

**ASSOCIATION OF BAY
AREA GOVERNMENTS**
Meeting Transcript

September 4, 2020

1 **ABAG HOUSING METHODOLOGY COMMITTEE**

2 **FRIDAY, SEPTEMBER 4, 2020, 9:05 AM**

3

4 **JESSE ARREGUIN, CHAIR:** GOOD MORNING. THIS SPECIAL MEETING OF
5 THE ABAG HOUSING METHODOLOGY COMMITTEE IS CALLED TO ORDER.
6 WOULD STAFF NOW PLAY THE COVID-19 ANNOUNCEMENT RECORDING. DUE
7 TO COVID-19, THIS MEETING WILL BE CONDUCTED AS A ZOOM WEBINAR
8 PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER
9 N-29-20, WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE BROWN ACT.
10 THIS MEETING IS BEING WEBCAST ON THE ABAG WEB SITE. THE CHAIR
11 WILL CALL UPON COMMISSIONERS, PRESENTERS, STAFF, AND OTHER
12 SPEAKERS BY NAME AND ASK THAT THEY SPEAK CLEARLY AND STATE
13 THEIR NAMES BEFORE GIVING COMMENTS OR REMARKS. PERSONS
14 PARTICIPATING VIA WEBCAST AND ZOOM WITH THEIR CAMERAS ENABLED,
15 ARE REMINDED THAT THEIR ACTIVITIES ARE VISIBLE TO VIEWERS.
16 COMMISSIONERS AND MEMBERS OF THE PUBLIC PARTICIPATING BY ZOOM
17 WISHING TO SPEAK, SHOULD USE THE RAISED HAND FEATURE OR DIAL
18 STAR NINE, AND THE CHAIR WILL CALL UPON THEM AT THE
19 APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE CALLED UPON
20 BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER. IT IS REQUESTED
21 THAT PUBLIC SPEAKERS STATE THEIR NAMES AND ORGANIZATION, BUT
22 PROVIDING SUCH INFORMATION IS VOLUNTARY. WRITTEN PUBLIC
23 COMMENTS RECEIVED AT INFO@BAYAREAMETRO.GOV BY 5:00 P.M.
24 YESTERDAY WILL BE POSTED TO THE ONLINE AGENDA AND ENTERED INTO
25 THE RECORD, BUT WILL NOT BE READ OUT LOUD. IF AUTHORS OF THE

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1 WRITTEN CORRESPONDENCE WOULD LIKE TO SPEAK, THEY ARE FREE TO
2 DO SO, AND THEY SHOULD RAISE THEIR HAND AND THE CHAIR WILL
3 CALL UPON THEM AT THE APPROPRIATE TIME. A ROLL CALL VOTE WILL
4 BE TAKEN FOR ALL ACTION ITEMS. PANELISTS SHOULD NOTE THAT THE
5 CHAT FEATURE IS ACTIVE, HOWEVER PLEASE BE AWARE THAT ANYTHING
6 TYPED INTO THE CHAT WILL BE SUBJECT TO PUBLIC DISCLOSURE. CHAT
7 FEATURE IS NOT ACTIVE TO ATTENDEES. IN ORDER TO GET THE FULL
8 ZOOM EXPERIENCE, PLEASE MAKE SURE YOUR APPLICATION IS UP TO
9 DATE.

10

11 **JESSE ARREGUIN, CHAIR:** THANK YOU. NOW, WILL THE ABAG CLERK OF
12 THE BOARD PLEASE CONDUCT ROLL CALL TO CONFIRM QUORUM IS
13 PRESENT.

14

15 **CLERK OF THE BOARD:** YES, SIR. SUSAN ADAMS?

16

17 **SPEAKER:** HERE.

18

19 **CLERK OF THE BOARD:** THANK YOU. ANITA ADDISON?

20

21 **SPEAKER:** HERE.

22

23 **CLERK OF THE BOARD:** JESSE ARREGUIN?

24

25 **JESSE ARREGUIN, CHAIR:** HERE.

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1

2 **CLERK OF THE BOARD:** RUPINDER BOLARIA?

3

4 **SPEAKER:** HERE.

5

6 **CLERK OF THE BOARD:** RICK BONILLA. HERE. MICHAEL BRILLIOT?

7

8 **MICHAEL BRILLIOT:** HERE.

9

10 **CLERK OF THE BOARD:** MONICA BROWN?

11

12 **SPEAKER:** HERE.

13

14 **CLERK OF THE BOARD:** AMANDA BROWN-STEVENSON IS ABSENT. PAUL

15 CAMPOS?

16

17 **SPEAKER:** HERE.

18

19 **CLERK OF THE BOARD:** ELLEN CLARK IS ABSENT. DIANE DILLON IS

20 ABSENT. FORREST EBBS? HERE.

21

22 **CLERK OF THE BOARD:** PAT EKLUND?

23

24 **SPEAKER:** HERE.

25

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1 **CLERK OF THE BOARD:** JONATHAN FEARN?

2

3 **SPEAKER:** VICTORIA FIERCE?

4

5 **VICTORIA FIERCE:** HERE.

6

7 **CLERK OF THE BOARD:** NEYSA FLIGOR? HERE. RUSSELL HANCOCK IS

8 ABSENT. WELTON JORDAN?

9

10 **SPEAKER:** HERE.

11

12 **CLERK OF THE BOARD:** BRANDON KLINE IS ABSENT. JEFFREY LEVIN?

13 PRESENT.

14

15 **JESSE ARREGUIN, CHAIR:** FRED, I SEE JEFF.

16

17 **CLERK OF THE BOARD:** I SEE HIM. THANK YOU. SCOTT LITTLEHALE?

18

19 **SPEAKER:** PRESENT.

20

21 **CLERK OF THE BOARD:** TAWNY MECEDO?

22

23 **SPEAKER:** PRESENT.

24

25 **CLERK OF THE BOARD:** FERNANDO MARTI?

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1

2 **FERNANDO MARTI:** PRESENT.

3

4 **CLERK OF THE BOARD:** RODNEY NICKENS?

5

6 **SPEAKER:** PRESENT.

7

8 **CLERK OF THE BOARD:** JAMES PAPPAS?

9

10 **SPEAKER:** PRESENT.

11

12 **CLERK OF THE BOARD:** JULIE PIERCE?

13

14 **JULIE PIERCE:** HERE.

15

16 **CLERK OF THE BOARD:** BOB PLANTHOLD IS ABSENT.

17

18 **CLERK OF THE BOARD:** DARIN RANILETTI?

19

20 **SPEAKER:** HERE.

