

An aerial photograph of a city grid, showing streets and building footprints, overlaid with a semi-transparent blue filter. The text is positioned in the lower right quadrant of the image.

ASSOCIATION OF BAY AREA GOVERNMENTS

Meeting Transcript

JUNE 20, 2025

1

GENERAL ASSEMBLY

2

FRIDAY, JUNE 20TH, 2025, 10:00 AM

3

4

5

6

PRES. BELIA RAMOS: GOOD MORNING. GOOD MORNING. I ABSOLUTELY

7

LOVE SEEING YOU ALL USE YOUR DELAY IN A PRODUCTIVE WAY,

8

GETTING TO KNOW EACH OTHER. I REALLY, REALLY -- I JUST LOVE

9

IT. IT'S GREAT. SO, I'M GOING TO GET THROUGH SOME

10

TECHNICALITIES AS WE'RE GETTING PEOPLE IN FROM THE OUTSIDE. A

11

LOT OF THEM ARE JUST BORING TO START WITH, AND THAT IS THIS

12

MEETING IS BEING WEBCAST ON THE ABAG WEB SITE. MEMBERS OF THE

13

PUBLIC PARTICIPATING BY ZOOM WHO WOULD LIKE TO GIVE PUBLIC

14

COMMENT ON ANY AGENDA ITEM CAN RAISE THEIR HAND OR USE -- OR

15

DIAL STAR NINE. MEMBERS OF THE PUBLIC IN THE BOARDROOM SHOULD

16

FORM A LINE RIGHT OVER HERE BY THE MICS, AND THE CLERK WILL

17

CALL UPON YOU TO SPEAK. SO, NOW WE CAN GET TO THE ORDER OF

18

BUSINESS TODAY. AND GOOD MORNING. MY NAME IS BELIA RAMOS, AND

19

I HAVE THE HONOR OF SERVING AS YOUR PRESIDENT OF THE

20

ASSOCIATION OF BAY AREA GOVERNMENTS, AND I WANT TO WELCOME YOU

21

TO THIS GENERAL ASSEMBLY FOR 2025. WHEN I -- [APPLAUSE] WHEN I

22

THINK ABOUT WHAT BRINGS US HERE, AND WE, THIS MORNING THROUGH

23

THIS VERY DIFFICULT QUORUM CALL, ACTUALLY ARE EXPERIENCING THE

24

HISTORY OF ABAG. ABAG WAS FORMED IN 1961, ITS ORIGINAL

25

HEADQUARTERS WERE NOT THIS GOVERNMENT STUFFY, THEY WERE THE

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1 SWANKY CLAREMONT HOTEL AND THE REASON WHY ALL HERE IS BECAUSE
2 OUR PREDECESSORS IN 1961 FELT THAT AS REGIONS WE ALL HAVE SO
3 MUCH IN COMMON AND DRAW UPON EACH OTHER AND LEARN FROM EACH
4 OTHER AND TO FACE OUR CHALLENGES TOGETHER. SO I WANT TO
5 ACKNOWLEDGE YOU, YOU ARE BUSY, YOU HAVE JOBS, YOU HAVE YOUR
6 ELECTED APPOINTMENT AND CAPACITIES AND YOU ARE HERE ON THIS
7 BEAUTIFUL FRIDAY MORNING IN SAN FRANCISCO TO DO THE WORK OF
8 THE REGION. I ALWAYS LIKE TO SAY YOU KNOW, WE IN THE BAY AREA
9 LEAD, WHEN PEOPLE SAY CAM CAL LEADS, GUESS WHAT? IT'S RIGHT
10 HERE IN CALIFORNIA, THE BAY AREA, SOME INCREDIBLE DECISIONS
11 HERE AT THE ASSOCIATION OF BAY AREA GOVERNMENTS WHEN IT COMES
12 TO THE ENVIRONMENT STEWARDS OF OUR OPEN SPACE AND HOUSING AND
13 POLICIES AND WE ARE PUSHING THE ENVELOPE AND WE'RE BEING
14 PROGRESSIVE AND WE ARE OWNING OUR HISTORY OF WHAT WE HAVE NOT
15 DONE WELL IN THE PAST, AND FORGING FORWARD. I WANT TO JUST
16 TAKE A MOMENT AND ACKNOWLEDGE ALL OF YOU, ACKNOWLEDGE ALL OF
17 YOU 101 CITIES IN NINE BAY AREA COUNTIES THAT'S NOT GOING TO
18 GET CONSENSUS ON BUT YET WE HAVE DONE IT TIME AND TIME AGAIN
19 HERE AT THE ASSOCIATION OF BAY AREA GOVERNMENTS. NOW BEFORE I
20 GET IN TROUBLE, I'M GOING TO GO BACK TO THE SCRIPT, BECAUSE,
21 YOU KNOW, STAFF SPENT TIME ON IT. I WOULD INVITE YOU ALL TO
22 PLEASE JOIN ME IN THE PLEDGE OF ALLEGIANCE. [PLEDGE OF
23 ALLEGIANCE] "I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED
24 STATES OF AMERICA, AND TO THE REPUBLIC FOR WHICH IT STANDS,
25 ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE

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1 FOR ALL." THANK YOU. YOU MIGHT RECALL THAT LAST YEAR WE WERE,
2 FOR THOSE OF YOU THAT WERE ABLE TO JOIN US, AND BY SHOW OF
3 HANDS, DO WE HAVE NEW ABAG REPS HERE IN THE ROOM? NEW PEOPLE?
4 LOOK AT THAT. WELCOME, CLASS OF 2025, TO ABAG. UPGRADED THIS
5 YEAR. LAST YEAR WE WERE AT THE OAKLAND MUSEUM WE WERE ABOUT TO
6 DO THE PLEDGE AND I HAD TO BRING IT UP ON MY PHONE I HAD TO
7 SHOW YOU ALL THE FLAG SO WE CAN PLEDGE, AND AT OUR HOME TURF,
8 I APPRECIATE STAFF HAS TWO FLAGS IN THE ROOM I BROUGHT MY
9 BACKUPS JUST IN CASE THEY'RE ON MY FEET, AND JUST SO MY
10 CHILDREN TOLD ME TO REMIND ALL OF YOU JUST IN CASE WE DON'T
11 HAVE A FLAG I CAN ALWAYS WEAR ONE DAZZLED ON MY FEET. COOL
12 THINGS WE'RE GOING TO GO THROUGH TODAY WE'RE GOING TO GO
13 THROUGH OUR ANNUAL BUDGET AND WORK PROGRAM RIGHT THIS IS LIKE
14 YOUR COUNTY AND CITY BUDGET THIS IS WHAT SETS THE PACE FOR
15 EVERYTHING WE'RE GOING TO DO AT ASSOCIATION OF BAY AREA
16 GOVERNMENTS AND I'M GOING TO INVITE OUR EXECUTIVE DIRECTOR
17 ANDREW FREMIER TO GIVE A REPORT THE EXECUTIVE DIRECTOR'S
18 REPORT IN A MOMENT. I WANT TO WELCOME OUR CLERK EXTRAORDINARY,
19 FRED CASTRO, WE HAVE OUR ABAG COUNSEL, KATHLEEN KANE, AND WE
20 HAVE OUR FINANCE DIRECTOR DEREK HANSEL. AND THE PERSON THAT
21 SITS, USUALLY TO MY LEFT, WHICH IS A LITTLE WEIRD, YOU'RE ON
22 MY RIGHT TODAY. OUR VICE PRESIDENT OF ABAG CARLOS ROMERO FROM
23 EAST PALO ALTO. IN ORDER FOR US TO GET TO BUSINESS, WE ARE
24 GOING TO CONDUCT A ROLL CALL VOTE. TWO THINGS, AS IMPORTANT
25 REMINDER, MAKE SURE YOU HAVE SIGNED THE BOOK, THAT IS YOUR

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1 OFFICIAL ATTENDANCE, AND THEN WE WILL CALL, FIRST WE WILL CALL
2 THE COUNTIES, AND DELEGATES, PLEASE CONFIRM YOUR ATTENDANCE,
3 AND THEN WE WILL CALL THE CITIES. I WILL NOW TURN IT OVER TO
4 THE ABAG CLERK FOR THE COUNTY QUORUM CALL

5

6 **CLERK OF THE BOARD:** ROLL CALL QUORUM FOR COUNTY DELEGATES.
7 SUPERVISOR MARQUEZ? SUPERVISOR CARLSON? SUPERVISOR LUCAN,
8 MARIN COUNTY? IS ABSENT. SUPERVISOR RAMOS? SUPERVISOR
9 MANDELMAN, SAN FRANCISCO COUNTY IS ABSENT. SUPERVISOR CANEPA
10 FROM SAN MATEO COUNTY IS ABSENT. SUPERVISOR ARENAS? SUPERVISOR
11 WILLIAMS? SUPERVISOR RABBITT FROM SONOMA IS ABSENT. QUORUM OF
12 THE COUNTY DELEGATES ARE PRESENT.

13

14 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. CONGRATULATIONS COUNTIES
15 FOR SHOWING UP. IT'S NOT THAT HARD THERE. IS ONLY NINE OF US.
16 SO, NOW YOU'RE UP CITIES. LET'S GO MR. CLERK

17

18 **CLERK OF THE BOARD:** THESE ARE CITIES IN THE COUNTY OF ALAMEDA.
19 MAYOR EZZY ASHCRAFT? MAYOR LOPEZ, CITY OF ALBANY? IS ABSENT.
20 CITY OF BERKELEY IS VACANT. COUNCILMEMBER JOSIE FROM CITY OF
21 DUBLIN? WELCH, EMERYVILLE? IS ABSENT. SALWAN, FREMONT? IS
22 ABSENT. ZERMANO, HAYWARD? IS ABSENT. VICE MAYOR BRANDING,
23 LIVERMORE? MAYOR HANNON, CITY OF NEWARK? OAKLAND IS VACANT.
24 COUNCILMEMBER LONG, PIEDEMONT? VICE MAYOR NEIBERT CITY OF
25 PLEASANTON? AZEVEDO, CITY OF SAN LEANDRO? IS ABSENT. UNION

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1 CITY? THESE ARE THE DELEGATES. CONTRA COSTA, COUNCILMEMBER
2 WILSON OF ANTIOCH IS ABSENT. MENDOZA BRENTWOOD ABSENT. TILLMAN
3 CITY OF CLAYTON COUNCILMEMBER BENAVENTE, DANVILLE, MOTOYAMA EL
4 CERRITO? WALKER GRIFFIN, HERCULES? LAFAYETTE? MARTINEZ?
5 MAGLIO? MORAGA, CITY OF OAKLEY? CITY OF ORINDA? MURPHY?
6 PINOLE? ADAMS CITY OF PITTSBURG IS ABSENT. PLEASANT HILL IS
7 ABSENT. MAYOR OF MARTINEZ CITY OF RICHMOND. IS THERE A
8 DELEGATE FOR THE CITY OF RICHMOND? OKAY. THANK YOU.
9 COUNCILMEMBER XAVIER CITY OF SAN PABLO? ARM STRONG CITY OF SAN
10 RAMON? SILVA, WALNUT CREEK? THESE ARE DELEGATES FROM CITIES IN
11 MARIN COUNTY. COOPER BELVEDERE IS ABSENT. BECKMAN TOWN OF CORD
12 MADERA? IS ABSENT. HELLMAN TOWN OF FAIRFAX IS ABSENT. VICE
13 MAYOR ANDRE CITY OF LARKSPUR? THANK YOU. BURKE, CITY OF MILL
14 VALLEY? IS ABSENT. ECKLUND, CITY OF NOVATO? COUNCILMEMBER
15 KIRCHER, TOWN OF ROSS? THANK YOU. COUNCILMEMBER WALKER, TOWN
16 OF SAN ANSELMO? COUNSEL MORE KURTZ CITY OF SAN RAFAEL.
17 BARNSTEIN SAUSALITO? IS ABSENT. TIBURON IS ABSENT. DELEGATES
18 FROM CITIES OF NAPA COUNTY. CRUISE AMERICAN CANYON. LOPEZ
19 ORTEGA CALISTOGA IS ABSENT. NARVAES, NAPA, ABSENT. ST HELENA?
20 ABSENT YOUNTVILLE? ABSENT. DELEGATES FROM COUNTY SAN FRANCISCO
21 MAYOR LARRY ABSENT. DELEGATES FROM SAN MATEO COUNTY, HAWKINS
22 TOWN OF ATHERTON? CITY OF BELMONT? ABSENT. STEVEN SON CITY
23 BURLINGAME ABSENT. DEL ROSARIO TOWN OF COLMA IS ABSENT. DALY
24 CITY? ROMERO CITY OF EAST PALO ALTO? THANK YOU. COUNCILMEMBER
25 FOSTER CITY? THANK YOU. PENROSE CITY OF HALF MOON BAY IS

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1 ABSENT. HILLSBOROUGH IS ABSENT. MARE COMBS, CITY OF MENLO PARK
2 ABSENT. COUNCILMEMBER RINALDI CITY OF MILLBRAE? THANK YOU.
3 PACIFICA? PORTOLA VALLEY ABSENT. EAKIN REDWOOD CITY? ALVAREZ,
4 CITY OF SAN BRUNO? CITY OF SAN CARLOS? LORE SAN MATEO? SAN
5 FRANCISCO IS VACANT. COUNCILMEMBER BROWN, WOODSIDE? DELEGATES
6 CITIES IN SANTA CLARA COUNTY. FURTADO, CITY OF CAMPBELL?
7 CUPERTINO? I'M SORRY YOUR NAME AGAIN, KATIE. COUNCILMEMBER
8 MARQUEZ CITY OF GILROY IS ABSENT. DAILY, CITY OF LOS ALTOS?
9 SWAN TOWN OF LOS ALTOS HILLS? LAREDY LOS GATOS? IS ABSENT
10 LEANNE CITY OF MILPITAS? THANK YOU. ME MAYOR MACACHUK, MO TEM
11 MARTINEZ CITY OF MORGAN HILL? ABSENT. RAMOS CITY OF MOUNTAIN
12 VIEW? VICE MAYOR, CITY OF PALO ALTO? SAN JOSE IS ABSENT. PARK
13 CITY OF SANTA CLARA? CHIANG, CITY OF SUNNYVALE? THESE ARE
14 DELEGATES FROM CITIES IN SOLANO COUNTY? CITY OF BENICIA IS
15 ABSENT. CITY OF DIXON? IS ABSENT. CITY OF FAIRFIELD? IS
16 ABSENT. DONNELLY, RIO VISTA IS ABSENT. HERNANDEZ SUISUN CITY?
17 THANK YOU. CHAPMAN CITY OF VACAVILLE IS ABSENT. CITY OF
18 VALLEJO? THANK YOU. DELEGATES IN THE CITY OF SONOMA COUNTY.
19 CITY OF CLOVERDALE IS ABSENT. CITY OF COTATI? CITY OF
20 HEALDSBURG? CITY OF PETALUMA IS VACANT. SAN BORN CITY OF
21 ROHNERT PARK? FLEMING CITY OF SANTA ROSA IS ABSENT. ZOLMAN,
22 SEBASTOPOL? RIVAS, SONOMA? AND TOWN OF WINDSOR? IS ABSENT.
23
24 **PRES. BELIA RAMOS:** MAYOR MARTINEZ OF RICHMOND HAS JOINED US,
25 AS WELL.

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1

2 **CLERK OF THE BOARD:** AND WE HAVE 53 MEMBERS. DID I -- DID I --
3 OKAY. THANK YOU. DID I MISS ANYBODY ELSE?

4

5 **PRES. BELIA RAMOS:** DID YOU GET MAYOR MARTINEZ FROM RICHMOND?

6

7 **CLERK OF THE BOARD:** MAYOR MARTINEZ I HAVE, YES. ONE MOMENT.
8 I'M SORRY.

9

10 **PRES. BELIA RAMOS:** I FEEL LIKE WE NEED HYPE MUSIC FOR THIS
11 MOMENT.

12

13 **CLERK OF THE BOARD:** WE HAVE 56 MEMBERS. QUORUM IS PRESENT.
14 [LAUGHTER]

15

16 **PRES. BELIA RAMOS:** OKAY. NOW IT'S TYKE TO GET TO BUSINESS
17 BEFORE I LOSE YOU GUYS. YOU TRY AND LEAVE, AND I'LL SEND ARMED
18 GUARDS AFTER YOU. ITEM TWO, INFORMATION ITEM PUBLIC COMMENT
19 MEMBERS OF THE PUBLIC WISHING TO SPEAK ON ITEMS NOT ON THE
20 AGENDA SHOULD GO TO ONE OF THE MICROPHONES AND WE WILL CALL
21 UPON YOU TO SPEAK IF ANYONE WISHES TO ADDRESS US ONLINE RAISE
22 YOUR HAND OR DIAL STAR NINE. PUBLIC COMMENT SUBMITTED THIS
23 ITEM.

24

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1 **CLERK OF THE BOARD:** THERE IS NO WRITTEN COMMENTS RECEIVED FOR
2 THIS ITEM, AND THERE NO MEMBERS IN THE BOARDROOM OR ZOOM
3 WISHING TO SPEAK ON THIS ITEM.

4

5 **PRES. BELIA RAMOS:** GENERAL ASSEMBLY ANNOUNCEMENTS. THIS IS AN
6 INFORMATION ITEM, ARE THERE ANY ANNOUNCEMENTS FROM GENERAL
7 ASSEMBLY DELEGATES ABOUT ITEMS RELATIVE TO ABAG'S WORK? SEEING
8 NONE IN THE BOARDROOM. WILL THE CLERK PLEASE INFORM US IF
9 THERE IS ANY PUBLIC COMMENT SUBMITTED FOR THIS ITEM?

10

11 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS RECEIVED NO MEMBERS IN
12 THE BOARDROOM FOR PUBLIC COMMENT AND NONE IN THE ATTENDEE
13 SPACE THANK YOU.

14

15 **PRES. BELIA RAMOS:** THANK YOU VERY MUCH MOVING TO AGENDA ITEM
16 4A PLY PLEASURE TO WELCOME YOU HERE TO THE GENERAL ASSEMBLY AT
17 YOUR HOME THE BAY AREA METRO CENTER HERE AT 375 BEALE STREET I
18 APPRECIATE ALL OF YOU ACKNOWLEDGE HERE TODAY AND I'VE GOING TO
19 GIVE A RUN DOWN ABOUT WHAT'S GOING TO HAPPEN, WE HAVE LAST
20 YEAR'S MINUTES THAT WE ARE GOING TO APPROVE IF YOU WERE NOT
21 PART OF THE ASSEMBLY LAST YEAR YOU CAN STILL VOTE ON THEM AS
22 LONG AS YOU HAVE READ THEM AND BELIEVE THEM TO BE TRUE BASED
23 UPON INFORMATION THAT YOU KNOW. COUPLE OF IMPORTANT THINGS,
24 TOUCHING UPON OUR BUDGET AND WORKPLAN, THAT IS WHAT SETS THE
25 PACE, AND I'M GOING TO TALK ABOUT OUR BYLAWS. ABAG CAME

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1 TOGETHER IN 1961 AND APPARENTLY IT WAS COOL IN 1961 TO ELECT
2 PEOPLE BY SECRET BALLOT. IT'S 2025, AND THAT'S NOT COOL
3 ANYMORE. SO, WE NEED TO CHANGE THAT AND A FEW OTHER THINGS
4 THAT ARE INCLUDED, AND WE HAVE OUR COUNSEL WHOLE HELP US WALK
5 THROUGH THAT, I WANTED TO FLAG THAT FOR YOU AS AN IMPORTANT
6 ITEM TO BRING ABAG FORWARD IN 2025 AND BE ABLE TO CONDUCT
7 BUSINESS IN AN ORDERLY AND TRANSPARENT FASHION. I HOPE YOU
8 TOOK A LOOK AT ALL THE BOARDS OUTSIDE BY THE FOOD, THEY WERE
9 IN ANOTHER ROOM. WE LOOK AT THE BOARDS THEY DISPLAY THE WORK
10 WE DO IT'S INCREDIBLE, THE WORK THAT ABAG DOES STARTED WITH
11 INTEREST AND EXPANDED TO THINGS LIKE ESTUARY PARTNERSHIP AND
12 MANAGEMENT OF TRAILS AND OPEN SPACE AND MAKING SURE THAT WE'RE
13 SUPPORTING OUR JURISDICTIONS THROUGH THEIR HOUSING ELEMENTS SO
14 PLEASE DO GO AND LOOK AT ALL THE WORK THAT ABAG DOES IT'S
15 REALLY KIND OF INCREDIBLE AFTER LUNCH WE'RE GOING TO HAVE AN
16 EXCITING SESSION ON, I THINK THE BEST WAY TO EXPLAIN IT, IT'S
17 GOT THIS VERY, VERY GOVERNMENT TITLE OF REGIONAL TOOLS TO
18 POWER LOCAL SOLUTIONS. LIKE, THAT'S WHAT IT'S CALLED BUT WHAT
19 IT REALLY MEANS IS HOW DO YOUR ABAG DUES TURN INTO MORE MONEY
20 FOR YOU AND YOUR JURISDICTIONS WHEN YOU ARE A SMALL
21 JURISDICTION YOU ONLY HAVE SO MUCH STAFF CAPACITY BUT THERE IS
22 SO MUCH WE CAN UNLOCK AND THERE ARE SO MANY OPPORTUNITIES FOR
23 US WHETHER IN THE SPACE OF HOUSING, WHETHER IT'S
24 INFRASTRUCTURE, WHETHER IT'S ENVIRONMENTAL PROJECTS THAT ARE
25 GOING FORWARD AND REALLY WE'RE GOING TO TALK IN THE LUNCHTIME

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1 SEGMENT ABOUT HOW OTHER JURISDICTIONS HAVE DONE THAT AND HOW
2 YOU CAN BRING THAT HOME AND I THINK WHEN YOU LOOK AT, YOU
3 KNOW, WHEN YOU CONTRIBUTE TO ONE OF THESE REGIONAL AGENCIES,
4 YOU KNOW, WHAT'S IN IT FOR YOU, RIGHT? YOU HAVE GOT TO BE ABLE
5 TO JUSTIFY THE DUES. YOU HAVE GOT TO BE ABLE TO JUSTIFY THE
6 PARTICIPATION. THIS IS HOW YOU CAN JUSTIFY IT BY BRINGING MORE
7 MONEY BACK AND UNLOCKING THAT AND SO WE'RE GOING TO TAKE A FEW
8 EXAMPLES OF JURISDICTIONS THAT HAVE DONE JUST THAT. I'M GOING
9 TO ENCOURAGE ALL OF TO YOU STAY. I GET IT IF YOU DON'T -- IF
10 YOU HAVE GOT TO GO. BUT IF YOU ARE A VOTING DELEGATE, LIKE,
11 I'M -- I MIGHT JUST ORDER THOSE DOORS LOCKED UNTIL WE GET
12 THROUGH OUR BUSINESS BECAUSE IT'S REALLY IMPORTANT THAT WE GET
13 TO IT. THAT CONCLUDES MY REPORT AS YOUR PRESIDENT. AND IF THE
14 BY LAW CHANGES GO THROUGH, AS YOU HAVE READ, I GET TO BE YOUR
15 PRESIDENT FOR A LITTLE BIT LONGER. AND IT HAS ABSOLUTELY BEEN
16 AN HONOR OF A LIFETIME TO BE ABLE TO LEAD THIS REGION THROUGH
17 SOME INCREDIBLE TIMES. ANY QUESTIONS FROM THE DELEGATES FROM
18 THE FLOOR ON MY REPORT? SEEING NONE. I'LL ASK IF THERE IS ANY
19 PUBLIC COMMENT ON THIS ITEM. MR. CLERK?

20

21 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS RECEIVED NO MEMBERS OF
22 THE PUBLIC IN THE BOARDROOM AND NONE IN THE ATTENDEE SPACE.
23 THANK YOU.

24

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1 **PRES. BELIA RAMOS:** EXCELLENT. NEXT I'LL TURN IT OVER TO OUR
2 EXECUTIVE DIRECTOR, ANDREW FREMIER.

3

4 **ANDREW FREMIER:** THANK YOU PRESIDENT RAMOS, I HOPE I CAN DO
5 THIS WITH THE SAME AMOUNT OF ENERGY AND EFFICIENCY THAT YOU
6 JUST DID. IT'S AN HONOR TO HAVE YOU ALL IN THE BAY AREA METRO
7 CENTER HERE TODAY WE ARE REALLY PROUD OF THIS BUILDING IT'S
8 HARD TO REALIZE THAT WE HAVE BEEN HERE FOR TEN YEARS AND IT
9 STILL HAS THE NEW CAR SMELL. THIS GOAL IS OUR GATHERING IT'S
10 GREAT TO SEE YOU ALL AND ALSO THAT YOU CAN SEE THE WORK THAT
11 YOUR STAFF AT MTC AND ABAG DO IT'S BEEN A BUSY WEEK AT THE
12 METRO CENTER ON MONDAY AND TUESDAY ABAG AND MTC HOSTED
13 ACCESSIBLE FUTURES SHARING, LISTENING AND LEARNING THE EVENT
14 BROUGHT TOGETHER BAY AREA RESIDENTS WITH DISTINCT RESIDENTS
15 WITH DISABILITIES NETWORK SHARE LIVED EXPERIENCE TO DEVELOP
16 NEW PARTNERSHIPS MORE THAN 150 PEOPLE ATTENDED IN-PERSON
17 NEARLY 100 MORE PARTICIPATED ONLINE CONGRESSWOMAN LATEEFAH
18 SIMON GAVE A ROUSING KEYNOTE ADDRESS, CONFERENCE PROCEEDINGS
19 REPORT WILL BE DEVELOPED TO DOCUMENT THE MANY IDEAS QUESTIONS
20 AND POTENTIAL ACTION ITEMS THAT WERE SHARED, ACTUALLY TWO
21 YEARS IN THE MAKING I WANT TO COMMEND OUR STAFF SUPPORTING
22 THAT EFFORT. EVENTS LIKE THIS HELP US REALIZE OUR VISION OF AN
23 AFFORDABLE CONNECTED DIVERSE HEALTHY AND VIBRANT BAY AREA AS
24 OUTLINED IN YOUR PLANNED BAY AREA 2050 WE ARE ENTERING THE
25 FINAL PHASE OF THE LATEST UPDATE IN THAT PLAN KNOWN AS PLANNED

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1 BAY AREA 2050 SOME HIGHLIGHTS SINCE LAST YEAR'S GA INCLUDE
2 ENGAGING NEARLY 13,800 BAY AREA RESIDENTS AS PART OF THE
3 SECOND ROUND OF PUBLIC ENGAGEMENT CULMINATING AN OUTREACH
4 EFFORT THAT WAS AMONG THE MOST EXTENSIVE IN PLANNED BAY AREA
5 HISTORY APPROVAL OF THE EXECUTIVE BOARD IN JANUARY 2025 OF
6 PLANNED BAY AREA 2050+ FINAL BLUEPRINT INCLUDING PLAN'S GROWTH
7 GEOGRAPHIES AND STRATEGIES AS WELL AS THE FINAL TRANSPORTATION
8 AND RESILIENCE PROJECT LIST. AND FINALLY LAST WEEK'S ACTION BY
9 THE ABAG ADMINISTRATIVE COMMITTEE TO ADVANCE THE FINAL
10 BLUEPRINT INTO THE CEQA PROCESS AFTER THE ANALYSIS THAT
11 DEMONSTRATED HOW THE FINAL BLUEPRINT WILL MEET KEY PERFORMANCE
12 AND EQUITY GOALS, INCLUDING MOBILE, HOUSING AFFORDABILITY,
13 ENVIRONMENTAL RESILIENCE AND REDUCTION. GHG GAS EMISSIONS. THE
14 COMMISSION AND EXECUTIVE BOARD WILL NOW CONSIDER ADVANCING THE
15 FINAL BLUEPRINT INTO CEQA NEXT WEEK AT THE JULY EXECUTIVE
16 BOARD MEETING RESPECTIVELY. STAFF WILL KICKOFF A FINAL ROUND
17 OF PUBLIC ENGAGEMENT LATER THIS SUMMER TO ACCOMPANY THE FORMAL
18 RELEASE OF THE DRAFT PLAN AND WE LOOK FORWARD TO PRESENTING
19 THE FINAL PLANNED BAY AREA 2050+ FOR ADOPTION BY ABAG IN THE
20 WINTER OF 2026. THE BAY AREA HOUSING FINANCE AUTHORITY
21 CONTINUES ITS WORK TO PRODUCE NEW HOUSING, PRESERVE EXISTING
22 AFFORDABLE HOUSING, AND PROTECT TENANTS. LAST YEAR, THROUGH
23 THE PRIORITY SITES PILOT PROGRAM, BAHFA AWARDED \$28 MILLION IN
24 PREDEVELOPMENT FUNDING TO TEN PROJECTS AND PRESERVED 34 HOMES
25 THROUGH THE HOUSING PRESERVATION LOAN PILOT. SPEAKING OF

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1 HOUSING, WE WILL HEAR MORE LATER TODAY ABOUT THE TECHNICAL
2 ASSISTANCE THAT ABAG PROVIDES TO SUPPORT LOCAL GOVERNMENTS IN
3 ADOPTING AND IMPLEMENTING COMPLIANT HOUSING ELEMENTS. SO, BE
4 SURE TO STICK AROUND FOR THAT PANEL DISCUSSION THIS AFTERNOON.
5 BAYREN HAS A NEW DECARBONIZATION SHOWCASE TO PAVE THE WAY FOR
6 CLEANER MORE SUSTAINABLE PUBLIC BUILDINGS ACROSS THE BAY AREA.
7 THEY ALSO RELEASED THEIR ANNUAL REPORT THIS SPRING WHICH YOU
8 CAN FIND ONLINE. AND FINALLY THE ESTUARY PARTNERSHIP HAS DONE
9 AN A LOT OF GREAT WORK THROUGHOUT THE YEAR TO PROTECT THE
10 SHORELINE FIRST MILE HORIZONTAL LEVEE PROJECT HAYWARD WAS
11 RECENTLY FEATURED ON NBC BAY AREA'S OPEN ROAD PROGRAM SO
12 PLEASE WATCH THAT WHEN YOU HAVE A CHANCE. IN THE INTEREST OF
13 TIME HAPPY TO ANSWER ANY QUESTIONS YOU HAVE. PRESIDENT RAMOS
14

15 **PRES. BELIA RAMOS:** THANK YOU. DO WE HAVE ANY QUESTIONS FROM
16 THE DELEGATES? I LOVE HOW GREAT YOU GUYS FOLLOW INSTRUCTIONS.
17 SEEING NONE. I WILL ASK IF THERE IS PUBLIC COMMENT ON THE
18 EXECUTIVE DIRECTOR'S REPORT.

19

20 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS RECEIVED NONE IN THE
21 BOARDROOM FOR PUBLIC COMMENT AND NONE IN THE ATTENDEE SPACE.

22

23 **PRES. BELIA RAMOS:** I WANT TO THANK YOU ANDY FOR HIGHLIGHTING
24 THE WORK THAT WE DO. I SAT IN YOUR SEAT, I GET TO SIT ON THE
25 EXECUTIVE BOARD, SERVING AS YOUR PRESIDENT, BUT I SAT IN YOUR

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1 SEAT AND I WOULD ALWAYS GET TO THESE GENERAL ASSEMBLIES AND I
2 GO WHOA THEY DO A LOT BUT LEARN ABOUT IT IN ONE DAY. COUPLE
3 THINGS TO HIGHLIGHT FOR YOU OF REALLY HOW TO STAY ENGAGED IN
4 UNDERSTANDING THE WORK THAT YOU ARE TO DO AS A GENERAL
5 ASSEMBLY DELEGATE, MAKE SURE YOU REACH OUT TO YOUR OWN
6 DELEGATE -- SORRY -- YOUR OWN REPRESENTATIVE ON THE EXECUTIVE
7 BOARD. LIKE, REACH OUT TO THAT PERSON, BE, LIKE, HEY, WHAT'S
8 GOING ON? WHAT'S RELEVANT. MAKE SURE YOU'RE LOOKING AT UPDATES
9 COMING THROUGH PLANNED BAY AREA 2050+. CHIRAG ARE YOU HERE?
10 CHIRAG, DID YOU LEAVE? WELL, WE CAN GET YOU IN TOUCH WITH
11 STAFF, DAVE VAUTIN, IN PLANNING. GET YOU IN TOUCH WITH GETTING
12 THOSE UPDATES FROM PLANNED BAY AREA 2050+ AND WE CAN REACH OUT
13 TO YOU TO TELL YOU ABOUT WHAT'S SPECIFIC TO YOUR JURISDICTION
14 AND PROJECTS THAT YOU CARE ABOUT WHAT'S ACKNOWLEDGE YOUR WAY
15 AND MAKE SURE THAT YOU ARE PLANNING AND ENGAGED AND CONNECTED
16 SO THOSE OPPORTUNITY THAT DO COME UP, YOU WILL HEAR ABOUT.
17 MAKE SURE YOU ARE SUBSCRIBED TO THE ABAG NEWS LETTER THAT'S
18 GOING AROUND. MOVING TO 6A APPROVAL OF ABAG GENERAL ASSEMBLY
19 MEETING MINUTES FROM JUNE 21, 2025. I'M GOING TO ASK, CAN I
20 HAVE A COUNTY MOTION TO APPROVE THE MINUTES? MOTION BY
21 WILLIAMS. DO I HAVE A SECOND? I'M GOING TO TAKE A COUNTY
22 PERSON FIRST. EXCELLENT. THANK YOU, FROM CARLSON. THIS IS THE
23 HARDEST PART WHERE YOU HAVE TO REMEMBER WHETHER YOU'RE WITH A
24 CITY OR A COUNTY. JUST GOING TO SAY. HARDEST PART WE'LL GO

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1 THROUGH TODAY. LASTLY ASK IF THERE IS ANY DISCUSSION FROM THE
2 COUNTIES.

3

4 **SPEAKER:** [OFF-MIC INDISCERNIBLE]

5

6 **PRES. BELIA RAMOS:** OKAY. MR. CLERK, DID YOU --

7

8 **CLERK OF THE BOARD:** YES THANK YOU. I'LL MAKE A NOTE OF THAT.

9

10 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. I APPRECIATE THAT. WE'LL
11 MAKE THAT WITH THOSE ADMINISTRATIVE CORRECTIONS. THE MOTION
12 AND THE SECOND, SO, IS THERE ANY DISCUSSION FROM THE COUNTIES?
13 SEEING NONE. I'LL ASK FOR PUBLIC COMMENT ON THE MOTION?

14

15 **CLERK OF THE BOARD:** ON THIS MOTION NO WRITTEN COMMENT RECEIVED
16 NONE IN THE BOARDROOM OR ATTENDEE SPACE.

17

18 **PRES. BELIA RAMOS:** IF YOU WOULD PLEASE -- VOICE VOTE HERE. ALL
19 THOSE IN FAVOR ON THE COUNTIES ONLY? AYE. OKAY. OPPOSED?
20 MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT. THANK YOU SO
21 MUCH. NOW FOR THE CITIES AND TOWN BECAUSE I KNOW YOU HAVE
22 MAJOR FOMO RIGHT THERE. WITH THE CORRECTIONS NOTED TO US DO I
23 HAVE A MOTION? OKAY. WE HAVE A MOTION BY SEBASTOPOL. I'LL TAKE
24 THIS -- YEAH. WHAT SHE SAID. COOL. IS THERE ANY DISCUSSION ON

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1 THE MOTION FROM THE CITIES? SEEING NONE. I'LL ASK IF THERE IS
2 ANY PUBLIC COMMENT MR. CLERK?

3

4 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS RECEIVED NONE IN THE
5 BOARDROOM WITH PUBLIC COMMENT AND NONE IN THE ATTENDEE SPACE.

