

**METROPOLITAN
TRANSPORTATION
COMMISSION**
Meeting Transcript



OCTOBER 9, 2024

1 **BAY AREA HOUSING FINANCE AUTHORITY OVERSIGHT COMMITTEE**

2 **WEDNESDAY, OCTOBER 9TH, 2024, 12:00 PM**

3

4

5 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** WE'RE GOING TO PROCEED
6 AND WAIT FOR ABAG TO ESTABLISH QUORUM AND IF AND WHEN THEY DO,
7 THEY WILL PROPERLY START THEIR MEETING. I'M SEEING WE'RE ON
8 AIR. I'M GOING TO LOOK TO STAFF FOR CONFIRMATION THAT WE CAN
9 BEGIN?

10

11 **KATHLEEN KANE:** THROUGH THE CHAIR. WE HAVE QUORUM FOR BAHFA. WE
12 CAN START WITH BAHFA OVERSIGHT AND HOPEFULLY ABAG WILL ACQUIRE
13 QUORUM. I WILL NOTE FOR OUR ABAG REPRESENTATIVES, THAT WE ARE
14 NOT BEEN ABLE TO CONVENE THE ABAG MEETING. SO, YOU SHOULD
15 AVOID SUBSTANTIVE COMMENT ON THESE ITEMS UNTIL YOU HAVE A
16 MEETING

17

18 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ALL RIGHT. AT THIS POINT
19 I'M GOING TO CALL TO ORDER THE BAHFA OVERSIGHT COMMITTEE
20 MEETING. MY NAME IS ALFREDO PEDROZA, CHAIR ALONG WITH NICK
21 JOSEFOWITZ, VICE CHAIR. THIS MEETING IS WEBCASTED ON THE ABAG
22 MTC WEB SITES. CALL TO ORDER AND DO ROLL CALL.

23

24 **CLERK:** CHAIR PEDROZA.

25



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1 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** HERE .

2

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

4

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

6

7 **CLERK:** CHAVEZ?

8

9 **CINDY CHAVEZ:** HERE .

10

11 **CLERK:** FLEMING?

12

13 **VICTORIA FLEMING:** HERE .

14

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

16

17 **GINA PAPAN:** HERE .

18

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

20

21 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** PROCEED TO ITEM TWO

22 PUBLIC COMMENT .

23

24 **CLERK:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM,

25 AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT AND IN THE



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1 ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR PUBLIC
2 COMMENT AT THIS TIME. AND I SEE NONE IT'S THE TELECONFERENCE
3 LOCATIONS.

4

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



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

15

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

20

21 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ALL RIGHT. THANK YOU.
22 PROCEED TO ITEM SIX THIS IS THE BAHFA OVERSIGHT CONSENT
23 CALENDAR. WE HAVE ONE ITEM ON CONSENT, I BELIEVE. DO WE HAVE
24 ANY QUESTIONS FROM COMMISSIONERS? I DON'T SEE ANY. DO WE HAVE
25 ANY PUBLIC COMMENT ON OUR CONSENT CALENDAR?



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1

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

5

6 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** I'LL LOOK FOR A MOTION ON
7 THE CONSENT CALENDAR.

8

9 **CINDY CHAVEZ:** MOVED CHAVEZ.

10

11 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** FIRST CHAVEZ.

12

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

14

15 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ROLL CALL VOTE PLEASE.

16

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

19

20 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** YES.

21

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

23

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

25



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1 **CLERK:** COMMISSIONER CHAVEZ?

2

3 **CINDY CHAVEZ:** YES.

4

5 **CLERK:** COMMISSIONER FLEMING?

6

7 **VICTORIA FLEMING:** YES.