21

22 **CLERK OF THE BOARD:** MATT REGAN? IS ABSENT. JANE REILLY?

23 PRESENT.

24

25 **CLERK OF THE BOARD:** CARLOS ROMERO?

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1

2 **SPEAKER:** HERE.

3

4 **CLERK OF THE BOARD:** NELL SELANDER?

5

6 **SPEAKER:** HERE.

7

8 **CLERK OF THE BOARD:** THANK YOU ELISE SEMONIAN?

9

10 **SPEAKER:** HERE.

11

12 **CLERK OF THE BOARD:** AARTI SHRIVASTAVA? HERE.

13

14 **CLERK OF THE BOARD:** BEN SMITH? HERE.

15

16 **CLERK OF THE BOARD:** MATT WALSH? HERE.

17

18 **CLERK OF THE BOARD:** ANDREA OUSE? PRESENT.

19

20 **CLERK OF THE BOARD:** QUORUM IS PRESENT.

21

22 **JESSE ARREGUIN, CHAIR:** WE'LL GO TO ITEM TWO WHICH IS COMMENTS

23 NOT ON THE AGENDA. AND IS THERE ANY MEMBER OF THE PUBLIC WHO

24 WOULD LIKE TO GIVE COMMENT ON ITEMS NOT ON THE AGENDA THIS

25 MORNING? IF SO PLEASE RAISE YOUR HAND OR PRESS STAR NINE IF

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1 YOU'RE PHONING INTO THE MEETING. DO I NOT SEE ANY RAISED
2 HANDS, MR. CASTRO, AMONGST THE ATTENDEES ANY WRITTEN COMMENTS
3 ON NON-AGENDA MATTERS 67 NONE WERE SUBMITTED.

4

5 **JESSE ARREGUIN, CHAIR:** THANK YOU. THAT COMPLETES THIS ITEM.
6 ITEM THREE CHAIR'S REPORT AND INCLUDED IN THE PACKET ARE THE
7 MEETING NOTES FROM OUR LAST HMC MEETING. AND I WOULD LIKE TO
8 MAKE THE FOLLOWING ANNOUNCEMENTS. TODAY MEETING WILL BE A FOUR
9 HOUR MEETING. WE WILL HAVE A 15 MINUTE BREAK IN THE MIDDLE AND
10 THIS IS A REALLY CRITICAL MEETING FOR US TO NARROW DOWN ON A
11 METHODOLOGY RECOMMENDATION. OUR NEXT MEETING, WE WILL ACTUALLY
12 VOTE FORMALLY ON ADOPTION OF THE METHODOLOGY.

13

14 **SPEAKER:** YEAH.

15

16 **JESSE ARREGUIN, CHAIR:** THE GOAL OF TODAY'S ADDITIONAL MEETING
17 -- AND WE SCHEDULED THIS MEETING AT THE REQUEST OF HMC MEMBERS
18 WHO WANTED ADDITIONAL DISCUSSION AROUND THE VARIOUS OPTIONS,
19 IS TO NARROW DOWN THE PROPOSED METHODOLOGIES SO STAFF CAN
20 PREPARE A REASONABLE NUMBER OF ALTERNATIVES AT OUR LAST
21 MEETING ON SEPTEMBER 18TH. SO OUR GOAL IS HOPEFUL TOW ARRIVE
22 AT TWO, NO MORE THAN THREE METHODOLOGIES, TO RECOMMEND TO
23 STAFF TO BRING BACK AT OUR MEETING ON SEPTEMBER 18TH. SO WE
24 CAN TAKE FORMAL ACTION. ON SEPTEMBER 18TH, THE COMMITTEE WILL
25 VOTE ON A FINAL RECOMMENDATION TO THE ABAG REGIONAL PLANNING

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1 COMMITTEE AND THE ABAG EXECUTIVE BOARD. SO AFTER WE MAKE A
2 RECOMMENDATION THAT GOES TO THE REGIONAL PLANNING COMMITTEE,
3 WE WILL DISCUSS AND MAKE A RECOMMENDATION TO THE FULL ABAG
4 EXECUTIVE BOARD, AND THEN THE ABAG EXECUTIVE BOARD WILL TAKE
5 ACTION ON THE FINAL METHODOLOGY AND ALLOCATION. DURING OUR
6 DISCUSSIONS TODAY, IF HMC MEMBERS WANT TO PROPOSE NEW IDEAS
7 FOR MODIFYING OF THE METHODOLOGYS, THIS LATE IN THE PROCESS,
8 WE WILL HAVE TO HAVE CONSENSUS ON LOOKING AT NEW OPTIONS. I
9 WANT TO REMIND YOU ALL, THAT WE ARE REQUIRED TO ALLOCATE ALL
10 OF THE 441,176 UNITS GIVEN TO THE BAY AREA BY EACH CITY IN A
11 MATTER THAT MEETS THE LEGAL REQUIREMENTS. WE HAVE DIFFERENT
12 PERSPECTIVES AND INTERESTS, IN THIS VIRTUAL ROOM. JUST LIKE WE
13 DO THROUGHOUT THE BAY AREA, BUT I WANT TO KIND OF CENTER US
14 FROM THE INITIAL CONVERSATION WE HAD ABOUT OUR GOALS, AT THE
15 BEGINNING OF THE PROCESS, WHICH IS TO APPROACH THIS WORK, FROM
16 A REGIONAL PERSPECTIVE, WHILE WE ALL REPRESENT OUR RESPECTIVE
17 COUNTIES, OR CITIES OR VARIOUS STAKEHOLDER PERSPECTIVES, AT
18 THE END OF THE DAY WE'RE HERE TO REPRESENT THE NEEDS OF THE
19 ENTIRE REGION. SO I HOPE THAT WILL SORT OF GUIDE OUR
20 CONVERSATION TODAY, WHAT IS THE BEST ALLOCATION METHODOLOGY
21 FOR THE BAY AREA REGION. AND WHAT'S KEY TO THIS PROCESS IS THE
22 ABILITY OF VERY DIVERSE VOICES TO COME TOGETHER AND TO DEVELOP
23 A METHODOLOGY FOR THE ENTIRE BAY AREA, NOT JUST INDIVIDUAL
24 COMMUNITIES. AND ONE THAT MEETS THE STATUTORY REQUIREMENTS AND
25 STATE LAW. SO TODAY, WE ENCOURAGE EVERYONE TO PARTICIPATE