6

7 **PRES. BELIA RAMOS:** EXCELLENT. I'M GOING TO ASK FOR A VOICE
8 VOTE HERE FROM THOSE IN ATTENDANCE. ALL THOSE IN FAVOR FROM
9 THE CITIES AND TOWNS? ANY OPPOSED? MOTION PASSES UNANIMOUSLY
10 BY ALL MEMBERS PRESENT. THANK YOU VERY MUCH. MOVING ON TO
11 AGENDA ITEM SEVEN. THIS IS YOUR 2025, 2026 OPERATING BUDGET
12 AND WORK PROGRAM. AND BEFORE I HAND IT OVER TO OUR CHIEF
13 FINANCIAL OFFICER, DEREK HANSEL, I'M GOING TO SAY A COUPLE
14 WORDS AND THEN HAND IT OVER TO MY VICE PRESIDENT. I WANT TO
15 ACKNOWLEDGE THE DISCUSSIONS WE HAD LAST YEAR AND TO SAY, YOU
16 KNOW, WE KNOW THAT THE DIFFICULTY STILL SITS WITH US HERE AT
17 ABAG, AN ORGANIZATION THAT HAS NO EMPLOYEES IS A REALLY TOUGH
18 ORGANIZATION TO MANAGE WHEN YOU STILL HAVE RETIREMENT. BUT AS
19 WE DISCUSSED LAST YEAR, THE RETIREMENT OBLIGATION, ARE OURS,
20 AND THEY'RE OURS BECAUSE THE WORK HAS ALREADY BEEN DONE FOR
21 OUR REGION, THROUGH OUR EMPLOYEES SO WE HAVE TO HONOR THAT. AS
22 WE HAVE BEEN DISCUSSING THIS, I WILL ACKNOWLEDGE WE DID HAVE
23 SOME ABAG RETIREES REACH OUT TO US OUT OF CONCERN THAT WE
24 MIGHT NOT HONOR THOSE OBLIGATIONS ON BEHALF OF THE EXECUTIVE
25 BOARD. ALONG WITH YOUR VICE PRESIDENT ROMERO, WE SENT A LETTER

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1 BACK TO THE RETIREES AND TOLD THEM ABSOLUTELY NOT. WE WILL
2 MEET OUR OBLIGATIONS TO OUR RETIREES, OUR PAST EMPLOYEES. SO,
3 STARTING WITH THAT, YOU KNOW, IT DOESN'T LOOK LIKE MOST OF
4 YOUR BUDGETS WOULD LOOK LIKE, BECAUSE OUR PENSION OBLIGATIONS
5 ARE A ROLL OR COASTER RIDE, TO SAY THAT'S DEFINITELY NOT
6 FINANCIAL TERMS, BUT THEY ARE A ROLLER COASTER RIDE. AND WE
7 KNOW THAT WE HAVE TO DO THINGS DIFFERENTLY AND ONE OF THE
8 THINGS WE HAVE LOOKED AT -- AND I'M GOING TO ASK OUR VICE
9 PRESIDENT TO TALK MORE ABOUT IS, REALLY, THIS BUILDING. WE
10 HAVE AN OWNERSHIP INTEREST IN THIS BUILDING, BUT YOU ABAG NO
11 LONGER HAS ANY EMPLOYEES SO WE'RE LOOKING AT THE POSSIBILITIES
12 OF EXITING THE OWNERSHIP PORTION OF THIS BUILDING BECAUSE ALL
13 OF OUR STAFF IS IN FACT CONTRACTED THROUGH MTC CONTRACT FOR
14 SERVICES. WE'RE TAKING A HARD LOOK AT WHAT WE CAN DO TO
15 STABILIZE THAT. WE RECOGNIZE THAT IT'S NOT THE SUSTAINABLE WAY
16 OF DOING BUSINESS, JUST TO SIMPLY CHARGE BACK ALL INCREASES
17 THAT ARE HAPPENING THERE IS A BETTER WAY FOR US TO DO THAT AT
18 THE SAME TIME, YOU KNOW, WINDING THIS DOWN IS NOT AN OPTION,
19 NOT ONLY ARE WE THE FIRST COG, COUNCIL OF GOVERNMENTS IN THE
20 STATE OF CALIFORNIA, WE ARE INCREDIBLY SUCCESSFUL WHEN YOU
21 LOOK AT THE WORK THAT WE'RE DOING THROUGH BAYREN, WHEN WE'RE
22 DOING THE WORK THROUGH THE ESTUARY PARTNERSHIP, THROUGH ABAG
23 POWER, THERE IS INCREDIBLE PROGRESS FOR THE REGION AND
24 INCREDIBLE INVESTMENTS THAT ARE HAPPENING. SO WE'RE COMMITTED
25 TO MAKING SURE THAT WE CONTINUE TO DO THAT THROUGH THIS

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1 WORKPLAN AND LOOKING FORWARD. AND WITH THAT I'M GOING TO HAND
2 IT OVER TO OUR VICE PRESIDENT TO TALK MORE ABOUT WHAT COMES
3 NEXT.

4

5 **V. PRES. CARLOS ROMERO:** I THINK THE PRESIDENT, AND THANK YOU
6 ALL FOR COMING, GOOD MORNING. I THINK THE PRESIDENT HAS
7 SUMMARIZED IT WELL. WE KNEW AND WE KNOW THAT THE FINANCES OF
8 THIS ORGANIZATION ARE IMPORTANT TO ALL OF US. BECAUSE WE DON'T
9 WANT TO BURDEN CITIES WITH ADDITIONAL COSTS. AS YOU WILL
10 NOTICE THIS YEAR, THERE IS ONLY A 3% INCREASE IN DUES, IN THE
11 PAST WE HAVE HAD TO INCREASE DUES 10% EVERY YEAR, SO WE ARE
12 TRYING TO CONTROL COSTS AND AT THE SAME TIME FIND OUT WAYS TO
13 COVER THOSE PENSION OBLIGATIONS THAT WE HAVE WORKING WITH OUR
14 DIRECTOR OF FINANCE WE HAVE IDENTIFIED OPTIONS THAT HAVE BEEN
15 DESCRIBED VERY WELL, I THINK BY THE PRESIDENT, WE DO HAVE A
16 SUBCOMMITTEE OF THE FINANCE COMMITTEE WHICH IS COMPRISED OF
17 COUNCILMEMBER ECKLUND, MOTOYAMA, AND THERE IS EVEN A
18 SUBCOMMITTEE OF THAT GROUP LOOKING AT THE OWNERSHIP STRUCTURE
19 OF THIS BUILDING AND TYING TO FIGURE OUT IF WE CAN MONETIZE A
20 PIECE OF THAT SO WE CAN INDEED REDUCE THIS DEBT AND NOT HAVE
21 TO BURDEN THE CITIES AND THE COUNTIES. WE ALL KNOW THAT WE'RE
22 ALL IN SOMETIMES PRECARIOUS FINANCIAL SITUATIONS THAT WE'LL BE
23 ABLE TO REDUCE SOME OF THAT DEBT. AND OUR STAFF HAS COME UP
24 WITH SOME CREATIVE WAYS THAT WE'LL BE REVIEWING AT THE
25 SUBCOMMITTEE, FINANCE COMMITTEE, AND EXECUTIVE BOARD, AND

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1 ULTIMATELY BACK TO THIS BODY WE'RE LOOKING AT SEPTEMBER
2 OCTOBER DATE TO HAVE SOME OF THESE OPTIONS PUT DOWN ON PAPER
3 AND ANALYZED BY OUR OUTSIDE CONSULTANT WE WANT TO MAKE SURE WE
4 HAVE A GOOD SET OF AYES THAT'S NOT NECESSARILY ASSOCIATED WITH
5 THE MTC SIDE OF THE HOUSE WHICH WE WORK WITH CLOSELY, WE WANT
6 TO MAKE SURE WE PROTECT THIS ASSET, AND IF WE'RE GOING TO SELL
7 IT OR DO SOMETHING TO MONETIZE IT, WE THE NINE CANDIDATES AND
8 101 CITIES ARE GETTING THE MOST EFFECTIVE USE OF THE BUILDING.
9 SO, STAY TUNED. BUT WE'RE ON TOP OF THIS. WE PROMISED TO DO
10 THIS WHEN PRESIDENT ARREGUIN WAS HERE. IT WAS A VERY DIFFICULT
11 TIME AT THAT TIME, AND WE HAVE FULL AGENDAIZED IT AND I'M
12 HAPPY TO SAY THAT OUR DIRECTOR OF FINANCE HAS BEEN PUTTING
13 FORWARD A NUMBER OF OPTIONS THAT WE COULD PURSUE TO REDUCE
14 THAT DEBT AND MAKE SURE THOSE LIABILITIES ARE NOT TRANSFERRED
15 TO ALL OF US, I SHOULDN'T SAY YOU -- ALL OF US. SO THANK YOU
16 WITH THAT AND I'LL HAND IT BACK TO THE PRESIDENT.

17

18 **PRES. BELIA RAMOS:** HAND IT OVER TO MR. HANSEL FOR THE WORKPLAN
19 AND BUDGET PRESENTATION.

20

21 **DEREK HANSEL:** THANK YOU PRESIDENT RAMOS AND VICE PRESIDENT
22 ROMERO. GOOD MORNING DELEGATES IF WE CAN PULL UP THE NEXT
23 SLIDE PLEASE. BOTH PRESIDENT RAMOS AND VICE PRESIDENT ROMERO
24 LAID OUT THE CHALLENGES THAT WE SEE AND BEFORE WE DIG INTO THE
25 BUDGET AND WORK PROGRAM JUST WANT TO HIGHLIGHT SOME OF THE

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1 ADMINISTRATIVE FINANCIAL CHALLENGES THAT WE DO HAVE ASSOCIATED
2 WITH ABAG THIS WILL SOUND FAMILIAR TO A FEW FOR THOSE FOLKS
3 WHO ARE NEW WELCOME TO A SIGNIFICANT PENSION LIABILITY.
4 ACCORDING TO CALPERS 2023, ACTUARIAL EVALUATION AND IF YOU SEE
5 THESE IN YOUR CITIES OR COUNTIES, YOU WILL KNOW THERE IS KIND
6 OF THIS WEIRD EVERY OTHER YEAR PROCESS THAT CALPERS DOES. BUT
7 AT THAT TIME CALPERS CALCULATED OUR UNFUNDED ACCRUED LIABILITY
8 FOR THE PENSION COST OF ABOUT \$18 MILLION. SO, FOR AN AGENCY
9 OF THIS SIZE, WITH THE BUDGET THAT WE HAVE, TO PRESIDENT
10 RAMOS'S POINT, WHEN YOU DON'T HAVE EMPLOYEES AND YOU DON'T
11 HAVE PAYROLL, AND YOU HAVE GOT AN UNFUNDED PENSION LIABILITY
12 OF \$18 MILLION, YOU HAVE GOT A PROBLEM. AND SO IT IS A REAL
13 PROBLEM. IT'S ONE THAT WE HAVE BEEN LOOKING AT ADDRESSING,
14 FRANKLY, FOR SOME LONG TIME. IT'S GOT SUBSTANTIAL CHALLENGES
15 ASSOCIATED WITH IT. AGAIN, TO PRESIDENT RAMOS'S POINT, THIS IS
16 ALL FOUR FOLKS WHO HAVE RETIRED FROM ABAG. AND I WOULD JUST
17 NOTE, ALL OF THEM RETIRED NO LATER THAN 2017. SO, THESE ARE
18 EMPLOYEES WHO ARE EMPLOYEES OF ABAG A LONG TIME AGO. THIS IS
19 NOT ASSOCIATED WITH ANY CURRENT WORK BEING DONE BY MTC STAFF
20 WHO ARE STAFFING THE VARIOUS PROGRAMS FOR ABAG. THIS IS ALL
21 FOR FOLKS WHO WERE WITH THE AGENCY, BACK, MANY YEARS BEFORE
22 2017, WHOSE SERVICE CONCLUDED BY 2017 BACK WHEN ABAG WAS AN
23 INDEPENDENT AGENCY OF ITS OWN. SO, IT IS A REAL CHALLENGE.
24 THAT PENSION PLAN REQUIRES MINIMUM ANNUAL CONTRIBUTIONS OF
25 \$2.3 MILLION THROUGH 2034. AGAIN, THOSE OF YOU WHO ARE SEEING

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1 THESE IN YOUR LOCAL COMMUNITIES KNOW THAT THERE IS A
2 REASONABLE AMOUNT OF VOLATILITY IN CALPERS RESULTS AND, AGAIN,
3 THE PROBLEM FOR US IS WHEN WE DON'T HAVE OTHER LARGE
4 COMPONENTS OF A BUDGET TO MUTE THAT VOLATILITY, IT CAN LEAD TO
5 VERY WILD SWINGS IN THE BUDGET REQUIREMENTS. TODAY, FOR FISCAL
6 ' 26, THE PROPOSED BUDGET HAS A PAYMENT TO CALPERS WHICH
7 REQUIRES 72% OF ALL OF THE MEMBERSHIP DUES. SO, MORE THAN 70%
8 OF THE DUES WE'RE PROPOSING TO HAVE YOU PAY GO TO WORK THAT
9 WAS DONE PRIOR TO 2017. STRAIGHT UP. THAT'S JUST,
10 UNFORTUNATELY, THE WAY IT IS. IT IS ALSO THE CASE THAT MTC IS
11 CURRENTLY SUBSIDIZING SHARED SERVICES COST FOR ABAG IN EXCESS
12 OF THOSE REQUIREMENTS UNDER THE CONTRACT FOR SERVICES. THAT
13 WAS REVVED TO BY PRESIDENT RAMOS, A CONTRACT FOR SERVICES,
14 THAT WAS ASSOCIATED WITH A STAFF MERGER, AND AS PART OF THAT,
15 THERE WAS AN AGREEMENT AS TO HOW CERTAIN SHARED SERVICES WOULD
16 BE ALLOCATED AMONG MTC AND ABAG, THINGS LIKE TECHNOLOGY, OTHER
17 KIND OF OVERHEAD. AND MTC IS ACTUALLY SHARING THAT IN EXCESS
18 OF THAT. AND, FINALLY, THE ADMINISTRATIVE BUDGET STILL DOESN'T
19 FACTOR IN STAFFING COSTS WHICH ARE ASSOCIATED WITH PROVIDING
20 ADMINISTRATIVE SERVICES. SO, WHEN YOU LOOK AT THE BUDGETS YOU
21 WILL SEE STAFFING COSTS ALLOCATE TO THE PROGRAM BAYREN HAS
22 STAFFING CONTRA COSTA ASSOCIATED TO IT IS FTP HAS ABAG POWER,
23 ADMINISTRATIVE BUDGET DOES NOT ABAG ADMIN IS NOT PAYING FOR
24 INSTANCE FOR ME OR MR. CASTRO OR PREMIER WE DON'T ALLOCATE ANY
25 OF THOSE EXPENSES THAT WAY. THERE ARE SERVICES THAT ARE COMING

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1 THROUGH THAT WAY BUT THEY ARE NOT CHARGED TO THE
2 ADMINISTRATIVE BUDGET. NEXT SLIDE PLEASE. SO, WHAT DOES THAT
3 BUDGET LOOK LIKE? AS VICE PRESIDENT ROMERO NOTED WE DO HAVE A
4 BUDGET WHERE WE'RE PROPOSING MEMBERSHIP DUES INCREASE OF 3%,
5 THAT DOES FOLLOW A COUPLE YEARS OF 10% INCREASES WHERE WE'RE
6 TRYING TO KIND OF GET CAUGHT UP A LITTLE BIT. I'LL EXPLAIN HOW
7 WE WERE ABLE TO HOLD IT AT 3% THIS YEAR. THAT'S PROBABLY NOT -
8 - THERE IS NOT A PERMANENT SOLUTION TO THAT PROBLEM IN THE WAY
9 THAT WE ADDRESSED IT THIS YEAR. BUT, AGAIN, WE CAN TALK ABOUT
10 THAT A LITTLE BIT. NOTE THAT THE PENSION OBLIGATIONS INCREASED
11 BY 8%. AGAIN, THERE IS GOING TO BE A HIGH DEGREE OF VOLATILITY
12 WITH THAT. THIS PAST YEAR, SO FISCAL YEAR '24'S CALPERS
13 RESULTS WERE PRETTY DECENT. THAT GETS ANY ASSESS OVER THEIR
14 EXPECTED RESULTS GET FLOWED IN OVER KIND OF A LEVELLING
15 PROCESS. WE'LL SEE HOW FISCAL '25 ENDS UP. I THINK THERE'S,
16 EVEN IN THIS, ESSENTIALLY, WEEK AND A HALF, THERE IS STILL
17 PROBABLY SOME RECKONING YET TO DO. SO, WE'LL SEE. WHAT WE HAVE
18 DONE TO BE ABLE TO ESSENTIALLY BRING THAT BUDGET TOGETHER WAS
19 WE TOOK \$160,000 FROM ABAG FAN. SO, AGAIN, FOLKS WHO MAY BE
20 AWARE, THERE'S -- ABAG, LONG AGO, SET UP A CONDUIT BOND
21 ISSUER, AND COLLECTS EXCESS REVENUE -- COLLECTS REVENUES
22 ASSOCIATED WITH THE MAINTENANCE OF THAT CONDUIT ON PORTFOLIO,
23 THERE HAVE BEEN KIND OF ESSENTIALLY RETAINED EARNINGS IN FAN.
24 AND, SO, THE BOARD AGREED TO TRANSFER \$160,000 OF THOSE
25 RETAINED EARNINGS OVER TO ABAG FOR THE PURPOSES OF KIND OF

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1 KEEPING THIS BUDGET WHOLE. THERE IS, AFTER ALL OF THAT, A
2 \$291,000 DEFICIT. THAT IS GOING TO BE FUNDED BY ANTICIPATED
3 SAVINGS IN THE BUDGET EXPENSES FOR FISCAL '24/'25. SO, GOOD
4 NEWS. FISCAL '25 IS GOING TO COME IN BETTER THAN WE THOUGHT IT
5 WOULD. SO WE'RE ESSENTIALLY KIND OF ROLLING THAT OVER THAT
6 BETTER INTO THE BUDGET FOR NEXT YEAR. THAT SAID THERE
7 CONTINUES TO BE A REALLY CHALLENGING FINANCIAL POSITION IN THE
8 UPCOMING YEARS. YOU HAVE HEARD ABOUT THE CHALLENGING POSITION
9 THIS YEAR, IT'S KIND OF THE SAME. FRANKLY, AS LONG AS THE
10 PENSION EXPENSE RUNS ALONG THIS LINE, AND THAT'S GOING TO BE
11 FOR MANY YEARS YET TO COME, WE'RE IN THE SAME BOAT. AND THE
12 PROBLEM IS THEN, GEE, AND, AGAIN, I THINK TO PRESIDENT RAMOS'S
13 POINT, YOU KNOW, ARE YOU GETTING VALUE FOR MONEY? IT MAY NOT
14 FEEL LIKE IT WHEN 70% OF YOUR DUES ARE GOING FOR THIS PENSION
15 PROBLEM. WE'RE REALLY TRYING TO, FIRST, MAKE SURE THAT
16 EVERYBODY IS FULLY EDUCATED ON WHERE ARE YOUR DUES GOING, AND
17 SECOND HOPEFULLY LOOK AT THAT BALANCE OF THE 28% AND YOU SAY,
18 OH, OKAY, YEAH, I REALLY AM GETTING VALUE FOR MONEY ON THAT
19 28%, AND THE OTHER 70 IS GOING FOR STUFF I SPENT MANY, MANY
20 YEARS AGO. SO, THAT IS THE ABAG ADMINISTRATION BUDGET. AND IF
21 WE CAN GO TO THE NEXT SLIDE? SO, LET'S TALK ABOUT THE
22 PROGRAMS. THESE ARE THE FUN ONES. MUCH HAPPIER NEWS. SO, BAY
23 AREA REGIONAL ENERGY NETWORK, BAYREN. NEXT SLIDE, PLEASE. SO,
24 YOU CAN SEE SOME OF THOSE SIGNS OUTSIDE. WE'RE TALKING ABOUT
25 WHAT BAYREN DOES, AND WE HAVE GOT STAFF HERE WHO CAN TALK

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1 ABOUT IT MUCH MORE FLUENTLY THAN I CAN. SO I'LL JUST TALK
2 ABOUT THE NUMBERS. FIRST OF ALL, BAYREN, LIKE SFEP, IS A SELF-
3 BALANCING PROGRAM THAT IS, RUN SURPLUS RUN DEFICIT IT'S ALL
4 GRANT FUNDED MAIN SOURCE OF REVENUE IS A GRANT FROM CPUC. WE
5 PARTNER WITH A VARIETY OF FOLKS ACROSS THE REGION. YOU WILL
6 SEE IN THIS BUDGET THAT IT'S A VERY SUBSTANTIAL JUMP FROM
7 FISCAL '25. THAT DIDN'T MEAN WE HAVE GOT A WHOLE LOT MORE
8 REVENUE. IT MEANS WE DIDN'T SPEND AS MUCH AS WE ANTICIPATED IN
9 FISCAL '25 SO IT ESSENTIALLY JUST ROLLS OUT, ESSENTIALLY IT'S
10 A REBUDGET. SO THERE WAS SLOWER THAN ANTICIPATED EXPENDITURE
11 IN FISCAL '25. THAT WILL ROLLOVER AND GO INTO THAT. THE
12 SIGNIFICANT INCREASE TO CONSULTANT INCENTIVES EXPENSES, AGAIN,
13 THAT'S KIND OF UNENCUMBERED CARRYOVER, NOTHING TO WORRY ABOUT
14 THAT'S KIND OF NORMAL IN THIS KIND OF PROGRAM AND AGAIN THE
15 WHOLE THING IS SELF-BALANCING. WE DO HAVE, AS I SAID, STAFF
16 COSTS ASSOCIATED WITH THIS PROGRAM AND THAT'S WHERE WE DO
17 REPRESENT THE VARIOUS STAFF THAT ARE SUPPORTING THIS AND YOU
18 WILL SEE THEN IN THE NEXT ONE, SFEP. SO, NEXT SLIDE, PLEASE.
19 AND SFEP, AGAIN, VARIOUS STANDS OUT THERE DESCRIBING ALL THE
20 GOOD WORK THAT THE ESTUARY AREA PARTNERSHIP DOES. AND GRANT
21 FUNDING ON THE REVENUE SIDE COMING IN FROM THE STATE AND
22 FEDERAL EPA SOURCES CERTAINLY THAT IS AN AREA OF NOTE, AND WE
23 HAVE TALKED ABOUT IT A LOT FRANKLY ON THE MTC SIDE, IN THE
24 CURRENT FEDERAL ENVIRONMENT THERE IS ALWAYS CONCERN ABOUT
25 WHAT'S GOING ON. THAT IS AN AREA THAT WE'RE MONITORING VERY,

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1 VERY CLOSELY, FRANKLY, ON AN AGENCY-WIDE BASIS, NOT JUST SFEP
2 STAFF, BUT WE HAVE GOT AN EXECUTIVE TEAM WHO IS CONTINUING TO
3 MONITOR THAT AND MEET ON A BIWEEKLY BASIS TO ENSURE THAT WE
4 KNOW WHAT THE FEDERAL GOVERNMENT IS DOING, HOW THIS COULD
5 POTENTIALLY AFFECT US, AND THAT'S WHETHER IT'S EPA GRANTS OR
6 TRANSPORTATION GRANTS, PLANNING GRANTS, YOU NAME IT SO REALLY
7 WATCHING OUT FOR THAT AND NOT JUST, FRANKLY, ARE THE DIRECT
8 FUNDING THAT'S COMING TO OUR AGENCIES BUT ALSO WHAT MAY HAPPEN
9 REGION-WIDE AND MAKING SURE THAT AGAIN WE'RE ON TOP OF THAT
10 AND EDUCATING AS APPROPRIATE. AGAIN, SELF-BALANCING BUDGET.
11 THERE ARE ADDITIONAL STAFF COSTS THAT ARE INTENDED TO SUPPORT
12 NEW PROGRAMS, ESPECIALLY ON THE WETLANDS REGIONAL MONITORING
13 AND WATER QUALITY IMPROVEMENT FUND GRANTS. AND I WOULD NOTE
14 THERE IS A SEPARATE \$450,000 SFEP CONFERENCE BUDGET THAT IS
15 INCLUDED IN ALL THE ATTACHMENTS. AND THAT IS FUNDED BY
16 DONATIONS AND CONFERENCE REGISTRATIONS. SO, NEXT SLIDE. I
17 THINK WE WENT BACK ONE. THERE WE GO. WITH THAT, WE DO
18 RECOMMEND TO THE GENERAL ASSEMBLY AND REQUEST THAT YOU
19 APPROVAL ABAG RESOLUTION NUMBER 7-2025 APPROVING THIS FISCAL
20 '26 OPERATING BUDGET AND THE WORK PROGRAM. AND WITH THAT, I'M
21 AVAILABLE TO ANSWER ANY QUESTIONS.

22

23 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. I'M GOING TO ASK IF
24 THERE -- FIRST I'M GOING TO GO AHEAD AND SEE IF ARE THERE ANY
25 CONCERNS, QUESTIONS, ON THE WORKPLAN, THEN WE CAN GO THROUGH

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1 THE PROCEDURAL PARTS. MAYOR EZZY ASHCRAFT? RIGHT BEHIND YOU,
2 MICROPHONE. THANK YOU.

3

4 **MARILYN EZZY ASHCRAFT:** THANK YOU PRESIDENT RAMOS AND THANK YOU
5 MR. HANSEL FOR THE EXCELLENT REPORT. JUST A QUESTION ON THE
6 BUDGET. IF YOU COULD JUST GIVE US CLARIFICATION ON THE SLIDE
7 OF THE ABAG ADMINISTRATIVE EXPENSES, THE CATEGORY, "OTHER" WAS
8 AROUND \$700,000, WHICH I BELIEVE WAS THE NUMBER IN THAT UNDER
9 EXPENSE. COULD YOU GIVE US AN IDEA OF WHAT THAT ENCOMPASSES
10 THAT OTHER CATEGORY?

11

12 **DEREK HANSEL:** SURE IT'S GOING TO BE A VARIETY OF THINGS BUT
13 ACROSS THE GENERAL RANGE OF THINGS AND IT COVERS A FEW
14 DIFFERENT LINE ITEMS YOU'RE LOOKING AT THINGS, AND I POINT
15 FOLKS TO ATTACHMENT A, BUT WE HAVE GOT VARIETY OF EXPENSES
16 INCLUDING MEMBERSHIP, VARIOUS CONSULTANTS THAT ARE BEING
17 COVERED, THEIR LEGAL SERVICES, THERE IS AN AUDIT WORTH
18 \$100,000, TRAVEL, MISCELLANEOUS, THE BEALE STREET ASSESSMENT.
19 SO, AGAIN, WE NOTE THERE ARE CERTAIN COSTS ASSOCIATED WITH
20 THIS. WE SPEND ALMOST \$280,000 ON INSURANCE. SO IT'S A WHOLE
21 RANGE OF THINGS, ALL DETAILED IN ATTACHMENT A.

22

23 **MARILYN EZZY ASHCRAFT:** I THINK CITIES AND COUNTIES ALL
24 UNDERSTAND THAT INSURANCE INCREASE. THANK YOU FOR THAT. AND
25 YOU MENTIONED CONSULTANTS AND WE ALL USE CONSULTANTS, IN THE

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1 BAYREN BUDGET, THE PROPOSED CONSULTANT BUDGET FOR -- IS ALMOST
2 DOUBLED FROM ABOUT 19,000 TO 36,000. DOES THAT HAVE TO DO WITH
3 UNSPENT FUNDS FROM PREVIOUS FISCAL YEAR? AND THEN IT'S ALSO AN
4 INCREASE AROUND SFEP BUDGET, BUT TO A LESSER AMOUNT. YOU'RE
5 NODDING.

6

7 **DEREK HANSEL:** YEAH THOSE ARE REBUDGETS.

8

9 **MARILYN EZZY ASHCRAFT:** THANK YOU.

10

11 **PRES. BELIA RAMOS:** THANK YOU. I SAW ONE QUESTION IN THE BACK.

12

13 **SPEAKER:** THANK YOU FOR THE PRESENTATION. ATTACH A, ALSO THE --
14 [INDISCERNIBLE] [AUDIO DISTORTION] AS PROPOSED -- THERE WE
15 GO. THE COASTAL CONSERVANCY GRANT ADDS 150 -- [INDISCERNIBLE]
16 [AUDIO DISTORTION]

17

18 **PRES. BELIA RAMOS:** CAN WE GET THE OTHER MICROPHONE, PLEASE?
19 THANK YOU.

20

21 **SPEAKER:** THANK YOU. WITH EXPIRE AS I DATES OF ALMOST TWO
22 MONTHS FROM NOW AUGUST 31ST DOES THAT MEAN THERE IS TIME TO
23 CRUNCH TO SPEND THOSE FUNDS?

24

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1 **DEREK HANSEL:** I WOULD HAVE TO DIRECT THAT TO STAFF, CAITLIN DO
2 YOU WANT TO ANSWER THAT ONE? THERE YOU GO.

3

4 **PRES. BELIA RAMOS:** MONEY WELL SPENT.

5

6 **SPEAKER:** HELLO THERE CITY COUNCILMEMBER CONCORD, QUICK
7 QUESTION REGARDING THE FEDERAL GRANTS FROM THE EPA IS THERE A
8 PLAN B, PLAN C, D IF WE WERE TO LOSE THAT FUNDING FOR SOME OF
9 THE PROJECTS THAT ARE ALREADY IN PLACE?

10

11 **DEREK HANSEL:** AGAIN I WOULD HAVE TO DIRECT THAT CAITLIN BUT
12 YOU KNOW THE REALITY IS YOU KNOW FOR A LOT OF THOSE THERE IS
13 NO IMMEDIATE SOURCE OF OTHER SOURCE OF FUNDING BUT MAYBE
14 CAITLIN HAS GOT A BETTER ANSWER THAN I DO.

15

16 **CAITLIN SWEENEY:** CAITLIN SWEENEY DIRECTOR OF ESTUARY
17 PARTNERSHIP WE STRIVE TO DIVERSIFY FUNDING IN OUR PORTFOLIO,
18 ALTHOUGH THERE MIGHT NOT BE IMMEDIATE REPLACEMENT FOR SOME
19 SPECIFIC GRANTS WE'RE ALWAYS LOOKING FOR NEW SOURCES OF
20 FUNDING TO CARRY ON SIMILAR WORK SO WORST-CASE SCENARIO
21 LOOKING AT OTHER STATE AND LOCAL SOURCES.

22

23 **PRES. BELIA RAMOS:** QUESTION IN THE FRONT.

24

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1 **SPEAKER:** THANK YOU. THIS NOT ONLY AFFECTS ABAG BUT ALL OF OUR
2 COUNTIES AND CITIES AND I WANT TO ASK A QUESTION REGARDING
3 PENSION OBLIGATIONS AND I UNDERSTAND THE FORMULA IS THEY USE,
4 THEY HAVE TO DEAL WITH THE ACTUARIAL CHARTS AND THEIR
5 LIABILITIES, BUT IS THERE ANY PUSH IN REVIEWING THOSE
6 FORMULAS, THIS IS BECOMING AN INCREASINGLY BIGGER AND BIGGER
7 OBLIGATION OF LOCAL MUNICIPALITIES. ANYTHING ABAG CAN DO IN
8 REGARDS TO THAT? JUST MAKE SURE WE HAVE THE RIGHT FORMULA FOR
9 THAT OR IN REGARDS TO THEIR PORTFOLIO, YOU KNOW, WHAT KIND OF
10 AUDITING ARE WE DOING TO SEE THAT THEY'RE DOING IT IN A WAY
11 AND MANAGING IN A WAY THAT CAN FURTHER MEET THE 6% WE NEED.
12 THANK YOU.

13

14 **PRES. BELIA RAMOS:** I'LL SAY WHAT'S EXACERBATED HERE IS WHEN
15 YOU HAVE CURRENT EMPLOYEES IN YOUR SYSTEM, THOSE CONTRIBUTIONS
16 HELP YOU WEATHER THE RETIREE COSTS. WE DON'T HAVE THAT BENEFIT
17 HERE. SO, WE FEEL IT YOU FEEL IT, AS WELL, IN YOUR
18 JURISDICTIONS, BUT YOU ARE ABLE TO PROJECT IT OUT A BIT MORE.
19 AS YOU KNOW, THOSE ACTUARIAL'S COME OUT OF TWO YEARS AFTER THE
20 FACT AND IF THE MATH DOESN'T SERVE THE STATE, THEY SERVE UP
21 THEIR OWN CALIFORNIA MATH ON PERS. AND THAT DOES US NO FAVORS.
22 SO ONE OF THE THINGS WE'RE EXPLORING IS THE CREATION OF A 115
23 TRUST AND WE'RE LOOKING AT FUNDING SOURCES. THOUGH WE DO LOOK
24 AT THE PREPAYMENT AND BEING ABLE TO MAKE SURE THAT WE ARE
25 TAKING ADVANTAGE OF THOSE OPPORTUNITIES. BUT UTILIZING A 115

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1 TRUST FOR PENSION OBLIGATIONS WOULD BE ONE WAY IN WHICH WE DO
2 IT. AND I'M NOT AT ALL DISCOUNTING THAT THE POSSIBILITY OF
3 EVEN TAKING A LOAN FROM OUR PARTNER AGENCY TO BE ABLE TO PAY
4 DOWN SOME OF THIS OBLIGATION AND BE ABLE TO STABILIZE THAT
5 GROWTH IN OBLIGATION IS WHERE WE MIGHT NEED TO GO. SO GREAT
6 QUESTION. WE ARE SO TINY IN THE GRAND SCHEME OF CALPERS AND
7 BECAUSE WE'RE ONLY RETIREES WE JUST DON'T HAVE A DOG IN THEIR
8 FIGHT BUT DEFINITELY SOMETHING WE'RE LOOKING AT. IN THE BACK,
9 AND JUST TO REMIND EVERYONE WE NEED TO GET THROUGH QUESTIONS
10 QUICKLY SO WE CAN GET TO OUR BUSINESS AND APPROVE THIS AND GET
11 ON TO THE NEXT THING BECAUSE WE HAVE FOUR VOTES TAKE CARE.

12

13 **SPEAKER:** THANK YOU. TWO QUESTIONS, TO CONFIRM MY UNDERSTANDS
14 AND UNDERSTAND PROCEEDS. ABAG, RIGHT NOW HAS NO EMPLOYEES AND
15 AN \$18 MILLION PENSION FROM EMPLOYEES IN THE PAST, THAT WE'RE
16 OBLIGATED TO PAY DOWN. NO CURRENT CONTRIBUTIONS BECAUSE WE
17 HAVE NO CURRENT EMPLOYEES AND ONE THING YOU'RE CONSIDERING IS
18 SELLING OFF THE OWNERSHIP INTEREST IN THIS BUILDING AS A MEANS
19 OF PAYING THAT DOWN. AND, SO, MY UNDERSTANDING -- I WANT TO
20 CONFIRM THAT AS WELL, YOU KNOW, THE MARKET CONDITIONS IN SAN
21 FRANCISCO RIGHT NOW, FROM AN OFFICE BUILDING PERSPECTIVE ARE
22 PRETTY TERRIBLE. PEOPLE ARE GETTING CRAZY LOW DEALS, MY
23 QUESTION IS WHAT IS THE PERCENTAGE LOSS WE WOULD ANTICIPATE
24 AND HAVE WE BEEN MARKETING EVERY YEAR AND THEN MY SECOND
25 QUESTION AS MENTIONED ABOUT 70% OF OUR FEES ARE GOING TO COVER

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1 PENSION COSTS WHAT DO WE ANTICIPATE WE PAY OFF THAT PENSION
2 OBLIGATION OR PUT SOMETHING IN ESCROW FOR WHATEVER WHAT COULD
3 WE USE THOSE FEES FOR? DO WE HAVE A VISION THERE?

4

5 **PRES. BELIA RAMOS:** GREAT QUESTION. I'LL JUST SAY WE AGREE
6 THAT'S WHY WE'RE DOING AN ASSESSMENT AND WHY WE ACTUALLY HAVE
7 THE VALUE OF THE BUILDING ASSESSED AND UNDERSTAND DOES IT MAKE
8 SENSE. IF IT'S PENNIES ON THE DOLLAR, WE HAVE THE SAME
9 OBLIGATIONS TO YOU AS DO YOU YOUR JURISDICTIONS WE HAVE TO
10 MAKE SURE THAT IT MAKES FINANCIAL SENSE AND WE HAVE GOT TO DO
11 THE ACTUARIAL MATH OF WHAT WOULD THE PAY DOWN OF THERE FOR
12 THERE YIELD IN TERMS OF BENEFIT. DOES IT MAKE SENSE TO ENTER
13 SOME, SORT OF, COST SHARE AGREEMENT WE HAVE FIRST RIGHT OF
14 REFUSAL FROM OUR PARTNER AGENCIES THE AIR DISTRICT AND MTC. IS
15 THAT IT? YES, MTC, WE'RE LOOKING AT THAT OPTION AND ARE
16 EXPLORING THOSE NONE IN A VACUUM, THEY WOULD BE DONE TO THE
17 EXECUTIVE BOARD, THERE WOULD BE PLENTY OF NOTICE, I RECOGNIZE
18 IT'S NOT LOST UPON ME WHAT A BIG DECISION THAT IS. IN TERMS OF
19 REBUILDING STAFF. NO. NO. THAT IS NOT WHAT MONEY WOULD BE USED
20 FOR. THE MONEY WOULD BE USED FOR TO ENSURE THAT WE'RE ABLE TO
21 MEET OUR PENSION OBLIGATIONS. THIS CONTRACT FOR SERVICES IS
22 WORKING WELL AT THE SAME TIME THROUGH YOUR VICE PRESIDENT AND
23 I HAVE COMMUNICATED TO MTC LEADERSHIP OF WHICH, BY THE WAY, I
24 SIT DUALY IN THAT CAPACITY, SO, YOU HAVE GOT A MOLE IN THAT
25 ROOM, AND THAT'S A GREAT THING TO HAVE. BUT TO SAY TO THEM THE

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1 CONTRACT FOR SERVICES IS OLD ENOUGH NOW THAT WE NEED TO RELOOK
2 AT IT AND MAKE SURE WE'RE BEING PRODUCT IF A WAY THAT WE'RE
3 MOVING FORWARD. THESE ARE DRASTIC FINANCIAL DECISIONS. AND
4 THEY WILL NOT BE MADE WITHOUT YOU. NEXT QUESTION.

5

6 **SPEAKER:** JUST ONE QUICK --

7

8 **PRES. BELIA RAMOS:** I'M GOING TO LET --

9

10 **V. PRES. CARLOS ROMERO:** VICE MAYOR, IF I UNDERSTOOD PART OF
11 THAT QUESTION AND MAYBE I MISUNDERSTOOD IT, PART OF IT IS WHAT
12 WOULD HAPPEN TO ANY MONEY THAT MIGHT BE FREED UP, CORRECT, IF
13 WE WOUND UP DOING THIS TRANSACTION AND REDUCING OUR
14 OBLIGATION. AND AT THIS POINT MAYBE IT'S A PRESUMPTUOUS TO SAY
15 WHAT THAT WOULD BE, WE WOULD DISCUSS IT AT THE ABAG EXECUTIVE
16 BOARD FINANCE COMMITTEE AND BRING IT BACK TO YOU ALL BUT LET'S
17 KEEP IN MIND THAT MTC AND ABAG WHEN WE MADE THE MERGER, WE
18 PRIMARILY MERGED STAFF SO WE COULD HAVE THESE EFFICIENCIES AND
19 SO THAT THE LARGER ENTITY MTC COULD WORK WITH US TO COVER
20 THOSE COSTS. SO, WE DO NOT ANTICIPATE, AT THIS POINT, ADDING
21 NEW STAFF. PERHAPS THEY WOULD BE PROGRAM RELATED EXPENSES, BUT
22 AT THIS POINT IT WOULD BE PRESUMPTUOUS TO SAY HOW THAT MONEY
23 WOULD BE USED BUT PROBABLY WOULD BE POTENTIAL SOME MONEY THAT
24 MIGHT GET FREED UP AND FIGURE OUT IF THE DEAL WORKS I HOPE
25 THAT ADDRESSES THE LATTER PART OF YOUR QUESTION.

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1

2 **SPEAKER:** JUST A BRIEF REQUEST WHEN YOU ARE CONTINUING TO
3 EXPLORE THE 115 TRUST, IF YOU COULD START SHARING THAT
4 INFORMATION FOR SOME OF US SMALLER JURISDICTIONS WHO ARE ALSO
5 QUESTIONING THE GOOD, BAD, AND THE UGLY WITH THOSE THINGS?

