

**ASSOCIATION OF BAY
AREA GOVERNMENTS
Meeting Transcript**

December 17, 2020

1

ABAG EXECUTIVE BOARD

2

THURSDAY, DECEMBER 17, 2020, 5:05 PM

3

4

JESSE ARREGUIN, PRESIDENT: GOOD EVENING. I WOULD LIKE CALL TO

5

ORDER THE ABAG SPECIAL EXECUTIVE BOARD FOR DECEMBER 17, 2020.

6

WITH THAT, I WOULD LIKE TO ASK THE TEAM TO ROLL THE MEETING

7

PROVISIONS.

8

9

JESSE ARREGUIN, PRESIDENT: THANK YOU. THE ABAG CLERK CALL THE

10

ROLL TO CONFIRM A QUORUM IS PRESENT.

11

12

CLERK OF THE BOARD: SUPERVISOR ANDERSON?

13

14

SPEAKER: HERE.

15

16

CLERK OF THE BOARD: MAYOR ARREGUIN?

17

18

JESSE ARREGUIN, PRESIDENT: HERE.

19

20

CLERK OF THE BOARD: COUNCILMEMBER BAS?

21

22

SPEAKER: HERE. COUNCILMEMBER BAS FROM OAKLAND IS ABSENT.

23

SUPERVISOR BEATTY?

24

25

JAYNE BATTEY: HERE.

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1

2 **CLERK OF THE BOARD:** MAYOR BUTT?

3

4 **SPEAKER:** HERE.

5

6 **CLERK OF THE BOARD:** SUPERVISOR CANEPA IS ABSENT. SUPERVISOR
7 CHAVEZ?

8

9 **CINDY CHAVEZ:** HERE.

10

11 **CLERK OF THE BOARD:** COUNCILMEMBER CLARK?

12

13 **CHRISTOPHER CLARK:** HERE.

14

15 **CLERK OF THE BOARD:** COUNCILMEMBER DIEP IS ABSENT. MAYOR EKLUND
16 IS ABSENT. COUNCILMEMBER ESPARZA?

17

18 **SPEAKER:** HERE.

19

20 **CLERK OF THE BOARD:** THANK YOU. MAYOR GARCIA?

21

22 **LEON GARCIA:** HERE.

23

24 **CLERK OF THE BOARD:** VICE MAYOR GIBBONS?

25

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1 **PAT ECKLUND:** I'M NOT ABSENT. THIS IS PAT.

2

3 **CLERK OF THE BOARD:** THANK YOU MAYOR EKLUND. I GOT YOU.

4

5 **SPEAKER:** HERE.

6

7 **CLERK OF THE BOARD:** AND COUNCILMEMBER MCELHANEY IS ABSENT.

8 SUPERVISOR HAGGERTY?

9

10 **SCOTT HAGGERTY:** HERE.

11

12 **CLERK OF THE BOARD:** MAYOR HALLIDAY?

13

14 **BARBARA HALLIDAY:** HERE.

15

16 **CLERK OF THE BOARD:** SUPERVISOR HANNIGAN?

17

18 **ERIN HANNIGAN:** HERE.

19

20 **CLERK OF THE BOARD:** COUNCILMEMBER HILLIS?

21

22 **RICHARD HILLIS:** HERE.

23

24 **CLERK OF THE BOARD:** SUPERVISOR HUDSON?

25

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1 **DAVID E. HUDSON:** HERE .

2

3 **CLERK OF THE BOARD:** SUPERVISOR LEE?

4

5 **OTTO LEE:** HERE .

6

7 **CLERK OF THE BOARD:** SUPERVISOR MANDELMAN IS ABSENT. SUPERVISOR
8 MAR IS ABSENT. SUPERVISOR MILEY?

9

10 **SUP. NATHAN MILEY:** HERE .

11

12 **CLERK OF THE BOARD:** SUPERVISOR MITCHOFF IS ABSENT.
13 COUNCILMEMBER PERALEZ?

14

15 **RAUL PERALEZ:** HERE .

16

17 **CLERK OF THE BOARD:** SUPERVISOR PINE IS ABSENT. SUPERVISOR
18 RABBIT? IS ABSENT. SUPERVISOR RAMOS?

19

20 **BELIA RAMOS:** HERE .

21

22 **CLERK OF THE BOARD:** SUPERVISOR RODONI? IS ABSENT.
23 COUNCILMEMBER TAYLOR? IS ABSENT. MAYOR WILSON?

24

25 **LORI WILSON:** HERE .

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1

2 **CLERK OF THE BOARD:** DIRECTOR CHAN?

3

4 **SPEAKER:** HERE.

5

6 **CLERK OF THE BOARD:** HINDI?

7

8 **SPEAKER:** HERE.

9

10 **CLERK OF THE BOARD:** AND MAYOR ROMERO? CARLOS ROMERO IS ABSENT.
11 QUORUM IS PRESENT.

12

13 **JESSE ARREGUIN, PRESIDENT:** DIRECTOR MITCHOFF JUST TEXTED ME
14 SAYING SHE IS ON THE PARTICIPANT SIDE. SO WE SHOULD MOVE HER
15 OVER. SHE IS PRESENT.

16

17 **CLERK OF THE BOARD:** THANK YOU. AND A QUORUM IS PRESENT. THANK
18 YOU. ITEM TWO PUBLIC COMMENT IS THERE ANY PUBLIC COMMENT ON AN
19 ITEM NOT ON THE AGENDA. PLEASE RAISE YOUR HAND.

20

21 **KAREN MITCHOFF:** I HAVE A FEELING A LOT OF PEOPLE HAVEN'T BEEN
22 MADE PARTICIPANTS AND THAT'S WHY THEY DIDN'T SIGN IN WITH
23 THEIR NAME. THEY NEED TO CHECK TO MAKE SURE EVERYBODY IS A
24 PARTICIPANT.

25

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1 **JESSE ARREGUIN, PRESIDENT:** OKAY. IF YOU ARE AN EXECUTIVE BOARD
2 MEMBER OR AN ALTERNATE REPRESENTING AN EXECUTIVE BOARD MEMBER
3 TONIGHT, RAISE YOUR HAND, AND I'LL MOVE YOU OVER.

4
5 **CLERK OF THE BOARD:** I DO NOT SEE ANYBODY ON THE ATTENDEE'S
6 LIST THAT ARE EXECUTIVE BOARD MEMBERS.

7
8 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. WE'LL NOW GO TO ITEM
9 TWO, NON-AGENDA PUBLIC COMMENT. THERE ARE ANY MEMBERS OF THE
10 PUBLIC WHO WOULD LIKE TO ADDRESS A MATTER NOT ON THE AGENDA
11 THIS EVENING. RAISE YOUR HAND OR PRESS STAR NINE. I HAVE ONE
12 SPEAKER.

13
14 **SCOTT HAGGERTY:** JESUS, HERE WE GO.

15
16 **CLERK OF THE BOARD:** HOW MUCH TIME DO WE GIVE OUR PUBLIC
17 SPEAKERS?

18
19 **JESSE ARREGUIN, PRESIDENT. TWO MINUTES.**

20
21 **CLERK OF THE BOARD:** MR. BEAKMON, IF YOU CAN GO AHEAD AND
22 UNMUTE YOURSELF.

23
24 **SPEAKER:** BLAIR BEAKMON HERE. I'LL TRY TO KEEP THIS SHORT I'M
25 KIND OF NEW TO THE MTC PROCESS. I LIVE IN THE SAN JOSE AREA. I

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1 HAVE BEEN LIVING THERE FOR QUITE A NUMBER OF YEARS NOW. I
2 PRACTICE BETTER ACCOUNTABILITY WITH TECHNOLOGY WITH THAT IN
3 LOCAL COMMUNITY IT IS MEANS PEACE AND OPEN DEMOCRACY AND
4 SHARING OF IDEAS BETWEEN COMMUNITY AND ITS GOVERNMENT WORKS
5 TOWARDS IDEAS OF PEACE, AND IT WORKS TO QUESTION, YOU KNOW,
6 HOW TO END THE IDEAS OF CONTINUAL WAR, AND IT WORKS TO ADDRESS
7 ITS SHOCK DOCTRINE PRACTICES. IT'S REALLY INTERESTING POSITIVE
8 SUSTAINABILITY IDEAS. I MEAN, REALLY GOOD IDEAS THAT JUST GROW
9 EXPONENTIALLY IN EVERY DIFFERENT DIRECTION TOWARDS GOOD
10 THINGS. AND, SO I HAVE BEEN LEARNING MY LIFE, AND I HAVE BEEN,
11 YOU KNOW, JUST LEARNING GOOD PRACTICES, AND I HAVE BEEN
12 LEARNING THE CONCEPT THAT THIS TIME AS LOCAL GOVERNMENTS, AS
13 THEY ARE GOING THROUGH THEIR PLANNING FOR THE NEXT 5 TO 10
14 YEARS, THAT WE HAVE TO VERY MUCH BE CONSIDERING THE CONCEPTS
15 OF WILDFIRE AND EARTHQUAKES, AND THAT, I HOPE THAT WE CAN
16 MAYBE START TO LEARN TO PRACTICE, I'M SURE WE ARE, AND AS YOU
17 ARE THAT -- IN TALKING ABOUT THESE THINGS WITH THE PUBLIC,
18 ABOUT -- ABOUT YOUR PLANNING ISSUES FOR THE NEXT TEN YEARS
19 THAT YOU WILL TALK MORE OFTEN ABOUT THE CONCEPTS OF NATURAL
20 DISASTER LIKE WILDFIRES AND EARTHQUAKES AND HOW THAT FIGURES
21 INTO YOUR PLANNING FOR THE NEXT 5 TO 10 YEARS. THANKS A LOT.

22

23 **JESSE ARREGUIN, PRESIDENT:** OKAY. THANK YOU. ANY OTHER
24 SPEAKERS? IF SO PLEASE RAISE YOUR HAND OR PRESS STAR NINE. DO I

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1 NOT SEE ANY OTHER RAISED HANDS. MR. CASTRO ANY SUBMITTED
2 COMMENTS THAT NEED TO BE READ INTO THE RECORD.

3

4 **CLERK OF THE BOARD:** NONE SUBMITTED.

5

6 **JESSE ARREGUIN, PRESIDENT:** ITEM THREE EXECUTIVE BOARD
7 ANNOUNCEMENTS. THIS IS AN ITEM FOR CONSIDERATION. WE HAVE A
8 NUMBER OF DEPARTING BE BOARD MEMBERS WE'LL RECOGNIZE THEM WHEN
9 WE GET TO THE PRESIDENT'S REPORT. I WILL ASK IF THERE ARE
10 ANNOUNCEMENTS FROM EXECUTIVE BOARD MEMBERS. IF SO PLEASE RAISE
11 YOUR HAND. SUPERVISOR HAGGERTY?

12

13 **SCOTT HAGGERTY:** YEAH, MR. CHAIRMAN, I WAS JUST CURIOUS, WHY DO
14 THEY HAVE ON THE ROSTER SOME PEOPLE'S NAME IN PARENTHESES?

15

16 **JESSE ARREGUIN, PRESIDENT:** GOOD QUESTION. NOTICED THAT AS
17 WELL. I THINK THOSE ARE MEMBERS THAT ARE NO LONGER ON THE
18 EXECUTIVE BOARD. COULD STAFF ADDRESS THAT?

19

20 **SCOTT HAGGERTY:** BECAUSE I AM A COUNTY SUPERVISOR UNTIL JULY
21 4TH AT 12:00.

22

23 **THERESE MCMILLAN:** FRED OR? PERHAPS YOU COULD CLARIFY?

24

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1 **CLERK OF THE BOARD:** SUPERVISOR HAGGERTY, IF YOU COULD
2 REFERENCE THE DOCUMENT THAT YOU'RE REFERRING TO, PLEASE?

3

4 **JESSE ARREGUIN, PRESIDENT:** HE'S REFERRING, FRED, TO THE POSTS
5 AGENDA UNDER THE PARAGRAPH WHERE THEY LIST THE MEMBERS OF THE
6 EXECUTIVE BOARD, SOME NAMES ARE IN BRACKETS OR PARENTHESES.

7

8 **CLERK OF THE BOARD:** YES THAT'S MY MISTAKE. THAT SHOULD BE
9 WITHOUT THE BRACKETS. I APOLOGIZE FOR THAT.

10

11 **JESSE ARREGUIN, PRESIDENT:** ANY OTHER ANNOUNCEMENTS FROM
12 MEMBERS OF THE EXECUTIVE BOARD. WE WILL BE DOING RECOGNITION
13 OF OUTGOING BOARD MEMBERS SHORTLY.

14

15 **SCOTT HAGGERTY:** SORRY. THAT'S MY PARANOID PERSONALITY.

16

17 **JESSE ARREGUIN, PRESIDENT:** ARE THERE ANY OTHER ANNOUNCEMENTS
18 FROM MEMBERS OF THE EXECUTIVE BOARD. SEEING NONE. UNLESS THERE
19 IS ANY PUBLIC COMMENT ON THIS ITEM, IF SO PLEASE RAISE YOUR
20 HAND OR PRESS STAR NINE. SEEING NO RAISED HANDS, AND SEEING NO
21 WRITTEN COMMENTS WERE SUBMITTED IS THAT CORRECT?

22

23 **CLERK OF THE BOARD:** NONE SUBMITTED.

24

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1 **JESSE ARREGUIN, PRESIDENT:** WE'LL GO TO THE PRESIDENT'S REPORT
2 FOR DECEMBER 17TH, 2020. AT OUR LAST MEETING WE NOTED THAT A
3 NUMBER OF LONG SERVING ABAG EXECUTIVE BOARD MEMBERS ARE
4 LEAVING US AND BETWEEN NOW AND OUR JANUARY MEETING WE'LL BE
5 SAYING GOODBYE TO NINE BOARD MEMBERS AND TWO ALTERNATES AND
6 WELCOMING NEW COLLEAGUES TODAY I WOULD LIKE TO OFFER MY THANKS
7 TO ALL EXECUTIVE BOARD MEMBERS LEAVING US AND TO ALLOW THEM
8 TONIGHT TO SPEAK IF THEY WISH. PLEASE RAISE YOUR HAND IF YOU
9 WISH TO SPEAK. AND WHEN WE RETURN TO MEETING IN PERSON, I KNOW
10 WE TALKED ABOUT THIS BEFORE THE MEETING STARTED, AND I HOPE
11 SOMETIME NEXT YEAR WE WILL GET TOGETHER IN 375 BEALE THAT WE
12 INVITE THEM BACK TO HONOR THEIR PROPER SERVICE, AND CLAYTON
13 MAYOR JULIE PIERCE WHO IS LEAVING US, AND WE HAVE SAID GOOD BY
14 TO SCOTT HAGGERTY, AND FORMER SANTA CLARA SUPERVISOR STATE
15 SENATOR DAVE CORTESE FORMER MTC CHAIR AND ROHNERT PARK VICE
16 MAYOR JACK MACKENZIE, MEMBER LYNETTE GIBSON MCELHANEY MILLBRAE
17 COUNCILMEMBER, RICH GARBARINO MOUNTAIN VIEW, CHRIS CLARK SAN
18 JOSE COUNCILMEMBER, ALTERNATE BOARD MEMBER SINKS OF CUPERTINO
19 AND MEMBER MICHAEL SEBASTOPOL. I WOULD LIKE TO TURN THE FLOOR
20 OVER TO SUPERVISOR WHO WOULD LIKE TO GIVE COMMENTS. I WOULD
21 LIKE TO GIVE SPECIAL RECOGNITION TO MTC CHAIR AND EXECUTIVE
22 BOARD MEMBER SCOTT HAGGERTY HE HAS BEEN ON THIS EXECUTIVE
23 BOARD FOR MANY YEARS AND MORE RECENTLY IN HIS ROLE AS MTC
24 CHAIR HAS DEEPENED THE PARTNERSHIP BETWEEN ABAG AND MTC HE IS
25 A PERSONAL FRIEND AND SOMEBODY I CONSIDER A PLEASURE WORKING

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1 WITH, I WANT TO SAY THANK YOU CHAIR HAGGERTY FOR YOUR SUPPORT,
2 YOUR COMMITMENT TO REGIONALISM, AND REGIONAL PLANNING AND I
3 WANT TO RECOGNIZE THE SIGNIFICANT IMPACT YOU MADE ON THIS
4 REGION NOT JUST IN THE COUNTY BUT THROUGHOUT THE BAY AREA. YOU
5 HAVE A LONG LASTING LEGACY, YOU WILL BE DEARLY MISSED AND I
6 WANT TO GIVE SPECIAL RECOGNITION TO YOU AS I BELIEVE THIS IS
7 YOUR LAST FULL EXECUTIVE BOARD MEETING. THANK YOU VERY MUCH
8 CHAIR HAGGERTY AND THANK YOU TO ALL OF THE OTHER DEPARTING
9 EXECUTIVE BOARD MEMBERS FOR YOUR SERVICE NOT JUST TO THIS
10 BOARD BUT TO THE BAY AREA REGION. OKAY. IF I MUTE YOU BECAUSE
11 YOU ARE -- YOUR MIC IS UNMUTED, NO OFFENSE. I'M GOING TO CALL
12 IN THE ORDER OF RAISED HANDS, AND THE FIRST IS DIRECTOR
13 RODONI.

14

15 **DENNIS RODONI:** I WAS WONDERING IF YOU INCLUDED ME IN THAT
16 LIST. I WILL BE LEAVING ABAG TONIGHT AND TAKING ASSIGNMENTS
17 FOR MY BOARD MEETING, AND STEPHANIE PETERS WILL BE THE NEW
18 APPOINTMENT SHE IS THE SUPERVISOR FOR SOUTHERN MARIN. I WANT
19 TO THANK YOU ALL AND GETTING TO KNOW YOU ALL AND LEARNING MORE
20 ABOUT THE BAY AREA GOVERNMENT. I APPRECIATED BEING A PART OF
21 THIS FOR ALL THESE YEARS.

22

23 **JESSE ARREGUIN, PRESIDENT:** THANK YOU SUPERVISOR RODONI YOU
24 HAVE BEEN A GREAT BOARD MEMBER TO WORK WITH. THANK YOU FOR

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1 YOUR SERVICE AND SORRY TO SEE YOU LEAVE. NEXT IS DIRECTOR
2 MILEY?

3

4 **SUP. NATHAN MILEY:** YES, THANK YOU CHAIR. I WANT TO GIVE MY
5 ACKNOWLEDGEMENTS TO THE HONORABLE SUPERVISOR SCOTT HAGGERTY.
6 YOU KNOW, I HAVE SERVED WITH HIM NOW FOR 20 YEARS ON THE BOARD
7 OF SUPERVISORS, AND WE DEFINITELY CONSIDERED HIM THE CZAR, THE
8 TRANSPORTATION CZAR FOR ALAMEDA COUNTY. HE HAS GOT NOT JUST
9 LOCAL AND REGIONAL REPUTATION BUT A NATIONAL REPUTATION WHEN
10 IT COMES TO TRANSPORTATION, AND HE TOO HAS BEEN A GOOD
11 FRIENDLY AND COLLEAGUE. AND EVEN THOUGH I DID TEN YEARS ON THE
12 OAKLAND CITY COUNCIL AND 20 YEARS ON THE BOARD OF SUPERVISORS,
13 I STILL CONSIDER HIM A MENTOR AND A LEADER, AND I HAVE LEARNED
14 A LOT FROM SUPERVISOR HAGGERTY. WE'RE DEFINITELY GOING TO MISS
15 HIM IN ALAMEDA COUNTY. WE SINCERELY WISH HIM THE BEST. IT'S
16 GOOD TO GO OUT ON YOUR OWN TERMS AND HE'S GOING OUT ON HIS OWN
17 TERMS LIKE A PRIZE FIGHTER GOING OUT AT THE TOP OF HIS GAME.
18 HE WASN'T TAKEN OUT. HE DECIDED TO GO AND TAKE THAT MOVE ON
19 HIS OWN. I WISH YOU WELL. WE HAVEN'T HAD A CHANCE TO ROAST HIM
20 AT THE BOARD OF SUPERVISORS. AND I HOPE WE GET THAT
21 OPPORTUNITY. WE WILL CONTINUE TO SERVE ON MTC FOR ANOTHER FEW
22 MONTHS UNTIL HIS PRESIDENCY ENDS. SO ONCE AGAIN SCOTT BEST
23 WISHES TO YOU GOING FORWARD AND THANK YOU FOR ALL OF YOUR
24 SERVICE TO THE RESIDENTS OF ALAMEDA COUNTY.

25

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1 **JESSE ARREGUIN, PRESIDENT:** DIRECTOR MITCHOFF?

2

3 **KAREN MITCHOFF:** THANK YOU. I STILL CAN'T BELIEVE THAT WE'RE IN
4 THIS PANDEMIC TO THE EXTENT THAT WE CAN'T WISH OUR COLLEAGUES
5 A GOODBYE IN PERSON, AND TO ALL THOSE YOU MENTIONED, PRESIDENT
6 ARREGUIN THEY HAVE SERVED WITH SUCH DISTINCTION. BUT, THERE IS
7 NO BUTS. BUT THE REASON I'M SPEAKING DIRECTLY ABOUT SCOTT, IS
8 HE HAS JUST BEEN A WONDERFUL SUPPORTER, A WONDERFUL FRIEND, A
9 TERRIFIC SUPERVISOR. I REMEMBER WHEN HE WAS FIRST ELECTED, I
10 WAS WORKING FOR FORMER SUPERVISOR MARK DE-SAULNIER THE FIRST
11 TIME, AND I FIRST MET HIM AND CORRECTED AND I CAN'T JUST
12 IMAGINE A WORLD WITHOUT HIM AND JULIE PIERCE IN A WORLD WITH
13 THE VITAL DECISIONS THAT WE HAVE TO MAKE. I AM ENVIOUS OF THEM
14 THEY ARE MOVING ON TO BRIGHTER PASTURES SO TO SPEAK AND THAT
15 DOESN'T MEAN PUTTING THEM OUT TO PASTURE IT MEANS THEY HAVE
16 MADE A DECISION AS SUPERVISOR MILEY SAID, GOING OUT ON THEIR
17 OWN TERMS AND REALIZING THERE ARE OTHER THINGS IN LIFE, THEIR
18 COMMITMENT AND THEIR SERVICE, IN PUBLIC SERVICE, IS UNEQUAL,
19 AND TO SAY THEY WILL BE MISSED IS A HUGE UNDERSTATEMENT. AND I
20 JUST HOPE WE DO GET THAT OPPORTUNITY TO HAVE AN IN-PERSON
21 MEETING. I KNOW SCOTT HAS SOME PLANS TO MOVE OUT OF STATE, AND
22 I'M HOPING THAT WON'T HAPPEN BEFORE WE HAVE THAT OPPORTUNITY,
23 BUT IF IT DOES, HE HAS TO COME BACK. SO, ANYWAY, THANK YOU TO
24 JULIE, TO SCOTT, AND TO THE OTHERS THAT ARE RETIRING AND
25 MOVING ON.

