

**ASSOCIATION OF BAY
AREA GOVERNMENTS
Meeting Transcript**

JUNE 18, 2026

1 **ABAG GENERAL ASSEMBLY – BUSINESS MEETING**

2 **THURSDAY, JUNE 18, 2026, 10:00 AM**

3
4
5 **PRES. BELIA RAMOS:** FOR 11 DAYS 13 HOURS AND 53 MORE MINUTES,
6 YOU STILL HAVE TO LISTEN TO ME, SO, I WOULD APPRECIATE YOU
7 TAKING YOUR SEATS. THANK YOU SO MUCH. AND JUST AS A REMINDER,
8 WE'RE BEING WEBCAST ON THE ABAG WEBSITE MEMBERS OF THE PUBLIC
9 PARTICIPATING BY ZOOM WHO WOULD LIKE TO GIVE PUBLIC COMMENT ON
10 ANY AGENDA ITEM MAY RAISE THEIR HANDS USING THE RAISED HAND
11 FEATURE MEMBERS IN THE BOARDROOM SHOULD FORM A LINE NEAR ONE
12 OF THESE MICROPHONES ON THE SIDES OF THE ROOM HERE. AT THIS
13 TIME, I'M GOING TO CALL TO ORDER, AND IT IS MY GREAT PLEASURE,
14 AS MY FINAL GENERAL ASSEMBLY IN LEADERSHIP TO CALL TO ORDER
15 THIS MEETING. I AM BELIA RAMOS, AGAIN, I AM PRESIDENT OF THE
16 ASSOCIATION OF BAY AREA GOVERNMENTS. AND I'M SEATED HERE WITH
17 YOUR VICE PRESIDENT CARLOS ROMERO WHO HAILS FROM EAST PALO
18 ALTO. AT THIS TIME, I AM GOING TO ASK THE PERSON WHO HAS HELD,
19 IN THE HISTORY OF ABAG, THE LONGEST LEADERSHIP POSITION, AS
20 PAST PRESIDENT, FOR 6.5 YEARS, SUPERVISOR DAVID RABBITT TO
21 LEAD US IN THE PLEDGE OF ALLEGIANCE. [APPLAUSE] [PLEDGE OF
22 ALLEGIANCE] "I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED
23 STATES OF AMERICA, AND TO THE REPUBLIC FOR WHICH IT STANDS,
24 ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE
25 FOR ALL."

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1

2 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. NOW, REMINDERS, YOU WILL
3 HEAR THIS A FEW TIMES TODAY. HARDEST, HARDEST PART OF THE DAY,
4 WHO IS FROM A COUNTY, RAISE YOUR HAND. OKAY. JUST REMEMBER
5 THAT. AND WHO IS FROM A CITY, RAISE YOUR HAND. OKAY. SO DO NOT
6 -- AND WHO IS FROM A CITY WHO SHARES THE SAME NAME AS THE
7 COUNTY. YOU ARE THE ONES THAT ARE MOST LIKELY TO BE
8 EMBARRASSED BY RAISING YOUR HAND AND SPEAKING AT THE WRONG
9 TIME. SO, I AM ONE OF THOSE PEOPLE, SO I AM JUST WARNING YOU,
10 MAKE SURE YOU GOT IT RIGHT. SO ARE YOU A BIG C, OR A LITTLE C,
11 AND CITIES, YOU ARE THE LITTLE C, RIGHT? SO, WE'RE GOING TO
12 TURN IT OVER TO OUR CLERK OF THE BOARD. FRED AND I SHARE A
13 VERY DISTINCT HONOR OF THIS IS BOTH OF OUR LAST TIMES YOU UPON
14 HERE AT GENERAL ASSEMBLY, SO, FRED, FOR YOUR FINAL ROLL CALL,
15 WOULD YOU PLEASE CALL FOR QUORUM OF THE COUNTY DELEGATES?

16

17 **CLERK, FRED CASTRO:** MY PLEASURE. THIS IS QUORUM FOR COUNTY
18 DELEGATES. SUPERVISOR MARQUEZ, COUNTY OF ALAMEDA? IS ABSENT.
19 SUPERVISOR CARLSON, COUNTY OF CONTRA COSTA. THANK YOU. LUCAN,
20 MARIN?

21

22 **SPEAKER:** HERE.

23

24 **CLERK, FRED CASTRO:** RAMOS, COUNTY OF NAPA?

25

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1 **PRES. BELIA RAMOS:** HERE.

2

3 **CLERK, FRED CASTRO:** MANDELMAN, COUNTY OF SAN FRANCISCO? IS
4 ABSENT. SUPERVISOR CANEPA? THANK YOU -- COUNTY OF SAN MATEO.
5 SUPERIOR ARENAS, SANTA CLARA COUNTY? IS ABSENT. WILLIAMS,
6 SOLANO COUNTY?

7

8 **SPEAKER:** HERE.

9

10 **CLERK, FRED CASTRO:** THANK YOU. SUPERVISOR RABBITT, SONOMA
11 COUNTY? QUORUM OF COUNTY DELEGATES ARE PRESENT.

12

13 **PRES. BELIA RAMOS:** THANK YOU SO MUCH, MR. CASTRO. AT THIS
14 TIME, I'LL ASK FOR THE CLERK TO CALL THE ROLL OF THE CITY AND
15 TOWN DELEGATES AND TO CONFIRM QUORUM.

16

17 **CLERK, FRED CASTRO:** THESE ARE DELEGATES IN THE CITIES OF
18 ALAMEDA COUNTY. MAYOR ASHCRAFT, CITY OF ALAMEDA.

19

20 **MARILYN EZZY ASHCRAFT:** HERE.

21

22 **CLERK, FRED CASTRO:** McQUAID, ALBANY? ISHII, BERKELEY?

23

24 **SPEAKER:** HERE.

25

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1 **CLERK, FRED CASTRO:** CADRE, DUBLIN? WELCH, CITY OF EMERYVILLE?
2 IS ABSENT. KIMBERLYN, FREMONT? ZERMENO, HAYWARD? VICE MAYOR
3 BRANNING, LIVERMORE? MAYOR HANNON, CITY OF NEWARK? THANK YOU.
4 MAYOR LEE, CITY OF OAKLAND? IS ABSENT. POMIER, CITY OF
5 PIEDMONT? THANK YOU. COUNCILMEMBER NYBERT, CITY OF PLEASANTON?
6 MAYOR GONZALEZ, SAN LEANDRO? PACINO, UNION CITY? CITIES AND
7 COUNTY OF CONTRA COSTA. WILSON, ANTIOCH? IS ABSENT. MENDOZA,
8 CITY OF BRENTWOOD? IS ABSENT. TILLMAN, CITY OF CLAYTON?
9 BENEVENTE, CITY OF CONCORD? IS ABSENT. BELOTZ, TOWN OF
10 DANVILLE? THANK YOU. MOTOYAMA, CITY OF EL CERRITO? WALKER-
11 GRIFFIN, CITY OF HERCULES? CANDELL, CITY OF LAFAYETTE? COUNCIL
12 MEMBER MALHI, CITY OF MARTINEZ? COUNCIL MEMBER MAGLIO, CITY OF
13 MARTINEZ? MAGLIO, TOWN OF MORAGA? IS ABSENT. WILLIAMS, OAKLEY?
14 MAYOR IVERSON, CITY OF ORINDA? TOMS, CITY OF PINOLE? MEMBER
15 ADAMS, CITY OF PITTSBURG? IS ABSENT. MAYOR OBOLENSKIY,
16 PLEASANT HILL? MAYOR MARTINEZ, RICHMOND? IS ABSENT. COUNT --
17 VICE -- I'M SORRY? MAYOR MARTINEZ, CITY OF RICHMOND? YES.
18 THAT'S YOU, YES. THANK YOU. IS PRESENT. VICE MAYOR XAVIER, SAN
19 PABLO? MAYOR ARMSTRONG, CITY OF SAN RAMON? COUNCILMEMBER
20 SILVA, CITY OF WALNUT CREEK? THESE ARE DELEGATES IN THE COUNTY
21 AND OF CITIES AND MARIN COUNTY. MAYOR COOPER, BELVEDERE? THANK
22 YOU. RAVASIO, CORTE MADERA? IS ABSENT. VICE MAYOR HELLMAN,
23 FAIRFAX?
24
25 **STEPHANIE HELLMAN HELLMAN HELLMAN HELLMAN HELLMAN:** HERE.

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1

2 **CLERK, FRED CASTRO:** THANK YOU. COUNCILMEMBER MARGULIES,
3 LARKSPUR? BURKE, MILL VALLEY? IS ABSENT. ECKLUND, NOVATO?
4 SALTER, TOWN OF ROSS? COUNCIL MEMBER WALKER, TOWN OF SAN
5 ANSELMO? VICE MAYOR. THANK YOU. COUNCILMEMBER KERTZ, SAN
6 RAFAEL? IS ABSENT. BLAUSTEIN, SAUSALITO? ABSENT. NIKFAR, TOWN
7 OF TIBURON? IS ABSENT. DELEGATES IN THE CITY AND COUNTIES OF
8 NAPA. COUNCILMEMBER CRUZ, CITY OF AMERICAN CANYON? VICE MAYOR
9 LOPEZ-ORTEGA, CALISTOGA? ABSENT. NARVAEZ, NAPA? IS ABSENT.
10 MAYOR DOHRING, CITY OF ST. HELENA? IS ABSENT. COUNCILMEMBER
11 KNIGHT, TOWN OF YOUNTVILLE? IS ABSENT. MAYOR LURIE, CITY AND
12 COUNTY OF SAN FRANCISCO? IS ABSENT. ELIZABETH, TOWN --
13 COUNCILMEMBER LEWIS TOWN OF ATHERTON? THANK YOU. MAYOR MATES,
14 BELMONT? IS ABSENT. MAYOR MACCEN, BRISBANE? STEVENSON,
15 BURLINGAME? MAYOR DEL ROSARIO, COLMA? THANK YOU. MAYOR
16 SYLVESTER, CITY OF DALY CITY? IS ABSENT. MAYOR WEBSTER, CITY
17 OF EAST PALO ALTO? THANK YOU. KIESEL, CITY OF FOSTER CITY?
18 THANK YOU. MAYOR RUDDOCK, HALF MOON BAY? IS ABSENT. MAYOR
19 COLE, TOWN OF HILLSBOROUGH? IS ABSENT. MAYOR NASH, CITY OF
20 MENLO PARK? RAINALDI, MILLBRAE? VICE MAYOR WRIGHT, CITY OF
21 PACIFICA? HASKO, PORTOLA VALLEY? THANK YOU. COUNCILMEMBER CHU,
22 REDWOOD CITY? ALVAREZ, CITY OF SAN BRUNO? ABSENT. DUGAN CITY
23 OF SAN CARLOS? NEWSOM, SAN MATEO IS ABSENT. ADDIEGO CITY OF
24 SOUTH SAN FRANCISCO IS ABSENT. BROWN, IS WOODSIDE? ABSENT.
25 THESE WERE DELEGATES OF THE CITIES OF SAN MATEO COUNTY.

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1 DELEGATES FROM SANTA CLARA COUNTY. FURTADO, CITY OF CAMPBELL?
2 MAYOR MOORE, CITY OF CUPERTINO? HILTON, CITY OF GILROY? MEMBER
3 DAILEY, CITY OF LOS ALTOS? IS ABSENT. MAYOR BATIJA, LOS ALTOS
4 HILLS? THANK YOU. VICE MAYOR RISTOW, LOS GATOS? LIEN, CITY OF
5 MILPITAS? ALLAN, MONTE SERENO? IS ABSENT. MARTINEZ-BELTRAN,
6 MORGAN HILL? IS ABSENT. MAYOR RAMOS, CITY OF MOUNTAIN VIEW?
7 THANK YOU. MAYOR VEENKER, CITY OF PALO ALTO? IS ABSENT. MEMBER
8 DOAN, CITY OF SAN JOSE? MEMBER PARK, SANTA CLARA? IS ABSENT.
9 AFTAB, SARATOGA? LEE, CITY OF SUNNYVALE? IS ABSENT. DELEGATES
10 FROM CITIES IN SOLANO COUNTY. CITY OF FAIRFIELD IS VACANT.
11 COUNCILMEMBER DONNELLY? RIO VISTA? MAYOR HERNANDEZ, CITY OF
12 SUISUN CITY? COUNCILMEMBER RICHIE, CITY OF VACAVILLE? THANK
13 YOU. MAYOR SORCE, CITY OF VALLEJO? THESE ARE DELEGATES FROM
14 CITIES IN SONOMA COUNTY. MAYOR WHEELER, CITY OF CLOVERDALE? IS
15 ABSENT. LEMUS, CITY OF COTATI? IS ABSENT. I'M SORRY. MAYOR
16 LEMUS IS HERE. COUNCILMEMBER HARROD, HEALDSBURG? MCDONNELL,
17 CITY OF PETALUMA? IS ABSENT. COUNCILMEMBER ADAMS, CITY OF
18 ROHNERT PARK? COUNCILMEMBER FLEMING, CITY OF SANTA ROSA?
19 MCLEWIS, SEBASTOPOL? THANK YOU. COUNCILMEMBER FARRAR-RIVAS,
20 CITY OF SONOMA? MAYOR REYNOSA, TOWN OF WINDSOR? IS ABSENT. DID
21 I MISS ANYONE? WE HAVE 63 MEMBERS PRESENT, QUORUM. THANK YOU.
22
23 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. YEAH. [APPLAUSE] APPLAUD
24 FOR YOURSELVES. AND THAT ALL MEANS IF WE WERE GOING TO WORK ON
25 THE BUDDY SYSTEM, IF YOU ARE GOING TO THE BATHROOM, YOU NEED

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1 TO TELL A FRIEND, SO WE NEED TO KNOW WHERE YOU'RE AT, AT ALL
2 TIMES BECAUSE QUORUM IS PRESENT FOR OUR BUSINESS ITEMS. NEXT
3 WE'LL MOVE ON TO PUBLIC COMMENT THIS IS A GENERAL ASSEMBLY
4 INFORMATION ITEM MEMBERS OF THE PUBLIC WHO WISH TO GIVE PUBLIC
5 COMMENT ON ITEMS NOT ON THE AGENDA MAY COME TO THE PODIUM, AND
6 I WILL CALL UPON YOU TO SPEAK. MEMBERS IN THE ZOOM SPACE, YOU
7 CAN USE THE RAISE YOUR HAND FEATURE. FOR THOSE WHO WISH TO
8 MAKE PUBLIC COMMENT, AGAIN, WITHIN THE PURVIEW OF THE GENERAL
9 ASSEMBLY, YOU WILL HAVE TWO MINUTES TO MAKE PUBLIC COMMENT. IF
10 FOR ANY ITEM THERE ARE MORE THAN FIVE SPEAKERS, AT THE SIXTH
11 SPEAKERS WE'LL MOVE DOWN TO ONE MINUTE. AND THAT'S FOR ALL
12 ITEMS ON THIS AGENDA. SO TWO MINUTES FOR THE FIRST 5 AND 1
13 MINUTE THEREAFTER AND THEN YOU KNOW WHAT I'M DOING. SO I'LL GO
14 AHEAD AND CALL ON OUR FIRST PUBLIC COMMENT, MR. CLERK.

15

16 **CLERK, FRED CASTRO:** THERE WAS A WRITTEN COMMENT RECEIVED FOR
17 THIS ITEM THAT WAS POSTED ON THE ABAG MTC LEGISTAR WEBSITE AND
18 E-MAILED TO DELEGATES. THERE IS -- THERE ARE TWO SPEAKERS IN
19 THE ZOOM SPACE, AND WE WILL BEGIN WITH RON KELLY. ONE MOMENT
20 PLEASE WHILE I TRY TO SHARE MY SCREEN. OKAY MR. KELLY, GO
21 AHEAD FOR TWO MINUTES, PLEASE. MR. KELLY, PLEASE UNMUTE
22 YOURSELF, AND YOU HAVE TWO MINUTES FOR PUBLIC COMMENT. PREFER
23 WE'LL GO TO OUR SECOND SPEAKER, KEVIN PARK, IF YOU WILL UNMUTE
24 YOURSELF, PLEASE, AND BEGIN YOUR PUBLIC SPEAKING. YOU HAVE TWO
25 MINUTES.

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1

2 **SPEAKER:** THIS IS --

3

4 **CLERK, FRED CASTRO:** YES, WE CAN HEAR YOU, GO AHEAD, PLEASE.

5

6 **SPEAKER:** I KIND OF MISSED THE -- I APOLOGIZE, I'M AT ANOTHER -
7 - I'M IN A VERY LOUD PLACE, SO I KIND OF MISSED WHETHER -- I'M
8 HERE FROM THE CITY OF SANTA CLARA, AND I DON'T HAVE ANYTHING
9 TO SAY. I HAD MY HAND UP FOR THE ROLL CALL.

10

11 **CLERK, FRED CASTRO:** YES, SIR, THERE IS NO REMOTE LOCATIONS FOR
12 THIS MEETING, PLEASE.

13

14 **SPEAKER:** UNDERSTOOD. THANK YOU.

15

16 **CLERK, FRED CASTRO:** THERE ARE NO OTHER PERSONS WITH THEIR HAND
17 RAISED IN THE ATTENDEE SPACE. OH, WE DO HAVE MR. KELLY BACK.
18 MR. KELLY, IF YOU WOULD LIKE TO SPEAK, PLEASE UNMUTE YOURSELF.
19 YOU HAVE TWO MINUTES. MR. KELLY, IF YOU CAN UNMUTE YOURSELF,
20 YOU HAVE TWO MINUTES FOR PUBLIC COMMENT. WE MAY BE HAVING
21 TECHNICAL DIFFICULTIES, MADAM CHAIR.

22

23 **PRES. BELIA RAMOS:** OKAY. DO WE HAVE TECH STAFF IN THE ROOM
24 THAT'S CHECKING TO MAKE SURE IT'S NOT ON OUR END? DO WE HAVE
25 TECH STAFF IN THE ROOM THIS'S CHECKING TO MAKE SURE IT'S NOT

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1 ON OUR END?

2

3 **CLERK, FRED CASTRO:** YES IF NTT STAFF CAN PLEASE CHECK THE
4 CONNECTION WITH THE ZOOM?

5

6 **PRES. BELIA RAMOS:** OKAY I'LL REVISIT GENERAL PUBLIC COMMENT
7 JUST TO MAKE SURE IT'S NOT ON OUR END. ARE WE -- IT'S NOT ON
8 OUR END? HE'S UNMUTED. OKAY.

9

10 **CLERK, FRED CASTRO:** MR. KELLY, YOU ARE UNMUTED. YOU CAN SPEAK
11 IF YOU WOULD LIKE. I'M SORRY. HE'S NOT RESPONDING.

12

13 **PRES. BELIA RAMOS:** OKAY.

14

15 **CLERK, FRED CASTRO:** MADAM PRESIDENT, THERE ARE NO MEMBERS OF
16 THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT. THANK YOU.

17

18 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. THAT CONCLUDES GENERAL
19 PUBLIC COMMENT. WE'LL MOVE ON TO ITEM THREE, AND THIS IS
20 GENERAL ASSEMBLYMEMBER ANNOUNCEMENTS. ARE THERE ANY
21 ANNOUNCEMENTS FROM THE GENERAL ASSEMBLY DELEGATES RELEVANT TO
22 ABAG'S WORK? THIS IS GENERAL. I'M GOING TO SAY NO. BUT -- IF
23 YOU'RE CONFIDENT THAT YOU HAVE GOT SOMETHING GREAT TO ADD,
24 YOU'RE WELCOME TO. OKAY. SEEING NONE, I WILL JUST, FOR A
25 MATTER OF COURSE, SAY PUBLIC COMMENT ON AGENDA ITEM NUMBER

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1 THREE?

2

3 **CLERK, FRED CASTRO:** ON THIS ITEM NO WRITTEN COMMENTS RECEIVED
4 NO MECHANICS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC
5 COMMENT. THERE IS STILL A HAND RAISED IN THE ATTENDEE SPACE
6 AND I'LL CALL ON MR. KELLY FOR TWO MINUTES IF YOU CAN UNMUTE
7 YOURSELF ON PUBLIC COMMENT ON AGENDA ITEM THREE? I BELIEVE
8 WE'RE STILL HAVING TECHNICAL DIFFICULTIES WITH THIS
9 CONNECTION.

10

11 **PRES. BELIA RAMOS:** OKAY. MR. KELLY? IT LOOKS -- MR. KELLY, WE
12 ARE GOING TO PASS. IT SEEMS LIKE YOU ARE HAVING TECHNICAL
13 DIFFICULTIES ON YOUR END. WE HAVE CHECKED ON OUR END. THAT
14 CONCLUDES PUBLIC COMMENT ON AGENDA ITEM NUMBER THREE, WHICH
15 WAS NOTHING. SO, NOTHING ON NOTHING. NEXT WE WILL MOVE ON TO
16 AGENDA ITEM FOUR AND THIS IS RATIFICATION OF ELECTION OF
17 PRESIDENT AND VICE PRESIDENT. AND THIS IS FOR A TERM BEGINNING
18 JULY 1, 2026. AND THIS ACTION, AS YOU WILL RECALL FOR THOSE
19 THAT JOINED US LAST YEAR, YOU MADE CHANGES TO THE BYLAWS IN
20 WHICH THE GENERAL ASSEMBLY HAS THE OPPORTUNITY TO RATIFY THE
21 ELECTION OF THE PRESIDENT AND VICE PRESIDENT. WE'RE GOING TO
22 TAKE THESE INTO TWO SEPARATE ITEMS. AND THAT IS, FIRST, A
23 COUNTY ITEM. SO, IF YOU ARE FROM A COUNTY, RAISE YOUR HAND.
24 DAVID CANEPA, YOU'RE FROM A COUNTY, RAISE YOUR HAND.
25 [LAUGHTER] AND, SO, JUST REMEMBER THAT. THIS IS YOUR ITEM.

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1 COUNTIES, YOU'RE ON. SO, FOR THAT -- FOR THIS ONE, I'M GOING
2 TO TURN TO OUR ESTEEMED GENERAL COUNSEL WHO ARE IS ONLINE TO
3 GIVE US THE REPORT. ARE WE --

4

5 **COUNSEL, KATHLEEN KANE:** GOOD MORNING, EVERYONE. AND I'M SORRY
6 I WAS NOT ABLE TO JOIN YOU IN-PERSON TODAY, DUE TO MEDICAL
7 CONSTRAINTS. THE BUT THANK YOU FOR LETTING ME JOIN YOU THIS
8 WAY. AS THE PRESIDENT STATED, FOR THOSE OF YOU WHO WERE WITH
9 US LAST YEAR, YOU WILL RECALL THAT WE AMENDED THE BYLAWS TO
10 UPDATE OUR ELECTION PROCEDURES FOR THE PRESIDENT AND VICE
11 PRESIDENT, AND SO WE HAVE A SYSTEM UNDER WHICH THE EXECUTIVE
12 BOARD MAKES THOSE INITIAL ELECTIONS SUBJECT TO RATIFICATION BY
13 THIS BODY TODAY. THOSE VOTES HAPPENED IN MAY THERE WAS A SMALL
14 STUTTER STEP WHERE WE HAD TO ASSEMBLE A SPECIAL MEETING FOR
15 THE CLARIFICATION AND FINAL VOTE ON THE VICE PRESIDENTIAL
16 NOMINEE, BUT THAT HAPPENED MORE THAN 20 DAYS IN ADVANCE OF
17 THIS MEETING AND THE RESULTS OF IT WERE CONVEYED TO THE
18 GENERAL ASSEMBLY. SO AT THIS POINT WE'RE READY FOR A MOTION
19 AND SECOND TO RATIFY THE NOMINEES WHO ARE SUSAN ADAMS OF
20 ROHNERT PARK FOR PRESIDENT AND WANDA WILLIAMS, SUPERVISOR, FOR
21 VICE PRESIDENT, THAT CAME OUT OF THE EXECUTIVE BOARD VOTE.
22 THANK YOU.

23

24 **PRES. BELIA RAMOS:** THANK YOU SO MUCH, COUNSEL KANE. I JUST
25 WANTED TO SAY, I WANT TO THANK EVERYONE WHO ROSE UP TO THE

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1 OCCASION AND WANTING TO LEAD THIS ORGANIZATION. AND IT IS --
2 IT HAS BEEN AN HONOR OF A LIFETIME TO BE AT LEADERSHIP FOR SIX
3 AND A HALF YEARS AT ABAG. AND I'M EXPIRED. SO, IT'S TIME TO
4 MOVE ALONG. AND, SO, I REALLY WANT TO THANK, WE HAVE OUR
5 INCOMING PRESIDENT, IF YOU COULD STAND UP, ON THE NOMINATION,
6 ARE WOULD BE SUSAN ADAMS FROM ROHNERT PARK. [APPLAUSE] AND I
7 WANT TO ACKNOWLEDGE SUPERVISOR KEN CARLSON THREW HIS HAT IN
8 FOR CONSIDERATION AND THANK YOU FOR YOUR LEADERSHIP AT ABAG
9 AND WE LOOK FORWARD TO YOUR CONTINUATION. AND I WOULD LIKE TO
10 INTRODUCE YOUR VICE PRESIDENTIAL NOMINEE WANDA WILLIAMS FROM
11 SOLANO COUNTY. [APPLAUSE] THANK YOU BOTH. I WILL NOW, IT IS MY
12 PLEASURE TO MAKE THE MOTION, AND I ONLY WANT A COUNTY TO BACK
13 ME UP, JUST FOR CLARIFICATION. LOVE YOU CITY FOLKS, BUT THIS
14 IS NOT YOUR PARTY. I WILL MAKE A MOTION TO NOMINATE -- TO
15 RATIFY THE ELECTION OF SUE ADAMS AS PRESIDENT, AND WANDA
16 WILLIAMS AS VICE PRESIDENT FOR THE ASSOCIATION OF BAY AREA
17 GOVERNMENTS FOR A TWO-YEAR TERM BEGINNING ON JULY 1, 2026.

18

19 **DAVID RABBITT:** SECOND, RABBITT.

20

21 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. IS THERE ANY GENERAL
22 ASSEMBLY COUNTY MEMBER DISCUSSION? THERE IS NONE. [LAUGHTER]
23 COOL. WILL THE CLERK PLEASE INFORM US IF THERE IS ANY PUBLIC
24 COMMENT SUBMITTED FOR THIS ITEM?

25

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1 **CLERK, FRED CASTRO:** ON THIS ITEM NO WRITTEN COMMENTS WERE
2 RECEIVED NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC
3 COMMENT. THERE IS A HAND RAISED IN THE ATTENDEE SPACE, FOR TWO
4 MINUTES, IF THE PERSON AT 6074 COULD PLEASE UNMUTE. YOU HAVE
5 TWO MINUTES FOR PUBLIC COMMENT. THE PERSON CALLING FROM NUMBER
6 604, IF YOU COULD PLEASE UNMUTE. YOU HAVE TWO MINUTES FOR
7 PUBLIC COMMENT

8

9 **SPEAKER:** THANK YOU. CAN YOU HEAR ME.

10

11 **CLERK OF THE BOARD:** YES WE CAN.

12

13 **SPEAKER:** THIS IS RON KELLY, I WAS ATTEMPTING TO GIVE PUBLIC
14 COMMENT AT THE BEGINNING ON ITEMS THAT ARE NOT AGENDIZED. AND
15 IF YOU'RE WILLING TO HEAR MY COMMENT I WOULD LIKE TO GIVE IT.

16

17 **PRES. BELIA RAMOS:** MR. KELLY I'M GOING TO PAUSE YOU'RE GOING
18 TO GET THROUGH AT THE RATIFICATION OF OUR ELECTION OF
19 PRESIDENT AND VICE PRESIDENT WE'LL MOVE THROUGH ITEM FOUR THEN
20 REVISIT YOUR PUBLIC COMMENT.

21

22 **SPEAKER:** GREAT THANK YOU.

23

24 **PRES. BELIA RAMOS:** THANK YOU. I APPRECIATE IT. MR. CLERK CALL
25 THE COUNTY AGAIN COUNTIES ROLL CALL.

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1

2 **CLERK, FRED CASTRO:** MADAM PRESIDENT SINCE WE DON'T HAVE REMOTE
3 LOCATIONS WE CAN CONDUCT THIS UNDER VOICE VOTE.

4

5 **PRES. BELIA RAMOS:** OH MY GOSH, I HAVE NEVER HAD THAT
6 PRIVILEGE. WOW. I AM A COVID LEADERSHIP PERSON, AND, ALL OF
7 THAT. OH MY GOSH. COUNTIES, ALL IN FAVOR, SAY AYE. [AYES]

8

9 **PRES. BELIA RAMOS:** NO WAY. THAT WAS TOO MANY OF YOU. ONLY
10 COUNTIES. THERE IS MORE THAN NINE OF YOU SPEAKING AT THIS
11 MOMENT. OKAY. COUNTIES ALL IN FAVOR, SAY AYE. [AYES]

12

13 **PRES. BELIA RAMOS:** OPPOSED? DO NOT CLAP YET, WE'RE NOT DONE.
14 CITIES GOT TO SHOW UP. OKAY? EXCELLENT. THANK YOU SO MUCH, THE
15 COUNTY'S UNANIMOUS VOTE FOR THE RATIFICATION OF THE ELECTION
16 OF THE PRESIDENT AND VICE PRESIDENT. WE'LL MOVE TO ITEM 4B
17 THIS IS RATIFICATION OF THE PRESIDENT AND VICE PRESIDENT FOR
18 THE CITIES AND THE TOWNS. THIS IS AN ACTION ITEM. DO I HAVE A
19 MOTION FROM A CITY OR A TOWN TO -- I'M GOING GO FROM THE ONE
20 WHO STOOD UP I'M GOING TO HAVE A MOTION FROM SYLVIA FROM CITY
21 OF COTATI, AND FROM SHANTY FREQUENTLY SAN ANSELMO. THANK YOU
22 SO MUCH. THAT'S OUR MOTION AND SECOND FOR THE SAME SLATE I'M
23 GOING TO GO AHEAD AND EXERCISE THE PRIVILEGE THAT YOU WANT THE
24 SAME PEOPLE SO WE'RE NOT GOING TO DO 50'S OUT. IS THERE ANY
25 COUNCIL OR CITY DISCUSSION? OKAY. SEEING NONE. IF THE CLERK

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1 WOULD PLEASE INFORM US IF THERE IS ANY PUBLIC COMMENT ON 4B?

