RE ON

9

AIR. I'M GOING TO LOOK TO STAFF FOR CONFIRMATION THAT WE CAN

10

BEGIN?

11

12

**KATHLEEN KANE:** THROUGH THE CHAIR. WE HAVE QUORUM FOR BAHFA. WE

13

CAN START WITH BAHFA OVERSIGHT AND HOPEFULLY ABAG WILL ACQUIRE

14

QUORUM. I WILL NOTE FOR OUR ABAG REPRESENTATIVES, THAT WE ARE

15

NOT BEEN ABLE TO CONVENE THE ABAG MEETING. SO, YOU SHOULD

16

AVOID SUBSTANTIVE COMMENT ON THESE ITEMS UNTIL YOU HAVE A

17

MEETING

18

19

**CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** ALL RIGHT. AT THIS POINT

20

I'M GOING TO CALL TO ORDER THE BAHFA OVERSIGHT COMMITTEE

21

MEETING. MY NAME IS ALFREDO PEDROZA, CHAIR ALONG WITH NICK

22

JOSEFOWITZ, VICE CHAIR. THIS MEETING IS WEBCASTED ON THE ABAG

23

MTC WEB SITES. CALL TO ORDER AND DO ROLL CALL.

24

25

**CLERK:** CHAIR PEDROZA.

OCTOBER 9, 2024

1

2 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** HERE.

3

4 **CLERK:** JOSEFOWITZ IS ABSENT. ABE-KOGA?

5

6 **V. CHAIR, MARGARET ABE-KOGA:** YES.

7

8 **CLERK:** CHAVEZ?

9

10 **CINDY CHAVEZ:** HERE.

11

12 **CLERK:** FLEMING?

13

14 **VICTORIA FLEMING:** HERE.

15

16 **CLERK:** GLOVER IS ABSENT. MILEY? PAPAN.

17

18 **GINA PAPAN:** HERE.

19

20 **CLERK:** RONEN? SCHAFF NON-VOTING. THAO IS ABSENT.

21

22 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** PROCEED TO ITEM TWO

23 PUBLIC COMMENT.

24

OCTOBER 9, 2024

1 **CLERK:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM,  
2 AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT AND IN THE  
3 ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR PUBLIC  
4 COMMENT AT THIS TIME. AND I SEE NONE IT'S THE TELECONFERENCE  
5 LOCATIONS.

6

7 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** THANK YOU SO MUCH. WE'RE  
8 GOING TO PROCEED TO ITEM THREE ON OUR AGENDA COMMITTEE MEMBER  
9 ANNOUNCEMENTS. I DON'T SEE ANY. WE'RE GOING TO PROCEED TO ITEM  
10 -- BEAR WITH ME WHILE I SKIP TO ABAG TO MAKE SURE WE'RE DOING  
11 EVERYTHING PROPERLY HERE. ITEM FOUR, THE CHAIRPERSON'S REPORT.  
12 AS MANY OF YOU KNOW, PRESIDENT RAMOS AND I STATED AT OUR FULL  
13 BOARD MEETINGS THAT WE ASKED STAFF TO BEGIN THE DISCUSSION ON  
14 THE NEXT STEPS STARTING WITH THE BAHFA ADVISORY COMMITTEE  
15 LATER THIS MONTH NEXT STEPS WILL COME TO THESE COMMITTEES AT  
16 OUR NEXT MEETING WHICH IS NOVEMBER 13TH. I WILL HIGHLIGHT SOME  
17 SHORT LEGISLATIVE UPDATES. WE'RE PLEASED WITH GOVERNOR NEWSOM  
18 WHO SIGNED OUR AGENCY'S SPONSOR SAID BILL AB 598 BY  
19 ASSEMBLYMEMBER WICKS EFFECTIVE IN JANUARY MEASURE LIMITS ARE  
20 OFFICE AUTHORITY TO CONDITION FUNDING TO LOCAL JURISDICTIONS  
21 AND HOUSING LAND USE POLICIES. AB 598 FULFILLS COMMITMENT WE  
22 MADE TO BAY AREA BUSINESS COMMUNITY WHEN WE PUT BAHFA ON THE  
23 BALLOT. ALTHOUGH WE'RE NO LONGER PURSUING THE BOND FOR  
24 NOVEMBER 2024 I HOPE THE BUSINESS COMMUNITY SEES THIS AS A  
25 STRONG SIGNAL THAT WE ARE A RELIABILITY PARTNER AND TAKE THEIR

OCTOBER 9, 2024

1 INPUT SERIOUSLY. EXCUSE ME. I WANT TO UNDERSCORE THAT THE  
2 COMMITMENT TO HOUSING HASN'T GONE AWAY FROM BOTH BODIES OF  
3 GOVERNMENT, BOTH AGENCIES AND WHILE WE RECOGNIZE MORE  
4 RESOURCES ALLOWS US TO DO MORE THINGS ONE OF THE THINGS WE  
5 HAVE ASKED STAFF IS TO FIGURE OUT WHAT CAN WE DO IN THE  
6 MEANTIME. THERE ARE QUICK WINS THAT WE HAVE STRIKE IN THE  
7 HOUSING SPACE. WE KNOW IT'S A CRISIS IN MANY COMMUNITIES, IN  
8 MANY COUNTIES, BUT WE GOT TO ALSO THINK ABOUT WHAT ARE SOME  
9 OTHER IMPEDIMENTS TO GETTING HOUSING BUILT. AND I WON'T  
10 MENTION THE PREVIOUS TOPIC OF JUST GETTING BASIC UTILITIES TO  
11 HOMES, OUR PROJECTS BUT THERE'S SOME POLICY DISCUSSIONS AND I  
12 THINK WE NEED TO GET UNCOMFORTABLE IN THE SPACE HOW DO WE  
13 ENCOURAGE MORE BUILDING IN OUR COMMUNITIES AT THIS POINT WE  
14 WILL HEAR A PRESENTATION FROM MISS DIAZ LATER ON THIS AGENDA  
15 WE'LL TAKE A BIT ABOUT SOME OF THE PROGRAM AND SUCCESSES.  
16 PUBLIC COMMENT ON WHAT I JUST SAID?

17

18 **CLERK:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM,  
19 AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT AND IN THE  
20 ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR PUBLIC  
21 COMMENT AT THIS TIME. AND NONE AT THE SAN JOSE LOCATION.

22

23 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ALL RIGHT. THANK YOU.  
24 PROCEED TO ITEM SIX THIS IS THE BAHFA OVERSIGHT CONSENT  
25 CALENDAR. WE HAVE ONE ITEM ON CONSENT, I BELIEVE. DO WE HAVE

OCTOBER 9, 2024

1 ANY QUESTIONS FROM COMMISSIONERS? I DON'T SEE ANY. DO WE HAVE  
2 ANY PUBLIC COMMENT ON OUR CONSENT CALENDAR?

3

4 **CLERK:** WE RECEIVED NOTHING IN WRITING. THERE IS NO ONE IN THE  
5 ZOOM SPACE WITH THEIR HAPPENED HANDS RAISED AND NO ONE IN THE  
6 BOARDROOM TO PROVIDE PUBLIC COMMENT.

7

8 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** I'LL LOOK FOR A MOTION ON  
9 THE CONSENT CALENDAR.

10

11 **CINDY CHAVEZ:** MOVED CHAVEZ.

12

13 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** FIRST CHAVEZ.