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1

2 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH DIRECTOR
3 MITCHOFF. DIRECTOR HUDSON AND THEN DIRECTOR HALLIDAY, AND I
4 SEE FORMER ABAG EXECUTIVE BOARD MEMBER JULIE PIERCE HAS RAISED
5 HER HAND AS WELL.

6

7 **DAVID E. HUDSON:** I JUST REALLY WANT TO ECHO WHAT NATE SAID
8 EARLIER, YOU CAN EXPAND THAT LIST TO WELL BEYOND ALAMEDA
9 COUNTY. WHAT MEANTIME TO THE TRI-VALLEY AND THINGS THAT
10 HAPPENED BECAUSE OF HIS PRESENCE, I COULD GO ON FOR A LOT
11 LONGER TIME THEY WOULD BE ALLOTTED. THIS IS MORE OF AN
12 OFFICIAL MARKING OF THE BAD BOY CORNER THAT WE HAD WHEN WE
13 WERE OVER AT THE METRO BUILDING. WE JUST SLOWLY KEEP LOSING
14 THEM, AND YOU KNOW, AFTER SCOTT, WE'RE JUST GOING TO HAVE TO
15 DISSOLVE. I WILL TELL YOU ONE THING TO PEOPLE THAT THINK HE'S
16 GOING OUT OF STATE. SCOTT KEEPS A LIST. YOU DON'T WANT TO BE
17 ON THAT LIST, AND IF WE DO SOMETHING WRONG, IT WOULD NOT
18 SURPRISE ME TO SEE HIM SHOW UP AT A MEETING. IT IS NOT PAST
19 SCOTT HAGGERTY IF HE'S BEEN WRONG OR HE FEELS SOMETHING WRONG,
20 TO COME BACK, AND DON'T TRY TO STOP HIM AT THREE MINUTES OF
21 PUBLIC COMMENT. SO SCOTT, JUST LET ME KNOW WHAT YOUR ADDRESS S
22 BECAUSE I MIGHT BE MOVING IN NEXT TO YOU IN A COUPLE YEARS
23 WHEN THIS IS OVER. [LAUGHTER] THANKS FOR SOME GREAT TIMES.

24

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1 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. DIRECTOR HALLIDAY, AND
2 THEN I'M GOING TO GO TO FORMER DIRECTOR PIERCE, AND THEN I'LL
3 GO TO DIRECTOR MCELHANEY.

4

5 **BARBARA HALLIDAY:** I ECHO THE COMMENTS MADE, I HAVE GOTTEN TO
6 KNOW BOARD MEMBERS DURING THIS TIME, IN PARTICULAR, I WANT TO
7 FIRST IS I LYNETTE, I DON'T THINK THAT WE'RE GOING TO MISS
8 YOU, BECAUSE I KNOW -- I MEAN, I THINK THAT WE'RE GOING TO
9 STILL SEE A LOT OF YOU. THERE IS NO WAY YOU'RE NOT GOING TO BE
10 HEAVILY INVOLVED IN THINGS IN ALAMEDA COUNTY, AND I JUST SO
11 APPRECIATE THE POSITIVE ENERGY AND ENTHUSIASM YOU BRING TO ANY
12 MEETING I'M AT. AND JULIE PIERCE, I THINK IT WAS AROUND 2015
13 AT ABAG WHEN I WAS FIRST APPOINTED. AND I REMEMBERED THINKING
14 AFTER I READ THE FIRST AGENDA PACKET, GOING OH BOY THIS IS
15 GOING TO BE INTERESTING BECAUSE AT THE TIME WHEN THE MERGER
16 WAS -- IT WAS BEING TALKED ABOUT ABAG STAFF GOING TO MTC, WE
17 WERE STILL MEETING IN OAKLAND, AND I HAVE TO SAY THE EXAMPLE
18 OF LEADERSHIP THAT ESPECIALLY JULIE PIERCE DEMONSTRATED DURING
19 THAT TIME WILL BE SOMETHING THEY WILL ALWAYS REMEMBER, AND YOU
20 KNOW, I THINK THAT WE'RE ALL JUST BETTER OFF FOR THE -- HER
21 LEADERSHIP DURING THAT TIME. AND FINALLY SCOTT HAGGERTY WHO IS
22 TRULY A LEGEND IN ALAMEDA COUNTY, AND I ALSO THINK WE WILL SEE
23 -- I HOPE WE WILL SEE, PLACES -- HIS LEGACY IS JUST BEYOND --
24 I SOMETIMES THINK HE MIGHT HAVE A SECRET TWIN BECAUSE
25 OTHERWISE I DON'T SEE HOW HE COVERS ALL THE MEETINGS HE COVERS

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1 AND I WANT TO SAY A SPECIAL THANKS TO HIM HERE, AT THESE ABAG
2 MEETINGS OFTEN WENT ON LONG AND WHEN YOU HAVE TO TAKE BART
3 BACK FROM SAN FRANCISCO LATE AT NIGHT, IT'S SOMETIMES A LITTLE
4 CLOSE THERE, AND/OR, A LITTLE CLOSE THAT YOU'RE GOING TO MAKE
5 THE LAST TRAIN, OR EVEN SO. I JUST WANT TO THANK HIM. HE SO
6 GRACIOUSLY OFFERED ME RIDES HOME AFTER THOSE LONG MEETINGS
7 BACK TO THE CASTRO VALLEY BART STATION AND EVEN IF HE CALLS ME
8 MS. DAISY, I STILL HAVE A LOT OF GRATITUDE TO HIM FOR DOING
9 THAT. AND SO, ANYWAY, CHANGE IS HARD, AND I TOO AM SORRY THAT
10 WE CAN'T PROPERLY HONOR ALL THESE PEOPLE IN PERSON AND I HOPE
11 WE HAVE THE CHANCE TO DO THAT SOMETIME.

12

13 **JESSE ARREGUIN, PRESIDENT:** ABSOLUTELY. I'LL GO TO DIRECTOR
14 JULIE PIERCE.

15

16 **JULIE PIERCE:** THANK YOU PRESIDENT ARREGUIN, WHAT CAN I SAY?
17 THANK YOU FOR ALL OF THE KIND REMARKS FROM ALL OF YOU. I WANT
18 TO EXTEND MY PARTICULAR THANKS TO THOSE I WORKED WITH BEFORE,
19 IN DOING EXACTLY WHAT WAS JUST SPOKEN ABOUT, THAT STAFF
20 MERGER, I THINK THAT WAS ONE OF THE BEST THINGS THAT WE HAVE
21 ACCOMPLISHED TOGETHER. AND A SPECIAL THANKS TO DAVE CORTESE
22 WHO WAS PRESIDENT THEN, TO SCOTT, CERTAINLY AS THE BACKUP TO
23 JAKE WHEN WE FINALLY GOT TO SIGN THE DOCUMENT TOGETHER, BUT
24 ESPECIALLY TO SCOTT FOR HIS LEADERSHIP ON ABAG FOR SO MANY
25 YEARS. FOR HIM PESTERING ME RUNNING AS PRESIDENT AND FOR HIS

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1 TREMENDOUS SUPPORT OF ALL OF US AND NEVER BEING AFRAID TO CALL
2 IT LIKE IT IS. IF SOMETHING DIDN'T SEEM RIGHT, SCOTT WAS
3 ALWAYS THERE TO MAKE SURE THAT WE MADE IT RIGHT. AND, YOU
4 KNOW, HIS LEADERSHIP IS UNPARALLELED IN THE BAY AREA, AND I
5 HAVE GOTTEN TO KNOW HIM PRETTY WELL AS A FRIEND, AS WE ALL DO
6 WHEN WE WORK TOGETHER FOR SO LONG, BUT SCOTT, ESPECIALLY, HAS
7 BEEN A LEADER, A FRIEND, A MENTOR, AND SOMEONE THAT, AS KAREN
8 SAID, THE BAY AREA WILL MISS, IN LEADERSHIP. SO, ALL OF YOU
9 PAY ATTENTION TO THE LEGACY THAT SCOTT HAS LEFT, AND TRY TO
10 FILL THAT VOID. IT'S GOING TO TAKE MANY OF US TO DO THAT. AND
11 WHILE I'M NOT MOVING OUT OF STATE, AT LEAST NOT YET, I WILL BE
12 HANGING OUT IN THE AUDIENCE, JUST HAVING AN EAR ON WHAT'S
13 GOING ON YOU GOT TO GO THROUGH WITHDRAWAL ON THIS STUFF. MY
14 BEST TO ALL OF YOU. HAPPY HOLIDAYS, AND BEST WISHES FOR A
15 BETTER NEW YEAR IN 2021. THANK YOU.

16

17 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH JULIE. OKAY.
18 I'M GOING TO GO TO DIRECTOR MCELHANEY.

19

20 **LYNETTE GIBSON MCELHANEY:** THANK YOU PRESIDENT ARREGUIN FOR THE
21 TIME TO EXPRESS MY GRATITUDE. I KNOW WE SAID A SHOUT OUT AT
22 THE LAST MEETING. I AM TO THANK EACH OF YOU FOR EXPANDING ME
23 FOR GROWING ME FOR INTRODUCING ME TO THE BAY AREA FRESH AND
24 NEW. I AM SO OAKLAND. I AM SO OAKLAND, LIKE CUT ME AND I WILL
25 BLEED OAK TREES AND ACORNS BUT IT'S BEEN AMAZING TO SEE HOW

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1 MUCH OF A REGIONALIST I AM IN MY CORE BECAUSE I BELIEVE IN
2 PEOPLE. AND I AM SO DELIGHTED THAT OVER THE PAST SEVEN YEARS
3 OF SERVING ON THIS BOARD, WE HAVE BEEN ABLE TO REALLY BE A
4 GROUP OF LEADERS THAT HAVE ESTABLISHED A REGIONAL IDENTITY AND
5 LEARNED TO BE SENSITIVE TO EACH OTHER'S NEEDS WHILE ADVANCING
6 EQUITY AND A DISCUSSION OF THE NEEDS FOR OUR MOST
7 MARGINALIZED. I HAVE LEARNED SO MUCH AT THIS TABLE, AND I AM A
8 BETTER HUMAN BEING FOR THE EXCHANGES, THE VERY LONG MEETINGS,
9 BUT SOME PRETTY GOOD BROWNIES. I DON'T KNOW WHO MADE THEM BUT
10 THOSE WERE AWESOME. GREAT REWARD. AND I AM SO GRATEFUL THAT WE
11 WERE ABLE TO BRING MS. MCMILLAN INTO HER ROLE AND I HAVE THE
12 CONFIDENCE THAT YOU'RE GOING DO FANTASTIC WORK. I HOPE TO SEE
13 YOU ALL AROUND AT FARMERS MARKETS AND FESTIVALS WHENEVER WE
14 GET BACK TO THAT UNIQUENESS THAT MAKES US THE BAY. BUT THANK
15 YOU VERY MUCH FOR MAKING ME A BIGGER WOMAN ON THE INSIDE, AND
16 HELPING ME LISTEN MORE DEEPLY, AND I'M JUST SO GRATEFUL FOR
17 THE OPPORTUNITY TO SERVE WITH EACH OF YOU. SO, HO YOU ALL
18 CHECK ME OUT AND STAY FRIENDS. THANK YOU VERY MUCH. THIS HAS
19 BEEN A TREMENDOUS BENEFIT TO BEING IN PUBLIC SERVICE. THANK
20 YOU.

21

22 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH DIRECTOR GIBSON
23 MCELHANEY. THANK YOU VERY MUCH FOR YOUR SERVICE. DIRECTOR
24 HAGGERTY?

25

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1 **SCOTT HAGGERTY:** OKAY. FIRST OF ALL, I WANT TO SAY THANK YOU TO
2 EVERYBODY. YOU HAVE ALL BEEN WONDERFUL TO WORK WITH, AND
3 ALTHOUGH SOME OF YOU CAN LOOK AT ME AND SAY I HAVE NEVER
4 AGREED WITH THAT GUY, AND MAYBE THAT'S THE CASE, BUT YOU CAN
5 ALSO SAY WE ALWAYS GOT ALONG. AND I THINK THAT'S WHAT'S
6 IMPORTANT IN POLITICS IS IF YOU LOSE A VOTE, YOU SLAP EACH
7 OTHER ON THE BACK AND SAY I'LL GET YOU NEXT TIME. YOU CAN'T
8 BRING PERSONALITIES INTO POLITICS. AS FOR AS THOSE I WISH TO
9 SPEAK ABOUT, JESSE, YOU ARE SIMPLY A PHENOMENAL INDIVIDUAL. WE
10 CONSTANTLY ARE CHECKING IN WITH EACH OTHER TO SEE HOW WE'RE
11 DOING, HOW IS THE DAY. I THINK YOU ARE AN AWESOME MAYOR YOU
12 WERE A GREAT EBC MEMBER, AND THAT'S BEST WHEN YOU SAY I'M YOUR
13 MENTOR. YOU'RE MINE. AND SO, YOU MIGHT BE BETTER OFF NOT
14 MAKING THAT COMMENT. BECAUSE, YOU'RE FAR AND ABOVE A GRADE
15 HIGHER THAN ME. TO MY BUDDY NATE, HE SEEMS TO THINK HE'S GOING
16 TO GET TO ROAST ME, BUT I DON'T KNOW WHEN THAT'S GOING HAPPEN.
17 BUT I CAN TELL YOU THAT NATE AND I WERE OFTEN A 3-2 VOTE. AND,
18 YOU KNOW, THAT WAS OKAY. NATE AND I, DIDN'T LIKE LOSING BUT WE
19 NEVER MADE IT PERSONAL. BUT WHENEVER YOU TALK TO NATE ON AN
20 ISSUE IF YOU SAY IT'S IMPORTANT TO YOU IT BECOMES IMPORTANT TO
21 HIM. AND I APPRECIATE THAT IN SOMEBODY NOT DEALING WITH PEOPLE
22 WITH WHOEVER GETS THEM LAST THAT'S HOW THEY'RE GOING TO VOTE,
23 AND KAREN, FROM WHAT I HEARD IN THE LAST BOARD MEETING, THAT
24 IS EXACTLY WHY I'M RETIRING. THE LETTER THAT YOU GOT, WHICH
25 YOU READ IN PUBLIC, WHICH I CAN'T BELIEVE YOU DID THAT, IT WAS

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1 A BAD ONE, AND YOU SHOULD NOT EVER HAVE TO GO THROUGH THAT AS
2 AN ELECTED OFFICIAL AND ESPECIALLY WITH SOMEBODY WITH AS BUG -
3 - BIG A HEART AS YOURS. I'M SORRY. THAT WAS THE POSTER CHILD,
4 AND I WILL NEVER LOOK BACK NOW. AND DAVE HUDSON LIKES TO THINK
5 HE'S A BAD BOY. HE'S NOT A BAD BOY. WE ONLY GOT AS BAD AS
6 CINDY CHAVEZ WOULD LET US GET AT THESE COMMITTEE MEETINGS WHEN
7 SHE WAS CHAIRING THEM. BUT I REALLY ENJOY DAVE. DAVE IS A GOOD
8 FRIEND. HE'S REALLY SOMEBODY YOU WANT IN YOUR CORNER, AND I
9 HAVE A LOT OF RESPECT FOR HIM, AND I HAVE TO TELL YOU, I
10 REALLY DIDN'T THINK HE WAS GOING TO WIN MAYOR, AND I MEAN THAT
11 SINCERELY, BUT HE DID, AND HIS VOTERS CHOSE PROPERLY. AND I'M
12 JUST SO PROUD OF HIM AND WHAT HE WILL DO FOR HIS CITY GOING
13 FORWARD. AND THEN YES THERE, IS MS. DAISY. YOU KNOW, DON'T
14 TAKE OFFENSE TO THAT, BECAUSE I HAVE THOROUGHLY ENJOYED THOSE
15 CONVERSATIONS THAT HE HAD, BARBARA HALLIDAY, ON THE WAY BACK
16 TO THE BART STATION TO MAKE SURE YOU GOT HOME SAFELY AT NIGHT.
17 I KNOW THAT I'M NOT ALWAYS YOUR FAVORITE PERSON, BUT SOMETIMES
18 YOU KIND OF DO LIKE ME, AND I THINK THAT TOGETHER WE WERE A
19 GOOD TEAM HERE IN ALAMEDA COUNTY. JULIE, WHAT CAN YOU SAY
20 ABOUT JULIE? LITTLE CITY OF CLAYTON. I MEAN, IT'S LIKE THE
21 LITTLE ENGINE WHO COULD, RIGHT? YOU WOULD THINK SHE WAS FROM
22 OAKLAND OR SAN FRANCISCO THE WAY SHE WILLED HER POWER, AND SHE
23 WAS A PHENOMENAL CHAIR OF ABAG. THE ONLY ONE THEY EVER KNEW
24 WHO SERVED TWO YEAR TERMS. AND REALLY WHEN YOU SIT BACK AT THE
25 LAST COMMITTEE MEETING AND YOU HEARD THE FINANCIAL REPORTS OF

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1 ABAG YOU KNOW EVERYTHING WE DID WAS CORRECT. AND I'M SO PROUD
2 OF JULIE. I WISH HER NOTHING BUT SUCCESS IN THE FUTURE AND MY
3 FEAR IS THAT SHE'S GOING TO GET BOARD AND RUN AGAIN. TO BE
4 HONEST WITH YOU. I HOPE THAT DOESN'T HAPPEN. I HOPE YOU ENJOY
5 YOUR RETIREMENT WITH YOUR HUSBAND STEVE AND HAVE GREAT TIMES
6 WITH YOUR GRANDCHILDREN. AND TO THE REST OF YOU LYNETTE, YOU
7 WILL BE BACK. YOU'RE RIGHT OAKLAND IS IN YOUR BLOOD. YOU WILL
8 BE BACK SOMETIMES THE VOTERS DON'T GET IT RIGHT, AND IN YOUR
9 CASE THEY DIDN'T. WITH THAT, 24 YEARS. IT'S A LONG TIME. AND
10 THEY STARTED CLEANING OUT MY OFFICE TODAY. YOU SHOULD SEE IT.
11 IT'S AN ABSOLUTE MESS. IF ANYBODY NEEDS A SHOVEL, I'M GIVING
12 THEM AWAY. I HAVE PLENTY OF SHOVELS, AND I WOULD BE HAPPY TO
13 GIVE YOU ONE. LET ME KNOW WHERE TO SEND T WE'LL SEND IT FOR
14 FREE. WITH THAT IT'S BEEN A BLAST WORKING WITH ALL OF YOU, AND
15 I APPRECIATE EVERYTHING YOU HAVE DONE FOR OUR COMMUNITY
16 BECAUSE IN THEY END THAT'S WHY WE'RE HERE IS TO SERVE OUR
17 CONSTITUENTS. THANK YOU.

18

19 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH DIRECTOR
20 HAGGERTY.

21

22 **LYNETTE GIBSON MCELHANEY:** WELL SAID SCOTT. WOO!

23

24 **JESSE ARREGUIN, PRESIDENT:** COLLEAGUES, ANY OTHER COMMENTS?
25 OKAY. DON'T SEE ANY OTHER RAISED HANDS. THERE ARE A FEW OTHER

21

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1 ANNOUNCEMENTS I WANT TO MAKE. ONCE AGAIN ON BEHALF OF THE
2 EXECUTIVE BOARD, AND THE ENTIRE NINE COUNTY BAY AREA, WE THANK
3 YOU VERY MUCH FOR YOUR SERVICE ON THIS BOARD AND TO OUR
4 REGION. AND WHEN WE RETURN TO MEETINGS IN PERSON, HOPEFULLY
5 SOMETIME NEXT YEAR, WE WILL INVITE YOU BACK TO PROPERLY THANK
6 YOU AND CELEBRATE YOUR YEARS OF SERVICE. WE HAVE A FEW
7 EXECUTIVE BOARD MEMBERS JOINING US THIS EVENING, I WANT TO
8 WELCOME OTTO LEE SUPERVISOR OF SANTA CLARA, TOM BUTT MAYOR OF
9 THE CITY OF RICHMOND, REPRESENTING THE CITY OF CONTRA COSTA
10 COUNTY, AND CARLOS ROMERO, THE MAYOR OF EAST PALO ALTO
11 REPRESENTING SAN MATEO COUNTY, AND MAYOR HINDI, THE MAYOR OF
12 FOSTER CITY IS ALSO REPRESENTING THE CITIES OF SAN MATEO AS
13 WELL. SO WELCOME. ANY OTHERS WISHING TO SPEAK, I'LL TURN THE
14 FLOOR OVER TO YOU. OKAY. SO WE MOVE ON. THERE ARE A NUMBER OF
15 VACANCIES ON THE EXECUTIVE BOARD DUE TO RETIREMENTS AND THE
16 RECENT ELECTION. WE ARE AWAITING APPOINTMENTS FROM VARIOUS
17 BOARD OF SUPERVISORS, MAYOR'S CONFERENCES, AND CITY SELECTION
18 COMMITTEES, AND WE'LL WELCOME THOSE NEWLY APPOINTED NUMBERS AT
19 OUR NEXT MEETING. NOW TO THE WORK AT HAND TONIGHT. WE WILL
20 HEAR FROM THE JOINT MTC ABAG LEGISLATION COMMITTEE ON THE
21 JOINT 2021 ADVOCACY PROGRAM AND RECEIVE A REPORT ON THE PUBLIC
22 HEARING AND PUBLIC COMMENTS RECEIVED ON THE PROPOSED REGIONAL
23 HOUSING NEEDS ALLOCATION METHODOLOGY. ON THE CONSENT CALENDAR
24 IS ADOPTION OF ABAG RESOLUTION NUMBER 162020 REVISED REGARDING
25 CURRENT ACTION ON STRATEGY EN7 ALSO KNOWN AS THE INFAMOUS

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1 TELECOMMUTING STRATEGY AND THE RATIFICATION OF APPOINTMENTS TO
2 THE HOUSING COMMITTEE AND OTHER COMMITTEES TO FILL VARIOUS
3 VACANCIES. SO WITH THAT I'LL ASK IF THERE IS ANY FURTHER
4 DISCUSSION FROM THE EXECUTIVE BOARD ON MY REPORT F SO PLEASE
5 RAISE YOUR HAND BY PRESSING THE RAISED HAND BUTTON. DO I NOT
6 SEE ANY RAISED HANDS. SO I WILL NOW GO TO PUBLIC COMMENT. I
7 SEE WE HAVE ONE RAISED HAND. B BEAKMON.

8

9 **SPEAKER:** HELLO. I WANT TO SPEAK ON THE CONSENT CALENDAR ITEMS,
10 AND SIX, THAT'S NOT --

11

12 **JESSE ARREGUIN, PRESIDENT:** IF YOU CAN WAIT, MR. BEAKMON, WE'RE
13 NOT THERE YET.

14

15 **SPEAKER:** THANK YOU.