2

3 **SPEAKER:** NO WRITTEN COMMENTS RECEIVED NO MEMBERS OF THE PUBLIC
4 IN THE BOARDROOM NO HANDS RAISED IN THE ATTENDEE SPACE. THANK
5 YOU.

6

7 **PRES. BELIA RAMOS:** THANK YOU. AT THIS TIME COUNTY IT'S GOING
8 TO BE A MINUTE IF YOU WOULD LIKE TO GO GRAB A CUP OF COFFEE.
9 IF THE CLERK WOULD PLEASE CONDUCT A ROLL -- OH NO. OH MY GOSH.
10 NO DO NOT LEAVE THE ROOM. OKAY. ALL IN FAVOR, SAY AYE. [AYES]

11

12 **PRES. BELIA RAMOS:** ANY OPPOSED? EXCELLENT. CONGRATULATIONS
13 MADAM PRESIDENT. [APPLAUSE] MADAM VICE PRESIDENT. [APPLAUSE]
14 EXCELLENT. OH MY GOSH. WE MIGHT GET OUT OF HERE EARLY. NEXT,
15 CONGRATULATIONS TO YOU BOTH. I LOOK FORWARD TO WORKING WITH
16 YOU IN OUR TRANSITION. WANT TO THANK MY VICE PRESIDENT, CARLOS
17 ROMERO FOR ALL THE TIME THAT WE HAVE SHARED HERE, AND, REALLY
18 SPECIAL THANKS TO STAFF FOR ALL OF THE WORK IN AMENDING THE
19 BYLAWS SO THAT WE CAN HAVE A TRANSPARENT ELECTION PROCESS THAT
20 HAD NOT EXISTED PREVIOUSLY AT ABAG. AND I -- I AM VERY, VERY
21 GRATEFUL FOR THAT. NEXT IS MY PRESIDENT'S REPORT. OH, THANK
22 YOU SO MUCH. I APPRECIATE IT. MR. KELLY, WE'RE COMING BACK TO
23 YOU. AND I'M GOING TO OPEN GENERAL PUBLIC COMMENT. YOU HAVE
24 TWO MINUTES TO ADDRESS THE GENERAL ASSEMBLY FOR MATTERS NOT ON
25 THE AGENDA THAT ARE WITHIN THE PER VIEW OF THE GENERAL

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1 ASSEMBLY. MR. CASTRO, IF YOU COULD CALL ON MR. KELLY? THANK
2 YOU.

3

4 **CLERK, FRED CASTRO:** MR. KELLY IF YOU CAN UNMUTE AND GIVE YOUR
5 PUBLIC COMMENT ON GENERAL PUBLIC COMMENT.

6

7 **SPEAKER:** THANK YOU VERY MUCH FOR TAKING ME OUT OF ORDER, I
8 APPRECIATE IT. GOOD MORNING MADAM PRESIDENT DELEGATES AND
9 STAFF I RESPECTFULLY REQUEST THAT YOU READ MY WRITTEN COMMENTS
10 LINKEDIN YOUR AGENDA. AS MOST OF YOU KNOW MTC STAFF IS
11 PRODUCING A MAP TO BE FINALIZED BY JULY 1ST, LISTING THE RAIL
12 STOPS AND BUS STOPS WHICH WILL EACH CREATE A ONE MILE DIAMETER
13 TRANSIT ORIENTED DEVELOPMENT ZONE. AND IN THE TEXT
14 ACCOMPANYING THIS MAP IS THE STATEMENT, QUOTE, MTC DOES NOT
15 HAVE DISCRETION IN ITS INTERPRETATION OF SB79. UNQUOTES. BUT
16 IN FACT MTC HAS INTERPRETED THE PHRASE FULL-TIME DEDICATED
17 TRANSIT LANE IN SB79 IN A WAY THAT IS DIRECTLY CONTRARY TO THE
18 CLEAR AND UNAMBIGUOUS INTENT OF THE LEGISLATURE WHEN VOTED TO
19 ENACT THE BILL. MTC HAS USED BASIS FOR THIS INTERPRETATION
20 WHICH IS DIRECTLY CONTRARY TO LONG STASHED CALIFORNIA
21 APPELLATE LAW. EVIDENCE AND CITATIONS TO STATUTE AND CASE LAW
22 ARE PROVIDED IN MY SUBMISSION LINKEDIN YOUR AGENDA I
23 RESPECTFULLY REQUEST THAT YOU BRING THE ISSUE RAISED IN MY
24 SUBMISSION TO THE ATTENTION OF SHARED ABAG AND MTC STAFF AS
25 SOON AS POSSIBLE IN YOUR INDIVIDUAL CAPACITY. I KNOW THIS IS

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1 NOT AN AGENDAIZED ITEM AND ASK THEM TO REMOVE THE MAP, ALL BUS
2 STOPS CURRENTLY LISTED IN THE CURRENT DRAFT MAP WHERE A BUS
3 ROUTE USES A DEDICATED LINE FOR ONLY PART OF ITS ROUTE. THANK
4 YOU FOR YOUR THE TIME AND ATTENTION TO THIS.

5

6 **PRES. BELIA RAMOS:** THANK YOU VERY MUCH. MR. CLERK DO WE HAVE
7 ANY OTHER PUBLIC COMMENT.

8

9 **CLERK, FRED CASTRO:** THERE ARE NO OTHER PUBLIC COMMENT.

10

11 **PRES. BELIA RAMOS:** THANK YOU VERY MUCH. I WILL NOW CLOSE
12 PUBLIC COMMENT AND NOW MOVE ON TO MY PRESIDENT'S REPORT. A
13 COUPLE OF THINGS, THIS IS OUR LAST MEETING AND OPPORTUNITY
14 WITH OUR VERY LONG SERVING CLERK OF THE BOARD, FRED CASTRO,
15 AND WE'LL HAVE AN ITEM THAT FOLLOWS IN A LITTLE BIT. WE'RE
16 ALSO GOING TO MAKE SURE THAT WE TAKE CARE OF OUR MINUTES FROM
17 LAST YEAR, AND WE'RE GOING TO WORK THROUGH OUR WORK PLAN AND
18 OUR BUDGET. DOES EVERYONE HAVE THIS? EXCELLENT. ALSO, THERE
19 ARE COPIES OF BAY AREA 2050+ OUT THERE, IF YOU HAVEN'T HAD ONE
20 YET. AND, SO, PLEASE DO TAKE ONE OF OUR LONG-TERM PLAN HERE,
21 AND OUR COLLABORATIVE -- AND OUR COLLABORATIVE GUIDANCE FROM
22 ABAG AND MTC THAT WAS RECENTLY ADOPTED. WE'RE GOING TO HEAR
23 FROM STAFF ABOUT THE REGIONAL HOUSING NEEDS ALLOCATION CYCLE,
24 WHAT WE THINK IS COMING UP, AND SINCE I THINK THAT IS
25 SOMETHING THAT BRINGS ALL OF US HERE AND IS NEAR AND DEAR TO

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1 OUR HEARTS AT ABAG, I'M DEFINITELY LOOKING FORWARD TO THIS.
2 WE'RE GOING TO HAVE A FEW REMARKS FROM OUR EXECUTIVE DIRECTOR,
3 AND THEN WE'LL DO OUR -- THE REST OF OUR BUSINESS. AND, SO,
4 ALL JOKING ASIDE, I WILL SAY, AS MUCH AS I AM LOOKING FORWARD
5 TO A LITTLE BIT OF EXTRA FREE TIME ON MY CALENDAR, IT'S REALLY
6 BEEN AN ABSOLUTE PLEASURE TO LEAD THIS ORGANIZATION AS
7 PRESIDENT FOR TWO AND A HALF YEARS. THANK YOU. [APPLAUSE]
8 THANK YOU. AND AS VICE PRESIDENT FOR NOW SENATOR JESSE
9 ARREQUIN FOR FOUR YEARS, SO, IN MY TIME DAVID RABBITT JUST SAT
10 IN THE SAME SEAT AS IMMEDIATE PAST PRESIDENT FOR SIX NATURALLY
11 YEARS, BECAUSE BETWEEN JESSE AND I, WE TOOK AN EXTRAORDINARY
12 MOVE WITH THE SUPPORT OF THE REGION TO BE ABLE TO PROVIDE
13 CONSISTENCY AND LEADERSHIP, POST-COVID, AND REALLY GUIDING US
14 THROUGH SOME VERY MEMORABLE TIMES. AND SOME VERY, VERY HARD
15 TIMES. AND WHAT I WILL SAY, IN REFLECTING BACK, I AM
16 INCREDIBLY IMPRESSED BY THE COLLABORATIVE AND COLLECTIVE
17 DESIRE TO DO BETTER AS A REGION, THAT I HAVE EXPERIENCED IN
18 LEADERSHIP HERE, AND AS YOUR PRESIDENT, WHEN I THINK OF WHAT
19 WE WERE ABLE TO ACCOMPLISH DURING COVID WHEN WE WERE ABLE TO
20 REALLY GO THROUGH OF OUR MOST DIFFICULT RHNA HOUSING
21 METHODOLOGIES AND APPEALS AND ALLOCATIONS, AND TO BE AUDIBLE
22 TO DO SO IN A WAY THAT REALLY PUSHED OUR REGION FORWARD. I, I
23 THINK IT'S CREDIT TO ALL OF YOU. IT'S A CREDIT TO ALL OF YOU
24 BEING WILLING TO SHOW UP. I JUST GET TO BE HERE AND GUIDE YOU,
25 MOVE THESE MEETINGS ALONG, AND CRACK A FEW JOKES TO MAKE IT

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1 ENJOYABLE ALONG THE WAY. BUT, YOU KNOW, WHEN I THINK ABOUT
2 EVEN IN JUST THE LAST YEAR, 2050+, A HUGE LIFT ESPECIALLY BY
3 STAFF, AND I WANT TO RECOGNIZE THE WORK THAT OUR STAFF HAS PUT
4 IN TO REALLY BE ABLE TO LOOK AT THE REGION IN A DIFFERENT WAY.
5 WE ARE DIFFERENT THAN WE WERE SIX YEARS AGO, AND 2050 PLUS IS
6 AN ACKNOWLEDGMENT OF THAT. AND I WILL SAY, FROM THE ABAG SIDE,
7 I DO SIT ON MTC AS YOUR REPRESENTATIVE TO ABAG. AND I WILL
8 SAY, I, PERSONALLY, FEEL THAT BAY AREA 2050+ HAS VERY MUCH A
9 PRESENCE OF ABAG THAT IS FAR MORE PREVALENT THAN PRIOR
10 ITERATIONS OF THE PLAN. AND I'M VERY GRATEFUL FOR THAT
11 COLLABORATION. AND TO SAY THAT AS WE MOVE FORWARD TO CREATING
12 A MORE AFFORDABLE, CONNECTED, AND DIVERSE VIBRANT BAY AREA,
13 2050+ IS THE ASPIRATIONAL PLAN THAT'S GOING TO GET US THERE.
14 WE HAVE MADE SURE THAT OVER THE LAST FEW YEARS, WE HAVE BEEN
15 ABLE TO SECURE FUNDING FOR BAHFA AND THE GREAT WORK THAT WE'RE
16 DOING AT DOORWAY TO BE ABLE TO IMPLEMENT THE TAX CREDITS, THE
17 -- TO BE ABLE TO HELP JURISDICTIONS, TO HELP NON-PROFITS
18 PURCHASE AND SECURE DEED RESTRICTED HOUSING. I KNOW EVEN IN MY
19 COMMUNITY, WE HAVE BEEN ABLE DO THAT WE HAVE BEEN ABLE TO
20 PILOT PROJECTS, AND ABAG HAS BEEN IT'S THE FOREFRONT OF
21 ADVOCATING AT THE HOUSING SIDE, NOTWITHSTANDING THE FACT THAT
22 WITH ALL DUE RESPECT TO MTCERS IN THE ROOM THAT OFFICE SITS IN
23 MTC I TRULY BELIEVE THAT ABAG HAS BEEN AT THE HEART AND SOUL
24 OF BAHFA AND MAKING SURE THAT HOUSING REMAINS TOP PRIORITY OF
25 THESE DUAL ORGANIZATIONS. AND WE REALLY WERE TESTED DID COME

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1 FORWARD IN PAY COLLABORATIVE WAY, AND I WILL SAY MY PIN IS A
2 REFLECTION OF THAT. THERE WAS A TRIP THAT WE TOOK, AND OUR
3 EXECUTIVE DIRECTOR WAS WEARING AN MTC PIN, AND I WAS, LIKE,
4 UM, YOU'RE ABAG TOO. WHERE IS YOUR ABAG PIN? AND THIS WAS THE
5 RESULT, WHERE WE NOW, AS AN ORGANIZATION, REALLY HAVING MERGED
6 OUR STAFFS, AND TO HAVE A COLLECTIVE PURPOSE GOING FORWARD,
7 IT'S EVIDENT IN EVEN OUR PINS NOW THAT WE ARE ONE. AND AS I
8 ALWAYS SAY, WE MAY NOT BE MARRIED, BUT WE LIVE TOGETHER. AND
9 WE DO SO WELL, I WOULD SAY THAT. I MEAN, SOME OF US DON'T
10 REALLY PULL OUR WEIGHT ALL THE TIME. WE DON'T CONTRIBUTE TO
11 THE HOUSEHOLD EXPENSES EQUALLY, BUT YOU KNOW, WE'RE IN A
12 RELATIONSHIP, AND YOU KNOW, WE'RE STICKING WITH IT, AND WE
13 LOOK IT. AND SO A LOT OF WORK HAS BEEN DONE IN THE LAST SIX
14 AND A HALF YEARS TO BE ABLE TO MOVE TO A JOINT GOVERNANCE
15 STYLE, TO BE ABLE TO MERGE OUR LEGISLATION COMMITTEES AND OUR
16 PROGRAMMING AND ADMINISTRATION COMMITTEES, AND OUR HOUSING AND
17 BAHFA COMMITTEES, TO REALLY BE AT THE TABLE TOGETHER AND TO
18 HAVE ALL THE VOICES MATTER. AND I THINK THAT HAS GONE A REALLY
19 LONG WAY TO WHAT LIBBY WAS TALKING ABOUT, AND THAT'S THE
20 SPIRIT OF REGIONALISM. SO, I JUST WANT TO THANK ALL OF YOU FOR
21 TAKING THE TIME TODAY TO SIT WITH ME AND HOLD MY HAND DURING
22 MY LAST TIME AT THE MICROPHONE HERE AT LEADERSHIP AT ABAG AND
23 FOR JOINING US FOR THIS VERY IMPORTANT GENERAL ASSEMBLY. THAT
24 CONCLUDES MY REMARKS, AND I WOULD INVITE ANY GENERAL MEMBER
25 DISCUSSION. THANK YOU. [APPLAUSE] THANK YOU. THANK YOU.

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1 [APPLAUSE] THAT TOOK UP ALL YOUR TIME FOR GENERAL DISCUSSION
2 BUT I HAVE TO GIVE SOME OF MY MIC TIME TO MY VICE PRESIDENT.

3

4 **V. PRES. CARLOS ROMERO:** YEAH, I WANT TO EMPHASIZE, FIRST OF
5 ALL, THE OUTGOING PRESIDENT FOR ALL OF HER WORK I THINK WE
6 HAVE BEEN LUCKY TO HAVE SOMEBODY WHO HAS BEEN IN LEADERSHIP
7 FOR SIX AND A HALF YEARS WHILE WE WERE TRANSFERRING TO A MORE
8 PERFECT UNION BETWEEN ABAG AND MTC, THERE HAVE BEEN SOME
9 INNOVATIONS THAT HAVE BEEN IMPLEMENTED BY BELIA, PRESIDENT, IN
10 PARTICULAR, TAKING OUR MEETINGS ON AN ANNUAL BASIS OUT TO THE
11 COUNTIES AND HAVING BOTH CITIES AND COUNTIES IN THEIR
12 NEIGHBORHOODS TALK TO MTC AND ABAG LEADERSHIP AND ANDY YOU
13 HAVE BEEN WONDERFUL PARTNER AS WELL AS ALIX IN GOING TO THOSE
14 MEETINGS AND ANDY SERVES AS BOTH THE ABAG EXECUTIVE DIRECTOR
15 AND MTC EXECUTIVE DIRECTOR WE'RE MOVING TOWARD THAT MORE
16 PERFECT UNION THERE HAVE BEEN DIFFICULT DISCUSSIONS THAT BELIA
17 AND I HAVE HAD WITH MTC STAFF THERE IS A MEETING OF MINDS AND
18 UNDERSTANDING WE EVENTUALLY -- I THINK WE HAVE THAT PERFECT
19 UNION WITH INCOMING LEADERSHIP WHO HAS BEEN HERE FOR A WHILE
20 UNDERSTANDING HOW INDEED WE HAVE TO CONVERGE SO THAT WE'RE A
21 STRONG NINE COUNTY PERJURY 101 CITY REGION THAT WE CAN
22 REPRESENT OUR COLLECTIVE INTEREST YET AT THE SAME TIME MAKE
23 SURE THAT OUR INDIVIDUAL INTERESTS ARE NOT SUBASSUMED BY IS
24 THE REGIONAL ASPECT I AM A REGIONALIST BY HEART, I THINK
25 EVERYBODY UP HERE IS ALSO BUT LET'S MAKE SURE THAT WE INCLUDE

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1 THE IMPORTANT REGIONAL PERSPECTIVE ALSO MAKE SURE WE INTEGRATE
2 ALL OF YOUR CONCERNS IN ALL THE ISSUES THAT WE'RE GOING TO BE
3 DEALING WITH, AND AGAIN WE ARE STRONGER TOGETHER. AND THANK
4 YOU TO OUR STAFF FOR HELPING US WITH THIS INTEGRATION AND
5 CERTAINLY I THANK BELIA FOR ASKING THE DIFFICULT QUESTIONS AND
6 TRYING TO INNOVATE SO THAT WE INDEED ARE A BETTER MORE
7 EFFECTIVE MORE COLLECTIVE GROUP BETWEEN MTC AND ABAG. THANK
8 YOU BELIA. [APPLAUSE]

9

10 **PRES. BELIA RAMOS:** I LIKE BUSINESS AND LESS EMOTION. SO, WITH
11 THAT, THANK YOU ALL VERY, VERY MUCH, FROM THE BOTTOM OF MY
12 HEART, WE'LL MOVE ON TO PUBLIC COMMENT.

13

14 **CLERK, FRED CASTRO:** ON THIS ITEM NO WRITTEN PUBLIC COMMENTS
15 RECEIVED, NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC
16 COMMENT, NONE IN THE ATTENDEE SPACE. THANK YOU.

17

18 **PRES. BELIA RAMOS:** AND STAFF IS DOING ME A DOUBLE HERE WITH
19 THE NEXT ITEM AS IT'S SCHEDULED MOVING TO ITEM 5B ONE, THIS IS
20 ADOPTION OF ABAG RESOLUTION NUMBER 62026 RECOGNIZING THE
21 DEDICATION AND MANY CONTRIBUTIONS OF FRED CASTRO ON HIS
22 RETIREMENT. THIS IS A COUNTY ACTION. AND I'M NOT THE ONLY ONE
23 STEPPING OFF FROM HERE, AND MY SIDEKICK FOR MANY, MANY YEARS
24 HAS BEEN FRED CASTRO, WHO IS RETIRING AFTER 20 YEARS AT THIS
25 ORGANIZATION. [APPLAUSE] FRED DOESN'T JUST KEEP OUR MEETINGS

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1 AND GENERAL ASSEMBLIES RUNNING ON TIME, HE IS THE MOST
2 PROFESSIONAL PERSON IN THE ROOM AT ALL TIMES, COMMITTED TO THE
3 MISSION OF ABAG AND THE REGION AS A WHOLE, AND REALLY, HIS
4 PROFESSIONALISM IS TOP TIER. AS YOU WILL KNOW, HE'S THE ONLY
5 PERSON THAT DOESN'T LAUGH AT MY JOKES IN THE ROOM [LAUGHTER]
6 BECAUSE HE'S GOT TO KEEP THAT CLERK FACE GOING STRONG, EVERY
7 SINGLE TIME. AND I APPRECIATE KNOWING THAT. I ALSO GET A FUNNY
8 LOOK WHEN I GO OFF SCRIPT WHICH IS, LIKE, EVERY SINGLE DAY,
9 FROM FRED, AND I APPRECIATE THAT. AND TO SAY THAT WE WILL MISS
10 YOUR SUPPORT, YOUR TREMENDOUS KNOWLEDGE OF OUR ORGANIZATION
11 AND LEADERSHIP IS TRULY AN UNDERSTATEMENT. WE CONGRATULATE YOU
12 TODAY AS YOU MOVE ON TO THE NEXT CHAPTER. AND, SO, I -- THIS
13 IS GOING TO BE A COUNTY ITEM. I WILL READ THE RESOLUTION, AND
14 WE WILL TAKE THE CITY ITEM. SO, FRED, PLEASE JOIN ME. SEE, HE
15 EVEN HANDED ME HIS OWN RESOLUTION. LIKE, SO FRED. LIKE, YOU
16 CAN'T EVEN HOLD IT [LAUGHTER] I'M NOT GOING TO LET YOU HOLD
17 IT, YOU COUNTY DO THAT I'M GOING TO DO MY JOB AND I'M GOING TO
18 LEARN TO STAND ON MY OWN TWO FEET IT'S GOING TO BE FUN, IT'S
19 GOING TO BE TOTAL FINE IT'S NOT BUT WE'LL PRETENDS IT IS
20 RESOLUTION OF APPRECIATION FOR FRED CASTRO ASSOCIATION OF BAY
21 AREA GOVERNMENTS 62026 METROPOLITAN TRANSPORTATION COMMISSION
22 4784 WHEREAS FRED CASTRO IS RETIRING AFTER FOUR DECADE CAREER
23 IN PUBLIC SERVICE THAT INCLUDES MORE THAN 20 YEARS OF
24 DISTINGUISHED WORK FOR THE ASSOCIATION OF BAY AREA GOVERNMENTS
25 AND THE METROPOLITAN TRANSPORTATION COMMISSION. AND WHEREAS

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1 FRED BEGAN HIS SERVICE TO THE PUBLIC IN 1984 WHEN HE LEFT FOR
2 A FOUR YEAR ENLISTMENT IN THE U.S. NAVY DURING WHICH TIME HE
3 ROSE TO THE RANK OF YEOMAN SECOND CLASS PETTY OFFICE WHEREAS
4 MATRICULATING AT SAN FRANCISCO STATE UNIVERSITY IN 1988 WENT
5 ON TO EARN A BACHELOR'S OF ARTS DEGREE IN HISTORY AND
6 POLITICAL SCIENCE THEN STAYED ON AT THE UNIVERSITY TO WRITE
7 ANOTHER CHAPTER IN PUBLIC SERVICE CAREER BY WORKING WITH
8 AFFIRMATIVE ACTION PHYSICAL ENVIRONMENTAL DISABILITY HUMAN
9 RELATIONS AND PRESIDENT'S OFFICE BEFORE HEADING ACROSS THE BAY
10 IN 2005 TO BECOME EXECUTIVE ASSISTANT TO THE ABAG DIRECTOR AND
11 LATER CLERK OF ABAG BOARD AND WHEREAS COLLEAGUES FROM ABAG'S
12 OAKLAND OFFICE REMEMBER FRED FONDLY FOR HIS FUN SOCKS LOVE IN
13 TANG WHITE CHOCOLATE COOKIES, HIS CHANGING HAIRSTYLE I HAVE
14 SEEN A FEW AND LAST WOULD BRING TO POT LUX AND PARTIES AND
15 WHEREAS OFFICE MANAGER IN OAKLAND FRED WAS BOTH STRINGENT
16 MONITOR OF THE WORKPLACE TEMPERATURE AND DEDICATED COORDINATOR
17 OF RENOVATIONS WHO ALSO PLAYED A KEY ROLE IN ORCHESTRATING
18 ABAG'S 2016 MOVE TO THE NEWLY DEVELOPED BAY AREA METRO CENTER
19 IN SAN FRANCISCO OH MY GOD THAT WAS A TASK WHEREAS FRED'S TIME
20 AS CLERK OF THE BOARDS PROFESSIONALISM POSITIVITY MADE BOARD
21 MEMBERS FEEL THEIR WORK WAS VALUED AND MEANINGFUL WHEREAS
22 AMONG ABAG'S ACCOMPLISHMENTS DURING FRED'S TENURE WAS
23 ESTABLISHMENT OF THE SAN FRANCISCO BAY RESTORATION AUTHORITY
24 EXPANSION OF THE SAN FRANCISCO BAY TRAIL FLOURISH OF THE SAN
25 FRANCISCO ESTUARY PARTNERSHIP THREE CYCLES OF REGIONAL HOUSING

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1 NEEDS ALLOCATION SUPPORT FOR CASA COMPACT THAT LED TO THE
2 CREATION OF BAY AREA HOUSING FINANCE AUTHORITY AND WORK WITH
3 MTC ON THE DEVELOPMENT AND ADOPTION OF THE BAY AREA'S
4 INAUGURAL SUSTAINABLE COMMUNITY STRATEGY AS PART OF THE
5 ORIGINAL 2013 PLANNED BAY AREA SUBSEQUENT ITERATIONS OF
6 PLANNED BAY AREA AND OKAY THERE IS A LOT -- WHEREAS FRED
7 SUPPORTED 165 EXECUTIVE BOARD MEETINGS. [APPLAUSE] OFTEN
8 STAYING LATE ON THURSDAY, AND ONE TIME UNTIL 2:00 A.M., I ADD
9 THAT PART, AS CONVERSATIONS WENT LONG AND SHEPHERDED, 20
10 SEPARATE GENERAL ASSEMBLY LEASE MAKING PHONE CALLS TO ELECTED
11 OFFICIALS TO ENSURE QUORUM WAS MET AND NAME BADGES WERE ORG
12 NIGHTS JUST SO. WHEREAS SINCE 2017 INTEGRATION OF THE FORMERLY
13 SEPARATE ABAG AND MTC STAFF HAS BEEN INSTRUMENTAL IN
14 PRESERVING ABAG'S HISTORY AND INSTITUTIONAL KNOWLEDGE.
15 [APPLAUSE] AND WHEREAS IN AND OUT OF THE OFFICE FRED
16 RECOGNIZES EACH PERSON'S INDIVIDUAL CONTRIBUTIONS AND SHOWS
17 GENEROSITY OF SPIRIT AND KINDNESS WHETHER WORKING WITH ELECTED
18 OFFICIALS OR KIDS IT'S BIG BROTHERS BIG SISTERS NOW THEREFORE
19 BE IT RESOLVED THAT THE GENERAL ASSEMBLY OF THE ASSOCIATION OF
20 BAY AREA GOVERNMENTS AND THE COMMISSIONERS AND STAFF OF THE
21 METROPOLITAN TRANSPORTATION COMMISSION HEREBY COMMEND FRED
22 CASTRO FOR HIS YEARS OF SERVICE, CONGRATULATE HIM ON HIS
23 RETIREMENT, BID HIM HALE AND FAREWELL AND WISH HIM ALL THE
24 BEST AS HE ADDS NEW PAGES TO HIS PUBLIC SERVICE RECORD BY
25 PURSUING THE DIACONATE AT THE DIOCESE OF SACRAMENTO AND SPENDS

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1 MORE TIME IN AND AROUND BENICIA WITH HIS WIFE ANNABELLE.

2 [APPLAUSE] [INDISCERNIBLE]

3

4 **PRES. BELIA RAMOS:** YOU MAY.

5

6 **CLERK, FRED CASTRO:** IT'S VERY UNUSUAL FOR THE CLERK TO ADDRESS
7 THE BODY THAT HE IS CLERKING. [LAUGHTER] BUT THERE IS A COUPLE
8 OF LESSONS THAT I LEARNED. I THOUGHT TO AD LIB THIS PART, BUT
9 I THINK IT'S SAFER TO READ FROM SOME NOTES. ANOTHER LESSON IS
10 TO KEEP IT SHORT, TO THREE MINUTES. [LAUGHTER] YOU KNOW,
11 RETIREMENT IS A TIME TO LOOK BACK, AND FOR ME WHAT A WONDERFUL
12 JOURNEY IT'S BEEN SINCE LEAVING GUAM. DIDN'T KNOW, PART WONDER
13 IS FROM TIME TO TIME, I ASK MYSELF WHY I'M HERE. BUT MORE SO
14 BECAUSE OF THE WONDERFUL PEOPLE I HAVE MET ALONG THE WAY. I
15 WASN'T SEEKING PUBLIC SERVICE. YOU KNOW, AFTER HIGH SCHOOL, IT
16 WAS TO GET OFF THE ISLAND THAT I JOINED THE NAVY, AND I TOOK A
17 JOB WITH HENRY GARDENER, BECAUSE I NEEDED TO PAY THE MORTGAGE.
18 BUT HERE I AM 20 YEARS LATER, GRATEFUL TO HENRY GARDENER FOR
19 TAKING THAT CHANCE ON ME AND THE PRIVILEGE TO SERVE AS YOUR
20 CLERK AT THE GENERAL ASSEMBLY AND AT THESE EXECUTIVE BOARD
21 MEETINGS. FOR THE GENERAL ASSEMBLY I'M ALWAYS HAPPY EVERY YEAR
22 TO SEE FAMILIAR NAMES SHOW UP ON THE REGISTRATION FORM AND TO
23 WELCOME THE FAMILIAR FACES TO OUR MEETING, AND THE NEW PEOPLE,
24 AS WELL. IF THE GENERAL ASSEMBLY IS THE MODEL OF DEDICATED
25 PUBLIC SERVICE, THE EXECUTIVE BOARD IS THE CREAM AT THE TOP.