14

15 **V. CHAIR, MARGARET ABE-KOGA:** SECOND ABE-KOGA.

16

17 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** ROLL CALL VOTE PLEASE.

18

19 **CLERK:** THANK YOU, WITH THE MOTION BY COMMISSIONER CHAVEZ AND  
20 SECOND ABE-KOGA. CHAIR PEDROZA.

21

22 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** YES.

23

24 **CLERK:** VICE CHAIR JOSEFOWITZ IS ABSENT. COMMISSIONER ABE-KOGA?

25

OCTOBER 9, 2024

1 **V. CHAIR, MARGARET ABE-KOGA:** AYE.

2

3 **CLERK:** COMMISSIONER CHAVEZ?

4

5 **CINDY CHAVEZ:** YES.

6

7 **CLERK:** COMMISSIONER FLEMING?

8

9 **VICTORIA FLEMING:** YES.

10

11 **CLERK:** GLOVER IS ABSENT. COMMISSIONER JOSEFOWITZ IS ABSENT.

12 COMMISSIONER MUTUAL MILEY?

13

14 **SPEAKER:** RONEN? THAO? MOTION PASSES UNANIMOUSLY BY ALL MEMBERS

15 PRESENT.

16

17 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ALREADY PROCEED TO ITEM

18 SEVEN INFORMATIONAL ITEM ONLY, OVERVIEW OF THE PROGRAM

19 EVALUATION FINDINGS FOR THE INITIAL YEARS OF THE REGIONAL

20 NEEDS HOUSING TECHNICAL ASSISTANCE. AND I KNOW YOU HAVE

21 QUORUMS. LET ME GET THROUGH THIS THEN BACK TO YOUR PROCESS,

22 CHAIR. THE FINAL REPORT DISCUSSES THE SUCCESSES AND CHALLENGES

23 OF THE REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM UNDER

24 REAP 1.0 GRANT AND FINDINGS INFORM THE REGIONAL TECHNICAL

25 ASSISTANCE PROGRAM FOR REAP 2.0. SO, AT THIS POINT, THIS IS AN

OCTOBER 9, 2024

1 INFORMATIONAL ITEM ONLY. I'M GOING TO PAUSE REAL QUICK SO WE  
2 CAN LET OUR ABAG HOUSING FOLKS DO THEIR THING TO BRING IT  
3 RIGHT BACK TO THIS POINTS.

4

5 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU VERY MUCH, CHAIR, YOU  
6 HAVE MARVELOUS PERIPHERAL VISION. YOU PICKED THAT UP IN A  
7 SECOND. WITH THAT I'LL ASK THE CLERK TO CONFIRM ROLL CALL.

8

9 **CLERK:** MAYOR ARREGUIN? >JESSE ARREGUIN: PRESENT AT  
10 TELECONFERENCE LOCATION 2180 BERKELEY CALIFORNIA.

11

12 **CLERK:** MAYOR.

13

14 **SPEAKER:** PRESENT OAK CITY HALL.

15

16 **CLERK:** ECKLUND.

17

18 **PAT ECKLUND:** PRESENT.

19

20 **CLERK:** ELLENBERG ABSENT. FIFE, ABSENT. MOTOYAMA? A ROLL CALL  
21 VOTE WILL BE TAKEN ON ALL ACTION ITEMS DUE TO PARTICIPANT  
22 REMOTE LOCATIONS. PRESENT.

23

24 **CLERK:** ORTIZ ABSENT. RABBITT ABSENT. RAMOS ABSENT. ROMERO?

25



OCTOBER 9, 2024

1 **CHAIR, CARLOS ROMERO, ABAG HC:** PRESENT.

2

3 **CLERK:** TIEDEMANN?

4

5 **AARON TIEDEMAN:** PRESENT.

6

7 **CLERK:** QUORUM IS PRESENT.

8

9 **CHAIR, CARLOS ROMERO, ABAG HC:** PLEASE GIVE THE ABAG HOUSING  
10 COMMITTEE COMPENSATION ANNOUNCEMENT.

11

12 **CLERK:** ACCORDING TO STATE LAW I AM MAKING THE FOLLOWING  
13 ANNOUNCEMENT, THE MEMBERS OF THE ABAG HOUSING COMMITTEE IN  
14 ATTENDANCE AT THIS MEETING ARE ENTITLED TO RECEIVE PER DIEM AN  
15 AMOUNT OF \$150 AND PER DIEM IS PROVIDED AS A RESULT OF  
16 CONVENING A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO  
17 COLLECT PER DIEM. THANK YOU.

18

19 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. TWO MORE ITEMS.  
20 CHAIR REPORT IS GOING TO BE BRIEF. AS YOU MAY KNOW, ONE OF OUR  
21 MEMBERS HAS REDESIGNED FROM THE COMMITTEE. SHE WILL STAY ON  
22 THE EXECUTIVE COMMITTEE, LISA FASANO, SHE HAS RESIGNED FROM  
23 THIS COMMITTEE. SHE WAS THE VICE CHAIR. WHAT WE HAVE DECIDED  
24 TO DO IS HOLD OVER THE ELECTION FOR VICE CHAIR UNTIL JANUARY  
25 OF 2025 WHEN THERE MAY BE NEW APPOINTEES TO THIS BODY. SO, IN

OCTOBER 9, 2024

1 THE MEANTIME, YOU WILL HAVE TO LIMP ALONG WITH MY -- I GUESS,  
2 TUTELAGE HERE. [LAUGHTER] LAST ITEM IS THE ABAG HOUSING  
3 COMMITTEE CONSENT CALENDAR. LET'S SEE. ARE THERE ANY -- LET'S  
4 SEE. WE HAVE ONE -- THIS IS AN ACTION ITEM. DO WE HAVE ANY  
5 COMMENTS ON THIS ITEM FROM ANY HOUSING COMMITTEE MEMBERS?

6

7 **PAT ECKLUND:** I WOULD LIKE TO MOVE APPROVAL.

8

9 **SPEAKER:** SECONDED.

10

11 **CHAIR, CARLOS ROMERO, ABAG HC:** OKAY. LET'S GO TO THE PUBLIC.

12 IS THERE ANY PUBLIC THAT WOULD LIKE TO COMMENT.

13

14 **CLERK:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM,  
15 AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT AND IN THE  
16 ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR PUBLIC  
17 COMMENT AT THIS TIME. AND NON-AT THE TELECONFERENCE LOCATIONS.  
18 THANK YOU.

19

20 **CHAIR, CARLOS ROMERO, ABAG HC:** MOTION AND SECOND. ROLL CALL,  
21 PLEASE. THANK YOU.

22

23 **CLERK:** MOTION ECKLUND. SECOND TIEDEMANN. MAYOR ARREGUIN?

24 >JESSE ARREGUIN: YES.

25

OCTOBER 9, 2024

1 **CLERK:** BAS?

2

3 **NIKKI FORTUNATO-BAS:** YES.

4

5 **CLERK:** ECKLUND?

6

7 **PAT ECKLUND:** AYE.

8

9 **CLERK:** ELLENBERG IS ABSENT. FIFE IS ABSENT. MOTOYAMA.

10

11 **SPEAKER:** AYE.

12

13 **CLERK:** ORTIZ IS ABSENT. RAMOS ABSENT. ROMERO?

14

15 **CHAIR, CARLOS ROMERO, ABAG HC:** YES.

16

17 **CLERK:** TIEDEMANN?