16

17 **JESSE ARREGUIN, PRESIDENT:** I'LL ASK IF THERE IS ANY PUBLIC
18 COMMENT ON THE PRESIDENT'S REPORT ISSUE PLEASE RAISE YOUR HAND
19 IF YOU ARE ON THE ZOOM PLATFORM OR PRESS STAR NINE IF YOU ARE
20 PHONING IN. I DO NOT SEE ANY RAISED HANDS. MR. CASTRO ANY
21 WRITTEN COMMENTS ON THIS ITEM?

22

23 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS ON THIS ITEM.

24

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1 **JESSE ARREGUIN, PRESIDENT:** ONCE AGAIN, COLLEAGUES, WHO ARE
2 LEAVING US, YOU HAVE MADE A HUGE IMPACT ON THIS AGENCY AND
3 REGION. YOU WILL BE DEARLY MISSED LOOK FORWARD TO SEEING YOU
4 IN PERSON SOMETIME NEXT YEAR. WITH THAT WE'LL GO TO THE
5 EXECUTIVE DIRECTOR'S REPORT AND TURN IT OVER TO THERESE
6 MCMILLAN, EXECUTIVE DIRECTOR.

7

8 **THERESE MCMILLAN:** THANK YOU VERY MUCH PRESIDENT ARREGUIN. ONE
9 OF THE BENEFITS OF HAVING A STANDING ITEM ON THE AGENDA IS
10 THAT I KNOW I'LL GET TO PERSONALLY CONGRATULATE BOARD MEMBERS
11 ON YOUR NEW JOURNEYS. WE ARE ALL BLESSED WITH YOUR TIME AND
12 YOUR SERVICE AS PUBLIC SERVANTS. AND IT WILL BE MISSED ACROSS
13 THE BOARD. AS EXECUTIVE DIRECTOR OF ABAG AND MTC, I TOOK ON
14 THE LEGACY OF JULIE PIERCE AND DAVE CORTESE, AND JAKE
15 MACKENZIE, AND SCOTT HAGGERTY WITH THE CONSOLIDATED REGIONAL
16 STAFF, AND IT IS AN EXTRAORDINARY STAFF, AND I HAVE REALLY
17 BECOME HONORED TO BE ABLE TO LEAD THEM. AND THEN THE CONTINUED
18 WORK THAT WE'RE DOING AT THE BOARD LEVEL ADVANCING OUR
19 COOPERATION AND THE MANIFESTATION OF THAT, WITH THE JOINT MTC
20 AND ABAG LEGISLATION COMMITTEE THAT MTC CHAIR SCOTT HAGGERTY
21 AND PRESIDENT JESSE ARREGUIN HELPED LEAD, WHICH WAS REALLY A
22 SIGNIFICANT STATEMENT OF THE CONTINUED COMMITMENT THAT WE HAVE
23 TO WORK TOGETHER. SO, I JUST WANT TO SAY, I HAVE BEEN, AGAIN,
24 HONORED TO HAVE THE OPPORTUNITY TO SERVE ALL OF YOU THAT ARE
25 LEAVING. I WISH YOU THE GREATEST SUCCESS IN WHATEVER YOU TAKE

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1 ON. AND I LOOK FORWARD TO CONTINUING TO WORK WITH THIS BODY
2 AND THE NEW MEMBERS AS WE GO FORWARD. THE OTHER THING I WOULD
3 LIKE TO MENTION IS THAT WE WELCOME KATHLEEN KANE TO OUR
4 EXECUTIVE BOARD. SHE STARTED ON NOVEMBER 30TH AS THE GENERAL
5 COUNSEL FOR BOTH MTC AND ABAG. AND YOU KNOW, WE'RE DELIGHTED
6 TO HAVE HER AS PART OF OUR, YOU KNOW, TEAM HERE, CERTAINLY.
7 AND ADRIENNE WEIL, WHO WAS GENERAL COUNSEL FOR MTC AND ABAG
8 FOR TEN YEARS, STARTED, ADRIENNE STARTED WITH MTC IN AUGUST
9 2010, AND HER LAST DAY IS DECEMBER 29TH. AND SO WE WISH HER AN
10 AMAZING RETIREMENT AS WELL AND THANK HER FOR HER SERVICE. AND
11 THEN FINALLY, MAYBE A GIFT FOR THE HOLIDAYS, IN A YEAR THAT'S
12 BEEN LIKE NO OTHER, WITH THE NEW \$2.2 MILLION PROP 68
13 RECREATIONAL TRAILS GRAND, THE CITY OF RICHMOND AND EAST BAY
14 REGIONAL PARK DISTRICT NOW HAS THE FULL \$6.5 MILLION NEEDED TO
15 BUILD 2.5 MILES OF BAY TRAILS ALONG THE SHORELINE FROM THE
16 RICHMOND SAN RAFAEL BRIDGE TO THE NORTHERN BORDER OF
17 RICHMOND'S POINT MALADY, FUNDING CAME FROM A \$2.2 MILLION PLAN
18 BAY AREA PRIORITY CONSERVATION GRANT AND WHEN COMPLETED A YEAR
19 FROM NOW, THIS MULTI-USE TRAIL WILL PROVIDE THE FIRST PUBLIC
20 ACCESS TO THIS STRETCH OF SHORELINE, AND I THINK WE ALL KNOW
21 THAT THESE REALLY ARE GIFTS OF ACCESS TO THIS BEAUTIFUL
22 REGION, AND WE HAVE ALL, I THINK, EXPERIENCED HOW SPECIAL THEY
23 HAVE BEEN DURING THIS TIME OF THE PANDEMIC WHEN SOMETIMES
24 GETTING OUTSIDE AND BEING ABLE TO EXPERIENCE THE BEAUTY OF
25 THIS REGION, IS WHAT SOMETIMES GOT US THROUGH. AGAIN, A BIT OF

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1 A HOLIDAY WISH TO ALL OF YOU. AND HAPPY NEW YEAR. THANK YOU,
2 MR. PRESIDENT.

3

4 **JESSE ARREGUIN, PRESIDENT:** THANK YOU MS. MCMILLAN. AND THE
5 VACCINE. THAT'S A HOLIDAY WISH TOO.

6

7 **THERESE MCMILLAN:** ABSOLUTELY.

8

9 **JESSE ARREGUIN, PRESIDENT:** BETTER 2021. AND I WANT TO THANK
10 MAYOR BUTT FOR LEADERSHIP ON THAT. AND I WANT TO ASK MS. CANE
11 IF YOU WOULD LIKE TO MAKE A COMMENT.

12

13 **KATHLEEN KANE:** I WANT TO SAY THANK YOU. I AM EXCITED TO WORK
14 WITH ALL OF YOU. I COME MOST RECENTLY FROM THE CITY, SO I AM
15 FAMILIAR WITH THE ISSUES THAT ARE FACED BY SMALLER
16 JURISDICTION AND CAN COORDINATING REGIONAL PLANNING AND
17 TRANSPORTATION AND I'M REALLY EXCITED TO TAKE THIS NEXT STEP.
18 I RECEIVED A VERY WARM WELCOME FROM THERESE AND OUR RESPECTIVE
19 CHAIRS. I AM EXCITED TO GET UNDERWAY.

20

21 **JESSE ARREGUIN, PRESIDENT:** AND WE RECOGNIZE ADRIENNE FOR ALL
22 OF YOUR EXCELLENT WORK. YOU WILL BE MISSED THANK YOU VERY MUCH
23 FOR YOUR SERVICE OVER THE YEARS TO ABAG MTC HELPING WITH THE
24 TRANSITION AND MERGING OF THE TWO AGENCIES. THANK YOU FOR YOUR

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1 WORK. COMMENTS ON THE EXECUTIVE DIRECTOR'S REPORT? PUBLIC
2 COMMENT.

3

4 **SPEAKER:** I WOULD LIKE TO COMMENT ON THE WILDLIFE TRAILS IN THE
5 NORTH RICHMOND AREA. THERE WAS SOME INTERESTING ITEM ON THE
6 MTC MEETING YESTERDAY TALKING ABOUT EMERGENCY FUNDING FOR BAY
7 AREA TRAILS. AND I THOUGHT I WOULD MENTION AT THIS TIME THE
8 REFERENCE TO TRAIL WORK AND BICYCLE TRAILS THAT AT THIS TIME
9 OF COVID IT'S TAKEN AN INTERESTING SIGNIFICANCE, AND IT'S BEEN
10 ENJOYABLE TO, YOU KNOW, LEARN OF ITS PRACTICES AND WHAT'S
11 POSSIBLE WITH IT AT THIS TIME. AND I'M HOPING WHAT THAT CAN
12 WORK TOWARDS. IT'S INTERROGATE THAT BASICALLY IT'S OUR REGULAR
13 SUSTAINABILITY PRACTICES THAT WE HAVE BEEN PRACTICING PRE
14 COVID-19, AND WE'RE JUST CONTINUING THOSE GOOD PRACTICES, AND
15 SO THAT'S WHY I KIND OF FIND IT INTERESTING. TO ALSO NOTE
16 ABOUT THE WILDLIFE TRAIL ISSUE THAT YOU PROBABLY MOST
17 EVERYONE'S AWARE OF THE WORK OF THE CITY OF DAVIS, AND THEIR
18 ACCOUNTABILITY WITH TECHNOLOGY, THAT THEY DO, THEIR OPEN
19 PUBLIC POLICY PRACTICES WITH TECHNOLOGY, THE SURVEILLANCE IN
20 TECHNOLOGY ORDINANCE BY THE ACLU, THEY HAVE HELPED ADOPT AND
21 CREATE. AND THEY HAVE REALLY GOOD PRACTICES WITH WILDLIFE
22 TRAILS AND SURVEILLANCE CAMERAS AND TECHNOLOGY AND DATA
23 COLLECT THAT CAN BE ON THE WILDLIFE TRAILS AND I THOUGHT I
24 WOULD MENTION AT THIS TIME TO HAVE GOOD OPEN PUBLIC POLICIES
25 FOR THE TECHNOLOGY THAT WILL BE ALONG THE TRAILS, THAT'S AN

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1 IMPORTANT FACTOR TO CONSIDER, AND THAT DAVIS IS A GOOD PLACE
2 TO REFER TO FOR THOSE GOOD PRACTICES. THANK YOU.

3

4 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. ANY OTHER SPEAKERS ON
5 THE EXECUTIVE DIRECTOR'S REPORT? PLEASE RAISE YOUR HAND OR
6 PRESS STAR NINE? I DO NOT SEE ANY RAISED HANDS. MR. CASTRO ANY
7 COMMENTS TO BE READ INTO THE RECORD

8

9 **CLERK OF THE BOARD:** NONE RECEIVED.

10

11 **JESSE ARREGUIN, PRESIDENT:** THAT COMPLETES THIS ITEM. WE'LL GO
12 TO ITEM SIX EXECUTIVE BOARD CONSENT CALENDAR WHICH CONSISTS OF
13 FOUR ITEMS APPROVAL OF THE MINUTES OF NOVEMBER 19TH, 2020
14 ADOPTION OF RESOLUTION 162020 REVISED AUTHORIZATION TO ACCEPT
15 THE BAY AREA TOLL AUTHORITY FUNDING IN THE AMOUNT OF \$660,000
16 FOR THE SAN PABLO AVENUE BETWEEN STORM WATER PROJECT AND
17 RATIFICATION APPOINTMENTS OF THE HOUSING COMMITTEE AND OTHER
18 COMMITTEES. I WILL ENTERTAIN A MOTION UNLESS AN EXECUTIVE
19 BOARD MEMBER WOULD LIKE TO PULL AN ITEM FROM CONSENT.

20

21 **SPEAKER:** MOVED.

22

23 **SPEAKER:** SECOND.

24

25 **JESSE ARREGUIN, PRESIDENT:** MOTION AND SECOND.

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1

2 **SCOTT HAGGERTY:** MR. CHAIR, ON YOUR COMMITTEE APPOINTMENTS IT
3 SAYS TO BE ANNOUNCED.

4

5 **JESSE ARREGUIN, PRESIDENT:** THANK YOU CHAIR HAGGERTY. GOOD
6 POINT. I WILL SHARE. MR. CASTRO SUPPORT OUT, THIS AFTERNOON, A
7 REVISED MEMO WITH THE APPOINTMENTS, AND LET ME SHARE SCREEN TO
8 SHOW THAT TO EVERYONE. SO GIVEN RETIREMENTS AND VACANCIES, I
9 AM APPOINTING -- OR -- I AM APPOINTING AND ASKING FOR
10 CONFIRMATION OF DAVID CANEPA SUPERVISOR SAN MATEO COUNTY KAREN
11 M SUPERVISOR CONTRA COSTA COUNTY AND MAYA ESPARZA
12 COUNCILMEMBER OF SAN JOSE BACK TO THE HOUSING COMMITTEE. I
13 HAVE ONE MORE SEAT AND I WILL BE CONSIDERING WHO TO APPOINT AT
14 THE NEXT MEETING. WE ARE CONFIRMING MY INTERIM APPOINTMENT AS
15 CHAIR OF THE JOINT LEGISLATION COMMITTEE UNTIL SUCH TIME THE
16 COMMITTEE WILL APPOINT A NEW CHAIR. I AM POINTING FROM THE
17 RECOMMENDATION OF THE BUILDING TRADES, FROM THE CALIFORNIA
18 CARPENTERS REGIONAL COUNCIL AND LABOR SEE THE ON THE REGIONAL
19 PLANNING COMMITTEE AND ASKING FOR CONFIRMATION OF MY
20 APPOINTMENT AS THE ASSOCIATION OF THE REGIONAL COUNCIL SO THIS
21 WAS IN THE LEGISTAR PAGE AND I AM ASKING FOR CONFIRMATION OF
22 THESE APPOINTMENTS. COMMENTS OR QUESTIONS PLEASE RAISE YOUR
23 HAND. SEEING NONE. I WILL NOW CALL FOR PUBLIC COMMENT. SEEING
24 WE HAVE ONE RAISED HAND.

25

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1 **CLERK OF THE BOARD:** MR. BEAKMON, GO AHEAD.

2

3 **SPEAKER:** IS THIS SPECIFICALLY ABOUT THE APPOINTMENT? THIS IS
4 NOT ABOUT THE CONSENT CALENDAR ITSELF.

5

6 **JESSE ARREGUIN, PRESIDENT:** IT'S PUBLIC COMMENT ON THE ENTIRE
7 CONSENT CALENDAR.

8

9 **SPEAKER:** OH IT IS OKAY. WELL, THANK YOU. I THINK FOR THIS
10 ITEM, I WANTED TO INITIALLY TALK ABOUT MY 50MTC MEETING WAS IN
11 OCTOBER, AND IT WAS A VERY INTERESTING EXPERIENCE FOR MYSELF.
12 YOU WERE BEGINNING TO REALLY ACCEPT THE LETTER PROCESS, HOW TO
13 ACCEPT, AND WHAT TO EXPECT FOR RHNA FOR THE NEXT YEAR. AND
14 THOSE SORTS OF ITEMS WILL BE ON THE UPCOMING AGENDA, SO I CAN
15 TALK MORE ABOUT THAT THEN. I WANTED TO RESERVE THIS TIME TO
16 JUST SIMPLY ASK YOURSELVES THE QUESTION, I HAVE BEEN LEARNING
17 TO SPEAK AT PUBLIC MEETINGS WHEN YOU HAVE APPROVAL OF THE
18 AGENDA MINUTES TO ME THE PURPOSE IS SO THE PUBLIC CAN SPEAK TO
19 ITEMS WITHIN THE AGENDA THAT ARE BEING APPROVED THAT DAY SO
20 THE PUBLIC CAN RETURN AND REVIEW CERTAIN SPECIFIC ITEMS THEY
21 WANT TO SPEAK B I WANT TO BE CLEAR ABOUT THAT WITH YOURSELF IF
22 THAT IS THE INTENTION AND PURPOSE AND PART OF THE PURPOSE OF
23 THE APPROVAL OF THE MINUTES. AND JUST HOW WE CAN GO FORWARD
24 WITH THAT SORT OF THINKING, AND THAT CAN BE AN ACCEPTED FORM,
25 AND IF IT'S NOT, I SUPPOSE SOMEONE CAN WRITE TO ME, AND I CAN

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1 WRITE TO YOURSELVES AND WE CAN FIGURE THIS OUT TOGETHER. BUT I
2 WANT TO CLEAR THE AIR AT THIS TIME IF THAT'S MY INTENTION WHEN
3 I WANT TO TALK ABOUT THE APPROVAL OF THE MINUTES AND WHAT IS
4 WITHIN THE ITEMS OF THE MINUTES AND I WANT TO TALK
5 SPECIFICALLY ABOUT THOSE ITEMS IN THE FUTURE. THANK YOU.

6

7 **JESSE ARREGUIN, PRESIDENT:** I CAN RESPOND TO THAT BY SAYING, AS
8 THE PRESIDENT, I APPROVE THE AGENDA IN CONSULTATION WITH THE
9 STAFF. THE BOARD DOES NOT APPROVE THE AGENDA. MINUTES ARE
10 REQUIRED TO BE PRODUCED AND APPROVED, AND WE DO NOT ACCEPT
11 ITEMS FROM THE PUBLIC. BUT WELCOME ANY QUESTIONS OR COMMENTS
12 OR INPUT. AND THIS'S OUR PROCESS FOR DEVELOPING THE AGENDA.
13 ANY OTHER SPEAKERS? OH, DIRECTOR MITCHOFF? YOU'RE MUTED.

14

15 **KAREN MITCHOFF:** I WOULD JUST NOTE TO THE SPEAKER THAT THE
16 MINUTES ARE NOT ON THE AGENDA FOR APPROVAL OF THE ACTIONS
17 TAKEN. THE MINUTES ARE ON THE AGENDA FOR APPROVAL OF THE
18 CONSENT OF THE BODY THAT THAT IS WHAT HAPPENED AT THE PREVIOUS
19 MEETING. SO IT IS NOT APPROPRIATE, AS YOU MENTIONED, CHAIR
20 ARREGUIN, ANYONE CAN ASK A QUESTION, BUT IT IS NOT THE TIME,
21 THE PREVIOUS MEETING WHEN THE ISSUE CAME UP, IS THE TIME TO
22 HAVE THE CONVERSATION ABOUT THE ACTION TAKEN. BUT IT IS NOT
23 THE APPROVAL OF THE ACTION. IT IS THE APPROVAL OF WHAT THE
24 ACTIVITY WAS. THANK YOU.

25

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1 **JESSE ARREGUIN, PRESIDENT:** THE RECORD OF THE ACTIONS TAKEN BY
2 THE EXECUTIVE BOARD, WHICH IS REQUIRED FOR APPROVAL AND FOR
3 THE LEGAL RECORD. SO I'LL ASK IF THERE ARE ANY OTHER SPEAKERS
4 ON THE CONSENT CALENDAR? IF SO PLEASE RAISE YOUR HAND OR PRESS
5 STAR NINE. SEEING NO OTHER RAISED HANDS. MR. CASTRO WRITTEN
6 COMMENTS?

7

8 **CLERK OF THE BOARD:** THERE WERE NONE.

9

10 **JESSE ARREGUIN, PRESIDENT:** OKAY. WITH THAT, IT WAS MOVED BY
11 WILSON. SECOND BY GIBSON OR GIBBONS -- SORRY. TO APPROVE THE
12 CONSENT CALENDAR. LET'S CALL THE ROLL.

13

14 **CLERK OF THE BOARD:** YES, SIR. [ROLL CALL VOTE] MOTION PASSES
15 UNANIMOUSLY.

16

17 **JESSE ARREGUIN, PRESIDENT:** ITEM SEVEN ABAG ADMINISTRATIVE
18 COMMITTEE REPORT. I'M PRESENTING BOTH REPORTS AND COPIES OF
19 THESE REPORTS HAVE BEEN POSTED ON THE LEDGE STARR PAGE AND
20 WILL BE SENT BOARD MEMBERS AFTER THE MEETING. I WILL SHARE
21 SCREENS AND READ THE REPORT WHILE I'M ALSO ANNOUNCING. SO THIS
22 IS THE ABAG ADMINISTRATIVE COMMITTEE REPORT FOR THURSDAY
23 DECEMBER 17TH, 2020. THE ABAG ADMINISTRATIVE COMMITTEE MET
24 JOINTLY WITH THE MTC PLANNING COMMITTEE ON DECEMBER 11TH, 2020
25 AND THE COMMITTEE RECEIVED THE FOLLOWING REPORT PLANNED BAY

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1 AREA 2050 WHAT'S NEXT FOR 2021. STAFF PROVIDED A PRESENTATION
2 ON THE STATES OF PLANNED BAY AREA 2050 AND ANTICIPATED
3 MILESTONES FOR THE FINAL PHASE OF THE PLANNING PROCESS IN
4 2021. THIS MONTH MTC ABAG STAFF PLAN TO RELEASE THE ANALYSIS
5 FINDINGS FROM THE PLANNED BAY AREA 2050 FINAL BLUEPRINT AND
6 CONCURRENTLY RELEASE THE DRAFT RHNA METHODOLOGY. TWO
7 INFORMATIONAL WEBINARS WILL BE HELD IN MID-DECEMBER AND EARLY
8 JANUARY FOR STAKEHOLDERS ELECTED OFFICIALS AND BAY AREA
9 RESIDENTS. SO COLLEAGUES PLEASE SHARE THAT INFORMATION WITH
10 YOUR FELLOW ELECTED OFFICIALS AND PLANNING DIRECTORS. WE
11 DEFINITELY WANT TO GET THE WORD OUT. LOCAL JURISDICTIONS AND
12 OTHER STAKEHOLDERS WILL ALSO BE ELIGIBLE TO SIGN UP FOR
13 VIRTUAL OFFICE HOURS. LATER IN DECEMBER AND IN JANUARY.
14 INFORMATION ON THESE OPPORTUNITIES IS AVAILABLE AT
15 PLANNEDBAYAREA.ORG. STAFF WILL THEN PRESENT THE FINAL
16 BLUEPRINT AND DRAFT RHNA METHODOLOGY TO THE MTC ABAG
17 COMMITTEES MTC COMMISSION AND EXECUTIVE BOARD FOR APPROVAL IN
18 JANUARY. SO WE HAVE A VERY BUSY AGENDA IN JANUARY NOT JUST THE
19 APPROVAL OF THE FINAL BLUEPRINT BUT ALSO THE DRAFT RHNA
20 METHODOLOGY. THE FOCUS OF 2021 WILL BE THE REMAINING
21 DELIVERABLES, THE IMPLEMENTATION PLAN, THE PLAN DOCUMENT, AND
22 THE EIR, AND THE COMMITTEES AND THIS BOARD WILL BE CONSULTED
23 DURING ALL THOSE MILESTONES SO THIS CONCLUDES THE COMMITTEE
24 REPORT THIS IS NOT AN ACTION ITEM, BUT FOR INFORMATION
25 PURPOSES AND I WILL ASK IF THERE IS ANY QUESTIONS OR COMMENTS

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1 ON THE ABAG ADMINISTRATIVE COMMITTEE REPORT. IF SO PLEASE
2 RAISE YOUR HAND. OKAY. SEEING NO RAISED HANDS. I WILL ASK IF
3 THERE IS ANY PUBLIC COMMENT ON THE ABAG ADMINISTRATIVE
4 COMMITTEE REPORT. IF SO PLEASE RAISE YOUR HAND OR PRESS STAR
5 NINE IF YOU ARE PHONING IN. I DO NOT SEE ANY RAISED HANDS MR.
6 CASTRO WRITTEN COMMENTS?