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1 ACTIVELY IN DISCUSSION, AND LET'S WORK, AS MUCH AS WE CAN, TO
2 BUILD CONSENSUS TO ARRIVE AT TWO, BUT NO MORE THAN THREE
3 METHODOLOGIES TO RECOMMEND THE STAFF TO BRING BACK AT OUR
4 SEPTEMBER 18TH MEETING. AND FOR THIS EXTREMELY CHALLENGING
5 TASK AHEAD OF US, AND ALL OF THE DECISIONS BEHIND US, YOU ALL
6 HAVE MY, AND THE THANKS OF THE ENTIRE ABAG EXECUTIVE BOARD.
7 SO, THANK YOU, ONCE AGAIN, FOR VOLUNTEERING YOUR TIME, AND ALL
8 THE REAL INCREDIBLE WORK YOU HAVE DONE TO GET US TO THIS
9 POINT. WE ARE ALMOST THERE. THIS IS A VERY IMPORTANT MEETING.
10 WE WILL BE MAKING SOME IMPORTANT DECISIONS, AND LOOK FORWARD
11 TO DISCUSSION TODAY. SO, THAT IS MY REPORT. ARE THERE ANY
12 QUESTIONS OR COMMENTS ON THE CHAIR'S REPORT? IF SO PLEASE
13 RAISE YOUR HAND OR PRESS STAR NINE? I DO NOT SEE ANY RAISED
14 HANDS. MR. CASTRO, I DO SEE A RAISED HAND AMONGST THE
15 ATTENDEES WE'LL GO TO PUBLIC COMMENT ON ITEM THREE, THE
16 CHAIR'S REPORT.

17

18 **CLERK OF THE BOARD:** SORRY, THE CALLER, I'M NOT SURE HOW TO
19 PRONOUNCE YOUR NAME.

20

21 **JESSE ARREGUIN, CHAIR:** IT LOOKS LIKE IT'S IN A RUSSIAN SCRIPT.

22

23 **CLERK OF THE BOARD:** YOU CAN IDENTIFY YOURSELF? WHAT IS YOUR
24 NAME, PLEASE? WITH THE A, FIRST INITIAL A, SECOND INITIAL --
25 LAST NAME INITIAL M?

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1

2 **SPEAKER:** MY NAME IS ALIX.

3

4 **CLERK OF THE BOARD:** OKAY. GO AHEAD.

5

6 **CLERK OF THE BOARD:** YES, COMMENTS ON NON-AGENDA ITEMS, PLEASE

7 --

8

9 **JESSE ARREGUIN, CHAIR:** NO THIS IS PUBLIC COMMENT ON THE

10 CHAIR'S REPORT.

11

12 **CLERK OF THE BOARD:** I'M SORRY. YES.

13

14 **JESSE ARREGUIN, CHAIR:** SO NOW WE'LL TAKE PUBLIC COMMENT ON THE

15 CHAIR'S REPORT, ITEM THREE. PLEASE PROCEED.

16

17 **SPEAKER:** [INDISCERNIBLE].

18

19 **JESSE ARREGUIN, CHAIR:** OKAY. ANY OTHER PUBLIC COMMENT ON ITEM

20 THREE, THE CHAIR'S REPORT? I DO NOT SEE ANY OTHER RAISED

21 HANDS. SO I'LL BRING IT BACK TO THE HMC NELL SELANDER? NEIL,

22 YOU ARE RECOGNIZED.

23

24 **SPEAKER:** SORRY ABOUT THAT. I DIDN'T KNOW IF THIS WAS THE

25 APPROPRIATE TIME TO BRING IT UP. I HAD MADE A SUGGESTION TO

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1 STAFF AND THEY SAID TO BRING IT UP TO THE COMMITTEE. AND I AM
2 AN OFFENDER OF THIS, THE CHAT FUNCTION, I FEEL LIKE IS SORT OF
3 A DISTRACTION FROM THE CONVERSATION THAT'S GOING ON AS A
4 WHOLE, AND SO I WANTED TO MAKE A REQUEST THAT MAYBE WE
5 CONSIDER TURNING OFF THE CHAT DURING OUR ACTUAL DISCUSSION, SO
6 THAT WE CAN FOCUS ON TALKING TO ONE ANOTHER, AND SORT OF SIDE
7 CONVERSATIONS AND COMMUNICATING WITH STAFF. AND I HAVE -- LIKE
8 I'M SAYING THIS WHO, ESPECIALLY AT THE LAST MEETING, WAS VERY
9 DISTRACTED BY WHAT WAS GOING ON IN THE CHAT FUNCTION, AND I
10 SAY THIS BECAUSE IN A NORMAL MEETING SETTING, IT WOULD BE SORT
11 OF RUDE AND INAPPROPRIATE TO HAVE THOSE SIDE CONVERSATIONS,
12 AND I JUST WANTED TO THROW THAT OUT THERE AND SEE IF ANYBODY
13 ELSE SORT OF FELT SIMILARLY.

14

15 **JESSE ARREGUIN, CHAIR:** THANK YOU, NELL, FOR THAT COMMENT. I DO
16 AGREE, IT WAS A BIT DISTRACTING AT THE LAST MEETING TO MONITOR
17 THE CHAT AND ALSO LISTEN TO WHAT PEOPLE WERE SAYING. I WANT TO
18 PUT THE QUESTION TO THE HMC, DO WE HAVE ANY OBJECTION TO NOT
19 USING THE CHAT FEATURE? PEOPLE, FOR EXAMPLE, YOU KNOW, NEED TO
20 GET THE ATTENTION OF OUR TECHNICAL STAFF, FOR EXAMPLE, LIKE IF
21 THEY'RE HAVING AUDIO ISSUES, OR, THEN I THINK IT'S APPROPRIATE
22 TO USE THE CHAT TO DIRECT IT TO OUR STAFF, BUT WOULD THERE BE
23 ANY OBJECTION IF WE WEREN'T ACTUALLY USING THE CHAT THIS
24 MEETING AND WERE JUST ACTUALLY ENGAGING IN A DISCUSSION.

25

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1 **SPEAKER:** I DON'T HAVE AN OBJECTION TO THAT BUT MAYBE JUST
2 SETTING NORMS, AROUND THAT. I WANTED TO PUT FINAL THOUGHTS IN
3 THE CHAT BEFORE I SIGN OFF EARLY TODAY MAYBE THAT'S OF GOOD
4 USE MAYBE THERE IS OTHER POTENTIAL NORMS WE CAN SET AROUND IT
5 SO WE DON'T COMPLETELY LOSE SOME OF THE FUNCTIONALITY.