8

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

10 COMMISSIONER MUTUAL MILEY?

11

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

13 PRESENT.

14

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

16 SEVEN INFORMATIONAL ITEM ONLY, OVERVIEW OF THE PROGRAM

17 EVALUATION FINDINGS FOR THE INITIAL YEARS OF THE REGIONAL

18 NEEDS HOUSING TECHNICAL ASSISTANCE. AND I KNOW YOU HAVE

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

20 CHAIR. THE FINAL REPORT DISCUSSES THE SUCCESSES AND CHALLENGES

21 OF THE REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM UNDER

22 REAP 1.0 GRANT AND FINDINGS INFORM THE REGIONAL TECHNICAL

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

24 INFORMATIONAL ITEM ONLY. I'M GOING TO PAUSE REAL QUICK SO WE



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1 CAN LET OUR ABAG HOUSING FOLKS DO THEIR THING TO BRING IT
2 RIGHT BACK TO THIS POINTS.

3

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

7

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

10

11 **CLERK:** MAYOR.

12

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

14

15 **CLERK:** ECKLUND.

16

17 **PAT ECKLUND:** PRESENT.

18

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

22

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

24

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



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1

2 **CLERK:** TIEDEMANN?

3

4 **AARON TIEDEMAN:** PRESENT.

5

6 **CLERK:** QUORUM IS PRESENT.

7

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

10

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

17

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



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1 TUTELAGE HERE. [LAUGHTER] LAST ITEM IS THE ABAG HOUSING
2 COMMITTEE CONSENT CALENDAR. LET'S SEE. ARE THERE ANY -- LET'S
3 SEE. WE HAVE ONE -- THIS IS AN ACTION ITEM. DO WE HAVE ANY
4 COMMENTS ON THIS ITEM FROM ANY HOUSING COMMITTEE MEMBERS?

5

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

7

8 **SPEAKER:** SECONDED.

9

10 **CHAIR, CARLOS ROMERO, ABAG HC:** OKAY. LET'S GO TO THE PUBLIC.
11 IS THERE ANY PUBLIC THAT WOULD LIKE TO COMMENT.

12

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

18

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

21

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

23 >JESSE ARREGUIN: YES.

24

25 **CLERK:** BAS?



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1

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

3

4 **CLERK:** ECKLUND?

5

6 **PAT ECKLUND:** AYE.

7

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

9

10 **SPEAKER:** AYE.

11

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

13

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

15

16 **CLERK:** TIEDEMANN?

17

18 **AARON TIEDEMANN:** YES.

19

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

21

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

23

24 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** I DID SKIP SOMETHING

25 WHICH IS TO MAKE SURE EVERYONE GETS COMPENSATED PROPERLY.



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1 SECRETARY, PLEASE GIVE THE COMPENSATION ANNOUNCEMENT. LET'S DO
2 IT QUICKLY BEFORE I GET MORE COMMENTS ON IT.