7

8 **CLERK OF THE BOARD:** NONE FOR THIS ITEM.

9

10 **JESSE ARREGUIN, PRESIDENT:** THAT CONCLUDES SEVEN. WE'LL GO TO
11 ITEM EIGHT, THE JOINT MTC ABAG LEGISLATION COMMITTEE REPORT.
12 I'LL PULL THAT UP. SO THIS IS THE REPORT FROM THE JOINT MTC
13 ABAG LEGISLATION COMMITTEE FOR DECEMBER 17TH, 2020. THE JOINT
14 MTC ABAG LEGISLATION COMMITTEE MET ON DECEMBER 11TH, 2020 AND
15 THE COMMITTEE RECEIVED THE REPORTS, JOINT ADVOCACY PROGRAM
16 COMMITTEE'S RECOMMENDATION WAS REPORTED UNDER AGENDA ITEM B.
17 WE RECEIVED AN UPDATE FROM OUR LOBBYIST IN WASHINGTON, D.C. ON
18 BILLS BEING INTRODUCED AND REPORTED ON THE STATUS PARTICULARLY
19 OF NEGOTIATIONS ON A COVID-19 RELIEF BILL. AND WE RECEIVED A
20 REPORT ON 2021 STATE AND FEDERAL LEGISLATIVE ADVOCACY
21 ACTIVITIES, SPECIFICALLY INFORMATION ON LEGISLATIVE ADVOCACY
22 ACTIVITIES BEING PLANNED BY STAFF AND EXECUTIVE BOARD MEMBERS
23 FOR SACRAMENTO AND WASHINGTON, D.C. IN 2021. THIS CONCLUDES
24 THE COMMITTEE REPORT. AND I WILL ASK IF THERE ARE ANY
25 QUESTIONS ON THE LEGISLATION COMMITTEE REPORT. IF SO PLEASE

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1 RAISE YOUR HAND OR PRESS STAR NINE. I DO NOT SEE ANY RAISED
2 HANDS FROM THE EXECUTIVE BOARD. SO I WILL ASK IF THERE IS ANY
3 PUBLIC COMMENT ON THE REPORT FROM THE JOINT LEGISLATION
4 COMMITTEE. SEEING NO RAISED HANDS. MR. CASTRO ANY WRITTEN
5 COMMENTS

6

7 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS FOR THIS ITEM.

8

9 **JESSE ARREGUIN, PRESIDENT:** WITH THAT WE'RE GOING TO GO TO ITEM
10 7B PROPOSED 2021 JOINT ADVOCACY PROGRAM THIS IS AN ACTION ITEM
11 AND REBECCA LONG WILL GIVE A PRESENTATION.

12

13 **REBECCA LONG:** THANK YOU AND GOOD EVENING PRESIDENT ARREGUIN
14 AND BOARD MEMBERS. TONIGHT IS AN ACTION ITEM ON OUR JOINT MTC
15 AND ABAG ADVOCACY PROGRAM FOR 2021 AND I THINK THIS IS THE
16 THIRD TIME ADOPTING A JOINT ADVOCACY PROGRAM BUT THE FIRST
17 TIME COMING DIRECTLY TO YOU FROM OUR NOW JOINT LEGISLATION
18 COMMITTEE. I DID WANT TO POINT OUT ONE THING IN THE AGENDA,
19 THERE ARE TWO DIFFERENT VERSIONS OF WHAT LOOK LIKE A SIMILAR
20 DOCUMENT. WHAT I AM GOING TO BE LOOKING FOR APPROVAL ON
21 TONIGHT IS THE THIRD LINK IN YOUR AGENDA IT SHOULD SAY ITEM 8B
22 THREE PROPOSED FINAL. WHAT YOU WILL SEE IS IN KIND OF THE
23 SHADED AREAS, THOSE ARE EITHER NEW ITEMS OR SIGNIFICANT
24 CHANGES IN THE WORDING FROM OUR CURRENT YEAR PROPOSAL, AND
25 THEN UNDERLINE AND STRIKE OUT IS RELATIVE TO WHAT WAS IN THE

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1 VERSION THAT THE LEGISLATION COMMITTEE SAW LAST WEEK. SO WHEN
2 IT COMES TO SPECIFIC BILLS, I JUST WANT TO, YOU KNOW, KIND OF
3 PROVIDE A BIT MORE CONTEXT HERE. THOSE WILL COME BACK TO YOU
4 FOR YOUR CONSIDERATION AFTER WE BRING THEM TO THE LEGISLATION
5 COMMITTEE. SO THIS IS REALLY A GUIDE, YOU KNOW, FOR WHAT TYPES
6 OF BILLS WE'RE GOING TO TRACK, AND YOU KNOW, GENERALLY, IN
7 SOME CASES IT'S MORE SPECIFIC, AS YOU WILL SEE IN OTHER CASES
8 IT'S BROADER BUT IN ALL CASES WE DO BRING BILLS BACK TO YOU
9 FOR APPROVAL CONSIDER WHETHER YOU'RE GOING TO OPPOSE, SUPPORT
10 OR SEEK AMENDMENTS. WITH THAT I'M GOING TO HIT THE HIGHLIGHTS
11 THAT ARE FOCUSED IN ABAG'S DOMAIN AND I WASN'T PLANNING -- I
12 DON'T HAVE SLIDES, IF YOU CAN JUST LOOK AT THE DOCUMENT BEFORE
13 YOU, AGAIN, IT'S THE THIRD LINK. SO THE FIRST TWO CATEGORIES
14 ARE REALLY TRANSPORTATION RELATED. AND, YOU KNOW, THEY'RE
15 WE'RE LOOKING TO BACKFILL SOME OF THE SIGNIFICANT LOSS OF
16 REVENUE FOR TRANSIT OPERATORS. WE DO HAVE THIS AS PART OF OUR
17 STATE ADVOCACY PROGRAM, BUT WE'RE STILL VERY HOPEFUL AND
18 THINGS ARE LOOKING ENCOURAGING THAT WE MIGHT SEE SOME
19 ADDITIONAL FEDERAL FUNDING THERE WHICH WOULD OFFSET THE NEED
20 AT THE STATE LEVEL. AND THEN JUST TO KIND OF SHARE WITH YOU,
21 BECAUSE I AM SURE YOU'RE ALSO INTERESTED IN TRANSIT AGENCY
22 TRANSFORMATION. MTC HAS CONVENED THIS BLUE RIBBON TRANSIT
23 RECOVERY TASK FORCE. AND SO A BIG FOCUS OF OUR ADVOCACY
24 PROGRAM ON TRANSPORTATION IS GOING TO BE LOOKING AT
25 IMPLEMENTING RECOMMENDATIONS COMING OUT OF THAT TASK FORCE.

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1 WHICH, YOU KNOW, IS SCHEDULED RIGHT NOW TO RELEASE ITS
2 RECOMMENDATION IN JUNE, BUT ASSEMBLYMEMBER CHIU IS VERY
3 INTERESTED IN AUTHORIZING A BILL ON THIS, SO WE THINK THAT
4 CONVERSATION WILL GET STARTED PRIOR TO JUNE. SO, MOVING ON TO
5 ITEM THREE, WHICH IS HOUSING. WE HAVE AN ITEM IN THERE, 3B
6 THAT WE HAVE WORKED QUITE A BIT WITH THE LEGISLATION COMMITTEE
7 TO REFINE THE LANGUAGE ON, AND ESSENTIALLY THIS IS ABOUT
8 HOUSING PRODUCTION. AND YOU KNOW, ARTICULATING SUPPORT FOR,
9 YOU KNOW, GENERAL, A VARIETY OF BILLS THAT ARE GOING TO ASSIST
10 LOCAL JURISDICTIONS IN, YOU KNOW, FACILITATING INCREASED
11 HOUSING, SUCH THAT, YOU KNOW, WE'RE ALL ASKED TO DO UNDER
12 RHNA, PARTICULARLY FOR AFFORDABLE HOUSING. WE HAD A GOOD
13 CONVERSATION LAST WEEK ABOUT THE IMPORTANCE OF ANY KIND OF
14 LEGISLATION THAT'S TRYING TO INCENTIVIZE HOUSING CONSTRUCTION
15 INCLUDING ANTI- PROVISIONS AND REALLY PRIORITIZING
16 CONSTRUCTION OF AFFORDABLE HOUSING. WE TOOK SOME POSITIONS ON
17 BILLS LAST YEAR WHICH HAVE BEEN REINTRODUCED. SO ONE OF THOSE,
18 FOR EXAMPLE, HAS TO DO WITH ALLOWING ZONING CHANGES FOR MODEST
19 UPZONING TO BE FACILITATED WITHOUT REQUIRING A CEQA DOCUMENT
20 FOR THE ZONING CHANGE ITSELF. THAT'S ARTICULATED TO SOMETHING
21 THAT WE WOULD SUPPORT. SO THOSE ARE KIND OF THE NATURE OF
22 ITEMS IN ITEM 3B, ALONG WITH ALLOWING HOUSING TO BE A
23 PERMITTED USE IN COMMERCIAL CORRIDORS, SUCH AS SHOPPING MALLS,
24 OFFICE PARKS, AND MAJOR COMMERCIAL CORRIDORS, AS ROADWAYS.
25 SUBJECT TO LOCAL APPROVAL, BUT WITHOUT REQUIRING ZONING

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1 CHANGES. SO, THAT IS ITEM 3B, WHICH I AM SURE FOLKS MAY HAVE
2 QUESTIONS ON, AND IS OF INTEREST. THE NEXT HOUSING RELATED
3 ITEM IN OUR ADVOCACY PROGRAM IS ITEM 3C, AND THIS IS SEEKING A
4 ONE TIME FUNDING ALLOCATION FROM THE STATE BUDGET. WE DON'T
5 OFTEN LOOK FOR DEDICATED FUNDING OUTSIDE OF NORMAL PROGRAMS,
6 BUT WE REALLY SEE AN OPPORTUNITY AND AN URGENCY TO SECURE SOME
7 FUNDING TO HELP POSITION ABAG, MTC, AND OUR NEW BAY AREA
8 HOUSING FINANCE AUTHORITY, THANKS TO A.B. 1487, TO DO SOME
9 PILOT PROJECTS ACROSS THE THREE P'S OF PROTECTION, PRODUCTION,
10 AND PRESERVATION THAT WILL REALLY POSITION OUR AGENCY TO BE
11 READY WHEN A BALLOT MEASURE LOOKS LIKE IT'S READY TO GO, AND
12 THAT WE COULD SECURE SIGNIFICANT FUNDING TO DELIVER. AND SO
13 THESE PILOTS, YOU KNOW, WILL BASICALLY DO SOME DEMONSTRATION
14 PROJECTS THAT WILL HELP US GET THERE. AND THIS FUNDING AMOUNT,
15 YOU KNOW, WE HAD STARTED WITH A SLIGHTLY LOWER AMOUNT BUT IN
16 LIGHT OF THE SURPLUS AT THE STATE BUDGET WE THOUGHT THAT WAS
17 AN APPROPRIATE ASK. IN ADDITION TO THE PILOTS WE'RE ALSO
18 LOOKING AT FUNDING SOME PRESERVATION CAPITAL PROJECTS
19 DIRECTLY. AND THEN, FOR THE FIRST TIME WE HAVE PUT IN OUR
20 ADVOCACY PROGRAM, AN ITEM SPECIFICALLY ON HOMELESSNESS.
21 BECAUSE WE DO, YOU KNOW, BELIEVE THAT THAT'S JUST OF SUCH
22 URGENCY, AND THAT WE ARE IN A POSITION AS A REGIONAL AGENCY
23 PARTICULARLY NOW THAT WE HAVE ESTABLISHED BAHFA WITH ITS
24 FINANCING CAPACITY TO DO SOME WORK ON THE PREVENTION SIDE,
25 REALLY, SO LOOKING AT HOW DO WE PREVENT PEOPLE FROM BECOMING

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1 HOMELESS IN THE FIRST PLACE, AND HOW CAN WE HAVE SOME
2 ECONOMIES OF SCALE AND COORDINATION ROLE AT THE REGIONAL LEVEL
3 THERE. I'M MOVING QUICKLY, BECAUSE THE REST OF THESE ITEMS
4 HAVE BEEN IN OUR PROGRAM THIS CURRENT YEAR. BUT THE NEXT
5 HIGHLIGHTED CATEGORY IS ITEM 8A RELATED TO SB 375 AND THIS AS
6 YOU KNOW IS KIND OF THE FOUNDATIONAL STATUTE THAT ESTABLISHED
7 THE SUSTAINABLE COMMUNITIES STRATEGY, WHICH IS THE, WHAT WE'RE
8 CURRENTLY CALLING PLANNED BAY AREA 2050 THIS'S OUR CURRENT
9 VERSION OF OUR SUSTAINABLE COMMUNITIES STRATEGY. WE BASICALLY
10 THINK IT'S TIME FOR A REFRESH ON THIS. THE BILL WAS SIGNED IN
11 2008, AND YOU KNOW, THERE IS A VARIETY OF THINGS WE WOULD LIKE
12 TO ENGAGE WITH THE STATE AND OUR PARTNERS ON POTENTIAL REFORMS
13 THERE, YOU KNOW, ONE OF WHICH REALLY HAS TO DO WITH TRYING TO
14 EXPAND THE SCOPE OF THE SDS, SO IT'S NOT JUST THINKING ABOUT,
15 AND SINGLE FOCUSED ON GREENHOUSE GAS REDUCTION. IT'S ALSO
16 INCORPORATING CONCERNS ABOUT EQUITY, ABOUT FAIR HOUSING,
17 BECAUSE RIGHT NOW IT'S -- IT CREATES SOME CHALLENGES WITH SOME
18 OF OUR OTHER PLANS, SUCH AS RHNA WHICH WE'RE GOING TO BE
19 TALKING ABOUT LATER THIS EVENING. AND WE ALSO WOULD LIKE TO
20 HAVE MORE FLEXIBILITY WITH THE STATE AND REALLY BE WORKING
21 MORE IN PARTNERSHIP AROUND HOW CAN WE MOVE TO, YOU KNOW,
22 HAVING A CARBON NEUTRAL TRANSPORTATION SYSTEM. THE WHOLE
23 STATUTE SB 375 IS REALLY TARGETED AROUND VEHICLE MILES
24 TRAVELED REDUCTION, BUT IF THERE ARE OPPORTUNITIES TO REDUCE
25 EMISSIONS FROM THE TRANSPORTATION SECTOR, FOR EXAMPLE, THROUGH

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1 ACCELERATING ELECTRIFICATION, WE WOULD LIKE TO BE ABLE TO
2 PURSUE THOSE AND KIND OF GET CREDIT FOR THAT, AND UNDER THE
3 CURRENT FRAMEWORK WE CAN'T. WE'RE ONLY ALLOWED TO USE ONE TOOL
4 AND THAT'S REDUCING VEHICLE MILES TRAVELED AND THAT'S
5 EXTREMELY CHALLENGING AND WE NEED MORE TOOLS IN OUR TOOLBOX.
6 SO THAT'S KIND OF THE NATURE OF WHAT WE'RE LOOKING AT ON THIS
7 ITEM. AND THEN CLIMATE ADAPTATION. WE HAVE MADE SOME CHANGES
8 RELATIVE TO THE CURRENT YEAR. THAT, REALLY, WE ARE PURSUING IN
9 PARTNERSHIP WITH ALL OF THE OTHER BAY AREA REGIONAL
10 COLLABORATIVE AGENCIES, SO BCDC AND OTHERS. PURSUING MORE
11 DEFINITION AND STRUCTURE IN STATUTE ABOUT WHAT IS THE, YOU
12 KNOW, APPROPRIATE ROLE OF REGIONAL AGENCIES TO BE DOING
13 CLIMATE ADAPTATION PLANNING, HOW SHOULD REGIONAL PLANNING TIE
14 IN WITH LOCAL PLANNING, AND HOPEFULLY SECURING SOME ADDITIONAL
15 FUNDING, AS WELL, FOR THAT REALLY IMPORTANT CLIMATE ADAPTATION
16 WORK. CERTAINLY AT THE PLANNING LEVEL, MORE DOLLARS ARE NEEDED
17 THERE, BUT WE'LL TAKE ANY CAPITAL FUNDING OPPORTUNITIES WE CAN
18 GET AS WELL. AND THEN ON SAFETY, I KNOW THAT THIS ZERO TRAFFIC
19 FATALITIES PROPOSAL IS ALSO SOMEWHAT TRANSPORTATION SPECIFIC,
20 BUT I'M SURE NEAR AND DEAR TO YOUR HEARTS AS LOCAL GOVERNMENT
21 REPRESENTATIVES AND WE'RE JUST ARTICULATING OUR SUPPORT FOR
22 EFFORTS TO PROMOTE POLICIES THAT CAN HELP ACHIEVE VISION ZERO
23 GOALS OF NO ROADWAY DEATHS. AND SO SOME OF THOSE IDEAS HAVE TO
24 DO WITH MODIFYING THE 85th PERCENTILE METHODOLOGY, AND ALSO
25 AUTHORIZING AUTOMATED SPEED ENFORCEMENT TO ENFORCE SPEED

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1 LIMITS PARTICULARLY IN HIGH HAZARD LOCATIONS. AND THEN LASTLY
2 ON THE STATE SIDE, WE'RE ARTICULATING SUPPORT FOR BROWN ACT
3 REFORMS. WE ARE LOOKING TO, YOU KNOW, REALLY PARTNER WITH THE
4 LEAGUE OF CITIES AND OTHERS ON THIS. WE HAVE ALL SEEN SOME OF
5 THE BENEFITS OF REMOTE MEETINGS IN THIS STRANGE PANDEMIC
6 ENVIRONMENT, BUT IT DOES SPEAK TO AN OPPORTUNITY TO REALLY
7 MODERNIZE THE STATE'S, YOU KNOW, OPEN GOVERNMENT LAWS, AND SO
8 WE'RE INTERESTED IN ENGAGING IN THAT AS WELL. ON THE FEDERAL
9 SIDE, IT'S REALLY ABOUT COVID, ECONOMIC EMERGENCY AID AND
10 ECONOMIC RECOVERY BOTH FOR TRANSPORTATION, HOUSING, YOU KNOW,
11 IF WE'RE TALKING ABOUT A REAL ECONOMIC STIMULUS, WE ALSO THINK
12 CLIMATE ADAPTATION WOULD BE A GOOD CANDIDATE THERE. AND ALSO,
13 JUST LOOKING AT OTHER EFFORTS TO INCREASE RESOURCES ON
14 DISASTER MITIGATION AND RESILIENCE AS WELL. SO WITH THAT, I
15 WILL CLOSE AND SEE IF THERE ARE ANY QUESTIONS.

16

17 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. COLLEAGUES, I'LL
18 ENTERTAIN A MOTION TO APPROVE THE FINAL 2021 ADVOCACY PROGRAM.

19

20 **PAT ECKLUND:** I'LL MOVE THE 2021 ADVOCACY PROGRAM. THIS IS PAT
21 ECKLUND.

22

23 **BARBARA HALLIDAY:** SECOND BY HALLIDAY.

24

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1 **JESSE ARREGUIN, PRESIDENT:** MOVED BY EKLUND SECOND BY HALLIDAY.
2 LYNETTE MCELHANEY?

3

4 **LYNETTE GIBSON MCELHANEY:** DID WE PUSH FOR LEGISLATION AROUND
5 SEA LEVEL RISE IN YOUR OVERALL ENVIRONMENTAL ISSUES WE'RE
6 DEEPLY CONCERNED ABOUT SEA LEVEL RISE SPECIFICALLY.

7

8 **REBECCA LONG:** IN THE ADAPTATION CATEGORY THAT'S SOMETHING THAT
9 WE WANT TO BE PLANNING FOR, SO IN THAT CATEGORY UNDER STATE AS
10 WELL AS FEDERAL. SO IT'S ABSOLUTELY ON OUR RADAR.

11

12 **LYNETTE GIBSON MCELHANEY:** THANK YOU. AND THEN WAS THERE
13 ANYTHING SPECIFICALLY UNDER THE CLIMATE PIECE TO DEAL WITH
14 WILDFIRES, THERE WERE A NUMBER IN THE REGION THAT ARE DEEPLY
15 CONCERNED ABOUT WILDFIRE THREAT EVEN IN OAKLAND. AS YOU
16 REMEMBER THE WILDFIRE STORM, FOLLOWING UNDER MITIGATION.

17

18 **REBECCA LONG:** ITEM EIGHT IS LIKE THE BROAD PICTURE. IT'S
19 CLIMATE CHANGE, ENERGY EFFICIENCY, RESILIENCE AND ESTUARY
20 HEALTH AND THEN SPECIFICALLY, WE HAVE CALLED OUT WILDFIRES IN
21 E, ITEM 8E.

22

23 **LYNETTE GIBSON MCELHANEY:** OKAY. ALL RIGHT. THANK YOU.

24

25 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. DIRECTOR LEE?

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1

2 **OTTO LEE:** YES THANK YOU REBECCA, GOOD REPORT HERE. I HAVE A
3 COUPLE OF MINOR QUESTIONS. ITEM THREE UNDER HOUSING UNDER 3B,
4 YOU MENTIONED CHANGING THE LANGUAGE TO ALLOW HOUSING, SO YOU
5 DON'T NEED TO GO THROUGH A ZONING CHANGE. DO YOU MEAN LIKE
6 PUTTING HOUSING OVER COMMERCIAL SPACE? IS THAT WHAT WE'RE
7 TALKING ABOUT?

8

9 **REBECCA LONG:** RIGHT. SO THAT IS WHAT WE'RE TALKING ABOUT, AND
10 I JUST WANT TO, AGAIN, BE CLEAR THAT WE'RE NOT SUGGESTING A
11 KIND OF BY RIGHT PROPOSAL. BUT, YOU KNOW, IF A JURISDICTION
12 FELT THAT, YOU KNOW, IN A CERTAIN MALL THAT MIGHT BE
13 UNDERUTILIZED OR IN A CERTAIN COMMERCIAL CORRIDOR THAT IT
14 WOULD BE WELL SUITED FOR HOUSING GOING THROUGH NORMAL
15 APPROVALS ON THAT FOR HOUSING, THAT YOU COULD DO THAT WITHOUT
16 HAVING TO REZONE. SENATE TONY ATKINS HAD A BILL THAT WAS
17 TARGETED AT SPECIFIC TYPES OF LOCATIONS THAT'S THE THING THAT
18 WE WOULD BRING BACK TO YOU THAT'S WHAT WE'RE INDICATING
19 GENERAL SUPPORT FOR.