18

19 **AARON TIEDEMANN:** YES.

20

21 **CLERK:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

22

23 **CHAIR, CARLOS ROMERO, ABAG HC:** CHAIR PEDROZA, IT'S ALL YOURS.

24

OCTOBER 9, 2024

1 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** I DID SKIP SOMETHING  
2 WHICH IS TO MAKE SURE EVERYONE GETS COMPENSATED PROPERLY.  
3 SECRETARY, PLEASE GIVE THE COMPENSATION ANNOUNCEMENT. LET'S DO  
4 IT QUICKLY BEFORE I GET MORE COMMENTS ON IT.

5

6 **CLERK:** AS AUTHORIZED BY STATE LAW, I AM MAKING THE FOLLOWING  
7 ANNOUNCEMENT. EACH MEMBER OF THE BOARD HERE TODAY WILL BE  
8 ENTITLED TO RECEIVE \$100 PER MEETING ATTENDED UP TO A MAXIMUM  
9 OF \$500 PER MONTH PER AGENCY. THIS AMOUNT IS A PROVIDED AS A  
10 RESULT OF CONVENING A MEETING FOR WHICH EACH MEMBER IS  
11 ENTITLED TO COLLECT SUCH AMOUNT.

12

13 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** THANK YOU VERY MUCH. MISS  
14 DIAZ, THE FLOOR IS YOURS.

15

16 **DANIEL SAVER:** DANIEL SAVER DEPUTY EXECUTIVE DIRECTOR FOR  
17 HOUSING I WANT TO QUICKLY INTRODUCE THE COME BEFORE I PASS IT  
18 TO MY COLLEAGUE MISS DIAZ, IN PONCE TO YOUR COMMENTS THIS ITEM  
19 YOU'RE ABOUT TO HEAR ABOUT THE REGIONAL HOUSING TECHNICAL  
20 ASSISTANCE PROGRAM IS ONE OF THE CURRENT PROGRAMS THAT WE HAVE  
21 IN PLACE TO SUPPORT LOCAL GOVERNMENTS AS THEY ADVANCE HOUSING  
22 POLICY AND LAND USE REFORM. THIS IS ONE OF THE AREAS WHERE WE  
23 ARE IN THAT POLICY ARENA THAT THE CHAIR REFERENCED. JUST NOTE  
24 THIS PROGRAM THAT WE BEGAN USING STATE FUNDS THAT WERE  
25 DELIVERED TO ABAG. IT WAS STARTED UP AS AN ABAG PROGRAM. THE

OCTOBER 9, 2024

1 WAY WE WERE ABLE TO MOVE THE PROGRAM FORWARD IS FROM STATE  
2 GRANT TO MTC. IT'S BECOME A SHARED PROGRAM OF THE AGENCIES.  
3 APPROPRIATE WE HAVE BOTH COMMITTEES TO HEAR ABOUT THIS  
4 EVALUATION WHICH IS AT THIS INFLECTION POINT AS WE'RE COMING  
5 TO CLOSE OF FIRST PHASE TIED TO THAT INITIAL FUNDING PROGRAM.  
6 AND MOVING IT NOW TO ITS SECOND PHASE, WHICH WE CAN CONTINUE  
7 WITH THE ADDITIONAL FUNDING THAT MTC RECEIVED FROM THE STATE.  
8 SO, WITH THAT, I'LL PASS IT OVER TO MY COLLEAGUE HANNAH DIAZ.

9

10 **HANNAH DIAZ:** THANK YOU DANIEL. GOOD MORNING, EVERYONE I'M  
11 HANNAH DIAZ REGIONAL HOUSING PLANNER HERE AT MTC ABAG TODAY  
12 I'LL PRESENT ON THE FINDINGS OF THE FINAL EVALUATION REPORT  
13 FOR THE REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM UNDER  
14 THE REAP ONE GRANT. NEXT SLIDE PLEASE. BEFORE DISCUSSING  
15 DETAILS OF THE EVALUATION I WANT TO SET CONTEXT FOR THE  
16 REGIONAL HOUSING ASSISTANCE TECHNICAL ASSISTANCE PROGRAM ALSO  
17 KNOWN AS RHNA. THE RHNA PROGRAM WAS ESTABLISHED IN 2020 WITH  
18 APPROXIMATELY \$24 MILLION FROM THE STATE REAP ONE GRANT TO  
19 ABAG. INITIALLY, CREATED TO SUPPORT ALL 109 BAY AREA  
20 JURISDICTIONS AS THEY DEVELOPED THEIR SIX CYCLE HOUSING  
21 ELEMENTS. IN ADDITION TO HOUSING ELEMENT SUPPORT THE PROGRAM  
22 PROVIDES IMPLEMENTATION GUIDANCE ON HOUSING LAWS THROUGH A  
23 PORTFOLIO OF TECHNICAL ASSISTANCE TOOLS. NOTABLY FOR THE WORK  
24 COMPLETED UNDER THE REAP ONE GRANT MTC ABAG RECEIVED TWO  
25 AWARDS OF EXCELLENCE FROM THE NORTHERN CALIFORNIA AND

OCTOBER 9, 2024

1 STATEWIDE CHAPTERS OF THE AMERICAN PLANNING ASSOCIATION. NEXT  
2 SLIDE PLEASE. RHNA STAFF KNEW THAT THE UNPRECEDENTED FUNDING  
3 COULD GREATLY ASSIST JURISDICTIONS WITH WHAT PROVE TO BE THE  
4 MOST DIFFICULT HOUSING ELEMENT PROCESS TO DATE. FACTORS FOR  
5 THIS HOUSING ELEMENT COMPLEXITY INCLUDED HISTORICALLY HIGH  
6 RHNA NUMBERS, HIGH VOLUME OF NEW HOUSING LEGISLATION, HIGHER  
7 CONSEQUENCES FOR NON-COMPLIANCE, AND NEW MEANS OF ENFORCEMENT,  
8 AND A SHORTAGE OF BOTH LOCAL PLANNING STAFF AND CONSULTANTS.  
9 NEXT SLIDE, PLEASE. THE RHNA PROGRAM OFFERED SIX TYPES OF  
10 SUPPORT, THESE INCLUDE LOCAL GRANTS TOTAL NEARLY \$11 MILLION,  
11 DATA TOOLS INCLUDING HCD APPROVED DATA SETS FOR EACH  
12 JURISDICTION, REGIONAL TRAININGS AND PRODUCTS INCLUDING OVER  
13 200 ITEMS SUCH AS TEMPLATES EXPLAINERS AND 30 WEBINARS. WORK  
14 GROUPS TO DIVE DEEPLY INTO HOUSING TOPICS, COHORTS TO CONVENE  
15 PLANNERS FROM ACROSS THE REGION FACING SIMILAR CHALLENGES, AND  
16 COUNTY PLANNING COLLABORATIVES THAT PROVIDE COUNTY BASED  
17 CONSULTANT SUPPORT. STEPPING BACK TO LOOK AT THESE PRODUCTS AS  
18 A WHOLE, THE RHNA TEAM WAS INTENTIONAL ABOUT DEVELOPING TOOLS  
19 TO FACILITATE SYNCHRONOUS LEARNING TO LEARNING THAT COULD LIVE  
20 ON IN OUR TA PORTAL AND ASSIST JURISDICTIONS THROUGH UNIQUE  
21 HOUSING ELEMENT CHALLENGES AND TIMELINES. NEXT SLIDE. BECAUSE  
22 THE RHNA PROGRAM WAS AN UNPRECEDENTED UNDERTAKING STAFF  
23 APPROACHED THE EVALUATION AS AN OPPORTUNITY TO LEARN FROM WHAT  
24 WORKED WELL AND WHAT COULD BE IMPROVED. IN JANUARY 2024 THE  
25 RHNA TEAM SELECTED INFORMING CHANGE DIVERSE WOMEN LGBTQ, POC-