3

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

10

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

13

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



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

7

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



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



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1 CHANGE AND SEVERAL DATA SOURCES INCLUDING BACKGROUND DOCUMENTS
2 21 INTERVIEWS WITH LOCAL PLANNING STAFF IN ALL NINE COUNTIES
3 MULTIPLE FOCUS GROUPS AND SURVEY DATA FROM 72 LOCAL PLANNERS
4 ACROSS 62 UNIQUE JURISDICTIONS. NEXT SLIDE PLEASE. THE
5 EVALUATION HAD THREE PRIMARY GOALS, FIRST TO UNDERSTANDS
6 TECHNICAL ASSISTANCE USE AND USEFULNESS, SECOND, TO REFLECT ON
7 LESSONS LEARNED ADMINISTERING THE RHNA PROGRAM, AND THIRD TO
8 ASSESS THE IMPACT OF THE RHNA PROGRAM ON RELATIONSHIP. NEXT
9 SLIDE, PLEASE. LOOKING AT THE FIRST GOAL OF TECHNICAL
10 ASSISTANCE USE AND USEFULNESS. BASED ON SURVEY DATA, DATA
11 PACKS AND COUNTY PLANNING COLLABORATIVES WERE MOST UTILIZE
12 TOOLS, ADDITIONALLY INTERVIEWEES GREATLY APPRECIATED TOOLS AND
13 TEMPLATES THAT HAD BEEN PREAPPROVED BY HCD. SPECIFICALLY HEARD
14 THAT PREAPPROVED TOOLS WERE BENEFICIAL TO SMALL JURISDICTION
15 SUPERVISOR TO STAFF WHO ARE COMPLETING A HOUSING ELEMENT FOR
16 THE FIRST TIME. SURVEY SHOWS THAT QUENCH% OF RESPONDENTS
17 REPORTED THAT RHNA TOOLS HELPED THEM COMPLETE THEIR WORK 84%
18 NOTED TOOLS WERE EASY TO USE AND 79% SAID THE TOOLS HELPED
19 THEM DEVELOP THEIR HOUSING ELEMENT. ADDITIONALLY, TECHNICAL
20 ASSISTANCE PRODUCTS REACHED A WIDE AUDIENCE ACROSS THE BAY
21 AREA, CALIFORNIA, AND THE COUNTRY. DURING THE FIRST FOUR YEARS
22 OF THE PROGRAM 25 WEBINARS WERE PRODUCED AND HAD AVERAGE OF
23 123 REGISTRANTS PERCEPTION AND HAVE BEEN VIEW SAID ONLINE OVER
24 1700 TIMES. FINALLY THE PROGRAM ACHIEVED PRIMARY GOAL OF
25 SUPPORTING LOCAL STAFF WITH HOUSING ELEMENTS AND AS OF THIS



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



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



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

23

24 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ALL RIGHT. THANK YOU FOR
25 YOUR PRESENTATION. COMMISSIONERS ANY QUESTIONS? I'LL SAY THIS,



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

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

22

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



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1

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

6

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

9

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

11

12 **SPEAKER:** YES. IT WAS OPEN TO ALL 109 JURISDICTIONS. BUT I CAN
13 --

14

15 **PAT ECKLUND:** HOW MANY JURISDICTIONS, SPECIFICALLY, WERE
16 HELPED?

17

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

19

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

21

22 **DANIEL SAVER:** IF I COULD JUMP IN HERE, DANIEL SAVER AGAIN. ALL
23 109 WERE HELPED, THAT WE GAVE INDIVIDUAL GRANTS TO EVERY
24 SINGLE JURISDICTION ACROSS THE BAY AREA, SO ALL 109 RECEIVED
25 FINANCIAL SUPPORT DIRECTLY THROUGH THIS PROGRAM. AND THEN ON



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1 TOP, SO THERE WERE LAYERS, KIND OF, HANNAH SHOWED A SLIDE OF
2 ALL THE DIFFERENT DELIVERY MECHANISMS GRANTS WAS KIND OF A
3 BASELINE THAT WENT EVERYWHERE DIFFERENT JURISDICTIONS WERE
4 PARTICIPATING IN A MORE OR LESS VARIETY OF OTHER ONES WE WOULD
5 HAVE TO GO BACK AND DIG UP WHO GOT WHAT BUT BOTTOM LINE IS
6 EVERYBODY GOT HELP.

7

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

11

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

22

23 **PAT ECKLUND:** THAT'S GREAT. YOU LEAD ME RIGHT TO MY THIRD
24 QUESTION WHICH IS CAN YOU HELP ME UNDERSTAND A LITTLE BIT
25 ABOUT THE COUNTY PLANNING COLLABORATIVE? WHAT'S THE PLANNING



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1 CONSULTANT NAME? HOW DO WE CONTACT THEM? BECAUSE I WOULD LIKE
2 TO GET IN INFORMATION FROM OUR COUNTY, AS TO WE USING THEM TO
3 THE EXTENT THAT WE SHOULD BE AND CAN BE. AND SO I WANT TO
4 ENCOURAGE THEM TO DO THAT. BUT IT'S HARDER FOR ME TO DO IT IF
5 I DON'T KNOW WHO TO TALK TO. SO, AND SOMETIMES IT TAKES THAT
6 ENCOURAGEMENT.

