

An aerial photograph of a city, likely San Francisco, showing a dense network of streets and buildings. A prominent river or bay runs through the center, with several bridges crossing it. The image is in shades of blue, giving it a cool, official appearance.

# **ASSOCIATION OF BAY AREA GOVERNMENTS**

## **Meeting Transcript**



MAY 16, 2024

1

**EXECUTIVE BOARD**

2

**THURSDAY, MAY 16<sup>TH</sup>, 2024, 5:10 PM**

3

4

5

**V. CHAIR, JESSE ARREGUIN:** I'D LIKE TO MAKE SOME ANNOUNCEMENTS.

6

THIS MEETING IS BEING BROADCAST ON THE WEBSITE. THOSE WISHING

7

TO SPEAK SHOULD USE THE RAISE HAND FEATURE OR DIAL STAR 9.

8

MEMBERS OF THE PUBLIC PARTICIPATING BY ZOOM WOULD LIKE TO GIVE

9

PUBLIC COMMENT ON ANY AGENDA ITEM MAY USE OUT RAISE HAND

10

FEATURE OR STAR THE. MEMBERS OF THE PUBLIC IN THE BOARD ROOM

11

SHOULD FORM A LINE NEAR THE PODIUM AND THE CLERK WILL CALL

12

UPON YOU TO SPEAK. AND A ROLL CALL VOTE WILL BE CONDUCTED FOR

13

ACTION ITEMS BECAUSE OF REMOTE TELECONFERENCE LOCATION.

14

CONFIRMING THE NOTICE TELECONFERENCE LOCATIONS ARE LIVE.

15

16

**CLERK:** WE ARE CONNECTED.

17

18

**V. CHAIR, JESSE ARREGUIN:** I WOULD LIKE TO CALL THE MEETING OF

19

THE ABAG EXECUTIVE BOARD FOR MAY 16th, 2024. I ASK MY

20

COLLEAGUES TO JOIN ME IN THE PLEDGE OF ALLEGIANCE. I PLEDGE

21

ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO

22

THE REPUBLIC FOR WHICH IT STANDS ONE NATION, UNDER GOD

23

INDIVISIBLE WITH LIBERTY AND JUSTICE FOR ALL.

24

25

**CLERK:** MAYOR ADAMS. HERE.



## Meeting Transcript

MAY 16, 2024

1

2 **CLERK:** SUPERVISOR ANDERSEN.

3

4 **CANDACE ANDERSEN:** HERE IN MY LaFAYETTE OFFICE.

5

6 **CLERK:** MAYOR -- COUNCIL MEMBER SUFFICIENT ABSENT. MAYOR BREED  
7 IS ABSENT. SUPERVISOR CARLSON. ABSENT. COUNCIL MEMBER COHEN.

8

9 **DAVID COHEN:** HERE.

10

11 **CLERK:** COUNCIL MEMBER EKLUND.

12

13 **PAT EKLUND:** HERE. IN SAN RAFAEL. BOARD OF SUPERVISORS ROOM.

14

15 **CLERK:** THANK YOU. SUPERVISOR ELLENBERG.

16

17 **SUSAN ELLENBERG:** I'M HERE. SAN JOSE CITY HALL.

18

19 **CLERK:** AND COUNCIL MEMBER -- IS AT THE SAN JOSE CITY HALL  
20 LOCATION.

21

22 **CLERK:** COUNCIL MEMBER FLAGLER.

23

24 **SPEAKER:** HERE.

25



## Meeting Transcript

MAY 16, 2024

1 **CLERK:** COUNCIL MEMBER GARCIA.

2

3 **LEON GARCIA:** HERE.

4

5 **CLERK:** VICE MAYOR. HERE IN SAN JOSE CITY HALL.

6

7 **CLERK:** SUPERVISOR LEE. IS ABSENT. SUPERVISOR IS ABSENT.

8 SUPERVISOR MARQUEZ IS ABSENT. COUNCIL MEMBER MARTINEZ BELTRAN

9 IS ABSENT. SUPERVISOR MILEY IS ABSENT. COUNCIL MEMBER MOY.

10

11 **CLERK:** HERE IN FAIRFIELD, CALIFORNIA.

12

13 **CLERK:** SUPERVISOR MUELLER. SUPERVISOR MUELLER IS ABSENT.

14 COUNCIL MEMBER NO GALLESS IS ABSENT. COUNCIL MEMBER ORTIZ

15

16 **PETER ORTIZ:** PRESENT.

17

18 **CLERK:** AT THE SAN JOSE LOCATION. SUPERVISOR RABBITT. COUNCIL

19 MEMBER REID.

20

21 **TREVA REID:** HERE AT OAKLAND CITY HALL. YOU MAY NOT BE ABLE TO

22 SEE ME. I'M AT THE END OF THE DAIS ON THE OTHER SIDE.

23

24 **CLERK:** COUNCIL MEMBER ROMERO.

25



## Meeting Transcript

MAY 16, 2024

1 **CARLOS ROMERO:** PRESENT.

2

3 **CLERK:** SUPERVISOR SACKETT.

4

5 **MARY SACKETT:** PRESENT AT THE MARIN.

6

7 **CLERK:** COUNCIL MEMBER TIEDEMANN.

8

9 **SPEAKER:** PRESENT.

10

11 **CLERK:** A QUORUM IS PRESENT.

12

13 **V. CHAIR, JESSE ARREGUIN:** OUR PRESIDENT IS ON HER WAY BACK  
14 FROM WASHINGTON, D.C WE WERE PART OF OUR ADVOCACY TRIP WITH  
15 MTC. SHE WILL NOT BE PARTICIPATING TONIGHT. WITH THAT, WE'LL  
16 MOVE TO ITEM 2 PUBLIC COMMENT. WILL THE CLERK PLEASE INFORM  
17 US.

18

19 **CLERK:** NO COMMENTS WERE RECEIVED. NO MEMBERS OF THE PUBLIC IN  
20 THE BOARD ROOM. NONE IN THE ATTENDEE SPACE AND NONE AT THE  
21 TELECONFERENCE LOCATIONS. THANK YOU.

22

23 **V. CHAIR, JESSE ARREGUIN:** ITEM 3 ANY ANNOUNCEMENTS FROM  
24 MEMBERS OF THE ABAG EXECUTIVE BOARD? SEEING NO ANNOUNCEMENTS  
25 IN THE ROOM. ANY MEMBERS IN ZOOM WISHING TO SPEAK. SEEING NO



MAY 16, 2024

1 RAISED HANDS. WE'LL TAKE PUBLIC COMMENT. ANY MEMBERS OF THE  
2 PUBLIC WHO SUBMITTED WRITTEN COMMENTS?

3

4 **CLERK:** NO COMMENTS RECEIVED, NONE IN THE ATTENDEE SPACE, AND  
5 NONE AT THE TELECONFERENCE LOCATIONS.

6

7 **V. CHAIR, JESSE ARREGUIN:** ITEM 4 PRESIDENT'S REPORT. I'LL GIVE  
8 THIS IN LIEU OF PRESIDENT RAMOS. I WELCOME MY COLLEAGUE'S TO  
9 TONIGHT'S MEETING. I WOULD LIKE TO REMIND OUR COLLEAGUES ABOUT  
10 THE ABAG GENERAL ASSEMBLY IS SCHEDULED TO MEET ON JUNE 21st,  
11 AT THE OAKLAND MUSEUM IN CALIFORNIA, OAKLAND. WE LOOK FORWARD  
12 TO YOUR ATTENDANCE SO WE CAN IMPROVE OUR FY24-25 BUDGET AND  
13 WORK PLAN. AND, ALSO, YOU'RE INVITED TO PARTICIPATE IN A  
14 SESSION FROM RESILIENCE. IT FEATURES A PANEL DISCUSSION AND  
15 KEYNOTE SPEAKER. AND THE KEYNOTE SPEAKER IS THE EXECUTIVE  
16 DIRECTOR OF THE PRE COLLECTIVE AND NATIONALLY RECOGNIZED  
17 INFRASTRUCTURE RESILIENT STAFF EXPERT WITH MORE THAN 15 YEARS  
18 OF EXPERIENCE DESIGNING FUNDING. SO PLEASE SAVE THE DATE ON  
19 YOUR CALENDAR. PLEASE RSVP. WE NEED TO MAKE SURE WE HAVE A  
20 QUORUM SO WE CAN CONDUCT THE BUSINESS OF APPROVING OUR BUDGET  
21 AND WORK PROGRAM, AS YOU KNOW, WE HAVE TO APPROVE IN ORDER FOR  
22 US TO HAVE AN OPERATING BUDGET AND WORK PROGRAM FOR THE YEAR.  
23 IT'S THE MOST IMPORTANT VOTE WE TAKE EVERY YEAR. IF YOU CAN'T  
24 ATTEND, PLEASE SEND YOUR ALTERNATE. AND I BELIEVE STAFF HAVE



## Meeting Transcript

MAY 16, 2024

1 SENT OUT INFORMATION ABOUT HOW TO RSVP. I'M ASSUMING THERE'S  
2 ADDITIONAL INFORMATION FORTHCOMING.

3

4 **CLERK:** SAVE THE DATES WERE SENT TO DELEGATES AND ALIENATES.

5

6 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU VERY MUCH. THAT CONCLUDES  
7 MY REPORT. ARE THERE ANY QUESTIONS ON THE PRESIDENT'S REPORT?  
8 SEEING NONE FROM ANY MEMBERS IN PERSON. ANY MEMBERS ON ZOOM  
9 WHO WOULD LIKE TO SPEAK ON ITEM 4, THE ABAG'S PRESIDENT  
10 REPORT. SEEING NONE. ANY WRITTEN COMMENTS? ANY MEMBERS OF THE  
11 PUBLIC WISHING TO SPEAK.

12

13 **CLERK:** NO MEMBERS OF THE PUBLIC IN THE BOARD FOR PUBLIC  
14 COMMENT, NONE IN THE ATTENDEE SPACE, AND NONE AT THE  
15 TELECONFERENCE LOCATIONS.

16

17 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU. ITEM 5 THE EXECUTIVE  
18 DIRECTOR'S REPORT. WE'LL TURN IT OVER TO CHIEF DEPUTY  
19 DIRECTOR.

20

21 **SPEAKER:** GOOD EVENING. OUR EXECUTIVE DIRECTOR IS ON THE WAY  
22 BACK FROM D.C. ANYWAY I WANT TO MAKE A FEW UPDATES. ONE IS TO  
23 ANNOUNCE A NEW RESOURCE THAT'S AVAILABLE FOR LOCAL  
24 GOVERNMENTS. THAT IS DESIGN STANDARDS HANDBOOK FOR MULTIFAMILY  
25 HOUSING. THIS IS SOMETHING THAT IS MADE AVAILABLE THROUGH THE



MAY 16, 2024

1 TECHNICAL ASSISTANCE PROGRAM THAT STAFF PUT TOGETHER. THERE  
2 WAS A WEBINAR THAT WAS PROVIDED IN APRIL. SO WE WANTED TO CALL  
3 YOUR ATTENTION TO THAT RESOURCE. ALSO, I WANTED TO NOTE THAT  
4 NEXT WEEK MTC AND BAFA WILL CONSIDER INAUGURAL AWARDS FOR THE  
5 PRIORITY SITES FOR PREDEVELOPMENT LOANS AND TECHNICAL  
6 ASSISTANCE. THIS MAY SOUND FAMILIAR TO SOME OF YOU, BECAUSE  
7 THE ABAG HOUSING COMMITTEE, AS WELL AS THE ADMINISTRATIVE  
8 COMMITTEE DID REVIEW THESE PROBABLY LAST WEEK OR EARLIER IN  
9 THE MONTH. SO THAT WILL BE EXCITING TO SEE THAT HAPPEN. AND,  
10 ALSO, I WANTED TO NOTE THAT ABAG POWER IS EXPANDING ITS  
11 MEMBERSHIP TO 20 SCHOOLS WITH THE PG&E SERVICE AREA. SO THAT  
12 DOES ALLOW, YOU KNOW, EXPANDING THE MEMBERSHIP ALLOWS GREATER  
13 FINANCIAL RESERVES, COST EFFICIENCY. IN ORDER TO BE ELIGIBLE  
14 THESE SCHOOL DISTRICTS NEED TO BE COOPERATING MEMBERS OF ABAG.  
15 THEY HAVE BEEN APPOINTED SUCH SO THEY CAN BE MEMBERS OF ABAG  
16 POWER. I WANTED TO NOTE THAT. ALSO, I WANTED TO GIVE YOU AN  
17 UPDATE ON HOUSING ELEMENT COMPLIANCE. WE CONTINUE THE BAY AREA  
18 CONTINUES TO TICK UP. WE HAVE 77 JURISDICTIONS THAT HAVE  
19 RECEIVED CERTIFICATION OF THEIR HOUSING ELEMENTS FROM HCD. AND  
20 TWO ADDITIONAL THAT ARE IN SUBSTANTIAL COMPLIANCE. THE REGION  
21 IS NOW AT 72% OF THE JURISDICTIONS. SO THE REGION DOES  
22 CONTINUE TO TREND TOWARDS HIGHER RATES OF COMPLIANCE. SO  
23 THAT'S GOOD NEWS. AND JUST LOOKING AHEAD THE RESCHEDULED  
24 ESTUARY SAN FRANCISCO ESTUARY CONFERENCE IS COMING UP MAY 28



MAY 16, 2024

1 TO 29th. I WANTED TO MAKE SURE THAT WAS ON YOUR RADAR. WITH  
2 THAT, THAT CONCLUDES MY REPORT.

3

4 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU VERY MUCH. ANY QUESTIONS  
5 ON THE EXECUTIVE DIRECTOR'S REPORT FROM ANY BOARD MEMBERS?  
6 OKAY DON'T SEE ANY BOARD MEMBERS IN THE ROOM WISHING TO SPEAK.  
7 ANY REMOTELY? QUESTIONS OR COMMENTS ON ITEM 5? PLEASE RAISE  
8 YOUR HAND. DON'T SEE ANY RAISED HANDS. WILL THE CLERK INFORM  
9 US OF PUBLIC COMMENTS AND ANY MEMBERS WISHING TO SPEAK.

10

11 **CLERK:** NO COMMENTS RECEIVED, NO ONE TO SPEAK. THANK YOU.

12

13 **CHAIR, DAVID RABBITT:** DIRECTOR ROMERO.

14

15 **CARLOS ROMERO:** I WANT TO THANK STAFF FOR WORKING WITH ALL THE  
16 CITIES, OR HAVING THE CONSULTANTS AVAILABLE TO WORK WITH THE  
17 CITIES ON THE HOUSING ELEMENT, YOU KNOW, GETTING CITIES TO  
18 UNDERSTAND WHAT THEY NEED TO DO TO PREPARE FOR OR GET THEM  
19 APPROVED. AND I THINK IT'S ONE OF THE REASONS WE HAVE 77 OUT  
20 OF 101 CITIES. IT'S 77%, WHICH IS PRETTY GOOD, IF YOU COMPARE  
21 WHERE IT WAS, YOU KNOW, DOWN SOUTH, AT THIS POINT IN TIME.  
22 WE'RE FAR EXCEEDING THE APPROVAL. AND I KNOW THAT PLENTY OF  
23 CITIES ARE WORKING DILIGENTLY TO GET THEM DONE. I THINK PART  
24 IS DUE TO THE FACT THAT WE ALL PUT TOGETHER THAT BENCH OF  
25 CONSULTANTS AND OUR CITIES USE THEM. THANK YOU.



MAY 16, 2024

1

2 **V. CHAIR, JESSE ARREGUIN:** I AGREE. NOT ONLY TO NAVIGATE THE  
3 CHANGES OF STATE HOUSING LAW BUT ALSO TO SUBMIT HOUSING  
4 ELEMENTS. I THINK OUR RATE OF APPROVAL IS A GOOD SIGN FOR OUR  
5 REGION. AND WE'LL GET TO THIS LATER WHEN WE GET TO THE AGENDA  
6 ITEM, BUT IT DOES DEMONSTRATE WITH THE FUNDS THAT WE CAN MAKE  
7 A REAL IMPACT AND AT THE BAY AREA'S REALLY LEADING IN OUR  
8 EFFORT TO GET MORE HOUSING BUILT IN THE CITY OF CALIFORNIA. SO  
9 THANK YOU TO OUR STAFF, ONCE AGAIN. OKAY WITH, WE'LL PROCEED  
10 TO ITEM 6 THE CONSENT CALENDAR 6A, MINUTES OF APRIL 18, 6B,  
11 AUTHORIZATION TO ENTER INTO CONTRACT WITH PEAK DIGITAL LLC,  
12 6CZOOM ENGINEERING. 6D, AUTHORIZATION TO NEGOTIATE AND MOA  
13 WITH THE AIR DISTRICT FOR THE U.S. EPA CLIMATE POLLUTION  
14 REDUCTION GRANT. ITEM 6E AUTHORIZATION TO ACCEPT \$5 MILLION  
15 AND TO ENTER INTO A FLEMING AGREEMENT WITH THE U.S.  
16 ENVIRONMENTAL PROTECTION AGENCY, AND 6F. ANY ITEMS THAT WE  
17 WOULD LIKE TO PULL FOR DISCUSSION OR ENTERTAIN A MOTION TO  
18 APPROVE THE CONSENT CALENDAR IN THE ENTIRETY.

19

20 **LEON GARCIA:** SECOND.

21

22 **V. CHAIR, JESSE ARREGUIN:** ANY FURTHER DISCUSSION ON THE ITEM?  
23 SEEING NO MEMBERS IN THE ROOM WISHING TO SPEAK ON THIS. ANY  
24 MEMBERS ON ZOOM? I DON'T SEE ANY RAISED HANDS. I'LL ASK THE  
25 CLERK TO PLEASE INFORM US OF ANY PUBLIC COMMENTS SUBMITTED FOR



## Meeting Transcript

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1 THE ITEM. ANY MEMBERS OF THE PUBLIC WHO WISH TO GIVE PUBLIC  
2 COMMENT ON THE ITEM.

3

4 **CLERK:** NO WRITTEN PUBLIC COMMENTS RECEIVED. NONE FOR PUBLIC  
5 COMMENT.

6

7 **V. CHAIR, JESSE ARREGUIN:** OKAY ANY FURTHER DISCUSSION FROM THE  
8 BOARD, SEEING NONE. WE CAN CALL THE ROLL TO APPROVE THE  
9 CALENDAR.

10

11 **CLERK:** MAYOR ADAMS. YES.

12

13 **CLERK:** SUPERVISOR ANDERSEN.

14

15 **CANDACE ANDERSEN:** YES.

16

17 **CLERK:** MAYOR BREED IS ABSENT. SUPERVISOR CARLSON. ABSENT.  
18 COUNCIL MEMBER COHEN.

19

20 **DAVID COHEN:** AYE.

21

22 **CLERK:** EKLUND.

23

24 **PAT EKLUND:** AYE.

25



## Meeting Transcript

MAY 16, 2024

1 **CLERK:** ELLEN BERG.

2

3 **SPEAKER:** YES.

4

5 **CLERK:** COUNCIL MEMBER --

6

7 **SPEAKER:** HE HAD TO STEP OUTSIDE THE HEARING ROOM.

8

9 **CLERK:** WE'LL COME BACK TO HER. COUNCIL MEMBER FLAGGER MAYOR  
10 GARCIA.

11

12 **LEON GARCIA:** YES.

13

14 **CLERK:** SUPERVISOR LEE. ABSENT. SUPERVISOR MARQUEZ. ABSENT.

15 COUNCIL MEMBER MARTINEZ BELTRAN. ABSENT. SUPERVISOR -- ABSENT.

16 COUNCIL MEMBER --

17

18 **SPEAKER:** AYE.

19

20 **CLERK:** MAYOR MOY.

21

22 **CATHERINE MOY:** AYE.

23

24 **CLERK:** SUPERVISOR MUELLER. ABSENT. COUNCIL MEMBER ORTIZ.

25



## Meeting Transcript

MAY 16, 2024

1     **PETER ORTIZ:** AYE.

2

3     **CLERK:** SUPERVISOR RAMOS IS ABSENT. COUNCIL MEMBER REID.

4

5     **TREVA REID:** YES.

6

7     **CLERK:** MAYOR SACKETT -- SUPERVISOR SACKETT.

8

9     **MARY SACKETT:** YES.

10

11    **CLERK:** COUNCIL MEMBER SILVA.

12

13    **CINDY SILVA:** YES.

14

15    **CLERK:** SUPERVISOR WILLIAMS ABSENT. DIRECTOR --

16

17    **SPEAKER:** YES.

18

19    **CLERK:** THANK YOU. WE'LL GO BACK TO COUNCIL MEMBER --

20

21    **SPEAKER:** DID YOU HEAR HER? AYE.

22

23    **CLERK:** THE MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

24



MAY 16, 2024

1 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU VERY MUCH. 7A REPORT ON  
2 THE ABAG HOUSING COMMITTEE MEETING OF MAY 10, 2024. THEY MEANT  
3 WITH THE MTC PLANNING COMMITTEE ON MAY 10, 2024 AND RECEIVED  
4 THE FOLLOWING REPORTS. TECHNICAL ASSISTANCE, REFERRAL  
5 TECHNICAL ASSISTANCE AWARDS TO ADVANCE EQUITABLE ON LOCALLY  
6 NOMINATED PRIORITY SITES TO THE COMMISSION TO AUTHORIZE THE  
7 EXECUTIVE DIRECTOR TO NEGOTIATE ENTER INTO FLEMING AGREEMENTS  
8 NECESSARY TO IMPLEMENT THE AWARDS FOR AMOUNT NOT TO EXCEED  
9 \$4.43 MILLION. AND RECEIVED AN UPDATE ON THE REGIONAL HOUSING  
10 NEEDS CYCLE. BAY AREA RESIDENTIAL PERMIT ACTIVITY. STAFF  
11 PROVIDED A SUMMARY OF THE PERMITS ISSUED IN THE BAY AREA  
12 DURING THE FIFTH CYCLE BASED ON DATA COLLECTED THROUGH ANNUAL  
13 PROGRESS REPORTS SUBMITTED BY LOCAL GOVERNMENTS. SOME REPORTS  
14 ARE ONLINE ON MTC LEGISLATURE. THIS CONCLUDES THE COMMITTEE  
15 REPORT. ANY QUESTIONS FROM MEMBERS OF THE EXECUTIVE BOARD?  
16 SEEING NO MEMBERS IN PERSON OR IN ZOOM WANTING TO SPEAK. ANY  
17 COMMENTS?

18

19 **CLERK:** NO PUBLIC COMMENT, NONE IN THE ATTENDEE SPACE, NONE AT  
20 THE TELECONFERENCE LOCATION.

21

22 **V. CHAIR, JESSE ARREGUIN:** 8A. MAY 10, 2024. THE JOINT MTC  
23 LEGISLATION COMMITTEE MET ON 2024. AND WE DISCUSSED A NUMBER  
24 OF ITEMS ASSEMBLAGE BILL 3645 ELECTRONIC TOLL SYSTEMS.  
25 INFORMATION SHARING WITH LAW ENFORCEMENT FOR EMERGENCY ALERTS.



MAY 16, 2024

1 IT REQUIRES TOLL AGENCIES TO NOTIFY LAW ENFORCEMENT WHEN A  
2 VEHICLE ASSOCIATED WITH AN EMERGENCY ALERT IS IDENTIFIED IN A  
3 TOLL SYSTEM. THE COMMITTEE RECOMMENDED MTC APPROVAL OF AN  
4 OPPOSED UNLESS AMENDED POSITION. ASSEMBLAGE BILL 2396 REYES,  
5 WE'LL DISCUSS SHORTLY. THE COMMITTEE RECOMMENDED THAT WE ADOPT  
6 A SUPPORT IF AMENDED POSITION. AND WE DISCUSSED THE STATUS OF  
7 SENATE BILL 1031 CONNECT BAY AREA TRANSPORTATION REVENUE  
8 MEASURE LEGISLATION. AND UPDATE ON EFFORTS TO SECURE  
9 LEGISLATIVE APPROVAL TO ALLOW FOR THE APPLICATION OF LABOR  
10 STANDARDS TO ALL OF THE REGIONAL BOND PROCEEDS DIRECTLY  
11 ALLOCATED COUNTIES AND CITIES. AND THE COMMITTEE RECOMMENDED  
12 THEY ADOPT THE SUPPORT POSITION OF THAT ITEM. WE'LL GET TO  
13 THAT SHORTLY, AS WELL. THIS CONCLUDES THE COMMITTEE REPORT. I  
14 WOULD LIKE TO ASK ANY QUESTIONS FROM MEMBERS OF THE EXECUTIVE  
15 BOARD ON THE REPORT FROM THE JOINT LEGISLATION COMMITTEE?  
16 SEEING NO MEMBERS IN PERSON. ANY MEMBERS ON ZOOM QUESTIONS OR  
17 COMMENTS ON THE ITEM? SEEING NONE. I'LL ASK THE CLERK ANY  
18 WRITTEN COMMENTS SUBMITTED? ANY PUBLIC COMMENT ON THIS ITEM?  
19  
20 **CLERK:** NO WRITTEN COMMENTS. NO MEMBERS IN THE ATTENDEE SPACE,  
21 NONE AT THE TELECONFERENCE LOCATIONS.  
22  
23 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU. 8B. ASSEMBLAGE BILL 2396  
24 REYES. STATE PARTNERSHIP AND AFFORDABLE HOUSING REGISTRIES AND  
25 CALIFORNIA GRANT PROGRAM. THIS IS AN ABAG EXECUTIVE BOARD



## Meeting Transcript

MAY 16, 2024

1 ACTION ITEM. AND THE REPORT IN THE PACKET I THINK SUMMARIZES  
2 THE BILL AND WHY WE'RE SEEKING A SUPPORT, IF AMENDED POSITION.  
3 JULIE SNYDER IS HERE IF THERE ARE ANY QUESTIONS. I MAKE A MOVE  
4 TO SUPPORT IT.