OCTOBER 9, 2024

1 LED SMALL BUSINESS BASED OAKLAND TO CONDUCT EVALUATION OF THE  
2 FIRST FOUR YEARS OF THE PROGRAM TO INFORM EVALUATION INFORMING  
3 CHANGE AND SEVERAL DATA SOURCES INCLUDING BACKGROUND DOCUMENTS  
4 21 INTERVIEWS WITH LOCAL PLANNING STAFF IN ALL NINE COUNTIES  
5 MULTIPLE FOCUS GROUPS AND SURVEY DATA FROM 72 LOCAL PLANNERS  
6 ACROSS 62 UNIQUE JURISDICTIONS. NEXT SLIDE PLEASE. THE  
7 EVALUATION HAD THREE PRIMARY GOALS, FIRST TO UNDERSTANDS  
8 TECHNICAL ASSISTANCE USE AND USEFULNESS, SECOND, TO REFLECT ON  
9 LESSONS LEARNED ADMINISTERING THE RHNA PROGRAM, AND THIRD TO  
10 ASSESS THE IMPACT OF THE RHNA PROGRAM ON RELATIONSHIP. NEXT  
11 SLIDE, PLEASE. LOOKING AT THE FIRST GOAL OF TECHNICAL  
12 ASSISTANCE USE AND USEFULNESS. BASED ON SURVEY DATA, DATA  
13 PACKS AND COUNTY PLANNING COLLABORATIVES WERE MOST UTILIZE  
14 TOOLS, ADDITIONALLY INTERVIEWEES GREATLY APPRECIATED TOOLS AND  
15 TEMPLATES THAT HAD BEEN PREAPPROVED BY HCD. SPECIFICALLY HEARD  
16 THAT PREAPPROVED TOOLS WERE BENEFICIAL TO SMALL JURISDICTION  
17 SUPERVISOR TO STAFF WHO ARE COMPLETING A HOUSING ELEMENT FOR  
18 THE FIRST TIME. SURVEY SHOWS THAT QUENCH% OF RESPONDENTS  
19 REPORTED THAT RHNA TOOLS HELPED THEM COMPLETE THEIR WORK 84%  
20 NOTED TOOLS WERE EASY TO USE AND 79% SAID THE TOOLS HELPED  
21 THEM DEVELOP THEIR HOUSING ELEMENT. ADDITIONALLY, TECHNICAL  
22 ASSISTANCE PRODUCTS REACHED A WIDE AUDIENCE ACROSS THE BAY  
23 AREA, CALIFORNIA, AND THE COUNTRY. DURING THE FIRST FOUR YEARS  
24 OF THE PROGRAM 25 WEBINARS WERE PRODUCED AND HAD AVERAGE OF  
25 123 REGISTRANTS PERCEPTION AND HAVE BEEN VIEW SAID ONLINE OVER

OCTOBER 9, 2024

1 1700 TIMES. FINALLY THE PROGRAM ACHIEVED PRIMARY GOAL OF  
2 SUPPORTING LOCAL STAFF WITH HOUSING ELEMENTS AND AS OF THIS  
3 MORNING 83% OF JURISDICTIONS ARE IN COMPLIANCE. NEXT SLIDE  
4 PLEASE. BUT, IN ADDITION TO SUCCESSES, THE PROGRAM ALSO HAD  
5 ITS CHALLENGES. WE HEARD THAT TECHNICAL ASSISTANCE TOOLS WERE  
6 NOT ALWAYS RELEASED WITH ENOUGH TIME FOR LOCAL STAFF TO  
7 THOROUGHLY USE THE TOOLS. SO, WHILE OUR TEAM MAY HAVE BEEN  
8 WORKING TOWARDS A LARGER HCD LEAD LINE, LOCAL STAFF WERE  
9 WORKING AT DIFFERENT PACES. WE ALSO HEARD THAT AS A PROGRAM WE  
10 COULD HAVE COMMUNICATED BETTER AROUND WHICH TECHNICAL  
11 ASSISTANCE PRODUCTS WOULD BE PRODUCED AND WHEN THOSE TOOLS  
12 WOULD BE AVAILABLE. THIS WAY, LOCAL STAFF WOULD HAVE A BETTER  
13 SENSE OF WHAT THEY COULD RELY ON MTC ABAG FOR AND WHAT THEY  
14 WOULD NEED TO PRODUCE ON THEIR OWN. ADDITIONALLY, WE HEARD  
15 THAT OUR WEB SITE WAS VERY DIFFICULT TO NAVIGATE FOR THE  
16 APPROPRIATE TECHNICAL ASSISTANCE. AND, FINALLY, BOTH INTERNAL  
17 AND LOCAL STAFF NOTED THE DIFFICULTY AS GRANT ADMINISTRATION.  
18 SO, EVEN THOUGH LOCALS APPRECIATED THE MONEY, THEY HAD TO GO  
19 THROUGH MANY STEPS TO RECEIVE THE FUNDS. NEXT SLIDE PLEASE. SO  
20 LOOKING AT THE SECOND EVALUATION GOALS LESSONS LEARNED ON  
21 PROGRAM ADMINISTRATION, THREE PRIMARY LESSONS EMERGED OF THE  
22 FIRST, THE RHNA PROGRAM RELIED HEAVILY ON A PRINCIPLE  
23 CONSULTANT WITH MANY SUBCONSULTANTS TO LEAD THE PROGRAM THIS  
24 ALLOWED OUR TEAM TO WORK QUICKLY AND PRODUCE A HIGH VOLUME OF  
25 TECHNICAL ASSISTANCE WITHIN A SHORT MANDATED EXPENDITURE