6

7 **PRES. BELIA RAMOS:** ABSOLUTELY. THAT'S GREAT. I'M A SUPER FAN
8 OF THE 115 TRUST. QUESTION UP HERE IN THE FRONT, SANDY, DO YOU
9 HAVE A MICROPHONE? THANK YOU. YOU WANT TO SAY IT AND I CAN
10 REPEAT IT? SO, YOU THINK THAT WAS THE ONE MR. HANSEL, WE'RE
11 REBUDGETING SERVICES OF CONSULTANTS THAT WERE NOT DONE LAST
12 YEAR WE DIDN'T GET THROUGH THE PLAN?

13

14 **DEREK HANSEL:** CORRECT. AND I SUGGEST TALKING TO THE VARIOUS
15 STAFF ON THOSE PROGRAMS, BUT THAT'S A CASE WHERE, YOU KNOW,
16 IT'S CONSULTANTS WHO ARE ACTUALLY IMPLEMENTING THOSE PROGRAMS.
17 IT'S NOT -- YOU KNOW, IT'S MOVING MONEY. IT'S NOT, THIS IS NOT
18 STUDIES ON A SHELF. SO.

19

20 **PRES. BELIA RAMOS:** GREAT. THANK YOU. THANK YOU FOR ALL THOSE
21 GREAT QUESTIONS. LOOKS LIKE YOU ALL READ YOUR PACKETS. THAT'S
22 COOL. THANK YOU. I'M GOING TO ASK ON THE CITY SIDE FIRST, DO I
23 HAVE A -- SORRY -- NO. COUNTIES. COUNTY, YOU'RE UP. DO I HAVE
24 A COUNTY MOTION TO ADOPT ABAG RESOLUTION NUMBER 7-2025
25 APPROVAL OF THE ASSOCIATION OF BAY AREA GOVERNMENTS FISCAL

JUNE 20, 2025

1 YEAR 2025, 2026 OPERATING BUDGET AND WORKPLAN? THANK YOU. OKAY
2 WE HAVE A MOTION BY MARQUEZ, SECOND BY ARENAS. THERE IS NO
3 DISCUSSION, RIGHT COUNTIES? GREAT. WILL THE CLERK PLEASE
4 INFORM US IF THERE IS ANY PUBLIC COMMENT ON THE COUNTY SIDE?

5

6 **CLERK OF THE BOARD:** ON THIS MOTION NO WRITTEN COMMENTS
7 RECEIVED NO MEMBERS IN THE BOARDROOM OR ATTENDEE SPACE. THANK
8 YOU.

9

10 **PRES. BELIA RAMOS:** EXCELLENT NOW I'LL CALL FOR A VOTE OF THE
11 COUNTIES. COUNTIES ONLY. ALL THOSE IN FAVOR? AYE ANY OPPOSED.
12 THANK YOU IT PASSES WITH THE COUNTIES. NOW IF YOU ARE A CITY
13 OR TOWN, DO I HAVE A MOTION? I GOT ONE IN THE BACK IN THE
14 CORNER. NAME AND JURISDICTION? CONCORD IN THE HOUSE. OKAY. AND
15 A SECOND? EXCELLENT. OKAY. SO, WE HAVE A MOTION AND A SECOND.
16 THERE IS NO DISCUSSION, RIGHT FOLKS? RIGHT. GOOD. ANY PUBLIC
17 COMMENT, MR. CLERK ON THE CITY AND TOWN MOTION?

18

19 **CLERK OF THE BOARD:** ON THIS MOTION NO WRITTEN COMMENTS
20 RECEIVED NONE IN THE BOARDROOM OR ATTENDEE SPACE. THANK YOU.

21

22 **PRES. BELIA RAMOS:** EXCELLENT. THANK YOU. ALL IN FAVOR, SAY
23 AYE. [AYES] NAME AND JURISDICTION, PLEASE? THANK YOU SO MUCH.
24 THE AYES HAVE IT AND I VERY, VERY MUCH APPRECIATE YOUR
25 PARTICIPATION. NEXT, WE ARE MOVING ON TO ITEM EIGHT, AND IT'S

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1 8A AND B, SAME THING, CITIES AND COUNTIES. COUNTIES GO FIRST.
2 I'M GOING TO GIVE A PREVIEW BEFORE I HAND IT OVER TO OUR
3 GENERAL COUNSEL KATHLEEN KANE AS A REMINDER WE CAME TOGETHER
4 AS ASSOCIATION OF BAY AREA GOVERNMENTS IN 1961 WITH A BUNCH OF
5 GUYS IN SUITS AT THE CLAREMONT HOTEL I'M PRETTY SURE THERE WAS
6 WHISKEY AND THERE WAS A SECRET BALLOT TO APPOINT YOUR
7 PRESIDENT AND VICE PRESIDENT. I'M GOING TO SAY I DON'T THINK
8 THAT'S COOL ANYMORE. AND WE HAD THIS DISCUSSION AT THE ABAG
9 EXECUTIVE BOARD AND REALLY BEING ABLE TO BRING THE PRACTICES
10 OF POINTING YOUR LEADERSHIP IN THE SAME WAY THAT WE DO IN OUR
11 RESPECTIVE JURISDICTIONS AND OUR COMMITTEES, WE HAVE PUT
12 FORWARD FOR YOUR CONSIDERATION, THAT THE BEST WAY TO DO SO
13 WOULD BE TO ELECT THE PRESIDENT AND VICE PRESIDENT THROUGH THE
14 TYPICAL PROCESS AT THE EXECUTIVE BOARD, AS OPPOSED TO THROUGH
15 A BALLOT. ANOTHER PROPOSED CHANGE THAT WE HAVE HAD IS THAT IF
16 YOU HAVE AN EXECUTIVE BOARD MEMBER THAT WE HAVE A STRONG
17 PREFERENCE, RESPECTING THE JURISDICTIONS AND WHAT THEY DO, BUT
18 THE EXECUTIVE BOARD MEMBERS ALSO SERVE THE ASSEMBLE MEMBER.
19 ANOTHER THING YOU HERE AS GENERAL ASSEMBLYMEMBER YOU'RE LIKE
20 WOW LOOK AT ALL THIS COOL STUFF WAIT THEY SPEND 70% ON THEIR
21 RETIREMENT I WANT TO GET INVOLVED, RIGHT? THE PURPOSE OF THIS
22 CHANGE IS THAT, TO BE ABLE TO GET BUY-IN AND INVOLVEMENT AT
23 ALL LEVELS FROM OUR PARTNER JURISDICTIONS. AND THEN THERE IS
24 ANOTHER ONE THAT WE JUST DISCOVERED TODAY. YOU WERE ALL
25 SITTING HERE, AND THE -- KUDOS TO THE CITIES AND TOWNS, Y'ALL

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1 GOT YOUR QUORUM IN BEFORE 10:00 A.M., AND THE COUNTIES, WE
2 WERE WAITING ON ONE PERSON, AND WE ACTUALLY COULD NOT EVEN
3 INVOKE EMERGENCY PROCEDURES THROUGH AB2449 BECAUSE WE DIDN'T
4 HAVE MAJORITY, BECAUSE COUNSEL, IF I'M CORRECT, THE LANGUAGE
5 FOR QUORUM OF THIS GENERAL ASSEMBLY SAYS QUORUM IS A MAJORITY
6 OF THE TOWNS AND CITIES AND A MAJORITY OF THE COUNTIES, AS
7 OPPOSED TO A MAJORITY OF THE CITIES, TOWNS, AND COUNTIES. YOU
8 SEE THE DIFFERENCE? SO, THE CITIES ALL HAD TO SHOW UP, AND THE
9 COUNTIES ALL HAD TO SHOW UP, AND NO ONE CAN INVOKE EMERGENCY
10 PROCEDURES THAT ARE NOW ALLOWED TO US THROUGH AB2449 BECAUSE
11 WE HAVE ONE TOO MANY MAJORITY WORDS IN THERE. AND, SO, I AM
12 GOING -- WHEN IT'S APPROPRIATE, I'M GOING TO ASK COUNCILMEMBER
13 ADAMS TO HELP US WITH THAT FRIENDLY AMENDMENT TO THE PROPOSAL.
14 BUT I'M NOW GOING TO HAND IT OVER TO OUR COUNSEL KATHLEEN
15 KANE.

16

17 **COUNSEL, KATHLEEN KANE:** THANK YOU PRESIDENT RAMOS. AND GOOD
18 MORNING, EVERYONE. I'M GOING TO BRIEFLY WALK YOU THROUGH
19 THESE, THEY ARE IN YOUR PACKET AND SINCE EVERYONE READS I'M
20 GOING TO MAKE SURE WE'RE CLEAR ON PROPOSALS BEING MADE AND
21 PRESIDENT RAMOS SUMMARIZED WELL, IT WAS AN EXTENSIVE
22 DISCUSSION AT THE EXECUTIVE BOARD WHERE FOLKS DUG INTO THE
23 PROPOSED LANGUAGE WHAT YOU SEE BEFORE YOU IS THE RESULT OF
24 THAT. I DO WANT TO NOTE PARTICULARLY THE ISSUE OF THE SECRET
25 BALLOT. AS IT'S CURRENTLY SET UP IN THE ORIGINAL BYLAWS, THE

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1 PRESIDENT AND VICE PRESIDENT OF THIS ORGANIZATION ARE ELECTED
2 BY SECRET BALLOT OF EVERY ELECTED OFFICIAL IN THE BAY AREA.
3 SO, IT'S NOT EVEN PEOPLE ON THE GENERAL ASSEMBLY. IT'S EVERY
4 SINGLE ELECTED OFFICIAL IN THE BAY AREA. YOU CAN IMAGINE THE
5 ADMINISTRATIVE PROBLEM THAT THAT CREATES. AND THEN IT'S ALSO A
6 COMPLETE LACK OF TRANSPARENCY, WHICH IS NOT CONSISTENT WITH
7 MODERN STANDARDS. I'LL ALSO NOTE THAT MY OFFICE HAS RECEIVED
8 COMMUNICATIONS ABOUT THE PROBLEMS WITH THIS FORMAT FROM COUNTY
9 COUNSEL AND YOUR CITY ATTORNEYS. SO WE DO NEED TO TAKE ACTION
10 ON THIS. THERE ARE OTHER THINGS WHERE I'M A LITTLE MORE
11 AGNOSTIC JUST BECAUSE MY ROLE AS STAFF BUT ON THAT ONE I
12 IMPLORE YOU TO MAKE CHANGE AND TRANSPARENT MORE CONSISTENT
13 WITH THE BROWN ACT. THE TIME HAS COME. ALSO NOTE THE SECRET
14 BALLOT ELECTION PROCEDURES HAVE NOT HAD TO BE INVOKED FOR THE
15 LAST COUPLE ELECTIONS SINCE I HAVE BEEN IN THIS ROLE BECAUSE
16 WHEN YOU DON'T HAVE A CONTESTED ELECTION YOU DON'T NEED TO DO
17 SECRET BALLOT SO IT'S BEEN SOME YEARS SINCE WE HAVE HAD TO DO
18 THAT BUT WANT TO MAKE SURE IN ANTICIPATION OF FUTURE STATES
19 THAT WE ADDRESS IT. WITH YOUR INDULGENCE I'M GOING TO WALK US
20 THROUGH KIND OF IN ORDER AS THEY APPEAR IN THE BYLAWS THE
21 CHANGES WE WANT TO MAKE. FIRST ONE IN THE DEFINITION SECTION
22 WE WANT TO BROADEN THE DEFINITION OF THE IMMEDIATE PAST
23 PRESIDENT. IMMEDIATE PAST PRESIDENT IS A DESIGNATED ROLE THAT
24 DOES THINGS UNDER THE BYLAWS IT'S AN AUTOMATIC SEAT ON CERTAIN
25 COMMITTEES AND HAS CERTAIN POWERS. RIGHT NOW WE DON'T HAVE

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1 ANYBODY WHO IF IT'S THAT DEFINITION. OUR IMMEDIATE PAST
2 PRESIDENT IS NOW SERVING US IN SACRAMENTO IN THE LEGISLATURE.
3 SO, WITH THAT, WE HAVE A PAST PRESIDENT WHO IS STILL SERVING
4 ON ABAG BUT NOT THE IMMEDIATE PAST PRESIDENT. SO, WE WANT TO
5 BROADEN THE DEFINITION SUCH THAT IF WE'RE IN A SITUATION, AS
6 WE ARE NOW, SUPERVISOR RABBITT, WHO IS THE MOST RECENT SITTING
7 PAST -- YOU KNOW, AVAILABLE PAST PRESIDENT, CAN SERVE THAT
8 ROLE. OTHERWISE WE FIND OURSELVES WITH KIND OF A CONUNDRUM
9 WHERE THERE ARE DUTIES FOR THIS PERSON BUT THEY MAY NOT EXIST.
10 YOU WILL FIND THAT CHANGE IT'S ADDING ITEM G TO THE
11 DEFINITIONS AND IT'S JUST IDENTIFYING THAT WE LOOK BACK FOR A
12 PAST PRESIDENT AND IF ONE IS NOT AVAILABLE, SOMEONE MAY BE
13 PROMOTED INTO THAT ROLE JUST DURING THE TERM NECESSARY, SO
14 THAT THAT -- THE POWERS OF THAT -- OF THAT POSITION ARE NOT
15 VACANT. AND THEN SCROLLING FORWARD HERE. OUR NEXT CHANGE IS TO
16 ARTICLE SIX GENERAL ASSEMBLY MEMBERSHIP. IT'S ADDING A
17 PARAGRAPH FIVE, AS PRESIDENT RAMOS JUST DISCUSSED, SAYING THAT
18 IF YOU'RE A JURISDICTION WHO HAS A MEMBER OF THE EXECUTIVE
19 DIRECTOR THAT PERSON SHOULD SERVE AS THE DELEGATE TO THE
20 GENERAL ASSEMBLY, ALTHOUGH YOU CAN STILL APPOINT ALTERNATES SO
21 IF THAT PERSON CAN'T COME OR DECIDES NOT TO COME, ANOTHER
22 MEMBER OF YOUR POINTING BODY CAN ATTEND IN THEIR STEAD. THE
23 POINT OF THAT AS DISCUSSED AT THE EXECUTIVE BOARD IS TO MAKE
24 SURE THERE IS SOME CONTINUITY OF UNDERSTANDING FROM THE, SORT
25 OF, DAY-TO-DAY WORK THAT THE EXECUTIVE BOARD UNDER TAKES WITH

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1 THE GENERAL ASSEMBLY IT'S A LOT TO DIGEST THERE WILL STILL BE
2 A NUMBER OF JURISDICTIONS WHO AREN'T REPRESENTED DIRECTLY ON
3 THE EXECUTIVE BOARD, AND SO THERE WILL BE A MIXTURE OF PEOPLE
4 WHO HAVE MORE DAY-TO-DAY EXPERIENCE OF THE WORK OF ABAG AND
5 PEOPLE WHO ARE, YOU KNOW, ONE TIME A YEAR ATTENDEES AT THE
6 GENERAL ASSEMBLY. SO I'M GOING TO RUN THROUGH THESE AND THEN
7 WE CAN TAKE QUESTIONS AND DISCUSSION AT THE END. THE NEXT
8 CHANGE IS THE ONE TO VOTING THAT WAS JUST DISCUSSED. SO,
9 CURRENTLY IT SAYS IN ARTICLE EIGHT, VOTING, PARAGRAPH A,
10 SUBSECTION ONE, A QUORUM OF THE GENERAL ASSEMBLY SHALL CONSIST
11 OF A MAJORITY OF THE CITY DELEGATES AND A MAJORITY OF THE
12 COUNTY DELEGATES. SO, IN ORDER TO ADDRESS THE PROBLEM THAT WE
13 NARROWLY MISSED HAVING THIS MORNING OF NOT BEING ABLE TO
14 CONVENE THE MEETING AT ALL BECAUSE SOMEONE WAS DELAYED IN
15 TRAFFIC OR WHATEVER THE SITUATION IS FROM ONE OR THE OTHER
16 GROUP OF PEOPLE, THE SUGGESTION IS TO TAKE OUT THAT SECOND
17 MAJORITY OF AND HAVE IT READ, INSTEAD, A QUORUM OF THE GENERAL
18 ASSEMBLY SHALL CONSIST OF A MAJORITY OF THE CITY AND COUNTY
19 DELEGATES SO PUT THOSE TOGETHER SO THAT IF WE HAVE A MAJORITY
20 OF THE REQUIRED CORPUS, ALL OF YOU, WE CAN AT LEAST CONVENE
21 THE MEETING. NOW NOTE THAT THE VOTING PROCEDURE STILL REQUIRE
22 COUNTIES AND CITIES TO VOTE SEPARATELY ON ITEMS. SO, THIS WILL
23 NOT CHANGE THAT. IT MEANS THAT WE CAN STILL CONVENE A MEETING
24 AND HAVE A DISCUSSION ABOUT THE ITEMS THAT WERE AGENDAIZED. IT
25 DOES NOT AGGREGATE THE NEED FOR SEPARATE VOTES OF THE COUNTIES

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1 AND OF THE CITIES TO PASS AN ITEM SO WE WILL STILL NEED TO DO
2 THAT. SO DO WE HAVE A QUESTION -- DO YOU WANT TO HOLD UNTIL
3 THE END? OKAY I JUST WANT TO GET THEM ALL TOGETHER. SO THAT IS
4 THE SUGGESTION EDIT AND THAT IS NOT IN YOUR PAPERS THAT
5 INSPIRED REAL EVENTS THIS MORNING, I WANT TO CAPTURE IS
6 BECAUSE WE HAVE EVERYBODY HERE AND NOT ABLE TO CONVENE THE
7 MEETING BECAUSE SOMEBODY GOT STUCK BEHIND A CAR WRECK OR
8 SOMETHING LIKE THAT. PROCEEDING DOWNWARD, THE BIG CHANGE HERE
9 AS DISCUSSED IS TO ARTICLE NINE, OFFICERS, ELECTIONS, AND
10 VACANCIES. B. THESE CHANGES PROPOSE A WHOLE NEW WAY OF
11 ELECTING THE PRESIDENT AND VICE PRESIDENT. AND WHAT THEY
12 SUGGEST IS THAT THE PRESIDENT AND VICE PRESIDENT BE SELECTED
13 FROM AMONG THE MEMBERS OF THE EXECUTIVE BOARD, SUBJECT TO
14 RATIFICATION BY THE GENERAL ASSEMBLY. IF THE GENERAL ASSEMBLY
15 DOES NOT -- CANNOT CONVENE, THEN THE PEOPLE WHO WERE ELECTED
16 BY THE EXECUTIVE BOARD CAN KIND OF SERVE UNTIL THE GENERAL
17 ASSEMBLY CAN BE CONVENED AND RATIFIED. IF THE GENERAL ASSEMBLY
18 SAYS NO, WE'RE HERE, WE'RE CONVENED WE DON'T WANT TO RATIFY,
19 WE DON'T LIKE WHO YOU ELECTED. THEN THE EXECUTIVE BOARD HAS TO
20 SUBSTITUTE TWO OTHER PEOPLE FOR THOSE ROLES SUBJECT TO
21 RATIFICATION BY THE GENERAL ASSEMBLY WHEN THAT CAN HAPPEN. THE
22 POINT OF THAT IS TO MAKE THE RATIFICATION BY THE GENERAL
23 ASSEMBLY A MEANINGFUL VOTE, IT IS NOT JUST A RUBBER STAMP. IT
24 DOES -- THERE ARE CONSEQUENCES IF THE GENERAL ASSEMBLY VOTES
25 AGAINST THE PEOPLE SELECTED BY THE EXECUTIVE BOARD. BUT IT

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1 DOES ALLOW THE EXECUTIVE BOARD TO KIND OF UNDERSTAND WHO IS
2 MOST, YOU KNOW, CURRENTLY INVOLVED IN THE ONGOING BUSINESS OF
3 ABAG, SELECT AMONG THOSE PEOPLE MOVE FORWARD AND KEEP THE
4 BUSINESS OF THE AGENCY MOVING. ONE OF THE VULNERABILITIES WE
5 HAVE IS THAT THE GENERAL ASSEMBLY IS DIFFICULT TO GET
6 TOGETHER, RIGHT? I MEAN, IT'S HARD ON ALL OF YOU TO COME FROM
7 EVERYWHERE ACROSS THE NINE COUNTIES HERE, IT'S DIFFICULT TO
8 GET THOSE QUORUMS SO WE NEED TO BE ABLE TO DO SOMETHING TO
9 ENSURE THAT THESE POSITIONS CAN BE FILLED AND OPERATING, YOU
10 KNOW, IN THE INTERIM, IF WE'RE NOT ABLE TO GET THE GENERAL
11 ASSEMBLY TOGETHER. SO, THAT IS THE BIG CHANGE FROM THE PRIOR
12 SECRET BALLOT FORMAT THAT WAS WELL DEBATED BY MEMBERS OF THE
13 EXECUTIVE BOARD WHEN THIS CAME UP IN MAY. THERE ARE ALSO
14 PROCEDURAL CHANGES ABOUT TIMING. SO, ONE OF THE PROBLEMS WE
15 HAD UNDER THE PRIOR FORMAT WAS THAT THE ELECTION OF THE
16 PRESIDENT AND VICE PRESIDENT WERE OFF CENTER FROM THE GENERAL
17 ASSEMBLY. SO, THE GENERAL ASSEMBLY HAPPENS IN JUNE, AND THE
18 TERMS WERE STARTING IN JANUARY AND THERE WAS THIS MISMATCH.
19 NOW IT IS BEING REALIGNED WITH THE SUGGESTION THAT THE
20 EXECUTIVE BOARD DO ITS ELECTION, THE GENERAL ASSEMBLY RATIFY,
21 AND THEN THE TERMS START JULY 1ST SO THAT THE PEOPLE YOU JUST
22 RATIFIED ARE THE ONES WHO ARE LEADING THE AGENCY WITHIN WEEKS
23 OF YOUR ACTION AS OPPOSED TO WAITING SIX MONTHS. IT WAS KIND
24 OF AN ODD FORMAT IN THAT REGARD. SO, THAT'S THE INTENT BEHIND

JUNE 20, 2025

1 THOSE. AND THOSE ELECTIONS WOULD HAPPEN IN EVEN NUMBERED
2 YEARS.

3

4 **PRES. BELIA RAMOS:** IF I MAY ADD, AND SO PART OF THAT CHANGE
5 WOULD BE THAT MYSELF AND VICE PRESIDENT ROMERO WOULD SERVE
6 UNTIL THE NEXT GENERAL ASSEMBLY OCCURS IN 2026, SO THAT APRIL,
7 THE EXECUTIVE COMMITTEE ACTS -- EXECUTIVE BOARD ACTS MAKES
8 REFERRAL OVER THE GENERAL ASSEMBLY, GENERAL ASSEMBLY MEETS IN
9 JUNE 2026, AND YOUR NEW PRESIDENT AND VICE PRESIDENT WILL
10 BEGIN JULY 1ST.

11

12 **COUNSEL, KATHLEEN KANE:** THAT'S RIGHT IN ORDER TO SYNC UP WITH
13 THAT SUGGESTION IS TO EXTEND THIS CURRENT TERM UNTIL WE CAN
14 PICK UP THAT JULY 1ST DATE. THE LAST CHANGE IS TO THE TIMING
15 OF THE BUDGET. RIGHT NOW THE EXECUTIVE BOARD IS SUPPOSED TO
16 TAKE ACTION 45 DAYS BEFORE THIS MEETING ON ITS BUDGET, WHICH
17 PUTS IT OUT OF SYNC WITH MTC'S BUDGET CYCLE. AND, OF COURSE,
18 AS WE KNOW THE CONTRACT FOR SERVICES IT'S ALL THE SAME STAFF,
19 AND THEY DO RELATE. THE OTHER PROBLEM THAT IT HAS IS IT
20 REQUIRES, OFTENTIMES, A SPECIAL MEETING OF THE EXECUTIVE BOARD
21 IN ORDER TO HIT THAT 45 DAY SET BACK THIS IS MINOR CHANGE
22 TAKING IT TO 20 DAYS HOPE IS THAT THAT'S SUFFICIENT TIME FOR
23 GENERAL ASSEMBLY DELEGATES TO READ THE BUDGET AND THINK ABOUT
24 IT BUT IT DOESN'T CREATE AN ADMINISTRATIVE BURDEN AND MORE
25 IMPORTANTLY KEEPING IT IN SYNC WITH THE MTC BUDGET CYCLE MEANS

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1 THERE IS BETTER INFORMATION AVAILABLE TO THE EXECUTIVE BOARD
2 BECAUSE IT'S DIFFICULT TO CONSIDER THINGS WHEN NUMBERS ARE
3 STILL PRELIMINARY. RIGHT? SO THIS ENABLES KIND OF A MORE
4 UNIFORM PACKAGE TO GO THROUGH FOR THE BUDGET CYCLE. AND WITH
5 THAT, THOSE ARE OUR KEY CHANGES THAT, AS PROPOSED, AND I DO
6 WANT TO TAKE QUESTIONS. AND I THINK THAT OUR PRESIDENT AND
7 VICE PRESIDENT, AND ANY MEMBERS OF THE EXECUTIVE BOARD WHO
8 WISH TO SPEAK ON THIS ARE ALSO MAYBE MORE TO SPEAK TO MAYBE
9 SOME OF THE POLICY ISSUES BEHIND IT, BUT I KNOW WE HAD ONE,
10 MAKE SURE WE DON'T MISS THAT.

11

12 **SPEAKER:** SHANTEL WALKER, SAN ANSELMO JUST A QUICK
13 CLARIFICATION SO IF IT'S APPROVED THE COMBINED QUORUM THAT'S
14 PROPOSED FOR ANY VOTE THAT OCCURS WE'LL NEED A SEPARATE
15 QUORUM?

16

17 **COUNSEL, KATHLEEN KANE:** THAT'S CORRECT.

18

19 **SPEAKER:** THEN THE OTHER QUESTION IS HOW IS THE BUDGET BUILT
20 OVER TIME BEFORE THAT 20 DAYS IN CASE WE WANT TO TAKE A LOOK
21 AT HOW THINGS ARE COMING ALONG?

22

23 **COUNSEL, KATHLEEN KANE:** I'LL DEFER TO OUR CFO.

24

JUNE 20, 2025

1 **DEREK HANSEL:** THANK YOU FOR THE QUESTION WE SUBMIT BEFORE THAT
2 PERIOD THE BUDGET FOR HEARING AT THE EXECUTIVE BOARD.
3 TYPICALLY THE EXECUTIVE -- THE REGULAR -- THE EXECUTIVE BOARD
4 ALREADY HAS STANDING MEETINGS IN JANUARY, MARCH, AND MAY;
5 RIGHT? SO WERE WE NOT TO HAVE SCHEDULED A SPECIAL MEETING IN
6 APRIL, WE WOULD HAVE HAD TO BRING IT TO THE EXECUTIVE BOARD IN
7 MARCH IN ORDER TO BE ABLE TO HIT THAT 45-DAY CLOCK. THAT'S --
8 THAT'S REALLY THE PROBLEM THAT ENGENDERING THIS. ABSOLUTELY.

9

10 **PRES. BELIA RAMOS:** ABSOLUTELY SO MONTHS IN ADVANCE WE'RE
11 WORKING THROUGH IT AND REALLY WHEN IT COMES DOWN, AND WE'RE
12 INFORMING THAT PROCESS AS WE GET UPDATES FROM FINANCE, WE GET
13 MID-YEAR BUDGET YEAR UPDATES SO SAME THING AS YOUR
14 JURISDICTION, BUT WE JUST HAVE TO, UNLIKE YOUR JURISDICTION,
15 YOU HAVE GOT A JUNE 30TH DEADLINE WE HAVE A LITTLE BIT
16 FORWARDED DEADLINE BUT HAVE TO WAIT FOR EVERYONE ELSE AND LINE
17 UP WITH EACH OF YOUR JURISDICTIONS WE HAVE TO INFORM YOU WHAT
18 YOUR DUES ARE GOING TO BE SO YOU CAN FORMULATE YOUR BUDGET.
19 THANK YOU. NEXT QUESTION.

20

21 **SPEAKER:** THANK YOU. MAYOR SOL RUBIO FROM CITY OF SAN RAMON,
22 JUST WITH ITEMS 3 AND 4 HERE IT SAYS ENSURE CONTINUITY OF
23 KNOWLEDGE BETWEEN THE EXECUTIVE BOARD IN AND THE GENERAL
24 ASSEMBLY. MY CONCERN ON THIS IS HOW INFORMATION -- I BELIEVE
25 KNOWLEDGE AND INFORMATION SHOULD BE PASSED ON, AND HOW IS THIS

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1 GOING TO CREATE A NEW BENCH OF LEADERS? AND YOU KNOW, IF WE'RE
2 JUST KEEPING THE KNOWLEDGE WITHIN A SMALL CIRCLE, IT'S NOT --
3 IN MY OPINION, IT'S NOT APPROPRIATING, BRINGING MORE PEOPLE
4 INTO THE FOLD. ALSO IF THERE IS PROBLEMS WITH ATTENDANCE, IT'S
5 POSSIBLE THAT SOME PEOPLE ARE NOT HERE BECAUSE THEY MAY HAVE
6 HAD AN EMERGENCY, THEIR FAMILIES, THEMSELVES. HAVE WE
7 CONSIDERED PERHAPS REMOTE ATTENDANCE, I KNOW THERE ARE LEGALLY
8 OPTIONS AVAILABLE UNDER THOSE CONDITIONS. AND THEN REGARDING
9 ITEM FOUR, TO ADDRESS CONCERNS REGARDING TRANSPARENCY AND
10 ADMINISTRATIVE ABILITY OF THE CURRENT MECHANISM AND TO ENSURE
11 THE OFFICERS ARE DIRECTLY FAMILIAR WITH THE ONGOING WORK OF
12 ABAG, AGAIN THIS FAMILIARITY, ENSURE FAMILIARITY, IF WE'RE
13 DOING ADEQUATE EDUCATION, THEN THAT'S NOT A PROBLEM ANYMORE.
14 AND ALSO CONSOLIDATING DECISION-MAKING AND ALL OF THOSE THINGS
15 IS ACTUALLY LESS DEMOCRATIC NOT MORE DEMOCRATIC, AND I THINK
16 AS A BODY IF WE WANT TO CONTINUE TO GROW AND HAVE MORE
17 INFLUENCE AND MORE LEVERAGE, WE NEED TO AIM FOR MORE
18 INCLUSION, NOT LESS. THANK YOU.

19

20 **PRES. BELIA RAMOS:** THANK YOU. SO, I'LL DO THE FIRST ONE AND
21 SAY AND SAY WHEN IT COMES TO NUMBER THREE REGARDING DELEGATES
22 SERVING AT -- EXECUTIVE BOARD MEMBERS SERVING AS THE
23 DELEGATES, THIS IS RESTRICTED TO 35 PEOPLE. ONLY THOSE PEOPLE
24 THAT ARE ON THE EXECUTIVE BOARD. SO, I WOULD SAY TO YOU, I --
25 I WAS IN THAT SCENARIO. I AM YOUR PRESIDENT, AND I WASN'T MY

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1 COUNTY'S DELEGATE UNTIL THIS YEAR BECAUSE IT WAS TREATED AS A
2 SEPARATE PROCESS. SO LAST YEAR, I WAS NOT A VOTING MEMBER AT
3 THIS BODY. NOW THAT JUST DOESN'T SEEM RIGHT. I LEAD THIS BODY
4 AND I WASN'T A VOTING MEMBER HERE AT THE GENERAL ASSEMBLE
5 ASSEMBLY, AND THAT GOES THE SAME FOR EVERY ONE OF YOUR
6 REPRESENTATIVE JURISDICTIONS WHERE YOU ARE THE EXECUTIVE BOARD
7 MEMBER SO IT DOESN'T PRECLUDE ANY NON-EXECUTIVE BOARD MEMBER
8 JURISDICTION IT'S JUST FOR THOSE COUNTY AND CITY DELEGATES
9 THAT ARE PRESCRIBED WITHIN THE BYLAWS OF SECTION ON MEMBERSHIP
10 ARTICLE SEVEN ON THE EXECUTIVE BOARD, IT APPLIES TO THE TWO
11 REPRESENTATIVES FROM ALAMEDA AND THE TWO REPRESENTATIVES FROM
12 THE MEMBER CITIES AND SO ON AND SO FORTH. SO, THAT'S WHAT IT'S
13 REALLY GEARED TOWARDS. IN TERMS OF INCLUSION, I THINK -- AND
14 I'M GOING TO TURN IT OVER ACTUALLY RIGHT NOW AND RECOGNIZE IN
15 A SECOND, MY COLLEAGUE COUNCILMEMBER ADAMS, BUT YOU KNOW, ONE
16 OF THE THINGS THAT IS IMPORTANT HERE IS THAT THIS IS A
17 MEMBERSHIP-DRIVEN ORGANIZATION. AND, SO, YOU SELECT, THROUGH
18 YOUR VARIOUS MAYOR'S CONFERENCES, WHO IS GOING TO BE YOUR CITY
19 REP, YOUR COUNTY BOARD OF SUPERVISORS, SELECT YOUR COUNTY
20 REPS. AND, SO, THAT PROCESS HAS ALREADY TAKEN PLACE TO PUT
21 EACH OF US IN OUR -- EACH 35 OF US IN THESE SEATS AT THE
22 EXECUTIVE BOARD. AND THIS CHANGE IS REALLY GEARED TOWARDS
23 HONORING THAT PROCESS. BECAUSE THOSE JURISDICTIONS HAVE
24 ALREADY SAID THIS IS WHO WE WANT SERVING. AND WHAT THIS IS
25 ACTUALLY LOOKING AT IS MAKING SURE THAT SOMEONE THAT HAS NOT

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1 BEEN SELECTED IN A VERY OPEN AND DEMOCRATIC WAY FROM THEIR
2 PARTNER JURISDICTIONS DOESN'T END UP BEING PART OF THE
3 LEADERSHIP AND NEGATING WHAT HAS ALREADY BEEN DONE AT YOUR
4 CITIES. THAT'S REALLY WHERE THAT COMES FROM AND I'M GOING TO
5 COUNCILMEMBER ADAMS I'M PRETTY SURE YOU HAVE GOT SOMETHING TO
6 SAY HERE.

7

8 **SUSAN ADAMS:** I'M SORRY. I APPRECIATE YOUR COMMENTS AND
9 CONCERNS AND I DID TALK ABOUT THAT AT THE EXECUTIVE LEVEL AND
10 PRESIDENT RAMOS JUST SAID THE MEMBERS OF THE EXECUTIVE BOARD
11 HAVE ALREADY BEEN PUT IN THEIR SEATS BY THE DIFFERENT COUNCILS
12 SO THERE IS NINE COUNTIES SO THAT'S NINE RIGHT THERE AND THERE
13 IS NINE CITIES REPRESENTED SO THERE IS WHAT? 18 PEOPLE? THAT'S
14 NOT A HUGE AMOUNT. BUT I THINK IT -- IT BEARS REPEATING THAT
15 THIS IS A VERY DEMOCRATIC PROCESS, EVERYBODY IN THIS ROOM HAS
16 ELECTED THOSE CITY COUNCIL PEOPLE THAT ARE IN THOSE SEATS. I
17 WOULD LIKE TO MENTION TOO, WE'RE TALKING A LITTLE BIT ABOUT
18 CHANGING THE WAY WE VOTE FOR THE PRESIDENT AND VICE PRESIDENT
19 OF ABAG. THE FIRST YEAR IN 2019 THAT I CAME TO THE GENERAL
20 ASSEMBLY I REMEMBER RECEIVING A SECRET BALLOT TO CHOOSE WHO
21 WAS GOING TO BE THE PRESIDENT AND VICE PRESIDENT OF ABAG, I
22 DIDN'T KNOW ANY OF THOSE PEOPLE, I DIDN'T KNOW WHAT THEY D AND
23 HERE I WAS VOTING. I COULD HAVE VOTED FOR ANYBODY TO BE ON
24 THAT BOARD. AFTER SERVING A LITTLE OVER FOUR YEARS ON THE
25 EXECUTIVE BOARD, TO ME THIS IS A NO-BRAINER, THE PEOPLE WHO

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1 SIT ON THAT BOARD, JUST TO SAY THE WAY THE SAME PEOPLE WHO SET
2 ON CITY COUNCILS UNLESS YOU HAVE DIRECTLY ELECTED MAYOR
3 THEY'RE THE ONES WHO CHOOSE THE MAYOR RATHER THAN GOING A
4 WIDER GROUP HAVING THEM DO THAT SO IF YOUR CITY WANTS TO DO IT
5 THAT WAY THEN THEY CAN ELECT THE MAYOR BY THE CITY BUT THOSE
6 ARE MY COMMENTS.

7

8 **PRES. BELIA RAMOS:** THANK YOU COUNCILMEMBER SILVA IN THE BACK.

9

10 **CINDY SILVA:** THANK YOU VERY MUCH I DO SERVE ON THE EXECUTIVE
11 BOARD AND FOR A FEW YEARS. I'M ACTUALLY GOING TO ASK A SLIDE
12 WORDING MODIFICATION ITEM NUMBER THREE, SOMEHOW WHEN YOU
13 TRANSLATED IT INTO THE MEMBERSHIP STATEMENT THERE IS
14 CONFUSION, THE WAY IT'S TRANSLATED INTO THE BYLAWS IT SAYS
15 REPRESENTATIVE SHALL SERVE AS THAT JURISDICTION'S DELEGATE TO
16 THE GENERAL ASSEMBLY ALTERNATES TO THE EXECUTIVE BOARD
17 REPRESENTATIVE MAY BE APPOINTED EVERY TIME I HAVE READ IT
18 THROUGH IT WAS SAYING MY JURISDICTION COULD APPOINT SOMEONE
19 ELSE TO SIT IN MY SEAT AT THE EXECUTIVE BOARD IT'S YOU JUST A
20 MINOR BUT SOMETIMES WORDS REALLY MATTER I THINK IT NEEDS TO
21 SAY ALTERNATES TO THE EXECUTIVE BOARD REPRESENTED GENERAL
22 ASSEMBLY ALTERNATES MAY BE APPOINTED BY THE JURISDICTION WHICH
23 IS REALLY CLOSE TO WHAT IT SAYS IN THE MEMO, COVER MEMO, AND
24 KATHLEEN I'M SURE YOU CAN FIGURE THIS OUT UNLESS EVERYBODY
25 SAYS ABOVE SILVA SIT DOWN.