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1 AND IT WAS MY PRIVILEGE TO STAY LATE MANY THURSDAY NIGHTS TO
2 LISTEN IN ON THE MASTER CLASS OF GOVERNANCE AND POLICY MAKING
3 FOR THESE MANY MEETINGS. AND LOOKING BACK, MADAM PRESIDENT, TO
4 YOUR PREDECESSOR PRESIDENTS, AND TO THE MEMBERS WHO SERVE AT
5 THE EXECUTIVE BOARD, IT'S LIKE LOOKING AT A PANTHEON -- I
6 WROTE IT DOWN, PANTHEON OF LEGENDARY PUBLIC SERVANTS, AND I
7 MEAN THAT SINCERELY. AND I AM THANKFUL TO HAVE BEEN ABLE TO
8 SERVE LEADERS DEDICATED TO THE WORK OF THE REGION, BUT MORE SO
9 FOR THE GOOD OF THE BENEFITS THAT RESULTS, THAT LEADS TO THE
10 PEOPLE IN THE BAY AREA, HENRY GARDENER, EZRA RAPPORT, STEVE
11 HEMINGER, THERESE MCMILLAN, AND ANDY FREMIER, AND HIS
12 EXECUTIVE TEAM. I'M THANKFUL FOR THE EXECUTIVE BOARD AND
13 COMMISSIONS DECISION TO FOLD ABAG INTO MTC THERE IS NOT VERY
14 MANY OF US ORIGINAL ABAG EMPLOYEES LEFT BUT WE'RE EMBEDDED
15 INTO THE ORGANIZATION HERE AT MTC STILL DOING THE GOOD WORK
16 FOR THE REGION. NO ONE STANDS ALONE I COMMEND YOU MADAM
17 PRESIDENT, STAFF, OF ABAG AND MTC WHO SUPPORT THE WORK THAT
18 YOU DO. I'M STEPPING DOWN TO MAKE ROOM, I'M NOT GOING TO SAY
19 FOR THE YOUNGER FOLKS, BUT THE SMARTER ENERGETIC AND
20 ENTHUSIASTIC AND VISIONARY PEOPLE WHO NOT ONLY LOVE WHAT THEY
21 DO BUT LOVE FOR THOSE WHOM THEY GET UP EVERY DAY TO VIRTUALLY
22 GO TO WORK THERE ARE FAMILY FRIENDS AND NEIGHBOR PRESIDENCY
23 IT'S BEEN A PRIVILEGE TO HAVE WORKED ON MANY PROGRAMS I'M
24 GOING TO MENTION A FEW PLANNED BAY AREA, BAY TRAIL, ESTUARY,
25 THAT LITTLE THING CALLED RHNA AND THERE IS NEVER A GOOD TIME

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1 TO LEAVE BUT THERE ARE SIGNS AND I'M GLAD THAT SUPERVISOR
2 CANEPA IS HERE WHEN YOUR COLLEAGUES START CALLING YOU UNCLE
3 FRED THAT'S A SIGN. [LAUGHTER] AND THEY'RE THERE'S A SAYING
4 THAT GOES HOW YOU CAN MISS IF YOU DON'T LEAVE IF SO I WILL
5 MISS THE PEOPLE DELEGATES AND EXECUTIVE BOARD MEMBERS, THE
6 CLERKS OF COUNTY CITIES AND TOWNS, YOUR SCHEDULERS AND MY
7 FRIENDS AT MTC AND ABAG ESPECIALLY MY CLERK TEAM I'LL MISS
8 THEM VERY DEALER AND AFTER A HARD DAY'S WORK WE ALL LEAVE AS
9 FRIENDS MADAM CHAIR, MADAM PRESIDENT PLEASE THESE CONCLUDE MY
10 REMARKS, AND I'M HAPPY TO TAKE MY SEAT AND RECORD THE MOTION
11 OF THE VOTE ON THESE MOTIONS. [LAUGHTER] [APPLAUSE]

12

13 **PRES. BELIA RAMOS:** THANK YOU, FRED. I DO BELIEVE THAT'S THE
14 MOST I HAVE HEARD YOU TALK AT ONE TIME. FIRST I'M GOING TO
15 THAT TAKE A COUNTY MOTION TO ADOPT RESOLUTION 6-2026.

16

17 **DAVID RABBITT:** SO MOVED, RABBITT.

18

19 **DAVID CANEPA:** SECOND.

20

21 **PRES. BELIA RAMOS:** MOTION RABBITT, SECOND BY CANEPA. IS THERE
22 ANY GENERAL ASSEMBLY COUNTY MEMBER DISCUSSION, COUNTY MEMBERS?
23 SEEING NONE. ALL IN FAVOR, SAY AYE. [AYES]

24

25 **PRES. BELIA RAMOS:** ANY OPPOSED? I'LL IGNORE THE CITY PEOPLE

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1 WHO SPOKE. THAT WAS UNANIMOUSLY ADOPTED ON THE COUNTY'S SIDE.
2 NEXT WE'RE GOING TO MOVE ON TO THE CITY SIDE. THANK YOU SO
3 MUCH. WE HAVE A MOTION BY ECKLUND AND A SECOND BY? OH,
4 MOTOYAMA. THANK YOU SO MUCH. IS THERE ANY GENERAL ASSEMBLY
5 CITY, OR TOWN MEMBER DISCUSSION? COUNCILMEMBER ECKLUND?

6

7 **PAT ECKLUND:** OBVIOUSLY I'M PAT EKLUND, AND I WANT TO TELL
8 FRED, AND FIRST OF ALL, I WANT TO THANK YOU FOR ALL OF YOUR
9 INCREDIBLE WORK THAT YOU HAVE DONE, NOT ONLY FOR THE EXECUTIVE
10 BOARD MEMBERS, BUT FOR ALL OF THE CITIES AROUND THE BAY AREA.
11 YOU HAVE AN INCREDIBLE HEART. AND YOU HAVE INCREDIBLE, JUST
12 WONDERFUL FEATURES ABOUT WHO YOU ARE AND HOW YOU TREAT PEOPLE.
13 AND I'M GOING TO MISS YOU SO MUCH. WE HAVE BEEN WORKING
14 TOGETHER FOR, I DON'T WANT TO SAY HOW LONG, BUT A LONG TIME,
15 AND YOU HAVE BECOME A REAL FRIEND TO ME. AND I -- WHEN I COME
16 TO ABAG, I COME TO SEE FRED. AND, ALSO, TO REPRESENT CITIES AS
17 WELL, BUT [LAUGHTER] -- SORRY. BUT, FRED, I LOVE YOU A LOT,
18 AND I WANT YOU TO KEEP IN TOUCH, AS WE HAVE DISCUSSED BEFORE,
19 BUT YOU'RE GOING TO BE MISSED. AND YOU REMEMBERED WHAT ABAG
20 WAS AND WHAT WE ARE NOW, AND HOW WE'RE HOPEFULLY CONTINUING TO
21 GROW AS AN ORGANIZATION. AND THAT'S MY PLEDGE, AS WELL. SO,
22 THANK YOU. THANK YOU SO MUCH. AND I WOULD ASK THAT EVERYBODY
23 VOTE YES, PLEASE. BECAUSE HE'S FANTASTIC. [LAUGHTER]

24

25 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. AT THIS TIME, ON THE

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1 CITY MOTION BY ECKLUND AND SECOND BY MOTOYAMA, I'M GOING TO
2 ASK IF THERE IS ANY PUBLIC COMMENT, MR. CASTRO?

3

4 **CLERK, FRED CASTRO:** ON THIS ITEM NO WRITTEN COMMENTS RECEIVED
5 NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT,
6 NONE IN THE ATTENDEE SPACE. THANK YOU.

7

8 **PRES. BELIA RAMOS:** ALL IN FAVOR, SAY AYE. [AYES]

9

10 **PRES. BELIA RAMOS:** ANY OPPOSED? CONGRATULATIONS, FRED.

11 [APPLAUSE]

12

13 **PRES. BELIA RAMOS:** I FEEL LIKE THIS AGENDA IS TRYING MY
14 PATIENCE BECAUSE THOSE OF YOU WHO SIT WITH ME AND EXECUTIVE
15 BOARD MEETINGS I LIKE TO MOVE THINGS ALONG. HERE WE GO. WE'RE
16 GOING TO GET TO OUR BUSINESS, I PROMISE NEXT HIS REPORT TO THE
17 GENERAL ASSEMBLY MR. PREMIER.

18

19 **ANDREW PREMIER:** THANK YOU PRESIDENT RAMOS IT'S PRETTY HARD TO
20 FOLLOW ALL THAT EMOTION. IT WAS REALLY EXCITING TO HEAR ALL OF
21 THAT BUT KNOWING SOME OF THE BACKGROUND IT'S ALWAYS FUN. I
22 WANT TO THAT I THANK YOU PRESIDENT RAMOS AND VICE CHAIR ROMERO
23 FOR ALL YOUR TIME HERE AND LEADERSHIP AND PARTNERSHIP AT THE
24 EXECUTIVE BOARD AND FOR ALL YEARS OF SERVICE YOU HAVE GIVEN
25 THE REGION IT'S FANTASTIC AND MAYBE FOCUSING ON THE BUILDING

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1 IT'S SO NICE TO SEE YOU ALL HERE IN THIS BUILDING AS WELL. WE
2 LOVE HAVING THE GENERAL ASSEMBLY HERE AND IT REMINDS ME A BIT
3 OF THE STORY THAT ONE OF MY PREDECESSORS SAID ABOUT WHY WE'RE
4 IN THIS BUILDING IT WAS REALLY GETTING FOUR REGIONAL AGENCIES
5 IN ONE SPACE WITH NO DEMISING WALLS, AND CALLED IT AN
6 EXPERIMENT IN GOOD GOVERNMENT AND I THINK WE REALLY FOLLOWED
7 THROUGH ON THAT. BUT IN ADDITION WE HAVE SPENT QUITE A LOT OF
8 TIME DEVELOPING THE MTC ABAG FAMILY. I'M ACTUALLY EXTREMELY
9 PROUD OF THAT AS WELL. WE MOVED IN TEN YEARS AGO AS SEPARATE
10 AGENCIES WITH ONE CHARGE AND CAME TOGETHER AND I THINK OVER
11 THE YEARS WE HAVE CONTINUED THE LEADERSHIP, REALLY WITH DAVID
12 RABBITT AND MY TWO COHORTS ON MY LEFT AND WE HAVE HAD
13 OPPORTUNITY TO STRENGTHEN THE RELATIONSHIP BY MERGING SOME OF
14 OUR WORK TOGETHER. AND I WANT TO THANK BOTH THE PRESIDENT AND
15 VICE PRESIDENT FOR THE WORK THEY DID IN SHEPHERDING SOME OF
16 THE ISSUES THAT HAVE BEEN SO HARD FOR MTC IN THE TRANSIT
17 SPACE. VICE PRESIDENT ROMERO, IN PARTICULAR, DID QUITE A BIT
18 OF SHUTTLE DIPLOMACY BRINGING THE PENINSULA AND SOUTH BAY INTO
19 THE FOLD AND I THINK WE'RE HOPEFUL THAT WILL BE A SUCCESSFUL
20 RUN. BUT I DO WANT TO THANK YOU BOTH FOR THAT. I ALSO WANT TO
21 CONGRATULATE PRESIDENT-ELECT ADAMS AND VICE PRESIDENT
22 WILLIAMS, AS WELL. I LOOK FORWARD TO WORKING WITH THE BOTH OF
23 YOU IT AND CONTINUING ON THIS PARTNERSHIP. IT REALLY IS A TRUE
24 FACT THAT WE ARE WORKING VERY REGIONABLY HERE AND TRYING TO
25 CARRY THAT TORCH, AS COMMISSIONER SCHAFF SAID THIS MORNING.

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1 JUST YESTERDAY FOCUSING ON WHAT THIS BUILDING DOES FOR THE
2 REGION WE HAD A LOT OF LOCAL STAFF HERE ON PLANNING FOR
3 EARTHQUAKE RESILIENT CITIES. WE KNOW THAT THE NEXT EARTHQUAKE
4 IS COMING. WE KNOW WE AREN'T READY FOR IT IN ALL THE WAYS WE
5 NEED TO BE, BUT THE MORE WE CONTINUE TO ENERGIZE AND WORK IN
6 THE WORKSPACE THE MORE SUCCESS AND PREP WE WILL BE FOR IT. IT
7 REALLY IS ENERGIZING THOUGH TO WITNESS ALL OF OUR PLANNERS AND
8 ENGINEERS AND BUILDING OFFICIALS THAT WERE TRADING GUIDANCE ON
9 INTERESTING FAULT ZONE DATA INTO LOCAL PLANNING AND PERMITTING
10 AND AS A RETIRED OR WHAT LIBBY WOULD SAY, A RECOVERING BRIDGE
11 ENGINEER, I REALLY DO APPRECIATE HOW IMPORTANT THAT IS FOR THE
12 REGION. ABAG AND MTC STAFF PROVIDED AN OVERVIEW OF AVAILABLE
13 TECHNICAL ASSISTANCE AND NEW WORK AROUND RETROFIT ORDINANCES
14 WHILE JURISDICTIONS HAD A CHANCE TO CONNECT WITH EACH OTHER
15 AND SHARE INFORMATION. THESE KINDS OF OPPORTUNITIES TO
16 COLLABORATE ARE CRITICAL AS WE WORK ON ISSUES THAT AFFECT THE
17 ENTIRE REGION. LAST MONTH PRESIDENT RAMOS, MTC CHAIR SUE
18 NOACK, VICE CHAIR MOULTON PETERS AND I TRAVELED TO WASHINGTON
19 DC WITH A LOT OF OUR STAFF FOR OUR ANNUAL FEDERAL ADVOCACY
20 TRIP. OVER THREE DAYS WE MET WITH 13 BAY AREA CONGRESSIONAL
21 OFFICES, THE U.S. DEPARTMENT OF TRANSPORTATION, STATE
22 TRANSPORTATION LEADERS FROM VIRGINIA, AND MARYLAND AND ALSO
23 SPENT SOME TIME WITH THE WASHINGTON METRO AREA TRANSIT
24 AUTHORITY, THEIR VERSION OF BART AND, REALLY, THE BUS SYSTEMS.
25 THE TRIP DID COINCIDE WITH THE HOUSE TRANSPORTATION AND

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1 INFRASTRUCTURE COMMITTEES RELEASE OF ITS SURFACE
2 TRANSPORTATION REAUTHORIZATION PROPOSAL AND THIS GAVE OUR
3 DELEGATION TIMELY OPPORTUNITY TO REINFORCE MTC'S PRIORITIES TO
4 PROTECT CORE HIGHWAY AND TRANSIT FORMULA FUNDING, AVOID STEEP
5 FUNDING CLIFFS, AND WHEN THE INFRASTRUCTURE INVESTMENT AND
6 JOBS ACT EXPIRES, TO SUPPORT MAJOR TRANSIT AND RESILIENCE
7 INVESTMENTS. AS YOU ARE AWARE, TRANSPORTATION FUNDING IS A
8 MAJOR PART OF PLANNED BAY AREA 2050+, WHICH PRESIDENT RAMOS
9 MENTIONED. IT WAS ADOPTED BY THE EXECUTIVE BOARD AND MTC IN
10 MARCH, UNANIMOUSLY. YOU CAN FIND MORE DETAILS ABOUT THAT PLAN,
11 STRATEGIES, AND IMPLEMENTATION ON THE NEW PLANNED BAY AREA
12 WEBSITE, WHICH IS PLANNEDBAYAREA.ORG. AND ONCE MORE, WE HAVE
13 ALREADY BEGUN WORK ON PLANNED BAY AREA 2060. [LAUGHTER] SO,
14 YEAH. STAY IN YOUR SEATS. [LAUGHTER] AND THEN TURNING TO
15 TODAY'S BUSINESS, IN THE ABAG BUDGET AND WORK PROGRAM, YOU CAN
16 READ ABOUT ALL THE FANTASTIC WORK THAT STAFF CONTINUES TO DO
17 FOR HOUSING, TRANSPORTATION, AND THE ENVIRONMENT. THIS YEAR'S
18 MILESTONES INCLUDE BAHFA'S PRESERVATION OF 94 AFFORDABLE
19 APARTMENTS, THROUGH THE WELFARE TAX EXEMPTION PRESERVATION
20 PROGRAM THAT THE PRESIDENT ALSO MENTIONED, AS WELL AS PARTNER
21 ENGAGEMENT FOR A FUTURE REGIONAL HOUSING MEASURE. WE HAVE NOT
22 GIVEN UP ON THAT. AFTER A REDESIGN, THE BAY AREA REGIONAL
23 ENERGY NETWORK, BAYREN, SUCCESSFULLY IMPLEMENTED THE
24 EFFICIENCY AND SUSTAINABILITY -- SUSTAINABLE ENERGY HOME
25 PROGRAM, WHICH HELPS RESIDENTS ACROSS THE BAY AREA MAKE COST

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1 EFFICIENT HOME IMPROVEMENTS. THE ESTUARY PARTNERSHIP SAW SOME
2 CHANGE. WE LOST CAITLIN SWEENEY BUT WE STILL HAVE EXTREMELY
3 STRONG STAFF, THEN ALSO OVERSAW SUCCESSFUL GRADUATION OF THE
4 SECOND COHORT OF YOUTH COUNCIL PARTNERSHIPS AND MANAGED A NEW
5 ROUND OF PRIORITY CONSERVATION AREA PROGRAM GRANTS PROVIDING
6 \$8 MILLION TO SUPPORT REGIONAL PROJECTS PROTECTING THE BAY'S
7 NATURAL LANDS. THERE IS SO MUCH MORE THAT COULD BE SAID ABOUT
8 THE WORK WE DO TOGETHER IN THE PAST YEAR BUT IN INTEREST OF
9 TIME I'LL STOP THERE. FEEL FREE TO TALK TO ME OR ANY OF OUR
10 STAFF THAT ARE AROUND TODAY WE WOULD BE HAPPY TO DISCUSS A LOT
11 OF THE ITEMS OF WORK THAT YOU ALL ARE RESPONSIBLE FOR IN MORE
12 DETAIL. MOVING ON AS TODAY GOES ON YOU WILL HAVE OPPORTUNITY
13 TO VOTE ON THE BUDGET AND WORK PLAN AND GET OVERVIEW OF THE
14 UPCOMING REGIONAL HOUSING NEEDS ALLOCATION -- OR RENAL --
15 [LAUGHTER] RHNA, CYCLE SEVEN. I THINK I'LL KEEP MOVING HERE. I
16 LOOK FORWARD TO A PRODUCTIVE DISCUSSION TODAY AND TO CONTINUE
17 IN COLLABORATION ON THE REGION'S SHARED PRIORITIES. THANK YOU
18 FOR ALL THE TIME AND ATTENTION AND CONTINUED EFFORT TO ADDRESS
19 THE BAY AREA'S SHARED CHALLENGES, AND BACK TO YOU PRESIDENT
20 RAMOS.

21

22 **PRES. BELIA RAMOS:** THANK YOU SO MUCH EXECUTIVE DIRECTOR
23 FREMIER. ANY DISCUSSION FROM THE GENERAL ASSEMBLY? SEEING
24 NONE. I'M GOING TO MOVE ON TO PUBLIC COMMENT MR. CASTRO.

25

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1 **CLERK, FRED CASTRO:** ON THIS ITEM NO WRITTEN COMMENTS RECEIVED
2 NONE IN THE BOARDROOM FOR PUBLIC COMMENT NONE IN THE ATTENDEE
3 SPACE. THANK YOU.

4

5 **PRES. BELIA RAMOS:** THANK YOU SO MUCH MOVING ON TO OUR BUSINESS
6 ITEMS FIRST IS OUR APPROVAL OF OUR MINUTE MEETINGS FROM THE
7 LAST GENERAL ASSEMBLY. ITEM 7A IS THE COUNTY APPROVAL OF THESE
8 MINUTES FROM JUNE 20TH, 2025. IS THERE A COUNTY MOTION TO
9 APPROVE? GOT IT. WHO'S NEXT? EXCELLENT. MOTION BY WILLIAMS
10 SECOND BY RABBITT. DISCUSSION FROM COUNTIES? SEEING NONE.
11 PUBLIC COMMENT.

12

13 **CLERK, FRED CASTRO:** NO WRITTEN COMMENTS RECEIVED ON THIS ITEM
14 NO MEMBERS IN THE BOARDROOM NONE IN THE ATTENDEE SPACE.

15

16 **PRES. BELIA RAMOS:** EXCELLENT. ALL IN FAVOR, SAY AYE. [AYES]

17

18 **PRES. BELIA RAMOS:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS
19 PRESENT. MOVING ON TO THE MINUTES OF THE CITY AND TOWNS FOR
20 APPROVAL OF YOUR GENERAL ASSEMBLY BUSINESS MEETING MINUTES OF
21 JUNE 20TH, 2025. DO I HAVE A MOTION. CRUISE AND EKLUND. MOTION
22 BY CRUISE, SECOND EKLUND. GENERAL ASSEMBLY TOWN CITY
23 DISCUSSION SEEING NONE. MOVE TO PUBLIC COMMENT.

24

25 **CLERK, FRED CASTRO:** THERE IS NO WRITTEN COMMENTS RECEIVED FOR

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1 THIS ITEM, AND THERE NO MEMBERS IN THE BOARDROOM OR ZOOM
2 WISHING TO SPEAK ON THIS ITEM.

3

4 **PRES. BELIA RAMOS:** EXCELLENT. PUBLIC COMMENT IS CLOSED. ALL IN
5 FAVOR, SAY AYE. [AYES]

6

7 **PRES. BELIA RAMOS:** OPPOSED? EXCELLENT. MOTION PASSES
8 UNANIMOUSLY. MOVING ON TO THE MAIN EVENT, AGENDA ITEM EIGHT, A
9 AND B, WE'RE GOING TO HEAR FROM OUR CHIEF FINANCIAL OFFICER,
10 DEREK HANSEL ON THE REPORT AND WHAT YOU ARE RECEIVING IS BOTH
11 OUR OPERATING BUDGET AND WORK PROGRAM REPORT. MR. HANSEL?

12

13 **DEREK HANSEL:** GOOD MORNING. AND THANK YOU PRESIDENT RAMOS. IT
14 REALLY HAS BEEN A PLEASURE TO WORK WITH YOU AND THE VICE
15 PRESIDENT. SO, THANK YOU FOR THAT. IF WE COULD GO TO THE NEXT
16 SLIDE, PLEASE? GREAT. IT WAS NEVER CLEAR WHETHER I WAS
17 CLICKING OR SOMEBODY ELSE WAS CLICKING FOR ME. SO, I'M
18 GRATEFUL FOR THE CLICKING, BECAUSE I'M MOSTLY INCOMPETENT IN
19 THAT FUNCTION. I WANT TO BEGIN BEFORE I DIG INTO THIS
20 PARTICULAR SLIDE, JUST A TOPIC WE HAVE BEEN TALKING ABOUT FOR
21 QUITE SOMETIME. AS THE MEMBERS ARE AWARE, WE HAVE BEEN
22 EXPLORING THE POSSIBILITY -- EXCUSE ME -- OF SELLING ABAG'S
23 CONDOMINIUM INTEREST IN THIS GREAT BUILDING, AND USING A
24 PORTION OF THE PROCEEDS TO HELP ADDRESS ABAG'S UNFUNDED
25 PENSION LIABILITY, WHICH WE WILL TALK ABOUT IN A SECOND. ABAG

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1 LEADERSHIP HAS SPOKEN WITH BOARD LEADERSHIP AT BOTH MTC AND
2 THE BAY AREA AIR DISTRICT. BOTH MTC AND THE AIR DISTRICT ARE
3 CURRENTLY REVIEWING THEIR OWN ADDITIONAL NEEDS FOR SPACE
4 WITHIN 375 BEALE. AT THE DIRECTION OF THE ABAG EXECUTIVE
5 BOARD, ABAG HAS RETAINED AN APPRAISER, AND WE EXPECT THAT THAT
6 APPRAISAL WILL BE AVAILABLE IN EARLY SUMMER. ABAG MTC AND THE
7 AIR DISTRICT WILL USE THIS APPRAISAL AS A SPRING BOARD FOR
8 ADDITIONAL DISCUSSION ABOUT THE POTENTIAL SALE OF THE CONDO
9 INTEREST IN THE CONTEXT OF ALL THE OTHER NEEDS OF THE
10 RESPECTIVE AGENCIES. NEEDLESS TO SAY, THIS IS A COMPLICATED
11 ISSUE, AS IT IS TIED SO CLOSELY TO A NUMBER OF COMPETING
12 PRIORITIES AT ALL OF THE AGENCIES. THAT SAID, THE SALE OF THE
13 CONDOMINIUM INTEREST COULD REPRESENT AN IMPORTANT APPROACH IN
14 ADDRESSING ABAG'S CONTINUING CHALLENGES ASSOCIATED WITH ITS
15 UNFUNDED PENSION LIABILITY. STAFF ANTICIPATES CONTINUING TO
16 WORK WITH THE FINANCE COMMITTEE AND THE EXECUTIVE BOARD AS
17 THESE DISCUSSIONS CONTINUE, AND LOOKING FORWARD, CERTAINLY, TO
18 WORKING WITH THE NEW LEADERSHIP ON THOSE ISSUES. SO, DIGGING
19 INTO TO WHAT WE HAVE GOT FOR TODAY'S PRESENTATION, AND, AGAIN,
20 GIVING YOU A LITTLE MORE COLOR ON THE PENSION ISSUE, YOU KNOW,
21 WE DO START WITH THE CALPERS ACTUARIAL VALUATION ON THAT
22 UNFUNDED PENSION LIABLE. THE PRESIDENT HAS PREVIOUSLY
23 DESCRIBED THIS AS AN INTERESTING PROBLEM, WHERE THERE WAS A
24 SPENDING SPREE AT FOREVER 21 AND WE'RE NOW PAYING OFF THE
25 CREDIT CARD BILL. THE UNFUNDED ACCRUED LIABILITY FOR THE

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1 PENSION TOTALS ABOUT \$18 MILLION AS OF 2024. I WOULD NOTE THAT
2 IS DOWN BUT WE HAVEN'T SEEN THE NEW ACTUARIAL VALUATIONS THAT
3 GOES DOWN BECAUSE YOU CONTINUE TO MAKE THE ANNUAL PAYMENTS ON
4 THE LIABILITY AND ALSO THE CASE AS FOLKS PROBABLY SEE WITHIN
5 VARIOUS INVESTMENT ACCOUNTS 401(K) ACCOUNTS FOR 57 THAT THE
6 MARKET HAS DONE PRETTY WELL OVER THE LAST COUPLE OF YEARS AND
7 SO THAT CERTAINLY HELPS YOU WILL REMEMBER THAT WHEN THERE IS
8 OUTPERFORMED BY CALPERS THEY DO AMORTIZE GAINS OR LOSSES OVER
9 A PERIOD OF FOUR YEARS IT DOESN'T IMMEDIATELY ACCRUE TO THE
10 BENEFITS OF THIS. THE REASON WE THINK OF IT AS LONG DUE CREDIT
11 CARD BILL IT'S IMPORTANT TO NOTE THAT THIS ACTUARIAL UNFUNDED
12 LIABILITY IS ASSOCIATED WITH EMPLOYEES WHO WERE LAST EMPLOYEES
13 OF ABAG IN 2017 ABAG IS NOT CURRENTLY PAYING ON THAT
14 PARTICULAR LIABILITY FOR ANY CURRENT EMPLOYEES. THE CURRENT
15 EMPLOYEES ASSOCIATED WITH MTC -- SORRY -- THE ABAG SERVICES
16 ALL LIVE MTC'S PENSION PLANS SO IT'S DEALT WITH THERE. THAT
17 HAS CREATED A REAL CHALLENGE BECAUSE YOU DON'T HAVE ANY
18 CURRENT PENSION PAYMENTS THAT ARE ASSOCIATED WITH THAT, THAT
19 MUTE THE EFFECT OF THIS. AND AGAIN WE HAVE SPOKEN ABOUT THAT
20 IN PRIOR YEARS. AND IT IS PART OF THE CHALLENGE. FUNDING THE
21 UNFUND PERIOD ACCRUED LIABILITY DOES TAKE ANNUAL CONTRIBUTIONS
22 OF JUST OVER \$2 MILLION AND THAT'S ANTICIPATED THROUGH 20S 25.
23 THOSE PENSION OBLIGATIONS REQUIRE TWO-THIRDS OF THE PROPOSED
24 MEMBERSHIP DUES. SO, WHEN YOU LOOK AT THE DUES THAT ARE
25 ASSOCIATED WITH YOUR PARTICULAR COMMUNITY, YOUR PARTICULAR