5

6 **SPEAKER:** SECOND IT.

7

8 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU. ANY QUESTIONS FOR JULIE  
9 OR ANY COMMENTS ON THE ITEM. NOT SEEING ANY QUESTIONS OF  
10 MEMBERS HERE. ON ZOOM? ANY QUESTIONS OR COMMENTS? YES FROM THE  
11 SAN JOSE ROOM.

12

13 **SPEAKER:** APPARENTLY THIS WAS HELD IN THE ASSEMBLAGE  
14 APPROPRIATIONS COMMITTEE. I WAS WONDERING IF THERE'S ANY NEED  
15 TO MOVE IT FORWARD.

16

17 **V. CHAIR, JESSE ARREGUIN:** I WILL ASK THE STAFF TO WEIGH IN ON  
18 THAT.

19

20 **JULIE SNYDER:** LATE BREAKING NEWS. I THINK IT WOULD BE HELPFUL  
21 TO HAVE HAVE THE BOARD'S POSITION LAID OUT. SOME OF THE  
22 SIMILAR BILLS NEXT YEAR ANTICIPATE IT WILL BE. WE HAVE  
23 DIRECTION FROM YOU ALL. BUT I THINK THAT, OBVIOUSLY, UP TO THE  
24 EXECUTIVE DIRECTOR AND COUNCIL WHETHER THAT MAKES SENSE.

25



MAY 16, 2024

1 **SPEAKER:** I THINK THAT COULD BE HELPFUL IF THERE, YOU KNOW, IF  
2 YOU FEEL COMFORTABLE DOING THAT.

3

4 **V. CHAIR, JESSE ARREGUIN:** OKAY

5

6 **SPEAKER:** IT'S UP TO THE VICE PRESIDENT.

7

8 **V. CHAIR, JESSE ARREGUIN:** I THINK WE SHOULD ADOPT THIS  
9 POSITION. AND THAT WILL INFORM ANY FUTURE LEGISLATIVE EFFORTS.  
10 SO MY MOTION STANDS. SECONDER, DO YOU AGREE? OKAY ANY OTHER  
11 QUESTIONS OR COMMENTS? OKAY IF NOT. ANY PUBLIC COMMENT  
12 SUBMITTED ON ITEM OR ANY MEMBERS OF THE PUBLIC WISHING TO  
13 SPEAK.

14

15 **SPEAKER:** ONE MORE QUESTION.

16

17 **CLERK:** NO WRITTEN ITEMS RECEIVED, NO MEMBERS IN THE ATTENDEE  
18 SPACE. NONE AT THE TELECONFERENCE LOCATIONS.

19

20 **V. CHAIR, JESSE ARREGUIN:** BACK TO THE SAN JOSE LOCATION.

21

22 **SPEAKER:** WHAT ARE THE AMENDMENTS WE WOULD BE SEEKING IN THIS  
23 LEGISLATION?

24



MAY 16, 2024

1 **JULIE SNYDER:** THROUGH THE CHAIR, JULIE SNYDER STAFF. THREE  
2 AMENDMENTS. ONE WOULD ALLOW EXISTING PORTALS LIKE OUR DOORWAY  
3 HOUSING PORTAL TO APPLY FOR FUNDING THROUGH THE PROGRAM. RIGHT  
4 NOW THE LEGISLATION IS FOCUSED ON STARTING UP NEW PORTALS.  
5 THAT WOULD BE THING WE ASK FOR. THE OTHER TWO RELATE TO THE  
6 GEOGRAPHY COVERED BY THE PORTAL AND WHETHER YOU HAVE TO LIST  
7 EVERY SINGLE APARTMENT PERIOD. OR ONLY THOSE THAT ARE  
8 AVAILABLE FOR RENT. AND THIRD AMENDMENT HAS TO DO WITH HOW  
9 MUCH INFORMATION A PERSPECTIVE RENTER HAS TO ENTER INTO THE  
10 PORTAL BEFORE THEY CAN RECEIVE A LIST OF POTENTIAL AVAILABLE  
11 APARTMENTS. WHAT ARE BETA TESTING FOUND IS PEOPLE DON'T WANT  
12 TO COME AND HAVE TO PUT IN THEIR NAME AND INCOME AND EXACTLY  
13 WHAT THEY'RE LOOKING FOR. THEY MAYBE WANT TO PUT IN A LITTLE  
14 BIT OF INFORMATION SUCH AS "I'M LOOKING FOR AN APARTMENT IN  
15 THIS AREA THAT IS THIS BIG." SO IT'S THE ENTRY POINT. WE WANT  
16 TO CREATE AN ENTRY POINT THAT IS THE MOST COMFORTABLE FOR  
17 PEOPLE WHO ARE UTILIZING THIS SYSTEM. AGAIN, WE'VE TALKED WITH  
18 THE AUTHOR AND THEY SEEM AMENABLE TO THE APPROACH. SO,  
19 OBVIOUSLY, NOW WE WOULD BE TAKING TO THIS THEM FOR A NEW  
20 LEGISLATION NEXT YEAR.

21

22 **V. CHAIR, JESSE ARREGUIN:** YEAH . THESE AMENDMENTS SOUND LIKE  
23 TRYING TO MAKE SURE WHATEVER THE STATE DOES ALIGNS WITH OUR  
24 DOORWAY PORTAL. AND THAT WE'RE ELIGIBLE FOR THE FLEMING TO  
25 CONTINUE TO OPERATE AND IMPLEMENT DOORWAY. BECAUSE THAT WAS



## Meeting Transcript

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1 SEEDD THROUGH A ONE-TIME GRANT THROUGH THE STATE OF \$20  
2 MILLION, WHICH WE'VE ALREADY HAVE THE FUNDS. WE CAN USE  
3 ONGOING ASSISTANCE. ANY QUESTIONS OR COMMENTS FROM ANY BOARD  
4 MEMBERS BEFORE WE PROCEED TO A VOTE. PLEASE RAISE YOUR HAND.  
5 OKAY SEEING NO FURTHER DISCUSSION. ASK THE CLERK TO CALL THE  
6 ROLL ON THE MOTION TO APPROVE A SUPPORT, IF AMENDED POSITION  
7 ON AB2396.

8

9 **CLERK:** SUPERVISOR ANDERSEN.

10

11 **CANDACE ANDERSEN:** YES.

12

13 **CLERK:** COUNCIL MEMBER NIKKI FORTUNATO BAS IS ABSENT. MAYOR  
14 BREED IS ABSENT. SUPERVISOR CARLSON IS ABSENT. COUNCIL MEMBER  
15 COHEN.

16

17 **SPEAKER:** AYE.

18

19 **CLERK:** CORZO.

20

21 **NOELIA CORZO:** YES.

22

23 **CLERK:** COUNCIL MEMBER FIFE.

24

25 **CARROLL FIFE:** YES.



## Meeting Transcript

MAY 16, 2024

1

2 **CLERK:** MAYOR GARCIA.

3

4 **LEON GARCIA:** YES.

5

6 **CLERK:** VICE MAYOR --

7

8 **SPEAKER:** YES.

9

10 **CLERK:** SUPERVISOR LEE ABSENT. SUPERVISOR MARQUEZ IS ABSENT.

11 COUNCIL MEMBER MARTINEZ IS ABSENT. SUPERVISOR MILEY IS ABSENT.

12 SUPERVISOR MILEY.

13

14 **NATHAN MILEY:** YES.

15

16 **CLERK:** THANK YOU. GOT YOU! THANK YOU. KEEP ME ON MY TOES.

17 MAYOR MOY.

18

19 **CATHERINE MOY:** YES.

20

21 **CLERK:** SUPERVISOR MUELLER IS ABSENT. COUNCIL MEMBER ORTIZ.

22

23 **PETER ORTIZ:** AYE.

24

25 **CLERK:** COUNCIL MEMBER REID.



## Meeting Transcript

MAY 16, 2024

1

2 **TREVA REID:** YES.

3

4 **CLERK:** SUPERVISOR SACKETT.

5

6 **MARY SACKETT:** YES.

7

8 **CLERK:** COUNCIL MEMBER SILVA. I'M SORRY COUNCIL MEMBER SILVA.

9

10 **CINDY SILVA:** YES.

11

12 **CLERK:** SUPERVISOR TIEDEMANN.

13

14 **SPEAKER:** AYE.

15

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

17

18 **V. CHAIR, JESSE ARREGUIN:** WE'L L PROCEED TO ITEM 8C POTENTIAL

19 LEGISLATION ON THE BAY AREA HOUSING FINANCE AUTHORITY LABOR

20 STANDARDS. AND THIS SEEKS OUR APPROVAL OF A SUPPORT POSITION

21 TO AUTHORIZE OUR STAFF TO PURSUE LEGISLATION TO APPLY LABOR

22 STANDARDS TO REGIONAL HOUSING BOND PROCEEDS DIRECTLY ALLOCATED

23 TO CITIES AND COUNTIES. IF YOU RECALL IN OUR DISCUSSIONS AT

24 THE JOINT HOUSING COMMITTEE AND ALSO HERE LAST MONTH, WE

25 SPECIFICALLY ASKED STAFF TO PURSUE LEGISLATION TO ENSURE THAT



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1 THE LABOR STANDARDS WE ESTABLISHED, WHICH ARE BASED ON  
2 ASSEMBLAGE BILL 2011 WOULD APPLY TO THE MONEY WE ALLOCATE, THE  
3 15% OF THE REGIONAL MONEY, BUT ALSO THE 80% OF MONEY THAT  
4 CITIES AND COUNTIES WOULD DIRECTLY ALLOCATE. SO STAFF HAS  
5 RETURNED TO US, PER DIRECTION, TO SEEK OUR SUPPORT FOR MOVING  
6 FORWARD WITH SEEKING LEGISLATION TO APPLY LABOR STANDARDS TO  
7 ALL PROJECTS. THE JOINT COMMITTEE RECOMMENDED ABAG EXECUTIVE  
8 BOARD APPROVE A SUPPORT EDUCATION. I MOVE THAT THE EXECUTIVE  
9 BOARD PURSUE STAFF PURSUING LEGISLATION TO BAFA TO FUNDS  
10 DIRECTLY ALLOCATED TO CITIES AND COUNTIES.

11

12 **SPEAKER:** SECOND.

13

14 **V. CHAIR, JESSE ARREGUIN:** ANY QUESTIONS OR COMMENTS?

15

16 **SPEAKER:** I HAVE A FEW QUESTIONS ABOUT THIS. HOW WOULD IT  
17 CHANGE WHAT WE TALKED ABOUT WHEN WE PASSED RECOMMENDATION?

18

19 **V. CHAIR, JESSE ARREGUIN:** RIGHT NOW BECAUSE THE STATE LAW  
20 DOESN'T ALLOW FOR THE LABOR STANDARDS TO BE APPLICABLE TO THE  
21 FUNDS THAT ARE DIRECTLY ALLOCATED BY CITIES AND COUNTIES. THEY  
22 WOULD APPLY TO THE MONEY WE ALLOCATE THROUGH THE REGIONAL  
23 POOL, THE 20%. AND SO ALIX, YOU CAN ELABORATE.

24



MAY 16, 2024

1 **SPEAKER:** I WANT TO MAKE SURE I UNDERSTAND THE QUESTION. I  
2 THINK THIS IS ENTIRELY CONSISTENT WITH THE ACTION THAT THE  
3 EXECUTIVE BOARD TOOK. I THINK WE TALKED ABOUT WHETHER WE NEED  
4 TO BRING IT TO YOU AGAIN. I THINK WE'RE TRYING TO FORMALIZE IT  
5 TO WORK WITH LEGISLATORS TO, YOU KNOW, AFFECT, YOU KNOW, THE  
6 ACTION THAT YOU TOOK LAST MONTH. SO IT IS ENTIRELY CONSISTENT  
7 WITH THAT ACTION. THANK YOU.

8

9 **V. CHAIR, JESSE ARREGUIN:** SUPE RVISOR SILVA.

10

11 **CINDY SILVA:** WOULD IT BE A OPT-IN FOR CITIES AND COUNTIES, IF  
12 THEY WISH TO APPLY THOSE OR MANDATORY?

13

14 **V. CHAIR, JESSE ARREGUIN:** CONS ISTENT WITH THE DIRECTION WE  
15 HAVE PROVIDED LAST MONTH, THEY WOULD BE BINDING. THEY WOULD BE  
16 MANDATORY. THE LABOR STANDARDS. JUST LIKE THEY ARE MANDATORY  
17 FOR THE REGIONAL FUNDS, THE 20% OF THE POOL THAT WE ALLOCATE.  
18 GENERAL COUNSEL?

19

20 **SPEAKER:** FOR THE CHAIR TO ADD TO THAT. THE DIRECTION THAT WE  
21 HEARD WAS THAT IT BE MANDATORY UNLESS THE DIRECT ALLOCATION  
22 JURISDICTION ALREADY HAS A PLA WITH TERMS THAT WOULD GO  
23 FARTHER. IN WHICH CASE, THAT CAN CONTINUE TO APPLY THAT.

24



MAY 16, 2024

1 **CINDY SILVA:** THERE ARE MANY JURISDICTIONS I REPRESENT THAT  
2 INTENTIONALLY DON'T HAVE PLAS AND FIND IT CHALLENGING,  
3 ESPECIALLY WITH HOUSING TO HAVE THAT ADDED. SO I HAVE SOME  
4 CONCERNS ABOUT US HAVING A MANDATORY. I LIKE THE ABILITY TO  
5 HAVE IT OPT-IN. I'M CONCERNED ABOUT THE MANDATORY ASPECT OF  
6 IT.

7

8 **V. CHAIR, JESSE ARREGUIN:** OKAY THANK YOU FOR EXPRESSING YOUR  
9 POSITIONS ON THIS ISSUE. ANY OTHER QUESTIONS OR COMMENTS? YES  
10 COUNCIL MEMBER TIEDEMANN.

11

12 **COUNCIL MEMBER TIEDEMANN:** IT'S TO ENABLE US TO HAVE THE  
13 AUTHORITY TO SET THE LABOR STANDARDS FOR THE ENTIRETY OF THE  
14 MONEY. WE'RE NOT DECIDING ON THE LABOR STANDARDS NOW. OR  
15 IMPOSING THEM. THERE'S NO AUTOMATIC. THERE WOULD NEED TO BE  
16 ADDITIONAL ACTION. AS PART OF THE LOOKING AT THE EXPENDITURE  
17 PLAN AND EXTENDING THOSE STANDARDS BEFORE THE LEGISLATION  
18 COMES THROUGH. WE'RE SAYING WE WOULD LIKE LEGISLATION TO  
19 HAPPEN, CORRECT?

20

21 **V. CHAIR, JESSE ARREGUIN:** WELL , THE ACTION IS ASK OUR STAFF  
22 TO WORK TO GET LEGISLATION INTRODUCED. TO ENSURE THAT THE  
23 LABOR STANDARDS WOULD BE APPLICABLE TO THE 80% OF THE MONEY  
24 THAT CITIES AND COUNTIES WOULD DIRECTLY ALLOCATE. THAT'S MY  
25 UNDERSTANDING.



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1

2 **SPEAKER:** IF I COULD CLARIFY, SO THE EXPENDITURE PLAN THAT HAS  
3 PREVIOUSLY BEEN CONSIDERED INCLUDES LABOR STANDARDS FOR OUR  
4 PORTION OF THE MONEY. AND THE IDEA BEHIND THE LEGISLATION  
5 WOULD BE TO EXTEND THE STANDARDS TO THE REMAINING 80%. ONE  
6 THING THAT IS WORTH CLARIFYING THE STANDARDS THAT APPLY TO THE  
7 MONEY ARE NOT A PLA. THEY ARE LABOR STANDARDS INVOLVING  
8 PREVAILING WAGE AND HEALTH CARE FOR PROJECTS OVER A CERTAIN  
9 SIZE. BUT THEY ARE NOT THEMSELVES A PROJECT LABOR AGREEMENT.  
10 SO THE IDEA BEHIND THE LEGISLATION IS THAT IT WOULD NOT CHANGE  
11 THE LABOR STANDARDS THAT WERE ADOPTED FOR BAFA. IT WOULD BE  
12 ENABLING THOSE STANDARDS TO APPLY TO THE ENTIRETY OF THE FUNDS  
13 FLOWING THROUGH.

14

15 **V. CHAIR, JESSE ARREGUIN:** SUPE RVISOR RABBITT.

16

17 **DAVID RABBITT:** I'M GLAD YOU MADE THE CLARIFICATION. I WOULD  
18 SAY THAT THE LABOR STANDARDS WERE PART OF THAT. WE'RE NOT PART  
19 OF THAT. SO IT WAS CONSISTENT BUT IT DID HAVE ASTERIC. IT IS A  
20 LITTLE DIFFERENT GOING FORWARD WITH THE ADDITIONAL REQUIREMENT  
21 THAT IS BEING PUT UPON IT. I THINK IT'S JUST IMPORTANT.

22

23 **SPEAKER:** WITH THE ABILITY TO HAVE THE FUNDS FLOW.

24



MAY 16, 2024

1 **V. CHAIR, JESSE ARREGUIN:** FROM MY EXPERIENCE, WHAT IS TRUE  
2 IT'LL RISE AND FALL ON ITS OWN MERITS. DEPENDING ON WHERE YOU  
3 ARE WITH THE BAY AREA AND WHAT PEOPLE'S ATTITUDES ARE WITHIN  
4 THOSE REQUIREMENTS AND THE MEASURE AS A TOTAL. SO I'M FINE  
5 WITH THAT. GOING FORWARD, BUT I DO THINK THAT IT, PERSONALLY,  
6 I THINK IT MAKES IT, YOU KNOW, THAT MUCH MORE CHALLENGING  
7 GOING FORWARD.

8

9 **V. CHAIR, JESSE ARREGUIN:** YES. SUPERVISOR ADAMS.

10

11 **SPEAKER:** I DON'T WANT TO WADE INTO ECONOMIC TERRITORY I'M NOT  
12 WELL VERSED IN. OTHERS UNDERSTAND IT BETTER. FROM WHAT I  
13 UNDERSTAND, THERE ARE SOME PARTS OF OUR MULTICOUNTY  
14 JURISDICTION WHERE A FULL PROJECT LABOR AGREEMENT WOULD BE  
15 DIFFICULT TO ACTUALLY PERFORM ON. AND GET THE HOUSING BUILT.  
16 THE LABOR STANDARDS THAT WERE ADOPTED FOR THE FUNDS LEAVE MORE  
17 ROOM TO MANEUVER THAN A FULL PLA WOULD. IT MEANS THERE ARE  
18 SOME LOCATIONS WHERE IT MIGHT ENABLE PROJECTS TO BE BUILT  
19 UNDER THESE STANDARDS THAT MIGHT NOT BE ABLE TO BE BUILT, IF  
20 THERE'S A FULL PLA REQUIREMENT. SO THESE ARE EASIER TO ACHIEVE  
21 IN CERTAIN LOCATIONS THAT DON'T HAVE THE SAME AMOUNT OF  
22 RESIDENT UNION LABOR, FOR EXAMPLE. THESE ARE EASIER TO ACHIEVE  
23 THAN A FULL PLA WOULD BE IN THE OUTER REGIONS OF THE REGION.  
24 THAT'S THE THEORY. I WOULD LIKE SOMEONE WHO UNDERSTANDS  
25 HOUSING DEVELOPMENT.



MAY 16, 2024

1

2 **JULIE SNYDER:** JULIE SNYDER. I THINK ONE OF THE QUESTIONS AND I  
3 WOULD NOT CONSIDER MYSELF A PLA EXPERT. BUT I THINK ONE OF THE  
4 ISSUES, FOR EXAMPLE, AROUND LOCAL HIRE. MY UNDERSTANDING WHEN  
5 YOU USE THE PLA IN THE NORTH BAY, THAT YOU MIGHT HAVE TROUBLE  
6 ATTRACTING LOCAL FIRMS TO BID ON THOSE JOBS. SO YOU WOULD THEN  
7 BE PRIMARILY PROVIDING OPPORTUNITIES FOR FIRMS THAT ARE BASED  
8 ELSEWHERE IN THE BAY AREA. THAT'S ONE EXAMPLE I'VE HEARD. I'M  
9 NOT AN EXPERT IN THE AREA. PLAS ON HOUSING DEVELOPMENT ARE  
10 VERY, VERY RARE. IN FACT, I'M NOT SURE IF THERE ARE ANY IN THE  
11 BAY AREA THAT ARE USED. ROADS AND TRANSIT PROJECTS, ET.  
12 CETERA. SO THAT, I THINK, IS ANOTHER PIECE OF THE PUZZLE. IF  
13 EVERY PLA CAN LOOK DIFFERENT, AS WELL. I THINK TO THE  
14 COUNCIL'S POINT, THE IMPACT IT'S VERY DEPENDENT ON THE  
15 SPECIFICS.

16

17 **SPEAKER:** VICE CHAIR, IT LOOKS LIKE KATE IS IN THE MEETING.  
18 WELL MAYBE WENT AWAY.

19

20 **V. CHAIR, JESSE ARREGUIN:** SHE JUST JUMPED ON THE SCREEN.

21

22 **SPEAKER:** SHE'S THE MOST KNOWLEDGEABLE. THERE SHE IS! SHE'S THE  
23 MOST KNOWLEDGEABLE. I THINK EXPLANATION OF HER WOULD HELP.

24



MAY 16, 2024

1 **V. CHAIR, JESSE ARREGUIN:** SURE . BEFORE WE DO THAT, SUPERVISOR  
2 RABBITT AND THEN MISS HARTLY.

3

4 **DAVID RABBITT:** I THINK NORTH BAY WOULD BE HIGHER. SOME CAN  
5 ARGUE WHERE IT WOULD BE. IN SAN FRANCISCO, MAYBE OAKLAND NO  
6 DISCERNIBLE DIFFERENCE OR SLIGHTLY. WITH THAT SAID, I'M  
7 CURIOUS IN THE IMPACT OF THAT AND MAYBE KATE CAN ANSWER THIS  
8 QUESTION FOR US. IN TERMS OF IS THERE ANY CLAWBACK OR ANY  
9 OTHER CONSEQUENCES TO INCREASING PRICES IN ONE REGION. NOT  
10 BEING ABLE TO PERHAPS BUILD AS MUCH AS ORIGINALLY ANTICIPATED  
11 OR BUILDING IT AT A DIFFERENT COST STRUCTURE. IS THERE ANY  
12 DOWNSIDE ON THAT FOR THOSE REGIONS THAT WILL HAVE A BIGGER  
13 IMPACT ON PRICE?

14

15 **V. CHAIR, JESSE ARREGUIN:** KATE , COULD YOU SHED SOME LIGHT ON  
16 THIS.