6

7 **JESSE ARREGUIN, CHAIR:** I THINK THAT'S A GOOD IDEA IF PEOPLE
8 HAVE TO LEAVE EARLY IF THEY WANT TO PROVIDE COMMENTS FOR THE
9 COMMITTEE TO CONSIDER OR IF THERE IS SOMETHING TECHNICAL YOU
10 NEED TO GET THE ATTENTION OF CHAIR OR STAFF. DO THOSE SEEM
11 LIKE GOOD NORMS FOR EVERYONE?

12

13 **SPEAKER:** COULD I SUGGEST WE FIRST SEND IT TO AMBER THAT WAY
14 EVERYONE ELSE DOESN'T SEE IT AND SHE CAN REVIEW IT THAT WAY
15 IT'S NOT DISTRACTING TO EVERYBODY.

16

17 **JESSE ARREGUIN, CHAIR:** GOING TO BROWN.

18

19 **SPEAKER:** I CAN MULTI-TASK AND I LIKE SEEING WHAT'S IN THE
20 CHAT, BECAUSE A LOT OF TIMES IT ENHANCES WHAT I'M LISTENING
21 TO, SO I THINK WE NEED TO BE A LITTLE BIT MORE FLEXIBLE. THIS
22 IS JUST MY OPINION, TOO, BECAUSE OF ZOOM, BECAUSE A LOT OF
23 THESE KIND OF CONVERSATIONS, I MIGHT HAVE HAD WHEN I GET TO
24 ABAG IN SAN FRANCISCO EARLY ENOUGH AND CAN HAVE CONVERSATIONS
25 WITH FOLKS, I FIND IT VERY HELPFUL FOR ME TO HAVE DIFFERENT

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1 POINTS OF VIEW WHILE I'M LISTENING N I WOULD PREFER NOT BEING
2 HAMPERED. IT'S HARD ENOUGH WITH ZOOM, AND ITS REASONS DUE TO
3 COVID-19 AND I DON'T FEEL I SHOULD HAVE TO HAVE THAT FEATURE
4 NEGATED BECAUSE I'M ABLE TO DO BOTH. AND SO, THAT'S MY NAUGHT
5 ON IT.

6

7 **JESSE ARREGUIN, CHAIR:** THANK YOU. WORN THING I MIGHT ALSO ADD
8 IS, FOR PEOPLE WHO ARE TUNING IN ON ZOOM AND WATCHING THIS
9 MEETING REMOTELY, THEY DON'T SEE THE CHAT. THAT'S SOMETHING WE
10 NEED TO BE MINDFUL IN THE INTEREST OF TRANSPARENCY AS WELL.
11 COUNCILMEMBER BONILLA?

12

13 **RICK BONILLA:** YES THANK YOU MR. CHAIR. FIND THE CHAT VERY
14 USEFUL. I SEE A LOT OF VERY HELPFUL INFORMATION IN THERE. I
15 THINK IT'S IMPORTANT THAT, BECAUSE THERE IS NOT TIME FOR ALL
16 OF THE SPEAKERS TO FULLY CONVEY EVERY THOUGHT, SOMETIMES THEY
17 HAVE ADDITIONAL THOUGHTS. I FINDER IT USEFUL. AND IF I WERE
18 DISTRACTED BY THE CHAT, I WOULD SIMPLY NOT ENGAGE. SO, THANK
19 YOU VERY MUCH.

20

21 **JESSE ARREGUIN, CHAIR:** OKAY. THANK YOU. VICTORIA?

22

23 **VICTORIA FIERCE:** YEAH. I WANT TO CHIME IN AND SAY A LOT OF
24 WHAT BROWN SAID EARLIER IS THAT I CAN MULTI-TASK AS WELL, AND
25 IT IS USEFUL FOR THE SIDE CONVERSATIONS AND KILLING THE CHAT

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1 IS KIND OF A TECHNICAL SOLUTION TO A SOCIAL PROBLEM OF WHETHER
2 OR NOT IT'S EVEN DISTRACTING, SO LET'S KEEP THE CHAT.

3

4 **JESSE ARREGUIN, CHAIR:** THANK YOU. SUPERVISOR DILLON? SORRY.
5 YOU'RE MUTED. SUPERVISOR, WE CAN'T HEAR YOU.

6

7 **SPEAKER:** SORRY. I COULDN'T JOIN YOU EARLIER. I HAD A PRE
8 SCHEDULED MACO CALL AND WE'RE A LITTLE BUSY HERE IN NAPA. IS
9 THE CHAT PART OF THE OFFICIAL RECORD OF THE HMC?

10

11 **JESSE ARREGUIN, CHAIR:** YES.

12

13 **DIANE DILLON:** WELL I HAVEN'T BEEN LOOKING AT THE CHAT AND
14 LOOKING AT PEOPLE AND IT'S NOT BECAUSE I CAN'T MULTI-TASK. I
15 CAN ASSURE YOU. IS THE CHAT PRINTED AND SENT TO US? REMIND ME
16 OF THAT PLEASE?

17

18 **JESSE ARREGUIN, CHAIR:** MR. CASTRO E IS THE CHAT PUBLISHED IN
19 THE MEETING NOTES? OR IS IT AVAILABLE.

20

21 **AMBER SHIPLEY:** THE CHAT IS IN THE MEETING NOTES THAT ARE
22 CIRCULATED AS PART OF YOUR PACKET.

23

24 **DIANE DILLON:** BUT IN TERMS OF DOING OUR NON-VOTING CONSENSUS
25 DECISION MAKING THING, I GUESS THERE'S A QUESTION OF WHETHER

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1 EVERYBODY IS LOOKING, HAS READ THE CHAT TO CONSIDER ALL THE
2 POINTS OF VIEW, BECAUSE I -- I HAVEN'T BEEN. AND IT'S NOT
3 BECAUSE I CAN'T MULTI-TASK. I LOOK AT T DON'T LOOK AT IT -- I
4 LOOK AT IT, YOU KNOW, YOU GO BACK AND FORTH. JUST SAYING.

5

6 **JESSE ARREGUIN, CHAIR:** SO, AMBER, I'M GOING TO GO TO JEFF
7 LEVIN, AND THEN I THINK WE SHOULD TAKE A STRAW POLL TO SEE
8 WHAT PEOPLE THINK. MAYBE IF WE JUST DO A SHOW OF HANDS,
9 WHETHER THERE IS A MAJORITY THAT THINKS WE SHOULD KEEP THE
10 CHAT OR NOT KEEP THE CHAT BECAUSE WE DO NEED TO MOVE ON TO THE
11 DISCUSSION OF THE ACTUAL METHODOLOGY. JEFF LEVIN, AND THEN
12 WE'LL GO TO SUPERVISOR BROWN.