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1 COUNTY, 2/3 OF THAT IS GOING TO PAY FOR LIABILITIES THAT WERE
2 LAST ACCRUED IN 2017. MTC IS ALSO SUBSIDIZING A NUMBER OF
3 SHARED SERVICES COSTS BEYOND THOSE THAT ARE REQUIRED IN THE
4 CONTRACT FOR SERVICES. AGAIN REMEMBER THAT THE CONTRACT FOR
5 SERVICES EXISTS AS PART OF THE STAFF MERGER, BUT MTC PROPER IS
6 SUBSIDIZING AN EXCESS OF THOSE SHARED SERVICES COSTS AND IT IS
7 ALSO THE CASE THAT THE ADMINISTRATIVE BUDGET THAT YOU WILL BE
8 APPROVING TODAY STILL DOES NOT FACTOR IN STAFFING COSTS
9 ASSOCIATED WITH PROVIDING ADMINISTRATIVE SERVICES TO THE
10 AGENCY. WE ALL LOVE FRED. FRED IS NOT PAID FOR BY THE MTC --
11 BY THE ABAG ADMINISTRATIVE BUDGET. THAT'S ALSO TRUE FOR THE
12 REST OF THE STAFF WHO ARE SITTING IN FRONT OF YOU TODAY, AND
13 IN THE NUMBER OF THE PROGRAMS. WE COULD GO TO THE NEXT SLIDE
14 PLEASE. SO, WHAT DOES THAT ADMINISTRATIVE BUDGET LOOK LIKE? WE
15 ARE PROPOSING AN INCREASE OF DUES OF 3%, SO KEEPING IT
16 ACTUALLY LESS THAN INFLATION OVER THE PAST YEAR. THE YOU WILL
17 NOTE, AS WE GO THROUGH THIS, STAFF AND OTHER PLACES, THE MTC
18 STAFF COLA FOR THIS YEAR IS ACTUALLY 3.8%. SO, IT GIVES YOU A
19 SENSE OF HOW MUCH LOWER THAT IS. THE PENSION OBLIGATIONS ARE
20 DECREASED BY 4%, AGAIN, THAT PARTIALLY REFLECTS SOME OF THE
21 OUT PERFORMANCE IN THE STOCK MARKET, AND THEREFORE THE OUT
22 PERFORMANCE OF CALPERS RELATIVE TO ITS ASSUMPTIONS. BALANCING
23 THE BUDGET DOES REQUIRE A TRANSFER OF \$90,000 FROM ABAG FAN.
24 THAT IS LESS THAN WAS INCLUDED IN THE '26 BUDGET. AND
25 THEREFORE THE OPERATING BUDGET IS BALANCED WITH A VERY MODEST

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1 SURPLUS. NEXT SLIDE PLEASE. MOVING ON TO A COUPLE OF YOUR
2 PROGRAMS, BAYREN. NEXT SLIDE PLEASE. THE BAYREN PROGRAM IS A
3 SELF-BALANCING PROGRAM. AND WHAT WE MEAN BY THAT IS THE
4 REVENUE THAT COMES IN FROM OTHER SOURCES IS INTENDED TO
5 EXACTLY MATCH THE EXPENSES OF THE PROGRAM. THEREFORE, THERE IS
6 NO SUBSIDY REQUIRED FROM MTC'S MEMBERS PROPER. THE MAIN SOURCE
7 OF REVENUE FOR THAT IS A VERY LARGE GRANT FROM CPUC,
8 ULTIMATELY FUNDED FROM THE VARIOUS UTILITIES, PG THAT BAYREN
9 BUDGET DECREASES SIGNIFICANTLY THIS YEAR. THAT'S NOT A
10 REFLECTION OF COSTS GOING DOWN, BUT FUNDAMENTALLY CARRYOVER OF
11 EXISTING GRANTS FROM PRIOR PERIODS THAT WE'RE NOW DRAWING
12 DOWN. IT'S ALSO IMPORTANT TO NOTE THAT WE HAVE A NEW PROGRAM
13 THAT WE INCORPORATED A LITTLE WHILE AGO, AND YOU WILL NOTE,
14 WHICH IS \$5 MILLION FROM THE STATEWIDE HOME ENERGY SCORE
15 PROGRAM, AND THAT HAS COFUNDING FROM SOUTHERN CALIFORNIA
16 ENTITIES, HAS BEEN A PROGRAM THAT I KNOW BAYREN STAFF HAS BEEN
17 VERY PROUD OF. IT'S PRETTY INNOVATIVE, AND THIS AGENCY
18 CERTAINLY SHOULD BE PROVIDES OF AS WELL. NEXT SLIDE, PLEASE.
19 AND THEN, SFEP, REALLY COOL PROGRAM. YOU HAVE HEARD ABOUT THAT
20 BEFORE. NEXT SLIDE PLEASE. AGAIN, A SELF-BALANCING PROGRAM. IT
21 REQUIRE -- IT RETAINS A SIGNIFICANT GRANT FUNDING FROM BOTH
22 THE STATE, DWR, AND FEDERAL EPA SOURCES. THIS BUDGET DOES
23 DECREASE BY JUST OVER \$5 MILLION. THAT DOES REFLECT COMPLETION
24 OF SOME GRANT AWARDS IN PREVIOUS YEARS. WE WILL NOTE THAT
25 SFEP, THE SFEP STAFF PROPER, AS WELL AS OTHER AGENCY STAFF,

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1 INCLUDING OUR FINANCE TEAM, CLOSELY MONITOR CHANGES TO FEDERAL
2 GUIDANCE. WE HAD SOME OF THOSE CHANGES LAST YEAR. CERTAINLY,
3 THE FEDERAL ADMINISTRATION DOES PLACE SOME ADDITIONAL THINKING
4 UPON US, AND WE DO HANDLE THAT. THERE IS A SEPARATE BUDGET
5 THAT YOU ARE ALSO APPROVING THAT'S JUST A SHADE AROUND
6 \$700,000, FOR THE SFEP CONFERENCE, AND THAT'S FUNDED BY
7 DONATIONS AND CONFERENCE REGISTRATION FEES. NEXT SLIDE PLEASE.
8 SO, WITH THAT, WE ARE REQUESTING THAT THE GENERAL ASSEMBLY
9 FOLLOW ALONG THE LINES OF THE EXECUTIVE BOARD ACTION, FROM
10 BACK IN MAY, WHICH RECOMMENDED THE APPROVAL OF ABAG RESOLUTION
11 NUMBER 5-2026, WHICH WOULD APPROVE THE FISCAL 2026/'27
12 OPERATING BUDGET AND IT IS WORK PROGRAM. HAPPY TO ADDRESS ANY
13 QUESTIONS.

14

15 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. ARE THERE ANY QUESTIONS
16 FROM THE GENERAL ASSEMBLY. WILL ADD HERE THE INCREASE IN DUES
17 IS MODEST YOU CAN FIND YOUR INCREASE IN DUES ON PAGES 33, 34,
18 AND 35 LISTED BY JURISDICTION. AND REALLY ONE OF THE GOALS
19 HERE AS WE'RE MOVING FORWARD WITH OUR NEW LEADERSHIP TO
20 CONTINUE EXPLORING HOW WE CAN REALLY DIVEST OUR INTEREST AND
21 ASSETS THAT CAN HELP US PAY THOSE LIABILITIES THAT WE'RE
22 CARRYING, MY NOW INFAMOUS SHOPPING SPREE TO FOREVER 21, WHICH
23 I WAS IN COLLEGE ANALOGY, LIVES ON FOREVER HERE. BUT I THINK
24 IT'S IMPORTANT THAT WE DO RECOGNIZE THAT THIS IS PAYMENT ON
25 WORK ALREADY RECEIVED. AND MAKING GOOD ON THAT PROMISE TO OUR

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1 EMPLOYEES THAT WE HAVE HAD, SO, I THINK IT'S IMPORTANT TO SAY
2 THAT THIS IS BY NO MEANS EVER GOING TO LOOK AT AS A SITUATION
3 THAT WE WOULDN'T HONOR THAT WE ARE ABSOLUTELY GOING TO HONOR
4 THOSE OBLIGATIONS THAT WE HAVE TO OUR EMPLOYEES AND WE'RE JUST
5 LOOKING AT A BETTER WAY TO BE ABLE TO DO SO. AND IN DOING SO,
6 LIKE I SAID WE MAY NOT CARRY OUR FULL WEIGHT IN THE
7 RELATIONSHIP BUT WE'RE JUST AS IMPORTANT IN THE RELATIONSHIP
8 OF ABAG AND MTC SO WE'RE GOING TO DO OUR PART TO MAKE THIS
9 WORK. AND I WANT TO THANK STAFF FOR THE INVESTMENT OF TIME AND
10 LOOKING IN HOW WE CAN -- HOW WE CAN WORK THROUGH THESE --
11 THESE DEFICITS A LITTLE BIT BETTER. BUT THIS PUTS US ON A GOOD
12 TRAJECTORY MOVING FORWARD, AND KNOWING THAT WE DO -- WE DO
13 HAVE A PLAN TO ADDRESS HOW WE'RE GOING TO GO AND DO THAT. SO
14 SEEING NO GENERAL ASSEMBLY DISCUSSION, RIGHT? YEP? COOL. I'M
15 GOING TO TAKE A MOTION FROM THE COUNTIES.

16

17 **SPEAKER:** SO MOVED.

18

19 **PRES. BELIA RAMOS:** EXCELLENT. THANK YOU SO MUCH. ANY COUNTY
20 DISCUSSION? SEEING NONE. I'LL MOVE ON TO PUBLIC COMMENT

21

22 **CLERK, FRED CASTRO:** ON THIS ITEM NO WRITTEN RECEIVED NO
23 MEMBERS IN THE BOARDROOM FOR PUBLIC COMMENT NONE IN THE
24 ATTENDEE SPACE. THANK YOU.

25

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1 **PRES. BELIA RAMOS:** THANK YOU SO MUCH COUNTY MOTION TO ADOPT
2 ABAG RESOLUTION 202526 APPROVAL OF THE ABAG FISCAL YEAR, '27
3 OPERATING BUDGET AND WORK PROGRAM. MOTION BY LUCAN SECOND
4 WILLIAMS. ALL IN FAVOR, SAY AYE. [AYES]

5

6 **PRES. BELIA RAMOS:** ANY OPPOSED? EXCELLENT. MOTION PASSES
7 UNANIMOUSLY BY ALL MEMBERS PRESENT. MOVING ON TO CITIES FIRST
8 I'LL START OFF WITH A MOTION FROM CITIES. I GOT NEWARK. OH,
9 MORGAN HILL? WHAT'S UP YVONNE? I'M GOING NOWHERE. I'M STILL
10 HERE. NOT GOING TO HAVE A MICROPHONE AT MY DISPOSAL ALL THE
11 TIME. THAT'S THE ONLY DIFFERENCE THAT WE'RE GOING TO HAVE HERE
12 FOLKS. OKAY. WE HAVE A MOTION. WHO WAS IT FROM NEWARK? OH.
13 WHAT'S UP? OKAY. MOTION BY HANNON AND SECOND BY MARTINEZ-
14 BELTRAN. IS THERE ANY CITY TOWN MEMBER DISCUSSION ON THE
15 BUDGET AND WORK PROGRAM? SEEING NONE. MOVE ON TO PUBLIC
16 COMMENT?

17

18 **CLERK, FRED CASTRO:** ON THIS ITEM, NO COMMENTS WERE RECEIVED.
19 NO MEMBERS OF THE PUBLIC IN THE BOARDROOM WITH PUBLIC COMMENT,
20 AND NONE IN THE ATTENDEE SPACE.

21

22 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. ALL IN FAVOR, SAY AYE.
23 [AYES]

24

25 **PRES. BELIA RAMOS:** OPPOSED? EXCELLENT. CONGRATULATIONS TO OUR

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1 STAFF. THANK YOU SO MUCH FOR ALL YOUR COMMITMENT TO THE WORK
2 THAT WE DO HERE AT ABAG. [APPLAUSE] OKAY. THIS IS THE PART I
3 THINK WE'RE ALL EXCITED ABOUT. I MEAN, EXCITEMENT IS AN
4 EMOTION; DOESN'T ALWAYS MEAN YOU'RE HAPPY, BUT IT'S AN
5 EMOTION. SO WE'RE SITTING HERE WITH OUR EMOTION OF WHAT THIS
6 IS GOING TO LOOK LIKE SO WE'RE GOING TO TRANSITION TO OUR
7 PRIMARY INFORMATIONAL ITEMS FOR TODAY THIS IS THE FOCUS OF
8 RHNA AND REGIONAL HOUSING NEEDS ALLOCATION IT'S ONE OF OUR
9 SIGNIFICANT ROLES AND PROBABLY WHAT BRINGS ALL OF YOU HERE AND
10 IF IT DOESN'T BRING YOU HERE TO GENERAL ASSEMBLY YOU SHOW UP
11 AT THE ADMINISTRATION COMMITTEES HEARINGS ON APPEAL WHEN IT
12 COMES TO THE REGIONAL HOUSING NEEDS DETERMINATION SO THIS
13 AGAIN OVERVIEW HCD GIVES THIS BIG NUMBER HOUSING COMMUNITY
14 DEVELOPMENT OF THE STATE GIVES US THIS BIG NUMBER OF THE
15 REGION THAT SAYS HERE IS WHAT YOU'RE RESPONSIBLE FOR THEN HERE
16 AT ABAG WE WORK THROUGH THE METHODOLOGY OF HOW WE'RE GOING TO
17 APPORTION THAT AND WE DID CYCLE SIX WORKED BETWEEN 2019 AND
18 2021 AND I WILL TELL YOU SOME OF OUR MOST MEMORABLE ZOOM
19 MEETINGS TOGETHER, FRED, WERE DURING THOSE RHNA APPEALS. I'LL
20 JUST SAY, AND NOW WE'RE GOING TO MOVE ON TO TURN OUR FOCUS ON
21 TO CYCLE SEVEN LAST YEAR WE TALKED A BIT ABOUT THE TECHNICAL
22 ASSISTANCE THAT WE PROVIDED YOU, AS MEMBER ORGANIZATIONS,
23 THAT'S AVAILABLE TO YOU IN YOUR HOUSING ELEMENTS. BUT HERE WE
24 GO, JUST LIKE EVERYTHING, DO YOU EVER FEEL YOU'RE ON A HAMSTER
25 WHEEL ANDY, LIKE WE DO ONE THING THEN WE START AGAIN. OKAY. SO

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1 HERE WE ARE. WE'RE GETTING A PREVIEW OF CYCLE SEVEN. IT
2 DOESN'T START UNTIL PROCESS ISN'T GOING TO START UNTIL NEXT
3 YEAR WE'RE GOING TO PREVIEW WHAT THE NEXT THREE YEARS LOOK
4 LIKE FUR THEN RIGHT AFTER WE'RE GOING TO HAVE A SHORT BREAK
5 THEN WE'LL FEED YOU AND THEN GET BACK TO THE PANEL DISCUSSION.
6 SO NOW WE'RE GOING TO TAKE A COUPLE MINUTES HERE BUT YOU'RE
7 NOT DISMISSED SO DON'T MOVE ANYWHERE WE'RE GOING TO TAKE SOME
8 MINUTES TO REORIENT OURSELVES.

9

10 **DARIN RANELETTI:** OKAY. WE'RE GOING TO GO AHEAD AND GET
11 STARTED. GOOD MORNING, EVERYONE MY NAME IS DARIN RANELETTI,
12 I'M THE ASSISTANT DIRECTOR FOR HOUSING AND LOCAL PLANNING HERE
13 AT MTC AND ABAG. HOW IS THAT? CAN YOU HEAR ME OKAY? GREAT.
14 THANK YOU. AGAIN, MY NAME IS DARIN RANELETTI, I'M ASSISTANT
15 DIRECTOR FOR HOUSING AND LOCAL PLANNING HERE AT MTC AND ABAG
16 AND AS PRESIDENT RAMOS SAID I'M HERE TO PROVIDE AN EARLY SNEAK
17 PEEK OF THE UPCOMING SEVENTH CYCLE OF THE REGIONAL HOUSING
18 NEEDS ALLOCATION OR RHNA PROCESS. THE PROCESS WON'T START IN
19 ERNEST UNTIL NEXT YEAR BUT GIVEN THE REGIONAL INTEREST WE
20 DECIDED TO GIVE AN EARLY PREVIEW HERE TODAY IT'S SIMILAR TO
21 THE PRESENTATION WE GAVE TO THE ABAG EXECUTIVE BOARD LAST
22 MONTH. I'LL START BY PROVIDING A BASIC OVERVIEW OF RHNA THEN
23 COVER SOME SPECIFIC TOPICS INCLUDING ALLOCATION METHODOLOGY,
24 SUBREGIONS, AND RECENT CHANGES TO RHNA LAW. NEXT SLIDE PLEASE.
25 SO WHAT IS RHNA? RHNA IS A COMPONENT OF THE STATE OF

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1 CALIFORNIA'S HOUSING PLANNING SYSTEM. STATE HOUSING LAW
2 REQUIRES ALL JURISDICTIONS TO MEET LOCAL HOUSING NEEDS. THE
3 PROCESS INVOLVES THE STATE DETERMINING THE NUMBER OF HOUSING
4 UNITS NEEDED IN THE REGION FOR PEOPLE AT ALL INCOME LEVELS.
5 THEN ABAG ALLOCATES THOSE HOUSING UNITS TO EACH JURISDICTION
6 IN THE REGION, AND, FINALLY, LOCAL JURISDICTIONS UPDATE THE
7 HOUSING ELEMENT OF THE GENERAL PLAN TO ACCOMMODATE THOSE
8 ALLOCATED HOUSING UNITS. NEXT SLIDE. THE OBJECTIVES OF RHNA
9 ARE CONTAINED IN STATE LAW AND ARE SUMMARIZED HERE. INCREASE
10 HOUSING SUPPLY MIX AND AFFORDABILITY, EQUITABLY. PROMOTE
11 INFILL DEVELOPMENT, EFFICIENT GROWTH PATTERNS AND REDUCED
12 GREENHOUSE GAS EMISSIONS. IMPROVE THE JOBS/HOUSING BALANCE,
13 PARTICULARLY FOR LOW WAGE WORKERS. ADDRESS DISPROPORTIONATE
14 INCOME DISTRIBUTIONS ACROSS JURISDICTIONS. AFFIRMATIVELY
15 FURTHER FAIR HOUSING, WHICH MEANS PREVENTING SEGREGATION AND
16 POVERTY CONCENTRATION AS WELL AS INCREASING ACCESS TO AREAS OF
17 OPPORTUNITY. NEXT SLIDE. THE RHNA PROCESS CAN BE BROKEN DOWN
18 INTO FIVE STEPS. THE FIRST STEP INVOLVES THE REGIONAL HOUSING
19 NEED DETERMINATION, OR RHND. THAT'S DISTRIBUTED BY THE
20 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND INCLUDES
21 THE NUMBER OF HOUSING UNITS BY AFFORDABILITY LEVEL TO BE
22 ACCOMMODATED IN THE REGION. THE SECOND STEP INVOLVES ABAG
23 DEVELOPING A DRAFT METHODOLOGY TO ALLOCATE THE RHND TO LOCAL
24 JURISDICTIONS. THE THIRD STEP INVOLVES ABAG SUBMITTING THE
25 DRAFT METHODOLOGY TO HCD FOR APPROVAL, AND THEN ONCE APPROVED,

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1 ISSUING DRAFT ALLOCATIONS TO LOCAL JURISDICTIONS. NEXT SLIDE.
2 IN STEP FOUR, HCD AND LOCAL JURISDICTIONS HAVE AN OPPORTUNITY
3 TO APPEAL DRAFT ALLOCATIONS. ABAG HOLDS A PUBLIC HEARING AND
4 ACTS ON THE APPEALS BASED ON THE PARAMETERS THAT ARE LAID OUT
5 IN STATE LAW, AND THEN IT ISSUES FINAL ALLOCATIONS TO LOCAL
6 JURISDICTIONS. AND, FINALLY, IN STEP FIVE, LOCAL JURISDICTIONS
7 UPDATE THEIR HOUSING ELEMENTS TO ACCOMMODATE THE ALLOCATED
8 NUMBER OF UNITS. NEXT SLIDE, PLEASE. ABAG'S PRIMARY ROLE IN
9 THE RHNA PROCESS IS DETERMINING THE METHODOLOGY TO ALLOCATE
10 THE RHND TO LOCAL JURISDICTIONS. THE METHODOLOGY IS A FORMULA
11 THAT DISTRIBUTES THE HOUSING UNITS TO THE REGION BASED ON
12 FACTORS THAT MUST BE CONSIDERED UNDER STATE LAW. THE ABAG
13 STAFF ENGAGED WITH LOCAL JURISDICTIONS FOR INPUT ON THE
14 METHODOLOGY AND CONVENED A HOUSING METHODOLOGY COMMITTEE NA'S
15 COMPRISED OF LOCAL ELECTED OFFICIALS, JURISDICTION STAFF, AND
16 REGIONAL OF STAKEHOLDERS. THE COMMITTEE PLAYS AN IMPORTANT
17 ROLE IN DEVELOPING THE METHODOLOGY. NEXT SLIDE. STATE LAW
18 ALLOWS LOCAL JURISDICTIONS TO FORM SUBREGIONS TO CONDUCT THEIR
19 OWN LOCAL ALLOCATION PROCESS TO DISTRIBUTE HOUSING UNITS TO
20 THEIR PARTICIPATING JURISDICTIONS. IN THE STANDARD REGIONAL
21 PROCESS, THE STATE PROVIDES THE RHND TO ABAG WHICH DEVELOPING
22 A METHODOLOGY TO DISTRIBUTE THE HOUSING UNITS TO JURISDICTIONS
23 IN THE REGION, BUT IN THE SUBREGION PROCESS, THE STATE ISSUES
24 THE RHND AND ABAG PROVIDES THE SUBREGION SHARE TO THE
25 SUBREGION, THEN THE SUBREGION CONDUCTS ITS OWN PROCESS TO

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1 ALLOCATE THE HOUSING UNITS TO THE JURISDICTIONS THAT ARE
2 PARTICIPATING IN THE SUBREGION. NEXT SLIDE. THE REQUIREMENTS
3 FOR SUBREGIONS ARE CONTAINED IN STATE LAW, THEY MAY BE ANY
4 COMBINATION OF LOCAL GOVERNMENTS AS LONG AS THEY ARE
5 GEOGRAPHICALLY CONTIGUOUS AND CONTAIN THE UNINCORPORATED
6 COUNTY. SUBREGIONS ARE RESPONSIBLE FOR MUCH OF THE SAME
7 REQUIREMENTS RELATED TO THE ALLOCATION PROCESS. THEY MUST
8 DEVELOP THEIR OWN METHODOLOGY AND ALLOCATION THAT'S CONSISTENT
9 WITH STATE REQUIREMENTS AND THEY MUST CONDUCT AND RESOLVE ANY
10 APPEALS THAT ARE FILED BY LOCAL JURISDICTIONS. IN THE BAY
11 AREA, SUBREGIONS HAVE FORMED IN EACH OF THE THREE PREVIOUS
12 RHNA CYCLES. SAN MATEO COUNTY FORMED A SUBREGION IN CYCLE
13 FIVE. NAPA, SAN MATEO, AND SOLANO COUNTIES, EACH FORMED A
14 SUBREGION IN CYCLE -- EXCUSE ME -- THAT WAS SAN MATEO WAS
15 CYCLE FOUR, THEN THOSE COUNTIES WERE CYCLE FOUR AND THEN
16 SOLANO COUNTY FORMED ONE DURING THE LAST CYCLE, CYCLE SIX.
17 NEXT SLIDE PLEASE. THERE CAN BE BENEFITS TO FORMING A
18 SUBREGION. IT CAN FOSTER COLLABORATION AMONGST JURISDICTIONS
19 IT CAN HELP FACILITATE DIALOGUE ON HOUSING ISSUES AND IT
20 ALLOWS ALLOCATIONS TO BE MORE TAILORED TO LOCAL CONTEXT, AND
21 IT PROMOTES ALIGNMENT BETWEEN LOCAL AND REGIONAL NEEDS. NEXT
22 SLIDE. IN ADDITION TO BENEFITS THERE, CAN BE SOME CHALLENGES
23 THAT COME ALONG WITH FORMING A SUBREGIONS. SUBREGIONS ARE
24 SUBJECT TO SIGNIFICANT SCRUTINY AND OVERSIGHT BY THE STATE.
25 THEY CAN REQUIRE SUBSTANTIAL RESOURCES AND STAFF TIME, AND

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1 THERE IS ALWAYS THE POTENTIAL THAT THE PARTICIPATING
2 JURISDICTIONS JUST DON'T AGREE. NEXT SLIDE. IF WE LOOK BACK AT
3 THE LAST RHNA CYCLE, CYCLE SIX, THERE ARE SOME IMPORTANT
4 LESSONS LEARNED. THE HOUSING METHODOLOGY COMMITTEE WAS
5 EFFECTIVE. REGULAR COMMUNICATION WAS IMPORTANT. THE APPEALS
6 PROCESS WAS EFFICIENT, BUT TIME CONSUMING. ABAG WAS ABLE TO
7 PROVIDE VALUABLE SUPPORT TO JURISDICTIONS TO UPDATE THEIR
8 HOUSING ELEMENT, WHICH RESULT THE IN 99% OF THE REGION WITH A
9 CERTIFIED HOUSING ELEMENT. NEXT SLIDE, PLEASE. IF WE LOOK AT
10 THE RHNA PROCESS, IT'S IMPORTANT TO BE AWARE OF SOME COMMON
11 MISCONCEPTIONS. THE STATE DETERMINES THE TOTAL RHND NUMBER FOR
12 THE REGION, NOT ABAG. ABAG DETERMINES WHERE HOUSING IS
13 ALLOCATED IN THE REGION, BUT THEN LOCAL JURISDICTIONS
14 DETERMINE WHERE HOUSING IS PLANNED IN THEIR COMMUNITIES. WHEN
15 IT COMES TO APPEALS, ABAG ACTUALLY HAS A NARROW STATUTORY
16 AUTHORITY FOR DECIDING THOSE APPEALS. IT'S ALSO IMPORTANT TO
17 KEEP IN MIND THAT RHNA IS ONLY ONE COMPONENT OF HOUSING
18 ELEMENTS, WHICH ADDRESS HOUSING NEEDS MORE BROADLY THAN JUST
19 IDENTIFYING NEW SITES FOR HOUSING. AND FINALLY, THIS IS
20 SOMETHING WE GET ASKED ABOUT A LOT, ABAG DOESN'T ENFORCE
21 HOUSING ELEMENT REQUIREMENTS THAT'S THE RESPONSIBILITY OF THE
22 STATE. NEXT SLIDE. SO, THERE HAS BEEN SOME IMPORTANT CHANGES
23 TO RHNA LAW SINCE THE LAST CYCLE. SO, I'M GOING TO SPEND A FEW
24 MOMENTS GOING OVER WHAT THOSE CHANGES ARE ON THE NEXT SLIDE.
25 NEXT SLIDE, PLEASE. SO, FIRST CHANGE IS THAT THE STATE WILL

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1 PROVIDE THE RHND ONE YEAR EARLIER THAN PREVIOUS CYCLES. THAT
2 MEANS THREE YEARS BEFORE THE HOUSING ELEMENTS ARE DUE, INSTEAD
3 OF TWO. SO, THIS YEAR, IT WILL BE ISSUED BY JANUARY 31ST,
4 2028. NEXT SLIDE. THE STATE MUST NOW CONSIDER HOMELESSNESS AS
5 IT DEVELOPS THE RHND. HCD IS REQUIRED TO CONSULT WITH ABAG ON
6 THE METHODOLOGY FOR CONSIDERING THAT. THIS CHANGE COULD RESULT
7 IN INCREASING THE RHND FOR THE REGION. NEXT SLIDE. KEY CHANGE
8 NUMBER THREE, THERE HAS BEEN A CHANGE TO HOW THE STATE
9 CONSIDERS HOUSING COST BURDEN AND OVERCROWDING IN THE REGION.
10 THE THIS IS A BIT OF A TECHNICAL DETAIL, BUT IT COULD HAVE AN
11 IMPORTANT EFFECT. THE STATE PREVIOUSLY COMPARED RATES IN THE
12 BAY AREA TO RATES OF SIMILAR REGIONS IN THE COUNTRY, BUT NOW
13 IT WILL COMPARE THE RATES OF COST BURDEN AND OVERCROWDING TO
14 NATIONAL AVERAGES. IT'S POSSIBLE THAT THIS, TOO, WILL RESULT
15 IN THE RHND NUMBER INCREASING FOR THE BAY AREA. NEXT SLIDE.
16 BOTH THE RHND AND RHNA MUST NOW CONSIDER TWO NEW INCOME
17 CATEGORIES, ACUTELY LOW-INCOME AND EXTREMELY LOW-INCOME.
18 HOUSEHOLDS WITH THESE INCOMES WERE PREVIOUSLY GROUPED TOGETHER
19 WITH THE VERY LOW-INCOME HOUSEHOLD CATEGORY, BUT NOW THEY WILL
20 BE SEPARATED OUT INTO THEIR OWN CATEGORIES THIS CYCLE. NEXT
21 SLIDE. THE RHNA ALLOCATION METHODOLOGY MUST NOW CONSIDER
22 CONSTRAINTS RELATED TO CLIMATE CHANGE, SUCH AS EVACUATION
23 ROUTE CAPACITY, WILDFIRE RISK, AND SEA LEVEL RISE. THESE
24 ISSUES WILL BE CONSIDERED ALONGSIDE OTHER FACTORS THAT ARE
25 REQUIRED FOR STATE -- BY STATE LAW. NEXT SLIDE. AND FINALLY,

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1 THERE IS AN IMPORTANT CHANGE RELATED TO HOW ALLOCATIONS ARE
2 MADE TO SUBREGIONS. THE STATE LAW NOW REQUIRES THAT THE
3 ALLOCATION TO A SUBREGION BE THE SAME PROPORTION AS THE
4 SUBREGION'S SHARE OF THE RHNA ALLOCATION FROM THE PREVIOUS
5 CYCLE. SO, FOR EXAMPLE, IF THE PARTICIPATING JURISDICTIONS IN
6 A SUBREGION THIS CYCLE, RECEIVE 5% OF THE PREVIOUS RHND FROM
7 THE LAST CYCLE, THIS CYCLE THE SUBREGION WOULD RECEIVE 5% OF
8 THE NEW RHND. THIS COULD ENABLE THE SUBREGIONS TO RECEIVE
9 THEIR SUBREGION ALLOCATION SOONER IN THE PROCESS, COMPARED TO
10 PREVIOUS CYCLES. NEXT SLIDE. SO, THERE IS TWO IMPORTANT
11 CONSIDERATIONS TO KEEP IN MIND AS WE HEAD INTO THE NEXT RHNA
12 PROCESS. DUE TO CHANGES IN STATE LAW, THE RHND, OR THE
13 REGIONAL NUMBER FOR THE BAY AREA, MAY, IN FACT, BE LARGER THAN
14 LAST CYCLE. THE RHND FOR THE LAST CYCLE WAS ALREADY A
15 SUBSTANTIAL INCREASE OVER PREVIOUS CYCLES. ABAG AND LOCAL
16 JURISDICTIONS SHOULD BE PREPARED FOR AN EVEN LARGER RHND WHICH
17 COULD RESULT THEN IN LARGER ALLOCATIONS TO LOCAL
18 JURISDICTIONS. IN TERMS OF THE ALLOCATION TIMELINE, THE
19 PROCESS WILL BENEFIT FROM HAVING THE RHND ISSUED ONE YEAR
20 EARLIER THIS CYCLE COMPARED TO PREVIOUS CYCLES. IN PREVIOUS
21 CYCLES, ARE THE PROCESS TO DEVELOP THE METHODOLOGY WOULD
22 ANSWER TO START BEFORE THE RHND WAS ISSUED, SO THIS REQUIRE
23 THE HOUSING METHODOLOGY COMMITTEE TO CONSIDER FACTORS TO
24 ALLOCATE IN HYPOTHETICAL REGIONAL NUMBER THAT WAS THEN
25 SUBSTITUTED FOR THE ACTUAL RHND ONCE IT WAS ISSUED. SINCE THE

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1 RHND WILL BE ISSUED EARLIER THIS YEAR, IT WILL ALLOW FOR A
2 MORE STRAIGHTFORWARD LINEAR PROCESS. NEXT SLIDE. AS I
3 MENTIONED PREVIOUSLY, ABAG WAS ABLE TO PROVIDE ROBUST SUPPORT
4 TO LOCAL JURISDICTIONS FOR HOUSING ELEMENTS DURING THE LAST
5 CYCLE. ABAG'S REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM
6 WAS SUPPORTED BY ONE-TIME FUNDING FROM THE STATE REGIONAL
7 EARLY ACTION PLANNING PROGRAM, OR REAP PROGRAM. THIS ENABLED
8 ABAG TO FINANCIALLY SUPPORT COUNTY PLANNING COLLABORATIVES,
9 PROVIDE TECHNICAL ASSISTANCE, AND CREATE DATA TOOLS THAT HELP
10 JURISDICTIONS MEET HOUSING ELEMENT REQUIREMENTS.
11 UNFORTUNATELY, THE STATE'S REAP PROGRAM IS SCHEDULED TO END AT
12 THE END OF 2026. AS A RESULT, ABAG TECHNICAL ASSISTANCE MAY BE
13 MORE LIMITED THIS CYCLE DUE TO FUNDING CONSTRAINTS. AVAILABLE
14 FUNDING FOR THIS WORK IS STILL BEING DETERMINED AND ABAG
15 CONTINUES TO ADVOCATE FOR CONTINUED FUNDING FROM THE STATE.
16 NEXT SLIDE, PLEASE. OKAY. THIS IS THE FINAL SLIDE. THIS IS THE
17 TIMELINE FOR THE PROCESS. ABAG WILL CONSULT WITH HCD ON THE
18 RHND BEGINNING LATE NEXT YEAR. AT THE SAME TIME, WORK WILL
19 GONE WITH THE HOUSING METHODOLOGY COMMITTEE TO DEVELOP THE
20 PROPOSED METHODOLOGY. THAT WILL LAST APPROXIMATELY ONE YEAR,
21 UNTIL LATE 2028. WE EXPECT TO RECEIVE THE RHND IN EARLY 2028.
22 SUBREGIONS SHOULD FORM AROUND THAT SAME TIME. THEN A YEAR
23 LATER IN 2029, ABAG WILL SUBMIT THE DRAFT METHODOLOGY TO HCD
24 FOR APPROVAL. IN MID-2029, ABAG WILL ADOPT THE FINAL
25 METHODOLOGY AND ISSUE DRAFT ALLOCATIONS TO JURISDICTIONS.