17

18 **SPEAKER:** THERE'S TWO ISSUES WITH PLA APPLIED REGIONALLY. ONE  
19 IS WORKER AVAILABILITY. AND THE SECOND IS THE INCREMENTAL COST  
20 OF REGULATORY BURDEN THAT A PLA CARRIES. IT'S JUST SIMPLY  
21 ANOTHER REGULATORY STRUCTURE THAT MUST BE IMPLEMENTED WHEN  
22 THERE'S A PLA. THERE'S LAWYERS AND NEGOTIATIONS AND  
23 ADMINISTRATION COSTS AND BECAUSE OUR IT'S NOT MEETING OUR  
24 HOUSING NEEDS TO ADD ANOTHER LAYER OF REGULATORY BURDEN ON TO  
25 DEVELOPMENT IS NOT ADVISED. THE STANDARDS PURSUING LEGISLATIVE



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1 AMENDMENT TO HAVE THE OPPORTUNITY TO IT IS HEALTH CARE FOR  
2 DEVELOPMENTS THAT ARE 50 UNITS OR MORE. AND IT'S A USE OF A  
3 REQUIRED USE OF APPROVED APPRENTICESHIP PROGRAMS. IN TERMS OF  
4 PROTECTING WORKERS AND MAKING SURE THAT THERE'S NOT WAGE THEFT  
5 AND WORKER EXPLOITATION, WE'RE ADVANCING A STANDARD THAT IS  
6 VERY STRONG. SO WE'RE TRYING TO THREAD THAT NEEDLE OF  
7 PROTECTING WORKERS WHILE ALSO KEEPING AS MUCH FLEXIBILITY AS  
8 WE CAN IN THESE DEVELOPMENTS AND THEIR IMPLEMENTATION. IT'S  
9 TRUE WE KNOW. WE KNOW THAT PREVAILING WAGE OBLIGATIONS ADD  
10 ANYWHERE FROM 5 TO 35% TO COSTS. HOWEVER, IT'S BEEN BURDENSOME  
11 FOR ALL COUNTIES. BUT IF WE PASS THE BOND, WE WILL HAVE THE  
12 RESOURCES TO BOTH PROTECT WORKERS AND BUILD HOUSING. AND I  
13 WOULD SAY BECAUSE MOST JURISDICTIONS USE FEDERAL FUNDS, CDPG  
14 OR HOME, WHICH CARRYING PREVAILING OBLIGATIONS OR PERHAPS THE  
15 JURISDICTION ITSELF REQUIRES PREVAILING WAGE OR PERHAPS THE  
16 PROJECT USING THE HCD FUNDS IN ADDITION TO LOCAL FUNDS AND TAX  
17 CREDITS TO BUILD THEIR BUILDING. MOST OF THE DEVELOPMENTS THAT  
18 OUR BORROWERS BUILT TODAY ALREADY EMPLOY PREVAILING WAGE. WHEN  
19 WE SIZED OUR UNIT COUNT, WE HAD THAT ASSUMPTION IN PLACE. THAT  
20 THESE WOULD BE PREVAILING WAGE DEVELOPMENTS. SO WE TOOK THAT.  
21 WE WENT A LITTLE FARTHER AND WE DO HAVE THE RESOURCES TO  
22 IMPLEMENT THE STANDARD IN A WAY THAT, AGAIN, WILL LET US REACH  
23 OUR GOAL OF THE UNIT COUNT AND PROTECT WORKERS.  
24



MAY 16, 2024

1 **V. CHAIR, JESSE ARREGUIN:** OKAY THANK YOU. I APPRECIATE THE  
2 ANSWER. THANK YOU FOR COMING ON AND GIVING THE EXPLANATION.  
3 THANK YOU. THANK YOU. I WANT TO REITERATE WE HAD A VERY  
4 MULTIPLE MONTHS OF DISCUSSION AROUND LABOR STANDARDS FOR THE  
5 BOND AND WE HAD MANY CONSTRUCTION WORKERS HERE TALKING ABOUT  
6 THE IMPORTANCE OF HAVING STRONG ENFORCEABLE LABOR STANDARDS OF  
7 ANY BOND MEASURE. I THINK BOTH MTC AND ABAG EXPRESSED STRONG  
8 SUPPORT FOR, YOU KNOW, MAKING SURE WE CAN APPLY THE LABOR  
9 STANDARDS AS BROADLY AS POSSIBLE. AND SPECIFICALLY PROVIDE A  
10 DIRECTION WHEN WE VOTED TO APPROVE THE PLACE THE MEASURE ON  
11 THE BALLOT TO ASK STAFF TO COME BACK WITH THIS ACTION. SO  
12 STAFF IS FOLLOWING OUR EXPRESSED DIRECTION. ARE THERE ANY  
13 OTHER QUESTIONS OR COMMENTS? MAYOR MOY.

14

15 **CATHERINE MOY:** YEAH. MAYOR MOY HERE FROM FAIRFIELD. I  
16 APPRECIATE WHAT KATE TALKED ABOUT. WE HAVE EXPERIENCE WITH  
17 PLES IN FAIRFIELD WITH OUR TRAIN STATION. THE NEWEST ONE THAT  
18 WE BUILT. WITH HAD PEOPLE COME IN THERE WASN'T ENOUGH LIE BOAR  
19 THAT WAS UNIONIZED. BUT WHO WERE STILL QUALIFIED AND STILL  
20 PAID PREVAILING WAGE. SO IT DOES HURT OUR LOCAL LABOR UP IN  
21 SOLANO COUNTY. THAT'S WHAT I'VE SEEN. I'VE SEEN PLAS ON SOME  
22 OF OUR HOUSING. AND THAT SEEMED TO WORK OUT OKAY IT WAS A  
23 LONGER LOOK AT IT. A LONGER TIME PERIOD, OF COURSE, BUILDING  
24 TRACKS. BUT, YOU KNOW, UP IN SOLANO COUNTY, IT DOES REALLY



MAY 16, 2024

1 AFFECT US. AND IT DOES HURT THE LOCAL LABOR. SO SOMETHING TO  
2 CONSIDER.

3

4 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU. COUNCIL MEMBER ROMERO.

5

6 **CARLOS ROMERO:** I WAS GOING TO SAY, SO THERE IS, AT THIS POINT,  
7 THERE'S NOT A PLA THAT IS BEFORE US OR IMPOSING A PLA BEFORE  
8 US. WE HAVE ALLOWED AND, I THINK, WITH A LOT OF DELIBERATION  
9 WORKED WITH STAFF AS WELL AS REPRESENTATIVES IN THE HOUSING  
10 DEVELOPMENT WORLD, AS WELL AS LABOR UNIONS AND OTHERS IN  
11 VARIOUS LONG MEETINGS OVER THE LAST THREE OR FOUR MONTHS TO  
12 GET TO A POINT WHERE WE'RE ALLOWING STAFF TO WORK WITH OUR  
13 LEGISLATORS TO COME UP WITH THAT STANDARD. WILL IT INCLUDE A  
14 PLA? WE DON'T KNOW. CERTAINLY WE FEEL THAT OUR 20% STANDARDS  
15 ARE VERY STRONG, AND WILL, INDEED, UPLIFT WORKERS THROUGHOUT  
16 THE BAY AREA. LET'S SEE WHAT IS OPENLY NEGOTIATED THROUGH OUR  
17 COMPETENT STAFF AS WELL AS LEGISLATORS THAT ARE THINKING ABOUT  
18 SHARING THIS ORDINANCE. TODAY WE'RE NOT VOTING ON A PLA. WE'RE  
19 VOTING ON THAT AUTHORITY TO MOVE FORWARD. GET THE NEGOTIATION,  
20 BRING IT BACK TO US FOR APPROVAL.

21

22 **DAVID RABBITT:** I DON'T KNOW, KATE, IF YOU ADDRESSED THE ISSUE.  
23 AGAIN, I THINK IT'S NO SECRET YOU HEARD IT FROM SOLANO COUNTY  
24 THAT THE NORTH BAY, FOR INSTANCE, THERE'S LESS AVAILABLE  
25 CONTRACTORS. AND THE GREAT THING ABOUT BAFA, THERE'S A



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1 TREMENDOUS AMOUNT OF DEMAND ON CONTRACTORS. SO, AGAIN, I WANT  
2 TO MAKE SURE I UNDERSTAND THE CONSEQUENCES OF THE NORTH BAY.  
3 NOT HAVING A LOCAL CONTRACTING FORCE TO BE ABLE TO BUILD WITH  
4 THE DOLLARS. I WOULD ASSUME THERE'S GOING TO BE LESS  
5 COMPETITIVE REGION WHILE CONTRACTORS BUILD ELSEWHERE GOING  
6 FORWARD. I'M TRYING TO UNDERSTAND THE CONSEQUENCES OF THIS TO  
7 THE EQUITY OF THE MEASURE THROUGHOUT ALL NINE BAY AREA  
8 COUNTIES. AND MAYBE NOT JUST FOUR OR FIVE.

9

10 **V. CHAIR, JESSE ARREGUIN:** IS THAT A QUESTION?

11

12 **DAVID RABBITT:** YEAH. FOR KATE IDEALLY.

13

14 **SPEAKER:** THAT'S ONE OF THE REASONS. WE BELIEVE THAT BECAUSE  
15 PLAS OFTENTIMES HAVE WORK FORCE RESTRICTIONS ON THEM. AND FOR  
16 CERTAIN COUNTIES THAT IS PROBLEMATIC. AND IT DEPRIVES THE  
17 LOCAL WORK FORCE OF THE JOBS. BECAUSE THERE'S LESS UNION  
18 REPRESENTATION. BUT THE BENEFIT OF THE PREVAILING WAGE PLUS  
19 HEALTH CARE PLUS TRAINING REQUIREMENT IS THAT IT APPLIES  
20 EQUALLY TO ALL NINE COUNTIES WITHOUT RESTRICTIONS ON WHAT THE  
21 CONSTRUCTION FIRMS ARE. ARE THEY UNION OR NOT UNION? ALL THE  
22 WORKERS WILL BE PAID THE SAME WAGES. ALL WORKERS WILL HAVE THE  
23 BENEFIT OF HEALTH CARE. AND SO THERE IS EQUITY THERE. THE  
24 WORKER WHO WORKS ON A SONOMA COUNTY PROJECT WILL HAVE THE SAME  
25 WAGES AS SOMEONE WHO IS WORKING ON SANTA CLARA PROJECT. SO WE



MAY 16, 2024

1 THINK THAT IT REALLY DOES WHAT WE'RE PROPOSING. IT DOES LEVEL  
2 THE PLAYING FIELD. AND THAT THERE WILL BE THE RESOURCES TO  
3 FUND THOSE HIGHER WAGES AND ENSURE THAT THERE'S NOT ANY WORKER  
4 EXPLOITATION.

5

6 **SPEAKER:** I THINK THERE'S ALSO JUST IF YOU THINK ABOUT IT IN  
7 REVERSE, WHEN WE HAVE, YOU KNOW, WE HAVE A PROACTIVE LABOR  
8 REQUIREMENT. I THINK THAT IS EQUITABLE. IT WILL ATTRACT MORE  
9 PEOPLE. MORE QUALIFIED PEOPLE TO BID FOR THE WORK. I THINK  
10 WHEN YOU DON'T HAVE A STANDARD LIKE PREVAILING WAGE, IT MIGHT  
11 NOT BE WORTH IT FOR SOME CONTRACTORS TO BID. BUT WHEN THERE IS  
12 THIS EQUITABLE PREVAILING WAGE, HEALTH CARE, AND  
13 APPRENTICESHIP OPPORTUNITIES, I THINK IT EXPANDS THE POOL OF  
14 AVAILABLE WORKERS, AS WELL. I THINK IT KIND OF SUPPORTS BOTH  
15 ENDS OF IT, TO HAVE MORE WORKERS WHO MAY SWITCH FROM  
16 COMMERCIAL WORK TO RESIDENTIAL THAT ARE QUALIFIED BECAUSE THE  
17 SALARY SCALE IS THERE. AND IT MAKES IT WORTHWHILE. I THINK  
18 THERE'S NOT A DOWNSIDE OF PROVIDING A PROACTIVE LABOR  
19 REQUIREMENT THAT IS GOING TO BE WORKABLE. I THINK PREVAILING  
20 WAGE IS ALSO, IN MOST PLACES, KIND OF THE GOING RATE. SO WE'RE  
21 MAKING SURE THAT, AGAIN, WORKERS AREN'T EXPLOITED. BUT THAT,  
22 YOU KNOW, IT'S LUCRATIVE ENOUGH FOR QUALIFIED PEOPLE TO WANT  
23 TO BID FOR THE WORK.

24



MAY 16, 2024

1 **V. CHAIR, JESSE ARREGUIN:** OKAY ANY OTHER QUESTIONS OR  
2 COMMENTS? ANYONE ON ZOOM? IF SO, PLEASE RAISE YOUR HAND. OKAY  
3 WITH A MOTION THAT I MADE AND SECONDED BY TIEDEMANN IS TO  
4 APPROVE. THIS IS JUST TO HAVE STAFF BEGUN THE WORK OF AMENDING  
5 THE STATUTE TO ENSURE THAT LABOR STANDARDS CAN APPLY TO THE  
6 MONEY THAT WILL BE DIRECTLY ALLOCATED BY LOCAL GOVERNMENTS.  
7 IT'S CURRENTLY THE STATE LAW DOES NOT ALLOW THAT.

8

9 **SPEAKER:** TO CLARIFY COUNCIL MEMBER MOTOYAMA BEAT ME.

10

11 **V. CHAIR, JESSE ARREGUIN:** OKAY ANY FURTHER DISCUSSION? I'LL  
12 ASK THE ROLL.

13

14 **CLERK:** WE DID TAKE PUBLIC COMMENT YES EARLIER. MAYOR ADAMS.

15

16 **SUSAN HOLLINGSWORTH ADAMS:** YES .

17

18 **CLERK:** SUPERVISOR ANDERSEN.

19

20 **CANDACE ANDERSEN:** NO.

21

22 **CLERK:** MAYOR -- COUNCIL MEMBER NIKKI FORTUNATO BAS IS ABSENT.  
23 MAYOR BREED IS ABSENT. SUPERVISOR CARLSON IS ABSENT. COUNCIL  
24 MEMBER COHEN.

25



## Meeting Transcript

MAY 16, 2024

1 **SPEAKER:** AYE.

2

3 **CLERK:** EKLUND.

4

5 **PAT EKLUND:** AYE.

6

7 **CLERK:** COUNCIL MEMBER FIFE.

8

9 **CARROLL FIFE:** AYE.

10

11 **CLERK:** MAYOR GARCIA.

12

13 **LEON GARCIA:** AYE.

14

15 **CLERK:** SUPERVISOR LEE IS ABSENT. SUPERVISOR IS ABSENT.

16 SUPERVISOR MARQUEZ IS ABSENT. COUNCIL MEMBER MARTINEZ BELTRAN

17 IS ABSENT. SUPERVISOR MILEY. SUPERVISOR MILEY THERE?

18

19 **NATHAN MILEY:** OH, YES. SORRY. YES. YES.

20

21 **CLERK:** THANK YOU. COUNCIL MEMBER MOTOYAMA.

22

23 **LISA MOTOYAMA:** YES.

24

25 **CLERK:** COUNCIL MEMBER ORTIZ.



## Meeting Transcript

MAY 16, 2024

1

2 **PETER ORTIZ:** AYE.

3

4 **CLERK:** COUNCIL MEMBER REID.

5

6 **TREVA REID:** YES.

7

8 **CLERK:** SUPERVISOR SACKETT.

9

10 **MARY SACKETT:** YES.

11

12 **CLERK:** COUNCIL MEMBER SILVA.

13

14 **CINDY SILVA:** AYE.

15

16 **CLERK:** TIEDEMANN.

17

18 **SPEAKER:** AYE.

19

20 **CLERK:** SUPERVISOR WILLIAMS IS ABSENT. DIRECTOR. YES. 20AYS AND

21 TWO NO. PASSES.

22

23 **V. CHAIR, JESSE ARREGUIN:** I'LL TURN IT OVER TO CHAIR RABBITT.

24



MAY 16, 2024

1   **DAVID RABBITT:** THANK YOU VERY MUCH. THEY DID MEET TONIGHT ON  
2   MAY 16th. THE COMMITTEE RECOMMENDED THE EXECUTIVE BOARD  
3   APPROVAL OF THE FOLLOWING REPORTS. REPORT ON THE ABAG  
4   INVESTMENT FOR THE PERIOD EARNING MARCH 21st, 2024. AND FISCAL  
5   YEAR 23-24 STATEMENT OF REVENUES AND EXPENSES FOR THE PERIOD  
6   ENDING MARCH 31st, 2024. AGAIN UNAUDITED. ENTHIS CONCLUDES THE  
7   COMMITTEE REPORT. I'LL MOVE WE APPROVE THE REPORT ON  
8   INVESTMENTS FOR THE PERIOD ENDING MARCH 31st AND THE REPORT ON  
9   THE FISCAL YEAR STATEMENT OF REVENUES AND EXPENSES FOR THE  
10   PERIOD ENDING MARCH 31st, AS WELL.

11

12   **SPEAKER:** SO MOVED.

13

14   **V. CHAIR, JESSE ARREGUIN:** THAT 'S A SECOND FROM ROMERO. THANK  
15   YOU. ANY FURTHER DISCUSSION ON ITEM 9A? ANY QUESTIONS OR  
16   COMMENTS FROM MEMBERS OF THE BOARD ON ZOOM? COUNCIL MEMBER  
17   SILVA. YOU'RE MUTED.

18

19   **CINDY SILVA:** SORRY. THANK YOU FOR THE REPORT. COULD SOMEONE  
20   POSSIBLY TELL ME WHAT THE UNASSIGNED FUND BALANCE IS FOR ABAG  
21   AND IF THERE IS UNASSIGNED FUND BALANCE WHAT IT'S DESIGNATED  
22   TO BE USED FOR.

23

24   **V. CHAIR, JESSE ARREGUIN:** WE HAVE OUR FINANCE OFFICER HERE.

25



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1 **SPEAKER:** YEAH. THROUGH THE CHAIR, THE UNDESIGNATED FUND  
2 BALANCE IS AVAILABLE FOR NOSE PURPOSES THAT ARE ULTIMATELY  
3 DESIGNATED BY THE BOARD AS IT MOVES THROUGH FROM TIME TO TIME.  
4 BUT THAT'S WHY IT'S UNASSIGNED, AT THIS POINT.

5

6 **CINDY SILVA:** COULD YOU TELL ME WHAT IT IS. WHAT AMOUNT IT IS.

7

8 **SPEAKER:** YEAH. LET ME PULL UP THE NUMBERS. SORRY.

9

10 **CINDY SILVA:** THANK YOU SO MUCH.

11

12 **V. CHAIR, JESSE ARREGUIN:** I THOUGHT IT WAS \$58,000.

13

14 **SPEAKER:** YEAH I'D HAVE TO LOOK AT THE TABLE. SO MY APOLOGIES.  
15 ARE YOU LOOKING FOR THE OPERATING SURPLUS? THAT PORTION IS,  
16 YOU KNOW, ESSENTIALLY SURPLUS IN THAT PERIOD? OR ARE YOU  
17 LOOKING FOR UNASSIGNED RESERVE BALANCES, YOU KNOW, IN THE  
18 AGGREGATE?

19

20 **CINDY SILVA:** IN THE AGGREGATE.

21

22 **SPEAKER:** OKAY I'LL HAVE TO -- IF WE COULD TAKE THAT OFFLINE, I  
23 WANT TO GET BACK TO YOU. AGAIN, THOSE NUMBERS DO CHANGE FROM  
24 TIME TO TIME AND THE BUDGETED NUMBER AND THE ACTUAL NUMBERS  
25 WILL VARY IN A LOT OF THAT, YOU KNOW, WITH THE PARTICULAR



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1 POINT IN TIME IT'S GOING TO HAVE TO DO WITH ACCRUED EXPENSES  
2 AND THOSE THINGS. WE REALLY DO GET MUCH BETTER FIGURES ON THAT  
3 WHEN WE CLOSE THE BOOKS AT THE END OF THE FISCAL YEAR.

4

5 **CINDY SILVA:** THANK YOU SO MUCH.

6

7 **SPEAKER:** YOU'RE WELCOME.

8

9 **V. CHAIR, JESSE ARREGUIN:** LOOK ING AT THE REVENUE EXPENSES FOR  
10 MARCH 2024, YEAR TO DATE, ATTACHMENT A IN THE FINANCE  
11 COMMITTEE PACKET, WHICH IS ASSESSABLE ON MTC THE CURRENT  
12 ACTUAL OF THE OPERATING SURPLUS FOR ABAG ADMINISTRATION, I'M  
13 ASSUMING THAT'S WHAT YOU'RE ASKING IS \$ \$1.1 MILLION. THAT'S  
14 \$590,000 OVER WHAT WE HAD FOR THE PRIOR YEAR.

15

16 **SPEAKER:** RIGHT. AND, AGAIN, WHAT WE'RE LOOKING AT IS IF THE  
17 QUESTION IS ASKED TO RESERVES AND EVEN DURING THAT PERIODIC  
18 PORTION BECAUSE WE'RE KIND OF A MID FISCAL YEAR. IT'LL  
19 FLUCTUATE AND WE ACCRUE REVENUES AND EXPENSES VERY DIFFERENTLY  
20 OVER TIME. SO, YOU KNOW, REALLY PARTICULARLY FOR AN OPERATION  
21 ULTIMATELY ON THE ADMINISTRATION SIDE, THAT'S RELATIVELY SMALL  
22 LIKE ABAG'S ADMIN BUDGET LOOKING AT THE NUMBERS DOES CREATE  
23 REAL CHALLENGES.

24



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1 **V. CHAIR, JESSE ARREGUIN:** YEAH . WE HAVE NO RESERVES I MEAN,  
2 IF WE MAY HAVE AN UNALLOCATED FUND BALANCE OF SOME MOVING  
3 TARGET HERE OR THERE. BUT I THINK THAT'S THE BIGGER ISSUE TO  
4 ADDRESS WHICH IS WE NEED RESERVES.

5

6 **SPEAKER:** CORRECT.

7

8 **V. CHAIR, JESSE ARREGUIN:** YEAH . COUNCIL MEMBER SILVA, ANY  
9 ADDITIONAL QUESTIONS?

10

11 **CINDY SILVA:** THAT'S IT. THANK YOU, AGAIN.

12

13 **V. CHAIR, JESSE ARREGUIN:** ANY OTHER QUESTIONS FROM BOARD  
14 MEMBERS ON THE FINANCE COMMITTEE REPORT? OKAY WE HAVE A  
15 MOTION. ANY PUBLIC COMMENTS ON THE ITEM OR COMMENTS RECEIVED?

16

17 **CLERK:** NO WRITTEN COMMENTS RECEIVED. NO MEMBERS OF THE PUBLIC  
18 FOR PUBLIC COMMENT. NONE AT THE TELECONFERENCE LOCATIONS.

19

20 **V. CHAIR, JESSE ARREGUIN:** OKAY WITH THAT, PLEASE CALL THE  
21 ROLL.

22

23 **CLERK:** MOTION BY RABBITT SECONDED BY ADAMS. MAYOR ADAMS.

24

25 **SUSAN HOLLINGSWORTH ADAMS:** YES .



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1

2 **CLERK:** COUNCIL MEMBER NIKKI FORTUNATO BAS IS ABSENT. MAYOR  
3 BREED IS ABSENT. SUPERVISOR CARLSON IS ABSENT. COUNCIL MEMBER  
4 COHEN.

5

6 **SPEAKER:** AYE.

7

8 **CLERK:** SUPERVISOR CORZO.

9

10 **NOELIA CORZO:** AYE.

11

12 **CLERK:** SUPERVISOR ELLENBERG.

13

14 **SPEAKER:** YES.

15

16 **CLERK:** COUNCIL MEMBER FIFE.

17

18 **SPEAKER:** HE HAS STEPPED AWAY.

19

20 **CLERK:** WE'LL COME BACK. COUNCIL MEMBER FLAGGER.

21

22 **SPEAKER:** YES.

23

24 **CLERK:** VICE MAYOR.

25

40



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1 **SPEAKER:** YES.

2

3 **CLERK:** SUPERVISOR LEE IS ABSENT. SUPERVISOR MARQUEZ IS ABSENT.

4 COUNCIL MEMBER MARTINEZ BELTRAN IS ABSENT. SUPERVISOR MILEY.

5

6 **NATHAN MILEY:** YES.

7

8 **CLERK:** THANK YOU. COUNCIL MEMBER MOTOYAMA.

9

10 **SPEAKER:** YES.

11

12 **CLERK:** COUNCIL MEMBER ORTIZ. IS ABSENT. SUPERVISOR RABBITT.

13

14 **DAVID RABBITT:** AYE.

15

16 **CLERK:** SUPERVISOR RAMOS IS ABSENT. COUNCIL MEMBER REID.

17

18 **TREVA REID:** YES.

19

20 **CLERK:** COUNCIL MEMBER ROMERO.

21

22 **CARLOS ROMERO:** YES.

23

24 **CLERK:** SUPERVISOR SACKETT.

25



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1   **MARY SACKETT:** YES.

2

3   **CLERK:** COUNCIL MEMBER SILVA.