20

21 **OTTO LEE:** AN EXAMPLE WOULD BE TO SAY THIS IS ZONED FOR A
22 MCDONALD'S, YOU COULD BUILD A BUILDING WITH MCDONALDS
23 DOWNSTAIRS WITH PEOPLE LIVING UPSTAIRS IS THAT CORRECT?

24

25 **REBECCA LONG:** CORRECT.

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1

2 **OTTO LEE:** I WAS BORN IN HONG KONG, AND THAT'S SOMETHING WE'RE
3 USED TO, BUT HERE IT'S A NEW CONCEPT. IT'S SOMETHING TO GET
4 USED TO. THAT'S ALL I HAVE. THANK YOU.

5

6 **JESSE ARREGUIN, PRESIDENT:** DIRECTOR GIBBONS.

7

8 **GIBSON MCELHANEY:** THANK YOU. TO THAT PARTICULAR COMMENT, I
9 THINK THE ISSUE IS BEING A BIT OVERSIMPLIFIED, AND THAT IS A
10 CONCERN TO ME. OBVIOUSLY WE ALL HAVE OPPORTUNITIES. WE ARE
11 COMMERCIAL ZONED, ARE NOT AS VIABLE AS THEY ONCE WERE AND
12 SHOULD HAVE THE OPPORTUNITY TO DO HOUSING. I AM CONCERNED
13 ABOUT THE LANGUAGE OF ELIMINATING CEQA, BUT I AM PARTICULARLY
14 CONCERNED ABOUT WHAT YOU JUST SAID WHICH IS THEY DON'T HAVE TO
15 BE REZONED. AND SO, THAT, I THINK, IS A PROBLEM, BECAUSE WE
16 WANT TO BE SURE TO HAVE THE PUBLIC PARTICIPATION, AND THE
17 OWNERS, AND NEIGHBORS PARTICIPATION. BUT ALSO THERE IS SOME
18 EXISTING STATE LEGISLATION AND THE ONE THAT'S COMING TO MY
19 MIND, I MAY BE WRONG, BUT IT'S SB 330. WITH THERE MAY BE SOME
20 CONFLICTS WITH SAYING THAT YOU DON'T HAVE TO REZONE. SO I
21 WOULD BE THOUGHTFUL ABOUT SOME OF THAT LANGUAGE GOING FORWARD.
22 I CAN TALK MORE LATER, WITH OTHERS ABOUT IT, BUT I WOULD JUST
23 OFFER SOME CAUTION. LEGISLATION ON HOUSING, AND CEQA HAS BEEN
24 DRASTICALLY DYNAMICALLY FLIPPING AROUND THE LAST 5, 6 YEARS,
25 AND IT'S VERY HARD TO KEEP UP WITH IT, AND ITS CONFLICTS SO I

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1 JUST OFFER AS A CAUTION GOING FORWARD, THAT IF THAT'S A
2 PLATFORM WE WANT TO BE THOUGHTFUL ABOUT WHAT IT REALLY MEANS
3 TO SAY YOU DON'T HAVE TO REZONE. YEAH, I KNOW THERE IS A
4 SPECIFIC EXAMPLE THAT WON'T COME TO MY MIND, WHERE STATE LAW
5 SAYS THAT YOU DON'T HAVE -- YOU HAVE TO -- ANY PROJECT THAT'S
6 BEING REZONED DOESN'T FALL UNDER THE RAPID APPROVAL SCHEDULE,
7 I THINK THAT'S WHAT IT IS SO IT'S JUST UNINTENDED
8 CONSEQUENCES, THAT'S THE PHRASING. SO I WOULD REQUEST OF STAFF
9 TO KEEP AN EYE OUT FOR CONFLICTS OF THAT KIND OF LANGUAGE.

10

11 **REBECCA LONG:** DEFINITELY, THANK YOU DIRECTOR GIBBONS, I WOULD
12 NOTE THESE TYPES OF BILLS ARE COMPLEX AND THE DEVIL IS IN THE
13 DETAILS AND WE WOULD BE REVIEWING IT TO SEE IF IT MAKES SENSE
14 AND IF WE WANT TO RECOMMEND SUPPORT WITH AMENDMENTS WE WOULD
15 BRING THAT TO THIS BODY FOR DISCUSSION.

16

17 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. DIRECTOR GARCIA?

18

19 **LEON GARCIA:** YES. I WOULD BE INTERESTED TO KNOW IF THERE HAVE
20 BEEN ANY ANALYSIS OF THE ECONOMIC FEASIBILITY OF BUILDING
21 HOUSES, PARTICULARLY LOW, VERY LOW INCOME, WITH RESPECT TO
22 LAND COST, MATERIALS, LABOR? THAT SEEMS TO BE IMPACTED IN THE
23 CAPACITY TO BE ABLE TO BUILD IN JURISDICTIONS. IN AMERICAN
24 CANYON, WE HAD PLANS JUST APPROVED THE BEST TENTATIVE EFFORT
25 OF 98 HOUSES THAT PROJECT WILL INCLUDE 252 HOUSES WHEN IT'S

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1 COMPLETED AND AREAS IN NAPA VALLEY, THE LAND COST IS
2 PROHIBITIVE, MAJOR INDUSTRY, IN NAPA BEING THE WINE INDUSTRY.
3 JUST WONDERING, IN THE RHNA NUMBER SAYS YOU HAVE TO BUILD SO
4 MANY HOUSES BUT IS THAT EVEN POSSIBLE AT THE VERY LOW INCOME
5 LEVEL WHEN THE COST IS SO HIGH? THANK YOU.

6

7 **REBECCA LONG:** I CAN TAKE A STAB AT THE RESPONSE. WHAT I WAS
8 GOING TO SAY IS THAT, DIRECTOR GARCIA, CERTAINLY IN OUR
9 REGION, AFFORDABLE HOUSING DOES REQUIRE A SUBSIDY, AND YOU
10 KNOW, DEPENDING ON THE JURISDICTION, IT'S, YOU KNOW, VERY
11 HIGH. AND SO THAT'S, YOU KNOW, ONE OF THE MAIN REASONS WHY WE
12 PURSUED A.B. 1487 IS TO CREATE MORE RESOURCES SO THAT WE CAN
13 BUILD DEDICATED AFFORDABLE HOUSING, AND WE'RE ALSO SUPPORTIVE
14 OF LOOKING AT FUNDS FROM THE STATE LEVEL AND THE FEDERAL
15 LEVEL. SO IT DOESN'T, YOU KNOW, PAY FOR ITSELF, GIVEN THE COST
16 OF LAND AND CONSTRUCTION IN OUR REGION.

17

18 **LEON GARCIA:** WELL IT DEPENDS ON HOW BIG THAT POT OF MONEY IS
19 AND HOW IT'S DIVVIED UP. THANK YOU.

20

21 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. DIRECTOR HUDSON?

22

23 **DAVID E. HUDSON:** I WANT TO GO BACK TO THE COMMENT FROM
24 DIRECTOR GIBB ORDINANCE. SB 330 HAS TWO MAJOR POINTS THAT
25 UNFORTUNATELY I'M DEALING WITH NOW ONE IS THAT THE TIME FRAME

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1 THAT WAS SET IN 2018 AND YOU'RE NOT GOING TO REZONE OUT OF
2 WHAT YOU HAD BACK IN 2018 BUT IT'S ALSO OUT OF FIVE MEETINGS
3 YOU'RE NOT GOING TO HOLD FIVE MEETINGS SO YOU BETTER LEAVE ONE
4 OPEN FOR THE PL IF IT COMES TO THE COUNCIL. AND YOU'RE SPOT O
5 WHEN YOU'RE TRYING TO GET AROUND OR WHEN YOU'RE TRYING TO DEAL
6 WITH SIMPLICITY AND SPEED TO REZONE, YOU MIGHT RUN INTO
7 PROBLEMS, WHERE I'M MORE CONCERNED, THOUGH, IS, THERE IS THAT
8 CONCERN, BUT REBECCA HIT A KEY PHRASE THERE, THAT, DO NOT
9 FORGET, AND THAT'S WHERE ALL OF THESE -- NOT ALL -- BUT SOME
10 OF THESE PIECE OF LEGISLATION ARE HEADED AND THAT'S BUILD BY
11 RIGHT. THAT'S THE TERM THAT I WANT. WHEN WE GET INTO THESE MTC
12 ABAG LEGISLATIVE MEETINGS, I GUARANTEE EVERY TIME I READ
13 SOMETHING LIKE THAT AND I SEE ONE OF THOSE BUZZ WORDS THAT IS,
14 YOU KNOW, JUST A SENATOR, OR AN ASSEMBLY PERSON JUST FEEDS ON
15 IT, SEE, WE GOT TO DO THIS, BECAUSE THESE CITIES AREN'T DOING
16 THEIR RESPONSIBILITY, THAT JUST PUTS THE RED FLAG UP FOR ME.
17 I'M GLAD YOU BROUGHT IT UP. BUT I CAN TELL YOU THE LEGISLATIVE
18 COMMITTEE THEY REMEMBER IS, EVERYBODY'S COGNIZANT OF, THIS
19 EVERYBODY'S LISTENING AND WE'RE ALL JUST TRYING TO FIGURE OUT,
20 OKAY, HOW DO WE MOVE FORWARD. SO ANYTHING THAT KEEPS US OUT OF
21 BUILD BY RIGHT, I'M FOR.

22

23 **JESSE ARREGUIN, PRESIDENT:** OKAY. THANK YOU. COLLEAGUES, ANY
24 OTHER QUESTIONS OR COMMENTS ON THE FINAL 2021 JOINT ADVOCACY
25 PROGRAM? IF SO, PLEASE RAISE YOUR HAND. I DO NOT SEE ANY OTHER

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1 RAISED HANDS. SO I WILL NOW GO TO PUBLIC COMMENT. ANY MEMBER
2 OF THE PUBLIC WISHING TO ADDRESS THE PROPOSED FINAL 2021 JOINT
3 ADVOCACY PROGRAM, IF SO, PLEASE RAISE YOUR HAND IF YOU ARE ON
4 THE ZOOM PLATFORM OR PRESS STAR NINE. I SEE WE HAVE ONE RAISED
5 HAND.

6

7 **CLERK OF THE BOARD:** MR. BEAKMON GO AHEAD.

8

9 **SPEAKER:** HI. BLAIR BEAKMON. THANK YOU. LIKE I HAVE SAID
10 BEFORE, AT MY FIRST MEETING, MY FIRST MTC MEETING WAS IN
11 OCTOBER. I WAS IMPRESSED. I -- IT WAS KIND OF AN INTERESTING
12 TIME, THAT I'M FROM FREMONT, AND THE CITIES OF FREMONT AND
13 REDWOOD CITY WERE STARTING, EMBARKING UPON NEW HOUSING IDEAS
14 THAT OFFER IDEAS OF EQUITY. AND REIMAGINE. AND I THINK THOSE
15 ARE REALLY INTERESTING CONCEPTS AND IT'S THE SAME AT THE MTC
16 MEETING IN OCTOBER, PRESIDENT ARREGUIN OFFERED THE IDEA THAT,
17 YOU KNOW, WE WILL BE LOOKING IN 2021 HOW TO REALLY ADDRESS THE
18 STATE BUREAUCRACY THAT MAKES IT DIFFICULT FOR LOCAL CITIES AND
19 THEIR ALWAYS VERY GOOD IDEAS OF VERY LOW AND EXTREMELY LOW AND
20 MIXED INCOME HOUSING IDEAS THOSE IDEAS GET CLOGGED UP, AND
21 PERHAPS WE WILL BE WORKING ON HOW TO UNTANGLE THOSE THINGS AND
22 I AM INTERESTED IN WHAT 2021 WOULD LOOK LIKE, AND I KNOW CASA
23 IN THE SOUTH BAY HAVE DONE AMAZING WORK, I FEEL VLI MIXED
24 INCOME IDEAS ARE REALLY IMPORTANT TO TALK ABOUT AND HOW TO
25 SHAPE OUR HOUSING, AND THEY CAN SHAPE GOOD IDEAS. I THINK.

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1 CASA'S WORK FOR THE PAST FEW YEARS HAS BEEN INCREDIBLY GOOD,
2 AND I WOULD REIMAGINE IN EQUITY, I THINK WE'RE READY FOR A NEW
3 GENERATION OF GOOD IDEAS AND GOOD LUCK IN WHAT WE CAN DO IN
4 2021. THANK YOU.

5

6 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. ANY OTHER ITEM 8B, THE
7 JOINT PROPOSED FINAL 2021 ADVOCACY PROGRAM. IF YOU WOULD LIKE
8 TO SPEAK ON THAT PLEASE RAISE YOUR HAND OR PRESS STAR NINE. I
9 DO NOT SEE ANY RAISED HANDS. MR. CASTRO WRITTEN COMMENTS?

10

11 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS RECEIVED ON THIS ITEM.

12

13 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. I WANT TO THANK REBECCA
14 LONG FOR ALL OF HER EXCELLENT WORK NOT JUST IN PREPARING THE
15 JOINT ADVOCACY PROGRAM BUT TAKING THE INPUT OF EXECUTIVE BOARD
16 MEMBERS WHO HAVE BEEN COMING UP WITH EXCELLENT PROPOSALS, AND
17 PARTICULARLY TO DIRECTOR EKLUND FOR YOUR PARTICULARLY
18 THOUGHTFUL AND CONSTRUCTIVE QUESTIONS AND DIRECTOR MAR. AND
19 WITH THAT, MR. CASTRO, PLEASE CALL THE ROLL.

20

21 **CLERK OF THE BOARD:** [ROLL CALL VOTE]

22

23 **PAT ECKLUND:** I THANK REBECCA FOR HER HARD WORK ON THIS AND
24 THANK YOU FOR INCORPORATING ALL THE CHANGES. APPRECIATE IT.

25

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1 **CLERK OF THE BOARD:** MOTION PASSES UNANIMOUSLY.

2

3 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH. ONCE AGAIN,
4 THANK YOU TO REBECCA LONG AND STAFF FOR ALL YOUR WORK IN
5 PREPARING THIS ADVOCACY PLATFORM.

6

7 **REBECCA LONG:** THANK YOU.

8

9 **JESSE ARREGUIN, PRESIDENT:** WE'LL GO TO ITEM NINE UPDATE IN
10 ADVANCE OF OUR JANUARY 2021 MEETING ON THE DRAFT RHNA
11 METHODOLOGY AND SUBREGIONAL SHARES. GILLIAN ADAMS WILL GIVE
12 THE PRESENTATION.

13

14 **GILLIAN ADAMS:** THANK YOU PRESIDENT ARREGUIN, CAN WE CALL UP
15 THE SLIDES, PLEASE? GOOD EVENING EVERYONE MY NAME IS GILLIAN
16 ADAMS PROJECT MANAGER FOR THE REGIONAL HOUSING NEEDS
17 ALLOCATION PROCESS AND I'M GOING TO BE PROVIDING AN UPDATE ON
18 THE COMMENTS ABAG RECEIVED ON THE PROPOSED REGIONAL
19 METHODOLOGY. I KNOW MANY OF YOU ARE LOOKING FORWARD TO SEEING
20 THE DRAFT RHNA METHODOLOGY AND HOW THINGS LOOK WITH
21 INTEGRATION OF THE PLANNED BAY AREA, STAFF HAVE BEEN
22 CONSIDERING COMMENTS AND DATA TO THE FINAL BLUEPRINT INTO THE
23 RHNA METHODOLOGY. HOWEVER WE WEREN'T ABLE TO COMPLETE OUR WORK
24 ON THE DRAFT METHODOLOGY THE TIME TO INCLUDE THAT INFORMATION
25 IN THE PACK MATERIALS FOR TONIGHT'S MEETING WE PLAN TO PRESENT

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1 MATERIALS FROM THE FINAL DRAFT METHODOLOGY IN THE NEXT FEW
2 DAYS TO MAKE IT POSSIBLE TO REVIEW THE INFORMATION PRIOR TO
3 THE MEETINGS IN JANUARY WHEN THE ABAG REGIONAL PLANNING
4 COMMITTEE AND EXECUTIVE BOARD ARE SCHEDULED REVIEW THE
5 METHODOLOGY. STATE-MANDATED PROCESS IDENTIFYING SHARE OF
6 REGION'S HOUSING NEEDS FOR EACH JURISDICTION WAS PLANNED OVER
7 EIGHT PERIOD AGO BY LAW ABAG IS RESPONSIBLE FOR DEVELOPING
8 METHODOLOGY OR FORMULA DIVIDING REGIONAL HOUSING NEEDS
9 IMPLEMENTATION IN THE BAY AREA RECEIVED FROM THE STATE AMONG
10 EACH CITY, TOWN, AND COUNTY WITHIN THE REGION. EACH LOCAL
11 GOVERNMENT WILL RECEIVE A NUMBER OF UNITS BY INCOME CATEGORY
12 FROM ABAG, AND MUST UPDATE THE HOUSING ELEMENT OF ITS GENERAL
13 PLAN TO SHOW HOW IT'S GOING TO ACCOMMODATE RHNA ALLOCATION. IT
14 IS IN THE HOUSING ELEMENT THAT LOCAL JURISDICTIONS CHOOSE THE
15 SPECIFIC LOCATIONS WITHIN THEIR COMMUNITIES THAT WILL BE ZONED
16 FOR HOUSING THIS SLIDE SHOWS KEY MILESTONES FOR DEVELOPING THE
17 PROPOSED METHODOLOGY. THE HOUSING METHODOLOGY COMMITTEE WORKED
18 COLLABORATIVELY, FOR ABOUT A YEAR, TO RECOMMEND A PROPOSED
19 METHODOLOGY THAT ADVANCES THE FIVE RHNA OBJECTIVES IDENTIFIED
20 IN HOUSING ELEMENT LAW AND IS CONSISTENT WITH THE FORECASTED
21 DEVELOPMENT PATTERN OF PLANNED BAY AREA 2050 AS REQUIRED BY
22 LAW. THE COMMITTEE VOTED TO RECOMMEND THE PROPOSED ADD
23 METHODOLOGY TO THE ABAG EXECUTIVE BOARD AND THE BOARD VOTED TO
24 RELEASE IT FOR PUBLIC COMMENT IN OCTOBER. THIS WAS FOLLOWED BY
25 A PUBLIC COMMENT PERIOD IN A PROPOSED METHODOLOGY FROM OCTOBER

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1 24TH TO NOVEMBER 27TH. NEXT SLIDE PLEASE. TODAY I'LL BE
2 WALKING THROUGH A SUMMARY OF THE MAIN THEMES THAT WE HEARD
3 ABOUT THE PROPOSED RHNA METHODOLOGY IN THE LETTERS WE RECEIVED
4 AND IN THE COMMENTS PROVIDED AT THE PUBLIC HEARING IN
5 NOVEMBER. I ALSO WANTED TO NOTE THAT WE HAD A CONCURRENT
6 PUBLIC COMMENT PERIOD RELATED TO THE DRAFT SUBREGIONAL SHARES.
7 WE DID NOT RECEIVE ANY COMMENTS ON THOSE. SO WE WILL BE
8 FOCUSING TONIGHT ON FEEDBACK ABOUT THE PROPOSED METHODOLOGY.
9 NEXT SLIDE PLEASE. DURING THE PUBLIC COMMENT PERIOD, ABAG
10 RECEIVED 106 WRITTEN COMMENTS THAT PROVIDED PERSPECTIVES FROM
11 OVER 200 LOCAL GOVERNMENT STAFF AND ELECTED OFFICIALS,
12 ADVOCACY ORGANIZATIONS AND MEMBERS OF THE PUBLIC AS IN LETTERS
13 WERE SIGNED BY MULTIPLE ENTITY. THERE WERE ALSO COMMENTS AT
14 THE PUBLIC HEARING ON NOVEMBER 12TH. THE TABLE ON THIS SLIDE
15 SHOWS THE NUMBER OF COMMENTS RECEIVED FROM PUBLIC AGENCY IN
16 EACH COUNTY AND FROM ADVOCACY ORGANIZATIONS AND MEMBERS OF THE
17 PUBLIC. IN TOTAL, 42 OF ABAG'S 109 JURISDICTIONS PROVIDED
18 COMMENTS ON THE METHODOLOGY. NEXT SLIDE PLEASE. I'M GOING TO
19 WALK THROUGH A SUMMARY OF THEMES IDENTIFIED IN THE COMMENTS.
20 WE HEARD CONCERNS FROM A NUMBER OF JURISDICTIONS AND RESIDENTS
21 OF THE ABILITY TO ACCOMMODATE AN ACCOMMODATION BECAUSE THE
22 BUILD-OUT LACK SUFFICIENT INFRASTRUCTURE. REQUIRING RHNA TO
23 INCREASE THE HOUSING SUPPLY IN A MIX OF HOUSING TYPES FOR ALL
24 JURISDICTIONS. INFORMATION FROM LOCAL GOVERNMENTS ABOUT PLANS,
25 ZONING, PHYSICAL CHARACTERISTIC, AND POTENTIAL DEVELOPMENT

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1 OPPORTUNITIES AND CONSTRAINTS WAS USED AS INPUT INTO THE
2 PLANNED BAY AREA 2050 BLUEPRINT WHICH IS THE BASELINE
3 ALLOCATION FROM THE PROPOSED RHNA METHODOLOGY. THE BLUEPRINT
4 ALLOWS ADDITIONAL FEASIBLE GROWTH WITHIN THE URBAN FOOTPRINT
5 BY INCREASING ALLOWABLE RESIDENTIAL DENSITIES AND EXPANDING
6 HOUSING INTO SELECT AREAS FOR COMMERCIAL AND INDUSTRIAL USES.
7 ULTIMATELY BY LAW ABAG CANNOT LIMIT RHNA BASED ON EXISTING
8 ZONING OR LAND USE RESTRICTIONS THE STATUTE REQUIRES ABAG TO
9 CONSIDER THE POTENTIAL FOR INCREASED RESIDENTIAL DEVELOPMENT
10 UNDER ALTERNATE ZONING ORDINANCES AND LAND USE RESTRICTIONS.
11 NEXT SLIDE PLEASE. THERE ARE A NUMBER OF COMMENTS THAT
12 SUGGESTED THE RHNA METHODOLOGY SHOULD FOCUS MORE ON TRANSIT
13 AND JOBS TO BETTER ALIGN WITH PLANNED BAY AREA 2050 AND THE
14 STATUTORY RHNA OBJECTIVE TO PROMOTE INFILL DEVELOPMENT AND
15 ACHIEVE GREENHOUSE GAS EMISSIONS REDUCTION TARGETS. THIS
16 INCLUDE PROPOSALS TO CHANGE THE RHNA METHODOLOGY TO HOUSEHOLD
17 GROWTH FROM THE PLANNED BAY AREA BLUEPRINT AS A BASELINE
18 ALLOCATION INSTEAD OF TOTAL HOUSEHOLDS IN THE YEAR 2050
19 STAFF'S RESPONSE IS PROPOSED A METHODOLOGY CORRECTLY
20 INCORPORATES THE FORECAST DEVELOPMENT PATTERN FROM THE PLANNED
21 BAY AREA 2050 BLUEPRINT AS THE BASELINE ALLOCATION IN THE
22 BLUEPRINT EMPHASIZING GROWTH NEAR JOB CENTERS AND LOCATIONS
23 NEAR TRANSIT AS WELL AS HIGH RESOURCE AREAS AND REDUCING
24 GREENHOUSE EMISSIONS STRATEGIES IN SHORTING INTO THE BLUEPRINT
25 IMPROVE REGIONS JOBS/HOUSING LICENSE LEAVES SHORTER COMMUTES.