7

8 **SPEAKER:** INTERESTING.

9

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

14

15 **SPEAKER:** THANK YOU.

16

17 **PAT ECKLUND:** IT'S A GREAT PRESENTATION. IT'S CHALLENGING,
18 BECAUSE YOU'RE RIGHT, THIS IS THE WORST, THE HARDEST CYCLE,
19 EVER, BUT I THINK EVERYBODY IS TRYING TO STEP UP TO DO THEIR
20 SHARE. BUT IT'S GOING TO COME DOWN TO AVAILABILITY AND
21 STAFFING BECAUSE STAFFING IS REALLY HARD RIGHT NOW, BUT, THANK
22 YOU VERY MUCH, GREAT PRESENTATION.

23

24 **SPEAKER:** THANK YOU.

25



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1 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** MEMBER ARREGUIN S. >JESSE
2 ARREGUIN: YOU THANK YOU VERY MUCH FOR THE PRESENTATION AND ALL
3 OF YOUR WORK. I HAVE TO SAY THIS IS THE ONE AREA WHERE I'M
4 HEARING FROM MAYORS AND COUNCIL MEMBERS WHO ARE PART OF ABAG
5 WHERE THEY HAVE REALLY SEEN THE BENEFIT OF REGIONAL
6 GOVERNMENT. AND, YOU KNOW, WITH A SIGNIFICANT INCREASE IN THE
7 NUMBER OF HOUSING UNITS WE HAD TO PLAN FOR IN THE BAY AREA,
8 THAT RHNA PROCESS STARTED PRE-PANDEMIC, AND HAPPENED
9 THROUGHOUT THE ENTIRE PANDEMIC. WE HAD TO SHIFT OUR FOCUS ON
10 HEALTH AND SAFETY AND WE HAVE LIMITED STAFFING RESOURCES TO
11 DEDICATE TO THIS IMPORTANT PLANNING WORK. SO HAVING THE STATE
12 FUNDING AND LAUNCHING THIS REGIONAL HOUSING TECHNICAL
13 ASSISTANCE PROGRAM WAS ESSENTIAL FOR SMALLER AND MEDIUM SIZED
14 CITIES TO BE ABLE TO DO THE CRITICAL WORK OF UPDATING HOUSING
15 ELEMENTS AND REZONING AND I IS APPRECIATE THE ANALYSIS REALLY
16 UNDERSTANDING WHAT WORKED AND WHAT COULD BE IMPROVED. BUT THE
17 NEED CONTINUES. STATE HOUSING LAW CHANGES EVERY YEAR. AND
18 CITIES HAVE TO COMPLY WITH THEIR HOUSING ELEMENTS AND REZONE
19 AND IMPLEMENT HOUSING, ON A PROGRAM SO THERE IS NEED FOR
20 ONGOING TECHNICAL ASSISTANCE SO ABAG HAVING A CONVERSATION
21 AROUND BUDGET AND KIND OF FUTURE PRIORITIES OF THE AGENCY
22 REALLY THAT FOCUSES ON PROVIDING TECHNICAL ASSISTANCE AND,
23 SORT OF, STEPPING IN WHEN LOCAL GOVERNMENTS DON'T HAVE THE
24 STAFFING RESOURCES OR DON'T HAVE THE EXPERTS I THINK IT'S
25 WHERE ABAG CAN REALLY PROVIDE VALUE TO LOCAL GOVERNMENTS AT



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1 THIS TIME. I WANT TO STRONGLY ENCOURAGE MR. PREMIER AND THE
2 STAFF, GET SOME THOUGHT AROUND, OBVIOUSLY WITH THE 2.0 MONEY,
3 HOPEFULLY THERE WILL BE A REAP 3.0, I CERTAINLY WILL ADVOCATE
4 FOR THAT AND WE'RE GOING TO DEFINITELY NEED THOSE RESOURCES
5 LEADING UP TO THE NEXT RHNA CYCLE, HOW CAN WE BUILD TO HAVE A
6 MORE SUSTAINED TECHNICAL ASSISTANCE PROGRAM TO PROVIDE
7 PLANNING AND HOUSING SUPPORT FOR LOCAL GOVERNMENTS I THINK
8 IT'S REALLY BENEFICIAL AND THE NEED IS -- OBVIOUSLY, THE NEED
9 EXTEND BEYOND THIS PARTICULAR HOUSING ELEMENT CYCLE.