4

5   **CINDY SILVA:** YES.

6

7   **CLERK:** COUNCIL MEMBER TIEDEMANN.

8

9   **SPEAKER:** YES.

10

11   **CLERK:** COUNCIL MEMBER FIFE. THANK YOU. MOTION PASSES

12 UNANIMOUSLY BY ALL MEMBERS PRESENT. THANK YOU VERY MUCH. 10A

13 REPORT FROM THE ABAG HOUSING COMMITTEE.

14

15   **CARLOS ROMERO:** THANK YOU. WE MEET WITH THE COMMITTEE ON MAY

16 8th 2024. HOUSING OVER SIGHT COMMITTEE RECOMMENDED TO THE

17 BOARD APPROVAL OF THE FOLLOWING 1 REFERRAL OF THE RESOLUTION.

18 NUMBER 035 TO THE BAY AREA HOUSING FINANCE AUTHORITY TO

19 AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO LOAN DOCUMENTS

20 AND ANCILLARY FOR THE FOLLOWING PRIORITY. SITE PILOT PROJECTS

21 WITH THE RESPECT OF DEVELOPER SINGLE PURPOSE ENTITY FORMED BY

22 THE DEVELOPER IN THE AMOUNT SHOWN BELOW FOR A TOTAL CUMULATIVE

23 AMOUNT NOT TO EXCEED \$28 MILLION FROM AND SUBJECT TO RECEIPT

24 OF REGIONAL EARLY ACTION PLANNING 2 POINT FUNDING AND THEY

25 RECEIVED THE FOLLOWING REPORTS. FIRST, A VARIED PRESERVATION



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1 INITIATIVE TO UPDATE THE COMMITTEE MEMBERS ON PRESERVATION AND  
2 PRESERVATION PILOT PROGRAMS. AND SPOTLIGHT PROJECTS EXAMPLES  
3 FOR BAY AREA PRESERVATION PARTITIONERS. AND BAY AREA  
4 AFFORDABLE HOUSING OF THE HOUSING COMMITTEE. THEY'D ALSO  
5 REVIEWED A BAY AREA AFFORDABLE HOUSING PRESENTATION. QUITE  
6 INFORMATIVE ABOUT BAY AREA HOUSING OR BAY AREA HOUSING  
7 PIPELINE DATA BASE, WHICH INVENTORIES REGIONS OF AFFORDABLE  
8 HOUSING DEVELOPMENTS. VARIOUS STAGES OF DEVELOPMENT. AND I  
9 WOULD RECOMMEND THOSE WHO HAVE TIME MIGHT LOOK AT THE  
10 DOCUMENT. IT'S CERTAINLY TELLING ABOUT THE NEED FOR THE BOND,  
11 AS WELL AS SOME OF THE ISSUES WE HAVE TO ADDRESS IN TERMS OF  
12 MEETING OUR AFFORDABLE HOUSING NEEDS. THAT CONCLUDES MY  
13 REPORT. THANK YOU.

14

15 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU VERY MUCH. ANY QUESTIONS  
16 OR COMMENTS ON THE REPORT FROM THE ABAG HOUSING COMMITTEE? ANY  
17 MEMBERS ON ZOOM? SEEING NO RAISED HANDS. ANY WRITTEN COMMENTS  
18 RECEIVED? ANY MEMBERS OF THE PUBLIC WHO WISH TO SPEAK IN  
19 PERSON OR ZOOM.

20

21 **CLERK:** NO WRITTEN COMMENTS. NO MEMBERS OF THE BOARD FOR PUBLIC  
22 COMMENT. NONE IN THE ATTENDEE ROOM, NONE AT THE TELECONFERENCE  
23 LOCATIONS.

24



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1 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU VERY MUCH. ITEM 11. THE  
2 PRIORITY CONSERVATION AREA FRAMEWORK REFRESH RECEIVE REPORT ON  
3 RECOMMENDED REFORMS ON THE PRIORITY CONSERVATION FRAMEWORK.  
4 ADOPTION OF ABAG RESOLUTION 72024 AND DIRECTION OF  
5 IMPLEMENTATION THIS SUMMER. IT'S AN EXECUTIVE ACTION BOARD  
6 ITEM. AND DAVE WILL GIVE THE REPORT. AND MICHAEL, AS WELL.

7

8 **SPEAKER:** GOOD EVENING. I'M GOING TO TURN IT OVER TO MICHAEL  
9 GERMERAAD WHO IS JOINING US VIA ZOOM THIS EVENING.

10

11 **MICHAEL GERMERAAD:** THANK YOU. SORRY I CAN'T BE THERE IN PERSON  
12 TODAY. I'M IN QUARANTINE AFTER PICKING UP COVID FOR THE FIRST  
13 TIME EARLIER THIS WEEK. I'M EXCITED TO PRESENT THIS IMPORTANT  
14 MILESTONE FOR PRIORITY CONSERVATION AREAS. THE PCA REFRESH AND  
15 THE RESOLUTION WE'RE SEEKING APPROVAL OF TODAY FOCUSES ON  
16 FORMALIZING THE SENATE REFORMS TO THE PCA PLANNING FRAMEWORK.  
17 I'LL START BY PROVIDING A BRIEF INTRODUCTION ON PCAS AND THE  
18 GOALS OF THE REFRESH EFFORT. AND FOCUS THE REMAINDER OF TIME  
19 ON THE REFORMS WE'RE PROPOSING AND THAT ARE INCLUDED IN THE  
20 RESOLUTION. NEXT SLIDE. PCAS WERE FIRST ESTABLISHED IN 2007 AT  
21 THE SAME TIME AS PRIORITY DEVELOPMENT AREAS. JUST LIKE PDAS,  
22 PCA HAVE BEEN LOCALLY NOMINATED. OVER THE YEARS THERE HAVE  
23 BEEN FOUR NOMINATION CYCLES THAT RESULTED IN 185PCAS. PCAS ARE  
24 MAPPED GEOGRAPHIES THAT ARE DESIGNATED AS ONE OR MORE TYPES.  
25 NATURAL LANDS, AGRICULTURAL LANDS, URBAN GREENING, AND



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1 REGIONAL RECREATION. SINCE 2013, MTC HAS APPROVED 30 MILLION  
2 IN GRANT SUPPORT AND PARTNERSHIP WITH THE STATE COASTAL  
3 CONSERVANCY. NEXT SLIDE. AT THE START OF THE PCA REFRESH, WE  
4 EXPLORED THE STRENGTHS AND WEAKNESSES OF THE EXISTING 1.0  
5 PLANNING FRAMEWORK. SET A VISION FOR 2.0. WE SEE AN  
6 OPPORTUNITY FOR 2.0 TO BETTER INFORM PLANNING. TODAY PCAS ARE  
7 NOT USED EXTENSIVELY. THERE ARE MANY DATA LIMITATIONS AND  
8 INCONSISTENCIES IN THE MAPPED GEOGRAPHIES. BECAUSE OF THE PCAS  
9 ARE NOT USED MUCH IN THE REGIONAL PLANNING WORK, THEY ARE A  
10 COMPONENT OF THE ADVOCACY. ONE OF THE BEST SUCCESSES OF PCAS  
11 HAS BEEN THE GRANT PROGRAM. IT HAS PROGRAMMED MONEY TO SUPPORT  
12 PCA IMPLEMENTATION. THERE'S AN OPPORTUNITY TO TRY TO GROW THAT  
13 FUNDING THAT SUPPORTS PCAS. THEY CAN LEVERAGE THE PCAS INTO  
14 THE FUTURE, INCORPORATE THEM INTO THE PLAN, AS WELL AS  
15 INFORMING THE PLAN'S IMPLEMENTATION. THE PCA REFRESH WAS  
16 PRESENTED TO ABAG EXECUTIVE BOARD LAST SUMMER. SINCE THEN WE  
17 HAVE BEEN WORKING WITH PARTNERS AND STAKEHOLDERS TO DEVELOP A  
18 PATH AHEAD FOR PCAS 2.07. IDENTIFYING THE NECESSARY REFORMS TO  
19 GET US TO THE FUTURE FRAMEWORK. ALONG THE WAY, WE HAVE HOSTED  
20 WORKSHOPS, SURVEYS, OFFICE HOURS, AND RECEIVED INPUT FROM A  
21 TECHNICAL ADVISORY COMMITTEE. A DRAFT FINAL REPORT WAS  
22 PRESENTED IN THE JOINT MTC PLANNING OF ABAG ADMINISTRATIVE  
23 COMMITTEE IN MARCH AND RELEASED FOR PUBLIC COMMENT. WE  
24 RECEIVED FIVE COMMENTS AND EDITS WERE MADE TO THE FINAL  
25 REPORT. A SUMMARY OF THE MOST SIGNIFICANT COMMENTS IS INCLUDED



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1 AS AN ATTACHMENT IN THE PACKET. NEXT SLIDE. SO WHAT ARE THE  
2 SPECIFIC REFORMS WE'RE PROPOSING? WE'VE DONE OUR BEST WITH THE  
3 CHALLENGES OF THE EXISTING PLANNING FRAMEWORK ON THE COLUMN ON  
4 THE LEFT. AND THEN WE HAVE A CORRESPONDING REFORM FOR EACH OF  
5 THOSE CHALLENGES. THE FIRST IS FAIRLY STRAIGHTFORWARD.  
6 ACKNOWLEDGING THE EXISTING PCA DEFINITION IS SOMEWHAT  
7 INCONSISTENT WITH WHAT WAS NOMINATED IN THE REGION AS WELL AS  
8 FUNDED. IT'S ABOUT CLEANING UP AND ENSURING WE'RE CLEAR AND  
9 DIRECT WITH THE DEFINITIONS FOR PCAS, AND LOOKING INTO THEM IN  
10 THE FOLLOWING SLIDE. THE SECOND PIECE WAS SOMETHING THAT WAS  
11 PART OF THE IMPETUS FOR THE REFRESH. DESIRED TO INCORPORATE  
12 CLIMATE ADAPTATION INTO THE PCA PLANNING FRAMEWORK. WE'VE  
13 ADDED A FIFTH TYPE OF PCA IN CLIMATE ADAPTATION AND WORK TO  
14 INTEGRATE SOCIAL EQUITY INTO EACH PCA TYPE. THREE AND FOUR  
15 REALLY GO TOGETHER. THREE IS ABOUT HOW WE'RE DRAWING THOSE PCA  
16 BOUNDARIES. THERE ARE EXISTING PCAS THAT HAVE POORLY OR  
17 VAGUELY DRAWN GEOGRAPHIES. WE WANT TO ENSURE GOING FORWARD WE  
18 ADDRESS THOSE AND ENSURE FUTURE PCAS HAVE ACCURATE BOUNDARIES.  
19 IN ADDITION TO WHERE WE DRAW PCAS ON THE MAP, WE WANT TO BE  
20 MORE CONSISTENT WITH HOW WE ARE APPLYING TYPES TO THOSE PCAS.  
21 AND THE WAY WE RECOMMEND DOING THIS IS BY BRINGING IN DATA TO  
22 SUPPORT WHICH TYPES ARE APPROPRIATE IN DIFFERENT AREAS. THE  
23 FIFTH CHALLENGE ACKNOWLEDGES THERE ARE GAPS IN THE REGION OF  
24 WHERE THERE IS HIGH CONSERVATION VALUE OR OPPORTUNITY. BUT NO  
25 EXISTING PCA TODAY. AND IN ADDITION TO THE CURRENT LOCAL



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1 NOMINATION PROCESS, WE'RE RECOMMENDING THE INCORPORATION OF  
2 REGIONALLY IDENTIFIED PCAS TO COMPLIMENT THOSE LOCAL  
3 NOMINATIONS TO FILL GAPS. THE SIXTH CHALLENGE IS SOMETHING WE  
4 HEARD THROUGHOUT THE PROCESS AND ALL OF OUR MEETINGS.  
5 ACKNOWLEDGMENT THAT THE PCA FUNDING WE HAVE, AT TIMES, IS TOO  
6 RESTRICTIVE IN THE ACTIVITIES IT CAN FUND. AND OVERALL THE  
7 SCALE OF FUNDS ARE INSUFFICIENT TO MEET THE NEEDS. WE HAVEN'T  
8 IDENTIFIED A NEW SOURCE THAT IS MAGICALLY GOING TO FILL THE  
9 GAPS. BUT WITH THE INCORPORATION OF PCAS INTO THE PLANNING AND  
10 ADVOCACY WORK WILL HOPE TO HELP LIFT THEM UP FOR ADDITIONAL  
11 FUNDING. NEXT SLIDE. SO REALLY TOUCHING ON THAT FIRST REFORM  
12 AS PART OF THE REFRESH OF VISION STATEMENT FOR PRIORITY  
13 CONSERVATION AREAS HAVE BEEN CREATED WHERE WE TRIED TO ELEVATE  
14 SOME KEY TOPICS OF BIODIVERSITY, RESILIENCE, AND EQUITY. YOU  
15 CAN SEE HOW WE HAVE REFLECTED THOSE. THE DEFINITION IS VERY  
16 SIMILAR TO WHAT EXISTED BEFORE. IT IS EXPANDED TO NOT ONLY BE  
17 FOCUSED ON THE PROTECTION OF LANDS, BUT ALSO THEIR  
18 ENHANCEMENT. THE EXPANSION AND DEFINITION GIVES US SPACE TO  
19 WORK IN CRUCIAL ACTIVITIES LIKE FARM-TO-MARKET ACCESS, NATURAL  
20 HABITAT RESTORATION, AS WELL AS PUBLIC ACCESS. ADDITIONALLY,  
21 WE HAVE ADDED A FIFTH TYPE CLIMATE ADAPTATION TO THE  
22 FRAMEWORK. NEXT SLIDE. SO WHILE THE DEFINITIONS PCA HAVE BEEN  
23 BROADENED. WE HAVE ADDED STRUCTURE TO EACH OF THE INDIVIDUAL  
24 PCA TYPES. BEFORE GIFTING INTO THE DETAILS OF THE STRUCTURE,  
25 WE WANTED TO USE SOME IMAGES TO REFLECT SOME EXAMPLES OF EACH



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1 PCA. NATURAL LANDS ARE AREAS THAT ARE CRITICAL TO THE  
2 FUNCTIONING OF WILDLIFE, PLANT HABITATS. AGRICULTURAL WORKING  
3 LANDS ARE FARMLAND, GRAZING LAND, AND TIMBERLAND THAT SUPPORT  
4 THE AGRICULTURAL ECONOMY. PROVIDE ADDITIONAL BENEFITS SUCH AS  
5 HABITAT PROTECTION AND CARBON CAPTURE. URBAN GREENING  
6 ENCOMPASSES GREEN SPACES WITH IMPROVED COMMUNITY HEALTH,  
7 ADDRESS STORM WATER. RECREATION IDENTIFIES EXISTING POTENTIAL  
8 PARKS, TRAILS, AND OTHER PUBLIC ASSESSABLE RECREATION  
9 FACILITIES THAT SUPPORT COMMUNITY WELL BEING. AND, FINALLY,  
10 CLIMATE ADAPTATION IDENTIFIES AREAS THAT CAN BUFFER CLIMATE  
11 IMPACTS TO ENHANCE ECOSYSTEMS AND COMMUNITY RESILIENCE. NEXT  
12 SLIDE. SO WHAT WE HAVE BROADENED THE DEFINITION OF PCAS,  
13 ADDITIONAL STRUCTURE HAVE BEEN ADDED WITHIN EACH TYPE TO TREAT  
14 MORE CONSISTENCY ACROSS THE REGION. THIS TABLE BREAKS DOWN THE  
15 ADDED STRUCTURE OF THE PCA PLANNING FRAMEWORK. I'LL WALK  
16 THROUGH THE TABLE FROM TOP TO BOTTOM. WE'RE USING DATA TO HELP  
17 IDENTIFY WHERE PCA IS. WITH STAKEHOLDERS, WE SET OBJECTIVES  
18 AND IDENTIFIED CORRESPONDING DATA TO UNDERSTAND WHERE THERE  
19 MIGHT BE OPPORTUNITIES OR VALUES ASSOCIATED WITH THAT TYPE. IN  
20 ADDITION TO LETTING DATA DRIVE WHERE THERE MIGHT BE  
21 OPPORTUNITIES FOR PCAS, WE ALSO DRAW DISTINCTION BETWEEN AREAS  
22 INSIDE OR OUTSIDE CITY LIMITS. NATURAL AND WORKING LANDS, WE  
23 RECOMMEND A BROADER SET OF OPPORTUNITIES FOR THE TYPES.  
24 WHEREAS URBAN GREEN IS RECOMMENDED INS COMMUNITIES. REGIONAL  
25 RECREATION AND CLIMATE ADAPTATION IS ONES RECEIVE EXISTING IN



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1 EITHER SPACE. MOVING TO THE MIDDLE SECTION, WE IDENTIFY  
2 ACTIVITIES SUPPORTED BY EACH PCA TYPE. NATURAL AND WORKING  
3 LANDS, WE UNDERSTAND THE NEED FOR PROTECTION AND ENHANCEMENT.  
4 WHILE ENHANCEMENT ACTIVITIES ARE RECOMMENDED FOR URBAN  
5 GREENING, REGIONAL RECREATION, AND CLIMATE ADAPTATION. BEFORE  
6 I CONTINUE DOWN, I WANT TO TAKE A MOMENT TO ZOOM IN ON CLIMATE  
7 ADAPTATION THAT FIT PCA TYPE. CLIMATE ADAPTATION IS THOUGHT OF  
8 AS A COMPANION OR UNRELATED PCA THAT CAN BE PAIRED WITH ONE OF  
9 THE OTHER FOUR. A NATURAL LAND PCA PAIRED WITH CLIMATE  
10 ADAPTATION CAN BE HABITAT RESTORATION AND RESTORED MARSH MAY  
11 PROVIDE BENEFITS DURING THE STORM SURGE. URBAN GREENING CAN  
12 PAIR -- URBAN TREE CANOPY THAT PROVIDE MULTIPLE BENEFITS. AS  
13 WELL AS REDUCED URBAN HEAT ISLAND EFFECTS DURING EXTREME HEAT  
14 DAYS. THAT LAST SET OF ROWS FOCUS ON HOW EQUITY IS  
15 INCORPORATED INTO EACH PCA TYPE. FOR URBAN GREENING AND  
16 REGIONAL RECREATION, THERE IS A DIRECT OVERLAP BETWEEN WHERE  
17 PCAS AND EQUITY PRIORITY COMMUNITIES ARE. AND A PLACE BASED  
18 APPROACH HAS BEEN USED TO IDENTIFY INTERSECTION THROUGH THE  
19 MAPPING EFFORT. FOR NATURAL AND WORKING LANDS, AS WELL AS  
20 CLIMATE ADAPTATION, WE FEEL THE OPPORTUNITY TO ADVANCE SOCIAL  
21 EQUITY IS PROGRAMMATIC APPROACHES. WORKING TO IMPROVE FUNDING  
22 FOR HOUSING. NEXT SLIDE. WHEN WE TAKE THAT FRAMEWORK AND PUT  
23 IT INTO A MAP, THIS IS WHAT WE WIND UP WITH. AND I THINK THE  
24 FIRST KEY TAKE AWAY IS THAT MOST OF THE REGION IS STILL  
25 ELIGIBLE TO BE NOMINATED AS A PCA. WE'VE WORKED HARD TO ENSURE



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1 FLEXIBILITY WHERE JURISDICTIONS CAN STILL NOMINATE PCAS. THEY  
2 HAVE LOCAL PRIORITIES. THE NEW STRUCTURE IS ABOUT WHICH TYPES  
3 ARE APPROPRIATE IN DIFFERENT LOCATIONS WITHIN THE REGION. AND  
4 IN MOST PORTIONS OF THE REGION, NOT ONLY CAN A AREA BE  
5 NOMINATED, IT CAN BE NOMINATED AS MULTIPLE TYPES. THE OTHER  
6 THING I WANT TO MENTION IS THAT FUTURE NOMINATION CYCLE, OUR  
7 GOAL IS NOT FOR COMMUNITY TO NOMINATE EVERYTHING THAT IS  
8 ELIGIBLE. WE WANT TO EMPHASIZE THE PRIORITY AND THE PRIORITY  
9 CONSERVATION AREA FRAMEWORK. THE MAP THAT YOU SEE IS A RESULT  
10 OF WANTING TO ENABLE AS MUCH FLEXIBILITY AS POSSIBILITY WHILE  
11 ENSURING COHESION AND CONSISTENCY WITH TYPES BY BRINGING IN  
12 THE DATA TO SUPPORT THESE MAPS. THE SET OF REFORMS ALSO  
13 INCLUDED THE DEVELOPMENT OF REGIONALLY IDENTIFIED PCAS, A  
14 DRAFT VERSION OF THAT MAP IS AVAILABLE IN THE FINAL REPORT,  
15 AND MUCH MORE LIMITED IN THE COVERAGE ACROSS THE REGION FROM  
16 THIS MAP HERE. WITH PROPOSE RETURNING BACK TO THE EXECUTIVE  
17 BOARD LATER THIS YEAR TO ADOPT THE SET OF REGIONALLY  
18 IDENTIFIED PCA LAYERS WHEN ACTION IS TAKEN TO OPEN A NEW CALL  
19 FOR PCA NOMINATIONS. NEXT SLIDE. THIS IS THE FINAL SLIDE WHICH  
20 OUTLINES THE STEPS WE WOULD TAKE TO IMPLEMENT THIS UPDATED  
21 FRAMEWORK OVER THE COURSE OF THE REMAINDER OF 2024 AND EARLY  
22 INTO NEXT YEAR. IF APPROVED, STAFF WILL ENGAGE WITH THE  
23 EXISTING LOCAL JURISDICTION PCA LEADS TO DISCUSS AMENDMENT  
24 OPTIONS FOR THE 185 EXISTING PCAS. WE'VE BEEN PROACTIVELY  
25 MEETING WITH LOCAL STAFF THIS SPRING TO DISCUSS THE PHASE AND



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1 RECEIVED HELPFUL INPUT ON HOW WE CAN USE BURDEN ON LOCAL  
2 STAFF. WE HOPE TO FINISH THE AMENDMENT PHASE OF THE WORK IN  
3 TIME TO BRING AN UPDATE TO THE SEPTEMBER ABAG EXECUTIVE BOARD.  
4 AT WHICH TIME, WE OPEN A CALL FOR NEW NOMINATIONS. WE WOULD  
5 GIVE LOCAL JURISDICTIONS A FEW MONTHS THROUGH THE FALL TO  
6 SUBMIT NEW NOMINATIONS BEFORE WE RETURN TO THE ABAG EXECUTIVE  
7 BOARD IN EARLY 2025 FOR APPROVAL. IN PARALLEL, IN SHOWN IN  
8 PURPLE IS THE GRANT PROGRAM, WHICH RECEIVED LETTERS OF  
9 INTEREST FOR PHASE ONE OF THE GRANT PROGRAM. STAFF ARE WORKING  
10 TO PROCESS THOSE APPLICATIONS AND ACTION IS ANTICIPATED LATER  
11 THIS FALL TO APPROVE. A SECOND PHASE OF THE GRANT PROGRAM WILL  
12 BE DEVELOPED AND WILL BE IDEALLY SEQUENCED TO ENABLE NEW PCAS  
13 TO APPLY. WE'RE HAPPY TO TAKE QUESTIONS ON THE PCA REFRESH. MY  
14 CONTACT INFORMATION IS AT THE BOTTOM ALONG WITH MY COLLEAGUE  
15 WHO IS LEADING THE PCA GRANT PROGRAM. THANK YOU.

16

17 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU VERY MUCH. ANY QUESTIONS  
18 FROM BOARD MEMBERS? SUPERVISOR RABBITT.