OCTOBER 9, 2024

1 PERIOD. NEXT, FUNDING NON-TANGIBLE DELIVERABLES SUCH AS  
2 BRAINSTORMING MEETINGS, THOUGHT PARTNERSHIPS AND RELATIONSHIP  
3 DEVELOPMENT MAY NOT BE THE AGENCY'S TYPICAL PRACTICE BUT THIS  
4 FEATURE WAS THE MOST APPRECIATED BY STAFF. FINALLY THE RHNA  
5 PROGRAM WORKED WITH THE CONTRACTS TEAM TO DO MID-STREAM  
6 ASSESSMENT OF THE GRANTS REQUIREMENTS RESULT OFFING IN THE  
7 ELIMINATION OF HIGH INSURANCE REQUIREMENTS FOR LOCAL  
8 GOVERNMENT GRANTS AND ADJUSTMENTS TO THE LEVEL OF SCOPE  
9 SPECIFICITY REQUIRED. NEXT SLIDE, PLEASE. FINALLY, WE TURN TO  
10 THE THIRD GOAL OF THE EVALUATION. ASSESSING THE IMPACT OF THE  
11 RHNA PROGRAM ON RELATIONSHIPS. IN INTERVIEWS AND SURVEYS LOCAL  
12 STAFF APPRECIATED THE RELATIONSHIP THEY BUILT WITH PEERS IN  
13 THEIR COUNTIES. SPECIFICALLY, INTERVIEWEES REPORTED FEELING  
14 MORE CONNECTED AND MORE WILLING TO WORK WITH THEIR PEERS IN  
15 NEIGHBORING CITIES. IN THIS WAY, MTC ABAG'S ROLE AS THE  
16 CONVENER PLANNERS WAS SUCCESSFUL. ADDITIONALLY LOCAL STAFF  
17 DESCRIBED AN IMPROVED PERCEPTION OF MTC ABAG AFTER SEEING THE  
18 AGENCY'S WILLINGNESS TO FUND HOUSING ELEMENT ASSISTANCE ONE  
19 JURISDICTION EVEN DECIDED TO REJOIN ABAG IN PART BECAUSE OF  
20 THE RHNA PROGRAM'S EFFORTS ARE THIS SLIDE SHOWS AN ANONYMOUS  
21 QUOTE FROM ONE OF THE LOCAL INTERVIEWEES THEY STATED THAT ABAG  
22 MTC IS THE GROUP BEHIND THE COLLABORATIVE BEHIND THE WORKING  
23 GROUP MAKES ME THINK MORE POSITIVELY ABOUT THEIR ASSISTANCE TO  
24 THE CITIES THE MONETARY STANCE FROM THOSE GRANTS WAS REALLY  
25 HELPFUL. SO AS A NOTE ALTHOUGH INTERVIEWS WERE ANONYMOUS TO

OCTOBER 9, 2024

1 ENCOURAGE HONEST FEEDBACK THE REPORT IS IN YOUR PACKET HAS  
2 ADDITIONAL QUOTES FROM LOCAL STAFF. NEXT SLIDE. KEY  
3 RECOMMENDATIONS FROM THE REPORT THAT WE'RE APPLYING TO OUR  
4 WORK MORE BROADLY INCLUDE NEW DATA TOOLS AIMED TO REQUIRE LESS  
5 TIME AND INPUT FROM LOCAL PLANNERS WE'RE COMMUNICATING A CLEAR  
6 DELIVERY SCHEDULE AND COORDINATING WITH THE COUNTY PLANNING  
7 COLLABORATIVES TO REDUCE DUPLICATION OF EFFORTS WE'RE UPDATING  
8 OUR WEB SITE TO CLARIFY THE ORGANIZATION AND TEXT OUR FUTURE  
9 WEBINARS AND TRAININGS WILL PRODUCE MORE OPPORTUNITIES TO MAC  
10 MAXIMIZE INTERACTIVE CHANGES AND WE HAVE REDUCED  
11 ADMINISTRATIVE BURDEN AND AIM TO INCREASE IMPACT BY PROVIDING  
12 FEWER GRANTS WITH HIGHER DOLLAR AMOUNTS THROUGH OUR UPCOMING  
13 JOINT CALL FOR PROJECTS. THE ALTHOUGH REAP TWO ACTIVITIES WERE  
14 DELAYED BY STATE BUDGET NEGOTIATIONS AND ARE CURRENTLY  
15 SCHEDULED TO CONCLUDE BY DECEMBER 2025 OUR TEAM IS EXCITED TO  
16 CONTINUE THIS WORK. IS WE CURRENTLY HAVE COUNTY PLANNING  
17 COLLABORATORS IS UNDER CONTRACT TO ASSIST WITH THE  
18 IMPLEMENTATION OF HOUSING ELEMENTS, OUR TOC POLICY AND LOCAL  
19 PRIORITIES, OUR REGIONAL ADU WORKGROUP MEETING ON A REGULAR  
20 BASIS TO ASSIST JURISDICTIONS WITH COMMON IMPLEMENTATION  
21 CHALLENGES. WE'RE PLANNING OUR ANNUAL WEBINAR ON NEW HOUSING  
22 LAWS IN DECEMBER AND WE'RE REENGAGING THE SAME PRINCIPLE  
23 CONSULTANT FROM THE REAP ONE GRANT. THIS CONCLUDES MY  
24 PRESENTATION. HAPPY TO ANSWER ANY QUESTIONS  
25

OCTOBER 9, 2024

1 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ALL RIGHT. THANK YOU FOR  
2 YOUR PRESENTATION. COMMISSIONERS ANY QUESTIONS? I'LL SAY THIS,  
3 WHEN MEMBER ARREGUIN AND I HAD A LISTENING TOUR, WE WENT OUT  
4 AND LISTENS TO CITIES TALK ABOUT IMPEDIMENTS AND THEY DID  
5 ACKNOWLEDGE THE TECHNICAL ASSISTANCE AND I DO APPRECIATE THAT.  
6 I LOOK AT THE EQUATION, LOCAL GOVERNMENT FACILITATING A  
7 PROCESS, OWNING A PROCESS, BUT THEN THE OTHER SIDE, WHICH IS  
8 THE BUILDERS. TELL ME WHAT WE DO TO UNDERSTAND. BECAUSE A  
9 BUILDER IN SAN JOSE MAY BE DIFFERENT THAN A BUILDER IN NAPA.  
10 AND I DON'T WANT TO ASSUME. NOT SAYING WE GOT TO GO TO THE  
11 BUSINESS COMMUNITY. BUT I'M INTERESTED FROM A DEVELOPER  
12 STANDPOINT, SOME OF THE IMPEDIMENTS I THINK SOME OUTREACH TO  
13 GROUP WOULD BE VALUABLE MAYBE WE'RE DOING THAT BUT MAYBE THERE  
14 THAT I'S NOT THE RIGHT VEHICLE BUT I WANTED TO BRING THAT UP.

15

16 **SPEAKER:** GREAT POINT ABAG MTC STAFF HAVE NOT DONE THAT BUT OUR  
17 COUNTY PLANNING COLLABORATIVES HAVE CONVENED LOCALLY  
18 ROUNDTABLES WITH LOCAL BUILDERS AND GETTING MORE SUBREGIONAL  
19 MEETINGS TOGETHER WITH BUILDERS AND PLANNERS TO UNDERSTAND  
20 THOSE IMPEDIMENTS AND MAKE SURE THAT PLANNERS KNOW THE  
21 CHALLENGES THAT BUILDERS ARE FACING AND CAN ADJUST AS  
22 APPROPRIATE BUT THAT'S A GOOD POINT THAT'S SOMETHING THAT WE  
23 COULD CONTINUE TO LOOK INTO.

24

OCTOBER 9, 2024

1 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** NOT TRYING TO GET INTO  
2 SOMEONE ELSE'S LANE BUT IF IT'S VALUABLE AT A REGIONAL LEVEL  
3 THERE COULD BE OPPORTUNITIES THERE. MEMBER ECKLUND?

4

5 **PAT ECKLUND:** THANK YOU VERY MUCH. I HAVE A COUPLE OF  
6 QUESTIONS. FIRST OF ALL, DO YOU HAVE A LIST MUCH THE CITIES  
7 AND THE COUNTIES THAT WERE HELPED? AND IS THAT POSSIBLE FOR US  
8 TO SEE A COPY OF THAT?

9

10 **SPEAKER:** TO CLARIFY, THE CITIES AND COUNTIES THAT WERE HELPED  
11 THROUGH THE TECHNICAL ASSISTANCE?

12

13 **PAT ECKLUND:** UH-HUH.