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1 THE PROPOSED REGIONAL METHODOLOGY PROPOSED FACTORS THAT MEAN
2 METHODOLOGY FACTORS ALLOCATE NEAR HALF OF RHNA UNITS BASED ON
3 JOB PROGRAM. THE PROPOSED RHNA METHODOLOGY PERFORMS WELL IN
4 MEETING ALL FIVE OF THE STATUTORY OBJECTIVES THIS ANALYSIS
5 SHOWS THAT WITH THE PROPOSED METHODOLOGY JURISDICTIONS WITH
6 THE MOST ACCESS TO JOBS AND TRANSIT AS WELL AS JURISDICTIONS
7 WITH THE LOWEST VEHICLE MILES TRAVELED PER RESIDENT EXPERIENCE
8 HIGHER GROWTH RATES FROM THEIR RHNA ALLOCATIONS THAN OTHER
9 JURISDICTIONS IN THE REGION. THE PERFORMANCE EVALUATION ALSO
10 SHOWS THAT USING PLANNED BAY AREA 2050 HOUSEHOLD GROWTH AS THE
11 BASELINE FOR THE RHNA METHODOLOGY PERFORMS marginally BETTER
12 ON THE RHNA OBJECTIVE RELATED TO REDUCING GREENHOUSE GAS
13 EMISSIONS BUT IT APPEARS TO FALL SHORT IN ACHIEVING STATUTORY
14 REQUIREMENTS RELATED TO AFFIRMATIVELY FURTHERING FAIR HOUSING.
15 NEXT SLIDE PLEASE. THE THIRD THING WE HEARD IS THAT THE RHNA
16 METHODOLOGY NEEDS TO DO MORE TO REDUCE ALLOCATION IN AREAS
17 WITH HIGH HAZARD RISKS AND SUGGESTIONS INCLUDED A HAZARD
18 FACTOR IN THE RHNA METHODOLOGY OR USE OF DATA ABOUT WILDLAND
19 URBAN INTERFACES OR WUIS AND FLOODWAYS IN THE BLUEPRINT
20 STAFF'S RESPONSE NOTES THAT INCLUDING THE BLUEPRINT IN THE
21 METHODOLOGY ADDRESSES CONCERNS ABOUT NATURAL HAZARDS AS THE
22 BLUEPRINTS EXCLUDES AREAS WITH UNMITIGATED HIGH HAZARD RISK
23 FROM THE GROWTH GEOGRAPHIES. FOR FIRE RISK THE BLUEPRINT
24 GROWTH GEOGRAPHIES EXCLUDE THE HIGH FIRE SEVERITY AREAS
25 DESIGNATED BY CAL FIRE AS WELL AS COUNTY DESIGNATED WUIS WHERE

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1 APPLICABLE. THE BLUEPRINT STRATEGIES FOCUS GROWTH AWAY FROM
2 THE HIGHEST FIRE RISK ZONES, SUPPORT INCREASED WILDLAND
3 MANAGEMENT PROGRAMS, AND SUPPORT RESIDENTIAL BUILDING UPGRADES
4 THAT REDUCE THE LIKELIHOOD FOR DAMAGE WHEN FIRES OCCUR IN
5 WUIS. THE BLUEPRINT ALSO INCORPORATES STRATEGIES TO MITIGATE
6 THE IMPACTS OF SEA LEVEL RISE, PROTECTING NEARLY ALL
7 COMMUNITIES IT'S RISK OF NEARLY TWO FEET OF PERMANENT
8 INNOVATION. HOWEVER TEMPORARY RIVER FLOODING IS NOT INTEGRATED
9 INTO THE BLUEPRINT BECAUSE EXISTING REASON DOESN'T PROVIDE
10 GUIDANCE ON HOW MODEL IMPACTS. IT'S IMPORTANT TO NOTE THAT
11 COMMUNITIES CAN CHOOSE TO TAKE HAZARD RISK INTO THE
12 CONSIDERATION WHEN THEY CHOOSE WHERE SITE DEVELOPMENT. WE
13 RECEIVED COMMENTS FROM RESIDENTS LOCAL JURISDICTIONS AND
14 ADVOCACY ORGANIZATIONS SUPPORTING PROPOSED METHODOLOGY
15 PARTICULARLY ITS IMPORTANCE FOR FURTHERING REGIONAL EQUITY
16 STAFF ALIGNS WITH THESE COMMENTS AND THESE COMMENTS INDICATE
17 PROPOSED METHODOLOGY FOR SUCCESS FEDERALLY FURTHERING AFFAIR
18 HOUSING. NEXT SLIDE PLEASE ANOTHER THEME WAS COMMENTS THAT
19 FOCUSED ON THE EFFECTS OF THE PANDEMIC AND SUGGESTED A NEED TO
20 EITHER DELAY RHNA OR RECONSIDER THE FOCUS ON PROXIMITY TO
21 JOBS. IN RESPONSE STAFF APPRECIATES CONCERN ABOUT THE
22 SIGNIFICANT ECONOMIC AND SOCIETAL CHANGES RESULTING FROM
23 COVID-19 AND THESE CONCERNS WERE COMMUNICATED TO THE STATE IN
24 EARLY SUMMER. HOWEVER ABAG IS OBLIGATED BY STATE LAW TO MOVE
25 FORWARD WITH THE RHNA PROCESS SO JURISDICTIONS CAN COMPLETE

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1 UPDATES TO THEIR HOUSING ELEMENTS ON TIME. ADDITIONALLY, THE
2 EIGHT YEAR RHNA CYCLE WHICH STARTS IN 2023, REPRESENTS A
3 LONGER TERM OUTLOOKING THAN THE NEAR-TERM IMPACTS OF COVID IN
4 2020 AND 2021. THE POTENTIAL IMPACTS OF THE 20ED TOWARD
5 TELECOMMUTING IN THE LONG-TERM ARE INCORPORATING INTO THE RHNA
6 METHODOLOGY WITH INTEGRATION OF THE PLANNED BAY AREA 2050
7 BLUEPRINT WHICH INCLUDES STRATEGIES TO EXPAND COMMUTE TRIP
8 REDUCTION PROGRAMS THROUGH TELECOMMUTING AND OTHER SUSTAINABLE
9 MODES OF TRAVEL. NEXT SLIDE PLEASE. ANOTHER COMMON THEME WAS
10 CONCERNS THAT THE PROPOSED RHNA METHODOLOGY ALLOCATES TOO MUCH
11 GROWTH TO UNINCORPORATED AREAS THAT ARE RURAL AND LACK
12 INFRASTRUCTURE TO SUPPORT DEVELOPMENT. THE PLANNED BAY AREA
13 2050 BLUEPRINT FORECASTS VERY LITTLE GROWTH IN UNINCORPORATED
14 COUNTY AREAS AND IT IS FOCUSED INSIDE THE URBAN GROWTH
15 BOUNDARIES. THE ILLUSTRATIVE RHNA ALLOCATIONS TO THESE AREAS
16 ARE DRIVEN LARGELY BY THE NUMBER OF EXISTING HOUSEHOLD IN
17 UNINCORPORATED AREAS SINCE THE 2050 HOUSEHOLDS BASELINE IN THE
18 PROPOSED METHODOLOGY IS THE SUM OF EXISTING HOUSEHOLDS AND
19 FORECASTED HOUSEHOLD GROWTH. ABAG MTC STAFF HAS ENGAGED IN
20 DIALOGUE WITH LOCAL GOVERNMENT STAFF IN THE COUNTIES THAT HAVE
21 EXPRESSED CONCERN ABOUT THEIR POTENTIAL RHNA ALLOCATIONS TO
22 THE UNINCORPORATED AREAS WHICH IS SANTA CLARA, SOLANO AND
23 SONOMA, AND STAFF CONTINUE TO EXPLORE POTENTIAL WAYS TO
24 ADDRESS THESE CONCERNS. IT'S ALSO IMPORTANT TO NOTE THE
25 HOUSING ELEMENT LAW INCLUDES PROVISIONS THAT ALLOW A COUNTY TO

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1 TRANSFER ALLOCATION WAS A PORTION TO TRANSFER TO A CITY LATER
2 IN THE RHNA PROCESS OR IF LAND IS ANNEXED AFTER IT RECEIVES
3 ITS ALLOCATION FROM ABAG. NEXT SLIDE PLEASE. WE RECEIVED
4 COMMENTS THAT WERE GENERALLY SUPPORTIVE OF THE PROPOSED
5 METHODOLOGY BUT IT ADVOCATED FOR INCORPORATING THE EQUITY
6 ADJUSTMENT FOR SOME HMC MEMBERS INTO THE METHODOLOGY TO
7 ADVANCE THE STATUTORY REQUIREMENT TO AFFIRMATIVELY FURTHER
8 FAIR HOUSING IN RESPONSE STAFF'S ANALYSIS UPON INDICATES THE
9 PROPOSED METHODOLOGY DOES ACHIEVE ALL FIVE STATUTORY
10 OBJECTIVES OF RHNA INCLUDING AFFIRMATIVELY FURTHERING FAIR
11 HOUSING STAFF'S CONCERN ABOUT THE EQUITY ADJUSTMENT IS THE
12 UNDERLYING METHODOLOGY FOR THE COMPOSITE SCORE AND ADJUSTMENT
13 APPROACH WOULD MAKE IT DIFFICULT FOR POLICY MAKERS AND MEMBERS
14 OF THE PUBLIC TO UNDERSTAND THE MEAN OF THE METHODOLOGY WHILE
15 ADJUSTMENT WOULD SHIFT LESS THAN TWO PERCENT OF THE REGION'S
16 LOW INCOME RHNA TO THE JURISDICTIONS EXHIBITING ABOVE AVERAGE
17 RACIAL AND SOCIO-ECONOMIC EXCLUSION, AND THE METHODOLOGY
18 CONSIDERED EQUITY ADJUSTMENT AND CHOSE NOT TO MOVE FORWARD
19 WITH THE PROPOSAL AND ITS RECOMMENDATIONS IN THE RHNA
20 METHODOLOGY NEXT SLIDE PLEASE. SEVERAL COMMENTS SUGGESTED THAT
21 THE REGIONAL HOUSING NEEDS TERMINATION CALCULATIONS MAY HAVE
22 BEEN FLAWED AND RESULTED IN THE ABAG RECEIVING ALLOCATION FROM
23 THE STATE THAT WAS TOO LARGE IN RESPONSE DETERMINATION
24 PROVIDED BY HCD BASED ON THE POPULATION FORECAST FROM
25 CALIFORNIA DEPARTMENT OF FINANCE HAS BEEN MODIFIED BY STAFF AT

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1 HCD TO TACKLE OVERCROWDING AND MAKE OTHER ADJUSTMENTS TO
2 PROCEDURES REQUIRED BY LAW. ABAG STAFF HAVE REVIEWED HMM CD'S
3 CALCULATION METHODOLOGY AND BELIEVE IT ADHERES TO THE
4 APPLICABLE REQUIREMENTS THE BOARD DECIDED NOT TO APPEAL THE
5 DETERMINATION IN JUNE OF 2020. AT THIS TIME THE WINDOW OF
6 APPEAL OF THE NEED ARE DETERMINATION HAS BEEN CLOSED. THE
7 PROCESS IS MOSTLY PROVIDED TO HCD RATHER THAN ABAG. NEXT SLIDE
8 PLEASE. OUR LAST THEME IS THAT SOME JURISDICTIONS RAISED
9 CONCERNS ABOUT THE ACCURACY OF THE BLUEPRINTS UNDERLYING DATA.
10 STAFF'S RESPONSE IS THAT LOCAL JURISDICTIONS STAFF ARE
11 PROVIDED WITH SEVERAL MONTHS TO COMMENT ON THE BASIS DATA USED
12 AS THE INPUT FOR THE BLUEPRINT AS WELL AS THE ADDITIONAL
13 PUBLIC COMMENT PERIOD ON THE DRAFT BLUEPRINT DURING SUMMER OF
14 2020. ABAG MTC STAFF APPRECIATES JURISDICTIONS FEEDBACK ON THE
15 BLUEPRINT DATA AND HAS WORKED DIRECTLY WITH JURISDICTION STAFF
16 TO ADDRESS THESE CONCERNS. NEXT SLIDE PLEASE. STAFF HAS BEEN
17 CONSIDERING THE COMMENTS RECEIVED AND WILL RECOMMEND ANY
18 NECESSARY ADJUSTMENTS TO THE DRAFT RHNA METHODOLOGY. AS I
19 MENTIONED PREVIOUSLY, WE ANTICIPATE RELEASING THE PLANNED BAY
20 AREA FINAL BLUEPRINT AND DRAFT RHNA METHODOLOGY WITHIN THE
21 NEXT WEEK. OUR GOAL IS TO MAXIMIZE THE AMOUNT OF TIME THAT
22 PEOPLE WILL HAVE TO REVIEW THE MATERIALS IN PREPARATION FOR
23 THE JANUARY 14TH MEETING OF THE REGIONAL PLANNING COMMITTEE
24 WHERE IT WILL MAKE A RECOMMENDATION ABOUT THE DRAFT
25 METHODOLOGY TO THE ABAG EXECUTIVE BOARD WHICH WILL CONSIDER IT

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1 FOR ADOPTION AT ITS MEETING ON JANUARY 21ST. AFTER A DRAFT
2 RHNA METHODOLOGY IS ADOPTED, ABAG WILL SUBMIT IT TO HCD FOR
3 REVIEW AND WILL USE THE STATE AGENCY'S FEEDBACK TO DEVELOP A
4 FINAL METHODOLOGY AND DRAFT RHNA ALLOCATION IN SPRING OF 2021.
5 RELEASE OF THE DRAFT ALLOCATION WILL BE FOLLOWED BY AN APPEALS
6 PERIOD IN THE SUMMER OF 2021 WITH THE FINAL RHNA ALLOCATION
7 ASSIGNED TO EACH OF BAY AREA'S LOCAL GOVERNMENTS IN LATE 2021.
8 THANK YOU. AND WITH THAT I'M HAPPY TO TAKE ANY QUESTIONS.

9

10 **JESSE ARREGUIN, PRESIDENT:** THANK YOU VERY MUCH FOR THE
11 PRESENTATION. AND AS MS. ADAMS NOTED, OUR JANUARY MEETING IS A
12 VERY IMPORTANT MEETING. WE'RE VOTING NOT JUST ON THE FINAL
13 BLUEPRINT BUT ALSO ON THE PROPOSED RHNA METHODOLOGY. I
14 ENCOURAGE ALL EXECUTIVE BOARD MEMBERS TO ATTEND IF NOT PLEASE
15 ASK YOUR ALTERNATES TO COME. AND I'LL ASK IF THERE ARE ANY
16 QUESTIONS ON THE PRESENTATION. DIRECTOR EKLUND?

17

18 **PAT ECKLUND:** THANK YOU, PRESIDENT ARREGUIN I GUESS MY QUESTION
19 -- I HAVE A QUESTION AND A COUPLE OF COMMENTS. ONE IS THAT YOU
20 INDICATED THAT THERE IS NO GUIDANCE ON HOW TO MODEL IMPACT OF
21 THE TEMPORARY RIVER FLOODING DUE TO CLIMATE CHANGE I'M NOT
22 SURE IT'S TEMPORARY ACCORDING TO SOME OF THE EXPERTS IN THAT
23 FIELD. HAVE YOU HAD A CHANCE TO TALK TO THE SAN FRANCISCO
24 ESTUARY PROJECT TO SEE IF THEY HAVE HAD -- IF THEY HAVE ANY
25 INFORMATION ON HOW TO MODEL THE IMPACTS OF SEA LEVEL RISE AND

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1 HOW THAT IMPACTS THE RIVERS AND STREAMS? >DAVE VAUTIN: THIS IS
2 DAVE VAUTIN WITH MTC ABAG. I AM HAPPY TO TAKE YOUR QUESTION
3 DIRECTOR EKLUND. RIVER INE FLOODING IS PARTICULARLY COMPLEX.
4 THE WATER THAT FLOWS INTO IT STILL DOESN'T HAVE GOOD MAPPING
5 OF THE IMPACTS THAT SEA LEVEL RISE WILL HAVE ON RIVERINE
6 SYSTEMS AND THE GOAL FOR HAVING GOOD DATA FOR FUTURE PLANS IS
7 TO DO MAPPING OF THOSE DIFFERENT RIVER AND CREEK SYSTEMS THAT
8 FEED INTO THE LARGER BAY. ONCE THE ANALYSIS IS DONE WE WILL BE
9 ABLE TO ANTICIPATE INTEGRATING THAT INTO THE PLANS FOR FUTURE
10 ITERATIONS OF PLANNED BAY AREA.

11

12 **PAT ECKLUND:** I SUGGEST YOU CONTACT THE PLANNERS IN EACH OF
13 CITIES AND COUNTIES ESPECIALLY THE FLOOD CONTROL DISTRICT. I
14 BET THEY HAVE A LOT OF INFORMATION THAT YOU COULD USE IN THE
15 INTERIM, AT LEAST THAT'S WHAT I HAVE. AND I WILL GET OUR
16 PLANNERS TO TRY TO COORDINATE SOME OF THAT. MY OTHER QUESTION,
17 AND COMMENT IS, I APPRECIATE YOUR PUTTING SOME EFFORT INTO
18 DETERMINING THE HIGHEST FIRE RISK AREAS. I WOULD SAY THAT IT'S
19 HIGH AND HIGHEST. AND HOW THAT'S DETERMINED IS REALLY GOING TO
20 BE CRITICAL. AND AS I MENTIONED, THE CAL FIRE MAPS DON'T
21 NECESSARILY REFLECT THE HIGH OR HIGHEST FIRE RISK. THERE IS
22 NOT CONSISTENCY IN THEIR MAPPING. BUT I WOULD SUGGEST, ON THAT
23 ONE TOO, THAT YOU, ABAG REACHES OUT TO THE PLANNERS IN THE
24 COUNTIES AND THE CITIES, AND TRY TO GET SOME INFORMATION FROM
25 THEM. I BET YOU WILL GET SOME INFORMATION FROM THEM.

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1 OBVIOUSLY, BECAUSE THEY HAVE TO DO IT AS PART OF THE GENERAL
2 PLAN, AND I WILL ALSO SEND AN E-MAIL TO THE PLANNERS TO SEE IF
3 THEY CAN GENERATE SOME INFORMATION AND SEND IT TO YOU, DAVE.
4 AT LEAST FROM MARIN, BUT I DON'T HAVE THE PLANNERS NAMES AND
5 THE WHOLE REGION, SO, ABAG MAY WANT TO DO THAT. BUT, AT LEAST
6 FOR MARIN COUNTY, I'LL DO IT. >DAVE VAUTIN: THANKS FOR THAT.
7 WE'RE MORE THAN HAPPY TO TAKE A LOOK. I WILL NOTE THAT THE
8 POINT OF USING THE CAL FIRE DATA WHICH I'LL NOTE CONTINUES TO
9 EVOLVE OVER TIME IS TO HAVE A CONSISTENT MAP ACROSS THE REGION
10 AS GILLIAN MENTIONED WE'RE DOING RHNA AND THESE LARGE PLANNING
11 EFFORTS THAT'S IMPORTANT THAT'S NOT CONSTRAINED BY LOCAL
12 POLICIES THAT LIMIT GROWTH IN CERTAIN PLACES. THERE ARE IN
13 FACT SOME JURISDICTIONS THAT HAVE LARGE SWATHS OR THEIR ENTIRE
14 JURISDICTION AS A WUI WHICH WOULD PRECLUDE FROM RHNA GROWTH
15 AND THERE ARE MAPS THAT CAL FIRE HAS USED TO GIVE SENSE EVER
16 CONSISTENCY ACROSS THE REGION WE GET THAT KIND OF CONSISTENT
17 DATA SET ACROSS THE BAY AREA SO THERE IS NO WINNERS OR LOSERS
18 SAY WE'RE USING A CONSISTENT SET OF DATA.

19

20 **PAT ECKLUND:** I'LL LOOK FORWARD TO THAT DISCUSSION IN JANUARY.

21

22 **JESSE ARREGUIN, PRESIDENT:** OKAY. THANK YOU, DIRECTOR LEE.

23

24 **OTTO LEE:** YES. THANK YOU, JESSE. THE QUESTION I HAVE IS
25 RELATING TO THE ALLOCATION OF HOUSING TO US THROUGHOUT THE

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1 COUNTY. A GOOD PART OF THE COUNTY IS RURAL, AND BY NOW, WITH
2 RHNA CLOSE TO 4200 UNITS HERE WHICH IS THREE TIMES OF 1500
3 PERCENT OVER THE LAST TIME. AND WE RAISED AN ISSUE, AND THERE
4 WAS EXPLANATION THEIR SAYING THAT THE COUNTY COULD THEN
5 ALLOCATE SOME OF THESE UNITS TO THE CITY. I WASN'T FOLLOWING.
6 SO IS IT POSSIBLE YOU CAN EXPLAIN THAT AGAIN?

7

8 **GILLIAN ADAMS:** THERE IS A PROVISION IN STATE LAW THAT ALLOWS
9 SPECIFICALLY A TRANSFER FROM AN UNINCORPORATED COUNTY OR AREA
10 TO A CITY OR TOWN IN THAT COUNTY. AND THAT PROCESS OCCURS
11 AFTER THE JURISDICTIONS HAVE RECEIVED THEIR ALLOCATIONS FROM
12 ABAG. SO IN BETWEEN THE PERIOD WHEN A JURISDICTION GETS ITS
13 ALLOCATION AND FINISHES ITS HOUSING ELEMENTS, THE TWO
14 JURISDICTIONS CAN WORK OUT AN AGREEMENT. BUT IT'S SPECIFICALLY
15 ONLY FROM COUNTY AREAS TO CITIES, NOT BETWEEN TWO CITIES.
16 THAT'S NOT ALLOWED.

17

18 **OTTO LEE:** RIGHT, CERTAINLY NOT GOING FROM CITIES TO COUNTIES
19 AND THE REASON I'M MAKING THAT POINT IS FOR ALL THE SMART
20 GROWTH REASON IT IS DOESN'T MAKE SENSE TO PUT 4,000 UNITS TO A
21 COUNTY RURAL AREA WHICH IS EXACTLY WHAT WE DON'T WANT TO DO.
22 THAT'S WHY THAT NUMBER SEEMS TO BE SO HIGH AND DOESN'T MAKE
23 SENSE IN THAT ENVIRONMENTAL MOVEMENT HAS BEEN SHOCKED ABOUT
24 THOSE NUMBERS. I WANTED TO ASK THE QUESTION AND BRING IT UP.
25 THANK YOU.