19

20 **DAVID RABBITT:** THANK YOU FOR THE WORK. HAVING GONE THROUGH A  
21 NUMBER OF TIMES. HAVING MORE STRUCTURE AND EVERYTHING IS  
22 FINE.LY SAY THAT I MENTIONED THIS TO THE VICE PRESIDENT, ON  
23 THE AGRICULTURAL LANDS THE WORKING LANDS IN WHICH THERE ARE  
24 VERY FEW OVERALL. I JUST WANT TO BE CAREFUL THAT WE DON'T ADD  
25 STRUCTURE TO A LAND USE THAT IS ACTUALLY JUST VANISHING IN



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1 FRONT OF OUR EYES. AND THIS IS AN OPPORTUNITY, I BELIEVE, THAT  
2 WE COULD ACTUALLY DO SOMETHING PROACTIVELY ABOUT. IF WE  
3 BELIEVE IT'S IMPORTANT ENOUGH TO LIST AS A SIGNIFICANT LAND  
4 USE GOING FORWARD. I CAN TELL YOU MY OWN COUNTY, JUST THE LAST  
5 TUESDAY, WE HAD TO PUT ON THE BALLOT FOR NOVEMBER THIS  
6 CONCENTRATED ANIMAL FEEDING ORDINANCE THAT WOULD BASICALLY  
7 DESTROY AGRICULTURAL IN SONOMA COUNTY. HOPEFULLY IT'S  
8 DEFEATED. BUT IT GOES TO SHOW YOU THE THREAT THAT EXISTS  
9 ALREADY AND THE LOSS OF 2023 WE LOST 11 DAIRIES. MOST OF THEM  
10 IN MY DISTRICT. AND IN 2024 ANOTHER THREE. THAT WAS A  
11 COMBINATION OF DROUGHT BUT ALSO CHANGING MARKET.  
12 UNDERSTANDABLY. BUT IT ALSO MEANS THOSE LANDS ARE NOW GOING  
13 AND CHANGING THE WORKING LANDS ARE DISINTEGRATING IN FRONT OF  
14 US. NOT TO MENTION THE POULTRY INDUSTRY THAT WAS DEVASTATED BY  
15 THE AVIAN FLU. SO A LOT OF TOUGH ECONOMIC TIMES. I JUST ONLY  
16 SAY THAT BECAUSE I SEE THE AGRICULTURAL LANDS LISTED. I HEAR  
17 ABOUT THE ADDITIONAL STRUCTURE THAT IS GOING TO BE REQUIRED  
18 ABOUT THAT. AT THE SAME TIME THIS IS A LAND USE THAT IS JUST  
19 STRUGGLING TO BE IN EXISTENCE. I DON'T WANT US TO HAVE SO MANY  
20 CRITERIA TO AID OR TO INVEST IN THAT TYPE OF LAND USE THAT WE  
21 WOULDN'T. BECAUSE THEY WOULDN'T REACH THE HIGH ENOUGH BAR. SO  
22 I THINK THAT IT HAS TO VARY ACCORDINGLY TO MAKE SURE. IF  
23 THAT'S AN IMPORTANT LAND USE THAT PCAS WANT TO INVEST IN.  
24 UNDERSTAND ON THE GROUND WHAT IS HAPPENING TO THEM AS WE MOVE



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1 FORWARD. I APPRECIATE THAT. IT WAS A BIT OF A RANTED ON MY  
2 PART. BUT LESS OF A QUESTION. JUST MORE OF AN OBSERVATION.

3

4 **V. CHAIR, JESSE ARREGUIN:** OKAY THANK YOU. ANY OTHER QUESTIONS?  
5 ANY QUESTIONS FROM MEMBERS ON ZOOM?

6

7 **CATHERINE MOY:** YES.

8

9 **V. CHAIR, JESSE ARREGUIN:** MAYO R MOY?

10

11 **CATHERINE MOY:** YEAH. I WANT TO SECOND WHAT DAVID WAS JUST  
12 SPEAKING OF. IN SOLANO COUNTY HAS A LOT OF AG LAND STILL. BUT  
13 IT IS THREATENED. AND I KNOW YOU HAVE HEARD OF CALIFORNIA  
14 FOREVER. THEY HAVE BOUGHT 60,000 ACRES OF FARMLAND AND  
15 CONVERTED PART OF THAT INTO HOUSING. BUT AS WE ALL KNOW,  
16 THERE'S ONLY SO MUCH FARMLAND AND SOLANO COUNTY IS STILL  
17 CONSIDERED AN AGRICULTURAL COUNTY OR FARMING. SO I HOPE THAT  
18 WILL KEEP THAT IN THE FRONT OF OUR MINDS AS WE'RE MOVING  
19 FORWARD AT CONSERVATION. SO I THINK IT'S IMPORTANT. SO I JUST  
20 WANTED TO RANT, AS WELL. THANK YOU.

21

22 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU. SO DO I HAVE A MOTION  
23 AND SECOND TO ADOPT ABAG RESOLUTION 7 2024 FINAL REPORT? AND  
24 DIRECT STAFF TO IMPLEMENTATION.

25



## Meeting Transcript

MAY 16, 2024

1    **DAVID RABBITT:** I'LL MOVE.

2

3    **V. CHAIR, JESSE ARREGUIN:** I'LL SECOND. ANY ADDITIONAL COMMENTS

4    ON THE ITEM? IF SO, PLEASE RAISE YOUR HAND. NOT SEEING ANY.

5    CLERK, ANY WRITTEN COMMENTS RECEIVED? ANY MEMBERS OF THE

6    PUBLIC IN PERSON OR ON ZOOM WISHING TO SPEAK?

7

8    **CLERK:** NO WRITTEN COMMENTS. NO MEMBERS OF THE PUBLIC FOR

9    PUBLIC COMMENT. NONE IN THE ATTENDEE SPACE AND NO MEMBERS AT

10    THE TELECONFERENCE LOCATION. THANK YOU. ANY FURTHER

11    DISCUSSION. I'LL ASK THE CLERK TO CALL THE ROLL AND THE MOTION

12    TO APPROVE THE RESOLUTION.

13

14    **CLERK:** ON THE MOTION BY RABBITT SECONDED BY ARREGUIN. MAYOR

15    ADAMS.

16

17    **SUSAN HOLLINGSWORTH ADAMS:** YES

18

19    **CLERK:** SUPERVISOR ANDERSEN.

20

21    **CANDACE ANDERSEN:** YES.

22

23    **CLERK:** COUNCIL MEMBER NIKKI FORTUNATO BAS IS ABSENT. MAYOR

24    BREED IS ABSENT. SUPERVISOR CARLSON IS ABSENT. COUNCIL MEMBER

25    COHEN.



## Meeting Transcript

MAY 16, 2024

1

2 **SPEAKER:** AYE.

3

4 **CLERK:** SUPERVISOR CORZO.

5

6 **NOELIA CORZO:** YES.

7

8 **CLERK:** EKLUND.

9

10 **PAT EKLUND:** AYE.

11

12 **CLERK:** COUNCIL MEMBER FIFE IS ABSENT. COUNCIL MEMBER FLAGLER.

13

14 **SPEAKER:** YES.

15

16 **CLERK:** MAYOR GARCIA.

17

18 **LEON GARCIA:** YES.

19

20 **CLERK:** SUPERVISOR LEE IS ABSENT. SUPERVISOR MARQUEZ IS ABSENT.

21 COUNCIL MEMBER MARTINEZ BELTRAN IS ABSENT. SUPERVISOR MILEY.

22

23 **NATHAN MILEY:** YES.

24

25 **CLERK:** MAYOR MOY.



## Meeting Transcript

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1

2 **CATHERINE MOY:** YES.

3

4 **CLERK:** SUPERVISOR MUELLER ABSENT. COUNCIL MEMBER ORTIZ IS

5 ABSENT. SUPERVISOR RABBITT.

6

7 **DAVID RABBITT:** AYE.

8

9 **CLERK:** SUPERVISOR RAMOS IS ABSENT. COUNCIL MEMBER REID.

10

11 **TREVA REID:** AYE.

12

13 **CLERK:** THANK YOU.

14

15 **CARLOS ROMERO:** YES.

16

17 **CLERK:** SACKETT.

18

19 **MARY SACKETT:** YES.

20

21 **CLERK:** SILVA.

22

23 **CINDY SILVA:** YES.

24



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1 **CLERK:** SUPERVISOR WILLIAMS IS ABSENT. MOTION PASSES

2 UNANIMOUSLY BY ALL MEMBERS PRESENT.

3

4 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU VERY MUCH. WE'LL PROCEED

5 TO OUR LAST ACTION ITEM. DISCUSSION ITEM 12A. CALIFORNIA

6 HOUSING FUTURE 2040. THE RECOMMENDATIONS FROM HOUSING

7 COMMUNITY DEVELOPMENT WE'LL RECEIVE A PRESENTATION ON

8 RECOMMENDATIONS FROM STATE ACD OF THEIR REPORT ON POTENTIAL

9 ARHN 7 REFORMS. THIS IS AN ABAG INFORMATION ITEM. IT'S GOOD TO

10 SEE YOU AGAIN, GILLIAN. BACK WITH RHNA. GILLIAN AND DAVE WILL

11 PRESENT THE ITEM.

12

13 **DAVE VAUTIN:** GOOD EVENING. I'M JOINED BY GILLIAN. WE ARE HERE

14 THIS EVENING TO SHARE SYNAPSES OF THE CALIFORNIA DEPARTMENT OF

15 HOUSING AND COMMUNITY DEVELOPMENT ENTITLED CALIFORNIA'S

16 HOUSING FUTURE 2040. THE REPORT RECOMMENDS A SUITE OF

17 POTENTIAL REFORMS FOR THE CYCLE 7 PROCESS AND BEYOND. WHILE

18 ABAG'S CYCLE 7 PROCESS WON'T KICK OFF FOR A FEW MORE YEARS,

19 WE'RE SEEKING TO IMPLEMENT THE REPORT'S RECOMMENDATIONS

20 THROUGH LEGISLATIVE AND ADMINISTRATIVE PROCESSES THIS YEAR AND

21 NEXT. THE THOROUGH REPORT TOTALING NEARLY 200 PAGES IN LENGTH

22 IS AVAILABLE ON THE WEBSITE, WE'VE INCLUDED A SUMMARY TABLE IN

23 YOUR PACKET FOR REFERENCE. YOU CAN REFER TO ATTACHMENT A. NEXT

24 SLIDE, PLEASE. SO TODAY WE'RE GOING TO COVER THREE TOPICS AND

25 OPEN IT UP FOR YOUR QUESTIONS ON THIS IMPORTANT REPORT. FIRST,



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1 WE'LL PROVIDE A QUICK OVERVIEW OF CYCLE 6 RECOGNIZING THAT  
2 WHILE MANY OF YOU ARE ACTIVELY INVOLVED IN THE MULTIYEAR  
3 PROCESS. FOR OTHERS SOME QUICK CONTEXT SETTING MAY BE  
4 BENEFICIAL. WE'LL HAVE AN OVERVIEW OF THE PROCESS AND  
5 DEVELOPING THIS REPORT AS MANDATED UNDER ASSEMBLAGE BILL 101.  
6 AND HOW ABAG AND BAY AREA JURISDICTIONS ENGAGED IN PROPERTY  
7 EXCESS. AND, FINALLY, AND MOST IMPORTANTLY, SHARE A SYNAPSES  
8 AND INITIAL REFLECTIONS ON THE 22 RECOMMENDATIONS FEATURED IN  
9 THE REPORT. NEXT SLIDE. SO AS YOU'RE LIKELY AWARE, RHNA IS A  
10 STATEMENT PROCESS TO IDENTIFY THE NUMBER OF HOUSING UNITS BY  
11 AFFORDABILITY LEVEL ACROSS CALIFORNIA MUST ACCOMMODATE IN  
12 THEIR HOUSING ELEMENTS. AS PART OF THIS PROCESS, HCD ADVISED  
13 THE TOTAL NUMBER OF UNITS ACROSS ALL INCOME CATEGORIES. FOR  
14 WHICH THE REGION MUST PLAN OVER AN EIGHT-YEAR PERIOD. THIS IS  
15 NOTICED THE REGIONAL HOUSING NEEDS DETERMINATION OR RHND. ABAG  
16 IS RESPONSIBLE FOR DEVELOPING THE METHODOLOGY CONSISTENT WITH  
17 THE REQUIREMENTS OF STATE LAW TO ALLOCATE A SHARE OF THE  
18 HOUSING NEED BY INCOME TO EACH JURISDICTION. AND EACH  
19 JURISDICTION MUST PROVIDE A HOUSING ELEMENT AND ZONING TO SHOW  
20 HOW IT PLANS TO ACCOMMODATE THE PORTION OF REGIONAL HOUSING  
21 NEEDS. CYCLE 6 WAS SIGNIFICANTLY DIFFERENT THAN PRIORITY  
22 CYCLES. IT REFLECTED CHANGES IN STATE LAW THAT SOUGHT TO  
23 RESPOND TO THE GROWING HOUSING AFFORDABILITY CHALLENGES ACROSS  
24 CALIFORNIA. IT LEAD TO THE BAY AREA'S RHND MORE THAN DOUBLING  
25 FROM CYCLE FIVE. AND EXPANDED EMPHASIS ON FAIR HOUSING AND



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1 EQUITY GOALS. THE OVERSIGHT OF THE PROCESS WAS INCREASED LAST  
2 CYCLE AND NEW REQUIREMENTS WERE PLACED ON JURISDICTIONS AS  
3 THEY IDENTIFIED SITES FOR THEIR HOUSING ELEMENTS. NEXT SLIDE.  
4 SO IN 2020, HCD FINALIZED THE DETERMINATION FOR THE BAY AREA  
5 ASKING ABAG TO ROUGHLY ALLOCATE 440,000 CYCLES. THEY CONVENED  
6 BETWEEN 2019 AND 2021. ROBUST PARTICIPATION FOR A RAKE OF  
7 STAKEHOLDERS AND VOICES FROM EVERY COUNTY IN THE REGION. THIS  
8 LEAD TO A METHODOLOGY THAT LEVERAGED 2050 AS THE BASELINE. AND  
9 PAIRED IT WITH FACTORS RELATED TO HIGH OPPORTUNITY AND JOB  
10 PROXIMITY TO DETERMINE INDIVIDUAL JURISDICTIONS ALLOCATIONS.  
11 ULTIMATELY 28 APPEALS WERE SUBMITTED AND ONE APPEAL GRANTED.  
12 AND ABAG APPROVED A FINAL ALLOCATION AT THE END OF 2021. NEXT  
13 SLIDE. GIVEN ALL THAT, CYCLE 6 WAS A CHALLENGING PROCESS FOR  
14 MANY ACROSS THE STATE AND WITHIN THE REGION. THERE WAS NOTABLE  
15 BRIGHT SPOTS WE WANTED TO SPOTLIGHT. THERE WAS ACTIVE  
16 ENGAGEMENT THROUGHOUT THE PROCESS AT THE HMC AND THE COMMITTEE  
17 LEVELS. AND NEW TOOLS AND TECHNOLOGIES HELPED ITERATE. AND  
18 THOSE TIGHT TIMELINES WERE EXACERBATED BY THE COVID PANDEMIC  
19 ESPECIALLY IN 2020 AND 2021. AND NEW STATE REQUIREMENTS THAT  
20 NEEDED TO BE SATISFIED WITHOUT SUFFICIENT HCD GUIDANCE  
21 DOCUMENTATION. WHILE ROBUST, THE APPEALS PROCESS WAS RESOURCE  
22 INTENSIVE FOR ALL INVOLVED. EVEN AS ABAG'S DISCRETION TO GRANT  
23 APPEALS WAS RELATIVELY NARROW. IT WAS WORTH NOTING IT WAS  
24 CALLED OUT ABAG AS A STATEWIDE SUCCESS STORY. YOU'LL SEE THE  
25 QUOTE ON THE SLIDE. STAKEHOLDERS RAISED ABAG AS AN EXAMPLE OF



MAY 16, 2024

1 EXCEPTIONALLY GOOD JOB DESCRIBING THE RHNA PROCESS TO  
2 STAKEHOLDERS IN AN ASSESSABLE MANNER. NEXT SLIDE. SO AS  
3 MENTIONED PREVIOUSLY, THE CALIFORNIA'S HOUSING FUTURE 2040  
4 PROCESS WAS SPARKED BY ASSEMBLAGE BILL 101, WHICH REQUIRED HCD  
5 TO RECOMMEND SOME POTENTIAL REFORMS TO RHNA TO THE LEGISLATURE  
6 BY DECEMBER 31, 2023. THEY ULTIMATELY MISSED THAT DEADLINE BUT  
7 PUBLISHED THE FINAL REPORT IN APRIL OF 2024. THAT'S WHY WE'RE  
8 HERE REPORTING TODAY. THE SCOPE OF THIS EFFORT WAS LIMITED TO  
9 THE RHND AND THE RHNA PROCESSES. IT DID NOT INCLUDE AN  
10 EXAMINATION OF THE HOUSING ELEMENT PART OF THE PROPERTY EXCESS  
11 OUTSIDE OF THEIR SCOPE. HCD CONDUCTED TARGETED ENGAGEMENT WITH  
12 AN ONLINE SURVEY DEDICATED E-MAIL AND OTHER MEANS. AND ABAG  
13 AND BAY AREA STAKEHOLDERS WERE RELATIVELY ACTIVE IN THE  
14 PROCESS. YOU MAY RECALL THE BOARD DISCUSSED THE IDEAS AND  
15 INSIGHTS ON RHNA IN MARCH OF 2022 CAPITALIZING ON THE MOMENTUM  
16 FROM THE RECENTLY COMPLETED PROCESS. A SUMMARY IS IN  
17 ATTACHMENT B. STAFF HELD A WEBINAR IN MAY OF 2023 TO INFORM  
18 LOCAL STAKEHOLDERS ON THE ONGOING PROCESS AND TO ENCOURAGE  
19 THEM TO RESPOND TO THE HCD SURVEY. AS SHOWN ON THE PIE CHART  
20 ON THE RIGHT, THAT PROCESS WAS RELATIVELY SUCCESSFUL. NO OTHER  
21 REGION IN THE STATE SUBMITTED MORE RESPONSES TO THE PROCESS.  
22 NOT EVEN THE MUCH LARGER SOUTHERN CALIFORNIA REGION, WHICH  
23 CAME IN SECOND IN TERMS OF RESPONSES. ABAG STAFF PARTICIPATED  
24 IN THE HCD SOUNDING BOARD PROCESS ELEVATING SUGGESTIONS THAT  
25 EMERGED FROM DISCUSSIONS. NEXT SLIDE. TURNING TO THE REPORT



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1 ITSELF, THOSE 22 RECOMMENDATIONS ELEVATED BY HCD WERE QUITE  
2 WIDE RANGING. SOME ARE BOLD POLICY SHIFTS. OTHERS ARE TARGETED  
3 TECHNICAL FIXES. SOME REQUIRE LEGISLATIVE ACTION. AND OTHERS  
4 ARE AREAS WHERE HCD ASSERTS ITSELF EXISTING AUTHORITY ALLOWS  
5 IT TO PROCEED WITH IMPLEMENTATION AT ANY TIME. WE HAVE  
6 CATEGORIZED THEM IN THREE CAST CATEGORIES FOR FRAMING FOR  
7 DISCUSSION TODAY. FIRST, REFORMS THAT PRIMARILY RELATE TO THE  
8 RHND, THE TOTAL NUMBER OF UNITS. SECOND, REFORMS RELATED TO  
9 THE ALLOCATION PROCESS THAT ABAG HAS PRIMARY RESPONSIBILITY  
10 FOR. AND, THIRD, OTHER POLICY CHANGES THAT EXTEND EVEN BEYOND  
11 RHNA AND WOULD AFFECT OTHER EFFORTS INCLUDING FUTURE CYCLES.  
12 WE'VE SHOWN THOSE ON SUBSEQUENT SLIDES WITH A STAR. THAT STAR  
13 INDICATES THAT IMPORTANT PREREQUISITE, OF COURSE, THAT A BILL  
14 IS REQUIRED TO BE PASSED INTO LAW TO IMPLEMENT THOSE  
15 PARTICULAR REFORMS. THERE ARE SEVERAL BILLS CURRENTLY IN PLAY.  
16 BUT FOR MANY OF THEM, A BILL MAY BE DRIFTED IN THE COMING  
17 MONTHS AND INTRODUCED IN THE NEXT LEGISLATIVE CYCLE. WITH THAT  
18 CONTEXT OUT OF THE WAY, I'LL TURN IT OVER TO GILLIAN TO SHARE  
19 THE RECOMMENDATIONS.

20

21 **GILLIAN ADAMS:** THANK YOU. I'M GOING TO FOCUS ON THE REGIONAL  
22 HOUSING NEEDS DETERMINATION. IT'S THE PROCESS BY WHICH HCD  
23 ASSIGNS THE TOTAL NUMBER OF HOMES IT HAS TO PLAN FOR. ONE OF  
24 THE MOST SIGNIFICANT RECOMMENDATIONS IS FOR THE REGIONAL MEAN  
25 DETERMINATION TO BETTER ACCOUNT FOR THE HOUSING NEEDS OF



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1 PEOPLE EXPERIENCING HOMELESSNESS. TO DO THIS, HCD RECOMMENDS  
2 ADDING TWO NEW INCOME CATEGORIES TO THE REGIONAL NEED  
3 DETERMINATION. THE EXISTING STATUTE SEPARATES THE TOTAL  
4 HOUSING NEED INTO FOUR INCOME CATEGORIES THAT REPRESENT THE  
5 UNITS NEEDED FOR VARIABLE, LOW, MODERATE, AND ABOVE MODERATE  
6 INCOME HOUSEHOLDS. THE NEW INCOME CATEGORIES FOR ACUTELY LOW  
7 AND EXTREMELY LOW-INCOME HOUSEHOLDS. THESE ARE HOUSEHOLDS  
8 MAKING BETWEEN 0 TO 15% OF THE AREA MEDIAN INCOME AND 15 TO 30  
9 PERCENT OF THE AREA MEDIAN INCOME RESPECTIVELY. THE POLICY  
10 CHANGE WOULD REQUIRE LEGISLATIVE ACTION. ASSEMBLAGE 3093 WOULD  
11 USE PROPOSED CHANGES ALREADY INTRODUCED. ANOTHER MAJOR POLICY  
12 CHANGE FOR THE REGIONAL NEED DETERMINATION WOULD COUNT PEOPLE  
13 LIVING IN STUDENT HOUSING AND SENIOR COMMUNITIES IN THE  
14 CALCULATION OF THE REGIONAL NEED DETERMINATION AND ALLOW  
15 JURISDICTIONS TO COUNT THESE TYPES OF UNITS IN THE ANNUAL  
16 PROGRESS REPORTS THAT THEY MUST SUBMIT TO HCD. GETTING CREDITS  
17 FOR NEW UNITS AND SENIOR LIVING COMMUNITIES, IN PARTICULAR, IS  
18 SOMETHING THAT ABAG EXECUTIVE BOARD MEMBERS HAVE ADVOCATED FOR  
19 IN THE PAST. AS PART OF ITS EMPHASIS ON PEOPLE EXPERIENCING  
20 HOMELESSNESS, THEY ALSO RECOMMEND COUNTING PEOPLE IN EMERGENCY  
21 SHELTERS OR UNSHELTERED LOCATIONS. AND ADULTS IN RESIDENTIAL  
22 TREATMENT CENTERS IN THE REGIONAL NEED DETERMINATION. LASTLY,  
23 HCD PROPOSES CHANGES TO HOW THE INCOME CATEGORIES ARE  
24 CALCULATED SO A LARGER SHARE OF THE REGIONAL NEEDS  
25 DETERMINATION IS SHIFTED TO LOWER INCOME CATEGORIES.