14

15 **SPEAKER:** YES. IT WAS OPEN TO ALL 109 JURISDICTIONS. BUT I CAN  
16 --

17

18 **PAT ECKLUND:** HOW MANY JURISDICTIONS, SPECIFICALLY, WERE  
19 HELPED?

20

21 **SPEAKER:** OUT OF THE 109?

22

23 **PAT ECKLUND:** OUT OF THE 109.

24

OCTOBER 9, 2024

1 **DANIEL SAVER:** IF I COULD JUMP IN HERE, DANIEL SAVER AGAIN. ALL  
2 109 WERE HELPED, THAT WE GAVE INDIVIDUAL GRANTS TO EVERY  
3 SINGLE JURISDICTION ACROSS THE BAY AREA, SO ALL 109 RECEIVED  
4 FINANCIAL SUPPORT DIRECTLY THROUGH THIS PROGRAM. AND THEN ON  
5 TOP, SO THERE WERE LAYERS, KIND OF, HANNAH SHOWED A SLIDE OF  
6 ALL THE DIFFERENT DELIVERY MECHANISMS GRANTS WAS KIND OF A  
7 BASELINE THAT WENT EVERYWHERE DIFFERENT JURISDICTIONS WERE  
8 PARTICIPATING IN A MORE OR LESS VARIETY OF OTHER ONES WE WOULD  
9 HAVE TO GO BACK AND DIG UP WHO GOT WHAT BUT BOTTOM LINE IS  
10 EVERYBODY GOT HELP.

11

12 **PAT ECKLUND:** THAT'S THE INFORMATION THAT I NEEDED TO V HOW  
13 DOES A CITY OR COUNTY AT THE STAFF LEVEL ACCESS THIS  
14 INFORMATION? THEY JUST SEND YOU AN E-MAIL DIRECTLY?

15

16 **SPEAKER:** WE SEND E-MAILS, BUT STARTING IN 2021, THE COUNTY  
17 PLANNING COLLABORATIVES, THEY'RE LED BY LOCAL CONSULTANTS. SO  
18 THEY HAVE CONTACT INFORMATION FOR ALL PLANNERS IN EACH  
19 JURISDICTION SO THEY'RE THE CONTACT AND SO THEY'RE REALLY KIND  
20 OF FIRST LINE OF DEFENSE TO MAINTAIN THE CONTACT LIST TO KEEP  
21 TRACK OF WHO IS COMING INTO THE PLANNING OFFICES, WHO IS  
22 LEAVING, AND THEY'RE REALLY HOLDING THE GROUP TOGETHER. AND  
23 THEY'RE ALSO, YOU KNOW, SENDING THEIR OWN E-MAILS TO LET  
24 PEOPLE KNOW WHAT'S AVAILABLE, WHAT'S COMING UP, HOW FOLKS CAN  
25 GET INVOLVED.

OCTOBER 9, 2024

1

2 **PAT ECKLUND:** THAT'S GREAT. YOU LEAD ME RIGHT TO MY THIRD  
3 QUESTION WHICH IS CAN YOU HELP ME UNDERSTAND A LITTLE BIT  
4 ABOUT THE COUNTY PLANNING COLLABORATIVE? WHAT'S THE PLANNING  
5 CONSULTANT NAME? HOW DO WE CONTACT THEM? BECAUSE I WOULD LIKE  
6 TO GET IN INFORMATION FROM OUR COUNTY, AS TO WE USING THEM TO  
7 THE EXTENT THAT WE SHOULD BE AND CAN BE. AND SO I WANT TO  
8 ENCOURAGE THEM TO DO THAT. BUT IT'S HARDER FOR ME TO DO IT IF  
9 I DON'T KNOW WHO TO TALK TO. SO, AND SOMETIMES IT TAKES THAT  
10 ENCOURAGEMENT.

11

12 **SPEAKER:** INTERESTING.

13

14 **PAT ECKLUND:** BECAUSE THERE IS SO MUCH WORK TO DO AND SOMETIMES  
15 PEOPLE DON'T NECESSARILY WANT TO REACH OUT. BUT I KIND OF  
16 WOULD LIKE TO KNOW I LITTLE BIT MORE ABOUT THAT AND IF WE  
17 COULD DO THAT OFFLINE THAT WORKS FOR ME.

18

19 **SPEAKER:** THANK YOU.

20

21 **PAT ECKLUND:** IT'S A GREAT PRESENTATION. IT'S CHALLENGING,  
22 BECAUSE YOU'RE RIGHT, THIS IS THE WORST, THE HARDEST CYCLE,  
23 EVER, BUT I THINK EVERYBODY IS TRYING TO STEP UP TO DO THEIR  
24 SHARE. BUT IT'S GOING TO COME DOWN TO AVAILABILITY AND

21

OCTOBER 9, 2024

1 STAFFING BECAUSE STAFFING IS REALLY HARD RIGHT NOW, BUT, THANK  
2 YOU VERY MUCH, GREAT PRESENTATION.

3

4 **SPEAKER:** THANK YOU.

5

6 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** MEMBER ARREGUIN S. >JESSE  
7 ARREGUIN: YOU THANK YOU VERY MUCH FOR THE PRESENTATION AND ALL  
8 OF YOUR WORK. I HAVE TO SAY THIS IS THE ONE AREA WHERE I'M  
9 HEARING FROM MAYORS AND COUNCIL MEMBERS WHO ARE PART OF ABAG  
10 WHERE THEY HAVE REALLY SEEN THE BENEFIT OF REGIONAL  
11 GOVERNMENT. AND, YOU KNOW, WITH A SIGNIFICANT INCREASE IN THE  
12 NUMBER OF HOUSING UNITS WE HAD TO PLAN FOR IN THE BAY AREA,  
13 THAT RHNA PROCESS STARTED PRE-PANDEMIC, AND HAPPENED  
14 THROUGHOUT THE ENTIRE PANDEMIC. WE HAD TO SHIFT OUR FOCUS ON  
15 HEALTH AND SAFETY AND WE HAVE LIMITED STAFFING RESOURCES TO  
16 DEDICATE TO THIS IMPORTANT PLANNING WORK. SO HAVING THE STATE  
17 FUNDING AND LAUNCHING THIS REGIONAL HOUSING TECHNICAL  
18 ASSISTANCE PROGRAM WAS ESSENTIAL FOR SMALLER AND MEDIUM SIZED  
19 CITIES TO BE ABLE TO DO THE CRITICAL WORK OF UPDATING HOUSING  
20 ELEMENTS AND REZONING AND I IS APPRECIATE THE ANALYSIS REALLY  
21 UNDERSTANDING WHAT WORKED AND WHAT COULD BE IMPROVED. BUT THE  
22 NEED CONTINUES. STATE HOUSING LAW CHANGES EVERY YEAR. AND  
23 CITIES HAVE TO COMPLY WITH THEIR HOUSING ELEMENTS AND REZONE  
24 AND IMPLEMENT HOUSING, ON A PROGRAM SO THERE IS NEED FOR  
25 ONGOING TECHNICAL ASSISTANCE SO ABAG HAVING A CONVERSATION