13

14 **JEFFREY LEVIN:** THANK YOU. I WANT TO NOTE THE CHAT FUNCTION HAS
15 BEEN USEFUL FOR PEOPLE TO ASK CLARIFYING QUESTIONS OR ASK
16 WHICH PAGE ARE WE LOOKING AT AND SO ON, WITHOUT DISTRACTING
17 THE FLOW OF CONVERSATION, AND IT'S BEEN VERY USEFUL FOR THAT
18 SORT OF THING AS WELL, WHERE PEOPLE JUST NEED A TERM DEFINED.
19 SO I WOULD KEEP IT OPEN. IT DOES BECOME PART OF THE RECORD, IN
20 THE END, I'M NOT WORRIED ABOUT THIS BEING BEHIND THE SCENES
21 DETERMINATIONS. SO, I WOULD LEAN TOWARDS CONTINUING TO USE IT.

22

23 **JESSE ARREGUIN, CHAIR:** THANK YOU. SUPERVISOR BROWN?

24

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1 **SPEAKER:** I THOUGHT WE WERE VOTING THAT'S WHY I RAISED MY HAND.
2 MY BAD.

3

4 **JESSE ARREGUIN, CHAIR:** LET'S DO A STRAW VOTE. IT'S NOT A
5 RECORDED VOTE BUT AMBER IF YOU AND YOUR TEAM CAN HELP COUNT,
6 LET'S GET A SHOW OF HANDS. HOW MANY -- WE'RE JUST ARE GOING TO
7 GET A SHOW OF HANDS, NOT YELLOW, RED, GREEN CARD. BY SHOW OF
8 HANDS RAISE YOUR HAND, HOW MANY PEOPLE THINK WE SHOULD KEEP
9 THE CHAT FOR THIS MEETING?

10

11 **AMBER SHIPLEY:** MY TEAM IS GOING TO COUNT HANDS UP. WE HAVE 31
12 PEOPLE HERE. SO, WE'RE LOOKING FOR OVER 16 HANDS. I SEE 16.
13 DIMISCOUNT?

14

15 **JESSE ARREGUIN, CHAIR:** AND THEN THERE ARE ALSO RAISED HANDS IN
16 THE CHAT.

17

18 **AMBER SHIPLEY:** THE STRAW VOTE IS APPROVED. HOW DO WE SAY THAT?

19

20 **JESSE ARREGUIN, CHAIR:** THERE'S CERTAINLY A MAJORITY OF THE HMC
21 THAT WOULD LIKE TO USE THE CHAT, ALTHOUGH LET'S USE IT
22 JUDICIOUSLY. AND ALSO THERE ARE PEOPLE THAT PHONED IN THAT
23 AREN'T ABLE TO RAISE THEIR HAPPENED, BUT THEY TYPE THINGS IN
24 THE CHAT TO SEEK RECOGNITION FROM STAFF. SO WE WILL USE THE
25 CHAT, TODAY, BUT LET'S SEE, I'M TRYING TO USE IT JUDICIOUSLY.

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1 LET'S HAVE AN ACTUAL DIALOGUE TODAY. AND I THINK THE -- WE
2 ENCOURAGE EVERYONE TO PARTICIPATE IN THE DISCUSSION TODAY.
3 VICTORIA, BEFORE WE MOVE ON. VICTORIA, DID YOU HAVE A COMMENT?
4 YOU'RE CURRENTLY MUTED, VICTORIA.

5

6 **VICTORIA FIERCE:** YES.

7

8 **JESSE ARREGUIN, CHAIR:** DID YOU HAVE FINAL COMMENT, VICTORIA?

9

10 **VICTORIA FIERCE:** NO. I THINK MY HAND WAS STILL RAISED UP FROM
11 THE VOTING.

12

13 **JESSE ARREGUIN, CHAIR:** GOT IT. OKAY. SO NOW THAT WE HAVE
14 DISCUSSED AND MADE A DECISION ON THAT, WE'LL MOVE ON TO THE
15 NEXT AGENDA ITEM, ITEM FOUR CONSENT CALENDAR WHICH INCLUDES
16 THE APPROVAL OF THE MINUTES OF AUGUST 28, '02-2020 MEETING.

17

18 **RICK BONILLA:** MOVED BY BONILLA.

19

20 **SUSAN ADAMS:** SECOND.

21

22 **JESSE ARREGUIN, CHAIR:** SECOND BY COUNCILMEMBER ADAMS. ANY
23 DISCUSSION? LET'S GO TO PUBLIC COMMENT ON ITEM FOUR, THE
24 MINUTES. IS THERE ANY PUBLIC COMMENT? I SEE NO RAISED HANDS.
25 FROM CASTRO ANY WRITTEN PUBLIC COMMENTS SUBMITTED?

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1

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

3

4 **JESSE ARREGUIN, CHAIR:** OKAY. LET'S CALL THE ROLL.

5

6 **CLERK OF THE BOARD:** [ROLL CALL VOTE]. MOTION PASSES.

7

8 **JESSE ARREGUIN, CHAIR:** THANK YOU VERY MUCH. MOTION PASSES.