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1

2 **COUNSEL, KATHLEEN KANE:** I'M CERTAINLY FINE MAKING THAT CHANGE
3 I WILL NOTE THAT THIS WHOLE SECTION IS GENERAL ASSEMBLY.

4

5 **CINDY SILVA:** SOMETIMES PEOPLE DON'T READ ONCE THAT I THUMB
6 THROUGH IT THEY DON'T GO BACK AND GO WHAT'S THIS AND I DON'T
7 THINK THE CLARIFICATION WORDING WOULD CHANGE THE MEANING OF IT
8 AT ALL I THINK IT WOULD MAKE IT CLEAR THAT THE ALTERNATE IS TO
9 THE GENERAL ASSEMBLY THAT'S BEING APPOINTED BY THE
10 JURISDICTION.

11

12 **COUNSEL, KATHLEEN KANE:** JUST SO I GET THIS CORRECT YOU'RE
13 SUGGESTING THAT THE SECOND SENTENCE READ?

14

15 **CINDY SILVA:** GENERAL ASSEMBLY ALTERNATES.

16

17 **COUNSEL, KATHLEEN KANE:** YES. HAVE TO MAKE THAT CHANGE.

18

19 **PRES. BELIA RAMOS:** THANK YOU THAT SEEMS VERY FRIENDLY.
20 COUNCILMEMBER MURPHY, RIGHT HERE.

21

22 **SPEAKER:** THANK YOU MADAM PRESIDENT, COUNCILMEMBER MURPHY FROM
23 THE CITY OF PINOLE. 50 I WANT TO SAY THANK YOU TO THE
24 EXECUTIVE BOARD FOR THE GRUELING WORK OF THE BY LAW REFORM
25 THOSE OF US WHO APPRECIATE BYLAWS APPRECIATE THE WORK THAT

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1 GOES INTO THIS JUST WANTED TO SAY THAT AND APPRECIATE THE
2 INTENT. I TOO SPOKE TO A COUPLE OF CITY REPRESENTATIVES AND
3 INCLUDING MY FOLKS IN MY CITY ABOUT PROVISION THREE ON THE
4 STAFF REPORT WHICH IS ARTICLE SIX -- FIVE -- RECOMMENDED
5 ARTICLES SIX, SECTION ARTICLE SIX, SECTION FIVE, WHICH SAYS I
6 THINK WE'RE REFERRING TO THE PROVISION THREE AGAIN, I COME A
7 LINEAGE OF FOLKS WHO DON'T LIKE MORE MANDATES ESPECIALLY
8 UNFUNDED ONES BUT THIS IS NOT REGARDING MONEY SO MUCH BUT I DO
9 SEE SOME CONCERNS WITH THE TOUGHNESS OF IT SEEMS REALLY RIGID,
10 I WOULD LIKE TO PROPOSE LANGUAGE THAT KEEPS THE INTENT CLEAR,
11 WHAT I HEAR FROM YOU ALL IS LOOKING ESSENTIALLY AT SOME
12 KNOWLEDGE BASED CONTINUATION THAT'S POWERFUL BUT ALSO WOULD
13 ENCOURAGE US TO CONSIDER LEAVING ROOM FOR EXCEPTIONS I THINK
14 WE COULD KEEP THE INTENT HERE BUT ALSO LEAVE ROOM FOR
15 EXEMPTIONS WITH SOME LANGUAGE THAT SPEAKS TO STRONG
16 RECOMMENDATIONS SO FOR EXAMPLE, SAYING IT IS STRONGLY
17 RECOMMENDED THAT EACH JURISDICTION WHAT THE REPRESENTATIVE ON
18 THE EXECUTIVE BOARD HAVE REPRESENTATIVE TO SERVE AS DELEGATE
19 TO THE GENERAL ASSEMBLY LIKE COUNCIL MEMBERS RECOMMENDATION
20 ABOUT APPOINTEE CHANGE LANGUAGE JUST TO CLARIFY TO LEAVE
21 JURISDICTIONS OPEN TO WHO WE AS INDIVIDUAL CITIES OR COUNTIES
22 WANT TO VOTE ON. I HAVE BEEN A MAYOR IN CONTRA COSTA, SO I'M
23 VERY FAMILIAR WITH THE MAYOR'S COUNCIL OF CONTRA COSTA AND OUR
24 PROCESS. THAT IS A DIFFERENT PROCESS AND WE SHOULD ALLOW THAT
25 PROCESS TO BE THAT PROCESS BUT CERTAINLY ALLOW CITIES,

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1 INCLUDING MY OWN, FOR EXAMPLE, TO DECIDE WHO WE WANT TO BE
2 HERE. I THINK IT'S POSSIBLE FOR US TO DO BOTH AND I THINK
3 CHANGING THAT LANGUAGE TO STRONG RECOMMENDATION KEEPS THE
4 INTENT CLEAR, BUT ALSO LEAVES US ROOM FOR EXCEPTIONS WHEN
5 NEEDED. SO, THANK YOU.

6

7 **PRES. BELIA RAMOS:** NEXT WE HAVE GOT A QUESTION IN THE BACK.
8 I'LL TAKE THAT ONE UP AFTER WE GET ALL OUR QUESTIONS OUT.

9

10 **SPEAKER:** HELLO I'M KEVIN PARK FROM THE CITY OF SANTA CLARA. I
11 DID GOT REALLY THINK ABOUT THE DEMOCRACY ASPECT UNTIL I HEARD
12 THE FOLLOW-UP COMMENT. AND I FEEL THAT WHEN PEOPLE SAY IT'S
13 ONLY A SMALL NUMBER OF PEOPLE, THAT MAKES ME VERY, VERY
14 CONCERNED. I THINK THAT EVEN IF IT'S A SMALL -- THE NUMBER OF
15 PEOPLE REALLY IS NOT THE CONCERN, IT'S ABOUT THE OPPORTUNITIES
16 THAT WE HAVE. SO, I WOULD SAY THAT IF THERE ARE POSITIONS THAT
17 ARE, YOU KNOW, AGAIN, IF WE'RE CONSOLIDATING REPRESENTATION TO
18 A SMALLER GROUP I DON'T KNOW THAT'S WHERE WE WANT TO GO FROM A
19 DEMOCRACY STANDPOINT I WOULD AGAIN SUGGEST PERHAPS WE THINK
20 ABOUT WAYS TO INCLUDE MORE PEOPLE, WHEN I THINK ABOUT THE
21 IMMEDIATE PAST PRESIDENT AS WELL I'M LOOKING FOR POWERS OF
22 IMMEDIATE PAST PRESIDENT I DON'T KNOW IT'S CEREMONIAL AGAIN
23 SELECTED FROM THE BOARD BUT PERHAPS THAT BOARD POSITION SHOULD
24 BE OPENED FOR ANOTHER PERSON AS WELL AGAIN THE CONCERN IS
25 CONSOLIDATION OF REPRESENTATION TO A SMALLER GROUP WHERE IF WE

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1 BELIEVE THAT THE IMMEDIATE PAST PRESIDENT IS IMPORTANT ENOUGH
2 THIS WE NEED TO HAVE SOMEBODY FILL THAT ROLE WHEN THERE IS
3 NOBODY THAT MEETS THAT CRITERIA THEN PERHAPS WE SHOULD MAKE
4 THAT BOARD POSITION OPEN AS WELL. SAME THING WITH UNCONTESTED,
5 WHEN WE HAVE A NOMINATION PERIOD, I THINK THAT IF THERE IS NO
6 -- IF THERE ARE NO CONTESTED -- IF THERE ARE NO OPPONENTS, IF
7 THERE ARE NO -- THEN PERHAPS WE SHOULD, AS WE DO WHEN AN
8 INCUMBENT DOES GOT RUN FOR REELECTION AT LEAST IN MY CITY,
9 COUNTY, IS WE OPEN THE NOMINATION PERIOD FOR A SHORT TIME, A
10 PARTIAL WEEK MAYBE IT'S A WEEK AGAIN I THINK THAT NOMINATIONS
11 ACTUALLY DOES CHANGE THE TYPE OF VOTE THAT WE WOULD HAVE AND
12 WOULD PERHAPS ENCOURAGE OTHER PEOPLE TO RUN. THOSE ARE MY
13 SUGGESTIONS.

14

15 **PRES. BELIA RAMOS:** THANK YOU. IN REGARD TO THE IMMEDIATE PAST
16 PRESIDENT DEFINITION CHANGE, I WILL POINT YOU TO ARTICLE TWO,
17 SECTION G, AND, IN FACT, IT DOES SAY "IF NO SUCH FORMER
18 PRESIDENT IS AVAILABLE, THE FORMER PRESIDENT IN CONSULTATION
19 WITH THE VICE PRESIDENT MAY APPOINT ANOTHER MEMBER OF THE
20 EXECUTIVE BOARD TO SERVE AS IMMEDIATE PAST PRESIDENT FOR ALL-
21 PURPOSES UNDER THE BYLAWS." SO THERE IS AN OPPORTUNITY TO
22 ENGAGE SOMEONE ELSE. SUPERVISOR RABBITT FROM SONOMA COUNTY HAS
23 SERVED AS THE LONGEST SERVING IMMEDIATE PAST PRESIDENT IN THE
24 HISTORY OF ABAG FOR NOW SIX YEARS RUNNING, BECAUSE OF CHANGES
25 THAT HAPPENED IN LEADERSHIP DURING COVID. MY PREDECESSOR

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1 SERVED TWO TERMS AS PRESIDENT OF ABAG. AND THEN BECAUSE I CAME
2 IN AS PRESIDENT AND MY PREDECESSOR REVERTED TO VICE PRESIDENT,
3 THE SAME IMMEDIATE STAY. WELL, THE IMMEDIATE ISN'T REALLY
4 IMMEDIATE WHEN YOU ARE SIX YEARS SO IT'S AN SEMANTICS CHANGE
5 BUT IN THE EVENT THERE IS NOT A PERSON THAT IS ABLE TO SERVE
6 DEFINITION CHANGE TO JUST SAY PAST PRESIDENT AS OPPOSED TO
7 IMMEDIATE PAST PRESIDENT THAT'S REALLY WHAT WE'RE CHANGING
8 HERE THERE IS A PROCESS FOR BEING ABLE TO FILL THOSE ROLES
9 PRIMARILY IN THE FINANCE COMMITTEE AREA AND IN ACRA ADVANCING
10 CALIFORNIA FINANCING AUTHORITY. IN THE BACK OVER THERE WE HAVE
11 A QUESTION.

12

13 **SPEAKER:** JEFF NYBERG, MAYOR OF PLEASANTON. IN REGARD TO THE
14 ADDITIONAL ITEM THAT WAS ADDED REGARD TO THE QUORUM OF GENERAL
15 ASSEMBLY BEING MAJORITY OF TOTAL NUMBER OF DELEGATES, GENERAL
16 ASSEMBLY ACTIONS MUST THEN STILL BE RATIFIED BY MAJORITY OF
17 QUORUM OF CITY DELEGATES AND MAJORITY QUORUM OF COUNTY
18 DELEGATES AS STATED THEN THERE IS AN EXCEPTION EXCEPT AS
19 PROVIDED FOR ARTICLE 14 AMENDMENTS. AND ARTICLE 14 AMENDMENTS
20 STATES THAT A MAJORITY VOTE OF THE COUNTY DELEGATES PRESENT
21 AND A MAJORITY VOTE OF CITY DELEGATES PRESENT ARE REQUIRED TO
22 ADOPT AN AMENDMENT. KEY THING HERE IS THE WORD QUORUM IS LEFT
23 OUT, HOWEVER FOR ADOPTION AT MEETING OF GENERAL ASSEMBLY SEEMS
24 THERE MUST BE QUORUM AND I DON'T KNOW WHY THAT EXCEPTION
25 EXISTS AND I'M WONDERING IF IT'S SUPERFLUOUS?

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1

2 **COUNSEL, KATHLEEN KANE:** IF I MAY AGREE, IT IS SUPERFLUOUS BUT
3 YOU KNOW IN AN EFFORT TO MAKE AS FEW ON THE MORNING CHANGES AS
4 POSSIBLE WE WERE JUST SUGGESTING TO DO THAT LANGUAGE YOU KNOW
5 IMAGINE THIS MIGHT BE AN ITERATIVE PROCESS BECAUSE THESE
6 BYLAWS ALWAYS PROFIT FROM AND LANGUAGE TWEAKING.

7

8 **PRES. BELIA RAMOS:** THANK YOU. IN FRONT HERE.

9

10 **SPEAKER:** HI. COUNTY MAYOR ORINDA. MY FIRST TIME ATTENDING THIS
11 BODY, I WANT TO SAY I THINK THE PROPOSED CHANGES MAKE A LOT OF
12 SENSE SPEAKING IN FAVOR OF NUMBER THREE BECAUSE IF YOU HAVE A
13 REPRESENTATIVE FROM YOUR JURISDICTION SERVING ON THE EXECUTIVE
14 BOARD YOUR JURISDICTION IS GETTING ADEQUATELY MAINTAINED AND
15 REPRESENTED I THINK IN THAT BODY SHARING OF INFORMATION AND
16 HAVING 18 INDIVIDUALS BE THE DELEGATES FROM THEIR RESPECTIVE
17 JURISDICTIONS IN THE GA MAKES SENSE IT'S IMPORTANT TO HAVE
18 THAT CONTINUITY OF KNOWLEDGE AND IT MAKES SENSE TO ME AS A
19 COMPLETE OUTSIDER TO THE PROCESS -- NOT COMPLETE, BUT, YOU
20 KNOW, RELATIVELY, IN THAT I HAVEN'T SERVED ON THE BOARD OR
21 ANYTHING LIKE THAT, AND I THINK IT ALSO -- YOU KNOW, YOU'RE
22 ADDING A SECOND DELEGATE FOR JURISDICTIONS WHERE THE DELEGATES
23 ARE SERVING ON THE EXECUTIVE BOARD WOULD NOT BE DEMOCRATIC
24 BECAUSE THAT MEANS THAT JURISDICTION WOULD HAVE MORE THAN ONE
25 REPRESENTATIVE. SO FOR WHAT IT'S WORTH, THOSE ARE MY THOUGHTS.

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1

2 **PRES. BELIA RAMOS:** THANK YOU.

3

4 **SPEAKER:** THANK YOU. STEPHANIE ANDRE FROM CITY OF LARKSPUR. I
5 HAD A QUESTION AND PERHAPS A SUGGESTION IN TERMS OF -- LET'S
6 SEE, ARTICLE 9B, WHERE IN THE ELECTION OF THE PRESIDENT AND
7 VICE PRESIDENT, IF FOR SOME REASON, THE GENERAL ASSEMBLY DOES
8 NOT RATIFY THE PRESIDENT AND VICE PRESIDENT, IT SEEMS LIKE THE
9 -- YOU KNOW, WE -- THE EXECUTIVE BOARD GOES BACK AND DISCUSSES
10 AND RECONVENE SUPERVISOR PUTS FORWARD TWO NEW CANDIDATES, JUST
11 GIVEN THE DIFFICULTY OF CONVENING THE GENERAL ASSEMBLY, I MEAN
12 DOES IT MAKE SENSE JUST HAVE PROCEDURES AT THE ACTUAL MEETING
13 TO PUT FORWARD NEW NOMINATIONS AND ALLOW THE GENERAL ASSEMBLY
14 TO VOTE, YOU KNOW, AT THAT SAME MEETING? SO THAT, YOU KNOW,
15 YOU DON'T HAVE TO CONVENE ANOTHER SPECIAL MEETING TO ELECT THE
16 PRESIDENT AND VICE PRESIDENT?

17

18 **PRES. BELIA RAMOS:** I WILL GO AHEAD AND RESPOND TO THAT. YOU
19 KNOW, WE -- WHAT WE LOOKED AT IS TRYING TO STRIKE A BALANCE
20 WITH ENGAGEMENT OF THE GENERAL ASSEMBLY BUT STILL RESPECTING
21 THE PROCESS THAT WE USE IN EVERY SINGLE OTHER COMMITTEE. AND
22 THAT IS THAT THE COMMITTEES APPOINT THEIR LEADERSHIP. YOU
23 KNOW, A -- WE'RE REALLY TRYING TO TAKE WHAT WE KNOW AND WHAT
24 IS FAMILIAR, AND WORKS, WHETHER IT'S YOUR CTAS, WHETHER IT'S,
25 YOU KNOW MTC, FOR EXAMPLE, INCREDIBLY POWERFUL, MEANINGFUL,

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1 BILLIONS OF DOLLARS FLOWING THROUGH THIS ORGANIZATION, THEY
2 DON'T HAVE THE PROCESS THAT'S BEFORE YOU OF HAVING TO GO
3 THROUGH A GENERAL ASSEMBLY. THEY DO IT LIKE YOU DO IT AT YOUR
4 LOCAL CTAS, AT YOUR COUNCILS, AND YOUR BOARDS. THEY PUT
5 FORWARD NOMINATIONS, THEY HAVE A NOMINATION COMMITTEE, THEY
6 PUT FORWARD THEIR NOMINATION, AND IT GETS DONE IN A MEETING.
7 AND THAT'S IT. AND THEY HAVE FEWER MEMBERS AND REPRESENT,
8 AGAIN, 101 CITIES, AND NINE BAY AREA COUNTIES. AND, SO, WHAT
9 WE'RE TRYING -- AND I WILL TAKE THE FALL ON THIS ONE -- WHAT I
10 WAS CERTAINLY TRYING TO DO IS MAKING SURE THAT THE GENERAL
11 ASSEMBLY IS STILL ENGAGED IN THIS PROCESS. I THINK IT'S
12 IMPORTANT. BECAUSE THAT IS PART OF OUR -- OF OUR HISTORY. NO
13 OTHER COG DOES IT THIS WAY. NO OTHER COUNCIL OF GOVERNMENTS
14 DOES IT THIS WAY IN THE STATE OF CALIFORNIA. AND I HAVE GONE
15 DEEP, LIKE, IN THE RABBIT HOLE TO TRY AND FIGURE OUT HOW DOES
16 EVERYONE ELSE DO IT AND CAN WE DO IT BETTER. AND WHAT I HAVE
17 FOUND IS OUR GENERAL ASSEMBLY IS INCREDIBLY UNIQUE AND
18 MEANINGFUL AND PART OF OUR LEGACY, AND I DON'T WANT TO LOSE
19 THAT. AT THE SAME TIME, WE NEED TO STRIKE A BALANCE TO BE ABLE
20 TO -- TO -- TO DO THIS MORE OPENLY AND -- AND ON NOTICE. IF WE
21 WERE TO TAKE MY RESERVATION, WITH TAKE ANYTHING NOMINATION
22 FROM THE FLOOR OF THE GENERAL ASSEMBLY IS THAT THERE IS NO
23 VETTING AND NOTICE PERIOD AS TO WHO IS COMING FORWARD. WHEREAS
24 IF WE PUT IT FORWARD ON THE EXECUTIVE BOARD, THROUGH AN
25 AGENDA, IT'S THERE. IT'S OUT IN THE OPEN, YOU KNOW WHAT DAY

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1 IT'S GOING TO HAPPEN. THERE WOULD BE ABSOLUTELY NO NOTICE
2 COMING FORWARD THAT IT MIGHT NOT BE THE TWO PEOPLE THAT WERE
3 NOMINATED FORWARD BY THE EXECUTIVE BOARD. ANY OTHER COMMENTS
4 OR QUESTIONS? RIGHT HERE.

5

6 **SPEAKER:** YES, HI. I'M TARA SHEPHERD OF SUISUN CITY COUNCIL, OF
7 SUISUN CITY MAYOR HERNANDEZ DELEGATED ME TO COME. I WAS
8 LOOKING AT THE WORDING JUST FOR CLARIFICATION FOR MEMBERSHIP
9 AROUND ARTICLE FIVE IT SAYS THERE IS ALTERNATE APPOINTMENT
10 PURSUANT TO ARTICLE MAY ACT IN ABSENCE OF THE DELEGATE WOULD
11 IT BE FAIR TO SAY TO MAKE SURE IT'S CLEAR FOR CONTINUITY THE
12 VOTING DELEGATE SO I'LL BE ACTING IN LIEU OF THE VOTING
13 DELEGATE WHICH IS ALMA HERNANDEZ, CORRECT ME IF I AM WRONG, SO
14 SHE'S NOT HERE, I COME, AND I HAVE VOTE IN HER ABSENCE BUT WE
15 WANT TO BE CLEAR FOR LAY MAN'S TERMS AND CONTINUITY OF
16 COMMUNICATION AND CLARITY, I WAS THINKING MAYBE PUT THE VOTING
17 DELEGATES, SO IT SHOULD READ ALTERNATE APPOINTED PURSUANT
18 ARTICLE MAY ACT IN THE ABSENCE OF THE VOTING DELEGATE.

19

20 **PRES. BELIA RAMOS:** I WILL SAY, AND I'LL ASK FOR COUNSEL, BUT
21 ONLY DELEGATES ARE PERMITTED TO VOTE AT ABAG. SO, IF YOU HAVE
22 A FIVE MEMBER COUNCIL, AND YOU HAVE A DELEGATE, ONLY THE
23 DELEGATE OR ITS ALTERNATE MAY VOTE. THE OTHER THREE, CANCELED
24 OUT. SO, IT HAS TO ALREADY -- AGAIN, THIS GOES BACK TO -- IT
25 ALREADY HAS TO HAVE BEEN PUBLIC PROCESS OF APPOINTMENT THROUGH

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1 YOUR OWN RESPECTIVE JURISDICTIONS. DO YOU HAVE A FOLLOW UP
2 COMMENT BACK THERE OR QUESTION? IS IT THE SAME THING? OKAY IF
3 WE COULD MAKE IT BRIEF MAKE SURE WE GET TO EVERYONE ELSE.

4

5 **SPEAKER:** KEVIN PARK SANTA CLARA WITH ALL DUE RESPECT I'M
6 CONCERNED ABOUT US MISSING THE POINT OF REPRESENTATION AND
7 INCREASED INVOLVEMENT ABOUT IMMEDIATE PAST PRESIDENT THE
8 POSITION OF THE IMMEDIATE PAST PRESIDENT IS IMPORTANT ENOUGH
9 TO CREATE NEW RULES TO REPLACE THEN I THINK THAT PERSON SHOULD
10 COMMIT TO THAT ROLE AND GIVE OPPORTUNITY TO SERVE IN THEIR
11 OTHER ROLE TO ANOTHER PERSON MAKING THE NUMBER OF PEOPLE ON
12 THE EXECUTIVE BOARD THE SAME RATHER THAN REDUCING IT THAT'S MY
13 COMMENT.

14

15 **PRES. BELIA RAMOS:** THANK YOU COUNCILMEMBER ADAMS?

16

17 **SUSAN ADAMS:** THE REASON WE'RE HAVING THIS DISCUSSION RIGHT NOW
18 IS BECAUSE OUR IMMEDIATE PAST PRESIDENT WAS ELECTED TO THE
19 LEGISLATURE. SO, IN THAT CASE --

20

21 **SPEAKER:** [OFF-MIC INDISCERNIBLE]

22

23 **SUSAN ADAMS:** WE DON'T REDUCE THE BOARD NUMBER.

24

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1 **SPEAKER:** OKAY IS IT JUST A CEREMONIAL POSITION? MEANING THAT
2 THERE IS -- MEANING IF YOU HAD THE CURRENT BOARD WITHOUT THE
3 IMMEDIATE PAST PRESIDENT, THEN YOU WOULD HAVE ONE FEWER MEMBER
4 AND THEN ASSIGNING ONE EVER THE PEOPLE IN THE ONE FEW ARE
5 MEMBER BOARD, THE ROLE OF THE IMMEDIATE PAST PRESIDENT WOULD
6 HAVE STILL ONE FEWER MEMBER. THAT'S MY POINT. I MEAN, I'M
7 HAPPY TO HAVE THIS CONVERSATION OFFLINE AS WELL.

8

9 **SUSAN ADAMS:** LET'S.

10

11 **SPEAKER:** I MEAN I'M JUST --

12

13 **PRES. BELIA RAMOS:** OKAY. WE -- IN STRIPES, RIGHT OVER HERE.
14 SORRY.

15

16 **SPEAKER:** THANK YOU. THANK YOU. [INDISCERNIBLE] CITY OF --
17 [INDISCERNIBLE] I AGREE WITH THE COMMENTS THAT WERE MADE ABOUT
18 THE UNUSUAL UNLIKELY CIRCUMSTANCE THAT THE GENERAL ASSEMBLY
19 DOES NOT RATIFY THE CHOICE THAT THE EXECUTIVE BOARD PUTS
20 FORWARD FOR PRESIDENT AND VICE PRESIDENT INSTEAD OF HAVING
21 ANOTHER MEETING WITH ANOTHER -- CHOICE FROM THE EXECUTIVE
22 BOARD I DO BELIEVE THAT THE GENERAL ASSEMBLY SHOULD MAKE A
23 DECISION AT THAT TIME BUT CHOICES SHOULD BE LIMITED TO PEOPLE
24 THAT ARE CURRENTLY ON THE EXECUTIVE COMMITTEE BECAUSE THAT
25 ENSURES CONTINUITY OF KNOWLEDGE ENSURES WE'RE NOT ELECTING A

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1 PRESIDENT WHO HAS NEVER SAT ON THE EXECUTIVE BOARD, DOES NOT
2 KNOW THE WORKPLAN, DOESN'T UNDERSTAND THE BUDGET COMING OUT OF
3 LEFT FIELD IT SEEMS TO ME THAT IS COMPROMISE BETWEEN THE
4 DEMOCRATIC PROCESS HAVING TO TRY TO GET QUORUM CALL AGAIN
5 STILL ALLOWING GENERAL ASSEMBLY TO BE SOMETHING OTHER THAN
6 RUBBER STAMP FOR EXECUTIVE BOARD I DO THINK IT WOULD BE IT'S
7 UNLIKELY SCENARIO TO HAPPEN BUT I THINK --

8

9 **PRES. BELIA RAMOS:** NEXT.

10

11 **SPEAKER:** HOLE TILLMAN CITY OF CLAYTON, IT'S ALONG THE SAME
12 LINES I'M TRYING TO UNDERSTAND IF YOU CAN CLARIFY EXACTLY HOW
13 THE VOTE TAKES PLACE FOR THE GENERAL ASSEMBLY WITHOUT US
14 HAVING TO COME BACK ARE THERE OTHER ALTERNATIVES TO WHOM WE
15 CAN VOTE FOR AND I'M TRYING TO UNDERSTAND EXACTLY WHAT HAPPENS
16 BECAUSE OF THE WAY THAT I READ IT IF GENERAL ASSEMBLY VOTE
17 CANNOT OCCUR AS FOR EXAMPLE, BECAUSE OF FAILURE OF A QUORUM,
18 THE EXECUTIVE BOARD APPROVED PRESIDENT AND VICE PRESIDENT MAY
19 SERVE THEIR ROLES UNTIL VOTE OF GENERAL ASSEMBLY CAN TAKE
20 PLACE SO IT'S NOT THE PEOPLE WHO ARE CURRENTLY SERVING AS
21 PRESIDENT AND VICE PRESIDENT IT'S THE ONES WHO ARE VOTED IN BY
22 THAT GROUP OR EXECUTIVE BODY?

23

24 **COUNSEL, KATHLEEN KANE:** THAT'S THE INTENT IF I MAY PRESIDENT
25 RAMOS THE INTENT IS TO IDENTIFY TWO DIFFERENT SCENARIOS

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1 INVOLVING THE GENERALITY ASSEMBLY SO FIRST WE CAN'T HAVE A
2 MEETING THE ACTION OF THE EXECUTIVE BOARD TO APPOINT THESE NEW
3 PEOPLE ENFORCE SUCH TIME AS WE CAN HAVE A MEETING THE THOUGHT
4 BEING THAT THERE WAS NO REFUSAL OR DENIAL BY THE GENERAL
5 ASSEMBLY JUST THAT YOU COULDN'T HOLD A MEETING MAKE THE
6 DETERMINATION THE SECOND SCENARIO IS IF GENERAL ASSEMBLY DOES
7 HAVE A MEETING SAYS NO WE DON'T LIKE THE PEOPLE THAT YOU PUT
8 FORWARD THEN THAT INTO THIS DISCUSSION ABOUT WHAT HAPPENS
9 AFTER THAT CURRENT SUGGESTION WITH THE EXECUTIVE BOARD
10 CONSISTENT WITH THE INTENT BEHIND THESE MODIFICATIONS IT TAKES
11 ANOTHER WHACK AT IT, TWO DIFFERENT PEOPLE ACCEPTS THE
12 REJECTION OF GENERAL ASSEMBLY FOR THE TWO WHO WERE PUT FORWARD
13 AND PUTS FORWARD TO NEW, MORE THEN AGAIN BECAUSE OF THE
14 DIFFICULTY AND CONVENING OF THIS BODY THE QUESTION CONVENING
15 THE GENERAL ASSEMBLY ONCE A YEAR WHAT HAPPENS, THAT WAS THE
16 INTENT BEHIND THE LANGUAGE.

17

18 **SPEAKER:** MY FOLLOW UP IS WILL WE BE VOTING ON THESE ITEMS
19 SEPARATELY? OR DO YOU INTEND TO DO THIS AS ONE.

20

21 **PRES. BELIA RAMOS:** I DO INTEND FOR ALL OF IT TOGETHER. SO, I'M
22 GOING TO GO AHEAD TO FACILITATE DISCUSSION, I BELIEVE WAS IT
23 COUNCILMEMBER JOSIE, IS THAT IT? I WILL SAY THIS IS AN ITEM WE
24 STRUGGLED WITH GOING BACK AND FORTH WE SAW HOW HARD IT IS TO
25 ASSEMBLE YOU AS YOU CAN SEE THROUGH THIS DISCUSSION THIS IS

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1 WHY WE WANT YOU BECAUSE IT'S GOOD TO HAVE ALL THESE PEOPLE ALL
2 THESE THOUGHTS IN A ROOM TOGETHER. I DO THINK THAT I WILL SAY
3 I LIKE YOUR PROPOSAL. I THINK THAT AS LONG AS WE RESTRICT IT
4 TO THOSE THAT ARE APPOINTED TO THE EXECUTIVE BOARD, WE STILL
5 MEET THE SAME OBJECTIVES AND WE COULD THEN DO IT FROM THE
6 FLOOR, BECAUSE THEN IT WOULD BE DELINEATED WITHIN THE BYLAWS
7 THAT IT WOULD LIMIT THE SPHERE TO ANY OF THOSE 35 THAT ARE
8 SERVING ON THE EXECUTIVE BOARD. SO, I WILL GO AHEAD AND SAY
9 THAT I AM IN FAVOR OF THAT TYPE OF CHANGE, SO AS TO NOT SEND
10 IT BACK TO THE EXECUTIVE BOARD, AND SO AS TO NOT RECONVENE A
11 VERY DIFFICULT TO CONVENE GENERAL ASSEMBLY. ARE THERE ANY --
12 WITH THAT AS OUR STARTING POINT, ARE THERE ANY QUESTIONS?
13 COMMENTS? I'LL TAKE THIS ONE RIGHT HERE IN THE FRONT-ISH. AND
14 IT'S, LIKE, IT'S JUST LIKE A FEW OF YOU IN BETWEEN THESE
15 PEOPLE AND THEIR FOOD. JUST KEEP THAT IN MIND

16

17 **SPEAKER:** THANK YOU. AND I APPRECIATE ALL THE HARD WORK OF THE
18 EXECUTIVE BOARD. ESPECIALLY SOME OF THESE COMMENTS CHANGES
19 THAT ARE PROPOSED HAVING VERY TOUGH -- DISTINCT LANGUAGE THERE
20 IS POWER IN WORDS, RIGHT? BACK TO CHANGE THREE AND I HAVE
21 HEARD OTHER COMMENTS ESPECIALLY FROM DELEGATE MURPHY'S COMMENT
22 EARLIER, AND I WOULD MAYBE SUGGEST MODIFICATION FOR THAT
23 CHANGE THREE THAT IT BE CHANGE THE WORD SHALL TO "MAY." FOR
24 EXAMPLE, FOR ANY JURISDICTION THAT HAS A REPRESENTATIVE ON THE
25 EXECUTIVE BOARD THAT REPRESENTATIVE ON THE AS THAT

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1 JURISDICTION'S DELEGATES TO THE JUDICIAL ASSEMBLY THE REASON I
2 SAY THIS IS OUR DELEGATES APPOINTED IN CONTRA COSTA COUNTY WE
3 HAVE GOT COUNTY SUPERVISORS AS WELL AS OUR MAYOR'S CONFERENCE
4 APPOINTS DELEGATES THEY'RE NOT REPRESENTING OUR CITIES THEY'RE
5 REPRESENTING OUR MAYOR'S CONFERENCE, SO STILL, IMPORTANT THAT
6 OUR DELEGATES IN GENERAL ASSEMBLY IF WE WANT TO HAVE A CITY
7 REPRESENTATION EVEN IF WE HAVE GOT SOMEBODY ON THE EXECUTIVE
8 BOARD THAT WE GO AHEAD AND HAVE CITY REPRESENTATION.

9

10 **PRES. BELIA RAMOS:** THANK YOU TO FACILITATE THE DISCUSSION I
11 WILL SAY THAT I APPRECIATE COUNCILMEMBER MURPHY'S SUGGESTION
12 AND WHAT I WILL PUT FORWARD AS OUR STARTING POINT RIGHT NOW IS
13 SECTION SIX, SECTION A SUBSECTION FIVE I'M PROPOSING THAT IT
14 READ FOR ANY JURISDICTION THAT HAS A REPRESENTATIVE ON THAT
15 EXECUTIVE BOARD THAT REPRESENTATIVE IS STRONGLY ENCOURAGED TO
16 SERVE AS THE JURISDICTION'S DELEGATE TO THE GENERAL ASSEMBLY.
17 ANY OTHER COMMENTS? HERE.

18

19 **SPEAKER:** SYLVIA LIMA CITY OF COTATI, MY QUESTION IS ON
20 RATIFICATION OF CHAIR AND VICE CHAIR, IS THAT ON THE SLATE?
21 WHAT IF THE ASSEMBLY RAT NICE ONE PERSON AND NOT THE OTHER
22 PERSON IS THAT TAKEN SEPARATELY OR TOGETHER?

23

24 **PRES. BELIA RAMOS:** THEY ARE INDIVIDUAL. THE -- EACH PERSON,
25 THE WAY THE -- IN THE PAST IT HAS BEEN INDIVIDUAL FOR

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1 PRESIDENT AND VICE PRESIDENT. SO, IT WOULD BE DONE
2 INDIVIDUALLY.

3

4 **SPEAKER:** OKAY THANK YOU.

5

6 **PRES. BELIA RAMOS:** ARE YOU SPEAKING -- RECOMMENDING
7 CLARIFICATION BY COUNSEL?

8

9 **SPEAKER:** THE WAY I WAS HEARING IT, IT SOUNDED LIKE IT WAS A
10 SLATE, YOU PUT -- YOU RATIFY THEM OR NOT, AND IT KIND OF WAS
11 SEEMING LIKE A SLATE TOGETHER, SO BOTH OF THEM, I WANTED MORE
12 CLARIFICATION AND IF IT'S NOT CLEAR MAYBE ADD SOME
13 CLARIFICATION THAT THE VOTES ARE TAKEN SEPARATE.

14

15 **COUNSEL, KATHLEEN KANE:** IT'S DESIGNED TO BE SEPARATE AND WHY
16 IT'S CURRENTLY WORDED WITH THE EXECUTIVE BOARD MAY ELECT OTHER
17 EXECUTIVE BOARD MEMBER PARENS "S" INDICATING IT MAY BE ONE OR
18 BOTH OF THEM. AGAIN, IF WE WANT MORE CLARIFICATION WE CAN DO
19 THAT. ONE THING FOR EDITORIAL COMMENT DRAFTING BYLAWS BY
20 ASSEMBLY OF 101 CITIES AND NINE COUNTIES IS SOMEWHAT DIFFICULT
21 AND I WOULD ASK THAT ANY MOTION THAT IS PASSED HERE EXPRESS
22 THE INTENT OF WHATEVER, BUT ALLOW GENERAL COUNSEL WITH
23 EXISTING LEADERSHIP TO ACTUALLY IMPLEMENT THE LANGUAGE IN OUR
24 BEST WAY POSSIBLE IF YOU DON'T LIKE IT YOU CAN LET US KNOW AND
25 WE CAN DO THIS ALL AGAIN NEXT YEAR BUT I DON'T WANT TO GET TOO

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1 CAUGHT UP IN TRYING TO LIVE DRAFT IT IN THE MOTION BECAUSE WE
2 RISK HAVING THESE LITTLE TIE OUT ISSUES THAT MAY NOT END UP
3 BEING CAPTURED. THANK YOU.

