



375 Beale Street  
Suite 700  
San Francisco, California  
94105

## Meeting Minutes - Draft

### ABAG Executive Board

*President, Belia Ramos, Supervisor, County of Napa*  
*Vice President, Jesse Arreguin, Mayor, City of Berkeley*  
*Immediate Pst Prs, David Rabbitt, Supervisor, County of Sonoma*

---

Thursday, May 16, 2024

5:10 PM

Board Room - 1st Floor

---

#### Association of Bay Area Governments Executive Board Meeting No. 495

##### Roster

Susan Adams, Candace Andersen, Jesse Arreguin, Nikki Fortunato Bas, London Breed, Ken Carlson, David Cohen, Noelia Corzo, Pat Eklund, Susan Ellenberg, Carroll Fife, Neysa Fligor, Leon Garcia, Rich Hillis, Rosemary Kamei, Otto Lee, Rafael Mandelman, Elisa Marquez, Yvonne Martinez-Beltran, Nathan Miley, Lisa Motoyama, Catherine Moy, Ray Mueller, Mark Nagales, Peter Ortiz, David Rabbitt, Belia Ramos, Treva Reid, Carlos Romero, Mary Sackett, Cindy Silva, Aaron Tiedemann, Wanda Williams.  
Donald Young (Advisory).

#### 1. Call to Order / Pledge of Allegiance / Roll Call / Confirm Quorum

Vice President Arreguin called the meeting to order at about 5:22 p.m.  
Quorum was present.

**Present:** 22 - Hollingsworth-Adams, Andersen, Arreguin, Cohen, Corzo, Eklund, Ellenberg, Fife, Fligor, Garcia, Kamei, Miley, Motoyama, Moy, Ortiz, Rabbitt, Reid, Romero, Sackett, Silva, Switzky, and Tiedemann

**Absent:** 11 - Bas, Breed, Carlson, Lee, Mandelman, Marquez, Martinez-Beltran, Mueller, Nagales, Ramos, and Williams

#### 2. Public Comment

#### 3. Executive Board Announcements

#### 4. President's Report

4a. [24-0590](#) ABAG President's Report for May 16, 2024

Vice President Arreguin gave the report.

#### 5. Executive Director's Report

- 5a. [24-0591](#) Executive Director’s Report for May 16, 2024  
Alix Bockelman gave the report.

**6. Consent Calendar**

**Upon the motion by Romero and second by Garcia, the ABAG Executive Board approved the Consent Calendar. The motion passed unanimously by the following vote:**

**Aye:** 21 - Hollingsworth-Adams, Andersen, Arreguin, Cohen, Corzo, Eklund, Ellenberg, Fife, Fligor, Garcia, Kamei, Motoyama, Moy, Ortiz, Rabbitt, Reid, Romero, Sackett, Silva, Switzky, and Tiedemann

**Absent:** 12 - Bas, Breed, Carlson, Lee, Mandelman, Marquez, Martinez-Beltran, Miley, Mueller, Nagales, Ramos, and Williams

- 6a. [24-0592](#) Approval of ABAG Executive Board Minutes of April 18, 2024
- 6b. [24-0616](#) Authorization to enter into contract amendment with Peak Digital, LLC to provide for Fiscal Year (FY) 2024-25 agency website support services in the amount not to exceed \$200,000
- 6c. [24-0617](#) Authorization to negotiate and enter into a contract with Zoon Engineering in an amount not to exceed \$550,000 for Construction Management Services for the Palo Alto Horizontal Levee project
- 6d. [24-0619](#) Authorization to negotiate and enter into a memorandum of agreement with the Bay Area Air Quality Management District (Air District), as a grant coalition member, in an amount not to exceed \$4,498,656, pursuant to the successful award of the U.S. EPA Climate Pollution Reduction Grant opportunity
- 6e. [24-0620](#) Authorization to accept \$5,000,000 and enter into a funding agreement with the U.S. Environmental Protection Agency to implement the Wetlands Regional Monitoring Program
- 6f. [24-0679](#) Approval of International Travel Request for ABAG President to Participate in the 2024 Social Housing Field Study in Vienna, Austria

**7. ABAG Administrative Committee Report**

- 7a. [24-0593](#) Report on ABAG Administrative Committee Meeting of May 10, 2024  
Vice President Arreguin gave the report.

**8. Joint MTC ABAG Legislation Committee Report**

8a. [24-0594](#) Report on Joint MTC ABAG Legislation Committee Meeting of May 10, 2024

Vice President Arreguin gave the report.