10

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

13

14 **CHAIR, CARLOS ROMERO, ABAG HC:** I HEAR I HAVE BEEN ELEVATED.
15 SO, ONE, I THINK WE CAN SAY THAT THIS PROGRAM HAS BEEN PRETTY
16 MUCH A RESOUNDING SUCCESS. AND I'M NOT TOOTING MY HORN I'M
17 TOOTING THE HORN OF STAFF AND ABAG AND MTC, WHO PUT THIS
18 TOGETHER, AND UTILIZATION WAS REALLY HIGH AND I THINK THE
19 RESPONSE FROM THOSE WHO UTILIZED IT WERE QUITE POSITIVE. AND
20 HATS OFF. I WOULD SAY THE REASON WE HAD FOLKS ENGAGING IS
21 BECAUSE WE HAD THE RHNA, AND FOLKS WANTED TO KNOW HOW TO MAKE
22 THIS WORK AND THE DATA SETS WE SENT, AND I KNOW THERE WERE A
23 BUNCH OF FOLKS THAT WORKED ON IT EIGHT OTHER PEOPLE, WERE
24 REALLY IMPORTANT. THAT'S WHAT I HEARD FROM MY STAFF, SO WE HIT
25 THAT RIGHT ON THE NOSE. I HAD A QUICK COMMENT ABOUT THE



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1 PROGRAM ADMINISTRATION PIECE. AND THE REPORT YOU MENTIONED,
2 PROGRAM ADMINISTRATION, INCLUDING THE BENEFITS. ONE OF THE KEY
3 LESSONS AROUND PROGRAM ADMINISTRATION, INCLUDING BENEFITS OF
4 RELYING ON A PRINCIPLE CONSULTANT TO DELIVER THE PROGRAM
5 TOOLS. WE RELIED ON A PRINCIPLE CONSULTANT THIS TIME. IS THAT
6 CORRECT? OKAY. SO THERE, IS NO -- BUT THEN THERE IS THIS
7 QUESTION ALSO -- THERE IS THIS OTHER ISSUE, OTHER COMMENT,
8 ABOUT THE PROCUREMENT PROCESS FOR OTHER CONSULTANTS. CAN YOU
9 TELL ME HOW THAT -- HOW THAT WILL WORK? SO, IT'S THE PRINCIPLE
10 CONSULTANT WILL THEN BE FIELDING OUT PROJECTS TO OTHER PEOPLE?
11 I JUST WANT TO MAKE SURE I UNDERSTAND, THAT WE CREATE, IF
12 WE'RE GOING TO GO FOR REAP 3.0 -- THANK YOU JESSE FOR
13 ADVOCATING FOR THAT -- [LAUGHTER] -- AT THE STATE, ONE OF
14 THESE DAYS, THAT WE CAN BUILD UPON THE SUCCESS OF THE
15 PRINCIPLE CONSULTANT UTILIZING THE BENCHES, OF CONSULTANTS.
16 CAN SOMEBODY TELL ME HOW IT'S GOING TO WORK?

17

18 **SPEAKER:** SO AROUND REAP 2.0, WE, THE BENEFIT OF THE PRINCIPLE
19 CONSULTANT IS THEY CAN TAKE ON SUBS QUICKLY WITHOUT GOING
20 THROUGH OUR AGENCIES LENGTHY PROCESS. THAT DOES NOT
21 NECESSARILY TAKE THE BENCH INTO CONSIDERATION, SO THE BENCH IS
22 ALSO AN OPTION. BUT I UNDER THERE IS ALSO DELAYS.