4

5 **PRES. BELIA RAMOS:** THANK YOU. I DON'T SEE ANY OTHER QUESTIONS.
6 I'M GOING ON GO AHEAD IN THE INTEREST OF TRYING TO MOVE THE
7 COUNTIES ALONG, I'M GOING TO -- WHOO -- I'M GOING TO MAKE A
8 MOTION TO APPROVE THE FOLLOWING PROPOSED ABAG BY LAW
9 AMENDMENTS, GIVING DIRECTION TO COUNSEL TO PERFECT THE
10 WORDING, BUT TO CARRY OUT THE INTENT. AND THAT IS TO CHANGE
11 THE LANGUAGE OF IMMEDIATE PAST PRESIDENT TO FORMER PRESIDENT.
12 AND NECESSARY CHANGES TO IMPLEMENT THE REST OF THE BYLAWS, TO
13 CHANGE ARTICLE SIX, SECTION A, SUBSECTION FIVE TO ALLOW AND TO
14 STRONGLY ENCOURAGE THE JURISDICTION TO APPOINT THE GENERAL
15 ASSEMBLY DELEGATE TO BE THE SAME AS THE EXECUTIVE BOARD
16 MEMBER. AND THEN, TO CHANGE THE ARTICLE NINE, SUBSECTION B
17 REGARDING THE ELECTION OF THE PRESIDENT AND VICE PRESIDENT
18 WITH THE ADDITIONAL CHANGE THAT SHALL -- SHOULD THE GENERAL
19 ASSEMBLY NOT RATIFY ONE OR THE OTHER THAT THE GENERAL ASSEMBLY
20 FROM THE FLOOR MAY MAKE A MOTION TO APPOINT AN EXISTING MEMBER
21 OF THE EXECUTIVE COMMITTEE. AND THAT WE ALSO CHANGE THE
22 CORRESPONDING DATES FOR THAT THROUGHOUT, AND THAT WE CHANGE
23 THE FORWARDING OF THE ABAG WORK PROGRAM AND BUDGET TO THE
24 GENERAL ASSEMBLY FROM 45 DAYS DOWN TO 20 DAYS OF THE DAYS.

25

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1 **COUNSEL, KATHLEEN KANE:** MADAM PRESIDENT, I THINK YOU ALSO
2 WANTED TO INCLUDE DROPPING THE SECOND A MAJORITY OF THE --
3

4 **PRES. BELIA RAMOS:** YES I DID. I WANTED TO DROP THAT SECOND
5 MAJORITY AS WELL. THAT IS A COUNTY MOTION. DO I HAVE A COUNTY
6 SECOND?

7

8 **SPEAKER:** CAN I --?

9

10 **PRES. BELIA RAMOS:** WE HAVE A SECOND BY WILLIAMS, AND NOW
11 DISCUSSION. SUPERVISOR CARLSON?

12

13 **KEN CARLSON:** YEAH. I WANTED TO ADD TWO THINGS DISCUSSION TO
14 THE ALTERNATE DELEGATE IN COUNCILMEMBER SILVA'S COMMENT. AND,
15 TWO, WHEN WE TALK ABOUT THE BOARD MEMBERS BEING OUR DELEGATES,
16 FOR CONTRA COSTA COUNTY I'M BOTH THE BOARD MEMBER AND THE
17 DELEGATE BECAUSE WE RECOGNIZE HOW IMPORTANT THAT CONTINUITY
18 AND ENGAGEMENT IS WHEN WE LOOK AT THE MAYOR'S CONFERENCE
19 APPOINTMENT WE'RE ONLY TALKING ABOUT WITHIN OUR COUNTIES TWO
20 JURISDICTIONS THAT WOULD BE UNDER IF WE WERE TO DO IT AS A
21 MANDATE NOW I'M FULLY SUPPORTIVE WHAT YOU'RE SHARING BUT IF
22 YOU WERE MANDATES ONLY TWO JURISDICTIONS ACROSS ALL THE CITIES
23 WITHIN THAT COUNTY ARE THE ONES IMPACTED AND SO THAT'S WHERE
24 AGAIN I THINK IT'S REALLY IMPORTANT TO HAVE THAT CONTINUITY
25 AND UNDERSTANDING WE'RE WORKING ON THIS WORKPLAN, BUDGET, AND

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1 ALL THESE THINGS AND WE WANT THAT CONTINUED ENGAGEMENT BECAUSE
2 IT NEEDS TO CARRY THROUGH IT. SO THAT'S IT. AGAIN, I WILL
3 SUPPORT THE MOTION.

4

5 **PRES. BELIA RAMOS:** THANK YOU. AND I DID LEAVE OUT THE
6 SUGGESTION OF COUNCILMEMBER SILVA AND, COUNSEL, DO YOU HAVE
7 THAT REGARDING ALTERNATE? EXCELLENT. THAT IS ASSUMED, AND
8 SUPERVISOR WILLIAMS IS PART OF YOUR SECOND AS WELL? EXCELLENT.
9 AND I APPRECIATE THE COMMENT BY SUPERVISOR CARLSON YOU ARE
10 CORRECT IN NAPA COUNTY. THIS WOULD ONLY FIND ONE PERSON, BUT
11 IN THE INTEREST OF REALLY VALUING OUR CITY PARTNERS, I
12 UNDERSTAND WE SHOULD NOT PRESUPPOSE WHAT -- WHO YOU WANT TO
13 ELECT. AND, SO, YEAH. THIS'S WHERE WE'RE AT. I'M GOING TO ASK
14 FOR PUBLIC COMMENT ON THE COUNTY VOTE

15

16 **CLERK OF THE BOARD:** ON THIS MOTION MO WRITTEN COMMENTS
17 RECEIVED NONE IN THE BOARDROOM AND NONE IN THE ATTENDEE SPACE.

18

19 **PRES. BELIA RAMOS:** EXCELLENT. ALL IN FAVOR, SAY AYE. [AYES]
20 ANY COUNTIES OPPOSED? EXCELLENT. GREAT JOB. YOU HAVE JUST
21 AMENDED, I DON'T KNOW, 75 YEARS OF WORK HERE. COOL.

22

23 **V. PRES. CARLOS ROMERO:** MADAM CHAIR?

24

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1 **PRES. BELIA RAMOS:** WELL, THERE YOU GO. I'M GOING TO GIVE OUR
2 VICE PRESIDENT A MOMENT HERE.

3

4 **V. PRES. CARLOS ROMERO:** VICE PRESIDENT. I DON'T MEAN TO SOUND
5 GEEKY OR WONKISH, BUT I AM READING RIGHT NOW AMERICA'S
6 CONSTITUTION OF HISTORY OF THE MAKING ALSO READING 85
7 FEDERALIST PAPERS WHICH ACTUALLY LED TO IT. WHAT'S INTERESTING
8 IS THIS CONVERSATION AND WHERE WE ARRIVED TODAY ACTUALLY
9 OCCURRED WAY BACK THEN WHEN WAS FIGURING OUT A PRACTICABLE,
10 RIGHT, COMPROMISE THAT GOT US ALMOST 250 YEARS LATER. FOR US
11 IT'S WHAT 62, 63 YEAR CONSTITUTION SO I CERTAINLY SUPPORT THE
12 MOTION.

13

14 **PRES. BELIA RAMOS:** MOTION BY SILVA SECOND BY JOSIE. ANY
15 DISCUSSION ON THOSE MOTIONS? WELL, GOOD CHOICE FOLKS. PUBLIC
16 COMMENT?

17

18 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS RECEIVED NO MEMBERS OF
19 THE PUBLIC IN THE BOARDROOM AND NONES IN THE ATTENDEE SPACE.

20

21 **PRES. BELIA RAMOS:** ALL THOSE IN FAVOR SAY AYE.

22

23 **V. PRES. CARLOS ROMERO:** AYE.

24

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1 **PRES. BELIA RAMOS:** ANY OPPOSED? NAME AND JURISDICTION, PLEASE?
2 THANK YOU SO MUCH. CONGRATULATIONS. AND THANK YOU FOR THE VERY
3 MEANINGFUL DISCUSSION. VERY GOOD. OKAY.

4

5 **COUNSEL, KATHLEEN KANE:** I'M SORRY JUST FOR WONKINESS PURPOSES,
6 BECAUSE THE VERBAL DID NOT TRANSMIT, I THINK ON THE BROADCAST,
7 WE'LL NOTE THAT THERE WAS ONE DISSENTING VOTE FROM --

8

9 **CLERK OF THE BOARD:** SANTA CLARA MEMBER PARK.

10

11 **COUNSEL, KATHLEEN KANE:** SANTA CLARA MEMBER PARK. THANK YOU.

12

13 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. AND THAT BRINGS US TO
14 OUR NEXT PART. WE'RE GOING TO -- WE WERE SUPPOSE SAID TO BREAK
15 FOR LUNCH. YOU ALL LIKE BYLAWS, AND SO WE TALKED A LOT. SO I'M
16 GOING TO ENCOURAGE YOU TO GET YOUR LUNCH, COME BACK IN, LET'S
17 COME BACK AND GET STARTED FOR OUR CONFERENCE, SO WE CAN HAVE
18 OUR DISCUSSION REGARDING TECHNICAL ASSISTANCE. IF YOU HAVE TO
19 GO I UNDERSTANDS COMPLETELY. I ENCOURAGE YOU TO STAY. AND
20 THANK YOU AGAIN SO MUCH FOR PARTICIPATING IN THE 2025 GENERAL
21 ASSEMBLY OF ABAG.

22

23 **V. PRES. CARLOS ROMERO:** THANK YOU, ALL. [BREAK]

24

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1 **PRES. BELIA RAMOS:** OKAY. WELCOME BACK. I TRUST YOU ALL HAVE
2 HAD A CHANCE TO GRAB SOME FOOD, AND I'M GOING TO RECONVENE US
3 BACK HERE. AND JUST AS A LITTLE BROWN ACT HOUSEKEEPING AND I
4 HAVE GOT COUNSEL IN THE BACK JOHN MEYERS TO CHECK ME IF I'M
5 INCORRECT BUT GOING FORWARD THIS IS AN INFORMATION ITEM SO IN
6 FACT IF WE HAVE LOST QUORUM AND PEOPLE HAVE LEFT WE'RE FINE
7 OUR BUSINESS HAS FORMAL VOTING BUSINESS HAS BEEN CONCLUDED FOR
8 THE DAY. I YOU TO JOIN ME WE ARE NOW GOING TO ENTER OUR
9 CONFERENCE PORTION OF THIS ASSEMBLY AND JOINING US HERE TODAY
10 IS OUR KEYNOTE SPEAKER CHRISTOPHER THORNBERG AND HE'S GOING TO
11 KICK US OFF ON OUR ECONOMIC STRENGTH AND CHALLENGES OF THE BAY
12 AREA * AND I FEEL LIKE WHEN WE THINK ABOUT OUR ECONOMIC
13 FORECAST AT OUR RESPECTIVE JURISDICTIONS AND WE HOPE THAT THE
14 LITTLE CHARTS ARE GOING TO THE RIGHT DIRECTION AND WHEN THEY
15 START GOING DOWN WE ALL PANIC AND WE WONDER WHEN ARE THEY
16 GOING TO GO BACK THE OTHER WAY. SO, IT'S GREAT TO BE ABLE TO
17 HAVE SOMEONE WHO IS GOING TO BE ABLE TO GUIDE US INTO THIS
18 DISCUSSION. DR. THORNBERG IS A FOUNDING PARTNER OF BEACON
19 ECONOMICS AND EXPERT IN ECONOMIC AND REVENUE FORECASTING. HE
20 DOESN'T PRINT MONEY BUT HE TELLS ABOUT THE MOVEMENT OF THE
21 MONEY THAT'S IN FACT PRINTED. DR. THORNBERG, PRIOR TO
22 LAUNCHING BEACON ECONOMICS WAS A SENIOR ECONOMIST WITH UCLA'S
23 ANDER FORECAST. WOW. WE'RE LIKE TURF WAR HERE, YOU HAVE SOME
24 PEOPLE TO BACK YOU UP AS ALWAYS APPRECIATE. UNDER LEADERSHIP,
25 THE FIRM IS THE NATION'S MOST RESPECTED ECONOMIC RESEARCH

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1 ORGANIZATION CONSULTING GLOBALLY, PRIVATE INDUSTRY COUNTIES
2 PUBLIC AGENCIES TO REALLY HELP WITH THOSE TOUGH ECONOMIC
3 QUESTIONS THAT'S DEFINITELY RIGHT NOW AS WE HEAR SO MUCH
4 WHETHER IT'S RECESSION COMING WHETHER THE IMPACTS OF
5 INFLATION, TERRORISTS AND NOW EVEN IMMIGRATION AS IT ENTERS
6 THE DISCUSSION OF WHAT THAT ALL MEANS FOR RESPECTIVE
7 JURISDICTIONS OUR REVENUE AND REALLY THAT SUSTAINABILITY THAT
8 WE PROVIDE AS CITIES AND CANYON AS A WHOLE SO I WANT YOU TO
9 JOIN ME IN WELCOMING DR. CHRISTOPHER THORNBERG YOUR KEYNOTE
10 SPEAKER TODAY.

11

12 **CHRISTOPHER THORNBERG:** GOOD AFTERNOON EVERYBODY. I WAS GETTING
13 FEEDBACK OUT OF MY COMPUTER HERE. IT'S VERY NICE TO BE WITH
14 YOU. I REALIZE THIS IS PROBABLY A BIT OF SHALL WE SAY
15 TRANSITION, GOING FROM MINUTIA BYLAWS TO THE BIG PICTURE MACRO
16 TRENDS WHICH COULD BE A BIT OF A SHIFT. I'M GOING TO GO THE
17 NEXT STEP IN TERMS OF ECONOMIC FORECAST WHAT YOU'RE HEARING
18 TODAY MAY BE DIFFERENT THAN WHAT YOU ARE USED TO HEARING. JUST
19 A BIT ABOUT ME FOR THOSE WHO HAVE NOT SEEN ME BEFORE I KNOW
20 SOME OF YOU HAVE, I DO HAVE A COMPANY DOWNTOWN LOS ANGELES
21 CALLED BEACON ECONOMICS ALTHOUGH WE REALLY DO WORK ALL OVER
22 THE STATE IN FACT I WAS JUST HERE A COUPLE OF DAYS AGO TO DO A
23 TALK AT SAN JOSE STATE UNIVERSITY FOR THE ECONOMIC SUMMIT MY
24 COMPANY IMPACT STUDIES POLICY ANALYZES REGIONAL REVENUE
25 FORECAST ALL THE GOOD STUFF BUT REALLY I TELL YOU WHATEVER WE

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1 DO OUR PRIMARY COMMITMENT IS REALLY, DETERMINE THE ANSWERS AS
2 OPPOSED TO WHAT OFTEN SEEMS TO OCCUR IN MANY PUBLIC POLICIES
3 DEBATES WHERE PEOPLE START WITH ANSWER AND BASICALLY TORTURE
4 THE DATA TO THE CONFESSES. AND I GOT TO TELL YOU WHEN I LEFT
5 UCLA ALMOST 20 YEARS AGO TO START THIS COMPANY, AND YEAH GO
6 BRUINS, ABSOLUTELY, HEY LISTEN TO THE SECOND BEST UC SCHOOL UP
7 HERE IN THE BAY AREA WE CAN TALK ABOUT DAVIS IT'S A WONDERFUL
8 INSTITUTION. ANYWAY [LAUGHTER] WHEN I STARTED THIS COMPANY I
9 HAD THIS IDEA OF TRYING TO BRING ACADEMIC STANDARDS TO THE
10 POLICY DEBATES. I HADN'T APPRECIATED IS HOW HARD THAT MISSION
11 WOULD BE. IN THE LAST SIX YEARS, I SPENT A LOT OF TIME
12 THINKING ABOUT WHAT I DO, WHAT'S GOING ON IN THE WORLD, AND
13 WHY MORE OFTEN THAN NOT I SEE COMPLETELY DIFFERENT STORIES IN
14 THE HEADLINES THAN I DO IN THE DAY-TO-DAY MINUTE BY MINUTE
15 BASIS. I HAVE TO ACKNOWLEDGE THERE ARE TWO THINGS I'M GOING TO
16 TALK ABOUT TODAY, FIRST THING HAPPENING IN OUR ECONOMY AND
17 CALL IT THE SOCIAL NARRATIVE LIVED EXPERIENCE WHAT YOU SEE IN
18 HEADLINES ON DAY-TO-DAY BASIS AND TALK ABOUT WHAT'S ACTUALLY
19 HAPPENING, I STARTED TO RECOGNIZE SOCIAL NARRATIVES AND
20 ECONOMIC REALITIES, AS PULLED APART, UNDERSTANDING HUMAN
21 PSYCHOLOGY AND SOCIOLOGY WE'RE STARTING TO UNDERSTAND THE
22 REASONS FOR THIS AND IMPORTANCE EVER BEING A FORECASTER, YOU
23 HAVE TO LOOK AT STORIES AND REALITY. BECAUSE IT'S NARRATIVES
24 THAT DRIVE DECISIONS OF HOUSEHOLDS, DECISIONS OF BUSINESSES,
25 DECISIONS OF POLICY MAKERS BUT OF COURSE ITS ECONOMIC REALITY

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1 THAT ULTIMATELY DETERMINES THE OUTCOME OF THOSE PARTICULAR
2 CHOICES. AND ULTIMATELY IN THE END, GOOD CHOICES, AND POLICIES
3 START WITH A CORRECT NARRATIVE. AND WHAT I'M GOING TO SAY AND
4 SHOW OVER AND OVER TODAY THAT THE BIGGEST PROBLEM WE HAVE IN
5 CALIFORNIA AND OUR NATION IS THE FACT THAT SO MANY OF OUR
6 NARRATIVES OF OFF BASE WITH REALITIES, AND THEY CONTINUE TO
7 PULL POLICIES IN THE WRONG DIRECTION. THERE IS A LOT GOING ON
8 IN THIS DECK, I GOT 70 SLIDES, I WANT TO GET SOME Q&A, THERE
9 IS GOING TO BE SOME STUFF IN HERE YOU'RE GOING TO BE SURPRISED
10 ABOUT, YOU'RE GOING TO WANT TO SEE IT LATER ON. DON'T TAKE
11 PICTURES, AT THE END OF THIS THERE IS A QR CODE, GET A PICTURE
12 OF THAT PUT YOUR INFORMATION IN YOU WILL GET A COPY OF THE E-
13 MAIL, I HAVE TO RUN OUT AFTER THIS, I'M TAKING OFF TOMORROW
14 OVERSEAS, IN THE BACK IS KRISTEN LEVEL WHO WORKS FOR BEACON
15 ECONOMICS BASED UP HERE AROUND THE BAY, MONTEREY, YOU CAN TALK
16 TO HER ABOUT IT AS WELL. WHAT'S GOING ON IN THE CURRENT
17 NARRATIVE? IT'S BEEN 5 TO 6 MONTHS NOW SINCE DONALD TRUMP TOOK
18 OVER THE WHITE HOUSE, IT'S BEEN AN INTERESTING SIX MONTHS,
19 OBVIOUSLY WE HAVE SEEN DECLINE IN CONSUMER CONFIDENCE, POLICY
20 IS THROUGH THE ROOF AND IN THE MIDST OF ALL THAT, START
21 HEARING ABOUT RECESSIONS, IN THE HEADLINES, AMERICAN CONSUMERS
22 ON THE ROPES TARIFFS, KNOCKOUT BELOW AND THE RECESSION,
23 ALREADY FATAL, WHATEVER, YOU KNOW, WHAT I MEAN, IT'S GOING TO
24 HAPPEN. NOW, WITH THAT SAID, YOU REMEMBER THIS IDEA OF
25 FORECAST ABOUT TO HAPPEN THAT SHOWS UP IN THE NEWS EVERY TWO

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1 YEARS. HAS ANYBODY STARTED TO NOTICE THIS? BACK IN 2019 WE
2 WERE GOING TO HAVE A RECESSION, BASED ON A MASSIVE COLLAPSE IN
3 REAL ESTATE, BECAUSE IT WAS SO OVERPRICED IN 2019. YEAH, WELL,
4 YOU KNOW WHAT'S HAPPENED SINCE 2019 AND IN 2020 REMEMBER THE
5 PANDEMIC WAS SUPPOSED TO CAUSE A DEPRESSION. WE HAD
6 COUNSELING, TEN YEARS OF DEPRESSION UNEMPLOYMENT RATES DOUBLE
7 DIGITS FOR A DECADE, RUNNING AROUND DEFAULT ON LOANS, AND 2023
8 RECESSION THAT WAS SUPPOSED TO HAPPEN INVERTED YIELD CURVE
9 OBVIOUSLY ANOTHER FALSE CALL. MY FAVORITE ECONOMIST, JOHN
10 KENNETH GALVER, WHO FAMOUSLY QUIPPED BACK IN THE DAY, THE ONLY
11 FUNCTION OF ECONOMIC FORECASTING IS TO MAKE ASTROLOGY LOOK
12 RESPECTABLE, WHICH BACK IN THE DAY IT FELT HURTFUL, BUT AFTER
13 20 YEARS I UNDERSTAND EXACTLY WHERE HE'S COMING FROM. WHEN
14 WE'RE THINKING ABOUT FORECAST, THIS FORECAST. LAST NOVEMBER
15 FORECAST MIGHTY NATE SILVER 538 TOTALS THAT WAS CLOSE, HE
16 GIVES 58 AND 100 CHANCE OF HARRIS PULLING OUT AND OF COURSE IT
17 WASN'T EVEN CLOSE. IT WAS A TOTAL WIPE OUT TRUMP WON BY LARGE
18 MARGIN SIGNIFICANTLY, AND HE DID BACK IN 2016 AND OF COURSE
19 THAT LEADS ME TO MY NEW EXPRESSION, WHICH IS THE ONLY FUNCTION
20 OF ACTUAL ELECTION POLLING IS TO MAKE ECONOMIC FORECASTING
21 LOOK RESPECTABLE AGAIN. NEEDLESS TO SAY FORECASTS AREN'T
22 EXACTLY WHAT YOU THINK THEY ARE AND FOR THE MOST PART YOU CAN
23 IGNORE MOST OF THE SCREAMING HYSTERIA WE SEE IN HEADLINES.
24 WALL STREET JOURNAL, PROBABLY 30% OVER THE COURSE OF NEXT 12
25 MONTHS, EVERYBODY SCREAMING ABOUT RECESSION, AT BEGINNING OF

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1 2020 FOR OBSTACLE REASONS I'M WORRIED ABOUT THE ECONOMY BUT
2 MAYBE NOT FOR REASONS YOU THINK AND THIS IS MY POINT YOU SEE
3 COMING BACK TO THIS OVER AND OVER AGAIN FIRST OF ALL THINGS
4 AREN'T AS BAD AS YOU THINK, WHAT DO I MEAN BY THAT? I GET IT
5 POLICY TURMOIL GOING ON RIGHT NOW BUT HAPPENING IN CONTEXT OF
6 AN AMAZINGLY STRONG ECONOMY HOUSEHOLDING BUSINESS FINANCES ARE
7 SOLID AS THEY HAVE EVER BEEN MOST POLICY CHANGES ARE MORE
8 SMOKE THAN FIRE DON'T HAVE IMMEDIATE IMPACT ON OUR ECONOMY
9 LARGELY BECAUSE A LOT OF POLICIES TRUMP ADMINISTRATION ARE
10 PUTTING IN PLACE HE'S NOT LEGALLY ALLOWED TO THERE IS A BASIC
11 SEPARATION TO POWER OVER AND OVER A LOT OF THINGS HE'S TRIED
12 TO DO HAS ENDED UP IN COURT AND GETTING SHOT DOWN. AS A RESULT
13 OF THAT MOST OF WHAT HE'S TRYING TO ACCOMPLISH HASN'T HAPPENED
14 ANYWAY. WHEN IT COMES TO IMMIGRATION AND TARIFFS THERE WE HAVE
15 SUBSTANTIAL WORRY. TARIFFS ARE THE IMMEDIATE CONCERN. IF YOU
16 HAD EMBARGO OF PRODUCTS, I GOT TO TELL YOU GIVEN THE STRENGTH
17 OF THE ECONOMY AND PERHAPS SURPRISINGLY THE FACT THAT THE U.S.
18 IS NOT NEARLY AS DEPENDENT AS MANY CAREERS ARE IT'S GOING TO
19 MANAGEABLE. THE OTHER PROBLEM IS GUESS WHAT THINGS ARE WORSE
20 THAN YOU THINK. THE PROBLEM HERE ISN'T WHAT THE TRUMP
21 ADMINISTRATION IS DOING, BUT RATHER THE ECONOMY THAT THE TRUMP
22 ADMINISTRATION INHERITED. LOOK, THE REALITY IS OUR ECONOMY
23 LOOKS SO HOT AT THE SURFACE BECAUSE IT'S OVERHEATED. YOU SEE,
24 WE LIVE IN ECONOMY WHERE YES HOUSEHOLDS NEXT ARE AT RECORD
25 HIGH LEVELS BECAUSE WE'RE NOT PAYING FOR ALL THESE WONDERFUL

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1 FEDERAL GOVERNMENT SERVICES. THE FEDERAL DEFICIT COMING INTO
2 THIS YEAR COMING INTO THE TRUMP ADMINISTRATION WAS 6% OF GDP.
3 IN 2024, THE FEDERAL GOVERNMENT BORROWED \$2 TRILLION ON OUR
4 BEHALF. THAT WAS \$2 TRILLION THAT WE DIDN'T HAVE TO SPEND IN
5 TERMS OF TAXES. NO WONDER WE FEEL WEALTHY. OF COURSE,
6 AMERICANS HAVE RECORD LEVELS OF NETWORTH BUT WHAT IS THAT BASED
7 ON? AND THE ANSWER IS IT'S BASED ON THE FACT THAT ASSET VALUES
8 ARE AT BEST OVERVALUED AND WORST A COMPLETE BUBBLE. ALL ACCESS
9 CONSUMPTION IS BEING DRIVEN BY MASSIVE INFLOWS OF CAPITAL THIS
10 IS WHERE RISKS ARE IT'S OVERHEATED ECONOMY CAN START COOLING
11 OFF DRAMATICALLY IF WE RAPIDLY SCARE AWAY THIS FOREIGN CAPITAL
12 THAT'S SUPPORTING THE BUBBLE. STANDARD YOU HEAR OF RECESSION
13 OUT THERE IS WOW THESE POLICIES ARE HITTING AN INCREDIBLY
14 FRAGILE ECONOMY AND AMERICAN CONSUMER AND IT'S GOING TO BE THE
15 STRAW THAT BROKE THE CAMEL'S BACK. THAT ISN'T IT THE ARGUMENT
16 HERE IS OUR ECONOMY IS OVERHEATED AND THESE POLICIES ARE THE
17 TURMOIL THAT ARE THREATENING TO POP THE BUBBLE THAT'S
18 OVERHEATING THE ECONOMY THAT COULD LEAD TO RAPID COOLING OFF
19 AND THAT'S WHERE THE PROBLEMS ACTUALLY EXIST. NOW WILL THAT
20 HAPPEN? SINCE THE LAST FORECAST THINGS HAVE CALMED DOWN THE
21 ADMINISTRATION HAS BACKED OFF SOME OF THE WORST TARIFF
22 INFORMATION, MARKET STARTED TO BOUNCE BACK INTEREST RATES
23 STABILIZE DOLLAR STARTED TO STABILIZE AND PROBABLY IN MY NEXT
24 WALL STREET JOURNAL FORECAST SUBMISSION I'M GOING LOW THAT TO
25 MAYBE 15 OR 20%. BUT THINGS ARE GETTING BETTER, WE HAVE AN

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1 UNDERLYING PROBLEM OF THE OVERHEATED ECONOMY, I WOULD LOVE TO
2 SEE OUT OF DC ADMINISTRATION RECOGNIZING WE HAVE GONE TOO FAR
3 YOU HAVE TO START COOLING THINGS OFF. YOU HAVE GOT TO SHRINK
4 THE DEFICIT BUT THIS BUDGET BILL THAT THE TRUMP ADMINISTRATION
5 IS PUTTING FORWARD THREATENS TO DRAMATICALLY INCREASE AND AN
6 ALREADY TOO LARGE FEDERAL DEFICIT AND OF COURSE WANTS TO
7 OVERHEAT THE FINANCIAL MARKETS HE'S YELLING AT FED TO CUT
8 INTEREST RATES AND OF COURSE FINANCIAL DEREGULATION IS LIKELY
9 TO THROW MORE FUEL ON THE CRYPTO CURRENCY FIRE THAT'S A BIG
10 SOURCE OF UNDERLYING PROBLEMS. THE THINGS THAT ARE GOING TO
11 HIT US ARE THINGS PEOPLE AREN'T PAYING ATTENTION TO AND THAT'S
12 A FUNCTION OF OUR BROKEN NARRATIVES. GETTING INTO ALL THIS,
13 AND REMEMBER YOU DON'T HAVE TO TAKE PICTURES YOU CAN GET THE
14 QR CODE AT THE END. YOU CAN TAKE PICTURES OF ME. COMING INTO
15 THIS YEAR YOU HAVE TO UNDERSTAND HOW GOOD THE ECONOMY HAS BEEN
16 OVER THE LAST COUPLE OF YEARS COMING INTO THIS YEAR AND 2023,
17 2024 WE SAW GROWTH IN THE UNITED STATES AT NEARLY 3% IN REAL
18 TERMS, THAT'S A GOOD NUMBER PARTICULARLY GIVEN RELATIVELY SLOW
19 PACE OF LABOR FORCE GROWTH DRIVING THAT FORWARD HAS BEEN THE
20 CONSUMER SPENDING AND WHILE THERE HAS BEEN A SLOW DOWN IN THE
21 FIRST QUARTER OF 2025, KEEP IN MIND, LOW ON CONSUMER SPENDING
22 BUT HUGE INCREASE ON IMPORTS EVERYBODY WAS IMPORTING STUFF
23 TRYING TO GET AHEAD OF THE TARIFFS, OF COURSE THERE HAS BEEN A
24 BIG DECLINE IN TA IMPORTS BECAUSE WE ALREADY IMPORTED IT
25 RIGHT? THAT BEING SAID WHEN YOU THINK ABOUT CONSUMER SPENDING,

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1 WELL, GUESS WHAT, THE NUMBERS WE HAVE FROM MARCH AND APRIL
2 THAT THE LITTLE WEAKNESS WE SAW IN JANUARY AND FEBRUARY ARE
3 GONE AND CONSUMERS ARE -- [INDISCERNIBLE] BACK WE ARE GOING TO
4 HAVE THREE AND A HALF PERCENT GROWTH IN REAL TERMS IN THE
5 SECOND QUARTER. BEGINNING OF THE RECESSION AMERICAN CONSUMERS
6 NOT JUST SPENDING MONEY BUT HAVING FUN FOREIGN TRAVEL ALL-TIME
7 HIGH RESTAURANT SPENDING 50% ABOVE WHERE IT WAS BEFORE THE
8 PANDEMIC VEGAS STILL AS BUSY AS IT'S EVER BEEN. IF YOU LOOK AT
9 PER CAPITA CONSUMER SPENDING IN THE UNITED STATES IT'S AT AN
10 ALL-TIME HIGH-LEVEL NEVER HAVE AMERICANS CONSUMED SO MUCH. IF
11 YOU LOOK AT WHAT PEOPLE HAVE BEEN SPENDING THEIR MONEY ON,
12 AGAIN, IT'S NOT RENT AND FOOD FROM THE SUPERMARKETS. HIGHEST
13 GROWTH ITEMS IN TERMS OF NOMINAL DOLLARS, SPECTATOR SPORTS
14 FOREIGN TRAVEL LIVE ENTERTAINMENT, AIR TRANSPORTATION
15 MEMBERSHIPS AND CLUBS. IT'S AMERICANS HAVING FUN AND I
16 APPRECIATE THE EASY THING TO GO TO IS TO IMMEDIATE SUGGEST
17 THAT GREAT FOR THE TON 10% BUT EVERYBODY ELSE IS SUFFERING BUT
18 YOU LOOK AT ROZ SHEDY'S OPPORTUNITY WEB SITE, TRACKS
19 OPPORTUNITY INSIGHTS THEY TRACK CONSUMER SPENDING ON THE BASIS
20 OF INCOME LEVELS AND ACCORDING TO THEM RELATIVE TO PREPANDEMIC
21 LEVELS, LOW-INCOME HOUSEHOLDS INCREASE THEIR DISCRETIONARY
22 SPENDING BY 36% COMPARED TO 20% FOR HIGH INCOME HOUSEHOLDS.
23 DON'T GET ME WRONG, AT LEAST WE CAN ACKNOWLEDGE THAT TRENDS
24 SEEM TO BE MOVING IN THE RIGHT DIRECTION. THERE ARE SIGNS OF
25 TOP LINE FINANCIAL DISTRESS, BANKRUPTCY LEVELS. IF YOU LOOK AT

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1 HOUSEHOLD DEBT RATIO PERCENTAGE OF ARE HOUSEHOLD INCOME BEING
2 SPENT WHICH IS HOUSEHOLD INCOME BEING SPENT ON MORTGAGE,
3 CREDIT CARD DEBT AUTO LOAN STUDENT LOANS, LOWER THAN IT WAS IN
4 2019, RECORD LOW-LEVEL. AMERICANS ARE NOT ACTUALLY DROWNING IN
5 DEBT THE WAY THAT YOU OFTEN HEAR IN THE NEWSPAPER, LABOR
6 MARKETS, NICE AND TIGHT JOBS KEEP GROWING THE UNEMPLOYMENT
7 RATES AT 4%, AND IT'S COOLED DOWN FROM INSANE HIGH LEVELS THAT
8 WAS BACK IN 2022, 7 ARE AND A HALF%, THERE ARE LOTS OF JOB
9 OPENINGS. OVER LAST DECADE YOU HAVE SEEN PRETTY SUBSTANTIAL
10 INCREASES IN REAL HOURLY WAGES BUT WHAT'S INTERESTING, THAT'S
11 ON THE LEFT-HAND SIDE FROM THE ATLANTA FED TURNS OUT BOTTOM
12 50% WORKERS HAVE SEEN 17% INCREASE IN HOURLY WAGE OVER THE
13 COURSE OF THE LAST DECADE UPPER HALF 10.6 OVER THE LAST DECADE
14 YOU HAVE SEEN THE UNITED STATES MOVING TOWARDS MORE INCOME
15 EQUALITY. ON THE RIGHT-HAND SIDE EARNINGS BROKEN DOWN BY LEVEL
16 OF EDUCATION AND GENDER WOMEN SEEING MORE INCREASE THAN MEN,
17 LOWER SKILLED WORKERS SEEING MORE INCREASE THAN HIGHER SKILLED
18 WORKERS NOW AGAIN IS THE FIGHT AGAINST INEQUALITY ABSOLUTELY
19 NOT BUT AGAIN WE STEP BACK AND ACKNOWLEDGE THINGS ARE MOVING
20 IN THE RIGHT DIRECTION. THIS IS GOOD STUFF. THIS IS A STANDARD
21 U.S. POVERTY RATE BASED ON SELF-REPORTED GROSS INCOME THIS IS
22 THE DATA YOU GET FROM THE CENSUS ON AN ANNUAL BASIS RECENT
23 DATA IN 2022 SUGGESTS JUST BELOW 12%, CLOSE TO LOWEST IT'S
24 EVER BEEN THE PROBLEM WITH THIS NUMBER IS IT DOESN'T TAKE INTO
25 ACCOUNT TAXES PAID AND BENEFITS RECEIVED IN PARTICULAR

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1 BENEFITS RECEIVED, NOT DECLARED, LOW-INCOME HOUSEHOLDS DON'T
2 DECLARE BENEFITS THEY DON'T WRITE THAT DOWN ON THEIR TAXES
3 THEY JUST FILED THE BASIC FORM AND THE CBO CONGRESSIONAL
4 BUDGET OFFICE RECENTLY WENT OUT OF ITS WAY AND DID A MEASURE
5 OF POVERTY TAKING INTO ACCOUNT FOOD STAMPS SECTION EIGHT
6 HOUSING AND SOCIAL MEDICARE AND MEDICAID, AND THAT SUCCESSES
7 THE POST IN THE UNITED STATES HAS RECENTLY FALLEN TO A LITTLE
8 ABOVE 4%, LOWEST IT'S EVER BEEN, HOUSEHOLD, BUSINESS
9 INVESTMENT REMAINS STRONG MANUFACTURING INVESTMENT, STRONG.
10 SINGLE-FAMILY INVESTMENTS ARE UP SOFTWARE UP, INFORMATION
11 PROCESSING EQUIPMENT ARE ALL AND OF COURSE CORPORATIONS ARE
12 MAKING A TON OF MONEY AS WELL IT'S NOT JUST HOUSEHOLDS THAT
13 ARE SEEING GOOD INCREASES IN INCOMES, CORPORATIONS MAKING
14 MONEY HAND OVER FIST. THAT'S SURPRISING BECAUSE YOU HEAR HOW
15 AMERICAN MANUFACTURING IS TERRIBLE, TAKE A LOOK AT THE REAL
16 DATA AMERICAN MANUFACTURING SECTOR ALL-TIME HIGH-LEVEL COMING
17 INTO 2025 MANUFACTURING PROFITS HIGHEST THEY HAVE EVER BEEN
18 MANUFACTURING SECTOR DOING QUITE WELL. HOUSING MARKET YOU
19 MIGHT BE SURPRISED GROWTH INVESTMENT IN SINGLE-FAMILY HOUSING
20 PARTICULARLY IT'S A TERRIBLE TIME TO BE A REAL ESTATE AGENT
21 VERY SALES IN NUMBER OF EXISTING HOMES, YOUR TRANSFER TAXES
22 NEAR RECORD LOW RIGHT NOW, OBVIOUSLY WHICH IS WHY SO MANY
23 CITIES AND COUNTIES ARE STRUGGLING FROM A BUDGETARY
24 PERSPECTIVE. SAID THAT SALES ARE BASICALLY BACK WHERE THEY
25 WERE IN 2010 THIS IS NOT THE 2010 HOUSING MARKET. HOUSING