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1

2 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. DIRECTOR ROMERO? CARLOS,
3 ARE YOU THERE?

4

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

6

7 **JESSE ARREGUIN, PRESIDENT:** WE'RE HAVING TROUBLE HEARING YOU.
8 CAN YOU SPEAK UP?

9

10 **CARLOS ROMERO:** IT'S MY MICROPHONE. I'M REALLY SORRY. I'LL TRY
11 TO GUILTY A CALL IN.

12

13 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. DIRECTOR DIEP.

14

15 **LAN DIEP:** I HAVE A FOLLOW UP TO SUPERVISOR LEE'S PREVIOUS
16 QUESTION. YOU SAID AFTER THE ABAG RHNA NUMBERS ARE ALLOCATED,
17 THERE CAN BE AN AGREEMENT BETWEEN COUNTY AND CITY, ONE WAY
18 ONLY, THE COUNTY SHARING THEIR NUMBERS WITH CITIES, AND I
19 UNDERSTAND THAT, BUT THE FACT THAT YOU SAID AGREEMENT ALMOST
20 SEEMS LIKE IT'S AN INVITATION FOR CONFLICT, WHAT IF THE CITY
21 DOESN'T WANT IT? I'M CURIOUS IF IT'S THE POWER OF THE COUNTY
22 TO DIRECT THE CITY TO TAKE IT BY SORT OF AGREEMENT AND BY
23 AGREEMENT THERE HAS TO BE A MEETING OF THE MINDS AND THAT
24 SEEMS TROUBLESOME TO ME.

25

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1 **GILLIAN ADAMS:** IT'S MY UNDERSTANDING THAT THE STATUTE REQUIRES
2 AGREEMENT, SO IT'S THE TWO JURISDICTIONS COMING TO A MEETING
3 OF THE MINDS, I WOULD SAY.

4

5 **LAN DIEP:** OKAY. I WANTED CLARIFICATION ON THAT.

6

7 **JESSE ARREGUIN, PRESIDENT:** MS. ADAMS WHEN WILL THE FINAL DRAFT
8 BLUEPRINT BE RELEASED FOR REVIEW.

9

10 **GILLIAN ADAMS:** WE'RE GOING TO HAVE THE FINAL DRAFT BLUEPRINT
11 AND RONA METHODOLOGY WITHIN THE NEXT WEEK.

12

13 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. DIRECTOR GIBBONS. LIZ
14 GIBBONS: THANK YOU. I HAVE QUESTIONS AFTER PUBLIC COMMENT. I
15 APPRECIATE THE INFORMATION THAT'S PROVIDED HERE, AND I DID IN
16 FACT READ THROUGH A LOT OF THE LETTERS AND ALL OF THAT. SOME
17 THINGS THAT WERE BROUGHT UP AT PREVIOUS EXECUTIVE BOARD
18 MEETINGS, THEY DON'T THINK HAVE BEEN ANSWERED. SO, I'M
19 WONDERING, IF, HOW YOU ARE HANDLING THE COMMENTS AND QUESTIONS
20 FROM PREVIOUS BOARD MEETINGS. I MEAN, I'LL GIVE YOU AN
21 EXAMPLE. THERE IS SIGNIFICANT CONCERN ABOUT THE DATA FROM THE
22 -- THAT 2050 WAS UTILIZING, AND THERE IS -- I DON'T SEE HOW
23 THAT'S BEEN ANSWERED. >DAVE VAUTIN: I'M HAPPY TO SPEAK TO THAT
24 CONCERN. WITH REGARDS TO THE DATA IN PLANNED BAY AREA 2050, WE
25 ACTUALLY HAVE THE MOST OPEN AND TRANSPARENT -- OF THE DATA OF

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1 ANY PLANNED BAY AREA ITERATIONS WE HAVE DONE. WE HAVE OPENED
2 UP ALL OF OUR BOOKS IN THE JURISDICTIONS TO LOOK AT IN THE
3 PERIOD OF FALL AND WINTER OF 2019 AND EARLY 2020 WE ALSO HAD
4 AN EXPERIENCE FOR LOCAL FEEDBACK DURING AND AFTER THE DRAFT
5 BLUEPRINT RELEASE IN SUMMER OF 2020. WE REALIZE THE ITERATIVE
6 PROCESS IS -- WE [INDISCERNIBLE] WE CODED LATEST GENERAL PLANS
7 THROUGH BASIS INITIATIVES AND A CHANCE TO REVIEW ALL THE DATA
8 WE HAVE CONTINUED THE CONVERSATION WITH MANY JURISDICTIONS
9 WELL PAST THE CONCLUSION AND CONTINUE HEARING THEIR FEEDBACK.
10 LIZ GIBBONS: DAVE, I APPRECIATE THAT STAFF WORKED HARD TO
11 RECEIVE INFORMATION, FRANKLY DON'T SEE IT IN THE RESULTS.
12 THAT'S WHERE MY CONCERN S SO I WOULD JUST OFFER THAT. I AM
13 CONCERNED FOR THE CITIES IN SANTA CLARA COUNTY THAT THE INPUT
14 HAS NOT BEEN REFLECTED. SO THAT'S ONE OF MY QUESTIONS. SO.
15 >DAVE VAUTIN: UNDERSTOOD, AND I JUST WANT TO NOTE THAT WITH
16 THE RELEASE OF THE FINAL BLUEPRINT IN THE NEXT FEW DAYS AS
17 GILLIAN MENTIONED, FURTHER IMPROVEMENTS TO THE DATA HAVE BEEN
18 MADE, WE ENCOURAGE TO YOU CHECK THAT OUT AND IT HAS REFLECTED
19 SOME CHANGES FROM FURTHER CHANGES IN SANTA CLARA COUNTY
20 SPECIFICALLY. LIZ GIBBONS: OKAY. SO FOR EVERYONE'S BENEFIT, IF
21 WE HAVE, REVIEWING THE MATERIAL -- THANK YOU ALL FOR GETTING
22 IT TO US AHEAD OF TIME, IT'S GREATLY APPRECIATED, EVEN IF IT
23 IS OVER THE HOLIDAY, HOW DO WE -- HOW CAN WE GET THE COMMENTS
24 TO YOU SO THAT THEY CAN IN FACT BE INCORPORATED INTO THE FINAL
25 PRESENTATION, WHICH YOU ARE NOW SCHEDULED FOR, FIRST, ON

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1 JANUARY 14TH AND THEN AGAIN ON THE 21st? WE NEED TO MAKE SURE
2 YOU GET THE COMMENTS AND CAN BE INCORPORATED. >DAVE VAUTIN:
3 WE'RE MORE THAN HAPPY TO TALK TO ANY OF THE ELECTED OFFICIALS
4 ON THIS BOARD WITH QUESTIONS OR CONCERNS FOLLOWING THE FINAL
5 RELEASE OF THE BLUEPRINT AND THE DRAFT RHNA METHODOLOGY AS
6 WELL. FROM A LOCAL JURISDICTION PERSPECTIVE, FOR FOLKS WHO ARE
7 LOOKING AT THE DATA AND THE NUMBERS AND THE OUTPUTS, THAT'S
8 WHY WE HAVE SETUP OUR OFFICE HOURS PROGRAM WHERE FOLKS CAN
9 COME IN & SAY WHY DID THIS NUMBER GO UP OR WHY DID THIS NUMBER
10 GO DOWN IT'S AN OPPORTUNITY FOR CONVERSATION.

11

12 **LIZ GIBBONS:** I APPRECIATE THAT. FURTHER COMMENTS LATER.

13

14 **JESSE ARREGUIN, PRESIDENT:** DIRECTOR RABBIT.

15

16 **DAVID RABBIT:** THANK YOU VERY MUCH. I HAD THE OPPORTUNITY TO
17 TALK TO OUR OWN PLANNING STAFF TODAY AND THEY HAD NOTHING BUT
18 PRAISE FOR THE WORK STAFF IS DOING IN PULLING TOGETHER ALL OF
19 THE RHNA ISSUES, AND I THINK YOU PROBABLY KNOW THROUGH THEIR
20 CONVERSATIONS WITH YOU, WHAT I'M GOING TO SAY, BUT WE NEED TO
21 CONTINUE TO WORK ON THESE THINGS. JUST LOOKING AT OUR COUNTY,
22 WE ARE -- I SAID THIS BEFORE, THAT WE ARE ACTIVELY TRYING TO
23 BUILD UP OUR HOUSING STOCK IN THIS COUNTY. WE HAVE LOST
24 POPULATION, WE HAVE LOST 7,000 STRUCTURES OVER THE LAST, NOW,
25 THREE AND A HALF YEARS, DUE TO WILDFIRES. IT'S BEEN ONE

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1 DISASTER AFTER ANOTHER AND CERTAINLY NO COUNTY HAS SUFFERED
2 WHAT WE HAVE. AT THE SAME TIME, WE HAVE OPPORTUNITIES IN THIS
3 COUNTY. WE HAVE URBAN GROWTH BOUNDARIES, ALL VOTER MANDATED
4 EVERY CITY HAS ONE GREENBELTS OPEN SPACE. WE HAVE THE WILDLAND
5 INTERFACE, WE HAVE VERY HIGH FIRE SEVERITY ZONES WHICH ARE
6 BEING REVIEWED AS WE SPEAK. AND WE HAVE, WERE FIRST IN THE
7 STATE TO GO THROUGH WITH THE DEPARTMENT OF FORESTERIES, PIECES
8 OF SAFE ROADS WHICH IS NOW INSTALLED AND WILL BECOME A BIGGER
9 NEWS ITEM AS WE CONTINUE GOING FORWARD. AND OF COURSE IN
10 UNINCORPORATED COUNTY AREAS, DO LACK SERVICES AND WATER ASK
11 SEWER, AND WHAT WE HAVE IS A FIVE AND A HALF FOLD INCREASE.
12 AND GILLIAN I HEARD YOU SAY A LOT OF THAT IS BASED UPON THE
13 EXISTING UNITS THAT ARE WITHIN THAT AREA. AND I THINK IT GOES
14 TO WHAT IS OUR GOAL IS DON'T REPEAT SOMETHING THAT SHOULDN'T
15 HAVE BEEN THERE IN THE FIRST PLACE OR THAT HAD TOO MANY UNITS
16 IN THE FIRST PLACE THAT WE ARE REALLY NOW TRYING TO GET CITY
17 CENTERED GROWTH AND HAVING NOT BEING EXASPERATED IN THE
18 OUTLYING UNINCORPORATED AREAS. I KNOW YOU WORKED HARD IN
19 TRYING TO MAKE THINGS -- WE WANT TO BUILD THE HOUSING IN THE
20 URBANIZED AREAS OF THE COUNTY AND IN THE CITY CENTERS, WE
21 THINK THAT WE'RE GETTING CLOSE BUTTERY THINK RIGHT NOW THE
22 NUMBER IS SCARY. BECAUSE WE THINK WE KNOW, HERE WE'RE GOING TO
23 HAVE THIS GREAT CITY CENTER GROWTH FEATHERING OUT INTO THE
24 OUTSKIRTS OF EVERY INDIVIDUAL UNINCORPORATED CITY AND THEN BE
25 FORCED TO OPPORTUNITIES FOR SERVICES THAT ARE INCREASE IN

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1 DENSITY AND THANK YOU FOR THE GOOD WORK AND LOOK FORWARD TO
2 THE ADJUSTMENTS THAT WE HAVE THE RIGHT TOOLS GOING FORWARD.

3

4 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. DIRECTOR MAR?

5

6 **GORDON MAR:** THANK YOU PRESIDENT ARREGUIN. I JUST HAD MORE OF A
7 TECHNICAL QUESTION. I HAD HEARD THAT THE PLANNED BAY AREA
8 BASELINE NUMBERS FOR POPULATION GROWTH MIGHT -- ARE NOT YET
9 FINALIZED AND THEY MIGHT CHANGE. SO I WAS JUST WONDERING IF
10 YOU CAN SPEAK TO THAT, AND IF SO WHAT THE IMPLICATIONS OF THAT
11 FOR US, KIND OF FINALIZING THE RHNA METHODOLOGY IN JANUARY, IF
12 THE POPULATION GROWTH BASELINE NUMBERS ARE STILL INFLUX, AND
13 MAY CHANGE? >DAVE VAUTIN: I'M HAPPY TO TAKE THAT QUESTION. SO
14 THIS BOARD APPROVED THE REGIONAL GROWTH FORECAST FOR PLANNED
15 BAY AREA 2050 IN SEPTEMBER. SO THAT HAS NOT CHANGED. THE TOTAL
16 POPULATION OF THE REGION, AS A WHOLE, IS LOCKED IN AT THIS
17 POINT FOR PLANNED BAY AREA 2050. BUT THE PROJECTIONS ON THE
18 COUNTY AND SUBCOUNTY LEVELS DO CONTINUE TO EVOLVE, AND THAT'S
19 IN FACT WHAT THE STRATEGIES THAT YOU ALL ADOPTED THIS FALL,
20 WILL INFLUENCE, THE LOCATION OF GROWTH WITHIN THE BAY AREA
21 WILL BE SLIGHTLY DIFFERENT IN THE FINAL BLUEPRINT THAN IT WAS
22 SIGNIFICANT DRAFT BLUEPRINT. A WIDE VARIETY OF NEW HOUSING
23 STRATEGIES WERE INTEGRATED INTO THAT ACTION, MODIFICATIONS OF
24 TRANSPORTATION AND OTHER INVESTMENT IN THE PLAN WERE MADE, SO
25 THAT AFFECTS THE DISTRIBUTION OF GROWTH WITHIN THE BAY AREA.

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1 SO AS YOU WILL SEE, SHORTLY, IN THE NEXT FEW DAYS, AS I SAID,
2 THERE ARE IMPACTS FOR DIFFERENT CITIES AND COUNTIES ACROSS THE
3 REGION, SOME WILL SEE HIGHER LEVELS OF GROWTH OTHERS LOWER
4 LEVELS OF GROWTH IS THAT DATA DOES FEED INTO THE DRAFT RHNA
5 METHODOLOGY THAT GILLIAN WAS SPEAKING ABOUT, GIVEN THAT THE
6 BASELINE FOR RHNA IS DRIVEN BY PLANNED BAY AREA 2050. SO, THE
7 SHORT ANSWER IS, STAY TUNED. AND THAT'S WHAT WE'LL BE BACK
8 HERE NEXT MONTH TO TALK ABOUT AS WE SHOW YOU BOTH OF THESE TWO
9 ITEMS AND YOU WILL SEE ALL OF THE IMPLICATIONS AT THE CITY
10 LEVEL.

11

12 **GORDON MAR:** GREAT. THANK YOU.

13

14 **JESSE ARREGUIN, PRESIDENT:** SO WHEN THE DRAFT -- THE FINAL
15 BLUEPRINT COMES OUT NEXT WEEK, WE SHOULD ALL TAKE A VERY CLOSE
16 LOOK. BECAUSE THAT GROWTH PATTERN WILL DEFINITELY INFORM THE
17 RHNA ALLOCATIONS. THANK YOU. SUPERVISOR MAR, ANY OTHER
18 QUESTIONS? OKAY. THANK YOU. I UNDERSTAND DIRECTOR ROMERO'S ON
19 THE ATTENDEE SIDE, SO I'M GOING TO ACTIVATE HIS LINE. HE'S
20 CALLING IN THE NUMBER ENDING IN 2852. DIRECTOR ROMERO PLEASE
21 UNMUTE YOURSELF IF YOU WISH TO OFFER COMMENTS.

22

23 **CARLOS ROMERO:** THANK YOU CHAIR, CAN YOU HEAR ME?

24

25 **JESSE ARREGUIN, PRESIDENT:** YES.

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1

2 **CARLOS ROMERO:** MY QUESTION IS ON THE FINAL BLUEPRINT, THREE,
3 IT'S A PROCEDURAL QUESTION. ONCE THE FINAL BLUEPRINT IS
4 RELEASED, WHICH I AM HEARING IS WITHIN THE NEXT SEVEN DAYS OR
5 SO, SOME OF THE NUMBERS MAY CHANGE SIGNIFICANTLY, OR THEY MAY
6 NOT. IS THERE A COMMENT PERIOD THAT WILL ALLOW FOLKS TO SUBMIT
7 COMMENTS ON THE RHNA NUMBERS AS THEY CHANGE, BASED ON THE
8 FINAL BLUEPRINT? AND MY UNDERSTANDING IS THERE WILL BE SOME
9 CHANGES, WE JUST DON'T KNOW TO WHAT MAGNITUDE. >DAVE VAUTIN:
10 YEAH. THAT'S CORRECT. THERE IS VARIATION, MANY CITIES WILL SEE
11 LIMITED CHANGE OTHERS WILL SEE MORE SIGNIFICANT CHANGE. BY
12 RELEASING THE FINAL BLUEPRINT IN THE DRAFT RHNA, AND AGAIN, IN
13 JUST THE NEXT FEW DAYS, REALLY THE COMMENT PERIOD IS ALL THE
14 WAY UP THROUGH THE ABAG MEETINGS INTO MID-AND LATE JANUARY SO
15 THERE IS PLENTY OF TIME FOR FOLKS REVIEW AND PROVIDE COMMENT
16 BEFORE THE MEETING.

17

18 **CARLOS ROMERO:** SO AT THE RPC MEETING THAT WILL BE OPPORTUNITY
19 FOR FOLKS TO PROVIDE COMMENTS ALL THE WAY UP TO APPROVAL. THIS
20 IS MORE SAN MATEO COUNTY SLIGHTLY PAROCHIAL THING. BUT I KNOW
21 BRISBANE HAS BEEN TALKING ABOUT SOME OF THE CONCERNS THAT
22 MAYBE THE MAPS DIDN'T INCORPORATE SOME OF THE AREAS THAT IN
23 INCORPORATE AREAS THAT DIDN'T HAVE DEVELOPMENT POTENTIAL SOME
24 OF THE DISCUSSION GOING ON AND THAT IS REFLECTED IN THE FINAL
25 BLUEPRINT IS THAT CORRECT? >DAVE VAUTIN: THAT IS CORRECT.

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1

2 **CARLOS ROMERO:** GREAT. I WANTED TO FOLLOW UP. BECAUSE I KNOW
3 BRISBANE TALKED ABOUT THAT. AND THE FINAL THING S I WAS ONE OF
4 THOSE FOLKS, WHO, ARE THE RPC AS WELL AS HMC ADVOCATING FOR
5 THE EQUITY ADJUSTMENT, I AM INTERESTED IF SEEING HOW THE FINAL
6 BLUEPRINT WINDS UP MOVING NUMBERS AROUND. AND, AGAIN, I DON'T
7 WANT TO COMPLETELY TOSS OUT THE POSSIBILITY OF EQUITY
8 ADJUSTMENT. AS WE CERTAINLY REASONABLE, I THINK IT FELL SHORT
9 BY TWO VOTES. ANYWAY, I PUT THAT OUT THERE, THE WORK, I
10 SUPPORT EIGHT A ABSOLUTELY, BUT I THINK IT WOULD BE A BETTER
11 OPTION IF IT HAD THE EQUITY OPTION INCLUDED IN T THANK YOU.
12 APPRECIATE IT.

13

14 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. OKAY. I'LL ASK IF THERE
15 ARE ANY OTHER QUESTIONS FROM EXECUTIVE BOARD MEMBERS. ON THE
16 PRESENTATION? SEEING NO RAISED HANDS. I'LL GO TO PUBLIC
17 COMMENT. SO WE'LL NOW TAKE PUBLIC COMMENT ON ITEM NINE, THE
18 RHNA UPDATE. IF YOU WOULD LIKE TO SPEAK, PLEASE RAISE YOUR
19 HAND. AND MR. CASTRO, IF YOU CAN PLEASE CALL THE SPEAKERS.

20

21 **CLERK OF THE BOARD:** THERE WERE NINE WRITTEN COMMENTS SUBMITTED
22 FOR THIS ITEM, AND THAT WAS E-MAILED TO MEMBERS AND POSTED
23 ONLINE.

24

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1 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. AND EACH SPEAKER WILL
2 HAVE TWO MINUTES.

3

4 **CLERK OF THE BOARD:** THANK YOU. OUR FIRST SPEAKER IS SHAJUTI
5 HOSSAIN. GO AHEAD PLEASE.

6

7 **SPEAKER:** HI I'M SHAJUTI HOSSAIN OF PUBLIC ADVOCATES THANK YOU
8 FOR THE OPPORTUNITY TO TALK ABOUT THE UPCOMING DRAFT
9 PARTNERSHIP. WITH THE HOUSING ORGANIZATIONS IN THE BAY AREA WE
10 STRONGLY SUPPORT THE PROPOSED METHODOLOGY OPTION 8A HOUSING
11 BASELINE BUT ALSO SUPPORT THE EQUITY ADJUSTMENT TO FULLY MEET
12 THE FURTHERING FAIR HOUSING OBJECTIVE. I APPRECIATE BOARD
13 MEMBER ROMERO'S POINT ABOUT HAVING THE OPPORTUNITY TO COMMENT
14 AND I THINK THE OTHER BOARD MEMBERS SAID IT WOULD BE HELPFUL
15 FOR STAKEHOLDERS AND ELECTED'S TO PROVIDE COMMENTS AFTER WE
16 SEE ANY CHANGES IN THE RHNA ALLOCATIONS, OR THE ILLUSTRATIVE
17 ALLOCATIONS BASED ON THE FINAL PLANNED BAY AREA, SO, YOU KNOW,
18 I APPRECIATE HAVING THE OPPORTUNITY TO PROVIDE COMMENTS BEFORE
19 THE RPC MEETING IN JANUARY, AND I WOULD HOPE THAT THOSE WILL
20 BE TAKEN INTO CONSIDERATION. AND, JUST TO TOUCH ON THE EQUITY
21 ADJUSTMENT, AS A REFRESH, AFFIRMATIVELY FURTHERING FAIR
22 HOUSING MEANS TO REPLACE SEGREGATED LIVING PATTERNS WITH
23 INTEGRATED LIVING PATTERNS. AND THE PROPOSALS FOR THE
24 METHODOLOGY ARE NOT DOING WELL ON THE OBJECTIVE WHILE OPTION
25 8A PERFORMS WELL WITH EQUITY ADJUSTMENT FOR ALL FIVE OF THE

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1 OBJECTIVES I AM TO COMMENT ON SLIDE SEVEN REGARDING EQUITY
2 ADJUSTMENTS SAYS THAT PROPOSED METHODOLOGY CURRENTLY ACHIEVES
3 THE OBJECTIVE OF AFFH HOWEVER WE DISAGREE WITH THAT CONCLUSION
4 BECAUSE THERE ARE 17 EXCLUSIVE JURISDICTIONS THAT ARE NOT
5 GETTING THEIR PROPORTIONAL SHARE OF LOW INCOME ALLOCATIONS AND
6 ESPECIALLY WITH THE POSSIBILITY OF CHANGING ALLOCATIONS I
7 THINK IT'S IMPORTANT TO MAKE SURE WE HAVE AN EQUITY ADJUSTMENT
8 TO MAKE SURE WE'RE NOT HARMING THE FURTHERING AFFIRMING FAIR
9 HOUSING PIECE. THANK YOU SO MUCH.