23

24 **HANNAH DIAZ:**

25



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

11

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

15

16 **CLERK:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM,
17 AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT AND IN THE
18 ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR PUBLIC
19 COMMENT AT THIS TIME. AND AT THE TELECONFERENCE LOCATION I SEE
20 NO MEMBERS THERE FOR PUBLIC COMMENT.

21

22 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** BACK FOR FINAL QUESTIONS?
23 COMMENTS?

24



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

7

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

13

14 **PAT ECKLUND:** I CAN FOLLOW UP ON HER QUESTION? BECAUSE I THINK
15 IT'S A GOOD ONE. BECAUSE I WOULD LIKE TO HAVE US CONTINUE TO
16 HELP LOCAL JURISDICTIONS TO ACTUALLY IMPLEMENT THEIR HOUSING
17 ELEMENTS. AND I KNOW OUR PLANNERS ARE HAVING A HECK OF A TIME.
18 AND, SO, I THINK THERE IS A ROLE FOR ABAG AND MTC TO HELP
19 CITIES. BUT I THINK AT THIS POINT, WE NEED TO ASK THE
20 QUESTION, WHAT DO YOU NEED TO HELP BE MORE SUCCESSFUL? AND,
21 SO, I THINK THERE'S A LOT OF ISSUES THAT ARE FLOATING AROUND,
22 AND ONE THAT I WAS GOING TO TALK TO DANIEL ABOUT BEFORE THE
23 MEETING, BUT I'M ALSO HEARING, TOO, THAT THE WHOLE ISSUE OF
24 AVAILABILITY OF INSURANCE IS ADVERSELY AFFECTING THE HOUSING
25 MARKET, AND FOR PEOPLE KEEPING OR GETTING HOUSING. AND I HAVE



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

14

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

16

17 **AARON TIEDEMANN:** THANK YOU. I WANT TO REITERATE WHAT A LOT OF
18 MY COLLEAGUES HAVE SAID, SHARE MY APPRECIATION FOR THE WORK
19 THAT WENT INTO THIS IN THE PRESENTATION AS SOMEONE WHO IS
20 WORKING MOSTLY ON ADVOCACY AROUND THE SIXTH CYCLE HOUSING
21 LENGTHS IT'S REALLY ENCOURAGING AND IS WHAT REGIONAL
22 GOVERNMENT SHOULD BE DOING TO MAKE EVERYONE ON THE SAME PAGE
23 FOR WHAT THEY NEED DO FOR HOW THEY DO IT FOR WHAT THE DATA
24 SOURCES ARE AND HAVE TO DO IT ARE AND EXACTLY WHAT ABAG SHOULD
25 BE DOING TO USE ITS RESOURCES. IF WE DON'T NECESSARILY HAVE A



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

20

21 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ALL RIGHT. DON'T SEE ANY
22 OTHER COMMENTS. I'LL SAY TO END, THE LEAGUE OF CITIES IN CSAC
23 WHICH ARE THE ORGANIZATION BODIES FOR THE TWO GOVERNMENTS THEY
24 HAVE LOCAL CHAPTERS OR CAUCUSES IT'S A GREAT WAY TO GET IN
25 FRONT OF THE RIGHT AUDIENCE AND PARTNERSHIPS TO GET THE



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1 MESSAGE OUT I THINK CAN HELP FACILITATE THIS AS WELL. AT THIS
2 POINT FURTHER BUSINESS. THANK YOU FOR THE PRESENTATION. OUR
3 NEXT ITEM IS ADJOURNMENT. THE NEXT MEETING FOR THE ABAG
4 HOUSING AND BAHFA OVERSIGHT COMMITTEE MEETING IS SCHEDULED TO
5 BE HELD WEDNESDAY NOVEMBER 13TH, 2024. SAME TIME; SAME PLACE.
6 THANK YOU, ALL. [ADJOURNED]
7



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