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1 PRICES CONTINUE TO RISE, COMING INTO THIS YEAR HOME PRICES
2 HAVE HIT RECORD LEVELS NOT JUST IN CALIFORNIA BUT ACROSS THE
3 UNITED STATES RIGHT NOW BECAUSE THE REAL ISSUE IN HOUSING IS
4 NOT THE INCREASE IN INTEREST RATES BUT THE FACT THAT THERE IS
5 JUST NOT ENOUGH HOUSING. IF YOU LOOK AT THE DATA, THE VACANCY
6 RATE FOR BOTH RENTER AND OWNER OCCUPIED HOUSING IS NEAR RECORD
7 LOW LEVELS AFTER WELL OVER 15 YEARS OF UNDERBUILDING BY OF
8 COURSE HOUSING DEVELOPERS. AND THAT'S EXACTLY WHY DESPITE THE
9 FACT INTEREST RATES HAVE COME UP AND PEOPLE AREN'T MOVING A
10 LOT NEVERTHELESS HOUSING REMAINS SOLID 1.45 MILLION UNITS PER
11 YEAR THE HOUSING MARKET IS BUILDING MORE HOUSING MORE THAN
12 THEY WERE BUILDING AT ANY POINT IN TIME FROM 2008 TO 2019.
13 THAT'S PRETTY WEIRD TYPICALLY HOUSING DEVELOPERS AND REAL
14 ESTATE AGENTS THEY'RE MISERABLE TOGETHER OR HAPPY TOGETHER
15 IT'S A STRANGE WORLD WHERE REAL ESTATE AGENTS ARE MISERABLE
16 AND DEVELOPERS ARE HAPPY. THAT'S WHERE WE'RE AT RIGHT NOW,
17 LOOKING UP FOR HOUSING PEOPLE WHO MIGHT BE THINKING ABOUT
18 MOVING BECAUSE INFLATION HAS COOLED OFF, IT'S GETTING EASIER
19 TO GET LOANS AND INTEREST RATES HAVE STABILIZED COMING INTO
20 2025 THE U.S. ECONOMY LOOKED INCREDIBLY HEALTHY AT THE SURFACE
21 YOU WOULDN'T SEE IT IN THE PAPERS NATIONAL MOOD CONSUMER CENT
22 SIMULATE NOTED NEAR ALL-TIME LOW-LEVEL, CONSUMER SENTIMENT
23 INDEX ACCORDING TO UNIVERSITY OF MICHIGAN WAS BELOW WHERE IT
24 WAS IN 2008. A GALLOP POLL FOR PERCENTAGE OF AMERICANS THAT
25 WERE SATISFIED WITH THEIR PERSONAL LIFE AGAIN ALL-TIME LOW-

JUNE 20, 2025

1 LEVEL. HEADLINES 70% OF CONSUMERS FEEL INFLATION IS OUT PACING
2 INCOME DESPITE THE FACT THAT ISN'T THE CASE, 7 OUT OF 10
3 COLLEGE STUDENTS SAY THE COUNTRY IS ON THE WRONG TRACK. OR OF
4 COURSE GLOBALLY MOST PARENTS THINK THEIR CHILDREN WOULD BE
5 WORSE OFF THAN THEIR PARENTS WHICH AGAIN REALLY? YOU HAVE SEEN
6 YOUR CHILDREN'S LIVES? YOU HAVE WATCHED HOW THEY LIVE? HOW CAN
7 YOU SAY THIS OUT LOUD WITH A STRAIGHT FACE? BUT THIS IS THE
8 WORLD WE LIVE IN THERE ARE NARRATIVES AND REALITY, AND THEY
9 DON'T NECESSARILY LINE UP. THIS IS SOMETHING I HAVE HAD TO
10 ACCOUNT FOR IN THE CONTEXT OF THINKING ABOUT THE ECONOMY,
11 THINKING ABOUT THE FORECAST, THINKING ABOUT POLICIES AND I'M
12 NOT THE ONLY ONE, RIGHT? IN FACT, A COUPLE YEARS AGO, ROBERT
13 SCHILLER WROTE A WONDERFUL BOOK CALLED NARRATIVE ECONOMICS IN
14 HIS BOOK HE SAID YOU HAVE TO INCORPORATE THE CONTAGIOUS OF
15 NARRATIVES AND ECONOMY OTHERWISE REMAIN BLIND TO REAL
16 MECHANISM FOR ECONOMIC CHANGE. HE'S NOT THE FIRST ONE EITHER,
17 YEARS AGO MARKETS ARE MOVED BY ANIMAL SPIRIT NOT BY REASON
18 HE'S TALKING ABOUT NARRATIVES. CALIFORNIA PHILOSOPHER WILL
19 ROGERS WHO FAMOUSLY SAID IT ISN'T WHAT WE DON'T KNOW THAT
20 GIVES US TROUBLE IT'S WHAT WE KNOW THAT AIN'T SO. IT'S THE
21 HUMAN CONDITION. WE'RE PROGRAMMED TO BELIEVE A LOT OF THINGS
22 THAT AREN'T TRUE IT'S WHO WE ARE WHAT WE ARE AND IF WE FAIL TO
23 ACKNOWLEDGE THIS WE DON'T REALLY UNDERSTAND WHAT'S GOING ON IN
24 THE WORLD AROUND US. IF I LOOK AT WHERE THE ECONOMY IS GOING
25 TODAY RIGHT NOW I'M TOLD LOOK HOUSEHOLD FINANCES ARE

JUNE 20, 2025

1 INCREDIBLY STRONG DISPOSAL INCOME ALL-TIME HIGH-LEVEL
2 HOUSEHOLD DEBT INCOME LEVELS PEAKED 100% DEBT GDP PER
3 HOUSEHOLDS IN 2010 NOW DOWN TO 70% YES AMERICANS LOOK LIKE
4 THEY CAN WEATHER A STORM OR TWO, IF YOU LOOK AT THIS
5 PARTICULAR DATA. YOU CAN SEE THIS BEST IN TERMS OF EXTERNAL
6 ACCOUNTS. LAST YEAR THE U.S. ECONOMY RAN A TRADE DEFICIT OF
7 ABOUT A TRILLION DOLLARS UNDERSTAND WHAT THAT MEANS. THAT
8 MEANS WE AS A NATION CONSUMED A TRILLION DOLLAR MORE THAN WE
9 PRODUCED. WE'RE IN THE MIDST OF A CONSUMPTION BEST OF MY
10 KNOWLEDGE YOU SEE THAT IN TERMS OF LOW HOUSEHOLD SAVINGS RATES
11 AMERICANS HAVE HIGH INCOME BUT SAVINGS RATES ARE BELOW 4%. HOW
12 DID WE GET TO THIS PLACE? WHERE DID THIS ALL START? IT ALL
13 STARTED BACK IN 2020, THAT IS TO SAY WITH THE PANDEMIC AND THE
14 TRUE ORIGINAL SIN, AND THAT OF COURSE ALL HAD ON DO WITH THE
15 NARRATIVE REGARDING THE PANDEMIC. NOW, AMAZINGLY, IN 2020, AND
16 I GET IT, THE PANDEMIC WAS A SCARY TIME, IT WAS A HORRIBLE
17 TIME, IT WAS A HUMANITARIAN DISASTER, M MILLIONS OF PEOPLE
18 PASSED WE WERE STUCK INSIDE KIDS LOST VALUABLE EDUCATION BUT
19 YOU KNOW WHAT IT WASN'T GOING TO DO? THE PANDEMIC WASN'T GOING
20 TO CAUSE A DEPRESSION, BECAUSE PANDEMICS DON'T CAUSE
21 DEPRESSIONS NEVER HAS NEVER WILL. I'M A STUDENT OF BUSINESS
22 CYCLES THAT'S MY JOB AND THERE HAS NEVER BEEN A PANDEMIC
23 DRIVEN DEPRESSION. DEPRESSIONS ARE CAUSED BY BAD RECESSIONS
24 COMBINED WITH DEFLATION, WHICH IS A MONETARY SITUATION, NOT A
25 DISEASE. GO BACK 100 YEARS AGO TO THE SPANISH FLU. NO

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1 DEPRESSION. THE DEPRESSION DIDN'T COME IN 1929 WITH THE
2 COLLAPSE OF THE FINANCIAL MARKETS AND THE BANKING SYSTEM.
3 THAT'S NOT HOW IT WORKS. ALL THOSE IN WASHINGTON, CONGRESS,
4 ALL THOSE AT FEDERAL RESERVE JUST BOUGHT INTO THE IDEA IT WAS
5 GOING TO CAUSE DEPRESSION AND THEY WENT TO TOWN LIKE THEY HAVE
6 NEVER SEEN IT HAPPEN BEFORE. THE PANDEMIC AND OUR ECONOMY. THE
7 PANDEMIC WAS THE DEEPEST RECESSION IN U.S. ECONOMIC HISTORY
8 OUR ECONOMY CONTRACTED BY 9% IN REAL TERMS. WE HAVE NEVER SEEN
9 ANYTHING LIKE THAT. IT WAS ALSO THE SHORTEST RECESSION EVER.
10 IT LASTED EIGHT WEEKS FROM THE MIDDLE OF APRIL TO THE
11 BEGINNING OF JUNE. THAT'S IT. BY THE THIRD QUARTER, THE
12 ECONOMY WAS ROCKETING BACK BY THE FIRST QUARTER OF 2021
13 ECONOMY WAS BACK TO WHERE IT SHOULD HAVE BEEN TOGETHER THE
14 U.S. ECONOMY LOST ABOUT \$850 BILLION OF INCOME AS A RESULT OF
15 THE PANDEMIC IN RETURN FOR OUR TROUBLES THE FEDERAL GOVERNMENT
16 DEPLOYED \$6 TRILLION OF STIMULUS TO DEAL WITH \$850 BILLION HIT
17 \$6 TRILLION FUNDED OF COURSE BY \$5 TRILLION IN QUANTITATIVE
18 EASING WHICH IS A FANCY NAME FOR PRINTING MONEY, SEVEN THERE
19 STIMULUS FOR EVERY DOLLAR OF LOST INCOME, THAT ADD US UP TO
20 ABOUT 50,000 FOR EVERY AMERICAN HOUSEHOLD BUT DIDN'T END THERE
21 WHEN ALL THAT CARB HIT THE ECONOMY WHAT HAPPENED HOME PRICES
22 TOOK OFF STOCK MARKET TOOK OFF CRYPTO CURRENCY MARKETS TOOK
23 OFF AND THE BOND MARKET UP, AS PRICES WENT UP, THAT GAVE EVEN
24 MORE MONEY TO AMERICAN HOUSEHOLDS IN THE FORM OF WEALTH.
25 ULTIMATELY THAT \$6 TRILLION OF STIMULUS CAUSED YOUR AVERAGE

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1 AMERICAN HOUSEHOLD TO SEE A \$250,000 INCREASE IN THEIR NET
2 WORTH. 26%. AND IT HASN'T STOPPED. DESPITE THE FED HAS TRIED
3 TO GET THE HORSE BACK IN THE BARN THEY FAILED MISERABLY,
4 FINANCIAL MARKETS CONTINUE TO RISE, ALL-TIME HIGHLY LEVELS
5 COMING INTO THIS YEAR UP 335,000 OR 35% FROM WHERE THEY WERE
6 PRIOR TO THE PANDEMIC AND NO WONDER PEOPLE ARE SPENDING MONEY
7 LIKE NOBODY'S BUSINESS EVERYBODY'S RICH. THE FEDERAL
8 GOVERNMENT LOVES TO SPEND MORE AND HATE TO SPEND LESS AND
9 EVERYBODY SHOULD RECOGNIZE THAT WHEN THAT MONEY HIT, OF COURSE
10 CONGRESS AND THEY RAMPED UP SPENDING WEREN'T GOING TO BACK YOU
11 WHEN THE FED DID AND THEY DIDN'T IN FACT THEY CONTINUED TO
12 INCREASE DEFICIT SPENDING RIGHT UP UNTIL OF COURSE THE
13 BEGINNING OF THIS YEAR WHEN AGAIN IN FULL EMPLOYMENT ECONOMY
14 WE HAD A \$2 TRILLION FEDERAL BUDGET DEFICIT 6% OF GDP. THAT'S
15 A CRAZY LARGE NUMBER FOR A FULL EMPLOYMENT ECONOMY AND IT'S A
16 FUNCTION OF SPENDING. THEY'RE SPENDING MONEY ON ALL SORTS OF
17 STUFF AND THEY'RE JUST NOT BOTHERING TO TAX FOR IT, AND THAT
18 OF COURSE IS A PROBLEM P LET ME PUT IT TO YOU IF A DIFFERENT
19 WAY. ON THE LEFT SIDE OF THE SCREEN, THAT'S THE HOUSEHOLD
20 SAVINGS RATE ABOVE 4% RIGHT NOW BUT YOU KNOW WHAT? YOU NEED TO
21 TAKE INTO ACCOUNT THE MONEY WE'RE NOT SPENDING ON TAXES. IF
22 YOU DO THAT'S THE LOWER LINE. IN FACT THE LAST TIME HOUSEHOLD
23 SAVINGS WERE POSITIVE WAS BACK IN TWO KNOW THIS ONE. SINCE
24 THEN, WHILE WE THINK WE'RE SAVING THE GOVERNMENT HAS BEEN
25 DISSAVING AT EVEN A FASTER BASIS AND THE SAVINGS RIGHT NOW

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1 GROWTH SAVINGS RATE WITH HOUSEHOLDS AND FEDERAL GOVERNMENT IS
2 NEGATIVE 5% AND SAME ON THE DEBT FRONT OH WELL WE HAVE LESS
3 DEBT PER AMERICAN HOUSEHOLD BUT THE ONLY THING WE HAVE DONE IS
4 TRADE ALL THAT PRIVATE SECTOR DEBT WITH PUBLIC SECTOR DEBT AND
5 IF YOU LOOK AT FEDERAL DEBT CLOSE TO 7% GDP HIGHEST IT'S EVER
6 BEEN WE HAVE ILLUSION OF HOUSEHOLD WEALTH DRIVEN BY DEFICIT
7 SITUATION OF COURSE WE KNOW THAT DEFICIT SITUATION IS NOT
8 SUSTAINABLE, VISION OF OUR PERSONAL WEALTH IS NOT SUSTAINABLE.
9 LET ME PUT THIS NUMBER IN YOUR HEAD IF THEY WANT TO CLOSE THE
10 DEFICIT THIS YEAR YOU'RE TALKING ABOUT \$15,000 IN NEW TAXES
11 FOR YOUR AVERAGE AMERICAN HOUSEHOLD OR EQUIVALENTLY A 25%
12 DECLINE IN FEDERAL SPENDING. WHICH ISN'T GOING TO HAPPEN IF
13 YOU LAY OFF A FEW PEOPLE AT U.S. AID, OBVIOUSLY D. O. G. E.
14 WAS NOTHING BUT A RED HERRING DESIGN TO DISTRACT FROM WHAT WAS
15 REALLY GOING ON OF COURSE THE OTHER THING STIMULUS BROUGHT US
16 WAS INFLATION. OF COURSE IT DID. QUARTER MILLION DOLLARS IN
17 NEW NETWORK AT EVERY AMERICAN HOUSEHOLD WHILE WE EXPAND THE
18 MONEY SUPPLY BY 40%. A HUGE INCREASE IN DEMAND PLUS HUGE
19 INCREASE OF MONEY SUPPLY EQUALS INFLATION, ALWAYS HAVE, ALWAYS
20 WILL BE. TRUEST CLICHE IS INFLATION IS CAUSED BY TOO MUCH
21 MONEY CHASING AFTER FEW TOO GOODS. AND YEAH, I KNOW THE
22 FEDERAL RESERVE CONTINUES TO PRETEND THAT THEY HAD NOTHING TO
23 DO WITH INFLATION AND THAT'S ONLY BECAUSE THEY FEARED THE LOSS
24 OF THEIR INDEPENDENCE MORE THAN THEY FEAR THE CONSEQUENCE OF
25 CONSTANTLY LYING TO THE AMERICAN PUBLIC WHICH TO ME SUGGESTS

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1 THAT MAYBE, MAYBE THEIR MOTIVES AREN'T AS QUITE PURE AS WE
2 WOULD ALL LIKE TO THINK. AGAIN, WE DON'T HEAR THIS. HIGH
3 INFLATION MADE FINANCES WORK FOR 65% OF AMERICANS LAST YEAR.
4 YEAH, NO IT DIDN'T. I GET IT YOU ALL HEARD OVER AND OVER,
5 AMERICANS ARE BEING CRUSHED BY INFLATION; HOUSEHOLDS CRUSHED
6 BY INFLATION; WE HEAR IT OVER AND OVER BUT THAT'S AN OXYMORON
7 IT DOESN'T WORK LIKE THAT. IF HOUSEHOLDS WERE TRULY BEING
8 CRUSHED BY INFLATION, INFLATION WOULD STOP. THE CONSEQUENCE OF
9 LACK OF DEMAND IS PRICES GO DOWN NOT UP. THE FACT WE HAVE
10 INFLATION IS EXACTLY WHY I KNOW THE ECONOMY HAS BEEN
11 OVERHEATED, IT'S THE CONSEQUENCE OF OVERHEATING. IN A REAL
12 SENSE WHO SHOULD TRUMP THANK FOR HIS BIG ELECTION WIN? WELL
13 REMEMBER ONE OF THE BIGGEST THINGS COMING INTO THE ELECTION,
14 THAT PEOPLE WERE CONCERNED ABOUT IS INFLATION. SO, YEAH, THIS
15 GUY RESPONSIBLE FOR DONALD TRUMP'S WIN. I THINK IS IRONIC
16 GIVEN THAT TRUMP WANTS TO GET RID OF JEROME PAUL. YOU THINK HE
17 WOULD BE SENDING FLOWERS OR CANDY, THANK YOU NOTE, SOMETHING
18 NICE. BUT NO, NOT AT ALL. AND HERE WE ARE WITH OF COURSE THE
19 TRUMP ADMINISTRATION AND THIS CRAZY PILE OF POLICIES WHICH IS
20 CREATING ALL THE CONNIPTION WE SEE. IN CALIFORNIA HOW ARE WE
21 SEE? IN CALIFORNIA, HOW ARE WE DOING. WHEN YOU LOOK UP THE
22 ELECTION ANY TIME SOMEBODY WANTED TO SAY SOMETHING BAD ABOUT
23 DEMOCRATS THEY POINTED AT THE STATE OF CALIFORNIA AND OUR
24 MESS. THAT'S PARTICULARLY TRUE-UP HERE IN THE BAY AREA,
25 VISIONS OF HOMELESSNESS, LOCAL CRIME, ELON MUSK CALLING

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1 DOWNTOWN SAN FRANCISCO A DERELICT ZOMBIE APOCALYPSE AND TECH
2 BUBBLE ON THE HORIZON. EMPLOYMENT GROWTH DOESN'T LOOK VERY
3 GOOD IN CALIFORNIA, RIGHT? CALIFORNIA HAS FLAT LINED OVER THE
4 COURSE OF THE LAST 24 MONTHS. OUR UNEMPLOYMENT RATE HAS
5 DRIFTED UP MORE THAN REST OF THE NATION. HERE IN THE BAY AREA
6 THE NUMBERS ARE DOWN. SAN JOSE HAS THE SAME NUMBER OF JOBS
7 THEY HAD PRIOR TO THE PANDEMIC AND SAN FRANCISCO IS DOWN 5 TO
8 6%, OF COURSE OAKLAND IS ALSO DOWN A FEW PERCENT. NOT A GOOD
9 IMAGE. AND YOU CAN'T MISS THAT ANYWHERE BETTER THAN IN THOSE
10 OFFICE MARKET NUMBERS WHEREIN SAN FRANCISCO FOR EXAMPLE, THERE
11 ARE 51 SQUARE FEET OF EMPTY OFFICE SPACE FOR EVERY SINGLE
12 OFFICERS USING EMPLOYEES, YES THERE HAS BEEN A DECLINE IN TECH
13 JOBS BUT ONLY AFTER THE BAY AREA SAW THE BIGGEST INCREASE OF
14 TECH JOBS OF ANY PLACE IN THE NATION OVER THE COURSE OF 15
15 YEARS OR SO, THE FACT YOU'RE GIVING UP A FEW DOES NOT MEAN
16 THAT THE BAY AREA IS NO LONGER THE CENTER OF THE TECH WORLD AS
17 THE CASE MAY BE BUT NEVERTHELESS THE OPTICS OF COURSE ARE
18 THERE THIS AND IT'S SCARY TO SEE OF COURSE TECH JOBS GOING
19 AWAY. HOW ABOUT SIMPLY INCREASES IN INCOME AND STANDARDS OF
20 LIVING. TURNS OUT GDP IS RISING FASTER THAN THE NATION DESPITE
21 THE FACT JOB GROWTH ISN'T. IN OTHER WORDS WE HAVE A LOT MORE
22 LABOR PRODUCTIVITY IN CALIFORNIA, ONE OF THE REASONS INCOMES
23 CONTINUE TO RISE, WHEN YOU LOOK AT WORKER INCOMES OR HOUSEHOLD
24 INCOMES THE GAP BETWEEN CALIFORNIA INCOME AND THE INCOMES OF
25 THE REST OF THE NATION HAVE NEVER BEEN LARGER THAN THEY ARE

JUNE 20, 2025

1 RIGHT NOW. WHEN YOU THINK ABOUT THE 3200 COUNTIES IN THE
2 UNITED STATES, LET'S LOOK AT THE TOP 100 IN TERMS OF MEDIAN
3 HOUSEHOLD INCOME AND NO FEWER THAN 11 OF CALIFORNIA COUNTIES
4 ARE IN THE TOP 100 OF COURSE NUMBER TWO SANTA CLARA, THREE SAN
5 MATEO, NUMBER TEN MARIN, NUMBER 18 SAN FRANCISCO AND 25 CONTRA
6 COSTA. SO, YEAH, THIS IS STILL THE RITZIEST ZIP CODE ON THE
7 MAP, IF YOU WILL. NO DOUBT ABOUT IT. EVEN WHEN IT COMES TO
8 CONVERSATIONS ABOUT INEQUALITY CALIFORNIA'S POVERTY RATE HAS
9 COME DOWN JUST AS MUCH AS THE NATION'S AND THIS IS BASED ON
10 GROSS INCOME IT DOESN'T INCLUDE ALL BENEFITS PEOPLE ARE
11 RECEIVING AND YOU WANT TO THINK ABOUT INEQUALITY, ETHNIC BASIS
12 OVER THE LAST FIVE YEARS FROM 2019 TO 2023 RECENT DATA SHOWS
13 HISPANIC AND AFRICAN AMERICANS HAVE SEEN HOUSEHOLD GROWTH, I
14 DON'T WANT TO SAY FOR A SECOND THAT THE BATTLE AGAINST INE
15 QUALITIES IS OVER BUT TAKE A STEP BACK AND APPRECIATE THE
16 TREND AND POSITIVE TRENDS IN MACE. CALIFORNIA'S POVERTY RATES
17 SOARING TO AN ALARMINGLY HIGH-LEVEL OF THE SERIOUSLY THAT'S AN
18 ALARMINGLY HIGH-LEVEL. WHAT ARE WE DOING? WHAT ARE WE TALKING
19 ABOUT. ACROSS THE STATE, WHEN'S INTERESTING HERE IS SOME OF
20 THE BIGGEST INCREASES IN INCOMES ARE PLACES YOU MIGHT NOT
21 EXPECT, STOCKTON, FRESNO, LONG BEACH, BAKERSFIELD AND POVERTY
22 RATES FALLING FASTER OUT IN CENTRAL VALLEY THAN THEY HAVE HERE
23 ALONG THE COAST PART OF THE STATE THAT'S TYPICALLY BEHIND THE
24 CURVE LEADING THE STATE IN TERMS OF GROWTH BUT LOOK AT THE
25 REGION YOU CAN SEE GOOD SOLID NUMBERS IN TERMS OF MEDIAN

JUNE 20, 2025

1 HOUSEHOLD INCOME AND THE SHARE OF THE POPULATION WITH SUBPRIME
2 CREDIT SCORE UP HERE IN THE BAY AREA THAT'S A GOOD PROXY FOR
3 WHAT'S HAPPENING IN LOWER ETCH LONGS OF THE LOCAL ECONOMY, AND
4 THOSE SHARE OF THE POPULATION WITH THE SUBPRIME CREDIT SCORE
5 SUGGESTING HAVING DIDN'T PRECONCEIVING PROBLEMS REMAINS NEAR
6 ALL-TIME LOW LEVELS. AVERAGE WEEKLY RANGE IN SAN JOSE IS
7 \$1,900, DRAMATICALLY ABOVE ANY OTHER METROPOLIS IN THE NATION
8 RIGHT NOW. WHAT'S INTERESTING ABOUT TECH, YOU LOOK CLOSER, YOU
9 ASK WHAT'S HAPPENING IN THE TECH PLACE, ACTUALLY MANUFACTURE
10 SHIPMENTS, AFFIRMATION TECHNOLOGY CONTINUES TO RISE,
11 PARTICULARLY DATA PROCESSES AND COMPUTER SYSTEMS DESIGN
12 CONTINUE TO RISE, AND COMPUTER ELECTRONIC MANUFACTURING IS
13 FLAT NOW BECAUSE WE'RE SHIFTING TO A SOFTWARE TYPE WORLD AND I
14 APPRECIATE THAT CERTAINLY DOESN'T LOOK LIKE WHAT YOU'RE SEEING
15 IN TERMS OF JOBS IN THE AREA. I'M GOING TO THROW SOMETHING
16 ELSE AT YOU HERE IS AN INTERESTING STICK, ON THE LEFT VENTURE
17 CAPITAL FUNDING, UPS AND DOWNS, VENTURE CAPITAL IN 2021 DRIVEN
18 BY THE SAME AMOUNT OF CASH THAT CAME INTO THE UNITED STATES
19 COURTESY OF THE FEDERAL RESERVE OF COURSE IN ONE YEAR ARE THE
20 BAY AREA SAW TWICE AS MUCH VENTURE CAPITAL FUNDING THAN EVER
21 BEFORE SINCE WELL NOT EXACTLY SINCE LAST YEAR OF COURSE IT
22 FELL DRAMATICALLY AND THAT'S STARTING TO TIGHTEN UP BUT NOW
23 IT'S BOUNCED BACK, IF YOU LOOK AT THE SHARE OF JOB OPENINGS
24 WITH AI IN THE JOB DESCRIPTION ALL-TIME HIGH. THIS IS REALLY
25 ABOUT AI? MAKES ME STOP AND THINK FOR A SECOND. WHAT IS

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1 HAPPENING IN TECH IN THE BAY AREA. WELL, YOU KNOW, WHAT'S THE
2 STORY ABOUT AI? WE KEEP HEARING ABOUT AI HOW MILLIONS OF
3 AMERICANS HAVE LOST THEIR JOB OF COURSE BECAUSE OF AI. WE KNOW
4 THE ROBERT IS GOING TO SHOW UP AND TAKE YOUR JOB, GET THE HELL
5 OUT OF HERE AS THE CASE MAY BE. LOOK, TECHNOLOGY TENDS TO
6 ENHANCE PRODUCTIVITY, IT DOESN'T LOOK LIKE THE ULTRA SMART
7 ROBERT IT LOOKS MORE LIKE THE DUSTIN HOFFMAN CHARACTERISTIC IN
8 RAIN MAN, HANDY TO HAVE AROUND BUT YOU DON WANT TO LET THEM
9 OUT IN THE WORLD ON THEIR OWN THAT'S THE REALITY OF AI RIGHT
10 NOW, WHY BRING UP THIS? WHEN YOU THINK ABOUT AI ENHANCING
11 PRODUCTIVITY, WELL, WHAT COMPANIES ARE GOING TO BE INTEGRATING
12 AI FASTER THAN ANYONE ELSE? AND OF COURSE THE ANSWER IS THE
13 VERY INDUSTRIES THAT ARE MAKING IT, THAT'S THE TECH COMPANIES
14 THEMSELVES. WHAT'S REALLY HAPPENING? IS TECH FAILING? ARE
15 THERE LOTS OF BANKRUPTCIES? OR IS IT THAT THE LOW END JOBS IN
16 TECH ARE SIMPLY REPLACING WITH NEW AI, AT LEAST ACCORDING TO
17 AMAZON RECENTLY IT'S ALL ABOUT AI REPLACING THOSE ENTRY LEVEL
18 JOBS. WHAT YOU SEE OF COURSE IS THAT EVERYBODY STARTED TO
19 FLATTEN OUT OVER THE COURSE ON THE LAST YEAR IN TERMS OF NEW
20 ESTABLISHMENTS BUT THAT SEEMS TO BE TURNING THE CORNER AND THE
21 BAY AREA STILL HAS MORE TECH ESTABLISHMENTS AND THE BAY AREA
22 SAW GROWTH IN TECH, UNLIKE OTHER PLACES SUCH AS BOSTON OR
23 SEATTLE. FROM THIS PERSPECTIVE IT LOOKS LIKE TECH IS DOING
24 WELL AND THE GAP IN AVERAGE WAGES HERE IN THE BAY AREA
25 COMPARED TO THE REST OF THE UNITED STATES IS LARGER THAN IT'S

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1 EVER BEEN SO PERHAPS TECH IS NOT SUFFERING WAIT WE THINK IT IS
2 IT'S ENTRY LEVEL JOBS THAT ARE GETTING REPLACED BY DIDN'T KIND
3 OF ALGORITHMS. AND MAYBE THIS'S NOT SO BAD. WHAT'S INTERESTING
4 IS FOR ALL WORRIES ABOUT TECH, THE UNEMPLOYMENT RATE IN THE
5 BAY AREA IS STILL 4%. IF YOU LOOK AT SAN JOSE AS AN EXAMPLE
6 MANUFACTURING PROFESSIONAL JOBS HAVE ALL FALLEN OVER THE LAST
7 COUPLE OF YEARS, BUT YOU KNOW WHAT? HEALTH CARE, EDUCATION,
8 GOVERNMENT, OTHER SERVICES HAVE LEAPED TO THE FOREFRONT THE
9 SLACKNESS THAT HAS BEEN LEFT BECAUSE TECH IS NOT HIRING OR
10 GETTING RID OF PEOPLE HAS IMMEDIATELY BEEN ABSORBED ELSEWHERE
11 IN THE ECONOMY PAUSE THE REST OF THE ECONOMY HAS BEEN
12 CONSTRAINED PIE LACK OF PEOPLE. ULTIMATELY IF YOU KNOW WHAT'S
13 HOLD THE BAY AREA ECONOMY BACK IT'S SIMPLY LACK OF WORKERS
14 LACK OF TECH JOBS EVEN WITH THE DECLINE IN TECH JOBS OVER THE
15 LAST COUPLE OF YEARS, THE BAY AREA TECH JOBS IS ABOUT 13%
16 WHICH PRIOR TO THE PANDEMIC HAS NEVER BEEN HIGHER. CONCEPT IN
17 ECONOMICS CALLED DUTCH DISEASE, GOES BACK TO THE NEVER LANDS
18 WHEN THEY DISCOVERED OIL, ALL THESE DUTCH GUYS WENT OUT ON
19 BOATS AND WENT TO WORK WHEN THEY DID THE ECONOMY LEFT BEHIND
20 COULDN'T HIRE PEOPLE AND THE ECONOMY LEFT BEHIND ENDED UP
21 STRUGGLING TO GROW JUST BECAUSE OIL WAS THERE. THAT'S WHAT
22 HAPPENS WHEN YOU HAVE ONE SECTOR THAT'S GROWING DRAMATICALLY
23 IN CONTEXT OF AN ECONOMY WITH FIXED LABOR MARKET AND SUCCESS
24 OF ONE LEADS TO LOSSES OF OTHERS BY THE WAY THOSE PLATFORM
25 STARTED SLOWING DOWN WHEN OIL PRICES FELL ALL THOSE PEOPLE

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1 WENT BACK -- ULTIMATELY THE REAL PROBLEMS HERE AND IN
2 CALIFORNIA IS NOT THE BUSINESS CLIMATE, NOT TAXES IT'S THE
3 FACT WE DON'T HAVE ENOUGH WORKERS. IN THE LAST FIVE YEARS THE
4 STATE HAS ADDED 400,000 PAYROLL JOBS WE HAVE EXPANDED OUR
5 LABOR FORCE BY 120,000 PEOPLE. IT'S KIND OF A NEAT TRICK,
6 TEXAS GROWS FASTER THAN US, TEXAS BUILDS HOUSING AND WE DON'T.
7 WHAT DOES THAT MEAN? IN THE LAST FIVE YEARS TEXAS HAS ADDED
8 1.7 MILLION PEOPLE TO THEIR LABOR FORCE, WE HAVE ADDED
9 120,000. VERY SIMPLE. IF YOU DON'T BUILD HOUSING PEOPLE CAN'T
10 MOVE HERE. PEOPLE CAN'T MOVE HERE. THEY CAN'T FILL JOBS. WE'RE
11 HOLDING OUR ECONOMY BACK BY OUR RESISTANCE TO BUILDING
12 HOUSING. SIMPLE AS THAT. YOU CAN SEE IT ACROSS THE STATE,
13 INLAND EMPIRE CENTRAL VALLEY THESE TWO REGIONS HAVE BEEN
14 ACCOUNTED FOR 2/3 OF ALL JOB GROWTH IN THE LAST FIVE YEARS.
15 WHY THESE TWO REGIONS? BECAUSE THEY HAVE HOUSING AND LABOR
16 FORCE GROWTH IT'S NOT COMPLICATED. BUT WAIT PEOPLE ARE FLEEING
17 CALIFORNIA WE KNOW THAT BECAUSE THE POPULATION IS DROPPING.
18 RIGHT? PEOPLE ARE FLEEING. WHAT ARE THEY FLEEING? DEPENDS WHO
19 YOU ASK, HIGH TAXES HIGH HOUSING COST INEQUALITY OF,
20 REGULATIONS. PEOPLE ARE NOT FLEEING. THE VERB FLEEING HAS A
21 VERY DISTINCT, WELL, CAUSAL CHAIN. IF PEOPLE ARE FLEEING,
22 THEY'RE LEAVING EMPTY HOMES BEHIND THEM. FLEEING PEOPLE MEAN
23 HIGHER HOUSING VACANCY RATES. HAS ANYBODY SEEN ANY VACANT
24 HOUSING IN THE BAY AREA? THERE IS NO VACANT HOUSING IN THE
25 ENTIRE STATE. IN FACT HERE'S AN INTERESTING FACTOID CALIFORNIA

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1 HAS FEWER PEOPLE WE HAVE MORE HOUSEHOLDS. REPEAT, FEWER PEOPLE
2 MORE HOUSEHOLDS. WHAT'S GOING ON? THE ANSWER IS OVER THE LAST
3 FEW YEARS THERE HAS BEEN A BIG DECLINE IN PEOPLE PER HOUSEHOLD
4 PEOPLE ARE SPREADING OUT AND THAT'S THE REAL ISSUE, PEOPLE ARE
5 DOING SO WELL IN CALIFORNIA THEY'RE SPREADING OUT. I KNOW THAT
6 SOUND LIKE AN ODD THING TO SAY AND I'LL COME BACK TO IT IN A
7 SECOND, CLEARLY WHEN IT COMES TO THIS KIND OF CONVERSATION THE
8 ANSWER IS YOU HAVE GOT TO BUILD MORE HOUSING. THE STATE
9 CONTINUES TO UNDER MINE ANY COMMON SENSE EFFORT TO TRULY
10 EXPAND THE HOUSING SUPPLY YES YOU SEE THAT IN THE BAY AREA THE
11 BAY AREA PEAKED AT 6.7 MILLION PEOPLE NOW DOWN TO 6.5 MILLION
12 PEOPLE, PEOPLE ARE FLEEING. LOOK AT THE RIGHT SIDE SANTA CLARA
13 COUNTY, HOUSEHOLDS GREW BY 8%, TEN-YEAR GROWTH PER HOUSEHOLD
14 WENT DOWN BY 7% THAT MEANS VAST MAJORITY OF NEW HOUSING IN
15 SANTA CLARA COUNTY, PEOPLE SIMPLY EXPANDING OUT OF THEIR
16 CURRENT HOUSEHOLD IN SANTA CLARA COUNTY, BUILT ENOUGH HOUSING
17 JUST TO MEET DEMAND. YOU DON'T WANT ROOMMATES YOU DON'T WANT
18 TO LIVE WITH YOUR FAMILY, YOU MOVE OUT. AND BY THE WAY YOU SEE
19 JUST AS MUCH DECLINE IN PEOPLE PER HOUSEHOLD IN YOUR OWN HOMES
20 AS DO YOU IN RENTAL MARKETS. I DID A SIMPLE SIMULATION LOOKED
21 AT THE NUMBER OF NEW HOUSING UNITS IN THE LAST TEN YEARS, ONCE
22 YOU ACCOUNT FOR THE INCREASE IN HOLE DEMAND DICTATED BY
23 DECLINE OF PEOPLE PER HOUSEHOLD WHAT WAS LEFT OVER? 13,000
24 LEFT OVER AFTER LOCAL DEMAND SONOMA INCREASED BY 6,000 BUT
25 THEY NEEDED 14,000 TO MEET LOCAL DEMAND THIS IS WHAT DROVE

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1 PRICES UP. THIS IS EXACTLY WHAT CAUSED SOME PEOPLE TO LEAVE.
2 AND 15 THAT'S TRUE EVEN FOR RENTERS. UNDERSTAND THE IMPORTANCE
3 OF THIS, THE STANDARD STORY IN SACRAMENTO IS THAT WE HAVE
4 RISING HOMELESSNESS BECAUSE RENTERS ARE DOING SO BADLY IN FACT
5 QUITE THE OPPOSITE WE HAVE RISING HOMELESSNESS BECAUSE RENTERS
6 ARE DOING SO WELL. WHEN THEY'RE DOING WELL, THEY'RE SPREADING
7 OUT. WHEN THEY'RE SPREADING OUT THEY'RE PUSHING UP RENTS. WHEN
8 THEY'RE PUSHING UP RENTS SOMEONE HAS TO CHIEF. THEY HAVE TO
9 LEAVE THE STATE, THEY HAVE TO LEAVE THE CANYON, OR WORST-CASE
10 SCENARIO THEY END UP IN THE ALLEY. AND BY THE WAY, RESIDENT
11 CONTROL THAT ENCOURAGES PEOPLE TO SPREAD OUT WHICH MEANS MORE
12 HOMELESSNESS, AFFORDABLE HOUSING MANDATES DON'T REALLY SOLVE
13 THE PROBLEM. EVICTION MORATORIUMS. AGAIN MORE SPREADING OUT
14 MORE HOMELESSNESS. YOU HAVE TO EXPAND THE HOUSING STOCK. AND
15 THAT'S JUST NOT HAPPENING. AND OF COURSE THERE IS A WHOLE
16 OTHER SET OF CONVERSATION WHEN IT COMES TO HOUSING. TALK, FOR
17 EXAMPLE, ABOUT SAN FRANCISCO WHICH OBVIOUSLY HAS SEEN SOME OF
18 THE BIGGEST LOSSES OF PAYROLL JOBS AND SOME OF THE BIGGEST
19 ISSUES IF THE DO YOU WANT REGION. WHY? THINK OF THIS, SAN
20 FRANCISCO, THERE IS ABOUT HALF A MILLION HOUSEHOLD WORKERS
21 THAT, IS TO SAY PEOPLE WHO HAVE JOBS LIVING THERE, AND THERE
22 IS 700,000 PAYROLL JOBS THE GAP IS MADE UP OF PEOPLE WHO HAVE
23 BEEN COMMUTING IN. GUESS WHAT? PEOPLE AREN'T COMMUTING IN, IN
24 FACT I WOULD ARGUE OF THOSE 700,000 PAYROLL JOBS, THOSE JOBS
25 ARE NOT ACTUALLY BEING FILLED BY SOMEBODY WHOSE IN THAT OFFICE