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1 PARTICULARLY IN REGIONS WITH HIGH HOUSING COSTS. NEXT SLIDE.  
2 HCD ALSO RECOMMENDS SEVERAL CHANGES TO THE STATUTORY FACTORS  
3 THAT HCD MUST APPLY TO THE HOUSEHOLD FORECAST TO ACCOUNT FOR  
4 EXISTING UNMET HOUSING NEEDS. THESE FACTORS INCLUDE  
5 OVERCROWDING, COST BURDENED HOUSEHOLDS, AND TARGET VACANCY  
6 RATE. AS PART OF THE PROCESS, IT IDENTIFIES A SET OF REGIONS  
7 TO COMPARE ITSELF TO AND SETTING THESE ADJUSTMENT FACTORS. THE  
8 MOST SIGNIFICANT CHANGE FOR CYCLE 7 IS THEY PROPOSE THE  
9 LEGISLATURE REMOVE THE PROCESS AND ALLOW THEM TO SET THE  
10 ADJUSTMENT FACTORS BY COMPARING THE REGION TO THE NATIONAL  
11 AVERAGE. OTHER PROPOSED CHANGES ARE TECHNICAL PROVISIONS TO  
12 THE ADJUSTMENT FACTORS. CONSIDERING VACATION HOMES AND SHORT  
13 TERM RENTALS WHEN COUNTING EXISTING UNITS. USING THE  
14 DEPARTMENT OF FINANCE'S HOUSEHOLD PROJECTIONS INSTEAD OF THE  
15 POPULATION FORECAST. AND REMOVING THE CONSULTATION PROCESS  
16 ABOUT THE REGIONAL NEED DETERMINATION. AND NOTABLY THEY  
17 PROPOSE TO INCREASE TRANSPARENCY AS IT DEVELOPS THE REGIONAL  
18 NEED DETERMINATION, INCLUDING OFFERING METHODOLOGY WALK  
19 THROUGHS TO BOARDS. NEXT SLIDE, PLEASE. TURNING NOW TO THE  
20 PROCESS THAT ABAG IS RESPONSIBLE FOR, WHICH ALLOCATING THE  
21 REGIONAL NEED DETERMINATION AMONG BAY AREA JURISDICTIONS. THEY  
22 PROPOSE SEVERAL STATUTORY REVISIONS TO THE LIST OF FACTORS  
23 THAT THE COG MUST CONSIDER FOR THE METHODOLOGY. FOR THE MOST  
24 PART, HCD PROPOSES STATUTORY CHANGES THAT PROVIDE GREATER  
25 CLARITY HOW THE FACTORS CAN BE INCORPORATED INTO THE



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1 METHODOLOGY. THESE RECOMMENDATIONS INCLUDE A PROPOSAL TO  
2 CREATE A STATEWIDE MODEL FOR ANALYZING HOUSING OPPORTUNITIES  
3 AND CONSTRAINTS. AS WELL AS THE ADDITION OF A NEW FACTOR FOR  
4 POLLUTION CONCENTRATION IN UNDERSERVED COMMUNITIES. THEY ALSO  
5 RECOMMEND REPLACING THE LOCAL JURISDICTION SURVEY ABOUT THE  
6 METHODOLOGY FACTORS. WITH A REQUIREMENT THAT THE COG SHARE THE  
7 DATA SETS IT PLANS TO USE IN THE ALLOCATION METHODOLOGY WITH  
8 JURISDICTIONS FOR THEIR REVIEW. THEY'LL SUPPORT COGS BY  
9 PROVIDING GUIDANCE ABOUT HOW BEST TO BALANCE COMPETING  
10 STATUTORY REQUIREMENTS SUGGESTED DATA SETS FOR THE FACTORS,  
11 AND THE OBJECTIVE BENCHMARKS THAT HCD WILL USE TO EVALUATE THE  
12 METHODOLOGY. LASTLY, THEY RECOMMEND RELATIVELY MINOR CHANGES  
13 TO THE APPEALS PROCESS AND PROPOSES TO IMPROVE ITS TECHNICAL  
14 ASSISTANCE FOR THE SUB REGION PROCESS. THE SOUNDING BOARD  
15 CONVENED DISCUSSED REMOVING THE SUB REGION PROCESS ALL  
16 TOGETHER. SO IT'S A GOOD TO SEE IT HAS BEEN RETAINED. NEXT  
17 SLIDE. THEY ALSO INCLUDES SEVERAL RECOMMENDATIONS TO THE  
18 LEGISLATURE FOR STATUTORY CHANGES THAT WOULD IMPACT THE COG'S  
19 ALLOCATION PROCESS. AN EXISTING HOUSING ELEMENT LAW REVIEWS A  
20 COG'S DRAFT ALLOCATION METHODOLOGY TO DETERMINE IF IT FURTHERS  
21 THE STATUTORY OBJECTIVES. IF THEY FIND IT DOES NOT, THE COG  
22 CAN MOVE FORWARD WITH ADOPTING THE DRAFT METHODOLOGY. INSTEAD  
23 THEY PROPOSE TO REQUIRE THE COG'S REVISE THE METHODOLOGY IN  
24 CONSULTATION WITH HCD AND OBTAIN THE APPROVAL BEFORE ADOPTING  
25 IT. HCD ALSO PROPOSES THAT COGS BE REQUIRED TO MAKE A DILIGENT



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1 EFFORT FOR PARTICIPATION BY HOUSE HOLDS WITH SPECIAL NEEDS  
2 DURING A METHODOLOGY DEVELOPMENT PROCESS. THIS WOULD INCLUDE  
3 GROUPS SUCH AS SENIORS, PEOPLE WITH DISABILITIES, FARMWORKERS,  
4 AND PEOPLE EXPERIENCING HOMELESSNESS. NEXT SLIDE, PLEASE. HCD  
5 PROPOSES SEVERAL OTHER POLICY RECOMMENDATIONS. THE MOST  
6 SIGNIFICANT OF WHICH ARE ABOUT THE ALIGNMENT BETWEEN RHNA AND  
7 THE REGIONAL TRANSPORTATION PLAN AND SUSTAINABLE COMMUNITY  
8 STRATEGY IS PLAN BAY AREA. WE RECOMMEND THE HOUSEHOLD  
9 PROJECTION WOULD INCLUDE THE NEEDS OF BOTH EXISTING AND  
10 PROJECTED HOUSEHOLDS. AND THAT THE FORECASTED GROWTH PATTERN  
11 MUST ALSO BE CONSISTENT WITH RHNA AND FURTHER THE OBJECTIVES.  
12 FOR ALLOCATIONS TO UNINCORPORATED COUNTIES, THEY PROPOSE TO  
13 PROVIDE GUIDANCE THAT ENCOURAGES COGS TO ALLOCATE UNITS BASED  
14 ON THE NUMBER OF PEOPLE IN COUNTY POPULATION CENTERS RATHER  
15 THAN THE COUNTY'S TOTAL POPULATION. THIS IS CONSISTENT WITH  
16 THE FEEDBACK THAT WE GOT FROM SOME EXECUTIVE BOARD MEMBERS  
17 AFTER OUR SIXTH CYCLE. LASTLY, HCD RECOMMENDS THE LEGISLATURE  
18 CONSIDER CHANGING HOUSING ELEMENT LAW TO REQUIRE THAT UNITS  
19 LOST DURING A STATE OF EMERGENCY BE ALLOCATED USING THE COG'S  
20 ALLOCATION METHODOLOGY RATHER THAN BEING ASSIGNED SOLELY TO  
21 THE AFFECTED JURISDICTIONS. NEXT SLIDE. SO AS DAVE MENTIONED  
22 AT THE BEGINNING, THIS IS A HIGH LEVEL SYNAPSES OF HCD'S VERY  
23 LIKELY REWARD. WE REALIZE HOW CHALLENGING IT IS TO TRY TO  
24 UNDERSTAND THE 22 DIFFERENT INTERCONNECTED REFORMS ON THESE  
25 VERY COMPLEX TOPICS. I'M GOING TO SHARE SOME OF STAFF'S



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1 INITIAL REACTIONS TO THE REPORT, BUT I ALSO WANT TO HIGHLIGHT  
2 THE FACT THAT MANY OF THESE PROPOSALS REQUIRE ACTION BY THE  
3 LEGISLATURE. SO THERE WILL BE ADDITIONAL TIME FOR DISCUSSION  
4 ABOUT THE RECOMMENDATIONS, IF AND WHEN THEY ARE PROPOSED AS  
5 LEGISLATION. REFLECTING ON WHAT THEY HAVE PROPOSED ABAG STAFF  
6 APPRECIATES THE INCREASED FOCUS ON THE HOUSING NEEDS OF PEOPLE  
7 EXPERIENCING HOMELESSNESS. HOWEVER, WE RECOGNIZE THE CHALLENGE  
8 IN TRYING TO MODIFY THE REGIONAL NEEDS DETERMINATION AND  
9 PROCESSES WHICH ARE ORIENTED AROUND FACILITATING PRODUCTION OF  
10 NEW HOUSING AND SPECIFICALLY HOUSING THAT MEETS A NARROW  
11 DEFINITION OF THE UNIT IN A WAY THAT RESULTS IN ON THE GROUND  
12 SOLUTIONS THAT EFFECTIVELY MEET THE NEEDS OF PEOPLE  
13 EXPERIENCING HOMELESSNESS. LESS IMPLEMENTATION OF THE  
14 RECOMMENDATIONS WILL REQUIRE A THOUGHTFUL APPROACH.  
15 ADDITIONALLY, THE STATE WILL NEED PROVIDE SIGNIFICANTLY MORE  
16 RESOURCES TO LOCAL GOVERNMENTS. TO REALLY ACHIEVE THE RESULTS  
17 THAT WE ALL WANT TO SEE IN MEETING THE NEEDS OF PEOPLE  
18 EXPERIENCING HOMELESSNESS. IN GENERAL, WE ALSO SUPPORT THE  
19 EFFORTS TO STREAMLINE AND PROVIDE MORE CLARITY IN THE REGIONAL  
20 NEED DETERMINATION AND PROCESSES. MOST OF THE RECOMMENDATIONS  
21 SEEM ALIGNED WITH ABAG DID IN CYCLE SIX. OF COURSE, THE  
22 SPECIFIC DETAILS FROM HCD WILL BE KEY. PARTICULARLY FOR  
23 CHANGES TO HOW THE METHODOLOGY FACTORS ARE DEFINED AND USED.  
24 AND WE'RE LOOKING FORWARD TO EXPANDING GUIDANCE FROM HCD,  
25 INCLUDING ON ALLOCATIONS DONE IN INCORPORATED AREAS, AS I



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1 NOTED, WAS AN AREA OF CONCERN IN THE CYCLE SIX APPROACH. ALL  
2 THOUGH MOST OF HCD'S RECOMMENDATIONS SEEM POSITIVE, WE DO HAVE  
3 SIGNIFICANT CONCERNS ABOUT THE PROPOSALS RELATED TO NEW RTP  
4 REQUIREMENTS AS PART OF THE REFORM PACKAGE. SPECIFICALLY,  
5 ADDING ONEOFF NEW REQUIREMENTS TO THE LONG RANGE PLAN WITHOUT  
6 THOUGHTFUL CONSIDERATION OF POLICY TRADE-OFFS BETWEEN CLIMATE  
7 AND EQUITY MAY MAKE IT HARDER TO ACHIEVE THE STATUTORY  
8 GREENHOUSE GAS TARGET. WE FEEL STRONGLY SUCH RECOMMENDATIONS  
9 SHOULD INSTEAD BE CONSIDERED AS PART OF MORE HOLISTIC  
10 DISCUSSIONS ABOUT REFORMING SENATE BILL 375. NEXT SLIDE. SO  
11 LOOKING AHEAD TO NEXT STEPS, WE ANTICIPATE THAT SPOT BILLS IN  
12 THIS LEGISLATIVE SESSION MAY BE AMENDED TO ADDRESS THE  
13 RECOMMENDATIONS IN THE MONTHS AHEAD. WE KNOW THAT PROCESS HAS  
14 ALREADY STARTED. ABAG MTC WILL REMAIN ENGAGED STATE LEVEL  
15 POLICY DISCUSSIONS IN THIS DISCUSSION AND BEYOND. OUR CYCLE  
16 SEVEN IS ANTICIPATED TO START IN 2027. AND THE POLICY SHIFTS  
17 IMPLEMENTED BY HCD IN THE NEXT FEW YEARS WOULD EFFECT THAT  
18 CYCLE. WITH THAT, THANK YOU. I'M HAPPY TO TAKE ANY QUESTIONS.

19

20 **V. CHAIR, JESSE ARREGUIN:** GREA T. THANK YOU VERY MUCH. I KNOW  
21 WE HAVE BEEN WANTING THIS PRESENTATION FOR SOME TIME NOW. AND  
22 WE'RE WAITING FOR THE REPORT FROM THE STATE. SO NOW WE HAVE  
23 THE REPORT, WE HAVE SOME IDEA ABOUT WHAT LEGISLATION HAS BEEN  
24 INTRODUCED YOU KNOW, I THINK THIS IS TIMELY. WAS THERE ONE



## Meeting Transcript

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1 BILL INTRODUCED AROUND REFORMING THE REQUIREMENTS FOR THE  
2 SEVEN CYCLE? OR OTHERS?

3

4 **GILLIAN ADAMS:** SO FAR JUST THE ONE.

5

6 **V. CHAIR, JESSE ARREGUIN:** DID IT MAKE IT OUT OF  
7 APPROPRIATIONS?

8

9 **GILLIAN ADAMS:** THAT'S A YES.

10

11 **V. CHAIR, JESSE ARREGUIN:** DISCUSSION. WHO WOULD LIKE TO  
12 START? COUNCIL MEMBER EKLUND.

13

14 **PAT EKLUND:** YES. GILLIAN, DID YOU SAY WHAT THE BILL NUMBER  
15 THAT HAS BEEN INTRODUCED SO WE CAN FOLLOW IT?

16

17 **GILLIAN ADAMS:** IT IS ASSEMBLY BILL 3093.

18

19 **PAT EKLUND:** 3093. THANK YOU.

20

21 **MARY SACKETT:** THIS IS MARY SACKETT.

22

23 **V. CHAIR, JESSE ARREGUIN:** YES.

24



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1   **MARY SACKETT:** I'M HONING IN ON THE LOST HOUSING VACATION AND  
2   SHORT TERM RENTALS HAVING GONE THROUGH THE ARDUOUS PROCESS.  
3   I'M WONDERING HOW THAT WOULD BE CALCULATED OR HOW THAT WOULD  
4   BE DETERMINED BASED ON PERMITS, BASED ON, YOU KNOW, DATA FROM  
5   THE CONGLOMERATES. AND HOW IT'S FACTORED IN WHEN PEOPLE ARE  
6   LIVING BUT MAY RENT IT OUT A COUPLE OF WEEKENDS A YEAR. I  
7   DON'T KNOW HOW IT COULD BE CALCULATED AND SHOW THE LOST  
8   HOUSING.

9

10   **GILLIAN ADAMS:** I DON'T KNOW THAT HCD HAS GOTTEN TO THAT LEVEL  
11   OF DETAIL IN THE PROPOSAL. I THINK, AT THIS POINT, IT'S MAINLY  
12   AN IDEA.

13

14   **V. CHAIR, JESSE ARREGUIN:** I WILL ADD TO WHAT GILLIAN SAID. A  
15   LOT OF RECOMMENDATIONS IN THE REPORT THAT DETAILS ARE HAVE TO  
16   BE FIGURED OUT THROUGH LEGISLATIVE PROCESSES. THEY DO MAKE  
17   MENTION THEY'RE INTERESTED IN EXPLORING THIS ADJUSTMENT IN A  
18   SIMILAR APPROACH TO WHAT OREGON HAS DONE. AND IT'S PROCESS  
19   KNOWN AS THE OREGON HOUSING NEEDS ANALYSIS. SO THAT THEY'VE  
20   LAID OUT SOME INITIAL IDEAS IN THE SPACE, BUT, AGAIN, THEY  
21   WOULD NEED TO THINK ABOUT IT A BIT MORE. THEY GIVE AN EXAMPLE  
22   OF THEY WOULD BE LOOKING AT, YOU KNOW, THE SHARE OF NEW UNITS  
23   TRYING TO UNDERSTAND WHETHER THEY'RE SHORT TERM RENTALS OR  
24   VACATION HOMES AND ADJUSTING THE RHND ACCORDINGLY. BUT, YOU



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1 KNOW, WE'LL GET A BETTER SENSE OF WHAT THE PARTICULAR REFORM  
2 LOOKS LIKE IF AND WHEN A BILL IS INTRODUCED.

3

4 **MARY SACKETT:** THANK YOU. CAN YOU PROVIDE, I'M HAPPY TO SEE  
5 THAT THERE WILL BE SOME MOVEMENT FOR THE COUNTY FOR HOMES FOR  
6 OLDER ADULTS. DO YOU HAVE ANY INSIGHT ON WHAT TYPES OF HOUSING  
7 THEY'RE TALKING ABOUT? OR NOT OR THAT WOULD OR WOULD NOT  
8 COUNT?

9

10 **GILLIAN ADAMS:** AGAIN, I THINK THEY GIVE SOME IDEAS OF WHAT  
11 THEY MIGHT CONSIDER FOR THAT. I DON'T REMEMBER OFF THE TOP OF  
12 MY HEAD WHAT THE DISTINCTIONS WERE. I THINK THIS IS A TOPIC  
13 THAT WAS DISCUSSED PRETTY THOROUGHLY WITH A SOUNDING BOARD BUT  
14 PRIMARILY IN THE SENSE IT'S HARD TO FIGURE OUT HOW TO DRAW THE  
15 LINES BETWEEN DIFFERENT KINDS OF SENIOR FACILITIES. AS DAVE  
16 POINTED OUT, ANY WOULD HAVE TO BE BROUGHT FORWARD AS PART OF  
17 LEGISLATION. AT THAT POINT, WE WOULD GET THE OPPORTUNITY TO  
18 SEE MORE OF WHAT THE DETAILS WOULD BE.

19

20 **PAT EKLUND:** DOES IT INCLUDE MOBILE HOMES? I THINK WE HAVE TWO  
21 SENIOR MOBILE PARKS THAT IS CONSIDERED AFFORDABLE HOUSING.

22

23 **GILLIAN ADAMS:** I DON'T RECALL THEM SPECIFYING ANYTHING  
24 SPECIFIC TO MOBILE HOMES.

25



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1 **PAT EKLUND:** WHEN IT GETS TO THAT POINT, DON'T FORGET THE  
2 SENIOR MOBILE HOMES IS A SOURCE OF AFFORDABLE HOUSING THAT  
3 SHOULD BE COUNTED, IN MY OPINION.

4

5 **V. CHAIR, JESSE ARREGUIN:** COUNCIL MEMBER ROMERO.

6

7 **CARLOS ROMERO:** 2027. IT'S RIGHT AROUND THE CORNER. AND THE  
8 VICE CHAIR HEARD ME. OKAY AND I WILL SAY THAT I ACTUALLY FOUND  
9 I DON'T KNOW IF STAFF DID, TOO. THIS PROCESS OF HCD'S PROCESS  
10 TO RECEIVE FEEDBACK FROM THE VARIOUS COUNTIES AND COMMUNITIES.  
11 NOT THE MOST OPEN AND ASSESSABLE PROCESS. I KNOW, GILLIAN, YOU  
12 WERE ON THE FRONT END AND THEY WERE, YOU KNOW, EXPRESSIONS OF  
13 EXASPERATIONS. WHY CAN'T WE TALK TO THESE FOLKS? AND, I MEAN,  
14 I HOPE, YOU KNOW, LOOKING AT SOME OF THE CHANGES, IT SEEMS  
15 LIKE SOME OF OUR CONCERNS WERE REFLECTED. BUT IN PARTICULAR, I  
16 WANTED TO UNDERSTAND BETTER THE CHANGES TO THE CALCULATION  
17 APPROACH. AND WHETHER OR NOT OUR DATA FOLKS THINK THAT THIS IS  
18 GOING TO MAKE SENSE. THERE WAS A LOT OF TIME SPENT ON WHOSE  
19 NUMBERS WERE CORRECT. IF YOU DON'T HAVE TRANSPARENCY ON THE  
20 NUMBERS THE NEXT TIME, WE'LL HAVE THE SAME DISCUSSION. WITH,  
21 YOU KNOW, ALTERNATIVE FOLKS SAYING THESE ARE THE CORRECT  
22 NUMBERS AND SOMEBODY DEBUNKING THEIR NUMBERS. DO WE HAVE ANY  
23 SENSE AS TO WHETHER THESE CHANGES, INDEED, MIGHT CREATE  
24 GREATER TRANSPARENCY AND CLARITY, YOU KNOW, COMING IN OR  
25 HOMING IN ON NUMBERS THAT WE MIGHT FEEL --



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1

2 **GILLIAN ADAMS:** TWO THINGS. HCD HAS COMMITTED TO BEING MORE  
3 TRANSPARENT AND SORT OF I THINK ATTENDING BOARD MEETINGS SUCH  
4 AS THIS TO GO OVER THEIR PROCESS FOR DEVELOPING THE REGIONAL  
5 DEED DETERMINATION. IN STAFF CAPACITY, I NOTED THAT IN THE  
6 REPORT. AND I DO THINK THAT SOME OF THE CHANGES THAT THEY'RE  
7 PROPOSING ARE SIMPLIFICATIONS. AND SO HOPEFULLY THAT WOULD  
8 ALLOW FOR, AGAIN, THERE'S A LOT OF DIFFERING OPINIONS ABOUT  
9 THE COMPARABLE REGIONS, COMPARISON PROCESS. I THINK, YOU KNOW,  
10 THEY ARE SIMPLIFYING SOME OF THOSE THINGS. SO THERE WILL BE  
11 MORE CONSISTENCY, I GUESS I WOULD SAY, IN HOW HCD DOES THE  
12 NEED DETERMINATION FOR EACH REGION. SO HOPEFULLY THAT WILL  
13 KIND OF ADDRESS SOME OF THE CONCERNS THAT YOU'VE RAISED.

14

15 **CARLOS ROMERO:** LET ME GET TO ANOTHER ITEM. IT'S THE RTP SCS  
16 ISSUE. WE TALKED ABOUT AT THE BEGINNING. SOME OF US WERE AT  
17 THE FIRST MEETINGS WHERE WE WERE TALKING ABOUT THE  
18 INTERSECTION OF THESE DOCUMENTS AND COMPLAINTS AND CONCERNS.  
19 CAN YOU EXPLAIN WHY THESE NEW REQUIREMENTS ARE ACTUALLY IN A  
20 POTENTIALLY GUM UP EVEN MORE. AND WHAT CAN WE DO TO ALIGN  
21 THEM? I THINK THAT'S WHAT WE'RE TRYING. THAT'S WHAT WE'RE  
22 THINKING ABOUT WHEN WE FIRST WERE IN THE ROOMS BEFORE THE  
23 PANDEMIC BROKE OUT. RIGHT. AND OAKLAND TALKING ABOUT THIS AND  
24 THEN HERE WE ARE AGAIN. IT SOUNDS LIKE IT'S MAYBE AN EVEN  
25 WORSE PROBLEM NEXT TIME. COULD YOU EXPLAIN?



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1

2 **DAVE VAUTIN:** HAPPY TO DO SO. I WOULD SAY THERE ARE TWO MAIN  
3 TYPES OF REFORMS IN THIS SPACE THAT ARE PROPOSED IN THE  
4 REPORT. ONE AREA WHERE THERE'S MORE OF A GAP BETWEEN THESE  
5 LONG RANGE PLANS AND RHNA ELSEWHERE IN THE STATE IS REGARDS TO  
6 THE AMOUNT OF HOUSING THAT FOLKS ARE PLANNING FOR IN THEIR SCS  
7 VERSUS IN RHNA. OUR LONG RANGE PLAN, PLANS FOR MORE HOUSING  
8 THAN RHNA IT HAS A LONGER TIME. THERE IS LESS OF A CONFLICT  
9 THERE IN OUR REGION. BASICALLY THEY'RE ASKING REGIONS  
10 ELSEWHERE IN THE STATE TO PLAN FOR EXISTING AND FUTURE HOUSING  
11 NEED. WE ALREADY DO A LOT OF THAT. THAT'S NOT WHERE OUR  
12 CONCERNS ARE WITH THE HCD REPORT IN THIS REGARD. THE SECOND  
13 HALF OF THE RECOMMENDATIONS ARE REALLY ABOUT THE CONSISTENCY  
14 BETWEEN THE PLAN ON A MORE LOCALIZED SCALE. AS GILLIAN  
15 MENTIONED, STATE LAW SAYS THAT RHNA MUST BE CONSISTENT WITH  
16 THE SCS AND THE PROPOSALS WOULD APPLY THAT ARROW IN THE  
17 REVERSE DIRECTION. THE SCS NEEDS TO BE CONSISTENT WITH RHNA.  
18 THIS PLAN CYCLE FOR THE FIRST TIME, WE INTEGRATED HIGH  
19 RESOURCE AREAS INTO PLAN CYCLE WE INTEGRATED HIGH RESOURCE  
20 AREAS INTO PLANNED AREA FOR THE FIRST TIME. IT INCREASED THE  
21 GROWTH IN THOSE LOCATIONS, WORK TO MOVE TOWARD EQUITY GOALS  
22 AND THE LIKE. BUT APPLYING THE REQUIREMENTS OF RHNA ON TOP OF  
23 THE SCS REQUIREMENTS WOULD REQUIRE US TO SHIFT EVEN MORE  
24 GROWTH IN THAT DIRECTION. THAT WOULD MAKE FURTHER PROGRESS  
25 TOWARD EQUITY GOALS. BUT IN MANY CASES, THOSE AREAS ARE HIGHER



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1 BMT THAN AVERAGE. IT WOULD MAKE IT MORE CHALLENGING TO ACHIEVE  
2 THE CLIMATE GOAL SET BY ARB, THE OTHER STATE AGENCY THAT  
3 REGULATES THE PLANS. BY ADDING IT ON TOP OF THE EXISTING  
4 CLIMATE TARGETS RATHER THAN A GOOD POLICY CONVERSATION ABOUT  
5 THE RIGHT BALANCE AND HOW WE TRADE-OFF AND DO BOTH OF THEM AT  
6 THE SAME TIME, THE REFORM WHICH IS KIND OF STACK ON TOP OF THE  
7 EXISTING FRAMEWORK. WE BELIEVE IS SOMEWHAT BROKEN. THERE'S  
8 ANOTHER LINE OF POLICY CONVERSATIONS THAT HAS BEEN INCURRING  
9 IN RECENT YEARS ABOUT REFORMING SB375. IT WAS PASSED IN 2018.  
10 STACKING IT ON TOP OF THAT RATHER THAN A HOLISTIC CONVERSATION  
11 ABOUT HOW DO WE MAKE THE LONG RANGE PLANS BETTER. WE THINK  
12 IT'S THE WRONG WAY TO GO ABOUT IT. WE'RE IN SUPPORT AND IN THE  
13 PAST PLANS HAVE FOCUSED ON EQUITY IN THE LONG RANGE PLAN. BUT  
14 IT NEEDS TO BE DONE IN A COMPREHENSIVE MANNER. SO APOLOGIES  
15 FOR THE LONG WINDED RESPONSE.