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1 APPEALS WOULD BE HEARD SHORTLY THEREAFTER. AND THE STATUTORY
2 DEADLINE TO ADOPT THE FINAL RHNA PLAN IS JANUARY 31ST, 2030.
3 AND LOCAL HOUSING ELEMENTS ARE DUE TO THE STATE BY JANUARY
4 31ST, 2031. WHEN WE PRESENTED THIS TIMELINE TO THE ABAG
5 EXECUTIVE BOARD IN MAY, WE HEARD FEEDBACK THAT JURISDICTIONS
6 WOULD BENEFIT GREATLY FROM RECEIVING THEIR RHNA ALLOCATION
7 EARLIER. WE'RE EXPLORING WAYS TO ACCELERATE THAT TIMELINE,
8 STARTING SUCH AS STARTING THE HOUSING METHODOLOGY COMMITTEE
9 SOONER OR REDUCING THE AMOUNT OF TIME THAT IT TAKES TO DEVELOP
10 THE METHODOLOGY. THESE CHANGES COULD SPEED UP THE PROCESS BUT
11 THERE IS IMPORTANT TRADEOFFS THAT WE'RE CURRENTLY LOOK INTO.
12 WE'RE INTERESTED IN PROVIDING THE ALLOCATIONS AS QUICKLY AS
13 POSSIBLE WHILE STILL MEETING STATUTORY REQUIREMENTS AND
14 CONDUCTING DELIBERATIVE AND EFFECTIVE REGIONAL PROCESS. THAT
15 CONCLUDES THE PRESENTATION. THANK YOU.

16

17 **PRES. BELIA RAMOS:** BREAK OVER. COOL. EXCELLENT. THANK YOU SO
18 MUCH. AND I REALLY -- I REALLY DO THINK THIS IS A GREAT
19 OPPORTUNITY FOR US, YOU KNOW, AS QUESTIONS ARISE, AND
20 CERTAINLY THE NUMBER COMING, WE KNOW IS GOING TO BE LARGER,
21 AND WE REALLY APPRECIATE YOUR SHARING YOUR EXPERTISE AND KIND
22 OF GIVING US A RECAP OF WHERE WE HAVE BEEN AND WHERE WE'RE
23 GOING. SO, AT THIS TIME I'M GOING TO GO AHEAD AND OPEN IT UP
24 FOR GENERAL MEMBER DISCUSSION. AND, SO, I'M GOING TO ASK --
25 CAN I HAVE STAFF WITH MICROPHONES? MAYBE WE CAN MEET THEM. SO,

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1 I'M NOT GOING TO TREAT YOU LIKE PUBLIC. THANK YOU SO MUCH.

2

3 **SPEAKER:** OKAY. THANK YOU FOR THIS REPORT. I HAVE A QUESTION
4 ABOUT 5% AND THINKING ABOUT CYCLE SIX AND BOTH VOTER APPROVED
5 GROWTH LIMITS AND WILDFIRE RISK AREAS AND SEA LEVEL RISE WERE
6 NOT TAKEN INTO ACCOUNT DURING CYCLE SIX, HOWEVER WILDFIRE RISK
7 AND SEA LEVEL RISE WILL BE TAKEN INTO ACCOUNT ON THIS NEXT
8 CYCLE, HOW WOULD YOU TREAT A JURISDICTION THAT HAS VOTER
9 APPROVED GROWTH LIMIT LINES? AND ALSO THAT MAYBE HAD A
10 DIFFERENT PERCENTAGE OF THE ALLOCATION, AND 5% MIGHT BE UNFAIR
11 BECAUSE OF THOSE OTHER RISK FACTORS THAT WERE NOT TAKEN INTO
12 ACCOUNT.

13

14 **DAVE VAUTIN:** GOOD MORNING. I'M DAVE VAUTIN, PLANNING DIRECTOR.
15 I'LL START ANSWERING YOUR QUESTION AND DARIN CAN CHIME IN AS
16 WELL. I JUMPED IN HERE BECAUSE I WORKED ON THE CYCLE SIX RHNA
17 WITH SOME OF OUR COLLEAGUES, AS WELL. JUST FOR A BIT OF
18 CONTEXT, THE METHODOLOGY FOR THE LAST RHNA CYCLE DID RELY ON
19 PLANNED BAY AREA AS AN INPUT, WHICH DID INCORPORATE SOME
20 CONSIDERATIONS FOR WILDFIRE URBAN GROWTH BOUNDARIES AND SEA
21 LEVEL RISE. WHAT'S NEW THIS TIME IS JUST REALLY DOUBLING DOWN
22 IN THAT SPACE, RIGHT? THE HMC ULTIMATELY LAST TIME DIDN'T
23 INCORPORATE SPECIFIC FACTORS RELATED TO RESILIENCE. THAT COULD
24 BE A NEW ADDITION THAT WOULD FURTHER STRENGTHEN THOUGH TIES.
25 SO THAT'S SOMETHING THE AGENCY WILL HAVE TO THOUGHTFULLY

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1 CONSIDER ESPECIALLY GIVEN WHAT YOU HEARD DARIN PRESENT ON IN
2 MORNING WITH CHANGES IN STATE LAW.

3

4 **PRES. BELIA RAMOS:** NEXT QUESTION, RIGHT HERE, AND THEN I'LL GO
5 TO SUPERVISOR RABBITT.

6

7 **STEPHANIE HELLMAN HELLMAN:** HI THERE, STEPHANIE HELLMAN, TOWN
8 OF FAIRFAX. COULD YOU JUST EXPAND WITH REGARD TO THE
9 EVACUATION RATE WHEN YOU SAY CONSIDERATION, WHAT DOES THAT
10 MEAN? AND WHAT GROUP, AND WHAT ORGANIZATION IS FOCUSED ON THIS
11 RIGHT NOW?

12

13 **DARIN RANELETTI:** SO, THE STATE LAW OUTLINES A LONG LIST OF
14 DEVELOPMENT CONSTRAINTS THAT ARE REQUIRED TO LOOK AT NOW SO
15 EVACUATION ROUTE CAPACITY HAS BEEN ADDED BUT ISN'T THE FIND OR
16 CLARIFIED OR EXPANDED UPON. SO THAT'S SOMETHING THAT AS PART
17 OF THE PROCESS WE'LL BE LOOKING AT AND WHAT DOES THAT MEAN AND
18 HOW COULD THAT BE CONSIDERED IN THE ALLOCATION PROCESS?

19

20 **STEPHANIE HELLMAN:** SO WHAT EMERGENCY ORGANIZATIONS WILL YOU BE
21 WORKING WITH ON THAT? I'M TRYING TO HONE IN, BECAUSE THE FIRE
22 MAPS WAS AN ISSUE LAST CYCLE. SO I WOULD LIKE TO UNDERSTAND
23 WHAT SOURCES YOU'RE USING MOVING FORWARD AND WHO YOU'RE
24 BRINGING TO THE TABLE FROM AN EXPERTISE STANDPOINT?

25

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1 **DARIN RANELETTI:** GREAT QUESTION. RHNA LAW REQUIRES THAT WE
2 HAVE A PUBLIC PROCESS SO THERE WILL BE A PUBLIC PARTICIPATION
3 PROCESS PART OF THAT IS THROUGH THE HOUSING METHODOLOGY
4 COMMITTEE THAT I MENTIONED BEFORE THAT'S COMPRISED OF STAFF
5 FROM LOCAL JURISDICTIONS LOCAL ELECTED OFFICIALS REGIONAL
6 STAKEHOLDERS AS WELL AS SUBJECT MATTER EXPERTS THAT LIST WILL
7 BE GENERATED AND THE EXECUTIVE BOARD WILL REVIEW THAT LIST TO
8 SEE IF THE PARAMETERS IN STATE LAW ARE ADEQUATELY REFLECTED
9 THEN WE HAVE OPPORTUNITY TO GO BEYOND THAT. SO IT'S CERTAINLY
10 SOMETHING THAT WE CAN DO IN TERMS OF REACHING OUT TO
11 ADDITIONAL FOLKS IF THEY'RE NOT ON THAT BODY ITSELF SO WE
12 DON'T HAVE A LIST YET BUT CERTAINLY SOMETHING THAT WE WANT TO
13 WORK WITH THE REGION EXECUTIVE BOARD TO DEVELOP.

14

15 **STEPHANIE HELLMAN:** SORRY I'M NOT TRYING TO BE DIFFICULT I'M
16 TRYING TO GET THE INFORMATION THAT MY CONSTITUENTS ARE
17 REQUIRING OF ME. IS THAT YOUR ORGANIZATION THAT'S ACCOUNTABLE
18 FOR PULLING IN THE RIGHT EXPERT? OR IS IT HCD?

19

20 **DARIN RANELETTI:** SO, THE EVACUATION ROUTE CAPACITY IS A FACTOR
21 THAT ABAG NEEDS TO CONSIDER WHEN IT DOES THE RHNA PROCESS. SO
22 ABAG IS RESPONSIBLE FOR CONDUCTING THAT PROCESS.

23

24 **STEPHANIE HELLMAN:** OKAY. AND IS THAT YOUR GROUP?

25

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1 **DARIN RANELETTI:** YEAH, SO WE HAVE A SECOND [LAUGHTER] NO
2 PROBLEM. WE HAVE SAY STAFF TIME THAT WORK ON THE PROJECT IN
3 CONJUNCTION WITH THE ABAG EXECUTIVE BOARD AND THE PUBLIC. SO
4 IT'S A PROBABLE PROCESS.

5

6 **STEPHANIE HELLMAN:** I KNOW IT'S A PROBABLE PROCESS I'M TRYING
7 TO HONE IN ON WHAT EMERGENCY ORGANIZATIONS THAT HAVE THAT KIND
8 OF EVACUATION EXPERTISE ARE YOU GOING TO PULL IN BEFORE IT'S
9 SAID AND DONE?

10

11 **DAVE VAUTIN:** GREAT QUESTION KIND OF POINT TO THE SLIDE WHERE
12 THE PROCESS WERE GIVING THE PREVIEW IT'S EARLY IN THE PROCESS
13 YOU CAN SEE BETWEEN FALL OF 2027 AND 2028 BRINGING ALL THOSE
14 STAKEHOLDERS TO THE TABLE HAVING THAT PROCESS. IT'S AN
15 EXCELLENT QUESTION. WE HAVEN'T GOTTEN THERE YET BECAUSE THE
16 PROCESS WILL TAKE OFF A YEAR FROM NOW.

17

18 **STEPHANIE HELLMAN:** I GOT IT. I JUST DON'T WANT TO GET
19 DOWNSTREAM, OH, YOU KNOW, I REALLY WANT TO MAKE SURE THAT'S
20 NOTED.

21

22 **PRES. BELIA RAMOS:** TO HELP OUT STAFF ON THIS ONE, YOU KNOW, I
23 THINK A LOT OF WHAT COMES DOWN TO THE EXECUTIVE BOARD -- WHAT
24 YOUR EXECUTIVE BOARD IS ASKING OF THE METHODOLOGY COMMITTEE
25 AND MAKE THOSE RECOMMENDATIONS. I CAN -- I CERTAINLY IT'S

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1 GOING TO BE SOMEONE FROM MY OES TEAM OR FIRE CHIEF THAT WOULD
2 BE INVOLVED IN REALLY BEING ABLE TO OUTLINE WHAT THAT IS FOR
3 THOSE CANDIDATES. EACH OF US YOU KNOW WE ALL THINK WE'RE
4 SPECIAL AND YOU ARE, YOU REALLY ARE BUT THERE ARE SOME OF OUR
5 COUNTIES THAT HAVE BEEN, FROM NAPA THAT HAVE FAR MORE
6 EXPERIENCE IN FACT ON WHAT IS AN EVACUATION ROUTE, WHAT IS A
7 FIRE PRONE AREA. SO WITH THE MAPPING CHANGES THAT HAPPEN WITH
8 CAL FIRE AND CHANGING THE STATE RESPONSIBILITY AREA AND THE
9 FIRE SEVERITY ZONES THOSE ARE ALL CONSIDERATIONS THAT HAVE
10 BEEN AT THE FOREFRONT OF THE DISCUSSIONS THAT WE'RE HAVING AT
11 THE EXECUTIVE BOARD AND CAME UP DURING THE LAST APPEAL CYCLE
12 WHICH IS WHY IN SOME RESPECTS WHICH WE DON'T LIKE SOME THINGS
13 BEING IMPOSED UPON US IT'S GOOD THAT'S IN FACT PART OF THE
14 CONSIDERATION BECAUSE THE GUIDANCE GIVES GREATER AS BEST THE
15 STATE CAN BE CLEAR GIVES US BETTER CLARITY ON WHERE TO GO.
16 SUPERVISOR RABBITT.

17

18 **DAVID RABBITT:** THANK YOU DARIN AND DAVE FOR ALL YOUR WORK.
19 APPRECIATE IT. CAN YOU EXPAND A BIT FURTHER ON THE SUBREGION
20 APPROACH YOU KNOW I PERSONALLY IN SIXTH CYCLE I THINK FOR
21 SONOMA COUNTY, THE NUMBERS WENT UP OVER 600% AND I'M GLAD
22 THERE IS AN EXTRA YEAR BECAUSE YOU WILL HAVE THE NUMBER AS YOU
23 DO THE METHODOLOGY BECAUSE WE'RE DOING IT IN THE HYPOTHETICAL
24 WAY I COULD IMAGINE EVERYONE SAID WAIT A MINUTE I DIDN'T KNOW
25 THE NUMBER OF GOING TO BE THAT HIGH LET'S RETHINK THIS. IT WAS

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1 TOO LATE. I HAVE ALSO THOUGHT THAT WE TRIED TO FORM A
2 SUBREGION BUT CITIES WITHOUT THE NUMBER IN HAND SAID NO, LOOK
3 FOR GRANULAR APPROACH TO ALLOCATING HOUSING SUBREGION IS THE
4 WAY TO GO BECAUSE GIVEN THE LARGE NUMBERS THEN YOU JUST SIT
5 DOWN COUNTIES AND CITIES ALL SIT DOWN FIGURE OUT SO IT TAKES
6 AWAY FROM SOME OF THE REGIONAL STIGMA ALSO A BIT FURTHER ABOUT
7 THE PROS AND CONS OF SUBREGIONAL APPROACH, YOU MENTIONED
8 ADDITIONAL SCRUTINY FROM THE STATE, ABAG IS NOT THE DIRECT ONE
9 GETTING SCRUTINIZED ANYTHING ELSE JUST IS THIS SOMETHING THIS
10 WE SHOULD ENCOURAGE BECAUSE IT SEEMS TO ME A COUNTY OR CITY
11 MAY HAVE DIFFERENT CIRCUMSTANCES THAT COULD BE ACCOMMODATED BY
12 SITTING DOWN LOCALLY AND FIGURING IT OUT TOGETHER.

13

14 **DARIN RANELETTI:** GREAT QUESTION I THINK THERE IS PROS AND CONS
15 LIKE WHAT WAS ON THE SLIDES AND FEEL FREE TO TALK TO FOLKS WHO
16 HAVE BEEN THREW IT IN THE PAST TO GET THEIR IMPRESSIONS. ONE
17 THING IMPORTANT TO KEEP IN MIND IS THE RIGOROUS PROCESS TO
18 FORMING THE SUBREGION, SO EACH LOCAL JURISDICTION NEEDS TO
19 ADOPT A LOCAL RESOLUTION ABAG EXECUTIVE BOARD NEEDS TO ADOPT A
20 RESOLUTION THAT NEEDS TO BE MEMORANDUM OF UNDERSTANDING
21 SUBREGIONS TYPICALLY THEN HAVE SOME TYPE OF GOVERNANCE SO WHO
22 IS THE BOARD CONVENING VOTES AND BECAUSE ALL NEEDS TO HAPPEN I
23 THINK ONE THING WE REALLY WANT TO IMPRESS UPON THE ASSEMBLY
24 TODAY WHY WE'RE HERE EARLY IS TO START THINKING ABOUT TALKING
25 TO FOLKS, START TALKING LATER THIS YEAR EARLY NEXT YEAR WITH

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1 YOUR NEIGHBORING JURISDICTIONS.

2

3 **PRES. BELIA RAMOS:** WE'LL STICK OVER ON THIS THANK YOU FOR
4 HOLDING YOUR HANDS UP. AND WEAVE AROUND.

5

6 **VICKI VEENKER:** THANK YOU VERY MUCH FOR THE PRESENTATION IT'S
7 EXTREMELY HELPFUL TO HAVE THIS LOOK AHEAD. BUT AS WE BEGIN TO
8 APPROACH THE END OF CYCLE SIX, IF A JURISDICTION IS IN THE
9 FORTUNATE POSITION OF OFFICIALS BELIEVING THEY NEED EXCEED
10 CYCLE SIX NUMBERS HAVE BEGUN TO HEAR RUMBLINGS, THAT THEY WANT
11 TO SLOW THINGS DOWN SOUTH THEY CAN PRESERVE THOSE UNITS FOR
12 CYCLE SEVEN WHICH IS EXACTLY THE OPPOSITE OF WHAT WE WANT TO
13 HAVE HAPPEN HERE SO DO YOU THINK THAT YOU HAVE HEARD THERE ARE
14 THOUGHTS ON GIVING CREDIT FOR UNITS THAT ARE OVERBUILT IN THE
15 LAST YEAR OR TWO OF CYCLE SIX, WONDERING IF THERE IS ANYTHING
16 HOW TO AVOID THAT?

17

18 **DARIN RANELETTI:** GREAT QUESTION STATE LAW ACTUALLY PRECLUDES
19 US FROM TAKING INTO ACCOUNT PAST PRODUCTION. WE'RE INTERESTED
20 IN HEARING ABOUT THAT SO WE DO ANNUAL REPORTS ON RHNA
21 PROGRESS. WE'RE PLANNING ON DOING ONE TO THE EXECUTIVE BOARD
22 THIS FALL. SO WE CAN GET A SENSE OF WHERE FOLKS ARE AT. IF
23 THERE ARE CASE WHERE IS FOLKS ARE SLOWING DOWN SO TO SPEAK WE
24 WOULD BE INTERESTED IN LEARNING ABOUT SEEING IF THERE IS ANY
25 WAY THAT CAN BE SUCCESSFUL FOR BOTH THE JURISDICTION AND THE

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1 PROCESS. SO, IT'S A GOOD POINT.

2

3 **PRES. BELIA RAMOS:** THANK YOU. WE'LL GO TO A LADY WHO REMINDED
4 ME ABOUT PUBLIC COMMENT, RIGHT THERE. RIGHT THERE. YEAH.

5

6 **SPEAKER:** HELLO. THANK YOU VERY MUCH. THANK YOU, MR. RABBITT
7 FOR PUTTING THIS COMMENT ABOUT SUBREGIONS, I ECHO THAT SEEMS
8 LIKE A REASONABLE IDEA FOR US TO PURSUE THIS CYCLE. SO, THANK
9 YOU. ON THE WILDFIRE, I DO GENTLY WANT TO PUSH BACK ABOUT THE
10 APPEAL PROCESS FOR ABAG FOR THE WILDFIRE AND THE EVACUATION
11 REGIONS. BECAUSE WE DID HAVE OUR APPEAL LAST TIME BASED ON
12 THAT. AND IT WAS DENIED. AND BASICALLY YOU GUYS WENT BACK AND
13 RULED THAT WE'RE NOT ACTUALLY GOING TO CONSIDER THOSE REGIONS
14 AS PART OF YOUR ALLOCATIONS. SO, HOPING THAT NOW STATE LAW IS
15 COMING IN AND THIS NEXT CYCLE IT WILL BE CONSIDERED. BECAUSE I
16 THINK WE KNOW A LOT MORE ABOUT IT NOW AND UNDERSTAND IT A BIT
17 BETTER. AND FOR THE PERSON ASKING ABOUT HOW ARE YOU STUDYING
18 EVACUATION ROUTES, EVERY YEAR EACH CITY DOES HAVE TO SUBMIT TO
19 THE STATE YOUR EVACUATION AREAS THAT ONLY HAVE SINGLE INGRESS
20 AND EGRESS. SO EACH CITY ACTUALLY SEND THAT TO THE STATE AND I
21 HOPE THAT ABAG WILL BE USING THAT AS PART OF THE CRITERIA
22 BECAUSE OUR CITY IS 50% LIMITED SO THAT DATA IS AVAILABLE FROM
23 EVERY CITY ALREADY.

24

25 **PRES. BELIA RAMOS:** THANK YOU. WE'LL MOVE ON TO, RIGHT HERE,

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1 WITH THE SLIGHTLY PINK GLASSES. THAT'S NOT YOU, SIR. THAT'S
2 BEHIND LISA. THANK YOU. AND IF YOU WOULD TELL US, INTRODUCE
3 YOURSELVES. LIKE, WE DON'T KNOW EVERYONE.

4

5 **JANE COOPER:** I'M JANE COOPER, I DON'T KNOW EVERYONE, BELVEDERE
6 WHICH IS WHERE TIBURON IS. NOBODY KNOWS WHERE BELVEDERE IS.

7

8 **PRES. BELIA RAMOS:** I DO. I DO.

9

10 **SPEAKER:** IT'S A HALF SQUARE MILE OF LAND SO ANYWAY WE HAVE A
11 HUGE NUMBER THAT WE WERE GIVEN BASED ON THE NUMBER, THE 5TH
12 ELEMENT AND WHAT MY QUESTION KIND OF FOLLOWS UP WITH THE WOMAN
13 BEFORE ASKING ABOUT ELEMENT SIX AND THAT IS THE OPPOSITE OF
14 OUR COMMUNITIES ARE NOT MEETING THE UNITS AT THE HALFWAY
15 POINT, I WILL ALSO SAY THAT WE BARELY GOT INTO YOUR 99%
16 CERTIFICATION, BECAUSE I THINK WE HAVE BEEN CERTIFIED FOR FIVE
17 MONTHS NOW, AND NOW THAT WE'RE FINALLY CERTIFIED, WE'RE
18 EXPECTED TO MEET ALL OF THESE NUMBERS. SO, I'M NOT GOING TO
19 SAY WE WANT, BUT IF WE DON'T, AND I'M ASSUMING MANY OTHER
20 COMMUNITIES IN THE BAY AREA WILL NOT MEET THE NUMBERS, FOR ANY
21 -- IS ANY OF THAT GOING TO BE TAKEN INTO CONSIDERATION? IS
22 THERE ANY PLAN? DO YOU KNOW WHAT'S HAPPENING IF YOU'RE AT THE
23 HALFWAY POINT AND YOU HAVEN'T MET YOUR NUMBERS? THERE HAS BEEN
24 A LOT TALK ABOUT CONSEQUENCE. SO, IT'S WONDERFUL TO HEAR ABOUT
25 SEVEN, BUT I'M CURIOUS ABOUT WHAT'S HAPPENING IN SIX.

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1

2 **DARIN RANELETTI:** GREAT QUESTION. THANKS. IN TERMS OF LOOKING
3 FORWARD -- I'LL GO BACK TO SIX -- BUT IN TERMS OF LOOKING
4 FORWARD TO SEVEN, JUST AS I MENTIONED PREVIOUSLY,
5 OVERPRODUCTION OR UNDERPRODUCTION, ISN'T SOMETHING THAT'S
6 TAKEN INTO ACCOUNT FOR THE NEXT RHNA ALLOCATION. BUT FOR THIS
7 CURRENT CYCLE, THE CONSEQUENCES OF NOT MEETING THOSE NUMBERS,
8 AND A REMINDER THAT THE RHNA LAW REQUIRES LOCAL JURISDICTIONS
9 TO PLAN FOR THE HOUSING, NOT TO BUILD THE HOUSING, BUT THERE
10 IS A NEW RELATIVELY NEW CONSEQUENCE TO NOT MEETING THOSE
11 NUMBERS. AND THAT'S WHEN THE STATE LOOKS AT THAT PRODUCTION
12 PROGRESS AT THE MIDWAY POINT, WHICH IS COMING UP AT THE NEXT
13 YEAR OR SO, AND IF YOU ARE NOT MEETING CERTAIN CATEGORIES,
14 THEN THERE ARE CERTAIN STREAMLINING PROVISIONS OF STATE LAW
15 THAT KICK IN, THAT ENABLE A -- THAT REDUCE THE DISCRETION THAT
16 CITIES HAVE WHEN THEY'RE REVIEWING AND APPROVING CERTAIN TYPES
17 OF DEVELOPMENT PROJECTS.

18

19 **PRES. BELIA RAMOS:** THANK YOU. WE'LL GO HERE IN THE FRONT, THEN
20 WE'LL GO OVER.

21

22 **SPEAKER:** THANK YOU VERY MUCH FOR THE DISCUSSION AND THE
23 PRESENTATION. I'M JEFF NYBERT, COUNCILMEMBER FOR PLEASANTON.
24 OF COURSE, YOU ALLUDED TO ALL THE ACRIMONY AND DISSATISFACTION
25 AMONG OUR CITIES OF THE ALLOCATIONS MADE BY ABAG IN THE LAST

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1 CYCLE, IN FACT THERE REMAINS A SIGNIFICANT LACK OF TRUST IN
2 HOW HCD PRODUCES THE NUMBERS THEY HANDS OFF TO ABAG AND THE
3 HUGE PROBLEM IS LACK OF TRANSPARENCY IN THE RIGHT HAND
4 REFERENDUM CALCULATION FROM THE VERY BEGINNING OF THE PROCESS
5 AT THE STATE LEVEL THE FIRST STEP AT THE STATE LEVEL IS THE
6 DEPARTMENT OF FINANCE HANDING OVER TO HCD THE NUMBERS THAT
7 FORM THE BASIS OF THE RHND SO WHETHER IN A REGION OR SUBREGION
8 ANY MEMBER OF THE PUBLIC SHOULD HAVE ACCESS AS THE PROCESS
9 OCCURS IN REALTIME TO THE RELEASE OF THE DEPARTMENT OF FINANCE
10 NUMBERS AS WELL AS THE COMPLETE PROCESS BY WHICH HCD
11 CALCULATES THE RENDER REFERENDUM. MY REQUEST WOULD BE THAT
12 ABAG NEEDS TO FOR ITS PART CHECK AND CONFIRM THE ACCURACY OF
13 THE RHND IT RECEIVES FROM HCD WELL BEFORE THE ALLOCATIONS TO
14 CITIES AND THIS WOULD GO A LONG WAY TO AVOIDING THE ACRIMONY
15 WE SAW IN CYCLE SIX, AND I WOULD ASK ABAG TO DISCUSS AND
16 COMMIT TO DOING THIS.