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1 ON THAT PARTICULAR DAY REMEMBER WE COUNTY PAYROLL JOBS ON THE
2 ZIP CODE OF WHERE YOUR EMPLOYER IS IF YOU HAPPENED TO BE
3 WORKING THREE DAYS A WEEK OUT OF YOUR HOUSE IN ALAMEDA WELL
4 YOU'RE NOT ACTUALLY IN THE CITY. TAKE FOR EXAMPLE, MARIN
5 COUNTY USED TO BE 15% WORK-FROM-HOME NOW IT'S 26%. THESE ARE
6 PEOPLE WHO ARE NOT COMMUTE BEING IN ON A DAY-TO-DAY BASIS AND
7 THEREIN LIES ONE OF THE BIG PROBLEMS IN SAN FRANCISCO IT'S NOT
8 OF COURSE THE FACT THAT TOURISTS AREN'T GOING THERE OWE
9 BUSINESSES DON'T WANT TO BE THERE, IT'S THE WORKERS IN THAT
10 YOU THINK ARE IN SAN FRANCISCO, ARE NOT COMING IN NOT GOING TO
11 RESTAURANTS, RETAIL STATIONS AND THAT'S WHAT THESE ISSUES ARE
12 AND YOU SEE THAT IN THE BART DATA WHICH IS INCREDIBLY LOW AT
13 THIS POINT IN TIME. OVER AND OVER AGAIN ALL ABOUT HOUSING AND
14 MORE IMPORTANTLY GETTING HOUSING CLOSE TO WHERE THOSE OFFICE
15 BUILDINGS ARE. IT'S VERY SIMPLE. THERE HAS BEEN A DECLINE IN
16 DEMAND FOR OFFICERS SPACE PER OFFICE EMPLOYEE THERE HAS BEEN
17 INCREASE IN HOUSING DEMAND PER RESIDENT AND WHAT MEANS IS
18 DESPITE THE PACKET THAT OFFICE HAS BEEN AND WILL CONTINUE TO
19 BE THE CROWN JEWEL OF ANY URBAN AREA'S COMMERCIAL REAL ESTATE
20 PORTFOLIO, NEVERTHELESS YOU NEED A LOT LESS OFFICE SPACE
21 RELATIVE TO HOUSING. AND THAT'S THE PROBLEM HERE. DALLAS HAS
22 AS MUCH EMPTY OFFICE SPACE, DENVER HAS AS MUCH EMPTY OFFICE
23 SPACE PER OFFICE EMPLOYEES SAN FRANCISCO DOES THEY'RE NOT
24 WORRIED WHY THEY'RE BUILDING LOTS OF HOUSING AND THEY WILL
25 BACK FILL BAY AREA IS NOT BUILDING HOUSING IT'S GOING TO BE

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1 HARD TO FILL UP THAT OFFICE SPACE THE ANSWER IS OBVIOUSLY
2 CHANGE THE OFFICE SPACE AND HOUSING. IN THE MEANTIME WHEN'S
3 HAPPENING WITH THESE OFFICE BUILDINGS, THEY'RE BEING SOLD AT
4 ROCK BOTTOM PRICES AND KEEPING IT 20% FULL. WHO CARES? I MAKE
5 ENOUGH TO MONEY TO PAY MY MORTGAGE. SAN FRANCISCO WAS LOSING
6 ITS URBAN EDGE BY LEAVING OFFICE BUILDINGS 20% UNOCCUPIED
7 LAYING AROUND YOU NEED TO BE GOING OUT AND RED TAGGING
8 BUILDINGS, TELLING INVESTORS, YOU KNOW WHAT, TEAR THAT DOWN
9 I'LL LET YOU PUT UP WHATEVER YOU WANT, IT'S HOUSING AND I'M
10 NOT GOING TO CHARGE YOU ANY PERMIT FEES. THAT'S HARD TO DO
11 RIGHT NOW RELYING ON PERMIT FEES. BUT IN THE HONG RUN YOU GET
12 HOUSING NEXT TO UNION SCARE GET HOUSING NEXT TO THOSE EMPTY
13 OFFICE BUILDINGS AND YOU WILL SEE SAN FRANCISCO COME BACK LIKE
14 NOBODY'S BUSINESS, IT SHOULD BE AS IT SHOULD BE. HOME PRICES
15 ARE GOING UP IN THE BAY AREA. THAT'S THE SINGLE REASON YOU CAN
16 BE MOST CONFIDENT YOUR ECONOMY IS STILL GROWING, HOME PRICES
17 ARE GOING UP NOT DOWN. LET ME SHOW YOU THIS. EVERYBODY FREAKS
18 OUT ABOUT HOUSING DATA, A PERCENT OF NEW BUYERS INCOME HOUSING
19 COSTS ARE A SHARE OF NEW OWNER'S ECONOMIC THAT THAT MAKES
20 SENSE GOT IT OUT OF MY MOUTH OVER HERE ON THE RIGHT-HAND SIDE
21 UNITED STATES WENT IN 2018, 25%, 2023, 27%, SANTA CLARA 26 TO
22 27% IT'S LOWER, DESPITE THOSE INSANE HIGH PRICES DESPITE THE
23 FACT THAT MEDIAN HOUSE IN SAN JOSE COSTS \$2 MILLION, YOU CAN
24 SEE THAT IN TENANT OCCUPIED HOUSING SAN FRANCISCO SANTA CLARA
25 SAN MATEO HAVE SOME OF THE SMALLEST SHARE OF RENTAL

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1 CONSTRAINED HOUSEHOLDS IN THE ENTIRE STATE. I'M ALREADY TAKING
2 TOO MUCH TIME. BUT THINKING FAST AND SLOW BY DANIEL, IT'S
3 ANIMATION BOOK BEING AND RIGHTEOUS MIND BY JONATHON, WE GET
4 THE IDEA THAT WE TEND TO ACT EMOTIONALLY TO INFORMATION. WE
5 THINK WE'RE ACTING SMART AND DEDUCTIVE, BUT WE'RE NOT. WE'RE
6 REACTING EMOTIONALLY. WE DON'T THINK AS MUCH AS WE THINK WE
7 THINK. I CAN TELL YOU ANYWHERE BETTER THAN PAYING ATTENTION TO
8 THIS SURVEY FROM THE FEDERAL RESERVE. I LOVE IT TO DEATH. THIS
9 IS A FEDERAL RESERVE, WHAT THEY DID WAS ASKED A BUNCH OF
10 PEOPLE HOW ARE YOU DOING FINANCIALLY. BACK IN 2017, 74% OF
11 PEOPLE SAID I'M FINE FINANCIALLY. IN 2024 73%; THAT'S THE SAME
12 NUMBER. BELIEVE IT OR NOT PEOPLE FEEL THE SAME AS THEY DID IN
13 2017. BETTER OFF. WE'RE ALL INHERENTLY SATISFIED. THEY ASKED
14 HOW THEY THINK EVERYONE IS DOING. HOW ARE PEOPLE IN YOUR
15 NEIGHBORHOOD DOING? HOW ARE PEOPLE IN THE REST OF THE COUNTRY
16 DOING. THOSE NUMBERS ARE LOWER AND FALLING. WHAT DOES THAT
17 MEAN? IT MEANS THAT THE AVERAGE PERSON THINKS THEY'RE DOING
18 FINE BUT THE AVERAGE PERSON THINKS THAT THE AVERAGE PERSON IS
19 DOING TERRIBLE. IT DOESN'T WORK LIKE THAT. THAT'S THE PLACE
20 WE'RE IN AND HOW WE ENDED UP WITH THE TRUMP ADMINISTRATION.
21 REAL QUICK, TRUMP ADMINISTRATION, THEY WANT TO GET RID OF
22 PEOPLE. BUT WHAT THE PROBLEM IS OF COURSE THEY'RE WORRIED
23 ABOUT UNDOCUMENTED MIGRANTS. OUR PROBLEM IN THE UNITED STATES,
24 NOT JUST CALIFORNIA, WE DON'T HAVE ENOUGH WORKERS BECAUSE WE
25 STOPPED HAVING BABIES. THE SOLUTION IS MORE IMMIGRATION AND WE

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1 HAVEN'T FIXED OUR IMMIGRATION SYSTEM BUT THEY HAVE COME
2 ANYWAY, IT'S A GOOD THING OVER THE COURSE OF THE LAST 15 YEARS
3 OUR NATION HAS ADDED LESS THAN 18 MILLION PEOPLE TO OUR
4 WORKFORCE ALMOST 10 MILLION OF THOSE FOLKS WERE BORN OVERSEAS.
5 WELL OVER HALF OF NEW ADDITIONS TO OUR LABOR FORCE WERE BORN
6 OVERSEAS. CAN YOU IMAGINE IF WE DIDN'T HAVE THESE PEOPLE HERE
7 RIGHT NOW. AND THE ECONOMY'S ROARING IMMIGRATION IS THE KEY
8 REASON, INFRACTION IS NAMED TOP PROBLEM FOR THE THIRD STRAIGHT
9 MONTH. WE'RE ALL WORRIED ABOUT DEPORTATIONS. IT'S MORE SMOKE
10 THAN FIRE. THEY DON'T HAVE THE DETENTION FACILITIES, COURTS,
11 IT'S VIRTUE SIGNALING. THEY'RE JUST SLOWING DOWN IMMIGRATION.
12 IF YOU STOP IMMIGRATION RIGHT NOW WE'RE AT PEAK LABOR FORCE
13 AND ARE GOING TO START FALLING THAT'S THE BIGGEST ISSUE. WE
14 HAVEN'T ADDED A LOT OF PEOPLE TO OUR LABOR FORCE, OUR TWO
15 NEIGHBORS HAVE. MEXICO AND CANADA HAVE ADDED TONS OF PEOPLE,
16 ONE ON THE BASIS OF BABIES AND THE OTHER ON BASIS OF
17 IMMIGRATION. AND OF COURSE WE'RE ATTACKING THEM AS WELL. I'M
18 SURE EVERYBODY HAS HEARD THE TACO TRADE. RIGHT? TRUMP. BUT
19 LOOK THE TRADE THING IS NOT THAT BIG OF A DEAL IF YOU ACTUALLY
20 LOOK AT, SAY, A 20% ACROSS THE BOARD TARIFF YOU'RE TALKING
21 ABOUT A \$650 BILLION TAX ON THE U.S. ECONOMY, A THIRD PAID BY
22 FOREIGN EXPORTERS, THIRD PAID BY AMERICAN BUSINESS THIRD PAID
23 BY AMERICAN CONSUMER IT'S A COUPLE HUNDRED BILLION. THE BIG
24 DEAL IS WHEN WE ATTACK THE REST OF THE WORLD, WE'RE ATTACKING
25 THE MONEY THAT'S SUPPORTING OUR EXCESS CONSUMPTION. THIS

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1 NATION HAS BEEN PULLING IN TRILLIONS OF DOLLARS IN HOT MONEY
2 COMING INTO THE UNITED STATES. WHAT DOES THIS MEAN? LAST YEAR,
3 OUR FEDERAL GOVERNMENT BORROWED 2 TRILLION AND HALF OF THAT IS
4 WAS PAID BY THE REST OF THE WORLD. THEY'RE NOT COMING HERE TO
5 BUY TREASURY. THEY'RE COMING HERE TO BUY EQUITY, REAL ESTATE,
6 THEY'RE COMING HERE TO BUY CRYPTO CURRENCY THE DOLLAR HAS BEEN
7 PUSHED UP TO A 40 YEAR HIGH. IN THE END OUR MONEY IS FUNDING
8 OUR FEDERAL GOVERNMENT AND THAT'S THE RISK. GUESS WHAT? WE
9 HAVE A FINANCIAL BUBBLE. [INDISCERNIBLE] RATIO. HOW ABOUT
10 BITCOIN HIT \$108,000 I KNOW THERE ARE A LOT OF PEOPLE WHO ARE
11 CRYPTO CURRENCY FANS IN THE WORLD. DOES IT SEEM REASONABLE TO
12 YOU THAT THE MARKET CAPITALIZATION OF BITCOIN IS CURRENTLY
13 LARGER THAN GOOGLE. IF YOU DON'T WANT TO INVEST IN BITCOIN,
14 MAY I SUGGEST INVESTING IN FARTCOIN, IT'S VERY REASONABLE AT
15 \$1.17. YES, IT'S THE REAL DEAL. LOOK IT UP ON YOUR EXCHANGE
16 APP. IT HAS A MARKET VALUE OF \$400 MILLION. THE OVERALL CRYPTO
17 MARKET IS WORTH \$3.5 TRILLION RIGHT NOW. WE SHOULD BE SHUTTING
18 THIS THING DOWN AND INSTEAD THEY'RE GOING TO ALLOW STABLE COIN
19 COMPANIES TO BUY TREASURIES, WHICH IS TERRIFYING. BE FEARFUL
20 WHEN OTHERS ARE GREEDY; BE GREEDY WHEN OTHERS ARE FEARFUL. A
21 COUPLE MONTHS AGO, WHAT HAPPENED? WE HAD THE BIG THREATS; THE
22 STOCK MARKET STARTED TO DIVE, TYPICALLY MARKET RALLY, REMEMBER
23 FOREIGN MONEY RUNNING AFTER THE STOCK MARKET STARTS PULLING
24 BACK THE DOLLAR DROPPED AND INTEREST RATES WENT UP. THAT'S THE
25 KEY, YOU SCARE THAT MONEY AWAY, WE'RE GOING TO HAVE TO SELF-

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1 FUND THE FEDERAL DE FECIT, HUGE INCREASE IN RATES. YOU SHOULD
2 BE TRYING TO COOL IT DOWN. BUT OF COURSE THEY'RE NOT. NOW WE
3 HAVE OF COURSE MORE DEFICIT SPENDING WITH THE BIG BEAUTIFUL
4 BILL WHICH IS GOING TO COST \$2.8 TRILLION MORE. AND DON'T
5 FORGET OUR STATE IS AT RISK BECAUSE OF THE BILLBOARD. LOOK, WE
6 HAD ENORMOUS INCREASE IN STATE REVENUES BACK IN 2021 BECAUSE
7 OF THE BUBBLE APPROXIMATE HOW WE GET MONEY FROM CAPITAL GAINS
8 AND THEN IT WENT AWAY BRIEFLY WE WENT INTO DEFICIT THEN IT
9 CAME BACK AND NOW THE DEFICIT HAS GONE AWAY BRIEFLY THEN
10 SPENDING PROBLEM IN THE STATE OF CALIFORNIA AND GUESS WHAT
11 WHEN THAT MARKET DROPS AGAIN IT'S GOING TO GET UGLY IN
12 SACRAMENTO. YOU THINK IT'S UGLY NOW? WAIT. AND NOW WE HAVE
13 PENSIONS THAT ARE A BIG PROBLEM FOR THE STATE AND ARE GOING TO
14 GET WORSE WHEN ASSET PRICES START TO FALL AGAIN AND RIGHT NOW
15 STATE LAWMAKERS ARE TRYING TO SPIKE PENSIONS AND MAKE THEM
16 LARGER. WHAT ARE WE DOING? WE'RE RUNNING TOWARDS THE EDGE OF
17 THE CLIFF AS FAST AS OUR LITTLE LEGS WILL TAKE US, WHAT ARE
18 THE FEDS DOING ABOUT ALL OF THIS? NOTHING. BETWEEN A ROCK AND
19 HARD PLACE IF THEY CUT RATES MAKES THE MARKET GO HOTTER AND
20 CAUSES INTEREST RATES TO GO UP. TRUMP INHERITED THE HEALTHIEST
21 SET OF AMERICAN HOUSEHOLDS EVER AND EVERYBODY'S ANGRY HE ALSO
22 INHERITED ONE OF THE MOST OVERHEATED OUT OF BALANCE MACRO
23 ECONOMICS WE HAVE EVER SEEN AND ONE THAT SHOULD BE TERRIFYING
24 FINANCIAL MARKS, THOSE MACRO IMBALANCES ARE GOING TO COME BACK
25 AND HAUNT US, YOU THINK PEOPLE ARE UPSET NOW, WAIT UNTIL THEY

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1 FIND OUT THEIR CURRENT LEVEL OF STANDARD OF LIVING IS
2 OVERVALUED. YES, THE ECONOMY IS GOING TO SLOW, TARIFFS ARE
3 GOING TO HIT, BUT WITH THAT SAID PLENTY OF MOMENTUM HERE IF
4 YOU WANT TO KNOW WHEN THIS THING SLOWS DOWN PARTICULARLY WHEN
5 THE U.S. DOLLAR STARTS GOING DOWN RATS GOING UP. IN CALIFORNIA
6 FOCUSED ON WRONG ISSUES IT'S HOUSING SUPPLY NOT AFFORDABILITY
7 IT'S NOT HARD. BUILD HOUSING. DO IT NOW. GET OUT OF THE WAY.
8 [LAUGHTER] GET RID OF PERMITS, GET RID OF FEES. JUST DO IT
9 IT'S A SOLUTION FOR SO MANY PROBLEMS AND THAT IS PARTICULARLY
10 TRUE HERE IN THE BAY AREA. TECH IS BACKING OFF BUT THEY'RE
11 DOING FINE BUT IF YOU WANT TO FIX HOUSING, YOU WANT TO --
12 [INDISCERNIBLE] YOU HAVE TO ADD HOUSING TO IT BUT THE REAL IS
13 OUT THERE IS OUR FALSE NARRATIVES THAT KEEP YANKING US DOWN
14 THE WRONG PATHWAYS AND UNTIL WE ACKNOWLEDGE THE TRUTH IT'S
15 HARD TO GET BACK ON THE RIGHT TRACK. THE PROBLEM WE REALLY
16 HAVE RIGHT NOW IS THAT OUR NATION, OUR STATE, HAS BEEN VERY
17 MUCH FOOLED BY A BUNCH OF NARRATIVES THAT SIMPLE HE AREN'T
18 TRUE. THANK YOU VERY MUCH EVERYBODY. I TALKED A LITTLE LONG
19 THERE. YOU GOT YOUR PANEL GOING HERE? G AND A.

20

21 **PRES. BELIA RAMOS:** GIVEN TIME, IF YOU HAVE OF ALL, I DON'T
22 EVEN KNOW WHERE THE OTHER MIC IS. IT DOESN'T MATTER OF THE I
23 JUST WANT TO THANK YOU. EVERYONE PLEASE JOIN ME IN THANKING
24 DR. THORNBURG AGAIN. THAT WAS INCREDIBLE. I PROMISE YOU, I
25 DIDN'T TELL HIM THAT WE JUST NEED TO BUILD MORE HOUSING. BUT

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1 IT'S KIND OF ON POINT FOR EVERYTHING I ALWAYS SAY. BECAUSE
2 HOUSING IS OUR SOLUTION TO EVERYTHING, AND I ALWAYS SAY OUR
3 TRANSIT SYSTEMS GO FAR AND WIDE BECAUSE THEY'RE JUST A BAND-
4 AID FOR FAILED HOUSING POLICIES OF THE PAST. SO, WE ARE OF
5 LIKE MIND. I'M GOING TO BE JUDICIOUS HERE AND TAKE THREE
6 QUESTIONS. THREE QUESTIONS FOR DR. THORNBURG AND THEN WE'RE
7 GOING TO MOVE ON TO OUR NEXT PANEL AND I'M GOING TO ASK OUR
8 PANEL TO GET READY.

9

10 **SPEAKER:** I HAVE BEEN IN MANHATTAN A COUPLE OF TIMES IN THE
11 LAST FOUR MONTHS AND THERE ARE MORE PEOPLE WALKING AROUND THE
12 STREET AND FEWER VACANCIES, I HAVE BEEN TOLD THEY WENT ALL OUT
13 TO CONVINCE PEOPLE TO EITHER CONVERT BUILDINGS TO HOUSING, IS
14 THAT YOUR SENSE OF WHAT'S BEEN HAPPENING?

15

16 **SPEAKER:** ABSOLUTELY IF YOU LOOK ACROSS AND ASK WHAT DOWNTOWNS
17 ARE COMING BACK IT'S DOWNTOWNS THAT HAVE EXTENSIVE SUPPLY OF
18 HOUSING AND DON'TS THAT DON'T YOU DON'T, YOU SEE IT OVER AND
19 OVER, BRING PEOPLE DOWNTOWN, IT'S GOING TO BRING BACK TO LIFE.
20 INFILL DEVELOPMENT IS EXPENSIVE AND IT'S PARTICULARLY
21 EXPENSIVE NOW GIVEN CAPITAL COSTS ALL THAT BEING SAID CITIES
22 NEED CASH SO IT BECOMES A SHORT ONE VERSUS LONG RUN SITUATION,
23 THERE ARE FUNDING MECHANISMS TO MAKE IT WORK CITIES HAVE TO BE
24 COMMITTED TO MAKING THIS HAPPEN.

25

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1 **PRES. BELIA RAMOS:** THANK YOU AND TO OUR VICE PRESIDENT ROMERO.

2

3 **V. PRES. CARLOS ROMERO:** JUST REALM HAD A STUDY ON, THEY
4 RELEASED A STUDY ON HOUSING PRODUCTION IN DALLAS AND IT IS ON
5 FIRE, AND INDEED HOUSING PRICES AND RENTAL PRICES DID NOT GO
6 DOWN DESPITE THIS INCREASE IN HOUSING. SO JUST FROM THE
7 AFFORDABLE PERSPECTIVE, PERHAPS I DISAGREE DIAL WITH YOU,
8 PARTICULARLY IN A STATE THAT HAS SUCH HIGH HOUSING DEVELOPMENT
9 COSTS THAT THE WAY WE GET OUT OF SOME OF OUR AFFORDABILITY
10 CRISIS IS TO JUST BUILD, BUILD, BUILD.

11

12 **CHRISTOPHER THORNBERG:** EXCEPT FOR THE FACT THAT THE AVERAGE
13 PRICE OF A HOUSE IN DALLAS IS 1/3 WHAT IT IS IN THE BAY AREA,
14 AND AVERAGE APARTMENT RENT IS ONE HALF WHAT IT IS HERE. THE
15 FACT THAT IT HASN'T FALLEN THERE IS SIMPLY A SIGN OF THE
16 OVERHEATED ECONOMY LIKE EVERYWHERE BUT ULTIMATE DALLAS AND
17 HOUSTON ARE VASTLY MORE AFFORDABLE FROM A HOUSING PERSPECTIVE
18 THAN THE BAY AREA IS RIGHT NOW AND THAT'S CLEARLY A FUNCTION
19 OF SUPPLY THE IDEA THAT YOU CAN'T BUILD YOUR WAY OUT OF THIS
20 COMPLETELY BELIES ANY BASIC KNOWLEDGE, STUD OF THE DATA. I'M
21 NOT SURE WHAT THE FEDS SAY BUT I HAVE TO HUMBLY DISAGREE.

22

23 **PRES. BELIA RAMOS:** OVER THERE.

24

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1 **SPEAKER:** MY EXPERIENCE I HAVE LIVED IN THE BAY AREA FOR ALMOST
2 45 YEARS BUILDING IS NECESSARY HOWEVER THIS ONGOING
3 GENTRIFICATION YOU'RE GOING TO PUSH OUT MORE INDIVIDUALS WHO
4 ARE GOING TO MOVE FARTHER AWAY FROM WORK OR MOVE OUT OF THE
5 STATE I AGREE WITH THE PREVIOUS SPEAKER I'M NOT SURE THAT JUST
6 BUILDING, CHEERILY WE SHOULD DO THAT BUT WHAT CAN THE STATE DO
7 WITH REGARDS TO TAX LAWS AND OTHER LAWS THAT CAN HELP PEOPLE
8 STAY IN THEIR APARTMENTS OR THEIR HOUSING, IF AFFORDABILITY IS
9 --

10

11 **CHRISTOPHER THORNBERG:** FOR SOME FOLKS IT'S REAL. I SHOWED YOU
12 THE DATA THE MEDIAN -- OVERALL THE VAST MAJORITY OF RENTERS
13 ARE DOING BETTER HERE THAN RELATIVE TO THE REST OF THE STATE
14 BUT THERE IS A SMALL COMPONENT OF FOLKS WHO ARE GETTING
15 PRESSURED BY THIS YOU ALWAYS HAVE TO ACKNOWLEDGE. THERE IS
16 ALWAYS PEOPLE BEING SQUEEZED BUT REMEMBER NOT BUILDING MARKET
17 RATE HOUSING CAUSE -- IF YOU DON'T BUILD ENOUGH MARKET RATE
18 HOUSING, WHAT HAPPENS, HIGH END FOLKS COME HERE, WANT TO LIVE
19 IN THIS AMAZING PLACE CALLED THE BAY AREA. THEY'RE GOING TO
20 FIND A PLACE TO LIVE, THAT MEANS MORE PRESSURE ON THE LOW-
21 INCOME NEIGHBORS THAT ARE THE PLACES YOU'RE TALKING ABOUT
22 RIGHT NOW. THE WAY TO TAKE THE PRESSURE OFF THOSE
23 NEIGHBORHOODS IS TO ALLOW MORE CONSTRUCTION TO TAKE PLACE THAT
24 IS THE SOLUTION HOW YOU TAKE THE PRESSURE OFF. LOOK, WE DID A
25 STUDY ON THIS A COUPLE YEARS AGO, AND I CAN'T REMEMBER THE

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1 NUMBERS TO BE KIND OF CLEAR ON THIS, IF YOU LOOK AT FOR
2 EXAMPLE, DALLAS, WHERE YOU HAVE AN ACTIVE NEW HOME MARKET AND
3 YOU CONSTANTLY SEE PEOPLE MOVING INTO NICER NEIGHBORHOODS AND
4 THEY'RE LEAVING OLDER NEIGHBORS BEHIND SO THERE IS PLENTY OF
5 HOUSING AVAILABLE FOR LOW-INCOME FAMILIES YOU CAN SEE THAT WE
6 LOOKED AT -- AND I'M NOT GOING TO QUITE GET THIS NUMBER RIGHT,
7 BUT WE LOOKED AT FOR EXAMPLE, THE MEDIAN HOUSEHOLD INCOME AND
8 OLD HOUSING STOCK AND WHAT YOU FIND HERE IN SAN FRANCISCO IS
9 THAT THE OLD HOUSING STOCK IS 75% OCCUPIED BY HIGHER INCOME
10 HOUSEHOLDS BECAUSE THERE IS NO NEW HOUSING STOCK WHEREAS IN
11 DALLAS IT'S LIKE 20% I'M NOT GETTING THOSE NUMBERS EXACTLY
12 RIGHT BUT IF YOU SEND ME AN E-MAIL I'LL SEND IT OVER TO YOU
13 AND YOU CAN SEE WHAT I'M TALKING ABOUT YOU SEE LOW-INCOME
14 HOUSES BECAUSE OF FAILURE TO BUILD ENOUGH AND YOU TRY TO
15 PRESERVE THOSE LOW-INCOME HOUSEHOLDS AND YOU END UP CHASING
16 YOUR OWN TAIL AND DON'T SUCCEED YOU SEE THAT IN THE BAY AREA
17 ALL THESE EFFORTS TO -- HELP THESE HOUSEHOLDS HAVE FAILED AND
18 THAT'S BECAUSE THEY'RE NOT MASK THOSE EFFORTS WITH A
19 SIGNIFICANT PLAN TO TRULY INCREASE THE HOUSING STOCK.

20

21 **PRES. BELIA RAMOS:** THANK YOU AGAIN DR. THORNBURG I THINK WE
22 HAVE DEFINITELY BEEN LEFT WITH A HIGH CHARGE OF HOW WE LOOK AT
23 THE INTERSECTION BETWEEN OUR ACTIONS BEHIND THE DAIS AND WHAT
24 GOES FORWARD FOR OUR ECONOMY. THANK YOU, ONCE AGAIN, FOR
25 JOINING US FOR OUR GENERAL ASSEMBLY. AT THIS TIME I'M GOING TO

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1 WELCOME UP OUR MODERATOR FOR OUR NEXT SEGMENT BILL HIGGINS.
2 BILL HIGGINS SERVES AS THE EXECUTIVE DIRECTOR, WE'RE GOING TO
3 GET THROUGH THIS REALLY FAST, WE'RE GOING TO KEEP YOU A LITTLE
4 BIT LONGER I THINK PROBABLY 2:15ISH. THIS IS A REALLY GREAT
5 PART BECAUSE IT'S HOW YOU'RE GOING TO GET THE MOST OUT OF YOUR
6 ABAG DUES DUE TO TECHNICAL ASSISTANCE, WE HAVE SOMEONE WHO IS
7 AWARE OF REAP AND EVERYTHING THAT GOES WITH IT. TO GUIDE US
8 THROUGH THIS. OVER TO BILL.

9

10 **BILL HIGGINS:** THANK YOU. WE'LL GO FAST, AND WE'LL BE
11 ENTERTAINING. I'M GOING TO SCORE ANSWERS AND HAVE A WINNER AT
12 THE END. MY NAME IS BILL HIGGINS AND I AM THE EXECUTIVE
13 DIRECTOR OF THE CALIFORNIA ASSOCIATION OF COUNCIL OF
14 GOVERNMENTS AND I'M UNIQUELY POSITIONED TO TALK TO YOU TODAY
15 BECAUSE OF MY CURRENT AND LAST JOB. I'M CURRENTLY THE
16 EXECUTIVE DIRECTOR OF THE CALIFORNIA ASSOCIATION OF
17 GOVERNMENTS BEFORE THEN I WAS A LOBBYIST WITH THE LEAGUE OF
18 CALIFORNIA CITIES. SO, AND I HAD TO ANSWER TO MISS ECKLUND AS
19 MY BOARD MEMBER WAY BACK IN 2,000 -- NO, I WORKED AT THE
20 LEAGUE AT THE TURN OF THE INDUSTRY, I'M JUST SAYING -- ANYWAY,
21 WE'RE GOING TO TALK BASH I HAVE ALWAYS SAID ABOUT THE BALANCE
22 BETWEEN LOCAL GOVERNMENT AND REGIONAL GOVERNMENT IS THIS, I
23 HAVE ALWAYS SAID THAT LOCAL -- THE EFFECTIVE REGIONAL
24 GOVERNANCE IS ESSENTIAL FOR THE PRINCIPLE OF LOCAL CONTROL.
25 THAT DOESN'T MAKE SENSE TO A LOT OF PEOPLE BECAUSE THEY SAY,

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1 WHY, YOU KNOW, REGION IS JUST ANOTHER LAYER OF GOVERNMENT OR
2 SOMETHING LIKE THAT, BUT HERE IS THE TRUTH, YOU ALL HAVE
3 TRANSBOUNDARY PROBLEMS, WHETHER IT'S TRAFFIC, IT'S WATER
4 DRAINAGE, OR IT'S COYOTES, YOU HAVE TRANSBOUNDARY PROBLEMS,
5 AND IF YOU DON'T HAVE AN EFFECTIVE FORUM TO SOLVE THOSE
6 PROBLEMS, WHO FILLS THE VOID FOR YOU? THE STATE. PART OF LOCAL
7 CONTROL IS HAVING A REGIONAL ENTITY TO SOLVE YOUR
8 TRANSBOUNDARY PROBLEMS. AND REGIONS MAKE SENSE IN THIS STATE
9 AND I DID THE NUMBERS LOOKED UP AT LEAST ACCORDING TO THE
10 WIKIPEDIA NUMBERS, YOU ALL HAVE ABOUT 7.5 MILLION PEOPLE IN
11 THE BAY AREA, WHICH IS ABOUT THE SIZE OF ARIZONA. AND ABOUT 35
12 OTHER STATES THAT GET TWO VOTES IN THE UNITED STATES SENATE.
13 SO, IT MAKES SENSE THAT YOU ALL HAVE A REGION WHERE YOU CAN
14 MAKE YOUR OWN DECISION ABOUT THE BOUNDARY PROBLEMS THAT YOU
15 HAVE. I HAVE TWO MINUTES LEFT. SO, WHAT I'M GOING TO DO NOW IS
16 INTRODUCE THE PANEL THAT'S GOING TO TALK TO YOU ABOUT FOUR
17 AMAZING PROGRAMS THAT ABAG IS DOING TO SERVE AND FURTHER THEIR
18 LOCAL COMMUNITIES. AND I'M GOING TO INTRODUCE THEM AS THEY
19 SPEAK, BECAUSE OF TIME, AND WE'RE GOING TO GO WITH ANGELA
20 ANDREWS WHO IS GOING TO SPEAK FIRST AND I'M JUST GOING TO LET
21 YOU TALK.

22

23 **ANGELA ANDREWS:** THANK YOU. HELLO MY NAME IS ANGELA ANDREWS,
24 AND I WANT TO HAVE A DISCLAIMER, RIGHT NOW, I SERVE ON THE
25 EAST BAY DISCHARGES AUTHORITY AND I REPRESENT HAYWARD ON THAT

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1 AUTHORITY BUT I ALSO AM THE CAPITAL PORTFOLIO MANAGER FOR WEST
2 COUNTY WASTEWATER AND MY GENERAL MANAGER HERE IN THE BACK OF
3 THE ROOM IS ANDREW CLOU, AND HE CAN GIVE YOU MORE INFORMATION
4 ABOUT THE NORTH RICHMOND BUT I AM ACTUALLY HERE FOR EAST BAY
5 DISCHARGES AUTHORITY AND YES I DID TAKE PTO GENERAL MANAGER I
6 TOOK PTO TODAY SO I'M NOT HERE. I WANT TO THANK YOU ALL FOR
7 VEHICLE ME HERE TODAY, BACKGROUND INFORMATION ABOUT EAST BAY
8 DISCHARGERS AUTHORITY WE ARE JOINT POWERS AUTHORITY WHICH
9 INCLUDES THE CITY OF HAYWARD CASTRO VALLEY UNION CITY AND
10 UNION CITY, SAN LEANDRO WE SHARE CONCRETE PIPE SO THIS IS
11 SHARED OUTFALL THAT WE ALL MEET AND COLLABORATE ON PROJECTS
12 AND ONE OF THE PROJECTS THAT WE ARE WORKING ON THERE IS FOR A
13 LIVING LEVEE PROJECT. TO FRAME THE CONVERSATION, WE TALK ABOUT
14 DATA AND SCIENCE SORRY FOR THIS AWKWARDLY CROPPED PHOTO, I HAD
15 TO CROP MYSELF OUT. THIS IS MY AUNT BARBARA. AND I DON'T KNOW
16 IF ANYONE KNOWS THE PARK SHIRT SHE'S WEARING IT'S A
17 PONTCHARTRAIN PARK. THIS IS A PARK IN NEW ORLEANS. WE TOOK
18 THIS PHOTO NINE YEARS AFTER KATRINA AFTER SHE WAS DISPLACED.
19 SHE WAS LIVING IN BATON ROUGE, VISITING FLORIDA BECAUSE HER
20 HOUSE WAS FLOODED IN BATON ROUGE. SO WHEN WE HAVE THESE
21 CONVERSATIONS, I WANT TO GIFT FACE OF HUMANITY THESE ARE MY
22 FAMILIES MEMBERS THAT ARE IMPACTED BY CLIMATE CHANGE AND SEA
23 LEVEL RISE. NEXT SLIDE. SO HERE IS THE SCIENCE PART. RIGHT?
24 SO, THIS IS OUR FIRST MILE PROJECT THE PURPOSE OF THIS PROJECT
25 IS TO PROTECT HABITAT WE'RE LOOKING AT NATURE-BASED SOLUTIONS

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1 TO PROTECT THAT HABITAT. WE ARE ALSO LOOKING AT WAYS TO DO
2 NUTRIENT REMOVAL BEFORE IT DISCHARGES TO THE BAY. AND THIS
3 PROJECT WOULD ALSO LOOK AT PUBLIC ACCESS TO THE SHORELINE. SO,
4 PART OF THIS PROJECT IS AN OVERALL STRATEGY WE'RE ALL LOOKING
5 AT ACROSS THE BAY IS HOW DO WE RESPOND TO SEA LEVEL RISE
6 ACROSS THE BAY. THIS AREA IS IN THE LOMA MARSH NEAR THE
7 HAYWARD SHORELINE. SO WE'RE JUST ONE PIECE OF THE PUZZLE. THE
8 FIRST MILE LIVING LEVEE PROJECT IS SPONSORED BY THE SAN
9 FRANCISCO ESTUARY PARTNERSHIP, AND WITHOUT THAT FUNDING WE
10 WOULD NOT BE ABLE TO DO OUR DEMONSTRATION PROJECT WHICH IS AT
11 LORA LOMA WHERE THERE ARE STUDENTS STUDYING THIS AREA LOOKING
12 FOR NATURE-BASED SOLUTIONS. NEXT SLIDE. SO WHO KNOWS THIS
13 CARTOON? THAT'S RIGHT. I DON'T HAVE A PRIZE. BUT I THINK THERE
14 IS COOKIES OUT IN THE BACK, SO, YOU CAN GRAB A COOKIE. SO, A
15 LOT OF MILLENNIALS, GERIATRIC MILLENNIALS, LIKE MYSELF, KNOW
16 THIS CARTOON. AND BEFORE YOU ALL THINK THIS IS A SILLY
17 CARTOON, I WANT TO REMIND YOU THIS IS A VERY IMPORTANT TOOL TO
18 TALK ABOUT CLIMATE CHANGE FOR CHILDREN SOME OF THE ACTORS --
19 MY FRIENDS KNOW I HAVE AN UNHEALTHY AMOUNT OF KNOWLEDGE OF POP
20 CULTURE, BUT I THINK THE IMD PAGE OF CAPTAIN PLANET IS
21 FASCINATING. THEY HAD WHOOPIE GOLDBERG, JEFF GOLDBLUM, ED
22 ASNER, MARTIN SHEEN, DANI GLOVER, AND THE CHARACTER MRS.
23 ANDREWS WAS PLAYED BY ELIZABETH TAYLOR. THE REASON I BRING
24 THIS UP IT'S GOING TO TAKE EVERYTHING ALL INDUSTRIES TO SOLVE
25 THIS PROBLEM SO PART OF THE COMBINATION OF THESE DIFFERENT

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1 ENTITIES IS BROUGHT CAPTAIN PLANET TO COME AND SAVE OUR
2 PLANET. THEY WERE SUMMONED TO COME TOGETHER TO ADDRESS CLIMATE
3 CHANGE SO WE NEED THE COMMUNITY, ADVOCACY GROUPS, SAFETY BAY
4 IS OUT HERE THANK YOU FOR JOINING US. JOINT POWERS AUTHORITY,
5 BUSINESS AND GOVERNMENT WE ALL NEED TO COME TOGETHER IN ORDER
6 TO SOLVE THESE CHALLENGES INCLUDING SEA LEVEL RISE. NEXT
7 SLIDE. SO, THIS IS MY LITTLE GIRL. WE ARE ACTUALLY AT OCCASION
8 MUSEUM AND THIS IS -- I TOOK THIS PHOTO A COUPLE OF YEARS AGO
9 BECAUSE I THOUGHT IT WAS A GOOD WAY TO BRING THE PROBLEM TO
10 THE COMMUNITY AND WE SEE PLANS FOR WHAT'S GOING TO HAPPEN. WE
11 HAVE PLAN 2050, STRATEGY 2050, BUT MY LITTLE GIRL IS GOING TO
12 BE 21 IN 2050. SO, WE CAN CONTINUE PLANNING, BUT WE NEED TO
13 ACT NOW. AND I JUST WANT TO MAKE SURE THAT WE ARE ALL COMING
14 TOGETHER TO MAKE SURE THAT MY LITTLE GIRL DOESN'T BECOME MY
15 AUNT BARBARA. SO, THANK YOU.