9 LET'S GO TO OUR MAIN ITEM TODAY ITEM FIVE REFINING RHNA

10 METHODOLOGY CONCEPTS AND FACTORS AND WEIGHTS THAT BEST COM

11 IMPLEMENT METHODOLOGY FOR 2050 HOUSEHOLDS AND BOTTOM-UP INCOME

12 ALLOCATION APPROACH. BEFORE I GO TO GILLIAN ADAMS WHO WILL

13 BRIEFLY PRESENT ON THIS, STAFF, COULD YOU MAYBE PROVIDE SOME

14 GUIDANCE ABOUT HOW WE'RE GOING TO DO PUBLIC COMMENT ON THIS?

15 BECAUSE THERE IS KIND OF TWO MAIN DECISION POINTS. ONE IS THE

16 -- THE METHODOLOGY, AND THEN THERE IS ALSO THE EVALUATION

17 CRITERIA. SO, AT WHAT TIME SHOULD WE TAKE PUBLIC COMMENT

18 BEFORE WE WRAP UP THIS ITEM?

19

20 **GILLIAN ADAMS:** RIGHT. SO WE WERE GOING TO -- I'M GOING TO WALK

21 FOLKS THROUGH SOME OF THE MATERIALS THAT WE INCLUDED IN THE

22 PACKET ABOUT THE METHODOLOGY OPTIONS. AND THEN WE WERE GOING

23 TO ASK COMMITTEE MEMBERS TO KIND OF WALK THROUGH EACH OF THE

24 METHODOLOGY OPTIONS, AND HAVE A DISCUSSION FOCUSED AROUND

25 THAT. AND AS PART OF THAT DISCUSSION, WE EXPECT WE MIGHT HEAR

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1 SOME FEEDBACK ABOUT PORTABLE CHANGES OR MODIFICATIONS THAT
2 FOLKS WANT TO MAKE. AND WE WERE GOING TO, AS YOU NOTED
3 EARLIER, ASK FOR KIND OF DECISION POINTS ON RECOMMENDATIONS TO
4 MODIFY A METHODOLOGY. AND THEN ONCE WE HAVE KIND OF HEARD FROM
5 EVERYBODY ABOUT A PARTICULAR METHODOLOGY BEFORE MOVING ON TO
6 THE NEXT ONE, WE WERE GOING TO ASK FOR A RED, YELLOW, GREEN
7 DECISION ON WHETHER THAT'S ONE OF THE METHODOLOGIES IT THAT
8 FOLKS WANT TO HAVE BROUGHT BACK TO THE NEXT MEETING. AND WE
9 THOUGHT WE WOULD HAVE THE PUBLIC COMMENT PRIOR TO THAT
10 DECISION POINTS, THE DECISION POINT ON EACH OF THE
11 METHODOLOGIES.

12

13 **JESSE ARREGUIN, CHAIR:** GOT IT. I AM ASSUMING THERE WILL BE
14 SOME PROCESS OF ELIMINATION AS WE HAVE FIVE DIFFERENT SETS OF
15 METHODOLOGIES TO CHOOSE FROM AND ONCE AGAIN WE'RE HOPING THAT
16 WE CAN ARRIVE AT TWO NO MORE THAN THREE THAT WE CAN PROVIDE
17 GUIDANCE TO STAFF AT OUR NEXT MEETING THEREFORE THOSE OTHER
18 ONES WE WILL NOT BE MOVING FOR CONSIDERATION. THANK YOU VERY
19 MUCH MUCH BEFORE I GO TO GILLIAN, CARLOS, VICE MAYOR ROMERO?
20 VICE MAYOR ROMERO, DID YOU HAVE A COMMENT?

21

22 **CARLOS ROMERO:** YES. I'M SORRY. CAN YOU HEAR ME NOW? I WAS
23 MUTED THERE. INCLUDED IN YOUR QUESTION WAS HOW WE WERE GOING
24 TO ADDRESS THE ONE EVALUATIVE CRITERIA THAT WE HAD DISCUSSED
25 LAST TIME BRINGING BACK THE HMC AND I DIDN'T QUITE HERE WHAT

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1 THE PREFACE WAS TODAY MAYBE I MISSED IT WHAT THE PREFACE WAS
2 TODAY TO ADDRESS THAT ISSUE IN TODAY MEETING.

3

4 **JESSE ARREGUIN, CHAIR:** WE'LL GET INTO THAT WHEN GILLIAN GIVES
5 HER KIND OF UPDATE PRESENTATION. SHE'S GOING TO KIND OF HELP
6 US WALK US THROUGH THE DECISION POINTS THAT WE HAVE TO MAKE
7 TODAY. BUT THAT IS DEFINITELY -- THAT'S AN AREA WE ALSO
8 DEFERRED ACTION ON UNTIL THIS MEETING.

9

10 **CARLOS ROMERO:** OKAY. THANK YOU. I'LL WAIT FOR THAT.

11

12 **JESSE ARREGUIN, CHAIR:** WITH THAT I'LL TURN IT OVER TO GILLIAN
13 ADAMS.

14

15 **GILLIAN ADAMS:** OKAY. THANK YOU. SO I DO NOT HAVE A POWERPOINT
16 PRESENTATION FOR TODAY. SO I AM GOING TO WALK THROUGH SOME OF
17 THE MATERIALS THAT WE INCLUDED IN THE PACKET. I'M GOING TO
18 SHARE MY SCREEN TO DO THAT. SO GIVE ME A MINUTE WHILE I SET
19 THAT UP. SO WHAT WE'RE LOOKING AT HERE IS THE LIST OF THE
20 METHODOLOGY CONCEPTS THAT ARE INCLUDED IN THE PACKET TODAY.
21 AND THAT STAFF HAS EVALUATED FOR YOUR DISCUSSION. SO, WHAT YOU
22 SEE ON THE LEFT, THE THREE OPTIONS ON THE LEFT ARE THE ONES
23 THAT WERE CARRIED OVER FROM THE LAST MEETING. THIS REFLECTS
24 THE HMC'S DECISION TO STICK WITH THE OPTIONS THAT ALLOCATED
25 MODERATE INCOME UNITS USE THE SAME FACTORS OF ABOVE MODERATE

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1 UNITS THOSE ARE VERSION A OPTIONS SO THAT'S WHAT WE BROUGHT
2 BACK TODAY. THREE OPTIONS ON THE RIGHT WERE DEVELOPED IN
3 RESPONSE TO SOME OF THE FEEDBACK THAT WE HEARD FROM THE HMC AT
4 THE LAST MEETING. ONE PROPOSAL WAS THAT THE METHODOLOGY SHOULD
5 HAVE MORE OF AN EMPHASIS ON TRANSIT, AND SO OPTION 4A JOBS
6 PROXIMITY EMPHASIS IS SIMILAR TO OPTION 1A JOBS EMPHASIS BUT
7 IT ASSIGNS GREATER WEIGHT TO THE JOBS PROXIMITY TRANSIT FACTOR
8 WITH GREATER WEIGHT TO JOBS/HOUSING FIT. RESPONSE TO FEEDBACK
9 OF NEED TO EMPHASIZE HIGH OPPORTUNITY AREAS FOR ALL INCOME
10 CATEGORIES. OPTION 5A, THE ONE CALLED 50/50 HIGH OPPORTUNITY
11 AREAS AND JOBS. MODIFIES OPTION 2A HIGH OPPORTUNITY AREAS AND
12 JOBS TO ADD ACCESS HIGH OPPORTUNITY AREAS AS A FACTOR FOR
13 ALLOCATING MODERATE AND ABOVE MODERATE INCOME UNITS. THIS
14 FACTOR WEIGHTS AT 50 PERCENT AND REPLACE THE JOBS HOUSING
15 BALANCE FACTOR. LAST OPTION 6A MODIFIED HIGH OPPORTUNITY AREAS
16 EMPHASIS; RESPONSE AND FEEDBACK WE HEARD TO FOCUS ON JOBS
17 PROXIMITY INSTEAD OF JOBS/HOUSING BALANCE THIS OPTION IS
18 SIMILAR TO OPTION 3A HIGH OPPORTUNITY AREAS EMPHASIS BUT JOBS
19 PROXIMITY AUTO REPLACES JOBS/HOUSING BALANCE AND IS GIVEN A
20 WEIGHT OF 60 PERCENT. SO NOW I'M GOING TO WALK THROUGH THE
21 MAPS FOR EACH OF THE METHODOLOGY OPTIONS. AS I MENTIONED THEE
22 ARE IN YOUR PACKET, PART OF APPENDIX THREE. I HAVE ORGANIZED
23 THESE SO I'M GOING TO FLIP THROUGH THEM IN THE PAIRS MENTIONED
24 ABOVE. AND AS A REMINDER THESE MAPS ARE NOT ABOUT THE TOTAL
25 NUMBER OF UNITS A JURISDICTION WOULD RECEIVE BUT INSTEAD SHOW