17

18 **PRES. BELIA RAMOS:** I'LL GO AHEAD AND TAKE THE VALID POINT WE
19 HAVE DISCUSSION POINTS WE HAVE HAD AT THE EXECUTIVE BOARD ALSO
20 AT THE JOINT LEGISLATION COMMITTEE WITH ABAG AND MTC, TO A
21 CERTAIN EXTENT IT'S LIKE HCD DOESN'T HAVE TOPOGRAPHY MAPS,
22 RIGHT? LIKE THEY DON'T KNOW WHAT THE HILLS AND VALLEYS WHAT'S
23 DEFINED AS HIGH-RESOURCE AREAS, IT'S VERY SKEWED BASED UPON
24 SIMPLE FINANCE DATA AS OPPOSED TO ACTUAL -- THE ACTUAL ABILITY
25 TO IMPLEMENT INCREASED HOUSING IN THOSE AREAS. SO THAT'S

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1 SOMETHING THAT WE HAVE. WE HAVE DISCUSSED EXTENSIVELY AT THE
2 LEGISLATION COMMITTEE AS TO WHAT THOSE NUMBERS MEAN ON THE
3 FRONT END. I CAN TELL YOU, I AM THIS ORGANIZATION'S
4 REPRESENTATIVE ON THE CALCOG, WHICH IS THE CALIFORNIA COUNCIL
5 OF GOVERNMENTS. WE ARE MADE UP OF A BUNCH OF COGS LIKE THIS
6 BUT WE'RE A NON-PROFIT SO THAT GIVES US A BIT OF FLEXIBILITY
7 IN TERMS OF HOW WE ADVOCATE AND WE'RE HAVING THOSE DISCUSSIONS
8 AT THE STATE LEVEL. IT'S IMPORTANT TO ALL, AND WE'RE NOT
9 UNIQUE IN THAT SENSE, THE SCAG, THE SOUTHERN CALIFORNIA
10 REGION, SANDAG, SAN DIEGO REGION, SAME THING, CENTRAL VALLEY,
11 SAME THING. IT'S, FOR US, WHEN WE LOOK AT IT, YOU KNOW, I
12 THINK WHAT I WILL SAY IS THE REAL CHANGES REALLY COME WITH THE
13 ADDITIONAL CONSIDERATIONS THIS TIME. THAT'S REALLY WHERE WE'RE
14 GOING TO SEE A LOT OF IMPACT. WE CONTINUE TO HAVE STAFF AND
15 EXECUTIVE COMMITTEE DIRECT STAFF TO ENGAGE WITH HCD. I -- I --
16 I THINK WE -- WE ALL WANT MORE OUT OF HCD IN THAT PROCESS, FOR
17 SURE. I THINK WHAT WE'RE REALLY SAYING HERE IS WE ARE BRACING
18 OURSELVES FOR WHAT'S COMING AND BEING ABLE TO PROVIDE AS MUCH
19 LEAD TIME AS POSSIBLE TO BE ABLE TO WORK THROUGH THAT -- THAT
20 METHODOLOGY, AS FAR AS, YOU KNOW, THE MAPPING THAT GOES INTO
21 CONSIDERATION OF HIGH-RESOURCE AREAS INFLUENCES HCD,
22 DEPARTMENT OF FINANCE INFLUENCES HCD, AND, REALLY, THOSE
23 NUMBERS THAT YOU SEE PRESENT IN BAY AREA 2060 PLUS IN TERMS OF
24 GROWTH FORECASTS ARE DIFFERENT FROM THOSE FINANCE NUMBERS AND
25 THOSE HOW WE RECONCILE THAT AND THOSE CONVERSATIONS HOW WE

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1 HAVE THAT TRUE-UP ULTIMATELY IS ON THE RADAR OF THE JOINT
2 LEGISLATION COMMITTEES TO ENSURE THAT WE'RE INCREASING
3 TRANSPARENCY AND REALLY FAIRNESS, RIGHT? I MEAN FAIRNESS TO
4 YOU AS A CITY IS GOING TO BE DIFFERENT THAN FAIRNESS TO ME AS
5 A COUNTY AND WE RECOGNIZE THAT BUT AS A REGION PUTTING ON OUR
6 REGIONAL HATS ON IS THE GOAL THAT WE HAVE. ANYTHING TO ADD?

7

8 **SPEAKER:** INTERESTINGLY IN 2022, THE STATE AUDITOR AUDITED HCD
9 AND THE RHNA PROCESS AND THERE ARE TWO KEY SHORTCOMINGS THAT
10 WERE IDENTIFIED AROUND DOCUMENTATION OF INFORMATION AND
11 ANALYSIS IN THEIR ETHOLOGY. SO, A WHOLE SERIES OF
12 RECOMMENDATIONS CAME OUT OF THAT. SO, UNDER STATE RHNA LAW, WE
13 HAVE THE AUTHORITY TO CONSULT WITH HCD DIRECTLY ABOUT THAT
14 WHEN THEY DEVELOP THE RHND, SO WE'RE HOPEFUL THIS TIME GIVEN
15 REFORMS THAT CAME OUT OF THE AUDITED AND OUR ABLE TO CONSULT
16 WITH HCD THAT WE WILL HAVE HIGHER LEVEL OF TRANSPARENCY AND
17 TRUST COMPARED TO LAST CYCLE.

18

19 **PRES. BELIA RAMOS:** EXCELLENT. CITY OF MARTINEZ, COOL.

20

21 **SPEAKER:** THANK YOU. GOOD MEMORY. THANK YOU. HI. SATINDER
22 MALHI, VICE MAYOR CITY OF MARTINEZ. THANK YOU VERY MUCH FOR
23 THE INFORMATIVE PRESENTATION JUST A COUPLE QUICK COMMENTS THEN
24 QUESTION IF I MAY DEFINITELY APPRECIATE THAT HCD IS NOW
25 ISSUING THE RHND ONE YEAR EARLIER BUT DID WANT TO PUT FORWARD

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1 TO SEE IF THERE COULD BE CONSIDERATION GIVEN SO THAT
2 JURISDICTIONS SUCH AS OURS HAVE ONE AND A HALF YEARS RATHER
3 THAN JUST ONE YEAR TO ADOPT OUR FINAL HOUSING ELEMENT AFTER
4 THE FINAL RHNA ADOPTION BY ABAG. THE OTHER QUESTION THOUGH I
5 HAD WAS WITH RESPECT TO THE HOUSING METHODOLOGY COMMITTEE,
6 FORGIVE ME, IF I MAY HAVE MISSED THIS, BUT IS THIS COMMITTEE
7 ALREADY IN EXISTENCE OR IS IT IN PROCESS OF BEING CREATED IF
8 SO IS THERE OPPORTUNITY FOR JURISDICTIONS SUCH AS OURS TO BE
9 REPRESENTED AS PART OF THAT PROCESS IF SO THE LIMITED
10 DELEGATES WE HAVE OUR CITY STAFF PARTICIPATE IN THE PROCESS
11 SOMEHOW?

12

13 **DAVE VAUTIN:** THANK YOU FOR THE QUESTION AS MENTIONED IN THE
14 PRESENTATION HMC WAS FAIRLY SUCCESSFUL IN THE LAST CYCLE OF
15 CREATING SPACE FOR DIALOGUE IT'S NOT A STANDING ORGANIZATION
16 WE STANDS UP FOR EACH RHNA CYCLE GIVEN THE SCHEDULE IN 2027
17 THE ABAG EXECUTIVE BOARD WOULD FORM THAT BODY TRADITIONALLY AS
18 IT HAS INCLUDED ELECTED OFFICIALS LOCAL PLANNING STAFF OR
19 LOCAL PLANNING DIRECTORS AS WELL AS NON-PROFIT ADVOCACY
20 ORGANIZATIONS TO TRY TO BRING ALL FOLKS TO THE TABLE THAT
21 COMMITTEE ADVISES ABAG BOARD ON WHAT THE METHODOLOGY COULD BE
22 SO THERE ARE GOING TO BE TIME NEXT YEAR TO GRAPPLE AND
23 DETERMINE WHO THOSE NOMINEES ARE TO MAKE SURE THAT ALL CITIES
24 COUNTIES AND ALL CORNERS OF THE REGION ARE REFLECTED ON THAT
25 BODY SO THAT'S UPCOMING NEXT YEAR.

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1

2 **SPEAKER:** ON THE FIRST POINT GREAT ONE WE'RE TRYING TO GET
3 ALLOCATION NUMBERS TO THE LOCAL JURISDICTIONS AS QUICK AS
4 POSSIBLE MAKE LOOKING FOR WAYS TO SPEED UP THE PROCESS MAKING
5 SURE WE'RE NOT CUTTING CORNERS AND HAVING A THOROUGH VETTING
6 WITH THE REGION AND PUBLIC. I WILL SAY AS MENTIONED IN THE
7 PRESENTATION THAT THE ALLOCATION IS ONE COMPONENT OF THE
8 HOUSING ELEMENTS BUT JURISDICTIONS DON'T NEED TO WAIT UNTIL
9 THEY RECEIVE THE ALLOCATION TO START THEIR HOUSING ELEMENTS IN
10 FACT IT WOULD BE GOOD TO START THINKING ABOUT DEVELOPMENT
11 SITES, HOUSING NEEDS. WE'LL BE ISSUING HOPEFULLY TECHNICAL
12 ASSISTANCE TO HELP FOLKS GET STARTED WITH THAT.

13

14 **DARIN RANELETTI:** SOME FOLKS ARE ABLE TO DO IN-HOUSE, SOME
15 FOLKS WILL PROCURE CONSULTANT SERVICES TO DO THAT, SO THERE IS
16 WORK THAT CAN HAPPEN BEFORE THE RHNA ALLOCATION IS MADE.

17

18 **PRES. BELIA RAMOS:** RAJEEV.

19

20 **SPEAKER:** I'M RAJEEV, MAYOR OF LOS ALTOS HILLS. FIRST OF ALL I
21 WANT TO THANK YOU FOR THE PRESENTATION IT'S ALWAYS GOOD TO
22 KNOW WELL IN ADVANCE WHEN YOU HAVE A PAINFUL MEDICAL PROCEDURE
23 IN YOUR FUTURE. [LAUGHTER] I HAVE TWO QUESTIONS I'M GOING TO
24 TRY TO EXPLAIN THEM A BIT BECAUSE I'M NOT GOOD AT THIS HOW
25 MUCH IS THE EFFECT OF TRANSIT INFRASTRUCTURE AND DIVERSITY OF

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1 ZONING OR PARCEL TYPES HOW MUCH IS THAT CONSIDERED WHEN YOU'RE
2 ALLOCATING A NUMBER TO A JURISDICTION?

3

4 **DARIN RANELETTI:** SO STATE LAW LISTS FACTORS THAT MUST BE
5 CONSIDERED IT DOES ALLOW ABAG TO CONSIDER OTHER FACTORS AS
6 LONG AS THEY'RE NOT INCONSISTENT WITH THE OBJECTIVES OF RHNA,
7 ONE OF THE LISTED FACTORS IS TRANSPORTATION AND TRANSIT SO
8 THAT IS SOMETHING THAT WILL BE CONSIDERED THEN ABAG HAS ABLE
9 TO CONSIDER OTHER FACTORS AS WELL.

10

11 **SPEAKER:** SO INFRASTRUCTURE IS THAT ONE OF THE FACTORS TOO?
12 LIKE AVAILABILITY OF SEWER?

13

14 **DARIN RANELETTI:** YES UTILITY AVAILABILITY IS ONE OF THE
15 REQUIRED FACTORS TO BE CONSIDERED.

16

17 **SPEAKER:** HOW ABOUT DIVERSITY OF PARCEL TYPES FOR EXAMPLE, THE
18 CITY HAS A LOT OF COMMERCIAL POUR INDUSTRIAL THAT MAYBE IS
19 EVOLVING OR NOT IN USE DOES THAT AFFECT --

20

21 **DARIN RANELETTI:** GREAT QUESTION I THINK THIS RAISES WHY THE
22 PROCESS TO DEVELOP THE METHODOLOGY TAKES SOMETIME BECAUSE
23 THERE ARE SO MANY THINGS TO THINK ABOUT, YOU MENTIONED
24 INDUSTRIAL AND COMMERCIAL WE ARE REQUIRED TO TAKE INTO ACCOUNT
25 JOBS THAT'S IMPORTANT BUT IN TERMS OF PARCEL SIZE OR

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1 CONFIGURATION THAT ISN'T LISTED SO COULD BE SOMETHING THAT'S
2 CONSIDERED AS LONG AS THE RESULT OF THAT IS NOT COUNTER TO THE
3 OBJECTIVES OF RHNA.

4

5 **SPEAKER:** THANK YOU. IT WAS A VERY CHEER ANSWER. I WANT TO YOU
6 MENTION SHORTFALL IN CYCLE SIX AT MID-CYCLE REVIEW, THAT COULD
7 RESULT IN STREAMLINING PROVISIONS BASED ON STATE LAW, THAT
8 REDUCES THE DISCRETION OF THE LOCAL JURISDICTION. I UNDERSTAND
9 THAT I UNDERSTAND THE PARTICULAR ASPECT MY QUESTION IS IF
10 THERE IS A DIFFERENCE IN THE MIX OF UNITS IN TERMS OF
11 AFFORDABLE OR MODERATE LEVELS, DOES THAT ALSO TRIGGER THE SAME
12 TYPE OF STREAMLINING PROVISIONS? LET'S SAY -- I'M SORRY -- ONE
13 CLARIFICATION. LET'S SAY YOU HAVE 1,000 UNIT ALLOCATION, AND
14 LESS SAY 25% OF THOSE ARE SUPPOSED TO BE LOW OR VERY LOW LET'S
15 SAY THE MIX TURNS OUT TO BE MORE ON THE HIGHER END, HOW DOES
16 THAT AFFECT THESE PROVISIONS?

17

18 **DARIN RANELETTI:** GREAT QUESTION STATE LAW IS PRETTY DETAILED
19 ABOUT STREAMLINING PROVISIONS IT DOES DEPEND UPON WHICH INCOME
20 CATEGORIES YOU'RE MEETING OR NOT MEETING, THEN DEPENDS UPON
21 FEATURES OF THE PROJECT BEING PROPOSED THEN LEVEL OF
22 AFFORDABILITY IN THE PROJECT. SO THOSE TWO THINGS WHICH
23 NUMBERS ARE MEETING OR NOT MEETING VERSUS CHARACTERISTICS OF
24 THE PROJECT. PER STATE LAW, TELL YOU WHAT LEVEL OF DISCRETION
25 YOU HAVE TO REVIEW AND PROVE -- APPROVE THE PROJECT.

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1

2 **SPEAKER:** SO THE SHORT ANSWER IS YES.

3

4 **DARIN RANELETTI:** THE SHORT ANSWER IS IT DEPENDS. [LAUGHTER]

5

6 **SPEAKER:** THANK YOU.

7

8 **PRES. BELIA RAMOS:** OKAY I'M GOING TO GO TO THE LAST ONE BACK

9 THERE THEN RIGHT AFTERWARDS GOING TO TAKE A BRIEF BREAK I'M

10 GOING TO LET YOU EAT THEN YOU ARE GOING TO COME BACK AND WE'RE

11 STILL GOING TO BE TALKING ABOUT RHNA AND YOU WILL STILL BE

12 ABLE TO ANSWER YOUR QUESTIONS AND EVERYONE IS STILL GOING TO

13 BE IN THE ROOM. WE'LL TAKE ONE MORE IN THE BACK.

14

15 **SPEAKER:** GREG WRIGHT VICE MAYOR PACIFICA. I APPRECIATE ALL

16 YOU'RE DOING TO HELP GET SOME CLARITY AND GIVE US A WARNING ON

17 WHAT'S COMING. I WAS WONDERING AS THOSE ADDITIONAL

18 CONSIDERATIONS IF YOU COULD EDUCATE ME ON HOW THE CHALLENGES

19 COASTAL COMMUNITIES HAVE AND HAVING THE ADDITIONAL HURDLE OF

20 DEALING WITH THE COASTAL COMMISSION AND HOW THAT APPLIES TO

21 YOUR CONSIDERATION FOR BOTH ALLOTMENT AND RESOURCES TO GETS

22 OUR HOUSING ELEMENTS GOING?

23

24 **DAVE VAUTIN:** SO, AS WE COVERED IN THE PRESENTATION EARLIER

25 THERE WILL BE HEIGHTENED NEED FOR ABAG TO CONSIDER FACTORS OR

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1 METHODOLOGICAL CHANGES THIS CYCLE, INCLUDING, BUT NOT LIMITED
2 TO, SEA LEVEL RISE. I RECOGNIZING UNIQUE CHALLENGES ON THE
3 COAST VERSUS THE BAY EVERYONE IS TRYING TO PLAN FOR THAT'S
4 GOING TO BE SOMETHING THAT HMC WILL HAVE TO GRAPPLE WITH WHAT
5 PERCENTAGE OF THE REALLOCATION SHOULD BE DRIVEN BY RESILIENCE
6 FACTORS, FOR EXAMPLE. AND HOW DOES THAT WEIGH COMPARED TO
7 OTHER CONSIDERATIONS LIKE AFFIRMATIVELY FURTHERING FAIR
8 HOUSING ACCESS TO JOBS WHICH ARE KEY ASPECTS OF THE
9 METHODOLOGY LAST TIME. I REALIZE YOU KNOW MORE -- SORRY -- GO
10 AHEAD.

11

12 **SPEAKER:** JUST GOING THROUGH THE COASTAL COMMISSION PROCESS IT
13 TAKES A LOT MORE TIME TO GET APPROVAL FOR YOUR HOUSING
14 ELEMENT. IT'S MUCH HARDER TO BUILD THERE. THERE ARE OTHER
15 CHALLENGES IN CONSIDER TO THAT. AND I'M JUST WONDERING HOW
16 THAT FACTORS INTO YOUR DECISIONS WHEN YOU'RE MAKING DECISIONS
17 ABOUT RHNA ALLOTMENTS AND THE FUNDING TO SUPPORT US IN DOING
18 THAT, SINCE IT IS MUCH MORE EXPENSIVE FOR A CITY, ESPECIALLY
19 WHEN 15% OF YOUR CITY IS IN THE COASTAL ZONE.

20

21 **DAVE VAUTIN:** YEAH, I DEFINITELY HEAR YOU ON THE CONCERNS ABOUT
22 WORKING WITH THE STATE IN THAT REGARD. LAST CYCLE, THAT WAS
23 NOT A FACTOR IN THE RHNA METHODOLOGY. AS MENTIONED, YOU KNOW,
24 WE WERE GOING TO LOOK VERY THOUGHTFULLY ABOUT HOW TO
25 INCORPORATE RESILIENCE. PERHAPS THERE IS DIFFERENT

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1 CONSIDERATIONS FOR COASTAL SEA LEVEL RISE AND BAYSIDE SEA
2 LEVEL RISE THAT, HMC CAN LOOK AT. AND THAT'S BASICALLY WHAT
3 WE'LL BE GRAPPLING WITH IN 2027 AND 2023. I APPRECIATE YOU
4 ELEVATING THAT CONCERN. WE'LL BE TAKING A LOOK.

5

6 **PRES. BELIA RAMOS:** GREAT POINT. THANK YOU VERY MUCH. YOU HAVE
7 A BREAK. YOU HAVE A 15 MINUTE BREAK. AND THEN WE'LL COME BACK
8 AND WE'LL KEEP TALKING RHNA. [BREAK] [MEETING WILL RESUME
9 SHORTLY] [BREAK] [MEETING WILL RESUME SHORTLY] [BREAK]
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Meeting Transcript

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8 SHORTLY] [BREAK] [MEETING WILL RESUME SHORTLY] [BREAK]
9 [MEETING WILL RESUME SHORTLY]

10

11 **PRES. BELIA RAMOS:** WHOEVER IS STILL HERE, TAKE YOUR SEATS.
12 YES. OKAY. EVERYONE TAKE YOUR SEATS. TAKE YOUR SEATS. THAT
13 MEANS YOU TOO, FRED. YOU AREN'T RETIRED YET. OKAY. WE'RE GOING
14 TO CLOSE UP 9A WITH TAKING PUBLIC COMMENT ON 9A, AND THEN
15 WE'LL TRANSITION TO 9B. WE'RE STILL TALKING RHNA AND YOU WILL
16 GET YOUR QUESTIONS ANSWERED

17

18 **CLERK, FRED CASTRO:** MADAM PRESIDENT NO WRITTEN COMMENTS
19 RECEIVED NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC
20 COMMENT I SEE NO HANDS IN THE ATTENDEE SPACE.

21

22 **PRES. BELIA RAMOS:** THANK YOU. EXCELLENT THANK YOU SO MUCH.
23 I'LL CLOSE PUBLIC COMMENT NOW WE'RE GOING TO BRING UP OUR
24 PANELISTS FOR 9B WE'LL KEEP TALKING RHNA SO KEEP ON YOUR
25 QUESTIONS WHAT I WILL SAY IF YOU HAVE SPECIFIC QUESTIONS ABOUT

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1 YOUR JURISDICTION AND HOW RHNA IS GOING TO IMPACT YOU, WE'RE
2 GOING TO HAVE OUR TEAM GOING OUT INTO THE REGION AND BEING
3 ABLE TO MEET WITH YOU AND YOUR TECHNICAL STAFF, AS WELL. I
4 WOULD REALLY LOVE FOR US TO KIND OF HAVE THOSE DISCUSSIONS AT
5 THE LARGER LEVEL. YOU KNOW, ONE OF THE QUESTIONS I WAS ASKED
6 AND THINGS THAT WE CAN GET ANSWERED IS, YOU KNOW, WHEN WE LOOK
7 AT THE RHND, THE RHND IS NOT CONSIDERING THE THINGS THAT ABAG
8 NEEDS TO CONSIDER. RIGHT? SO, THE RHND IS NOT GOING TO
9 CONSIDER THE FIRE SEVERITY ZONES NOT GOING TO CONSIDER WATER
10 AVAILABILITY. HCD IS MAKING SURE THEY DON'T DO THE HARD WORK.
11 THEY'RE GOING TO PUNT THAT OVER TO ABAG. SO WHEN WE SAY WE'RE
12 GOING TO CONSIDER WE'RE NOW OBLIGATED TO CONSIDER THE
13 RESTRAINTS, THE CLIMATE AND TOPE OWE GRAPHIC CONSTRAINTS AT
14 ABAG, THAT DOESN'T MEAN THE NUMBER IS LESS. THAT MEANS IT'S
15 GOING SOMEWHERE ELSE. RIGHT? I MEAN, Y'ALL ARE GETTING ALONG
16 RIGHT NOW, BUT YOU KNOW, IN LIKE, 2, 3 YEARS, I COUNTY WAIT TO
17 HEAR WHAT YOU'RE GOING TO SAY ABOUT EACH OTHER. THE FACT IS
18 THE METHODOLOGY IS WHAT'S GOING TO BE THAT NUMBER THAT YOU ARE
19 GOING TO BE RESPONSIBLE FOR. BUT THE REGION, AS A WHOLE, IS
20 NOT GOING TO GET THE CONSIDERATIONS THAT YOU, AS JURISDICTIONS
21 WILL RECEIVE. SO. OH THAT'S A BIG SCREEN OF ME. DO I WANT LIKE
22 THAT. OKAY. I'M GOING TO GO TO MY NOTES NOW. OKAY. WE'RE NOW
23 MOVING TO DO ITEM 9B THAT'S POTENTIAL FOR REGIONAL
24 COLLABORATION TECHNICAL ASSISTANCE AND SUPPORT LOCAL HOUSING
25 ELEMENTS. AND WE'RE GOING TO HAVE A MODERATED DISCUSSION WITH

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1 STAFF FROM LOCAL JURISDICTIONS TO HIGHLIGHT EFFECTIVE
2 STRATEGIES FOR DEVELOPING AND IMPLEMENTING LOCAL HOUSING
3 ELEMENTS. THIS IS A GENERAL INFORMATION ITEM. AND WE HAVE MY
4 COLLEAGUE HERE, LISA MOTOYAMA VICE CHAIR OF THE ABAG HOUSING
5 COMMITTEE COUNCILMEMBER FROM EL CERRITO WHO SITS ON THE
6 EXECUTIVE BOARD. AND WE HAVE JENNIFER CARMAN DEVELOPMENT
7 SERVICES DIRECTOR FROM CITY OF MORGAN HILL AND WE HAVE LEELEE
8 THOMAS DEPUTY DIRECTOR OF HOUSING COMMUNITY DEVELOPMENT AGENCY
9 OF MARIN COUNTY. I'M GOING TO LET STAFF TAKE AWAY, LISA FIRST.

10

11 **SPEAKER:** KUDOS TO YOU GUYS FOR STAYING, I KNOW IT WAS GOING TO
12 BE EASY TO LEAVE BUT I REALLY APPRECIATE THAT YOU GUYS ARE
13 STILL HERE AND REALLY ENGAGE. I'M LISA MOTOYAMA CAN ONLY
14 MEMBER FROM EL CERRITO EXECUTIVE BOARD MEMBER AND HOUSING
15 COMMITTEE VICE CHAIR SO THAT'S WHY I'M STANDING HERE. AGAIN I
16 HOPE YOU GOT A LOT OUT OF THE PREVIEW FOR ROUND SEVEN OR CYCLE
17 SEVEN FOR RHNA AND WE CAN TALK ABOUT SOME OF THE BEST
18 PRACTICES SO AS WE CONTINUE WITH THIS DISCUSSION WE HAVE TWO
19 GREAT SPEAKERS HERE AND I WANT THEM TO INTRODUCE THEMSELVES
20 AND BEFORE THEY DO THAT I THINK I'M GOING TO LET YOU KNOW THAT
21 YOU GUYS SHOULD USE THIS QR CODE. -- WHOOPS, WITH SPIRIT, NOT
22 KATHLEEN. USE THAT QR CODE BECAUSE THAT'S SOMETHING CALLED
23 MENTE METER AND WE'LL BE USING THAT TO DO POLLING SO I DON'T
24 WANT IF STAFF WANT TO JUMP IN ON AND SAY ANYTHING ABOUT THAT?

25

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1 **SPEAKER:** YEAH, YOU CAN SCAN THE QR CODE YOU CAN SEE ON YOUR
2 SCREEN WE'RE GOING TO PROCEED THROUGH -- OH I'M ALIX EISEN
3 HART PUBLIC INFORMATION OFFICER WITH MTC ABAG I'LL BE HELPING
4 WITH THE DECIDES HERE YOU CAN SCAN THE QR CODE THAT YOU SEE ON
5 THE SCREEN AS SLIDES PROGRESS THE PROMPT ON YOUR PHONE IS
6 GOING TO JUST BASED ON THE SCREEN THAT YOU SEE WITH YOUR CAM
7 REMARKS YEAH. IT'S VERY HIGH TECH.

8

9 **SPEAKER:** OR YOU CAN GO TO MENTEE.COM AND TYPE IN THE EIGHT
10 DIGIT CODE YOU SEE UNDERNEATH THE QR CODE.

11

12 **LISA MOTOYAMA:** I ALSO SEE SOMEONE THAT MIGHT BE UNDER 12 THAT
13 MIGHT BE ABLE TO GO AROUND AND HELP EVERYBODY. JENNIFER IF YOU
14 CAN INTRODUCE YOURSELF YOUR NAME AND TITLE AND WHAT YOU DO?
15 AND GO AHEAD.

16

17 **JENNIFER CARMAN:** HI. I'M JENNIFER CARMAN DEVELOPMENT SERVICES
18 DIRECTOR FOR THE CITY OF MORGAN HILL IN MY 10th YEAR WITH THE
19 CITY WORKING WITH A GREAT TEAM -- I'LL LEAN DOWN DO THAT ONE
20 MORE TIME I'M JENNIFER CARMAN DEVELOPMENT SERVICES DIRECTOR
21 WITH CITY OF MORGAN HILL I'M IN MY 10th YEAR WITH THE CITY AND
22 IT'S A GREAT TEAM I'M RESPONSIBLE FOR PLANNING AND BUILDING
23 AND OUR DEVELOPMENT SERVICES TEAM ALSO INCLUDES OUR
24 ENGINEERING LAND DEVELOPMENT GROUP SMALL BUT MIGHTY TEAM AND
25 WE DO A LOT SO I'M HAPPY TO BE HERE TODAY.

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1

2 **LISA MOTOYAMA:** THANK YOU. GREAT THANK YOU JENNIFER. NOW TO
3 LEELEE THOMAS.

4

5 **LEELEE THOMAS:** I'M LEELEE THOMAS, DEPUTY DIRECTOR IN THE MARIN
6 COUNTY COMMUNITY DEVELOPMENT AGENCY, WHERE I OVERSEE
7 DEVELOPMENT OF THE UNINCORPORATED PART OF THE COUNTY'S HOUSING
8 ELEMENT. ALSO OUR STAFF HOUSING DUST TO MAKE FUNDING
9 RECOMMENDATIONS TO OUR BOARD OF SUPERVISORS AND SOMEBODY ON MY
10 TEAM STAFFS ARE HOUSING COLLABORATIVE WHICH IS CALLED HOUSING
11 WORKING GROUP WHERE WE SUPPORT OUR CITIES AND TOWNS AROUND THE
12 HOUSING POLICY.