OCTOBER 9, 2024

1 AROUND BUDGET AND KIND OF FUTURE PRIORITIES OF THE AGENCY  
2 REALLY THAT FOCUSES ON PROVIDING TECHNICAL ASSISTANCE AND,  
3 SORT OF, STEPPING IN WHEN LOCAL GOVERNMENTS DON'T HAVE THE  
4 STAFFING RESOURCES OR DON'T HAVE THE EXPERTS I THINK IT'S  
5 WHERE ABAG CAN REALLY PROVIDE VALUE TO LOCAL GOVERNMENTS AT  
6 THIS TIME. I WANT TO STRONGLY ENCOURAGE MR. PREMIER AND THE  
7 STAFF, GET SOME THOUGHT AROUND, OBVIOUSLY WITH THE 2.0 MONEY,  
8 HOPEFULLY THERE WILL BE A REAP 3.0, I CERTAINLY WILL ADVOCATE  
9 FOR THAT AND WE'RE GOING TO DEFINITELY NEED THOSE RESOURCES  
10 LEADING UP TO THE NEXT RHNA CYCLE, HOW CAN WE BUILD TO HAVE A  
11 MORE SUSTAINED TECHNICAL ASSISTANCE PROGRAM TO PROVIDE  
12 PLANNING AND HOUSING SUPPORT FOR LOCAL GOVERNMENTS I THINK  
13 IT'S REALLY BENEFICIAL AND THE NEED IS -- OBVIOUSLY, THE NEED  
14 EXTEND BEYOND THIS PARTICULAR HOUSING ELEMENT CYCLE.

15

16 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** THANK YOU, MEMBER  
17 ARREGUIN. PRESIDENT -- CHAIR, SORRY.

18

19 **CHAIR, CARLOS ROMERO, ABAG HC:** I HEAR I HAVE BEEN ELEVATED.  
20 SO, ONE, I THINK WE CAN SAY THAT THIS PROGRAM HAS BEEN PRETTY  
21 MUCH A RESOUNDING SUCCESS. AND I'M NOT TOOTING MY HORN I'M  
22 TOOTING THE HORN OF STAFF AND ABAG AND MTC, WHO PUT THIS  
23 TOGETHER, AND UTILIZATION WAS REALLY HIGH AND I THINK THE  
24 RESPONSE FROM THOSE WHO UTILIZED IT WERE QUITE POSITIVE. AND  
25 HATS OFF. I WOULD SAY THE REASON WE HAD FOLKS ENGAGING IS



OCTOBER 9, 2024

1 BECAUSE WE HAD THE RHNA, AND FOLKS WANTED TO KNOW HOW TO MAKE  
2 THIS WORK AND THE DATA SETS WE SENT, AND I KNOW THERE WERE A  
3 BUNCH OF FOLKS THAT WORKED ON IT EIGHT OTHER PEOPLE, WERE  
4 REALLY IMPORTANT. THAT'S WHAT I HEARD FROM MY STAFF, SO WE HIT  
5 THAT RIGHT ON THE NOSE. I HAD A QUICK COMMENT ABOUT THE  
6 PROGRAM ADMINISTRATION PIECE. AND THE REPORT YOU MENTIONED,  
7 PROGRAM ADMINISTRATION, INCLUDING THE BENEFITS. ONE OF THE KEY  
8 LESSONS AROUND PROGRAM ADMINISTRATION, INCLUDING BENEFITS OF  
9 RELYING ON A PRINCIPLE CONSULTANT TO DELIVER THE PROGRAM  
10 TOOLS. WE RELIED ON A PRINCIPLE CONSULTANT THIS TIME. IS THAT  
11 CORRECT? OKAY. SO THERE, IS NO -- BUT THEN THERE IS THIS  
12 QUESTION ALSO -- THERE IS THIS OTHER ISSUE, OTHER COMMENT,  
13 ABOUT THE PROCUREMENT PROCESS FOR OTHER CONSULTANTS. CAN YOU  
14 TELL ME HOW THAT -- HOW THAT WILL WORK? SO, IT'S THE PRINCIPLE  
15 CONSULTANT WILL THEN BE FIELDING OUT PROJECTS TO OTHER PEOPLE?  
16 I JUST WANT TO MAKE SURE I UNDERSTAND, THAT WE CREATE, IF  
17 WE'RE GOING TO GO FOR REAP 3.0 -- THANK YOU JESSE FOR  
18 ADVOCATING FOR THAT -- [LAUGHTER] -- AT THE STATE, ONE OF  
19 THESE DAYS, THAT WE CAN BUILD UPON THE SUCCESS OF THE  
20 PRINCIPLE CONSULTANT UTILIZING THE BENCHES, OF CONSULTANTS.  
21 CAN SOMEBODY TELL ME HOW IT'S GOING TO WORK?

22

23 **SPEAKER:** SO AROUND REAP 2.0, WE, THE BENEFIT OF THE PRINCIPLE  
24 CONSULTANT IS THEY CAN TAKE ON SUBS QUICKLY WITHOUT GOING  
25 THROUGH OUR AGENCIES LENGTHY PROCESS. THAT DOES NOT

OCTOBER 9, 2024

1 NECESSARILY TAKE THE BENCH INTO CONSIDERATION, SO THE BENCH IS  
2 ALSO AN OPTION. BUT I UNDER THERE IS ALSO DELAYS.

3

4 **HANNAH DIAZ:**

5

6 **CHAIR, CARLOS ROMERO, ABAG HC:** URE ANSWERED MY QUESTION, THAT  
7 INDEED STAFF OUT THEIR SUBCONSULTANTS EXPEDITES THE PROCESS.  
8 THANK YOU. PAT EKLUND MANY YEARS AGO MENTION THAT SHE WAS  
9 REPORTING OUT TO HER COUNCIL OF CITIES WHAT HAPPENS HERE AND I  
10 STARTED DOING THAT, AND I THINK IT'S ESSENTIAL, I ASSUME YOU  
11 DO A BUNCH OF E-MAILS TO THE PLANNING DIRECTORS BUT ASSUMING  
12 THE ELECTING OFFICIALS KNOW THERE PROGRAM IS OUT THERE THROUGH  
13 THESE REPORTS THAT WE DO BACK TO OUR RESPECTIVE ENTITIES, I  
14 THINK THAT REALLY HELPS IN ALSO TRYING TO GET UPTICK INTO THIS  
15 PROGRAM. I'LL STOP THERE.

16

17 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** THANK YOU CHAIR ROMERO.  
18 NATURAL PARTNERS IN TERMS OF COMMUNICATION GETTING THE MESSAGE  
19 OUT. DO WE HAVE PUBLIC COMMENT ON THIS ITEM.

20

21 **CLERK:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM,  
22 AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT AND IN THE  
23 ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR PUBLIC  
24 COMMENT AT THIS TIME. AND AT THE TELECONFERENCE LOCATION I SEE  
25 NO MEMBERS THERE FOR PUBLIC COMMENT.

OCTOBER 9, 2024

1

2 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** BACK FOR FINAL QUESTIONS?  
3 COMMENTS?

4

5 **SPEAKER:** THANK YOU FOR THIS GREAT PRESENTATION. I WANT TO  
6 UNDERSTAND NEXT STEPS, FOR REAP 2.0 IT'S FOR IMPLEMENTATION  
7 BUT IS THERE A PORTION OF THOSE FUNDS THAT WILL HELP PREPARE  
8 THESE MATERIALS FOR THE NEXT HOUSING ELEMENT CYCLE. THAT KIND  
9 OF WORK CONTINUING BECAUSE IT'S SAD TO PUT THIS DOWN AND THEN  
10 PICK IT UP TWO OR THREE YEARS LATER.