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1 THE GROWTH RATE FOR EVERY JURISDICTION. IN JURISDICTIONS WITH
2 THE DARKEST BROWN WOULD EXPERIENCE THE HIGHEST GROWTH RATES
3 WHILE THOSE IN LIGHT GRAY WOULD EXPERIENCE LOWEST GROWTH
4 RATES. THIS SHOWS EMPHASIS IN ALL OPTIONS WITH JURISDICTIONS
5 WITH HIGHEST GROWTH RATE ARE GENERALLY IN THE SOUTH BAY AND
6 ALONG THE PENINSULA AND LOWEST GROWTH RATES ARE SONOMA NAPA
7 AND SOLANO COUNTY AND NORTHERN PORTIONS OF EAST CONTRA COSTA
8 COUNTY. SO THIS IS OPTION 4A AND COMPARED TO OPTION 1A OPTION
9 4A WHICH IS THE JOBS PROXIMITY EMPHASIS ASSIGNS MORE UNITS TO
10 SAN FRANCISCO AND GENERALLY DISTRIBUTES GROWTH MORE EVENLY
11 THROUGHOUT THE REST OF THE REGION. MANY OF THE JURISDICTIONS
12 ON THE PENINSULA IN THE SOUTH BAY IN MARIN COUNTY AND IN PARTS
13 OF THE EAST BAY EXPERIENCE SMALLER GROWTH RATES COMPARED TO
14 OPTION 1A. COMPARED TO OPTION 1A AND 4A, OPTION 2A HIGH
15 OPPORTUNITY AND JOBS CONCEPT GENERALLY SHOWS HIGHER RATES OF
16 GROWTH FOR CITIES ON THE PENINSULA IN THE SOUTH BAY AND
17 SMALLER GROWTH RATES FOR SAN FRANCISCO AND OAKLAND. OPTION 2A
18 GENERALLY ALSO HAS HIGHER GROWTH RATES FOR JURISDICTIONS IN
19 MARIN COUNTY AND JURISDICTIONS IN THE EAST BAY PARTICULARLY
20 THE TRI-VALLEY. COMPARED TO OPTION 2A OPTION 5A 50/50 HIGH
21 OPPORTUNITY AREAS AND JOBS REDUCES GROWTH RATES FOR MANY
22 JURISDICTION IN SONOMA NAPA AND SOLANO COUNTY WHILE
23 JURISDICTIONS IN THE REST OF THE REGION GENERALLY EXPERIENCE
24 HIGHER GROWTH RATES. OPTION 3A HIGH OPPORTUNITIES AREAS
25 EMPHASIS HAS SIMILAR PATTERN TO OPTION 55A BUT WITH LOWER

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1 GROWTH RATE FOR SAN FRANCISCO AND HIGHER FOR JURISDICTIONS IN
2 THE NORTH BAY. LASTLY COMPARED TO OPTION 3A OPTION 6A THE
3 MODIFIED HIGH OPPORTUNITY AREAS EMPHASIS CONCEPT RESULT IN
4 HIGHER CONCENTRATIONS FOR SAN FRANCISCO AND JURISDICTIONS IN
5 THE SOUTH BAY AND LOWER RATES OF GROWTH IN NORTH BAY AND MANY
6 JURISDICTIONS IN THE EAST BAY. SO NEXT I WANT TO WALK THROUGH
7 SOME OF THE CHARTS, THE PERFORMANCE EVALUATION METRICS RESULTS
8 FOR THE SIX OPTIONS THAT WE INCLUDED IN THE PACKET. SO THESE
9 CHARTS ARE ORGANIZED THE SAME WAY AS THE ONES WE SHOWED YOU
10 LAST WEEK. AS A REMINDER THE METRICS WERE PRESENTED AS
11 QUESTIONS THAT RELATE TO EACH OF THE STATUTORY RHNA
12 OBJECTIVES. METRICS COMPARE TO TOP REGIONS IN JURISDICTION.
13 COMPARED TO TOPIC SO JURISDICTIONS WITH HOUSING COST AND
14 JURISDICTIONS IN THE REGION THIS MAKES IT EASIER TO COMPARE DO
15 JURISDICTIONS OF PARTICULAR INTEREST SEE MORE OR LESS GROWTH
16 THAN ALL OTHER JURISDICTIONS. AS A REMINDER THE CHARTS LIST
17 THE METHODOLOGY OPTION IN DESCENDING ORDER WITH OPTION 6A AT
18 THE TOP AND OPTION 1A AT THE BOTTOM LOOKING AT OBJECTIVE ONE
19 WHICH IS INCREASING HOUSING MIX AND TYPES IN AN EQUITABLE
20 MANNER THE QUESTION FOR OBJECTIVE ONE FOCUS ON JURISDICTIONS
21 WITH THE MOST EXPENSIVE HOUSING COST. CHART ON THE LEFT SHOWS
22 THE PERCENT OF RHNA LOWER INCOME UNITS EACH JURISDICTIONS
23 RECEIVE COMPARED TO THE PERCENT OF THE REST OF THE
24 JURISDICTIONS IN THE REGION RECEIVE. AS YOU CAN SEE WITH ALL
25 OF THE METHODOLOGY OPTIONS MOST EXPENSIVE JURISDICTIONS