8b. [24-0599](#) Assembly Bill 2396 (Reyes): State Partnership for Affordable Housing Registries in California Grant Program

**Upon the motion by Arreguin and second by Tiedemann, the ABAG Executive Board approved a support if amended position on Assembly Bill 2396 (Reyes). The motion passed unanimously by the following vote:**

**Aye:** 22 - Hollingsworth-Adams, Andersen, Arreguin, Cohen, Corzo, Eklund, Ellenberg, Fife, Fligor, Garcia, Kamei, Miley, Motoyama, Moy, Ortiz, Rabbitt, Reid, Romero, Sackett, Silva, Switzky, and Tiedemann

**Absent:** 11 - Bas, Breed, Carlson, Lee, Mandelman, Marquez, Martinez-Beltran, Mueller, Nagales, Ramos, and Williams

8c. [24-0618](#) Potential Legislation on Bay Area Housing Finance Authority Labor Standards

Potential legislation to authorize the Bay Area Housing Finance Authority (BAHFA) to apply labor standards to regional housing bond proceeds directly allocated to counties and cities.

**Upon the motion by Arreguin and second by Motoyama, the ABAG Executive Board approved staff pursuing legislation to authorize Bay Area Housing Finance Authority to impose labor standards applicable to funds that are directly allocated to cities and counties. The motion passed by the following vote:**

**Aye:** 20 - Hollingsworth-Adams, Arreguin, Cohen, Corzo, Eklund, Ellenberg, Fife, Fligor, Garcia, Kamei, Miley, Motoyama, Ortiz, Rabbitt, Reid, Romero, Sackett, Silva, Switzky, and Tiedemann

**Nay:** 2 - Andersen, and Moy

**Absent:** 11 - Bas, Breed, Carlson, Lee, Mandelman, Marquez, Martinez-Beltran, Mueller, Nagales, Ramos, and Williams

**9. ABAG Finance Committee Report**

- 9a. [24-0595](#) Report on ABAG Finance Committee Meeting of May 16, 2024, including Approval of the Report on ABAG Investments for period ended March 31, 2024 (Unaudited) and of the Report on Fiscal Year (FY) 2023-24 Association of Bay Area Governments (ABAG) Statement of Revenues and Expenses for the period ended March 31, 2024 (Unaudited)

Chair Rabbitt gave the report.

**Upon the motion by Rabbitt and second by Romero, the ABAG Executive Board approved the Report on ABAG Investments for period ended March 31, 2024 (Unaudited) and the Report on Fiscal Year (FY) 2023-24 Association of Bay Area Governments (ABAG) Statement of Revenues and Expenses for the period ended March 31, 2024 (Unaudited). The motion passed unanimously by the following vote:**

**Aye:** 20 - Hollingsworth-Adams, Andersen, Arreguin, Cohen, Corzo, Eklund, Ellenberg, Fligor, Garcia, Kamei, Miley, Motoyama, Moy, Rabbitt, Reid, Romero, Sackett, Silva, Switzky, and Tiedemann

**Absent:** 13 - Bas, Breed, Carlson, Fife, Lee, Mandelman, Marquez, Martinez-Beltran, Mueller, Nagales, Ortiz, Ramos, and Williams

## 10. ABAG Housing Committee Report

- 10a. [24-0596](#) Report on ABAG Housing Committee Meeting of May 8, 2024

Chair Romero gave the report.

## 11. Priority Conservation Area

- 11a. [24-0597](#) Priority Conservation Area Framework Refresh

Report on the recommended reforms for the Priority Conservation Area (PCA) Framework and adoption of ABAG Resolution 7 2024 and direction to proceed with Phase I implementation this summer

Michael Germeraad gave the report.

**Upon the motion by Rabbitt and second by Arreguin, the ABAG Executive Board adopted ABAG Resolution No. 7-2024. The motion passed unanimously by the following vote:**

**Aye:** 20 - Hollingsworth-Adams, Andersen, Arreguin, Cohen, Corzo, Eklund, Ellenberg, Fligor, Garcia, Kamei, Miley, Motoyama, Moy, Rabbitt, Reid, Romero, Sackett, Silva, Switzky, and Tiedemann

**Absent:** 13 - Bas, Breed, Carlson, Fife, Lee, Mandelman, Marquez, Martinez-Beltran, Mueller, Nagales, Ortiz, Ramos, and Williams

## 12. Regional Housing Needs Allocation

**12a.**     [24-0598](#)     California’s Housing Future 2040: Housing Community Development Recommendations

Presentation on recommendations from Department of Housing and Community Development’s (HCD’s) recent report on potential RHNA Cycle 7 reforms, including considerations related to potential legislative advocacy this year.

Dave Vautin and Gillian Adams gave the report.

**13. Adjournment / Next Meeting**

Vice President Arreguin adjourned the meeting at about 7:47 p.m. The next regular meeting of the ABAG Executive Board is on July 18, 2024.