13

14 **LISA MOTOYAMA:** GREAT, LEELEE. IN THE INTEREST OF TIME WE'LL BE
15 MODERATING THE QUESTIONS AND TAKE THE ONES THAT HAVE THE MOST
16 UPVOTES SO THAT'S PARTLY WHAT THE MENTEE METER IS FOR. SO NOW
17 WE'RE GOING TO HAVE OUR FIRST MENTE METER POLL YOU ALL
18 DOWNLOADED EVERYTHING YOU NEED TO DO, RIGHT? SO WE'RE GOING TO
19 DO OUR FIRST QUESTION. HOW FAMILIAR WERE YOU WITH THE RHNA
20 BEFORE TODAY? VERY FAMILIAR, B, SOMEWHAT FAMILIAR? C, NOT
21 FAMILIAR? MMM... TEN MORE PEOPLE? HMM, NOW I FEEL LIKE A FRAME
22 SHOW HOST. SURVEY SAID. GIVE IT A SECOND. CLEARLY, YOU GUYS
23 ARE VERY FAMILIAR WITH RHNA GOOD AND BAD, RIGHT? SO [LAUGHTER]
24 THAT'S VERY ENCOURAGING. AND THAT MEANS WE CAN DIG INTO MORE
25 DETAIL AS WE GO FORWARD. STILL TRENDING UP. OKAY. NEXT

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1 QUESTION. OKAY. HOW INTERESTED ARE YOU IN COLLABORATING WITH
2 OTHER JURISDICTIONS WHEN YOU UPDATE THE HOUSING ELEMENT? A,
3 VERY INTERESTED; B SOMEWHAT INTERESTED; C, DON'T KNOW DER OR
4 NOT INTERESTED -- SORRY, C NOT INTERESTED, AND D, DON'T KNOW.
5 OKAY. SIX MORE PEOPLE. NO? OKAY. SO IT'S -- OH, THANK YOU. SO
6 IT'S PRETTY CLEAR THERE IS A LOT OF INTEREST IN COLLABORATION.
7 AND THAT'S REALLY GREAT. AND YOU KNOW, THAT'S WHAT WE'RE HERE
8 WITH THESE EXPERTS FOR. OKAY. AND THEN, OKAY. AND LAST
9 QUESTION FOR THIS PART: IF YOU WERE A BAY AREA LOCAL ELECTED
10 OFFICIAL DURING THE LAST RHNA CYCLE, DID YOUR JURISDICTION
11 TAKE ADVANTAGE OF ABAG REGIONAL TECHNICAL ASSISTANCE RESOURCES
12 WHEN UPDATING ITS HOUSING ELEMENT? TECHNICAL ASSISTANCE
13 INCLUDED COMMUNICATIONS SUPPORT, DATA TOOLS, TRAINING, AND
14 OTHER THINGS. OKAY. A, YES; B, NO; C, DON'T KNOW. WOW. WE DO
15 HAVE A LOT OF PEOPLE THAT KNOW AND A LOT OF PEOPLE THAT DON'T
16 KNOW. OKAY. SO, NEXT QUESTION, IF YOU ANSWERED YES TO QUESTION
17 THREE, HOW IMPORTANT WERE THE ABAG REGIONAL TECHNICAL
18 ASSISTANCE RESOURCES? A, VERY IMPORTANT; B, SOMEWHAT
19 IMPORTANT; C, NOT IMPORTANT; D, DON'T KNOW. OKAY. AGAIN, NOW
20 THAT'S PRETTY GOOD. VERY IMPORTANT, SOMEWHAT IMPORTANT. SO
21 THESE RESOURCES PLAYED A REALLY HELPFUL ROLE FOR MANY OF YOU
22 AND WE HOPE THAT YOU WILL STRONGLY CONSIDER TAKING ADVANTAGE
23 OF THESE RESOURCES IN THE UPCOMING CYCLE. AND SO I DON'T KNOW
24 IF AT THIS POINT STAFF WANT TO JUMP IN AND TALK ABOUT WHAT
25 THOSE RESOURCES ARE? THAT MIGHT BE REALLY GREAT BECAUSE SINCE

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1 THERE WERE A NUMBER OF PEOPLE THAT DON'T KNOW WHAT THESE
2 RESOURCES ARE.

3

4 **REBECCA LONG:** HI EVERYONE. REBECCA LONG, DIRECTOR OF
5 LEGISLATION AND PUBLIC AFFAIRS. THERE REALLY ARE A HUGE SUITE
6 OF RESOURCES FROM THE COMMUNICATION SIDE, SUCH AS HOW TO TALK
7 TO YOUR CONSTITUENTS ABOUT HOUSING, DATA TOOLS, HOW TO UPDATE
8 YOUR HOUSING ELEMENT. IT'S A HUGE SUITE OF RESOURCES, AND WE
9 DO HAVE A TECHNICAL ASSISTANCE PORTAL NOW THAT MAKES IT VERY
10 EASY. YOU CAN DO A SEARCH, AND ALL OF THOSE RESOURCES, FOR
11 EXAMPLE, WEBINARS THAT HAVE ALREADY HAPPENED, OR FILES TO
12 DOWNLOAD ET CETERA ARE AVAILABLE IF YOU GO TO ABAG WEBSITE AND
13 LOOK AT TECHNICAL ASSISTANCE, YOU CAN FIND IT ALL THERE.

14

15 **LISA MOTOYAMA:** THANK YOU SO MUCH, REBECCA. OKAY. LAST QUESTION
16 BEFORE WE GET TO THE PANEL: IF YOU ANSWERED YES TO THE
17 QUESTION THREE, WHICH IS IF YOU USE THE RESOURCES, WHAT
18 RESOURCE DID YOU FIND TO BE MOST VALUABLE. AND YOU CAN ANSWER,
19 YOU KNOW THIS IS AN OPEN-ENDED QUESTION, SO JUST TYPE IT IN

20

21 **SPEAKER:** AND ANY COMMENT THAT YOU WRITE IN HERE SHOULD
22 POPULATE ON THE SCREEN, JUST FYI. WERE THERE DISNEY PASSES?

23

24 **REBECCA LONG:** JUST TO LET YOU KNOW COUNCILMEMBER MOTE YAM A WE
25 BELIEVE THAT FOLKS CAN STILL ANSWER THEIR ANSWER BUT WE CAN

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1 MOVE ON SO THEY WON'T LOSE THE ABILITY TO ADD IT, JUST IN
2 CASE.

3

4 **LISA MOTOYAMA:** OKAY. GREAT. WHAT I'M SEEING IS A LOT OF
5 DIFFERENT RESPONSES, SO THAT REALLY HIGHLIGHTS HOW DIFFERENT
6 TOOLS WORK FOR DIFFERENT COMMUNITIES AND BRINGS DIFFERENT
7 VALUE AND SUPPORT. SO NOW, OKAY. SO, THANKS FOR PARTICIPATING.
8 AND NOW WE'LL GO BACK TO OUR PANEL. OKAY. SO I'M GOING TO
9 START WITH LEELEE THIS TIME. PLEASE TELL US ABOUT YOUR AGENCY
10 AND ROLE AND SHARE WITH US YOUR EXPERIENCE FROM THE LAST RHNA
11 CYCLE AND HOUSING CYCLE AND IF YOU COULD TALK ABOUT YOUR
12 COUNTY COLLABORATIVE THAT WOULD BE GREAT.

13

14 **LEELEE THOMAS:** GREAT THAT'S A LONG COULD BE A LONG SORDID
15 TALE. BUT WOULD START AS MENTIONED YOU KNOW WE OVERSEE THE
16 DEVELOPMENT OF OUR OWN HOUSING ELEMENT FOR THE UNINCORPORATED
17 PART OF THE COUNTY BUT WE ALSO STAFF THE COLLABORATIVE HOUSING
18 IT'S CALLED THE HOUSING WORKING GROUP IN OUR COMMUNITY AND
19 IT'S A LITTLE DIFFERENT THAN IT HAS BEEN DONE IN OTHER
20 COMMUNITIES AROUND THE COUNTIES AROUND THE BAY AREA WHERE THIS
21 IS A CONSULTANT THAT STAFFS THAT COLLABORATIVE OURS IS STAFFED
22 BY A COUNTY ONE OF OUR COUNTY HOUSING STAFF SO IT'S BEEN
23 REALLY -- WE HAVE BEEN WORKING TOGETHER FOR YEARS I THINK WE
24 STARTED IN 2008 AND DID A HOUSING WORKING GROUP WHICH WAS LIKE
25 A BASIS OF A HOUSING OF OUR HOUSING ELEMENTS SO FROM THERE WE

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1 BUILT ON A LOT OF THE COLLABORATIVE IN THE LAST PSYCH WILL WE
2 DID A BUNCH OF JOINT EFFORTS PARTICULARLY AROUND THE FAIR
3 HOUSING WORK WHICH REALLY WAS NEW TO A LOT OF THE
4 JURISDICTIONS TO DO THAT TYPE OF WORK IT HAD BEEN INCLUDED IN
5 HOUSING ELEMENTS IN THE PAST AND SO THAT WAS ONE WAS THE
6 THINGS WE DID WE DID OBJECTIVE DESIGN STANDARDS AGAIN THAT
7 WERE NEEDED BY ALL THE JURISDICTIONS AND DID THAT AS A
8 COLLABORATIVE WE'RE WORKING ON SOME INCLUSIONARY FEE UPDATES,
9 A NUMBER OF THINGS THIS WE HAVE DONE TOGETHER AND YOU KNOW ONE
10 OF OUR THINGS THAT'S REALLY SAVED A LOT OF MONEY FOR OUR
11 JURISDICTIONS AND IF YOU'RE A SMALL TOWN WITH PLAN A PLANNING
12 DIRECTOR AND ONE STAFF IT'S REALLY DIFFICULT TO UNDERSTAND AND
13 BE ABLE TO NAVIGATE THE COMPLEXITIES OF HOUSING LEGISLATION IN
14 THE STATE TODAY SO YOU KNOW WE'RE ABLE TO PROVIDE SOME OF THE
15 EXPERTISE THROUGH OUR COLLABORATIVE AND THEN IT'S ALSO A
16 SHARED SPACE WE CAN LEARN IF EACH OTHER SO IT'S BEEN REALLY
17 SUCCESS. WE HAD A LOT OF OUR PROGRAMS OUR HOUSING ELEMENT
18 PROGRAMS WERE SIMILAR WE HAVE BEEN ABLE TO DO JOINT
19 IMPLEMENTATION AND AGAIN THAT A WAY THAT WE HAVE BEEN ABLE TO
20 STREAMLINE OUR PROCESS WORK TOGETHER AND HAVE LESS BURDEN FOR
21 ALL OF US SINCE WE'RE WORKING TOGETHER ON IMPLEMENTATION OF
22 THOSE. SOME EXAMPLES OF THOSE ARE WORKING ON SOME WORK THAT WE
23 HAVE DONE ON RETAINING AND PRESERVING OUR EXISTING AFFORDABLE
24 HOUSING. WE HAVE DONE THAT TOGETHER AS A COLLABORATIVE THROUGH
25 THAT SO THAT WAS KIND OF THE NATURE OF THE COLLABORATIVE THAT

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1 THAT WE HAVE DONE AND ALSO WANTED TO FOCUS A BIT ON OUR OWN
2 HOUSING ELEMENT AND WORK THAT WE DID AROUND OUTREACH AND
3 ENGAGEMENT AND TALK ABOUT THAT FOR A MINUTE. WHEN WE STARTED
4 OUR OUTREACH AND ENGAGEMENT IT WAS FOR OUR COUNTY A BIG LIFT
5 THE WHOLE COUNTY HAD GONE FROM ABOUT 2300 UNITS THAT WE HAD
6 PLANNED FOR IN THE 5TH CYCLE TO ALL OF THE JURISDICTIONS
7 PLANNING FOR 14,000 AND FOR SOME OF THE BIGGER JURISDICTIONS
8 YOU'RE LIKE THIS'S PIDDLY, BUT FOR US IT WAS A SIGNIFICANT
9 INCREASE AND SO THAT WAS A HEAVY LIFT AND SO ONE OF THE THINGS
10 THAT WAS HELPFUL FOR COMMUNITY ENGAGEMENT PROCESS IS THAT OUR
11 BOARD STARTED WITH THESE GUIDING PRINCIPLES THAT YOU HAVE SO
12 WHEN WE WENT OUT TO TALK TO THE COMMUNITIES AND WHAT WE WERE
13 TALKING ABOUT HOUSING NEED AND ABOUT WHAT IT MEANT TO AND NEED
14 FOR ADOPTING HOUSING ELEMENT AND WHAT THE REPERCUSSIONS WERE
15 WE STARTED WITH THOSE GUIDELINES THAT THE BOARD ADOPTED AND
16 ONE OF THEM INCLUDED THAT WE ARE GOING TO PLAN FOR HOUSING IF
17 ALL OF OUR COMMUNITIES SO WHEN WE WENT OUT AND TALKED TO
18 COMMUNITIES THAT WAS BASELINE THAT HELPED BECAUSE WHEN THEY
19 SEA WE SHOULDN'T BE PLANNING HOUSING HERE WE WERE ABLE TO DO
20 IT WE'RE ABLE TO SAY THE GUIDING PRINCIPLE THAT THE BOARD SET
21 BASED ON THE NUMBERS THAT WE'RE PLANNING FOR WE'RE GOING TO BE
22 PLANNING FOR HOUSING IN ALL COMMUNITIES AND WE'RE GOING TO
23 MAKE SURE THAT IT FITS THE RIGHT SPOT BUT WE WILL BE DOING
24 THAT SO THAT WAS HELPFUL PROCESS FOR OUR COMMUNITY ENGAGEMENT.
25 AND WE WENT OUT TO PEOPLE IN A LOT OF DIFFERENT WAYS. THAT OUR

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1 GOAL WAS WHEN WE WERE DONE WITH THE HOUSING ELEMENT OUTREACH
2 WE WOULD BE ABLE TO HAVE THIS WHOLE SCROLL OF BEING LIKE WE
3 DID ALL THIS AND THIS AND SO WE OFTEN HEAR FROM OUR COMMUNITY
4 "I DIDN'T KNOW ANYTHING ABOUT THIS. HOW AM I JUST FINDING OUT
5 ABOUT IT?" SO WE REALLY WERE AHEAD WE WERE TRYING TO GET AHEAD
6 OF THAT TO MAKE SURE IT WAS EVERYWHERE SO THAT WAS OUR PROCESS
7 FOR COMMUNITY ENGAGEMENT.

8

9 **LISA MOTOYAMA:** JENNIFER TAKE IT AWAY.

10

11 **JENNIFER CARMAN:** MORGAN HILL HAD A DIFFERENT EXPERIENCE
12 BECAUSE WE UTILIZED OUR COLLABORATIVE WE WEREN'T ACTUALLY
13 LEADING THE COLLABORATIVE WE PREPARED OUR HOUSING ELEMENT
14 PRIMARILY IN-HOUSE WE WERE FORTUNATE THAT WE HAD FOLKS WITH
15 THE EXPERIENCE OF HOUSING ELEMENTS SIXTH CYCLE, WAS MY FOURth,
16 MY PRINCIPLE PLANNER IT WAS HIS THIRD SO WE KNEW WHAT WE WERE
17 IN FOR ALTHOUGH EVERYONE I APPRECIATE THE FACT THAT SIXTH
18 CYCLE WAS LIKE NOTHING WE HAVE EVER SEEN WHICH ACTUALLY ALL MY
19 PEERS IN THE COLLABORATIVE ARE FEARFUL OF CYCLE SEVEN WHAT'S
20 GOING TO BE REQUIRED AS PART OF THAT I'M SURE THAT EVERYBODY,
21 WE TALKED ABOUT IT A LOT IT'S COLLABORATIVE ALSO THERAPY KIND
22 OF SENDS UP WORKING OUT THAT WAY WE ENDED UP WITH RHNA NUMBER
23 OF 1,037 AND I'M PROUD TO SAY WE WILL BE DONE WITH IT THIS
24 YEAR WE HAD A LOT OF MOVEMENT A LOT OF APPLICATIONS THAT CAME
25 IN WE'RE A LITTLE CONCERNED BECAUSE WE'RE GOING TO BE DONE SO

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1 EARLY AND SO ONE OF THE THINGS WE'RE STARTING TO DO IS TRY AND
2 LOBBY FOR SOME, SORT OF, CONTINUING CREDIT OR SOMETHING ELSE
3 THAT WEEKEND CARRY FORWARD INTO CYCLE SEVEN OUR COLLABORATIVE
4 IS CONTRACTED WITH OUR CITIES ASSOCIATION THEN EVERYONE WE HAD
5 ABAG FUNDING FOR THEM AND ABAG MTC FUNDING FOR THAT, THEN WHEN
6 THAT FUNDING RAN OUT EACH CITY IS CONTRIBUTING THERE IS A
7 LEVEL OF SERVICE THAT YOU COULD SIGN UP FOR FROM THE
8 COLLABORATIVE AND FUNDING IS ASSOCIATED WITH THAT WE ALSO
9 BASED ON EXPERIENCE THAT MY TEAM HAS HAD WITH HOUSING ELEMENTS
10 WE FOLLOW THE SCROLL MODEL YOU WANT AT LEAST ONE PAGE IN YOUR
11 HOUSING ELEMENT THAT JUST DATES EVERY SINGLE MEETING AND
12 OUTREACH YOU HAVE DONE IN MORGAN HILL WE FOUND WHAT WAS
13 BENEFICIAL IS WE WENT TO THE PEOPLE WE DON'T GET A LOT OF
14 ATTENDANCE AT MEETINGS WE CAN CALL AND DO TOWN HALLS WE WANT
15 BUT GOING TO CHURCHES GOING TO ANY COMMUNITY GROUP THAT'S
16 WHERE WE GOT MOST INPUT AND WE WERE ABLE TO USE THAT MODEL FOR
17 FOLLOWING ENVIRONMENTAL JUSTICE ELEMENT IT'S BECOME QUITE THE
18 COMMUNITY ENGAGEMENT WE'RE FOLLOWING NOW FOR EVERYTHING THAT
19 WE DO. IT'S VERY TIME CONSUMING. WE DON'T HAVE A LOT OF STAFF,
20 AND WE DON'T HAVE IT'S OF FUNDS TO CONTRACT. BUT IN THAT
21 REGARD, IT'S BECOME AN EFFECTIVE WAY OF GETTING THE MESSAGE
22 OUT. I THINK THERE IS ANOTHER QUESTION ON THE EFFECTIVENESS OF
23 THE COLLABORATIVE. SO I'LL WAIT FOR THAT ONE. THAT'S MY
24 EXPERIENCE, ANYWAYS.

25

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1 **LISA MOTOYAMA:** LEELEE, DID YOU WANT TO ADD ANYTHING AT THIS
2 POINT? OKAY. SO, I THINK WE, KIND OF, ANSWERED THE NEXT
3 QUESTION WHICH IS HOW RHNA AND HOUSING ELEMENTS CAN BE
4 CHALLENGING AND CONTROVERSIAL IN YOUR COMMUNITY ENGAGEMENT.
5 BUT IF, JENNIFER, IF YOU CAN HIGHLIGHT THE IMPORTANCE OF
6 COUNTY MEASURE A FOR PROVIDING FUNDING FOR AFFORDABLE HOUSING,
7 THAT WOULD BE REALLY GREAT AS KIND OF FOLLOWING FROM YOUR
8 COMMUNITY OUTREACH EFFORTS.

9

10 **JENNIFER CARMAN:** ABSOLUTELY MEASURE A WAS PIVOTABLE FOR A
11 NUMBER OF OUR PROJECTS TO MOVE FORWARD. WE HAVE HAD A COUPLE
12 AFFORDABLE PROJECTS THAT CAME IN PRIVATELY FINISHED PERIOD.
13 BUT FOR THE MOST PART MEASURE A HAS BEEN THE WAY THAT OUR
14 SIGNIFICANT PROJECTS HAVE BEEN BUILT. TWO OF THEM, ACTUALLY
15 ONE IS UNDER CONSTRUCTION NOW, ONE RECENTLY ENTITLED, THEY ARE
16 THE TALLEST BUILDINGS IN THE CITY OR WILL BE ONCE THEY'RE DONE
17 AT 5 AND 6 STORIES MORGAN HILL WAS TRADITIONALLY THREE STORIES
18 OR LESS. SO IT WAS A HUGE CHANGE TO THE COMMUNITY. I THINK
19 WE'RE STILL NOT FULLY COMPLETE WITH THE REPERCUSSIONS OF THAT.
20 EVERY TIME I DRIVE BY THE ONE UNDER CONSTRUCTION I'M LIKE OKAY
21 THEY'RE ONLY ON FLOOR FOUR, WHAT HAPPENS WHEN THEY FRAME FIVE
22 WHAT'S GOING HAPPEN IN SOCIAL MEDIA AND EVERYTHING ELSE.
23 [LAUGHTER] BUT WITHOUT MEASURE A, MOST OF OUR AFFORDABLE
24 PROJECTS WOULD NOT HAVE HAMMED SO THAT WAS SOMETHING THAT WAS
25 SO IMPORTANT TO SANTA CLARA COUNTY, AT LEAST, PROBABLY TO

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1 OTHER AGENCIES AS WELL.

2

3 **LISA MOTOYAMA:** LEELEE CAN YOU TALK ABOUT THE IMPORTANCE OF
4 EDUCATION AND KNOWING WHAT AUTHORITY THE CITY HAS AND
5 CONSEQUENCES FOR BEING AT THE COMPLIANCE THAT HELP WITH YOUR
6 ENGAGEMENT?

7

8 **LEELEE THOMAS:** YEAH IN OUR CASE IT WAS THE COUNTY NOT A CITY
9 BUT WE ALWAYS STARTED THE CONVERSATIONS AROUND THE HOUSING
10 ELEMENT WITH OUR OWN LOCAL NEED AND WE TAILORED THAT TO
11 SPECIFIC COMMUNITY THAT WE'RE TALKING TO. YOU KNOW? OUR COUNTY
12 IS AN OLDER COUNTY, SO THAT WE TALKED A LOT ABOUT, YOU KNOW,
13 OLDER ADULTS AND THEIR HOUSING NEEDS, ACCESSIBILITY,
14 ADDITIONAL HOUSING OPPORTUNITIES FOR THEM, BUT ALSO WORKFORCE
15 HOUSING, SO THAT THERE'S FOLKS THAT CAN PROVIDE SERVICES FOR
16 THOSE OLDER ADULTS. AND SO, WE REALLY STARTED WITH NEED AND
17 THAT WAS A BIG PIECE OF THE CONVERSATION SO NOT JUST TALKING
18 WITH WE'RE REQUIRED TO DO THIS WHERE WE STARTED WITH THIS
19 COMMUNITY NEEDS THIS WAS INTENDED TO MEET THE NEEDS OF OUR OWN
20 COMMUNITY BUT ALSO DID TALK ABOUT THE STATE LAW UPDATES THIS
21 WAS REALLY DIFFERENT HOUSING ELEMENT THAN WE HAD DONE BEFORE
22 WHERE YOU KNOW THERE WASN'T AS MANY REPERCUSSIONS IF WE DIDN'T
23 DO IT, IF WE, YOU KNOW, THOSE SPECIFICITY OF WHAT WE HAD TO
24 PLAN FOR IN OUR SITES ET CETERA, IS REALLY DIFFERENT THIS TIME
25 SO PEOPLE WERE FRUSTRATED WITH THE PROCESS AND WE JUST

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1 LISTENED TO THEM AND EXPLAINED WHAT THE REPERCUSSIONS WERE.
2 ONE OF THE THINGS THAT HAPPENED DURING OUR HOUSING ELEMENT
3 OUTREACH THERE WAS A DROUGHT GOING ON AND PEOPLE WERE LIKE HOW
4 CAN WE BE PLANNING FOR MORE HOUSING WHILE WE'RE IN A DROUGHT.
5 AND WE HAD TO TALK THAT THROUGH, ONE ANSWER IS THAT IT DOESN'T
6 REMOVE OUR REQUIREMENT TO MAN FOR HOUSING. BUT ALSO MULTI-
7 FAMILY HOUSING USES A LOT LESS WATER THAN OUR TRADITIONAL
8 SINGLE UNIT HOUSING DEVELOPMENT WHERE WATER IS PRIMARILY USED
9 FOR LANDSCAPING SO WE TALKED ABOUT ALL OF THOSE THINGS. SO, I
10 THINK THAT JUST HAVING THAT OPEN CONVERSATION LISTENING TO
11 PEOPLE ACKNOWLEDGING THEIR FRUSTRATIONS AND ALSO TELLING
12 PEOPLE OF THE EDUCATING ABOUT WHAT THE REPERCUSSIONS WERE. AND
13 NOT JUST THIS IS THE BIG BAD STATE COMING IN AND TALKING ABOUT
14 OUR OWN HOUSING NEEDS.

15

16 **LISA MOTOYAMA:** GREAT THANKS. SO WITH THE CURRENT ROUNDS OF
17 ABAG FUNDING FOR COUNTY PLANNING COLLABORATIONS COMING TO AN
18 END AND FUTURE FUNDING FOR LOCAL COLLABORATION IS STILL TO BE
19 DETERMINED WHAT ARE YOUR JURISDICTION PLANS FOR COLLABORATION
20 AND MAYBE TALK ABOUT SOME OF THE YOUR FUNDING SOURCES. GO
21 AHEAD.

22

23 **JENNIFER CARMAN:** I DID MENTION THAT FOR OUR COLLABORATIVE WE
24 DID LOOK AT INDIVIDUAL CITY FUNDING AND EVERYONE ALL CITIES IN
25 OUR COLLABORATIVE HAVE THE OPPORTUNITY TO SIGN UP FOR ONE OR

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1 TWO YEARS AT A CERTAIN LEVEL AND EVERYONE DID SIGN UP FOR, I
2 THINK FOR THE EXCEPTION OF ONE COMMUNITY, AND WE STILL HAVE
3 THOSE REGULAR MEETINGS OUR COLLABORATIVE HAS BEEN REALLY WON
4 WE WORK WITH THE COMMUNITIES PLANNING COLLABORATIVE AND WE ARE
5 ONE OF THEIR PROJECTS AS A CONSULTING FIRM AND THEY ACTUALLY
6 CROWD SOURCE THE SUBJECT MATTER, THEY ROLL THINGS OUT, WHAT DO
7 FOLKS WANT TO LOOK AT, THEY HAVE CREATED OUR ADU GALLERY THAT
8 EVERYONE HAS FUND. THEY HAVE DONE A TREMENDOUS AMOUNT OF WORK
9 LOOKING FOR LOCAL SOLUTIONS AND TRY TO SPREAD OUT THE
10 COMMONALITIES AMONGST OUR VARIOUS CITIES. RIGHT NOW THERE IS A
11 BIG FOCUS ON SB79. MORGAN HILL AND FILL ROY ARE NOT PART OF
12 THAT. BELIEVE IT OR NOT. WE WERE, SORT OF, HAPPY BUT WE WOULD
13 RATHER HAVE THE TRANSIT SO THAT KIND OF GOES BOTH WAYS BUT
14 THAT IS SOMETHING RIGHT NOW THAT OUR COLLABORATORS FOCUSED ON
15 FOR THE REST OF THE COMMUNITIES IN SANTA CLARA COUNTY.

16

17 **SPEAKER:** ALL OF THE CITIES IN SANTA CLARA COUNTY BUT ONE.

18

19 **SPEAKER:** AND OUR COLLABORATIVE IS ALSO PLANNING TO CONTINUE.
20 WE HAVE CITY CONTRIBUTIONS. WE'RE FUNDING SPECIFIC PROJECTS.
21 WE'RE NOT FUNDING -- WE'RE ONLY FUNDING STAFF AT A VERY SMALL
22 RATE, BECAUSE MOST OF OUR TIME IS ACTUALLY THROUGH THE
23 COUNTY'S EFFORT. SO, THAT'S FORTUNATE. AS I SAID, OURS IS
24 UNIQUE IN THAT MOST OTHER COLLABORATIVES ARE STAFFED BY A
25 CONSULTANT AND OURS IS THROUGH OUR TEAM. SO SHE'S OVERSEEING A

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1 NUMBER OF DIFFERENT PROJECTS WHERE CITIES WILL PAY WELL LIKE
2 PAID TO PARTICIPATE IN THEM. THE ADU CENTER IS ONE OF THEM WE
3 HAVE ALL OF OUR CITIES CONTRIBUTING TO THE ADU WORK EXCEPT FOR
4 ONE THERE IS THAT WORK THAT I MENTIONED AROUND INCLUSIONARY.
5 KIND OF APPLIED FOR GRANTS FOR EXAMPLE, THE TRANSIT GRANT THAT
6 THE COUNTY IS NOT ELIGIBLE FOR, BUT A NUMBER OF THE CITIES
7 WERE FOR THE TOC GRANT, A NUMBER OF THE CITIES WERE, AND SO
8 SHE IS OVERSEEING THAT CONTRACT FOR THEM AND WORKING
9 COLLABORATIVELY WITH OUR CITIES. WE ALSO HAVE BEEN FORTUNATE
10 THAT WE ARE APPLYING FOR FUNDS FROM A LOCAL FOUNDATION, A
11 COMMUNITIES FOUNDATION, WHO IS REALLY INTERESTED IN HOW CAN
12 THE WORK WE'RE DOING AS A COLLABORATIVE FURTHER HOUSING,
13 PARTICULARLY AFFORDABLE HOUSING IN OUR COMMUNITY, AND SO WE'RE
14 LOOKING AT HOW ARE YOU INNOVATING AND DOING THINGS THAT ARE
15 GOING KIND OF ABOVE AND BEYOND THE REQUIREMENTS. AND SO, WE'RE
16 -- I THINK WE'LL GET A GRANT FROM OUR COMMUNITY FOUNDATION TO
17 ALSO SUPPORT THAT COLLABORATION, AS A WAY OF, AND THAT WILL
18 HELP US CONTINUE BEYOND. AND OF COURSE, WE'RE HOPING THAT
19 THERE IS ADDITIONAL FUNDS IN THE NEXT CYCLE.