16

17 **BILL HIGGINS:** ALL RIGHT. MOVING DOWN. AND ALL OF THESE
18 PROJECTS DO HIGHLIGHT AN ABAG PROGRAMS. SO THE NEXT ONE WILL
19 BE REAP, AND WE'RE GOING UP TO ROHNERT PARK WITH SUSAN ADAMS.

20

21 **SUSAN ADAMS:** THANK YOU. SONOMA COUNTY IN THE HOUSE. THANK YOU.
22 LET'S GO TO THE FIRST SLIDE. IN 2019, I THINK THAT'S OUR FIRST
23 SLIDE?

24

25 **BILL HIGGINS:** YOU WANT ONE MORE.

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1

2 **SUSAN ADAMS:** THERE WE GO. THIS IS THE CALIFORNIA HOUSING

3 LEGISLATE YOU HIGHLIGHTS FOR 2019. SO THESE REPRESENT ALL THE

4 BILLS THAT WERE PUT FORWARD, THE ONES THAT WERE GRADE OUT AND

5 NEVER MADE IT, BUT THAT'S WHAT WE ENDED UP WITH IN 2019.

6 THAT'S A FAIR AMOUNT OF LEGISLATION TO COME OUT OF SACRAMENTO.

7 LET'S GO TO 2024. THERE YOU GO. THIS IS THE END OF 2024. IT

8 DOESN'T QUITE FIT HERE, BUT YOU CAN SEE IT'S EXPANDED,

9 EXPONENTIALLY HERE. RIGHT? AND HOLD ON TO YOUR SEAT, LET'S GO

10 TO 2025. THIS IS MIDDLE OF THE YEAR 2025. ONE MORE SLIDE. I AM

11 HERE TO TELL YOU THAT THE GENTLEMAN THAT IS DR. THORNBURG WHO

12 JUST SPOKE, HE SAID THE ONLY WAY OUT OF THIS PROBLEM IS TO

13 BUILD OUR WAY OUT OF THIS PROBLEM AND THE ONLY WAY FOR YOU TO

14 DO THAT IS TO ACCESS A COUPLE OF PROGRAMS THAT ARE CELEBRATED

15 AND PUT FORWARD BY THE ASSOCIATION OF BAY AREA GOVERNMENTS.

16 ONE OF THEM IS CALLED REAP, REAP ONE AND REAP TWO. AND JUST TO

17 GIVE YOU A LITTLE BIT OF AN INTRODUCTION, A REAP IS A STATE

18 FUNDED GRANT PROGRAM, REGIONAL PROGRAM THAT HELPS CITIES AND

19 CANS, LARGELY WITH THESE STATE-MANDATED PROGRAMS. WHEN MY

20 FATHER WAS A COUNCILMEMBER UMP TEEN YEARS AGO, I SAID TO HIM

21 ONE DAY WHAT'S THE BIGGEST PROBLEM BEING A MEMBER OF CITY

22 COUNCIL AND HE SAID UNFUNDED MANDATES I NEVER KNEW WHAT THAT

23 REALLY MEANT, BUT IT'S STILL A PROBLEM TODAY, TONIGHT FUND US

24 HERE I'M PROUD TO TELL YOU THAT ABAG RECEIVES THESE FUND AND

25 THE DISTRIBUTION TO THE CITIES AND IN ROHNERT PARK LET ME JUST

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1 GO ONE MORE SLIDE, THE STATE USED TO USE THE STICK, WE'RE
2 GOING TO BEAT YOU INTO SUBMISSION, WE'RE GOING TO MAKE YOU
3 BUILD OR ELSE. AND THERE IS MORE OF A CARROT INVOLVED NOW, IF
4 YOU LOOK AT ROHNERT PARK, OUR ABAG DUES THIS YEAR ARE \$14,379
5 IT HELPED US GET OUR UP-TO-DATE HOUSING ELEMENT, WHICH WE DID
6 IN 2023, OUR PRO HOUSING DESIGNATION IN 2023, AND ALSO OUR PRO
7 HOUSING DESIGNATION CAN BASICALLY GIVES YOU A LEG UP ON SOME
8 OF THESE GRANT APPLICATIONS, BECAUSE OF THAT WE WERE ABLE TO
9 WORK WITH OUR SUBREGIONAL GROUP FOUR LEAF THEY WERE OUR
10 CONSULTANTS AND WERE ABLE TO APPLY FOR HOMEKEY ROUND FUNDING
11 IN 2023, WE RECEIVED \$14.7 MILLION FROM LANDING WHICH HOUSED
12 60 INTERIM HOUSING UNITS IN 2024 WE HAVE GOT PRO HOUSING
13 INCENTIVE PROGRAM \$670 MILLION SET ASIDE FOR AFFORDABLE
14 HOUSING PROJECT AND FOR NEW DOWNTOWN WE HAVE APPLIED AND
15 HOMEKEY APPLICATION FOR \$28.7 MILLION TO ACQUIRE AND CONVERT
16 TO PERMANENT SUPPORTIVE HOUSING, THAT WILL BE A BEST WESTERN
17 AND WE'RE GOING TO REHAB TO SEVEN UNITS. THANK YOU VERY MUCH
18 FOR YOUR TIME. I'M TURN IT OVER TO DREW.

19

20 **BILL HIGGINS:** BEFORE YOU GO SINCE 2017 THERE HAVE BEEN OVER
21 400 STATUTORY AMENDMENTS TO HOUSING LAW IN ONE RHNA PERIOD 400
22 NEW LAWS. I'M MAYOR OF MENLO PARK, SAN MATEO COUNTY 19 SQUARE
23 MILES 32,000 RESIDENTS HOME TO A SIGNIFICANT NUMBER OF TECH
24 COMPANIES, META, SNOW FLAKE, ROBIN HOOD, HEADQUARTERS ALL HAVE
25 A SIGNIFICANT NUMBER OF VENTURE CAPITAL FIRMS IN MENLO PARK

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1 SETTING THE SCENE, MENLO PARK IS A SMALL BUT LINEAR CITY WE
2 STRETCH FROM BAY TO HIGHWAY 280 AND ACROSS THAT CAN BE A SMALL
3 COMMUNITY BUT A COMMUNITY OF A GREAT DEAL OF DIVERSITY, A
4 GREAT DEAL OF DIVERSITY AND DISPARATE OUTCOMES AND DISPARATE
5 ENVIRONMENTS. ONE THING WE WANTED TO DO WITH OUR ENGAGEMENT AS
6 IT RELATES TO BAYREN'S DECARBONIZATION SHOWCASE WAS TO ADDRESS
7 AND RESPOND TO OUR EFFORTS TO DEAL WITH THAT INEQUITY. SO,
8 NEXT SLIDE. SO THIS, IS THE BELL HAVEN CHILD DEVELOPMENT
9 CENTER IT'S ACTUALLY 1 OF 2 EARLY CHILD EDUCATION CENTERS THAT
10 THE CITY RUNS. THIS ONE IS LOCATED IN THE BELL HAVEN COMMUNITY
11 THAT HAS TRADITIONALLY BEEN UNDERSERVED IN MENLO PARK IT IS ON
12 THE BAYSIDE EAST OF HIGHWAY 101. THIS CHILD DEVELOPMENT CENTER
13 SERVICES 96 PRESCHOOLERS AND SPECIFICALLY TARGETED TO FAMILY
14 WHO FIT WITHIN CERTAIN INCOME PARAMETERS, IT'S A BUILDING FROM
15 THE MID 90S AND ALL YOU WOULD EXACTLY FROM A BUILDING FROM THE
16 MID-'90S IT LACKS SOME OF WHAT WE WOULD CONSIDER STANDARD AND
17 UP TO DET SYSTEMS SO BAYREN, DECARBONIZATION SHOWCASE HAS
18 HELPED US LOOK TO ELECTRIFYING BOTH THE HVAC, ELECTRIFYING
19 COOKING AND SOME OTHER SYSTEMS. IT'S BEEN A PART OF A LARGER
20 PROGRAM AS IT RELATES TO THE BELL HAVEN CHILD DEVELOPMENT
21 CENTER THAT HAS ALSO INCLUDED SOLAR TO REALLY LIKE IMPROVE THE
22 ENVIRONMENT FOR THE CHILDREN IN THIS SPACE. AND NEXT SLIDE. SO
23 THESE ARE SOME SLIDES THAT SHOW THE WALK THROUGH, THE
24 ASSESSMENT THAT WAS A KEY PART OF OUR ENGAGEMENT IN THIS
25 PROGRAM. THE PROGRAM PROVIDES STANDARDS AND REGULAR ENGAGEMENT

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1 WITH CITY STAFF IN SOME CASES, FUNDING AS IS NEEDED TO GET
2 THESE PROGRAMS IMPLEMENTED. SO FOR US, THE INVOLVEMENT HAS
3 TRULY BEEN A SUCCESS. AND THEN JUST THE NEXT SLIDE IS THAT THIS
4 IS PART OF -- NEXT SLIDE -- YEAH, AND THIS IS PART OF A LARGER
5 EFFORT FOR US, AGAIN, TO ADDRESS SOME OF THE HISTORIC INEQUITY
6 IN MENLO PARK AND PART AND PARCEL WITH THE UPDATE AND
7 RENOVATION TO THE CHILD COMMUNITY DEVELOPMENT CENTER, WE
8 OPENED UP THE BELL HAVEN COMMUNITY CAMPUS RECENTLY, AND THEN
9 RIGHT ACROSS THE STREET FROM THE CHILD DEVELOPMENT CENTER
10 RAVENSWOOD CITY SCHOOL DISTRICT IS ALSO DOING SUBSTANTIAL
11 RENOVATION TO BELL HAVEN ELEMENTARY SCHOOL. THANK YOU.

12

13 **BILL HIGGINS:** THANK YOU. AND WE'RE GOING TO GET A CHANCE TO
14 ASK EVERYBODY SOME QUESTIONS, BUT I THOUGHT -- AND I'M GOING
15 TO LOOK AT STAFF TO CORRECT ME HERE IF I'M WRONG, BUT ONE
16 THING ABOUT HOW ABAG ACCESSES BAYREN IS THE PUBLIC UTILITIES
17 COMMISSION HAS A LOT OF FUNDING AVAILABLE THAT THEY WOULD BE
18 SPENDING, BUT AS A REGION, YOU'RE ABLE TO APPROACH, GET THAT
19 MONEY, AND I THINK IT'S LIKE -- I'M LOOKING AT BRAD, IT'S,
20 LIKE, 100 -- IS IT 100 MILLION OR 20 MILLION? I COUNTY
21 REMEMBER HOW MUCH IT IS BUT IT'S A LOT OF MONEY THAT YOU GUYS
22 GET AS THE REGION TO INVEST FROM PROJECTS. IT'S, WHAT? 39
23 MILLION A YEAR. SO THAT WOULD OTHERWISE BE GOING THROUGH PUC
24 DOING WHATEVER AND YOU GUYS ARE ABLE TO CHANNEL IT AND GET IT
25 TO CITIES. THAT'S JUSTICE A VALUABLE MACRO PIECE ON THAT. SO,

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1 NOW LAST AND CERTAINLY NOT LEAST, SHALI FROM THE CITIES OF
2 SANTA CLARA COUNTY.

3

4 **SHALI SIRKAY:** THANK YOU MY NAME IS SHALI S, I AM THE EXECUTIVE
5 DIRECTOR -- SORRY. SHOULD I PUT IT FORWARD? IT'S ON. IT'S ON.
6 I JUST -- OH CAN YOU HEAR ME NOW? OKAY. SORRY. THANK YOU.
7 THANK YOU FOR HAVING ME TODAY. MY NAME IS SHALI S, AND I AM
8 THE EXECUTIVE DIRECTOR FOR THE CITY'S ASSOCIATION OF SANTA
9 CLARA COUNTY WE ARE A JOINT POWERS AUTHORITY OUR BOARD IS
10 COMPRISED OF, COUNCILMEMBER OR MAYOR, FROM EACH OF THE 15
11 CITIES IN SANTA CLARA COUNTY WE HAVE BEEN COME TOGETHER SINCE
12 1990 TO WORK ON ISSUES OF MUTUAL INTEREST, SO REGIONAL
13 COLLABORATION CROSS JURISDICTIONAL COLLABORATION IS INHERENTLY
14 IN OUR DNA. WE ARE BASED ON THE ONE CITY ONE VOTE MODEL, WHICH
15 IS REALLY TRULY ASTONISHING WHEN YOU THINK THAT OUR SMALLEST
16 CITY OF MONTE SERENO HAS 3400 RESIDENTS HAS EQUAL VOTE AS THE
17 10TH LARGEST CITY IN AMERICA SAN JOSE. I'M PROUD OF THAT. BUT
18 YOU CAN IMAGINE THE ISSUES AFFECTING OUR CITIES ARE DIVERSE
19 CHALLENGES AND OPPORTUNITIES ARE DIFFERENT WHEN YOU COMPARE
20 DIFFERENT OPPORTUNITIES, AND COMPARE SAN JOSE CITIES AND IN
21 BETWEEN. I WANT TO TALK TO YOU TODAY ABOUT SANTA CLARA
22 PLANNING COLLABORATIVE. WE'RE A NATURAL HOME FOR REGIONAL
23 COLLABORATION. THE COLLABORATIVE AND ALL CITIES COME TOGETHER
24 TO JOIN THE COLLABORATIVE TO WORK ON REGIONAL HOUSING ISSUES.
25 THE COLLABORATIVE FORMED SEVERAL YEARS AGO EACH OF THE CITIES

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1 PUT IN SOME AMOUNT OF MONEY SO THAT WE CAN HIRE A TECHNICAL
2 ASSISTANCE CONSULTANT AND I WANT TO GIVE A THANK YOU TO
3 COUNCILMEMBER ADAMS FOR THE SHOUT OUT TO REAP FUNDING BECAUSE
4 OF REAP 1 AND 2 OUR COLLABORATIVE HAS BEEN ABLE TO DO SO MUCH
5 WORK, AND IT'S SOME IT'S RELEASED SOME OF THE FINANCIAL
6 PROJECT ON OUR CITIES FROM HAVING TO CONTRIBUTE MONEY INTO THE
7 COLLABORATIVE OVER THE LAST SEVERAL YEARS. NICE OVERVIEW OF SANTA
8 CLARA COUNTY. NEXT SLIDE PLEASE. I WANT TO POINT OUT A COUPLE
9 OF THINGS WE HAVE DONE. WE CAME TOGETHER WORKING ON THE
10 HOUSING ELEMENTS AND THE HCD RESPONSE LETTERS. THIS PLANNING
11 COLLABORATIVE IS REALLY DRIVEN BY CITY STAFF AND WHAT THE
12 NEEDS ARE IN OUR INDIVIDUAL CITIES AND IN OUR REGION. SO ONE
13 OF THE PROJECTS THAT HAS COME OUT OF THIS IS AN ADU WEB SITE
14 WHICH IS OUTWARD FACING IT'S TO HELP HOMEOWNERS WHO WANT TO
15 PUT IN AN ADU, PREAPPROVED PLANS. IT'S VERY COOL AND VERY NEW
16 IT'S VERY COOL. I WANT TO INVITE YOU ALL TO TAKE A LOOK AT IT.
17 AND THEN AS I SAID, THE PLANNING COLLABORATIVE IS REALLY
18 DRIVEN BY THE NEEDS OF OUR CITIES VIA THE CITY STAFF THAT
19 PARTICIPATE. SO THERE IS -- SORRY. WE DO TRAININGS AND
20 RESOURCES SO YOU CAN SEE THIS IS A TRAINING ON AFFORDABLE
21 HOUSING FINANCE, WHICH IS GEARED TOWARDS CITY STAFF. WE HAVE
22 ALSO CREATED THE QUICK GUIDE TO CREATING ANTI-DISPLACEMENT
23 STRATEGIES SO ALL OF THESE THINGS ARE REALLY DRIVEN BY THE
24 NEEDS OF OUR CITIES. I'LL SAVE THE REST FOR QUESTIONS.
25

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1 **BILL HIGGINS:** THANK YOU. AND I'M GOING TO DO SOME -- A QUICK
2 ROUND OF QUESTIONS RIGHT NOW. BUT I'M GOING TO JUST TAKE --
3 ACTUALLY, I'M GOING TO ASK THE PANEL. I SAW THE PERSON COMING
4 FOR MY MICROPHONE. BUT I'LL JUST SAY IN THE SAME WAY THAT
5 YOU'RE DUES GOES TO ABAG AND ABAG CAN POOL IT AND USE THE
6 ECONOMIES OF SCALE TO DO MORE FOR YOUR COMMUNITIES THE SAME IS
7 TRUE FOR THE 49 REGIONS IN THE STATE THAT PAY DUES TO CALCOG
8 AND I'M GOING TO TALK A VICTORY LAP HERE YOUR DUES HELPED US
9 ACTUALLY WRITE THE FIRST REAP ONE AMENDMENT THAT BROUGHT \$20
10 MILLION TO THIS REGION. AND THEN REAP TWO BROUGHT \$105 MILLION
11 TO THIS REGION. SO, WE'RE PRETTY HAPPY WITH THAT. SO, JUST
12 GOING BACK, AND I'M GOING TO START WITH REAP AND THEN GO TO
13 YOU ANGELA. BUT YOU KNOW, IF TERMS OF, MAYBE YOU COULD TALK A
14 LITTLE BIT, SHEELA, ABOUT HOW THE -- HOW YOU SAVE THE
15 COMMUNITY FROM, LIKE, FOR PLANNING STAFF, OR ACHIEVING
16 ECONOMIES OF SCALE. BECAUSE YOU'RE DOING IT ONCE INSTEAD OF 14
17 OR 15 TIMES.

18

19 **SHALI SIRKAY:** THANK YOU. I DON'T WANT TO HARP ON THE DIFFERENT
20 SIZE OF OUR CITIES BUT SMALLER CITIES CAN'T AFFORD THE LEVEL
21 OF TECHNICAL ASSISTANCE THAT WE HAVE BEEN ABLE TO LEVERAGE
22 WITH REAP FUNDING AND UNLESS YOU THINK SAN JOSE DOESN'T TAKE
23 ADVANTAGE OF IT AS MUCH AS FOR EXAMPLE, MONTE SERENO OR
24 SARATOGA DO, THEY ALL TAKE ADVANTAGE OF IT EQUALLY AND THEY'RE
25 ALL WORKING TOGETHER TO COME UP WITH A COHERENT STRATEGY. SO

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1 YOU SAVE TIME, MONEY, RESOURCES, AS YOU SAW FROM THE ADU WEB
2 SITE YOU'RE ALSO CREATING SHARED LEARNING AND SHARD RESOURCES
3 THAT BENEFIT ALL OF US IN SANTA CHAIR COUNTY. SO, YEAH, IT'S A
4 TREMENDOUS VALUE. I CAN GO INTO HOW MUCH MONEY SOME OF OUR
5 CITIES HAVE SAVED, BUT WE'LL SAVE THAT.

6

7 **BILL HIGGINS:** I'M GOING TO SWITCH TO YOU ANGELA IN TERMS, A
8 LOT OF TIMES LOCALS ARE FACING CHARGES IN PARTICULARLY WITH
9 THESE MEGA PROJECTS WITH THE BAY AND SEA LEVEL RISE HOW IS
10 YOUR ENTITY HELPING ADDRESS THOSE ISSUES?

11

12 **ANGELA ANDREWS:** SUPERVISOR MARQUEZ WAS HERE EARLIER I WANTED
13 TO EFFECTIVE A SHOUT OUT TO HER, SHE WAS INSTRUMENTAL IN
14 MAKING SURE AGENCIES WERE COMING TOGETHER FOR THE HAYWARD
15 SHORELINE AND IMPLEMENTATION PLAN ADDED EAST BAY DISCHARGES
16 AUTHORITY I WOULD SAY RIGHT NOW THE BIGGEST CHALLENGE IS
17 FUNDING AND GROUPS LIKE ABAG HELP WITH OBTAINING FUNDING
18 THAT'S HOW WE WERE ABLE TO GET THAT GRANT TO DO THAT
19 DEMONSTRATION PROJECT AT LOMA FOR US TO STUDY WHAT NEEDS TO BE
20 DONE THERE BUT FUNDING CHALLENGES ALSO ADVOCACY WE DEPEND ON
21 GROUPS LIKE ABAG TO DO ADVOCACY WORK FOR US, AS A LOT OF THE
22 JURISDICTIONS ARE INUNDATED WITH OTHER CHALLENGES THAT IMPACTS
23 LOCAL JURISDICTIONS SO THIS IS ONE BIG PROBLEM THAT OUR STAFF
24 MAY NOT HAVE THE TIME TO FOCUS ON, SO IF WE HAVE SOMEONE
25 THAT'S FOCUSED ON THOSE DIFFERENT OPPORTUNITIES OF GETTING

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1 GRANTS, WRITING LETTERS, AND HAVING MEETINGS, IT'S REALLY
2 HELPFUL FOR OUR STAFF. AS WELL AS LOOKING AT WHAT OTHER
3 JURISDICTIONS ARE DOING IN TERMS OF PERMITTING, POLICY
4 CHANGES, TO KEEP THE FOCUS ON THE MISSION FOR SEA LEVEL RISE
5 ADAPTATION AND MAKING SURE THAT WE'RE LOOKING AT WHAT OTHER
6 JURISDICTIONS ARE DOING, SO WE CAN ALSO COLLABORATE.

7

8 **BILL HIGGINS:** AND IN THIS LIGHTENING ROUND OF QUESTIONS, MAYOR
9 COMBS, I MIGHT ASK YOU ABOUT WHAT -- YOU KNOW, IF BAYREN
10 WASN'T AVAILABLE, AND YOU WANTED TO ACHIEVE THESE GOALS ON
11 YOUR OWN, WHAT OPTION -- WHAT WOULD IT HAVE BEEN LIKE IF YOU
12 HAD TO GO IT ALONE?

13

14 **DREW COMBS:** YEAH, IT'S REALLY INTERESTING WHENEVER STAFF IS
15 PROPOSING SOMETHING TO ME, LIKE MY FIRST QUESTION IS, HOW MUCH
16 DOES IT COST? HAS SOMEONE DONE IT BEFORE, AND DO THEY HAVE
17 PICTURES. RIGHT? IN THOSE INSTANCES WHERE IS THERE IS, AGAIN,
18 ESPECIALLY FOR SMALLER COMMUNITIES WHERE THERE IS CLEAR
19 EXAMPLES AND CLEAR TECHNICAL EXPERTISE THAT DOESN'T EXIST
20 WITHIN YOUR CITIES BECAUSE ECONOMIES OF SCALE DON'T ALLOW IT,
21 THEN IT REALLY BECOMES FOR US AN AMAZING VALUE-ADD AND REALLY
22 THE THING THAT ALLOWS US TO DO SOME OF THESE PROJECTS. WITH
23 SOMETHING LIKE THE BAYREN SHOWCASE IT'S LIKE PUTTING TOGETHER,
24 PROVIDING THE TECHNICAL EXPERTISE, SHOWING US EXAMPLES OF HOW
25 IT'S BEEN DONE BEFORE, AND ALMOST PROVIDING TO SOME DEGREE, A

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1 BUFFET, LIKE YOU CAN DO IT THIS WAY, GET THIS BENEFIT, AND
2 THIS COST, AND YEAH WE HAVE DONE THIS WITH CHILD CARE CENTERS
3 THAT WAS BUILT IN THE 1980S AND 1980S STANDARDS BEFORE SO
4 THOSE ARE FOR US MENLO PARK WERE ENORMOUS VALUES AS WE LOOKED
5 AT THE SPECIFIC PROJECT OF COURSE WE HAVE HAD TO GO PROJECTS
6 WE HAVE AS THE COMMUNITY CAMPUS, A MUCH LARGER PROJECT, OVER
7 \$50 MILLION. WE ALSO HAD MAJOR CONTRIBUTIONS TO THE PROJECT
8 FROM META, WHICH WE DIDN'T HAVE IN THIS SITUATION. AND THERE
9 WAS FUNDS TO HIRE CONSULTANTS, NOT AVAILABLE HERE, BUT WE WERE
10 ABLE TO RELY ON THAT CONSULTANT FOR TECHNICAL EXPERTISE.

11

12 **BILL HIGGINS:** COUNCILMEMBER ADAMS, MAYBE YOU CAN TALK A LITTLE
13 BIT ABOUT HOW THE SUBREGIONAL COLLABORATIVE WORKED UP IN YOUR
14 COUNTY HOW IT'S DESIGNED AND HOW ABAG SUPPORTS IT:

15

16 **SUSAN ADAMS:** FIRST OF ALL SHOUT OUT TO JANE RILEY OF FOUR LEAF
17 SHE IS THE LEADER OF OUR SUBREGIONAL COLLABORATIVE IN SONOMA
18 COUNTY, NAPA COUNTY I'M SORRY IF I GOT THAT WRONG, BUT I
19 THINK, THE CULTURE OF INNOVATION THAT HELPS MOVE THINGS LOOK
20 IT'S PEER-TO-PEER LEARNING SHARING BEST PRACTICES AND LESSONS
21 LEARNED. THE COLLABORATIVE THAT I'M MOST PROUD OF IS THE
22 SONOMA NAPA ONE WHICH HAS HELPED ROHNERT PARK NEIGHBORS TO
23 MEET THE UNFUNDED MANDATES. COUPLE OF HIGHLIGHTS FROM REAP ONE
24 ON CALL HOUSING ELEMENT TOOLS MAPPING TOOLS FOR DEVELOPERS
25 PANEL MAPPINGS, AND INTERNET TOOL APPLICABILITY MAPPING SHOW

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1 AREAS SUBJECT IT A VARIETY OF NEW STATE LAWS, WHEN YOU STOP TO
2 THINK THE NUMBERS NUMBER OF LAWS COMING DOWN TO US, WE DID NOT
3 HAVE SUBREGIONAL COLLABORATIVE TO HELP US JUST FIND OUR WAY WE
4 WOULD BE LOST, FOR EXAMPLE, WEB SITE LANGUAGE STATE
5 LEGISLATIVE UPDATES COMMUNITY ENGAGEMENT SHARED WEB SITES
6 EQUITY REGIONAL FAIR HOUSING, YOU NEED TO GO SEE YOUR
7 SUBREGIONAL COLLABORATIVE REPRESENTATIVES THAT GIVES YOU A LEG
8 UP WHEN IT COMES TO APPLYING FOR THESE GRANTS. FIRST COUNTY
9 SONOMA WAS THE FIRST COUNTY WITH THE MAJORITY OF JURISDICTIONS
10 DESIGNATED AS PRO HOUSING GIVING EXCLUSIVE ACCESS TO PRO
11 HOUSING INCENTIVE ARE MONEY FUND WITH MORE FLEXIBILITY THAN
12 TYPICAL GRANT REQUIREMENTS BACK TO THE NEED FOR YOUR STEAL AND
13 COUNTY TO BE DESIGNATED AS ONE OF THESE HO HOUSING COUNTIES.
14 WE HAD OVER \$200 MILLION IN PRO HOUSING FUND AWARDED TO SONOMA
15 CAN'T JURISDICTIONS HEALDSBURG REAP FUNDING PETALUMA IN THE
16 LAST ROUNDED INCLUDING \$670,000 THAT I TOLD YOU ABOUT EARLIER,
17 AND WE PROVIDED COMPETITIVE GRANT APPLICATIONS TO HEALDSBURG
18 \$20 MILLION WARD FOR ONE OF THEIR BIG PROJECTS SUPPLYING GAP
19 FUNDING I'M PROUD OF OUR COLLABORATIVE WORK THEY HAVE HELPED
20 US REACH OUR GOALS AND FIND MONEY THAT'S AVAILABLE TO US THAT
21 WE WOULDN'T HAVE KNOWN ABOUT OTHERWISE.

22

23 **BILL HIGGINS:** AND THERE IS ONE OF THESE COLLABORATIVES IN EACH
24 COUNTY, CITY, SAN FRANCISCO, BUT THEY'RE ALL ORGANIZED AROUND
25 YOUR CANYON. I'M GOING TO ASK A QUESTION THEY'RE NOT

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1 EXPECTING. IT'S JUST THIS, WHAT IS SOMETHING THAT WAS AN
2 UNEXPECTED SURPRISE IN YOUR PROJECT THAT BENEFITTED YOUR
3 COMMUNITY? TAKE A MINUTE TO THINK. RANDOM PICKER. WE'LL START
4 WITH MAYOR COMBS.

5

6 **DREW COMBS:** YOU KNOW THE WORK, RETROFITTING, RENOVATING
7 BUILDINGS, MUNICIPAL BUILDINGS CAN BE FAIRLY WONKY AND IN THE
8 WEEDS, I THINK FOR US WHAT WAS SURPRISING WAS HOW MUCH THE
9 COMMUNITY ENGAGED AND HOW MUCH THEY THOUGHT IT WAS IMPORTANT
10 AND HOW MUCH IT, TO THEM, SPOKE TO THE VALUE WE PLACED IN THE
11 FULL ENVIRONMENT WE PROVIDED FOR THEIR CHILDREN. AND, SO, IN
12 THAT WAY, I WOULD SAY THAT THAT'S THE THING THAT STOOD OUT THE
13 MOST TO ME DURING THIS PROCESS.

14

15 **BILL HIGGINS:** SAME QUESTION COUNCILMEMBER ANDREWS.

16

17 **ANGELA ANDREWS:** I WOULD SAY THE DEMONSTRATION PROJECT HAS BEEN
18 REALLY BENEFICIAL TO STUDENTS PARTICULARLY AT UC BERKELEY AND
19 I BELIEVE TWO OF THEM HAD PH.D.S NOW BASED OFF OF THAT PROJECT
20 THAT WAS THE MOST SURPRISING THING I HEARD ABOUT IT.

21

22 **BILL HIGGINS:** AND I HEARD THAT'S THE THIRD BEST YOU SEE.

23

24 **ANGELA ANDREWS:** AND I AM A BRUINS. JUST SO YOU ALL KNOW, WE'RE
25 NUMBER ONE.

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1

2 **BILL HIGGINS:** I'M OREGON STATE NOW. I'M GOING TO CIRCLE BACK
3 TO COUNCILMEMBER ADAMS.

4

5 **SUSAN ADAMS:** THANK YOU. I THINK ONE OF THE MOST SURPRISING
6 THINGS TO ME IS THE VALUE OF THE REGIONAL HOUSING TECHNICAL
7 ASSISTANCE PROGRAM, AGAIN SOMETHING THAT ALL OF YOUR CITIES
8 AND COUNTIES HAVE ACCESS TO, AND IF THAT'S NOT SOMETHING
9 YOU'RE AWARE OF GET BACK TO YOUR PLANNING MANAGER AND SAY HOW
10 ARE DOING WITH THIS, THIS TECHNICAL ASSISTANCE PROGRAM, AND
11 IT'S AVAILABLE TO ALL 109 JURISDICTIONS AND I DON'T KNOW WHY I
12 KEEP SAYING 109. BECAUSE IT'S 110 RIGHT? THE OTHER THING THAT
13 WAS SURPRISING TO ME THAT WAS THIS TECHNICAL ASSISTANCE
14 PROGRAM THAT WAS DESIGNED BY ABAG RECEIVED AN AMERICAN
15 PLANNING ASSOCIATION CALIFORNIA CHAPTER NORTHERN SECTION AWARD
16 OF EXCELLENCE FIRST PLACE AND AWARD OF EXCELLENCE FROM.

17

18 **CAT CARTER:** CHAPTER OF AMERICAN PLANNING ASSOCIATION USING
19 THESE REAP ONE FUNDS IN ORDER TO SET THESE GOALS YOU KNOW WE
20 GET ACCESS TO THESE TECHNICAL ASSISTANCE MONEY SO THOSE ALLOW
21 US TO GO AFTER THOSE BIG -- I WANT TO SAY THE ABAG DUES ARE A
22 HECK OF A BYE IT AT TWICE THE PRICE, YOU TAKE THE \$13,000
23 WHATEVER WE HAVE TO PAY THIS YEAR AND WHAT YOU GET IN THE LAST
24 COUPLE OF YEARS IT'S UNBELIEVABLE JUST GOING THROUGH THIS
25 PROCESS AND USE THE TALENT AND SKILLS OF OUR SUBREGIONAL AND

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1 OURS PARTICULARLY FOUR LEAF I HATE TO SAY IT, BUT WE PROBABLY
2 HAVE THE BEST UP IN OUR COUNTY.

3

4 **BILL HIGGINS:** SANTA CLARA COUNTY.

5

6 **SPEAKER:** JUST WATCHING THE COLLABORATIVE WORK ALL OF OUR
7 CITIES AND CITY STAFF KIND OF WORK IN SILOS, WHAT'S HAPPENING
8 IN PALO ALTO AND STAFF ARE WORKING ON THEIR ISSUES AND THE
9 SAME FOR MOUNTAIN VIEW, AND CAMPBELL, I CALL OUT THESE CITIES
10 BECAUSE MY COUNCILMEMBERS ARE HERE, AND EVEN OUTSIDE PLANNING
11 COLLABORATIVE MEETINGS CITY STAFF ARE STILL WORKING TOGETHER
12 AND LEARNING, THE ART OFFICIAL BOUNDARIES OF OUR JURISDICTIONS
13 ARE ARBITRARY, IT'S HOMELESSNESS, HOUSING, CROSS CITY CROSS
14 JURISDICTIONAL ISSUES WORKING TOGETHER. AND I THOUGHT THAT WAS
15 REALLY AMAZING OUR COLLABORATIVE EFFORTS ADVISE ELEMENTS IN
16 SAN MATEO COUNTY AND WE'RE BUILDING SYNERGY WITH SAN MATEO,
17 AND THE LEARNING AND COLLABORATION CONTINUES TO GROW MORE THAN
18 WHAT THE ORIGINAL PROGRAM HAD INTENDED.

19

20 **BILL HIGGINS:** AND THAT IS AN EXCELLENT POINT TO END. ON BEHALF
21 OF THE PANEL THANK YOU FOR STAYING 15 MINUTES LATE. GIVE
22 YOURSELF A HAND, PANEL, A REALLY BIG HAND TONIGHT. THANK YOU
23 VERY MUCH. OH, DO I HAND THAT BACK TO YOU?

24

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1 **PRES. BELIA RAMOS:** I THINK FORMALITY, CLASS DISMISSED. THANK
2 YOU ALL VERY, VERY MUCH. APPRECIATE YOUR ATTENDANCE TODAY.

3

4 **CLERK OF THE BOARD:** THERE WAS A PUBLIC COMMENT.

5

6 **PRES. BELIA RAMOS:** OH, PUBLIC COMMENT. YEAH. SORRY.
7 TECHNICALITY. ANY PUBLIC COMMENT ON THIS ITEM? ANYONE WISHING
8 TO PARTICIPATE AND MAKE PUBLIC COMMENT USE THE RAISED HAND
9 FEATURE OR DIAL STAR NINE.

10

11 **CLERK OF THE BOARD:** ONE MYSTERY PUBLIC ONLINE WHO WISHES TO
12 MAKE A PUBLIC COMMENT.

13

14 **PRES. BELIA RAMOS:** OKAY. I'LL GIVE ONE HADN'T.

15

16 **CLERK OF THE BOARD:** ROLAND YOU HAVE ONE MINUTE. GO AHEAD,
17 PLEASE.

18

19 **SPEAKER:** THANK YOU CHAIR RAMOS. THIS IS GOING TO BE VERY
20 BRIEF. I WANT TO BRING TO YOUR ATTENTION THE LAST PRESENTATION
21 FOR THIS ITEM WAS MISSING FROM THE PACKET, AND -- WONDERFUL TO
22 WORK WITH MTC ABAG STAFF TO HAVE THEM UPDATE THIS I WOULD
23 APPRECIATE IT. THANK YOU VERY MUCH HAVE A NICE WEEKEND.

24

Meeting Transcript

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1 **PRES. BELIA RAMOS:** THANK YOU WE'RE ON THAT WITH STAFF THANK
2 YOU VERY MUCH ROLAND. ADJOURNING THIS MEETING OF THE ABAG
3 GENERAL ASSEMBLY 2025. THANK YOU SO MUCH. [ADJOURNED]
4



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