16

17 **CARLOS ROMERO:** THAT WAS HELPFUL AND IT OPENED THE DOOR TO  
18 UNDERSTANDING IT BETTER. HOWEVER, ONE OF THE POSSIBILITIES OF  
19 GETTING SACRAMENTO LEGISLATORS TO SAY IT'S TIME TO REVIEW  
20 SB375 AND MAKE SURE IT CAN KIND OF SYNC UP WITH SOME OF THESE  
21 ISSUES THAT YOU MENTIONED. THAT'S NOT OUT OF THE BOOKS RIGHT  
22 NOW, CORRECT?

23

24 **DAVE VAUTIN:** THE SB375 BILL, THERE HAVE BEEN ON AND OFF  
25 CONVERSATIONS IN RECENT YEARS ON IT. ESPECIALLY SINCE IT'S



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1 NOW, YOU KNOW, 15 PLUS YEARS OLD. AND, YOU KNOW, WE'VE BEEN  
2 PART OF THOSE CONVERSATIONS. BUT THEY HAVE NOT YET TURNED INTO  
3 LEGISLATION.

4

5 **CARLOS ROMERO:** OKAY. PERHAPS THEY'RE ASSUMING EVERYONE WILL BE  
6 DRIVING ELECTRIC CARS. ALL RIGHT. THANK YOU.

7

8 **V. CHAIR, JESSE ARREGUIN:** OKAY MAYOR GARCIA.

9

10 **LEON GARCIA:** THANK YOU. I SHARE THE FRUSTRATION WITH THIS  
11 LAYERED APPROACH HAVING SERVED ON THE HOMELESS SHELTER FOR  
12 YEARS. MY QUESTION WOULD BE ARE WE GETTING THROUGH ALL THAT IS  
13 GOING TO BE A REAL STRUGGLE. WE KNOW THAT. BUT IT NEEDS TO BE  
14 DONE. DON'T GIVE UP FIGHTING FOR IT. MY FRUSTRATION IS  
15 SOMETIMES WITH WHAT ARE WE LOOKING AT IN TERMS OF THE HOMELESS  
16 OR THE UNHOUSED IN TERMS OF BEING ABLE TO FIND APPROPRIATE  
17 HOUSING FOR THEM? WE'RE TRYING TO EXPLAIN IT TO A NUMBER OF  
18 PEOPLE OVER TIME. IT MEETS MANY DIFFERENT FACETS. BUT ALSO  
19 WORKING IN THE STATE HOSPITAL FOR MANY YEARS, TOO. PART IS IN  
20 THE RECEIVING DEPARTMENT. 5150 AND, YOU KNOW, THINGS. BECAUSE  
21 THEY DON'T HAVE THE CAPACITY TO LIVE ON THEIR OWN. AND PART OF  
22 THIS MOVING TOWARD VERY LOW, EXTREMELY LOW WITH THESE TYPES OF  
23 INDIVIDUALS. THEY NEED HOUSING PLACE WHERE THEY HAVE SOME  
24 LEVEL OF SUPERVISION BUT THAT LEVEL TO EXPRESS THEMSELVES, AS  
25 WELL. IT NEEDS TO BE BUILT. IT NEEDS TO BE APPROPRIATE. MY



## Meeting Transcript

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1 CONCERN IN NEIGHBORHOODS WHERE THERE ARE ADJACENT BUILDINGS  
2 LIKE THAT GOING IN IS HOW WELL DO YOU MANAGE IT? AN  
3 OPPORTUNITY TO MAKE A HIRE AN APARTMENT MANAGER, WHICH IS VERY  
4 LOW-INCOME THAT HAS 60 UNITS. SHE HAS A WARM HEART. BUT A FIRM  
5 HAND. THESE ARE THE RULES HERE. YOU NEED TO COME MY OTHERWISE  
6 YOU WON'T BE HERE ANY LONGER. AND THAT EVEN SHE MANAGES ABOUT  
7 A BLOCK FROM MY HOUSE FOR MANY YEARS. YOU WOULDN'T EVEN KNOW  
8 IT WAS THERE. FINDING THE RIGHT LEVEL OF MANAGEMENT. THAT  
9 CRITERIA TO HELP THE HOMELESS. WE'RE NOT GOING TO GET ALL OF  
10 IT. WE'LL GET A NUMBER OF IT. BECAUSE IT FITS MANY DIFFERENT  
11 PROFILES. ALCOHOL AND DRUG ABUSES. AND THERE'S PROGRAMMING  
12 THAT CAN RELATE TO THAT, AS WELL. SOME OF THOSE MAY BE SHORTER  
13 TERM. SO MY CONCERN IS BEING ABLE TO GET IT MOVED FORWARD  
14 LEGISLATIVELY. WITH AN ORGANIZATION SAY THIS IS THE WAY WE CAN  
15 APPROACH THIS RATHER THAN ONE OF THESE THINGS GOING SOMEWHERE  
16 ELSE. WE WANT A PIECE OF IT. WE NEED TO GET THERE. I ALSO  
17 WOULD LIKE TO WEIGH IN ON THE MOBILE HOME ISSUE, AS WELL. IT  
18 SHOULD BE COUNT. WE HAVE A SUCCESSFUL ONE. ABOUT 90 UNITS. 55  
19 PLUS. IT OPERATES VERY WELL. ONE OF THE ISSUES WE RUN INTO,  
20 MANY OF THEM -- THERE'S A NUMBER OF THEM WHO DON'T DRIVE  
21 ANYMORE. WE NEED TO HAVE SOME SORT OF INTERDICTION THERE WITH,  
22 YOU KNOW, ACCESS TO FOOD AND MEDICAL TREATMENT AND THINGS LIKE  
23 THAT. WE HAVE ORGANIZATIONS THAT HELP WITH THAT. I WISH WE CAN  
24 MOVE FORWARD IT ON IT. I APPRECIATE THE WORK ON IT. IT'S GOING  
25 TO BE A STRUGGLE A LITTLE BIT. IT ONLY STARTS WITH THE FIRST



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1 STEP AND KEEP MOVING FORWARD. SO WE HAVE A BETTER  
2 UNDERSTANDING. AND I THINK, FOR ME, THE UNDERSTANDING HAPPENS  
3 IS NOT TOP OUT. IT'S BOTTOM UP. LET THE COMMUNITY UNDERSTAND  
4 BETTER WHAT THEY CAN DO. THANK YOU.

5

6 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU. SUPERVISOR CORZO AND  
7 THEN COUNCIL MEMBER -- AH -- SORRY.

8

9 **NOELIA CORZO:** I WAS WONDERING IF STAFF COULD TALK A LITTLE BIT  
10 MORE THE RECOMMENDATION FROM HCD TO FOCUS ON A LOCATION TO  
11 UNINCORPORATED AREAS AND WHAT IS STAFF'S EVALUATION OF WHAT  
12 EXACTLY IS BEING RECOMMENDED THERE.

13

14 **GILLIAN ADAMS:** SO, AGAIN, THE CONCEPT IS THAT THEY WOULD  
15 ENCOURAGE, IT SOUNDS LIKE MAYBE NOT REQUIRE COGS TO TRY TO  
16 ALLOCATE BASED ON THE POPULATION LIVING IN KIND OF CENSUS-  
17 DESIGNATED PLACES. I KNOW OUR CYCLE 6RHNA LOOKED AT THE TOTAL  
18 POPULATION WITH NONCORPORATE AREA. I THINK THEY WANT TO HAVE  
19 MORE IN THE SORT OF FOCUSED AREAS WHERE THERE'S COMMUNITIES  
20 ALREADY BUILT UP.

21

22 **NOELIA CORZO:** THANK YOU. AND THEN CAN YOU TALK A LITTLE BIT  
23 MORE ABOUT WHAT THE EFFORTS ARE THAT WILL BE NEEDED TO -- HOLD  
24 ON. LET ME RESET HERE. ONE OF THE RECOMMENDATIONS FOR EFFORTS



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1 FOR PARTICIPATION OF HOUSEHOLDS WITH SPECIAL NEEDS. IS THERE  
2 MORE DETAIL ON WHAT THAT WOULD LOOK LIKE?

3

4 **GILLIAN ADAMS:** NOT YET. THIS IS SOMETHING THAT WE DID IN OUR  
5 LAST CYCLE. WE ENGAGED WITH CERTAIN COMMUNITY-BASED  
6 ORGANIZATIONS AS A WAY TO REACH, YOU KNOW, PEOPLE FROM  
7 DIFFERENT COMMUNITIES. SO I'M IMAGINING IT MIGHT BE SOMETHING  
8 LIKE THAT.

9

10 **NOELIA CORZO:** OKAY I'M TRYING TO VISUALIZE IF IT WOULD BE  
11 SOMETHING LIKE, LET'S SAY, YOU KNOW, FARM WORKER COMMUNITY IN  
12 A COUNTY, LIKE, HOW MANY FARMWORKERS ARE HOUSING INSECURE AND  
13 THEN DEVELOP A PLAN TO ADDRESS THAT, FOR EXAMPLE.

14

15 **GILLIAN ADAMS:** I THINK ONE OF THE CHALLENGES I FORESEE WITH  
16 THE REQUIREMENT IS FOR MOST PEOPLE WHO DON'T SPEND THEIR TIME  
17 THINKING ABOUT RHNA. IT'S A PROCESS THAT IS REALLY NOT GOING  
18 TO AFFECT THEIR LIVES DAY-TO-DAY. WHEN WE DO THIS OUTREACH, IT  
19 WAS HARD TO COMMUNICATE THIS PROCESS, WHICH IS A PROCESS OF  
20 ALLOCATING HOUSING UNITS AROUND A REGION. TO YOUR MOST PEOPLE,  
21 PEOPLE ARE LIKE I HAVE A HOUSING NEED AND I WANT TO KNOW WHAT  
22 SORT OF PROGRAMS OR, YOU KNOW, INTERVENTIONS THERE MIGHT BE OR  
23 SUPPORTS IT MIGHT BE. THAT'S NOT WHAT IT'S ABOUT. TRYING TO  
24 FIGURE OUT THE RIGHT WAY TO KIND OF ENGAGE PEOPLE IN A WAY



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1 THAT IS MEANINGFUL BUT ALSO AROUND SOMETHING THAT IS A LITTLE  
2 BIT MORE RELATED TO THEIR NEEDS.

3

4 **NOELIA CORZO:** THANK YOU. AND THEN I'M GOING TO COMBINE THE  
5 NEXT THREE QUESTIONS. THEY ARE ONE. BUT GOING A LITTLE MORE IN  
6 DETAIL FOR THE SPECIAL NEEDS GROUPS THAT WERE DISCUSSED. ONE  
7 OF THE THINGS THAT STOOD OUT TO ME -- SO WHAT I'M THINKING  
8 ABOUT ARE THE GROUP QUARTER CALCULATIONS, THE SENIOR COMMUNITY  
9 CALCULATIONS, AND THEN ACTUALLY I'LL GO WITH THOSE TWO FOR  
10 RIGHT NOW. SO THE QUESTION IS, I THINK THE QUESTION IS OTHER  
11 THAN, YOU KNOW, THERE BEING AN UNDERSTANDING THEY WILL NEED  
12 SPECIAL ATTENTION, THERE'S NOT REALLY MORE DETAIL ON HOW THOSE  
13 GROUPS WILL BE, LIKE, COUNTED OR SUPPORTED.

14

15 **GILLIAN ADAMS:** ARE YOU TALKING ABOUT THE ENGAGEMENT OR TALKING  
16 ABOUT HOW THOSE HOUSING UNITS WILL BE ACCOUNTED FOR?

17

18 **NOELIA CORZO:** THE HOUSING UNITS.

19

20 **GILLIAN ADAMS:** WHAT THEY'RE TALKING ABOUT SPECIFICALLY FOR  
21 THAT IS CERTAIN TYPES OF STUDENT HOUSING. WHAT THEY CALL SORT  
22 OF SUITE-STYLE STUDENT HOUSING. NOT DORMS. AND THEN FOR  
23 SENIORS, IT'S A BIT OF A COMPLICATED THING BUT IT SAYS SENIOR  
24 LIVING COMMUNITIES, OR AT LEAST 40% OF THE UNITS ARE  
25 INDEPENDENT SENIOR APARTMENTS RATHER THAN SKILLED NURSING



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1 CARE. I THINK ESSENTIALLY THEY'RE LAYING OUT THEY'LL HAVE TO  
2 DO SOME WORK WITH THE DEPARTMENT OF FINANCE TO TRY TO FIGURE  
3 OUT THE RIGHT DEFINITIONS OF THOSE THINGS. BECAUSE, LIKE, AS I  
4 MENTIONED, THERE'S NOT SORT OF RIGHT LINE DEFINITIONS BETWEEN  
5 THOSE DIFFERENT TYPES OF SENIOR HOUSING FACILITIES. SO THERE  
6 WILL BE SOME PROCESS BY WHICH HCD AND DOF COME UP WITH  
7 HOPEFULLY CLEAR DEFINITIONS THAT JURISDICTIONS CAN USE TO TRY  
8 TO FIGURE OUT WHICH UNITS COUNT IN THE RHNA WORLD.

9

10 **NOELIA CORZO:** THANK YOU. I REALIZE I MISUNDERSTOOD WHAT WAS  
11 MEANT BY GROUP QUARTERS. I WAS THINKING IT MEANT SOMETHING  
12 ELSE. SPECIFICALLY AROUND HOW DO WE ALLOCATE WITH, YOU KNOW, -  
13 - AH, I WAS THINKING ABOUT HOW FAMILIES SOMETIMES DOUBLE OR  
14 TRIPLE UP. IS THAT ADDRESSED ANYWHERE IN THIS?

15

16 **GILLIAN ADAMS:** ONE OF THE FACTORS THE STATE IS REQUIRED TO  
17 TAKE INTO ACCOUNT WHEN THEY'RE FIGURING OUT WHAT THE NUMBER IS  
18 FOR THE BAY AREA TO MEET WITH THE HOUSING PROCESS IS  
19 OVERCROWDING. THEY'RE SAYING IT'S A SYMPTOM OF A BROKEN  
20 HOUSING UNIT. THE UNITS GET ADDED TO THE OTHERWISE HOUSEHOLD  
21 INFORMATION THEY WOULD COME UP WITH I THINK IT IS ADDRESSED IN  
22 THAT WAY. AGAIN, WHEN THE STATE IS COMING UP WITH THAT  
23 REGIONAL NEED DETERMINATION. AND I THINK ANY SORT OF PROGRAMS  
24 OR POLICIES TO TRY TO ADDRESS THAT WITHIN A COMMUNITY IS



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1 PROBABLY SOMETHING THAT A JURISDICTION DEALS WITH IN THE  
2 HOUSING ELEMENT.

3

4 **NOELIA CORZO:** OKAY. THANK YOU. THOSE ARE MY QUESTIONS.

5

6 **SPEAKER:**

7

8 DO YOU HAVE ANY. STUDENT HOUSING PROJECTS ARE NOT COUNTED  
9 TOWARD PROGRESS CONSIDERING HOW MUCH IMPACT UNIVERSITIES HAVE  
10 ON THE ROUNDINGS THAT TYPICALLY DON'T PROVIDE SUFFICIENT  
11 HOUSING FOR THE STUDENT BODIES AND OFTEN UNIVERSITIES ARE  
12 BUYING UP QUALITY HOUSING SITES IN THE COMMUNITIES TO BUILD  
13 STUDENT HOUSING AND DON'T COUNT TOWARD MEETING THE  
14 REQUIREMENTS.

15

16 >>**GILLIAN ADAMS:** I THINK I DON'T KNOW THEY GIVE A GOOD  
17 EXPLANATION. THEY'RE STAYING THE SUITE-STYLE APARTMENTS WOULD  
18 COUNT. I THINK IT COMES DOWN TO HOW THEY DEFINE THE TERM AND  
19 THE NUANCES. THEY'RE NOT AT THE POINT YET.

20

21 **SPEAKER:** I WAS EXCITED TO SEE SOME MOVEMENT ON STUDENT  
22 HOUSING. BUT, ACTUALLY, A SEPARATE QUESTION I HAD, I HAVEN'T  
23 HAD A CHANCE TO READ THE REPORT YET. I NOTICED THERE WAS SOME  
24 NOTION OF ADDITIONAL INCOME BRACKET SHIFT TO TOWARDS A BROADER  
25 RANGE IN THE MODERATE CATEGORY. LIKE, INCREASING UPPER -- DID



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1 I READ IT RIGHT. INCREASING THE UPPER BAND OF THE MODERATE  
2 CATEGORY. DID I READ IT RIGHT?

3

4 **GILLIAN ADAMS:** MY UNDERSTANDING THEY'RE TRYING TO DEFINE THE  
5 INCOME CATEGORIES IN SUCH A WAY THAT MORE PEOPLE ARE IN THE  
6 LOWER INCOME CATEGORIES. I DON'T THINK THE INTENT WAS  
7 NECESSARILY TO EXPAND MODERATE.

8

9 **SPEAKER:** NOT CHANGING THE AMI.

10

11 **GILLIAN ADAMS:** YEAH. THERE'S MULTIPLE LAYERS OF  
12 RECOMMENDATIONS AROUND THE INCOME CATEGORIES IN HERE. ONE  
13 WOULD CHANGE THE WAY THAT THE INCOME CATEGORIES ARE DEFINED  
14 AND NO LONGER USE A PERCENTAGE OF AREA MEDIAN INCOME. I THINK  
15 THAT CHANGE IS INTENDED TO BETTER ADDRESS HIGH HOUSING COSTS.  
16 THE FACT THAT A MEDIAN INCOME HOUSEHOLD HERE AND PROBABLY  
17 AFFORD LESS HOUSING THAN A MEDIAN INCOME HOUSING IN A  
18 DIFFERENT PART OF THE COUNTRY. TRYING TO ACCOUNT FOR THAT.

19

20 **SPEAKER:** OKAY ONE REASON I CAN APPROVE ON THIS IS BECAUSE, YOU  
21 KNOW, ULTIMATELY THE ONLY LEGAL DIRECTIVE THAT COMES OUT OF  
22 LOCAL JURISDICTIONS OUT OF THE BACK END OF THE PROCESS IS A  
23 REZONING. BESIDES, LIKE, THE BROAD SUITE OF HOUSING ELEMENT  
24 POLICIES AND PROGRAMS. THEY ONLY CODIFY STATUTORY REQUIREMENT  
25 IS DO REZONING. IT'S SORT OF FUNDAMENTAL DISCONNECT BETWEEN



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1 EXPLAINING TO PEOPLE THE CONNECTION BETWEEN DOING A REZONING  
2 AND, YOU KNOW, ESSENTIALLY DELIVERS MARKET RATE, YOU KNOW,  
3 MARKET RATE HOUSING WITH SOME SMALL SHARE OF INCLUSIONARY. AND  
4 THESE EXTENSIVE INCOME BRACKETS AND SHORTFALL IS, OF COURSE,  
5 ACROSS THE WHOLE SPECTRUM. SO, YOU KNOW, THE MORE WE PLAY WITH  
6 INCOME BRACKETS, I KIND OF -- THE WHOLE STORY. THE ZONING  
7 PIECE IS IMPORTANT. BUT IT'S NOT NECESSARILY ABOUT DELIVERING  
8 THESE INCOME BRACKETS IN THE LITERAL SENSE. SO IT JUST SORT OF  
9 QUESTIONS THE VALUE OF SOME OF THE TINKERING WITH ALL THE  
10 INCOME BRACKETS, TO SOME EXTENT.

11

12 **GILLIAN ADAMS:** I GUESS MAYBE THE POSITIVE SPIN, IF, YOU KNOW,  
13 HCD BRINGS THAT TYPE OF LEGISLATION FORWARD THEN IT WOULD AT  
14 LEAST ALLOW FOR A CONVERSATION ON THOSE TOPICS. SORT OF, I  
15 THINK, AGAIN A CONCERN ABOUT SOME OF THE PROPOSALS TO ADD THE  
16 NEW INCOME CATEGORIES IT'S NOT THAT WE DON'T WANT TO SUPPORT  
17 GREATER ATTENTION ON THE NEEDS OF PEOPLE EXPERIENCING  
18 HOMELESSNESS. BUT, LIKE, WHAT DOES IT MEAN IN A RHNA CONTEXT.

19

20 **SPEAKER:** I THINK IT WOULD BE HELPFUL FOR THE STATE TO EXPLAIN  
21 THE VALUE OF THE BRACKETS ARE AND HOW IT RELATES TO THE  
22 DIFFERENT HOUSING ELEMENT OBLIGATIONS AND WHAT THE ROLE OF THE  
23 ZONING IS RELATIVE TO ALL OF THESE. AND JUST ONE LAST  
24 COMMENT/QUESTION. I DON'T SEE ANYTHING ABOUT KIND OF ANY  
25 PERFORMANCE ON HOW RHNA PROGRESS IS COUNTED AT ALL. IT'S ON



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1 CONSTRUCTION PERMITS. AND WHAT IS GENERAL WITHIN THE PURVIEW  
2 OF LOCAL GOVERNMENTS IS ENTITLEMENTS. AND SAN FRANCISCO IS ONE  
3 OF MANY CITIES THAT IS STACKING UP TENS AND THOUSANDS OF  
4 ENTITLEMENTS AND NOT A LOT OF CONSTRUCTION. THERE'S A GROWING  
5 DISCONNECTION BETWEEN THE PLANNING CHARGE OF WHAT RHNA IS  
6 PLANNING FOR SUFFICIENT CAPACITY. AND HOW YOUR PROGRESS IS  
7 MEASURED, WHICH IS, YOU KNOW, WE CAN TAKE IT THROUGH  
8 ENTITLEMENT AND THEN PEOPLE DON'T BUILD FOR OTHER REASONS.  
9 IT'S OUT OF OUR HANDS. SO KIND OF, YOU KNOW, MEASURED AGAINST  
10 SOMETHING. SO IT WOULD BE GREAT IF THERE WAS THAT KIND OF  
11 SURFACE IN THE CONVERSATION, AT SOME POINT.

12

13 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU. COUNCIL MEMBER SILVA.

14

15 **CINDY SILVA:** THANK YOU VERY MUCH. I PROBABLY WILL SOUND  
16 REPETITIVE TO MY COLLEAGUES, BUT I WOULD SPEAK FROM THE SAME  
17 PERSPECTIVE, THE CITY PERSPECTIVE ACROSS THE STATE. I'VE HAD  
18 EXPERIENCE ACROSS THE STATE THROUGH THE LEAGUE OF CALIFORNIA  
19 CITIES. I THINK THERE'S INCREDIBLE FRUSTRATION WITH LACK OF  
20 TRANSPARENCY AT HCD AND HOW THEY CALCULATED THE ACTUAL NUMBERS  
21 THAT WERE GIVEN TO THE VARIOUS COGS AND SO THE MORE WE CAN BE  
22 ENCOURAGING TRANSPARENCY, AND I KNOW CARLOS MENTIONED THAT, AS  
23 WELL, THE BETTER. I THINK IT WILL BE EXACERBATED IF IT LOOKS  
24 LIKE THEY HAVE SOLUTIONS WITHOUT BEING TRANSPARENT HOW THEY  
25 DID AND WHAT IT'LL DO. I THINK THE CALCULATIONS AND WHAT



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1 THEY'RE POSTING IS INTERESTING. BUT HAVE THEY TRIED IT OUT?  
2 BECAUSE TO RUN TO THE LEGISLATURE TO SAY "WRITE IN RULES" AND  
3 LEGISLATOR STAFFERS ARE WRITING NEW RULES BUT HAVEN'T FIGURED  
4 OUT WHAT WILL HAPPEN TO THE CURRENT NUMBERS, FOR EXAMPLE. IF  
5 WE ALLOWED BETTER CALCULATION OF SENIOR OR MORE ASSISTED  
6 LIVING HOUSING. WHERE THOSE UNITS DON'T GET COUNTED. YET  
7 THAT'S WHERE THEY LIVE ON A FULL-TIME BASIS. AND, FINALLY, I  
8 WOULD MENTION THAT IF YOU NEED EXAMPLES OF HOW THESE  
9 STRATEGIES TRANSFER INTO COMMUNITIES, FOCUS COLLIDED WITH  
10 FURTHERING FAIR HOUSING EXAMPLE AND FORCED TO TAKE NUMBERS  
11 MEMBERS FROM OUR DEVELOPMENT AREAS. AND SHOVE IT AND LITERALLY  
12 WE HAD TO FIND A PLACE TO SHOVE IT. AND THAT SEEMS COUNTER  
13 INTUITIVE TO EVERYTHING WE'RE TRYING TO DO. THANK YOU.