20

21 **LISA MOTOYAMA:** GREAT. THANK YOU BOTH FOR SHARING YOUR
22 EXPERIENCES. JENNIFER, WHO IS THE OUTLIER CITY?

23

24 **JENNIFER CARMAN:** WE DON'T TALK ABOUT THAT. [LAUGHTER]

25

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1 **LISA MOTOYAMA:** OKAY. VERY POLITIC OF YOU. BEFORE WOE PROCEED,
2 I KNOW THAT PAT EKLUND HAD A COMMENT THAT SHE WANTED TO MAKE
3 TO THE GROUP.

4
5 **PAT ECKLUND:** OKAY GREAT. ONE SUGGESTION THAT I WAS GOING TO
6 MAKE EARLIER BUT WE DIDN'T HAVE TIME FOR PUBLIC COMMENT IS
7 THAT LAST TWO RHNA CYCLES, I WAS FORTUNATE TO BE ON THE
8 REGIONAL HOUSING NEEDS ALLOCATION COMMITTEE, ALSO I SERVED ON
9 THE EXECUTIVE BOARD. AND SO, WHAT I DID IS I CONVENED A
10 MEETING OF ALL THE CITIES IN MARIN COUNTY. SO, I MET WITH THEM
11 EVERY MONTH DURING THE WHOLE PROCESS OF DEVELOPING THAT RHNA
12 NUMBER, OR FORMULA, SO THAT THEY WERE ENGAGED IN EACH STEP OF
13 THE WAY. I THINK I WAS THE ONLY EXECUTIVE BOARD MEMBER THAT
14 DID THAT. AND I JUST WANTED TO RECOMMEND FOLKS IN OTHER
15 COUNTIES, I WOULD REALLY SUGGEST THAT YOU TALK WITH YOUR ABAG
16 REPRESENTATIVES TO SEE IF THEY WOULD DO SOMETHING SIMILAR, AND
17 I WOULD ALSO SAY THAT AT THE NEXT EXECUTIVE BOARD MEETING AS
18 WELL. BECAUSE I THINK THAT THE WAY CITIES HAVE A BETTER
19 UNDERSTANDING ABOUT HOW THE FORMULA IS DEVELOPED. AND ALSO A
20 LOT OF OTHER CITIES HAVE IDEAS AND SO I INCLUDED AN ELECTED
21 OFFICIAL FROM EACH OF THE 11 CITIES IN MARIN ON THAT
22 COMMITTEE. AND IT WORKED REALLY L SO, I JUST WANTED TO SUGGEST
23 IT. I MADE THAT SUGGESTION A COUPLE OF TIMES AT THE ABAG
24 EXECUTIVE BOARD BUT I THINK IT'S GOING TO TAKE SOME CITIES IN
25 YOUR COUNTY, AND IF YOU HAVE ANY QUESTIONS ABOUT IT GIVE ME A

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1 CALL. OR SEND ME AN E-MAIL. OKAY THAT'S ALL. THANK YOU.
2 UNFORTUNATELY, I HAVE TO GO TO A BCDC MEETING ACROSS THE HALL.
3 THAT'S WHY, UNFORTUNATELY, I HAVE TO LEAVE. BUT THANK YOU VERY
4 MUCH FOR ALLOWING ME TO SAY THAT.

5

6 **LISA MOTOYAMA:** THANK YOU, PAT. SO, I THINK THAT MAKES IT CLEAR
7 THAT IT'S A LOT OF DIFFERENT PEOPLE WORKING A LOT OF DIFFERENT
8 EFFORT IT IS MAKE THIS COLLABORATION WORK. NOW LET'S GO TO THE
9 NEXT POLL AND THEN OPEN UP FOR Q AS MENTIONED STAFF WILL HELP
10 ME MODERATE THE QUESTIONS TO ENSURE WE GET AS MANY AS POSSIBLE
11 AND STAY ON TIME AND IF YOUR QUESTION IS NOT ADDRESSED HERE
12 FEEL FREE TO REACH OUT TO ABAG STAFF DIRECTLY AND THEY WILL
13 FOLLOW UP WITH YOU. OKAY. WHAT CONSTRAINTS DO YOU FACE RELATED
14 TO COLLABORATING WITH OTHER JURISDICTIONS ON HOUSING ISSUES?
15 SO, COLLECT ALL THAT APPLY. LACK OF SHARED INTERESTS, GOALS,
16 LACK OF RESOURCES AND STAFFING, LACK OF INFORMATION, DON'T SEE
17 THE VALUE OF COLLABORATION, OR DON'T KNOW. THANK YOU. ON THE
18 ASSUMPTION THAT THIS PROPORTIONALITY WILL CONTINUE IT LOOKS
19 LIKE THE BIGGEST ISSUE IS LACK OF RESOURCES AND STAFFING AND
20 THIS IS SOMETHING, CLEARLY, WE HAVE HEARD VERY OFTEN. EVEN
21 WHEN THERE IS INTEREST AND THEN LACK OF SHARED INTEREST AND
22 GOALS. IT'S REALLY HARD TO GET ALIGNMENT. SO, NEXT, NEW WE
23 KNOW WHAT WE'RE LOOKING AT, PLEASE ENTER YOUR QUESTIONS FOR
24 THE PANEL. THESE ARE OPEN-ENDED QUESTIONS, SO YOU CAN TYPE
25 THEM UP, AND THEY WILL SHOW UP HERE. AND THEN WHILE YOU GUYS

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1 ARE DOING THAT, OKAY. I'LL ASK MY PANELIST IS THERE ANYTHING
2 YOU WOULD LIKE TO ADD?

3

4 **SPEAKER:** I HAD SOMETHING I MEANT TO MENTION THAT I FORGOT TO,
5 IS AROUND AND WHEN YOU ARE KIND OF LOOKING AT THE PREVIOUS
6 QUESTION ABOUT LACK OF RESOURCES IS THE COST OF DEVELOPING
7 HOUSING ELEMENTS, EACH OF US ON OUR OWN, IN MARIN, WE SPENT
8 ABOUT, OVER \$10 MILLION ON OUR HOUSING ELEMENTS LAST CYCLE.

9

10 **LEELEE THOMAS:** AND I PERSONALLY WOULD HAVE LIKED TO SEE THAT
11 MONEY INVESTED IN AFFORDABLE HOUSING. AND I THINK THAT THERE
12 IS A LOT OF OPPORTUNITY WHERE WE COULD WORK TOGETHER ON
13 HOUSING ELEMENTS IT DOESN'T NECESSARILY NEED TO BE SUBREGION
14 FORM BUT WE COULD WORK TOGETHER AND REDUCE COST OF THOSE
15 RESOURCES YOU CAN DO A LOT OF THE BASE WORK TOGETHER ON YOUR
16 HOUSING ELEMENT YOU CAN DO YOUR NEEDS ASSESSMENT YOU CAN DO
17 THE FAIR HOUSING WORK AND YOU CAN DO A LOT OF THE OUTREACH AND
18 ENGAGEMENT AND THE ANALYSIS THAT YOU HAVE TO DO A LOT OF THAT
19 WORK CAN BE DONE COLLABORATIVELY AND IT CAN SAVE MONEY.
20 THINKING ABOUT THIS FROM A RESOURCE PERSPECTIVE I WOULD JUST
21 REALLY HIGHLIGHT THE FACT THAT THE AMOUNT OF MONEY THAT WAS
22 SPENT ON PLANNING FOR HOUSING COULD BE BETTER USED FOR
23 SOMETHING ELSE IF WE WORKED MORE COLLABORATIVELY.

24

25 **JENNIFER CARMAN:** I WOULD ADD TO THAT AND WITH MORGAN HILL OUR

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1 SANTA CLARA COUNTY PLANNING COLLABORATIVE WE DID THE
2 COLLABORATIVE CONTRACT WITH CONSULTANTS FOR HELP WITH THE FAIR
3 HOUSING DATA AND WE ALSO UTILIZE THEM FOR OUR HOUSING NEEDS
4 THAT WAS A GREAT PLACE WHERE FOLKS COULD GET THE ECONOMY OF
5 SCALE WITH THE CONSULTANT WOK FOR THE AFFH ANALYSIS.

6

7 **LISA MOTOYAMA:** FIRST QUESTION FOR THE PANEL WHAT ISSUES DID
8 YOU ENCOUNTER WHEN COLLABORATING WITH OTHER CITIES DO YOU HAVE
9 ANY EXAMPLES? WHO WANTS TO TAKE THAT FIRST? JENNIFER? LEELEE?

10

11 **LEELEE THOMAS:** I'LL GO FIRST ONE EXAMPLE WE WERE DOING
12 INCLUSIONARY WORK TOGETHER THEN HAD ALL AGREED THAT WE WERE
13 GOING DO IT THEN ONE CITY KIND OF DROPPED OUT THEN WENT OFF ON
14 THEIR OWN SO THAT BASELINE HAD ALREADY BEEN SET ASSUMING THEY
15 WERE GOING TO BE IN SO I THINK IT'S JUST THE DECISION-MAKING
16 PROCESS CAN BE A BIT DIFFICULT BECAUSE EVERYBODY HAS A
17 DIFFERENT TIMELINE AND DIFFERENT PROCESS FOR THEIR DECISION
18 MAKE SO KIND OF HERDING THE CATS TO GET TO THE SAME PLACE I
19 THINK THAT IS A CHALLENGE BUT I THINK BECAUSE WE WERE BRINGING
20 RESOURCES WITH IT TO IMPLEMENT THINGS THAT WE ALL NEEDED TO
21 WORK ON THAT REALLY HELPED SO HAVING THOSE RESOURCES, HINT
22 HINT, STATE, ABAG WOULD BE HELPFUL. [LAUGHTER]

23

24 **LISA MOTOYAMA:** NEXT QUESTION HOW DO YOU ENGAGE WITH SCHOOL
25 DISTRICTS ON IMPACTS OF HOUSING DEVELOPMENTS? IF EITHER OF YOU

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1 HAVE WORKED WITH SCHOOL DISTRICTS?

2

3 **JENNIFER CARMAN:** WE COLLABORATE WITH THE SCHOOL DISTRICT
4 CLOSELY THEIR REGULAR MEETINGS BETWEEN OUR ELECTED MANAGEMENT
5 TEAM AND SCHOOL DISTRICT WE LET THEM KNOW WHAT'S HAPPENING
6 IT'S AN INTERESTING DILEMMA THAT'S WHERE WE'RE SEEING MORGAN
7 HILL WHERE THE NUMBER OF UNITS IS MOVING UP AND UP THE
8 POPULATION IS NOT SO WHERE SHOULD WE BE MUCH FARTHER ALONG IN
9 OUR GENERAL PATH GROWTH ESTIMATES ON POPULATION WE'RE BARELY
10 AT 4% WHERE WE SHOULD BE MORE AROUND TEN OR 15% SINCE ADOPTION
11 IN 2015 WE'RE TRYING TO FIGURE FOUGHT WHY THAT IS WE THINK
12 THERE IS A LOT OF DOUBLING UP WE THINK WE'RE SEEING A LOT LESS
13 CHILDREN ALL OF THOSE DIFFERENT THINGS SO AS WE'RE TALKING
14 WITH THE SCHOOL DISTRICT LETTING THEM KNOW WHAT'S HAPPENING
15 WE'RE WAITING WE DON'T KNOW IF IT WILL EVER HAPPEN BUT THE
16 SCHOOL DISTRICT ALSO HAS LAND THAT COULD BE DEVELOPED AS WELL
17 THERE HAS BEEN NO MOVEMENT ON THAT TO DATE BUT WE'RE WAITING
18 FOR THAT TO HAPPEN.

19

20 **LISA MOTOYAMA:** GREAT. ARE WE READY FOR THE NEXT QUESTION? HAD
21 IT'S WORTH OUR TIME TO LOBBY OUR STATE ASSEMBLY MEMBERS AND
22 STATE SENATORS TO LOWER SOME OF THE RHNA NUMBERS COMING OUR
23 WAY? I'M PUNTING THAT TO STAFF OVER AT THAT TABLE.

24

25 **REBECCA LONG:** PASS.

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1

2 **LISA MOTOYAMA:** I WOULD JUST LIKE TO REMIND THE GROUP THAT SOME
3 OF OUR STATE REGIONS STATE SENATOR IS JESSE ARREQUIN WHO WAS A
4 FORMER PRESIDENT OF ABAG EXECUTIVE COMMITTEE. SO I DON'T KNOW
5 IF HE WOULD LIKE TO REDUCE THAT NUMBER. OKAY. DID EACH OF YOU
6 BECOME CERTIFIED BEFORE THE DEADLINE. OKAY. IF NOT, WHAT WERE
7 THE HURDLES AND NEGATIVE CONSEQUENCES. ALSO, IF NOT, HOW DO
8 YOU PLAN TO MEET THE DEADLINE THIS TIME? WE DO GET THE EXTRA
9 YEAR.

10

11 **SPEAKER:** LET ME FIGURE OUT A WAY TO ANSWER THIS IN A NICE WAY
12 BECAUSE I START RANTING ABOUT OUR EXPERIENCE. WE WERE
13 SUBMITTED ON TIME WE SHOULD HAVE BEEN CERTIFIED BEFORE THE
14 DEADLINE WE AS A LOT OF BAY AREA CITIES DID WE ENDED UP
15 INTERFACING WITH WHAT HCD STAFF HAS REFERRED TO AS THE GRAND
16 CONVERGENCE WHICH WAS HELD IN ELEMENTS WE WERE STILL BEING
17 WORKED ON A LOT OF PEOPLE QUIT THERE WAS JUST A LOT OF
18 SHIFTING IN THE ORGANIZATION SO WE ENDED THREE DIFFERENT
19 REVIEWERS AND THE SECOND REVIEW WAS OF THE EXACT SAME COMMENT
20 LETTER WE RECEIVED ON THE FIRST AND ENDED UP HAVING BUILDERS
21 REMEDY PROJECTS IN OUR CITY WE END SAID UP WITH FOUR. ONE OF
22 THEM DROPPED OUT. ONE IS UNDER CONSTRUCTION AND THE OTHER TWO
23 ARE STILL MOVING FORWARD. IT WASN'T IDEAL WE DO HAVE ONE
24 PROJECT ON INDUSTRIAL PROPERTY WHICH WE'RE DISAPPOINTED AT BUT
25 THIS'S THE BUILDERS REMEDY WE'RE CONCERNED ABOUT THE NEXT

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1 PSYCH CELL WE'RE CONCERNED ABOUT TIMING WE'RE CONCERNED ABOUT
2 WHAT NEW REQUIREMENTS WILL HAPPEN WITH HCD THAT WILL HAPPEN
3 WITH HCD REVIEW PERIOD STAFFING ALL OF THAT TRYING TO GET OUR
4 TEAM TO START LOOKING AT IT NOW A LOT OF FOLKS WHO HAVE BEEN
5 IN MEETINGS ADVOCATING ABOUT NOT MAKE HUGE CHANGES TO THE
6 FORMULA JOBS IN TRANSIT ARE STILL IMPORTANT BUT WE'RE GOING TO
7 HAVE A NEW NUMBER I THINK THE REQUIREMENT I HEARD ABOUT TODAY
8 WITH PERCENTAGE OF OVERALL NUMBER IS GOING TO BE THE BASE OF
9 YOUR PERCENTAGE IN THE FUTURE GIVES US OPPORTUNITY TO START
10 WORK NOW WE WERE FORTUNATE IN MORGAN HILL TO HAVE A LOT OF
11 APPLICATIONS ALREADY IN PROCESS SO WE BENEFITTED FROM THAT AND
12 THAT'S ONE REASON WHY RHNA IS GOING TO BE MET THIS YEAR I
13 DON'T THINK'S THE CASE WE ARE ON THE TIPPING POINT OF
14 GREENFIELD TO INFILL CITY. AND THAT'S DEFINITELY GOING TO
15 AFFECT THE NEXT CYCLE. LEELEE THOMAS WE HAD KIND OF A SIMILAR
16 SITUATION WE SUBMITTED ON TIME BUT WE WERE NOT CERTIFIED RIGHT
17 AWAY EVEN THOUGH WE THOUGHT WE SHOULD BE. AS YOU HAVE HEARD
18 EARLIER FROM BELVEDERE THAT WE NOW HAVE ALL OF OUR CITIES HAVE
19 BEEN CERTIFIED SO FELT LIKE THAT WAS AN ACCOMPLISHMENT JUST
20 KIND OF CIRCLE BACK TO THE COLLABORATION WE THINK IT WAS
21 REALLY BASED ON THE COLLABORATIVE WORK THAT WE DID TOGETHER
22 AND ONE OF THE ASKS THAT WE WOULD LOVE IS THAT IF HCD WOULD
23 ASSIGN ONE REVIEWER PER COUNTY SO WE'RE GETTING THE SAME
24 MESSAGES IF WE WORKED TOGETHER COLLABORATIVELY AHEAD OF TIME
25 IT WOULD BE HELPFUL IF WE COULD ALL HAVE A LEVEL PLAYING FIELD

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1 AND HAVE THE SAME REVIEW ERR. SO, REGARDLESS OF WHETHER IT'S A
2 SUBREGION OR JUST COLLABORATING, WE WOULD REALLY ENCOURAGE HCD
3 TO HAVE ONE REVIEWER ASSIGNED TO EACH COUNTY. AND I THINK THEY
4 SAID THAT WAS GOING TO HAPPEN, BUT IT DIDN'T. SO, THAT WOULD
5 BE A GOAL THAT WE WOULD ENCOURAGE.

6

7 **LISA MOTOYAMA:** SORRY. BUT YOU GUYS CAN READ IT AS WELL. SO, I
8 DON'T KNOW IF THIS IS SOMETHING THE PANEL WANTS TO DO? MAYBE
9 STAFF WANTS TO TAKE A STAB AT THIS ONE.

10

11 **REBECCA LONG:** DEFER TO THE PANEL.

12

13 **LEELEE THOMAS:** OH, I WAS DEFERRING TO STAFF OVER THERE. I
14 MEAN, I THINK THAT THIS ISN'T REALLY OUR -- I MEAN, OUR JOB IS
15 REALLY TO IMPLEMENT AFTERWARDS. THIS IS PROBABLY YOUR JOB AS
16 ABAG REPRESENTATIVES WHO ARE WORKING ON THAT COMMITTEE. I
17 WOULDN'T ADD ANYTHING.

18

19 **PRES. BELIA RAMOS:** I WOULD SAY THIS IS ABAG METHODOLOGY
20 COMMITTEE WORK AND PROBABLY THE -- IF YOU WANT TO HAVE PEOPLE
21 TALK ABOUT YOU IN A NOT SO NICE WAY, JOIN THE METHODOLOGY
22 COMMITTEE. BECAUSE, WELL, HERE IS THE WORK THAT'S IN FRONT OF
23 US.

24

25 **JENNIFER CARMAN:** I WAS FORTUNATE TO BE ALTERNATE ON THE LAST

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1 METHODOLOGY COMMITTEE AND IT WAS AMAZING WORK THAT EVERYBODY
2 DID, A PROCESS FOR SURE SPENT A LOT OF TIME UP HERE DURING
3 THAT PROCESS. I DEPARTMENT TO JUST NOTE PRESERVING COMMERCIAL
4 LAND IS SOMETHING THAT IS NEAR AND DEAR TO OUR HEART MORGAN
5 HILL BUT ALSO A LOT OF CITIES, THE LEGISLATURE NEEDS TO BE
6 WITH THAT IDEA AS WELL WE'RE HAVING A LOT OF CONVERSATION
7 WHICH IS ALLOWED UNDER SO MANY LAWS NOW I THINK EVEN MORE ARE
8 COMING THIS FALL OR WITH BUDGET SIGNATURE WE DON'T KNOW SO
9 IT'S GREAT IDEA BUT AS LONG AS YOU'RE STILL GOING TO GET STATE
10 LAW PASSED THAT IT SUPERSEDES ANY THOUGHT OR IMPLEMENTATION
11 RULE, I DON'T KNOW WHERE WE GO WITH THAT.

12

13 **SPEAKER:** NEXT QUESTION?

14

15 **SPEAKER:** ALL QUESTIONS ANSWERED. I HAVE A QUESTION FOR THE
16 PANEL, YOU KNOW, YOU TWICE ARE BOTH STAFF, CITY AND COUNTY,
17 HOW HELPFUL OR UNHELPFUL HAVE YOUR ELECTED'S BEEN? BECAUSE
18 IT'S IMPORTANT FOR US TO GET THE FEEDBACK, BELIA. WE NEED TO
19 DO BETTER IF WE AREN'T.

20

21 **LEELEE THOMAS:** I'LL GO. I THINK BEFORE WE STARTED THE OUTREACH
22 ON OUR HOUSING ELEMENT, OUR BOARD ADOPTED THE GUIDING
23 PRINCIPLES AND THAT WAS A HELPFUL USEFUL TOOL BECAUSE AS
24 MENTIONED WHEN WE WENT OUT TO EACH COMMUNITY AND THEY SAID NO
25 HOUSING HERE LIKE IT DOESN'T MAKE SENSE BECAUSE OF XYZ, AND WE

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1 COULD SAY THIS IS ONE OF THE GUIDING PRINCIPLES THAT WE'RE
2 PROVIDING HOUSING IN EACH OF OUR COMMUNITIES SO WE'RE GOING TO
3 BE IDENTIFYING A SITE WE WOULD LOVE YOUR HELP IN DOING THAT SO
4 THAT PART WHERE WE DID A NUMBER OF WORKSHOPS WITH THE BOARD
5 BEFORE WOE STARTED OUR COMMUNITY ENGAGEMENT THAT WAS HELPFUL
6 AND I WOULD ENCOURAGE THAT.

7

8 **JENNIFER CARMAN:** WE HAVE DONE A LOT OF EDUCATION IN MORGAN
9 HILL THE COUNCIL ADOPTED THE HOUSING ELEMENT IS A DIFFERENT
10 COUNCIL THAN WE HAVE NOW AND I THINK BETWEEN OUR PLANNING
11 COMMISSION AND CITY CAN ONLY THERE IS A LOT OF SUPPORT FOR
12 STAFF A LOT OF FRUSTRATION WITH STATE LAW BUT A LOT OF SUPPORT
13 FOR STAFF AS WE'RE TRYING TO IMPLEMENT WHAT WE NEED TO DO IT'S
14 INTERESTING I DIDN'T KNOW THIS HAS BEEN MENTIONED SPENT TEN
15 YEARS WITH THE CITY OF EL CERRITO AND LISA WAS ONE OF MY
16 PLANNING COMMISSIONERS AT ONE TIME BEFORE WE BECAME A
17 COUNCILMEMBER. SO THE WORLD REALLY DOES GO ROUNDS. [LAUGHTER]
18 AND WE DID A HOUSING ELEMENT DURING THAT TIME AS WELL.

19

20 **LISA MOTOYAMA:** I HAVE TO TURN THE MIC ON. LAST MENT METER
21 QUESTION WHAT INFORMATION OR TOOLS WOULD BE MOST VALUABLE TO
22 YOUR JURISDICTION ABOUT RHNA AND HOUSING ELEMENTS? SO JUST PUT
23 YOUR OPEN-ENDED RESPONSES UP.

24

25 **REBECCA LONG:** WE'LL HAVE ACCESS TO ALL ANSWERS HERE AND I

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1 THINK WE'LL RECOMMEND THAT WE INCLUDE ALL THIS IN THE AUGUST
2 ABAG EXECUTIVE BOARD MATERIALS SO THAT EVERYONE CAN SEE WHAT
3 WAS SAID.

4

5 **LISA MOTOYAMA:** SO FAR IT LOOKS LIKE A NUMBER OF THESE REQUESTS
6 ARE SOMETHING THAT ARE IN OUR TA PACKAGE. SO, REBECCA, WOULD
7 YOU LIKE TO RESPOND TO THAT ONE?

8

9 **REBECCA LONG:** I AGREE. [LAUGHTER] I THINK WE DO HAVE FOR
10 EXAMPLE, THE TEMPLATES BEST PRACTICE, CHECKLIST ALL OF THAT IS
11 AVAILABLE IN OUR TA. SO, JUST ENCOURAGE FOLKS TO CHECK IT OUT
12 ON OUR WEBSITE. AND KNOW THAT ON THE ADVOCACY SIDE WE'RE
13 DEFINITELY TRYING TO GET MORE RESOURCES SO WE CAN PROVIDE MORE
14 TECHNICAL ASSISTANCE AS WELL AS JUST MORE FUNDING FOR
15 AFFORDABLE HOUSING AND HOUSING PLANNING IN GENERAL.

16

17 **LISA MOTOYAMA:** I SEE A BIG THEME HERE OF FUNDING. I DON'T KNOW
18 IF PANELISTS CAN RESPOND TO THAT? I CAN TELL YOU EL CERRITO
19 BENEFITTED FROM THE REAP GRANTS, AND ALSO THE C4 COLLABORATION
20 IN OUR COUNTER AND AS WELL PARTICIPATING IN A LOT OF ZOOM
21 WEBINARS AND THINGS LIKE THAT. HOPEFULLY THERE WILL BE MORE
22 MONEY. ANY OTHER COMMENTS?

23

24 **JENNIFER CARMAN:** IT'S NOT, SO MUCH, INFORMATION, BUT ONE OF
25 THE THINGS I HAVE TALKED ABOUT WITH A LOT OF MY PEERS IS NOW

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1 THAT STATE LAW IS SET UP WHERE CITIES CAN ONLY MAKE COMMENTS
2 ONCE ON A PROJECT AND NOT ADD ANYTHING. WE WOULD HOPE THAT HCD
3 WOULD DO THE SAME THING WITH THE HOUSING ELEMENTS, ONE LETTER,
4 AND THEN WE TRY TO FIX IT! [LAUGHTER]

5

6 **LISA MOTOYAMA:** THIS IS REALLY HELPFUL FEEDBACK. SO, AS REBECCA
7 SAID, YOU'RE NOT JUST PUTTING IT UP HERE, IT'S GOING TO COME
8 BACK AROUND TO ABAG EXECUTIVE BOARD SO THAT WE CAN GET A SENSE
9 OF WHAT'S NEEDED. OKAY. SO, LEELEE AND JENNIFER DO YOU HAVE
10 ANY CLOSING THOUGHTS FOR US?

11

12 **LEELEE THOMAS:** I DON'T THINK SO, I JUST THINK THAT WE SHOULD
13 THINK ABOUT NEED FOR HOUSING IN OUR COMMUNITY AND THAT WE
14 SHOULD LEAD WITH THAT WE SEE IT FROM PEOPLE WHO ARE HOMELESS,
15 HOMELESSNESS IS INCREASING TO OUR WORKFORCE WHO ARE COMMUTING
16 LONG AND LONGER DISTANCES AND I THINK THAT AS WE'RE
17 COMMUNICATING ABOUT HOUSING THAT'S THE WAY TO LEAD IT AND
18 WE'RE STRONGER IF WE DO IT TOGETHER.

19

20 **JENNIFER CARMAN:** AGREED. I WAS GOING TO COMMENT THAT I BELIEVE
21 EVERYBODY BENEFITTED FROM WHATEVER COLLABORATION MECHANISM
22 THEY HAVE IN THEIR COMMUNITIES AND THAT'S SOMETHING THAT I
23 THINK WE LEARNED FROM A LOT IN THIS LAST PSYCH EM WE LEARN HOW
24 TO USE IT EVEN MORE EFFECTIVELY IN THE NEXT CYCLE AND I WANT
25 TO GIVE MY THANKS TO MTC AND ABAG FOR ALL THE REFUNDING AND

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1 ASSISTANCE AS WE HAVE GONE THROUGH THESE PROCESSES NOT JUST
2 WITH THE HOUSING ELEMENT BUT ALL THE STATE LAWS AND TECHNICAL
3 ASSISTANCE IS ON POINT AND EVERYBODY NEEDS AS MUCH INFORMATION
4 AS THEY CAN GETS. SO, THANK YOU.

5

6 **LISA MOTOYAMA:** OKAY I'LL TURN IT BACK OVER TO YOU BELIA TO
7 CLOSE THIS OUT.

8

9 **PRES. BELIA RAMOS:** THANK YOU SO MUCH FOR THE DISCUSSION AND
10 THE QUESTIONS AND PLEASE JOIN ME IN THANKING OUR SPEAKERS AND
11 PANELISTS. [APPLAUSE] MR. CLERK ONE LAST TIME ANY PUBLIC
12 COMMENT ON THIS ITEM?

13

14 **CLERK, FRED CASTRO:** NO WRITTEN COMMENTS RECEIVED NO MEMBERS OF
15 THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT NONE IN THE
16 ATTENDEE SPACE. THANK YOU.

17

18 **PRES. BELIA RAMOS:** EXCELLENT THANK YOU VERY MUCH EXCELLENT
19 THANK YOU ALL VERY MUCH THANK YOU FOR HANGING OUT TO THE VERY
20 END I WOULD LIKE TO THANK YOU FOR YOUR PARTICIPATION IN OUR
21 ANNUAL BUSINESS MEETING I WANT TO THANK STAFF FOR THE SLEPT
22 WORK THEY HAVE DONE TO PREPARE THIS GENERAL ASSEMBLY AND
23 EXECUTIVE BOARD FOR YOUR SUPPORT. THE NEXT MEETING OF THE ABAG
24 GENERAL ASSEMBLY WILL BE ANNOUNCED AND I'M GOING TO PASS IN ON

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1 OVER HERE TO SUE ADAMS, AND I'M OUT. WE'RE ADJOURNED.

2 [ADJOURNED]