11

12 **HANNAH DIAZ:** REAP 2.0 IS FOCUSED ON THE IMPLEMENTATION PIECE  
13 IF WE'RE LUCKY ENOUGH TO HAVE REAP 3.0 THOSE WOULD BE GROUNDS  
14 TO START LOOKING TOWARDS THE 7TH CYCLE HOUSING ELEMENT BUT WE  
15 ALSO KNOW THAT LOCAL PLANNERS ARE FEELING THE PRESSURE TO DO  
16 IMPLEMENTATION NOW TOO.

17

18 **PAT ECKLUND:** I CAN FOLLOW UP ON HER QUESTION? BECAUSE I THINK  
19 IT'S A GOOD ONE. BECAUSE I WOULD LIKE TO HAVE US CONTINUE TO  
20 HELP LOCAL JURISDICTIONS TO ACTUALLY IMPLEMENT THEIR HOUSING  
21 ELEMENTS. AND I KNOW OUR PLANNERS ARE HAVING A HECK OF A TIME.  
22 AND, SO, I THINK THERE IS A ROLE FOR ABAG AND MTC TO HELP  
23 CITIES. BUT I THINK AT THIS POINT, WE NEED TO ASK THE  
24 QUESTION, WHAT DO YOU NEED TO HELP BE MORE SUCCESSFUL? AND,  
25 SO, I THINK THERE'S A LOT OF ISSUES THAT ARE FLOATING AROUND,

26

OCTOBER 9, 2024

1 AND ONE THAT I WAS GOING TO TALK TO DANIEL ABOUT BEFORE THE  
2 MEETING, BUT I'M ALSO HEARING, TOO, THAT THE WHOLE ISSUE OF  
3 AVAILABILITY OF INSURANCE IS ADVERSELY AFFECTING THE HOUSING  
4 MARKET, AND FOR PEOPLE KEEPING OR GETTING HOUSING. AND I HAVE  
5 STARTED DISCUSSION WITH THE LEAGUE OF CALIFORNIA CITIES FOR US  
6 TO SAY, OKAY, WHAT ROLE, IF ANYTHING, SHOULD WE BE PLAYING IN  
7 THIS? BECAUSE IT'S AFFECTING OUR ACHIEVEMENT SOME OF THE STATE  
8 GOALS. AND THAT'S AN EARLY CONVERSATION AND I REALLY DON'T  
9 KNOW IF THIS IS GOING TO GO ANYWHERE BUT I THINK WE NEED TO  
10 START THINKING ABOUT SOME OF THOSE ISSUES THAT ARE AFFECTING  
11 IT RATHER THAN JUST WAITING FOR THE NEXT CYCLE. BECAUSE WE  
12 HAVE, WHAT? FOUR YEARS LEFT? AND THAT'S A LOT OF WORK. I KNOW  
13 OUR PLANNERS ARE STILL STRUGGLING TO IMPLEMENT THE HOUSING  
14 ELEMENT, BUT SO WITH SOME OF THE STATE LAWS THAT ARE  
15 PRESCRIPTIVE, AND THE COMMUNITIES ARE JUST REALLY REVOLVING.  
16 SO THAT'S THE PART THAT'S VERY HARD. SO, ANYWAY, COMMENT FROM  
17 THE PEANUT GALLERY IN MARIN COUNTY.

18

19 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** TIEDEMANN?

20

21 **AARON TIEDEMANN:** THANK YOU. I WANT TO REITERATE WHAT A LOT OF  
22 MY COLLEAGUES HAVE SAID, SHARE MY APPRECIATION FOR THE WORK  
23 THAT WENT INTO THIS IN THE PRESENTATION AS SOMEONE WHO IS  
24 WORKING MOSTLY ON ADVOCACY AROUND THE SIXTH CYCLE HOUSING  
25 LENGTHS IT'S REALLY ENCOURAGING AND IS WHAT REGIONAL

27

OCTOBER 9, 2024

1 GOVERNMENT SHOULD BE DOING TO MAKE EVERYONE ON THE SAME PAGE  
2 FOR WHAT THEY NEED DO FOR HOW THEY DO IT FOR WHAT THE DATA  
3 SOURCES ARE AND HAVE TO DO IT ARE AND EXACTLY WHAT ABAG SHOULD  
4 BE DOING TO USE ITS RESOURCES. IF WE DON'T NECESSARILY HAVE A  
5 TON EVER FUNDING TO GIVE TO BUILD HOUSING. TO PICK UP ON  
6 SOMETHING OUR CHAIR MENTIONED I THINK THERE IS ALSO SOME --  
7 I'M REALLY EXCITED TO SEE WHERE THIS GOES AND HOW WE DEVELOP  
8 IT TO BE MORE HELPFUL FOR CITIES IN THE FUTURE. AND WE SHOULD  
9 REPORT BACK ABOUT THIS THERE IS A PART OF THIS THAT COULD BE  
10 USEFUL MAKING SURE NOT JUST OUR PLANNING STAFF AT EACH CITY  
11 HAS THIS INFORMATION BUT THAT UPON COUNCIL MEMBERS ARE ON THE  
12 SAME PAGE SOME OF US HAVE BACKGROUND IN HOUSING WE SELF-  
13 SELECTED TO BE ON THE HOUSING COMMITTEE A LOT OF OUR COUNCIL  
14 MEMBERS AT HOME DON'T NECESSARILY KNOW ALL THE PLANNING LAW  
15 AND WHAT'S HAPPENED AT THE STATE AND NEED TO APPROVE 1,000  
16 PAGE HOUSING ELEMENT SO THE MORE WE CAN DO TO MAKE CLEAR FOR  
17 FOLKS AS WELL AS PLANNING STAFF WHAT ARE THE DATA SOURCES,  
18 WHAT'S HAPPENING, AND WHAT'S HELPFUL. AS MUCH AS WE CAN DO  
19 HAVING THESE REGIONAL RESOURCES DEVELOPED OUT THERE AND  
20 GETTING EVERYONE TO USE THEM EVEN IF STANDARDS KEEP GETTING  
21 HIGHER AS I THINK THEY WILL IN EVERY CONSECUTIVE HOUSING  
22 ELEMENT CYCLE IT DOESN'T NECESSARILY MEAN THE PROCESS NEEDS TO  
23 BE HARDER. AND THIS WILL HELP. THANK YOU.  
24

OCTOBER 9, 2024

1 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** ALL RIGHT. DON'T SEE ANY  
2 OTHER COMMENTS. I'LL SAY TO END, THE LEAGUE OF CITIES IN CSAC  
3 WHICH ARE THE ORGANIZATION BODIES FOR THE TWO GOVERNMENTS THEY  
4 HAVE LOCAL CHAPTERS OR CAUCUSES IT'S A GREAT WAY TO GET IN  
5 FRONT OF THE RIGHT AUDIENCE AND PARTNERSHIPS TO GET THE  
6 MESSAGE OUT I THINK CAN HELP FACILITATE THIS AS WELL. AT THIS  
7 POINT FURTHER BUSINESS. THANK YOU FOR THE PRESENTATION. OUR  
8 NEXT ITEM IS ADJOURNMENT. THE NEXT MEETING FOR THE ABAG  
9 HOUSING AND BAHFA OVERSIGHT COMMITTEE MEETING IS SCHEDULED TO  
10 BE HELD WEDNESDAY NOVEMBER 13TH, 2024. SAME TIME; SAME PLACE.  
11 THANK YOU, ALL. [ADJOURNED]

12



**NTT**

*Broadcasting Government*