14

15 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU VERY MUCH.

16

17 **SPEAKER:** I HAVE A FEW QUESTIONS ABOUT THE GROUP LIVING  
18 QUARTERS. DOES THAT TENURE AFFECT WHAT IS TRANSITIONAL  
19 HOUSING. IS THAT NOT COUNTED?

20

21 **GILLIAN ADAMS:** MY UNDERSTANDING IS THEY WOULD COUNT PEOPLE WHO  
22 ARE IN A TRANSITIONAL SHELTER OR EMERGENCY SHELTER, BUT THEY  
23 WOULD NOT COUNT THOSE AS UNITS.

24



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1 **SPEAKER:** OKAY IN TERMS OF TRANSITIONAL HOUSING WITH APARTMENTS  
2 BUT A TIME-LIMITED STAY. DO THOSE COUNT? IT SEEMS LIKE KITCHEN  
3 AND BATHROOMS IS IN THE DEFINITION OF THE SUITES FOR STUDENT  
4 HOUSING.

5

6 **GILLIAN ADAMS:** I DON'T THINK THERE'S CLARITY ON THAT.

7

8 **SPEAKER:** I THINK WE DON'T TALK ABOUT TRANSITIONAL HOUSING  
9 ANYMORE. IT SEEMS LIKE WITH A LOT OF HOMELESSNESS ISSUES  
10 HAVING THAT EXTRA STAFF IS REALLY GOING TO MAKE THE DIFFERENCE  
11 AND SUCCESS FOR SOME OF THE PERMANENT HOUSING PROGRAMS. AND IF  
12 IT'S NOT ADDRESSED, IT'S NOT FUNDED. IF IT'S NOT FUNDED, IT'S  
13 NOT GOING TO GET BUILT. ANOTHER QUESTION I HAD IS AROUND THE  
14 CHANGE FROM THE POPULATION TO POPULATION PROJECTIONS TO  
15 HOUSEHOLD PROJECTIONS. AND MY QUESTION THERE IS WAS THERE A  
16 MISMATCH IN TERMS OF THE RHNA NUMBERS OF HOW THE UNITS WERE  
17 BUILT. DOES THAT MEAN IN THE NEXT ROUND? DID SOMETHING  
18 PRESCRIPTIVE LIKE YOU MUST HAVE THIS BASED ON HOUSEHOLD SIZE  
19 RATHER THAN THE NUMBER OF INDIVIDUALS.

20

21 **DAVE VAUTIN:** THERE NO PRESCRIPTION NUMBER OF BEDROOMS FOR THE  
22 TYPE OF UNITS. THE UNITS ARE BASED ON INCOME. THIS PARTICULAR  
23 PROPOSED REQUIREMENT IS ABOUT THE BIGGEST NUMBER. THE BIG  
24 NUMBER FOR THE REGION WHICH WAS 441,000 LAST CYCLE. THE ISSUE  
25 WAS IN STATE LAW, CURRENTLY REFERS TO THE DEPARTMENT OF



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1 FINANCE'S POPULATION PROJECTIONS. BUT IN ORDER TO CALCULATE  
2 THE REGIONAL HOUSING NEED DETERMINATION, THEY NEED TO  
3 TRANSLATE TO HOUSEHOLDS. AND THAT'S BEEN AN AREA OF CONFLICT  
4 WITH SOME REGIONS IN THE STATE BECAUSE YOU HAVE TO CALCULATE  
5 THE NUMBER OF PEOPLE IN AN AVERAGE SIZED HOUSEHOLD TO  
6 TRANSLATE THOSE NUMBERS. AND SO DOF ALSO PRODUCES ESTIMATED  
7 HOUSEHOLDS. SO THE STATE IS PROPOSING TO SIMPLY USE THE DOF  
8 HOUSEHOLD NUMBER INSTEAD OF GOING THROUGH A MULTISTEP PROCESS.  
9 THEY TAKE THE POPULATION AND TALK TO THE COG ABOUT WHAT  
10 MULTIPLIER YOU SHOULD USE. THAT'S BASICALLY THE REFORM THEY  
11 WANT USE IS A DIFFERENT DOF DATA SET.

12

13 **SPEAKER:** THANK YOU VERY MUCH.

14

15 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU. JUST A FEW QUESTIONS AND  
16 COMMENTS. I SECOND THE DESIRE TO SEE AS THE MAYOR OF BERKLEY.  
17 THE DESIRE TO SEE THE STATE MORE FULLY COUNT STUDENT HOUSING.  
18 AND I KNOW THIS IS AN ISSUE THAT OTHER UNIVERSITY COMMITTEES  
19 HAVE FACED, AS WELL. THE REALITY IS THAT, YOU KNOW, THAT'S  
20 ADDRESSING A CRITICAL HOUSING NEED WE HAVE IN OUR COMMUNITIES  
21 AND SHOULD BE REFLECTED IN THE RHNA COUNT. BUT I WANT TO JUST  
22 GO THE MEMO THAT WE GOT IN MARCH OF 2022, REFLECTED ON THE  
23 FEEDBACK THAT WE HEARD FROM JURISDICTIONS THAT APPEALED THE  
24 RHNA NUMBERS TO OUR BOARD. AND THERE WERE A COUPLE OF ISSUES.  
25 I DID NOT SEE ADDRESSED IN THE RECOMMENDATIONS. ONE IS AROUND



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1 METHODOLOGY FACTORS. AND SPECIFICALLY AROUND HAZARDS. AND  
2 WHILE WE IN THE DEVELOPMENT OF OUR SCS DID CONSIDER LOCATING  
3 GROWTH IN HIGH FIRE SEVERITY ZONES. THAT'S NOT SPECIFICALLY A  
4 FACTOR THAT HCD NEEDS TO LOOK AT. ONE OF THE THINGS WE HEARD  
5 FROM A NUMBER OF JURISDICTIONS, SONOMA COUNTY, NAPA COUNTY,  
6 AND SOME COMMUNITIES THAT HAVE BEEN MORE RECENTLY EXPERIENCE  
7 CATASTROPHIC WILD FIRES WAS, YOU KNOW, THE EFFECTIVENESS IS  
8 YOU'RE REQUIRING TO BE REZONED AND WE PUT HOUSING IN PLACE  
9 THAT IS NOT THE MOST APPROPRIATE PLACE TO BUILD. WE HAVE TO  
10 DEAL WITH THE ISSUE. AND I THINK IT WOULD BE IMPORTANT  
11 PARTICULARLY GIVEN THIS IS, YOU KNOW, THE ISSUE THAT  
12 SPECIFICALLY IS AFFECTED THE BAY AREA. THE PAST, YOU KNOW,  
13 SEVEN OR EIGHT YEARS. IT'S NOT GOING AWAY. UNFORTUNATELY  
14 BECAUSE OF CLIMATE CHANGE. I THINK IT NEEDS TO BE ELEVATED IN  
15 THE DISCUSSION AROUND THE LEGISLATION TO HAVE IT SUPPOSEDLY BE  
16 A FACTOR. GILLIAN, YOU'RE GOING TO ADD SOMETHING.

17

18 **GILLIAN ADAMS:** YEAH. THEY HAVE A RECOMMENDATION IN THE KIND OF  
19 LIST OF THINGS ABOUT FACTORS. WHAT THEY'RE SAYING IS BASICALLY  
20 THERE'S A FACTOR NOW FOR THE IMPACTS OF CLIMATE CHANGE. THEY  
21 WANT TO CLARIFY THAT CONSIDERATION OF ENVIRONMENTAL HAZARDS  
22 SHOULD ONLY INCLUDE THE HAZARDS CANNOT BE MITIGATED AND POSE A  
23 SEVERE THREAT OF LOSS OF LIFE.

24

25 **V. CHAIR, JESSE ARREGUIN:** THAT CANNOT BE MITIGATED.



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1

2 **GILLIAN ADAMS:** RIGHT.

3

4 **V. CHAIR, JESSE ARREGUIN:** YOU CAN DO FUEL BREAK PROJECTS AND  
5 REDUCE VEGETATION, BUT THIS IS SUBJECT TO RESOURCES. SO THAT'S  
6 A LITTLE UNCLEAR.

7

8 **GILLIAN ADAMS:** YEAH.

9

10 **V. CHAIR, JESSE ARREGUIN:** YES.

11

12 **PAT EKLUND:** THIS IS PAT. I TOTALLY AGREE WITH YOU. THAT'S ONE  
13 OF THE ONES THAT I HAVE RAISED, TOO. BECAUSE WE HAVE A LOT OF  
14 FINER CROP AREAS IT'S PRETTY MUCH WE HAVE BUILT INTO A LOT OF  
15 THE AREA AND THERE ARE HOMES THAT ARE ALREADY FIRE, YOU KNOW,  
16 PRONE TO FIRE. AND SO WE REALLY NEED TO MAKE SURE THAT HCD  
17 INCLUDE THAT IN THERE. BECAUSE SOME OF OUR COMMUNITIES HAVE  
18 ACTUALLY NOW FORBIDDEN DEVELOPMENT IN THOSE AREAS. THAT'S FROM  
19 FIRE. WE'VE GOT ALL THE MAPS NOW. SO ANYWAY. I TOTALLY AGREE  
20 WITH YOU ON THIS.

21

22 **GILLIAN ADAMS:** I WOULD AGREE THIS IS ONE OF THOSE AREAS WHERE  
23 WE WANT TO PAY ATTENTION TO THE DEFINITIONS AS THEY COME ALONG  
24 AND CERTAINLY BE SOMETHING THAT WE'RE TRACKING.

25



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1 **V. CHAIR, JESSE ARREGUIN:** YEAH . DAVE?

2

3 **DAVE VAUTIN:** YEAH. ONE POINT WE WANT TO RAISE IS OBVIOUSLY HCD  
4 ADDED LANGUAGE RELATED TO RESILIENCE. ULTIMATELY THE BOARD HAS  
5 THE OPPORTUNITY THROUGH THE NEXT PLAN 2060 OCCURRING  
6 CONCURRENT WITH THE RHNA TO THINK ABOUT THE INTEGRATION OF  
7 RESILIENCE. THERE WILL BE OPPORTUNITIES THERE, AS WELL.

8

9 **V. CHAIR, JESSE ARREGUIN:** YEAH . WHEN WE DEFINE THE GROWTH  
10 GEOGRAPHIES BUT, YOU KNOW, THIS IS GOING TO INCREASE. WHETHER  
11 IT'S SEA LEVEL RISE. THIS IS JUST GOING TO INCREASE AND BE AN  
12 ISSUE WE'RE DEALING WITH IN CALIFORNIA. SO I WANTED TO TOUCH  
13 ON THAT. THAT WAS AN ISSUE WE HEARD A LOT FROM APPEALING  
14 JURISDICTIONS. SECONDLY, I SEE THINGS AROUND OUR  
15 IMPLEMENTATION OF THE RHNA PROCESS. LET ME SEE HERE.  
16 PRESERVATION. WHETHER THERE COULD BE CREDIT FOR PRESERVATION  
17 PROJECTS. YOU TALKED ABOUT THE COUNTY WITH PREVIOUS  
18 DISCUSSIONS. ANOTHER IDEA HERE ANOTHER OPTION FOR INCREASED  
19 FLEXIBILITY WOULD BE TO ALLOW JURISDICTIONS USING CREDIT FOR  
20 ALLOCATION FROM A PREVIOUS CYCLE. I KNOW THERE WAS AN ISSUE  
21 AROUND CREATING SUB REGIONS AND REALLY, LIKE, EMPHASIZING  
22 ENCOURAGING JURISDICTIONS TO LOOK AT SUB REGIONS TO ALLOW MORE  
23 FLEXIBILITY IN TERMS OF HOW UNITS CAN BE ALLOCATED WITHIN THE  
24 SUB REGION. I KNOW THERE WAS SOME CONSIDERATION WITH RESPECT  
25 TO, YOU KNOW, ALLOWING FOR CITIES TRANSFER UNITS BETWEEN



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1 CITIES. I'M NOT RECOMMENDING THAT. I DON'T THINK WE SHOULD  
2 CREATE A SITUATION WHERE CITIES LIKE PIEDMONT, I HAVE A LOT OF  
3 RESPECT FOR PIEDMONT MAY WANT TO TRANSFER THEIR REQUIREMENTS  
4 TO OAKLAND. IN FACT, THAT WAS SUGGESTED. THERE WERE NEWS  
5 ARTICLES ABOUT THAT. IT WOULD GO AGAINST THE FAIR HOUSING.  
6 THAT'S NOT A GOOD IDEA. BUT THE IDEA OF SUB REGIONS COULD  
7 ALLOW FOR A MORE HOLISTIC LOOK WITH REGARD TO THE PARTICULAR  
8 SUB REGIONS. SO I WANTED TO RESPOND TO THAT PARTICULAR ISSUE.  
9 THOSE ARE MY COMMENTS. THANK YOU.

10

11 **DAVID RABBITT:** THANK YOU FOR MENTIONING THE FIRE HAZARDS AREA.  
12 AFTER 2017, I DON'T KNOW WHAT AREA IS IN A FIRE HAZARD AREA.  
13 I'LL THROW IT OUT THERE, AS WELL. I KNOW IN SONOMA COUNTY,  
14 AGAIN, ANY DISCUSSION REGARDING THE CITY VERSUS COUNTY? IN THE  
15 SENSE THAT WE HAVE URBAN GROWTH BOUNDARIES IN EVERY CITY OF  
16 OUR COUNTY AND WE WANT TO SEE GROWTH YET, YOU KNOW, OUR  
17 NUMBERS IN THE COUNTY WENT UP 635%. WHICH IS CHALLENGING  
18 BECAUSE ALL THE UTILITIES ARE IN THE CITY AREAS AND, YOU KNOW,  
19 WE HAVE THIS LARGER -- ANYWAY. YOU UNDERSTAND. ANY DISCUSSION  
20 ABOUT THAT? BECAUSE, AGAIN, I THINK LOOKING AT THE BAY AREA AS  
21 A WHOLE. ESPECIALLY THE OUTLYING COUNTIES I MEAN, I BELIEVE WE  
22 WANT TO HAVE RESPONSIBLE, WALKABLE DEVELOPMENT THAT TYPICALLY  
23 TO CLUSTER IT WITHIN THE CITY CENTER OR MORE URBANIZED AREAS  
24 AS OPPOSED TO HAVING THAT PRESSURE TO SPRAWL, WHICH IS WHAT WE  
25 DIDN'T WANT TO DO.



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1

2 **DAVE VAUTIN:** DEFINITELY THAT WAS ONE OF THE RECOMMENDATIONS  
3 COMING OUT OF THE REPORT. I THINK AS GILLIAN MENTIONED, WE  
4 WERE, YOU KNOW, EXCITED TO SEE THAT THEY'LL PUT FORWARD SOME  
5 TECHNICAL GUIDANCE FOR REGIONS TO TRY TO ADDRESS THAT ISSUE  
6 YOU KNOW, AS WAS MENTIONED, THE INITIAL IDEA THEY PUT OUT  
7 THERE IS BASICALLY LOOKING AT THE SHARE OF THE POPULATION IN  
8 THE UNINCORPORATED COUNTY THAT LIVES IN CENSUS-DESIGNATED  
9 PLACES. AS A FACTOR TO REDUCE THE UNINCORPORATED COUNTY  
10 ALLOCATIONS. THEY HAVE NOT -- THIS REPORT INDICATES THAT  
11 GUIDANCE WILL BE FORTHCOMING. BUT IT IS SOMETHING WE CAN THEN  
12 LEVERAGE AND, YOU KNOW, WOULD UNDERSTAND THAT HCD IS SUPPORT I  
13 HAVE OF THAT SORT OF ADJUSTMENT IN THE NEXT CYCLE. WE'LL KEEP  
14 AN EYE OPEN FOR THAT WHEN THEY PROVIDE THAT.

15

16 **DAVID RABBITT:** THANK YOU. I APPRECIATE THAT. I'M THINKING OF  
17 OUR COUNTY. THERE'S THREE URBANIZED AREA IN THE UNINCORPORATED  
18 COUNTY WHERE THE UNITS WILL GO. IT WILL CHANGE THE LANDSCAPE,  
19 OBVIOUSLY. AND WHEREAS YOU HAVE CITIES THAT ARE GROWING THAT  
20 FEATHERS OUT TO THE, YOU KNOW, CITY LIMIT LINE. NOW YOU'LL  
21 HAVE ANOTHER PEAK OF GROWTH FROM THERE OUT. WHICH IS KIND OF  
22 CONTRARY TO -- AGAIN, I APPRECIATE VERY MUCH THE ANSWER AND  
23 THE WORK ON THAT REGARD.

24

25 **V. CHAIR, JESSE ARREGUIN:** COUNCIL MEMBER TIEDEMANN.



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1

2 **SPEAKER:** THANK YOU. STUDENT HOWLING WE HAVE ANOTHER BIG OF  
3 STUDENT HOUSING AND DON'T GET TO COUNT IT AS WELL AS THE  
4 WEARINESS TO ALLOW PEOPLE TO TRANSFER UNITS BETWEEN THEM IN  
5 THE RHNA COUNT. I WOULD CAUTION ABOUT THE IDEA OF, YOU KNOW,  
6 GIVING CREDIT FOR PAST PERFORMANCE. NOBODY REALLY DOES THAT  
7 WELL WHEN YOU GET DOWN TO THE NUMBERS OF WHO IS BUILDING THE  
8 AFFORDABLE HOUSING. I'M CURIOUS WHO WOULD END UP GETTING  
9 CREDIT OR WHAT IT WOULD MEAN IF THE CREDIT IS FOR JUST  
10 EXCEEDING THE MARKET RATE PORTION. ONE QUESTION I HAVE THERE'S  
11 A THING IN HERE ABOUT CREATING THE STATEWIDE MODEL FOR  
12 ANALYZING OPPORTUNITIES AND CONSTRAINTS. AND IT'S OUT THERE  
13 THERE'S SOMETHING ABOUT, YOU KNOW, OUR LOT TO TAKE MORE IDEA  
14 OF TRANSIT. I THINK IF IT'S ANY INDICATION WHAT IT MIGHT LOOK  
15 LIKE. AND BASICALLY HOW IT WOULD DOVE TAIL WITH THE EFFORTS  
16 AND RESOURCE AREAS AND HOW WE'RE BALANCING THE NEED TO PROVIDE  
17 HOUSING IN AREAS THAT HASN'T BEEN HISTORICALLY BUILT AND NEEDS  
18 TO AND HAS HIGH OPPORTUNITY AND AREAS THAT CAN PREVENT  
19 DISPLACEMENT.

20

21 **DAVE VAUTIN:** I CAN JUMP IN AND GILLIAN CAN OF COURSE ADD. THIS  
22 IS ONE OF THE AREAS WHERE THE REPORT IS THE MOST VAGUE OF THE  
23 22 RECOMMENDATIONS. THERE'S REFERENCE TO A STATEWIDE  
24 OPPORTUNITIES AND CONSTRAINTS MODEL. THERE'S REFERENCE TO  
25 TRYING TO REDUCE ADMINISTRATIVE BURDEN ON COGS. BEYOND THAT,



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1 THERE'S NOT A LOT OF DETAIL ABOUT WHAT THIS MODEL WILL LOOK  
2 LIKE, WHAT DATA SETS IT WOULD USE. WHAT TECHNOLOGIES OR TOOLS  
3 IT WOULD USE. I THINK IT'S REFLECTS KIND OF AN ASPIRATION IN  
4 HCD. MAYBE REFLECTS AN AREA WHERE THEY THINK THEY CAN ADD A  
5 LOT OF VALUE, ESPECIALLY FOR SMALLER COGS THAT MIGHT NOT HAVE  
6 THE LAND USE AND ECONOMIC MODELING TOOLS WE HAVE IN THE BAY  
7 AREA. I THINK IT'S SOMETHING WE WANT TO WATCH. BUT RIGHT NOW  
8 IT'S PRETTY DIFFICULT FOR US TO LOOK IN THE CRYSTAL BALL AND  
9 SEE WHAT THEY'RE REFERRING TO THERE.

10

11 **SPEAKER:** ANYTHING TO ADD?

12

13 **GILLIAN ADAMS:** NO. BASICALLY IT'S A ONE LINE "THERE SHALL BE A  
14 MODEL."

15

16 **SPEAKER:** GREAT. I APPRECIATE THAT. I THINK IT WOULD BE GOOD  
17 FOR US TO BE AS INVOLVED AS POSSIBLE IN THAT. AND SORT OF MORE  
18 GENERALLY TAKE THAT AS SOMETHING AS FOR, YOU KNOW, LARGER MORE  
19 PREPARED COG THAT IS SOMETHING THAT WE CAN TRY AND WORK ON. I  
20 THINK A LOT OF THE ANALYSIS WHEN WE GET THE REGIONAL HOUSING  
21 NEEDS DETERMINATION. I THINK WE CAN DO A LOT OF THAT WORK  
22 REGIONALLY TO, YOU KNOW, GET OPPORTUNITIES CONSTRAINTS AND  
23 HOUSING NEEDS AND DEMOGRAPHICS ON A REGIONAL SCALE. AND  
24 ESSENTIALLY BE DOING KIND OF WHAT HCD IS WANTING TO DO WITHOUT



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1 GIVING ANY DETAILS TO MAKE THE HOUSING PROCESS EASIER FOR  
2 ANYONE AND RESPONSE TO CONCERNS.

3

4 **V. CHAIR, JESSE ARREGUIN:** ONE THING, YOU KNOW, IF THERE'S  
5 GOING TO BE OTHER OPPORTUNITIES TO HCD REALLY ELEVATING THE  
6 BENEFITS AND THE IMPORTANCE OF A RATE 3.0 PROGRAM. AND ONCE  
7 AGAIN, AS WE TALKED ABOUT EARLIER. I THINK WHAT WE DID IN THE  
8 BAY AREA IS A MODEL FOR THE STATE. AND, OBVIOUSLY, WE'RE  
9 TRYING TO THEN KEEP IN THE 2.0 MONEY. BUT, YOU KNOW, AT SOME  
10 POINT, WHEN THE CYCLE HAPPENS, HAVING THOSE RESOURCES WILL  
11 CRITICAL TO GETTING THIS DONE. I THINK IT'S A KEY PART OF IT.  
12 IT'S NOT JUST THE STATUTES BUT IT'S ALSO THE RESOURCES. OKAY  
13 ANY OTHER QUESTIONS OR COMMENTS FROM BOARD MEMBERS? THIS WAS  
14 AN INFORMATION ITEM. WE APPRECIATE YOU KEEPING US INFORMED AS  
15 THIS MOVES FORWARD. ANY ADDITIONAL COMMENTS ON ZOOM IN OKAY IF  
16 NOT. THANK YOU, GILLIAN, THANK YOU, DAVE. AND THAT CONCLUDES -  
17 - OH, PUBLIC COMMENT. ANY WRITTEN COMMENTS OR ANY ZOOM OR IN-  
18 PERSON COMMENTS.

19

20 **CLERK:** NO COMMENTS. NO WRITTEN COMMENTS. NONE AT THE  
21 TELECONFERENCE COMMENTS. NONE IN ZOOM.

22

23 **V. CHAIR, JESSE ARREGUIN:** THAN K YOU. THAT COMPLETES THIS  
24 ITEM. THE LAST ITEM, WHICH IS ADJOURNMENT. THE NEXT REGULAR  
25 MEETING OF THE ABAG EXECUTIVE ORDER ON THURSDAY, JULY 18, 2024



## Meeting Transcript

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1    HERE AT THE BAY AREA METRO CENTER. ANY CHANGES IN THE SCHEDULE  
2    ARE DULY NOTICED TO THE PUBLIC. WITH THAT WE'RE ADJOURNED.  
3    THANK YOU.  
4





*Broadcasting Government*