10

11 **JESSE ARREGUIN, PRESIDENT:** THANK YOU.

12

13 **CLERK OF THE BOARD:** NEXT SPEAKER IS BLARE BEAKMON, GO AHEAD,
14 SIR.

15

16 **SPEAKER:** HI. THANK YOU. FOR THIS ITEM, BLAIR BEAKMON HERE. I
17 WAS FORTUNATELY -- I DID NOT SUBMIT A LETTER TO THE PROCESS IN
18 NOVEMBER. AND I HOPE THAT, YOU KNOW, MY THOUGHTS AND COMMENTS
19 OVER THE FOLLOWING MONTHS CAN BE NOTED FOR THE RHNA PROCESS.
20 I'M JUST LEARNING THAT THE BAHFA PROCESS IS VERY MUCH OF GREAT
21 INTEREST TO MYSELF. I AM INTERESTED HOW THE IDEAS OF RHNA AND
22 MTC HOUSING IDEAS CAN TAKE THEIR MORE EXPERIMENTAL IDEAS AND
23 BRING THEM INTO BAHFA FINANCING IDEAS. AND, LIKE, WHAT I
24 SUGGESTED -- WHAT I OFFERED EARLIER, THAT, YOU KNOW, I'M
25 INTERESTED IN, YOU KNOW, HOW THIS CAN GO TO THE EVENTUALLY GO

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1 TO THE STATE LEVEL AND ASK QUESTIONS OF VERY LOW AND EXTREMELY
2 LOW INCOME AND MIXED INCOME REALLY IDEAS ON ADDRESSING EQUITY
3 ISSUES, IN THE NEXT DECADE AND LOCAL CITIES ARE VERY
4 INTERESTED IN THAT. HOW THAT WORKS. I WANT TO THANK ONE OF THE
5 BOARD PERSONS TONIGHT WHO ASKED ABOUT WILDFIRE CONDITIONS AND
6 SITUATIONS AND HOW THAT CAN WORK INTO PLANNING, AND THAT'S THE
7 KIND OF WORDS I NEED TO HEAR. I'M TRYING TO LEARN HOW TO
8 INTEGRATE THE WORRIES, AND NEEDS OF NATURAL DISASTER AND
9 WILDFIRES AND EARTHQUAKE BASICALLY IN THE NEXT 5 TO 10 YEARS
10 AND HOW WE INTEGRATE THAT INTO OUR THINKING, AND I HEAR THAT
11 OFTEN HOW OUR LOCAL OFFICIALS TALK AND HOPEFULLY I CAN BE A
12 PART OF THAT LANGUAGE IS LEARN THAT LANGUAGE TO INCORPORATE
13 THAT INTO OUR DAILY KIND OF DIALOGUE, AND IT TAKES PRACTICE TO
14 LEARN HOW TO DO THAT. AND HOPEFULLY I'M LEARNING THAT. THANKS
15 FOR YOUR TIME.

16

17 **JESSE ARREGUIN, PRESIDENT:** THANK YOU.

18

19 **CLERK OF THE BOARD:** NEXT SPEAKER IS AARON ECKHOUSE. GO AHEAD
20 PLEASE.

21

22 **SPEAKER:** THANK YOU. MY NAME IS AARON ECKHOUSE, THE REGIONAL
23 POLICY MANAGER FOR CALIFORNIA YIMBY, YES IN MY BACKYARD. I
24 ATTENDED EVERY MEETING OF THE HOUSING METHODOLOGY COMMITTEE. I
25 SAW HOW THAT PUT INTO CRAFTING THE BALANCE METHODOLOGY THAT

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1 MET ALL OF THE STATUTORY OBJECTIVES THAT'S WHY WE SUPPORTED
2 ADOPTING THE METHODOLOGY WITH A FEW MINOR ADJUSTMENTS THEY
3 THINK YOU HAVE HEARD ABOUT, TO ADDRESS ISSUES IN
4 UNINCORPORATED AREAS, AND POTENTIALLY IMPROVE PERFORMANCE ON
5 EQUITY. I THINK THAT CONTINUES TO BE OUR POSITION. IT WILL BE
6 INTERESTING TO SEE THE CHANGES TO PLANNED BAY AREA HOW THEY
7 AFFECT THE GROWTH PATTERN AND WHETHER THERE ARE ANY ADDITIONAL
8 CHANGES THAT NEED TO BE MADE. BUT GENERALLY, THE METHODOLOGY
9 FROM HMC IS BALANCED REGIONAL INTEREST IT BALANCES THE FULL
10 RANGE OF STATUTORY OBJECTIVES, AND CAN ADDRESS THE MOST
11 SIGNIFICANT CONCERNS. I THINK THERE ARE SOME CONCERNS THAT
12 HAVE BEEN RAISED THAT YOU CANNOT ADDRESS, AND FRANKLY YOU
13 SHOULD NOT ADDRESS PEOPLE WHO SAY THAT WE SHOULD WAIT BASED ON
14 THE CURRENT PANDEMIC, AND WE DON'T NEED TO ADDRESS OUR HOUSING
15 NEEDS UNTIL WE SEE THE AFTER EFFECTS OF THE PANDEMIC, THAT
16 SEEMS WRONG TO ME. PEOPLE, IN THE CRISIS PRE PANDEMIC, STILL
17 EXISTS DURING THE PANDEMIC, AND WILL POST PANDEMIC. WHETHER
18 THEY'RE WORKING PEOPLE HAVE A HUGE UNMET NEED AND THE IDEA
19 THAT WE WOULD PUT THAT ON HOLD BECAUSE, YOU KNOW, NINE OF THE
20 TEN MOST SEGREGATED CITIES IN THE BAY AREA, WROTE TO YOU, AND
21 ARE UPSET THAT THEY CAN'T MEET THESE GOALS, I WOULD LOOK ON
22 THAT WITH A CRITICAL EYE. SO, PLEASE DO UPHOLD THIS
23 METHODOLOGY, AND THANK YOU.

24

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1 **CLERK OF THE BOARD:** THANK YOU. OUR NEXT SPEAKER IS RODNEY
2 NICKENS. GO AHEAD, SIR.

3

4 **SPEAKER:** THANK YOU GOOD EVENING EVERYONE MY NAME IS ROD
5 MONIQUENCE I SERVE ON THE HOUSING AUTHORITY COMMITTEE AND I
6 WOULD LIKE TO AFFIRM MY COLLEAGUES AT CALIFORNIA YIMBY AND
7 PUBLIC ADVOCATES AS WELL AS COMMENTS OF DIRECTOR ROMERO THE
8 ADJUSTMENT IS ESSENTIAL TO SAFEGUARD AND UPHOLD OUR
9 AFFIRMATIVELY FURTHERING FAIR HOUSING AND REFINING THE
10 FINALIZED BLUEPRINT HOUSING PROJECTIONS.

11

12 **CLERK OF THE BOARD:** THANK YOU. NEXT SPEAKER IS JUSTINE. GO
13 AHEAD PLEASE.

14

15 **SPEAKER:** THANK YOU VERY MUCH. MY NAME IS JUSTINE MARK US. I AM
16 WITH ENTERPRISE, WE SHARED IN OUR COMMENT LETTER ALONG WITH 30
17 EQUITY HOUSE ORGANIZATIONS ACROSS THE REGION STRONG SUPPORT
18 FOR OPTION 8A WITH THE ADDITIONAL REFINEMENT OF EQUITY
19 ADJUSTMENT FOR FURTHER F AFFIRMATIVELY FURTHERING FAIR
20 HOUSING. IT MEETS ALL THE FIVE STATUTORY OBJECTIVES AND WE
21 WORKED TIRELESSLY TO PROVIDE DATA AND ENGAGE WITH STAKEHOLDERS
22 AND LOCAL JURISDICTIONS TO REFINE THE METHODOLOGY WORKING
23 TOWARDS CONSENSUS OVER THE PAST YEAR. CONSIDERING THE
24 METHODOLOGY IN PREPARATION FOR THE VOTE IN OUR SUBMISSION IN
25 THE NEXT YEAR I OF THE TO LIFT UP THE CONTINUED SUPPORT FOR

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1 THE AGGREGATE OPTION TO ADVANCE OBJECTIVES FOR AFFIRMATIVELY
2 FURTHERING FAIR HOUSING. UNLIKE OTHER GOALS LIKE REDUCING
3 GREENHOUSE GAS EMISSIONS VAULTING AFFIRMATIVELY FAIR HOUSING
4 IN THE AGGREGATE DOES NOT CAPTURE OUR SUCCESS IN MEETING THE
5 STATUTORY OBJECTIVE. MORE OVER ALTHOUGH THE EQUITY ADJUSTMENT
6 MAY ADD ADDITIONAL COMPLEXITY TO THE METHODOLOGY, WE'RE
7 BELIEVE THAT ADDRESSING RACIAL RESIDENTIAL SEGREGATION AND
8 UPHOLDING THIS UNIFORM STANDARD IS A GOAL MORE WORTHY OF
9 ADDITIONAL COMPLEXITY. RHNA ASKED US TO ADDRESS COMPLEX
10 CHALLENGES AND I URGE YOU ALL TO NOT STOP SHORT OF ALL WE CAN
11 DO TO MEET THIS GOAL. THANK YOU FOR YOUR TIME AND WE LOOK
12 FORWARD TO WORKING WITH YOU IN THE NEW YEAR.

13

14 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. ANY OTHER SPEAKERS ON
15 ITEM NINE? IF SO PLEASE RAISE YOUR HAND OR PRESS STAR NINE.
16 OKAY. DON'T SEE ANY OTHER RAISED HANDS. MR. CASTRO, YOU DID
17 ANNOUNCE THERE WERE WRITTEN COMMENTS SUBMITTED AND THEY WERE
18 PROVIDED TO THE EXECUTIVE BOARD AND POSTED ON LEGISTAR

19

20 **CLERK OF THE BOARD:** YES, SIR.

21

22 **JESSE ARREGUIN, PRESIDENT:** THAT CONCLUDES PUBLIC COMMENT. I
23 WILL ASK IF THERE ARE QUESTIONS OR COMMENT FROM THE EXECUTIVE
24 BOARD ON THIS PRESENTATION. IF SO PLEASE RAISE YOUR HAND. I

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1 KNOW DIRECTOR GIBBONS, YOU SAID YOU HAD SOME COMMENTS. I DON'T
2 KNOW IF YOU WANT TO SPEAK AT THIS TIME?

3

4 **GIBSON MCELHANEY:** SORRY. I AM HAVING A LITTLE TROUBLE WITH MY
5 SEQUENCE OF SCREENS HERE. BUT, YES, PLEASE.

6

7 **JESSE ARREGUIN, PRESIDENT:** TAKE IT AWAY.

8

9 **GIBSON MCELHANEY:** THANK YOU. SO --

10

11 **LIZ GIBBONS:** THIS HAS BEEN A PROCESS IN INFORMATION AND
12 LEARNING KNOWLEDGE AND I CERTAINLY APPRECIATE EVERYTHING THAT
13 I'M LEARNING. I HAVE BEEN ASKED TO MAKE SURE THAT WHEN PEOPLE
14 HAVE COMMENTS IT'S A LITTLE CONCERNING THAT THE FINAL REPORT
15 IS GOING TO BE PUBLISHED AND PEOPLE WANT ME TO BE ASKED TO BE
16 SURE THAT THERE IS AN OPPORTUNITY THAT THE FINAL CAN IN FACT
17 BE CHANGED BASED ON INFORMATION COMING FORWARD AFTER THIS
18 WEEK'S PUBLICATION. TWO, THAT THERE IS A RISK OF UNINTENDED
19 CONSEQUENCES THAT CITIES FACED BECAUSE OF NEW LEGISLATION,
20 THAT CONTROLS THE FACT THAT YOU CAN'T USE PARCELS LESS THAN
21 HALF AN ACRE FOR YOUR HOUSING ELEMENT, AND MORE THAN TEN
22 ACRES, AND THAT THE CYCLE FIVE PARCELS CAN'T BE USED IN QUITE
23 THE SAME WAY THAT THEY WERE PREVIOUSLY. SO THERE IS AN AWFUL
24 LOT OF LEGISLATION IMPACTS ON THE VIABILITY OF AVAILABLE LAND.
25 AND IT'S ONE OF THOSE WEIRD THINGS THAT'S HAPPENED SINCE THE

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1 HCD DATA WAS PROVIDED. SO THAT'S A HUMDINGER. THE OTHER
2 COMMENT WAS THAT THE 30 TO 45 MINUTE TRAVEL TIME HAS THE
3 POTENTIAL UNINTENDED CONSEQUENCE IN ONE OF THE RESPONSES
4 TONIGHT TALKS ABOUT A JOB IMPROVING THE JOBS/HOUSING RATIO,
5 AND YET, IN FACT IT MAY MAKE IT WORSE, BECAUSE SOME -- IN
6 CERTAINLY IN THE SOUTH BAY, AND I AM QUITE SURE IT'S TRUE IN
7 OTHER COMMUNITIES AS WELL, IN OTHER COUNTIES, THAT YOU CAN
8 DRIVE-THRU A CITY OR TWO OR THREE IN 30 MINUTES OR PUBLIC
9 TRANSIT TAKES YOU THROUGH SEVERAL. SO, YOU MAY IN FACT BE
10 CREATING BEDROOM COMMUNITIES, BECAUSE CITIES CAN'T CONTROL THE
11 BUSINESS DEVELOPMENT APPROVED BY ADJACENT CITIES. CITIES ALL
12 KNOW THAT JOBS GENERATION CREATES MORE INCOME AT LOWER EXPENSE
13 TO A CITY, WHEREAS HOUSING IS HIGHER SERVICE AND LOWER
14 REVENUE. SO, THERE IS THE POTENTIAL TO EXACERBATE THE HOUSING
15 SITUATION. AND MAKE THE SITUATION OF HIGH -- ABOVE MARKET RATE
16 HOUSING EVEN HIGHER. THERE IS THINGS LIKE THAT. SO, I WAS ALSO
17 ASKED TO STRESS THAT WITH THE LATEST ROUND OF, STAYING IN
18 PLACE, THAT CITIES DON'T HAVE STAFF CAPABILITIES AS MUCH AS
19 THEY MIGHT HAVE, AND THAT THE REVENUE INCOME IS GOING TO BE
20 DOWN SIGNIFICANTLY MORE. I THINK ALL OF US KNOW THAT. BUT FOR
21 COMMUNITIES WHERE PROPERTY TAX, HOTEL TAX, AND SALES TAX ARE
22 THE SOURCES OF INCOME, TWO OUT OF THE THREE ARE DRASTICALLY
23 REDUCED. AND THERE WAS A STRONG REQUEST, I KNOW THAT PRESIDENT
24 ARREGUIN HAS WRITTEN TO THE STATE BEFORE, BUT THERE IS A
25 STRONG REQUEST THAT WE TRY AND POSTPONE THE HOUSING ELEMENTS

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1 UPDATES FOR A YEAR. IF THE PERSON ON SMALLER CITY IN
2 PARTICULAR, IS VERY, VERY DIFFICULT. SO WITH APPRECIATION, I
3 THINK THERE IS A LOT OF RISK FOR UNINTENDED CONSEQUENCES THAT
4 WE'RE DEALING WITH. I HAVE SENT IN TEN OR 12 LETTERS OR
5 ARTICLES TO ALL THE EXECUTIVE BOARD AND STAFF SHOWING THE
6 NUMBER OF BUSINESSES MOVING OUT OF OUR AREA. THAT'S
7 PARTICULARLY TRUE IN SAN MATEO AND SANTA CLARA COUNTIES, THAT
8 IS HAVING A DIFFERENCE, POLICY CHANGES FROM FACEBOOK AND
9 GOOGLE AND SO FORTH WORKING FROM HOME TREMENDOUS CHANGES SINCE
10 THE LAST TIME IT WAS LOOKED AT IN THE SUMMER. I THINK WE HAVE
11 A RESPONSIBILITY TO TAKE ANOTHER LOOK AT DELAYING THIS
12 PARTICULAR CYCLE. SO WITH THAT, I LOOK FORWARD TO RECEIVING
13 THE INFORMATION FROM STAFF. BUT I THINK, AS A BODY, WE
14 PROBABLY NEED TO TAKE SOME HARD LOOKS AT WHAT IT IS WE FEEL WE
15 CAN DO TO THE BEST INTEREST OF THE HOUSING PROBLEM, AND THE
16 SOLUTIONS THAT DON'T CREATE MORE PROBLEMS THAN THEY SOLVE.
17 THANK YOU.

18

19 **JESSE ARREGUIN, PRESIDENT:** THANK YOU. MS. MCMILLAN.

20

21 **THERESE MCMILLAN:** YES. THANK YOU PRESIDENT ARREGUIN. AND I
22 JUST WANTED TO REMIND ALL OF THE EXECUTIVE BOARD MEMBERS INTO
23 SOME OF THING OBSERVATIONS THAT DIRECTOR GIBBONS MADE. WE MADE
24 A PRESENTATION JUST LAST MONTH ON THE EXTRAORDINARY LEVEL OF
25 TECHNICAL RESOURCES THAT ARE BEING MADE AVAILABLE TO LOCAL

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1 JURISDICTIONS, CITIES AND COUNTIES TO HELP WITH THE
2 DEVELOPMENT OF THE HOUSING ELEMENT. THIS WAS THE, YOU KNOW,
3 THE SHARE OF THE \$25 MILLION THAT CAME, YOU KNOW, TO THE
4 REGION BASED ON THE GOVERNOR'S -- THE REEF AND REAP GRANTS,
5 SOME OF THE MONEY GOING DIRECTLY TO LOCAL JURISDICTIONS AND A
6 SIGNIFICANT AMOUNT BEING COORDINATED AT THE REGIONAL LEVEL AND
7 WORKING EXTREMELY CLOSELY WITH LOCAL PLANNERS AND HOUSING
8 DEVELOPMENTS TO FIND OUT WHAT YOU NEED. AND WE HAVE
9 CONSTRUCTED, FROM ALL ACCOUNTS, THE UNPRECEDENTED LEVEL OF
10 ASSISTANCE TO HELP LOCAL JURISDICTIONS GET THE HOUSING
11 ELEMENTS DONE. I THINK WE ALL KNOW THAT THIS WAS NEVER GOING
12 TO AN EASY PROCESS, AND I THINK WE ACKNOWLEDGE THAT THE COVID
13 SITUATION HAS MADE THE SITUATION HARDER, BUT WE DO HAVE THE
14 RESOURCES THAT WILL BE AVAILABLE TO LOCAL JURISDICTIONS AND
15 THAT IN FACT HAVE BEEN TAILORED BASED ON THEIR ASSESSMENTS OF
16 WHERE THEIR GREATEST NEEDS ARE. SO I JUST WANTED TO REMIND
17 MEMBERS THAT THAT RESOURCE IS GOING TO BE AVAILABLE.

18

19 **JESSE ARREGUIN, PRESIDENT:** THANK YOU.

20

21 **LIZ GIBBONS:** I APPRECIATE THAT STATEMENT. BUT MY REQUEST
22 REMAINS.

23

24 **JESSE ARREGUIN, PRESIDENT:** OKAY. I AGREE WITH MS. MCMILLAN, AS
25 WAS PRESENTED AT THE LAST MEETING, WE ARE ALREADY IMPLEMENTING

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1 THE REAP PROGRAM, AND THERE WILL BE TECHNICAL ASSISTANCE, A
2 CONSULTING BENCH, DIRECT GRANTS WHICH WE'LL BE AUTHORIZING
3 SOON TO UPDATE THEIR ZONING AND IMPLEMENTING THEIR HOUSING
4 ELEMENTS. WE KNOW THAT DUE TO RECENT CHANGES THE STATE
5 LEGISLATION HAS SAID THIS REGION DOES HAVE TO ACCOMMODATE A
6 NUMBER IN EVERY COMMUNITY. OUR JOB IS NOT JUST TO MAKE THE
7 DECISION ON HOW THOSE UNITS ARE DISTRIBUTED BUT ALSO TO
8 PROVIDE SUPPORT FOR LOCAL GOVERNMENT IN DEVELOPING THEIR
9 HOUSING ELEMENT. I THINK THAT'S A REALLY CRITICAL PROGRAM THAT
10 WE'RE LAUNCHING, AND I WANT TO THANK STAFF FOR ALL THEIR WORK.
11 COLLEAGUES, ANY QUESTIONS OR COMMENTS ON THE PRESENTATION OF
12 RHNA? IF SO PLEASE RAISE YOUR HAND. I DO NOT SEE ANY OTHER
13 RAISED HANDS. SO AT OUR NEXT MEETING ON JANUARY 21ST, WE WILL
14 BE VOTING ON SENDING THE RHNA METHODOLOGY TO HCD, AND ON THE
15 FINAL BLUEPRINT, SO STAY TUNED FOR INFORMATION FROM STAFF ON
16 THE FINAL BLUEPRINT, AND THE RHNA METHODOLOGY. AND WE SHOULD
17 HAVE A ROBUST DISCUSSION AT OUR NEXT MEETING. AND SO, LOOK
18 FORWARD TO A DISCUSSION AND ACTION ON THOSE ISSUES. SO THANK
19 YOU. OKAY. THAT COMPLETES OUR ITEMS ON OUR AGENDA. SO BEFORE
20 WE CLOSE, I JUST WANT TO ONCE AGAIN THANK ALL OF THE DEPARTING
21 BOARD MEMBERS FOR YOUR MANY YEARS OF SERVICE AND YOUR
22 EXCEPTIONAL LEADERSHIP ON THIS BOARD AND FOR THE REGION. THE
23 YOU WILL BE MISSED. I HOPE THAT SOON WE WILL BE ABLE TO MEET
24 AND HONOR YOU FOR YOUR SERVICE IN PERSON, SO STAY TUNED FOR
25 INFORMATION ON THAT. BEFORE WE CLOSE THIS HAS BEEN ONE OF THE

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1 MOST DIFFICULT YEARS THAT WE HAVE EVER EXPERIENCED AND I WANT
2 TO THANK ALL OF YOU. YOU ARE ALL LEADER IN YOUR COMMUNITIES
3 AND IN THIS REGION. THANK YOU FOR HELPING GET OUR REGION
4 THROUGH THIS UNPRECEDENTED TIME. THANK YOU FOR ALL YOUR HARD
5 WORK. PLEASE BE SAFE AND HAPPY HOLIDAYS, AND WITH THAT, THE
6 NEXT REGULAR MEETING OF THE ABAG EXECUTIVE BOARD IS ON JANUARY
7 21ST, 2021, AND THIS MEETING IS ADJOURNED. THANK YOU.

8 [ADJOURNED]

9



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