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1 RECEIVE HIGHER PERCENTAGE OF LOWER INCOME UNITS COMPARED TO
2 THE REST OF THE REGION OPTION A JOBS EMPHASIS AND 2A HIGHER
3 OPPORTUNITY AREAS AND JOBS PERFORMING THE BEST. CHART ON THE
4 LEFT FOCUSES ON LOW INCOME RHNA THE CHART ON THE RIGHT SHOWS
5 WHETHER OR NOT JURISDICTIONS RECEIVE AN ALLOCATION OF TOTAL
6 RHNA UNITS THAT IS PROPORTIONAL TO THEIR SHARE OF EXISTING
7 HOUSEHOLDS. WHAT THIS MEANS IS THAT IF A JURISDICTION HAS TWO
8 PERCENT OF HOUSEHOLD IN 2019, IT WILL ALSO RECEIVE TWO PERCENT
9 OF RHNA. THIS HELPS US SEE IN ONE VIEW BOTH IF AN OPTION DOES
10 WELL ON THE SHARE OF LOW INCOME RHNA AND WHETHER A GROUP
11 SIMILARLY HAS RELATIVELY STRONG GROWTH IN TOTAL UNITS. DOTTED
12 LINE AT 1.0 INDICATES WHEN THE ALLOCATION IS PROPORTIONAL. FOR
13 MOST OF THE METHODOLOGY OPTIONS THE JURISDICTIONS WITH THE
14 MOST EXPENSIVE HOUSING COST HAVE ALLOCATIONS THAT ARE AT LEAST
15 PROPORTIONAL TO THE SHARE OF EXISTING HOUSEHOLDS BUT OPTION 1A
16 JOBS EMPHASIS AND OPTION 4A JOBS PROXIMITY EMPHASIS DO NOT.
17 OBJECTIVE TWO RELATES TO PROMOTING INFILL DEVELOPMENT,
18 EFFICIENT DEVELOPMENT PATTERNS AND GREENHOUSE GAS EMISSIONS
19 REDUCTIONS. THE METRICS FOR OBJECTIVE TWO, MEASURE THE AVERAGE
20 GROWTH RATES THE JURISDICTION'S RECEIVE FROM THE DIFFERENT
21 METHODOLOGY OPTIONS. METRIC 2A LOOKS AT JURISDICTIONS WITH THE
22 LARGEST SHARE OF THE REGION'S JOBS. AS YOU CAN SEE, ALL THE
23 METHODOLOGY OPTIONS RESULT IN JURISDICTIONS WITH THE MOST JOBS
24 EXPERIENCING HIGHER GROWTH RATES THAN THE JURISDICTIONS IN THE
25 REST OF THE REGION WITH 4A JOBS PROXIMITY EMPHASIS AND OPTION

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1 1A PERFORMING THE BEST. METRIC 2B LOOKS AT THE JURISDICTIONS
2 WITH THE MOST LAND IN TRANSIT PRIORITY AREAS. RESULTS FOR THIS
3 METRIC ARE SIMILAR FOR THOSE TO METRIC 2A. THE LAST METRIC FOR
4 THIS OBJECTIVE MEASURES WHETHER THE METHODOLOGY OPTIONS RESULT
5 IN THE HIGHEST GROWTH RATES IN JURISDICTIONS WITH THE LOWEST
6 VEHICLE MILES TRAVELED. ONCE AGAIN YOU CAN SEE THAT ALL OF THE
7 METHODOLOGY OPTIONS PERFORM WELL IN THIS METRIC WITH OPTION 4A
8 JOB PROXIMITY EMPHASIS AND OPTION 1A JOBS EMPHASIS PERFORMING
9 THE BEST. OBJECTIVE THREE PROMOTES BETTER RELATIONSHIP BETWEEN
10 JOBS/HOUSING AND JOBS/HOUSING FIT. METRICS FOR OBJECTIVE THREE
11 FOCUS ON UNBALANCED JOBS/HOUSING FIT FOR RATIO BETWEEN LOW
12 WAGE JOBS AND HOUSING AFFORDABLE TO LOW-WAGE WORKERS. CHART ON
13 THE LEFT SHOWS THE PERCENT OF RHNA LOW INCOME UNITS COME
14 PAIRED TO THE REST OF THE JURISDICTION RECEIVES. AS YOU CAN
15 SEE IN ALL OF THE OPTIONS THE JURISDICTIONS WITH THE MOST
16 JOBS/HOUSING BALANCE FIT RECEIVES A LOWER RHNA COMPARED TO THE
17 REST OF THE OPTIONS WITH OPTION 1A JOBS EMPHASIS WITH 2A
18 HIGHER JOBS PERFORMING BEST. CHART ON THE RIGHT, ALLOCATION OF
19 RHNA UNITS PROPORTIONAL TO SHARE OF EXISTING HOUSEHOLDS FOR
20 ALL OF THE METHODOLOGY OPTIONS THE JURISDICTIONS WITH THE
21 WORST JOBS/HOUSING FIT HAVE ALLOCATIONS FIT THAT ARE AT LEAST
22 PROPORTIONAL TO THE SHARE OF EXISTING HOUSEHOLDS BUT OPTION 3A
23 HIGH OPPORTUNITY AREAS EMPHASIS OPTION 5A 50/50 HIGH
24 OPPORTUNITY AREAS AND JOBS AND OPTION 6A MODIFIED HIGHER
25 OPPORTUNITY PERFORMING THE BEST. OBJECTIVE FOUR IS RELATED TO

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1 BALANCING EXISTING DISPROPORTIONAL CONCENTRATIONS OF INCOME
2 CATEGORIES FOUR MEASURES WHETHER JURISDICTIONS WITH THE
3 PERCENTAGE EVER HIGHEST INCOME RESIDENTS RECEIVE HIGHER RHNA
4 SHARE AS LOWER INCOME UNITS COMPARED TO THE JURISDICTION OF
5 THE LOWER INCOME UNITS. RESULTS SHOW THAT EVERY METHODOLOGY
6 GIVES JURISDICTIONS WITH THE LARGEST PERCENTAGE OF HIGH INCOME
7 RESIDENTS LARGER SHARE OF RHNA AS LOWER INSURING UNITSES AND
8 JURISDICTIONS WITH THE LARGEST PERCENTAGE OF LOWER INCOME
9 UNITS. HOWEVER JOBS EMPHASIS AND OPTION TWO A HIGH OPPORTUNITY
10 AREAS AND JOBS PERFORM BEST AND OPTION 5A 50/50 HIGH
11 OPPORTUNITY AREAS AND JOBS SHOWS THE SMALLEST JURISDICTIONS --
12 WITH LARGER SHARE -- THIS LAST SET OF METRICS RELATES TO
13 AFFIRMATIVELY FURTHERING FAIR HOUSING. FIRST PAIR OF METRICS
14 HERE RELATE -- FOCUS ON THE JURISDICTIONS WITH THE LARGEST
15 PERCENTAGE OF HOUSEHOLDS LIVING IN HIGH OPPORTUNITY AREAS.
16 CHART ON THE LEFT SHOWS THE PERCENT OF RHNA LOWER INCOME UNITS
17 THESE JURISDICTIONS RECEIVE COMPARED TO THE PERCENT OF THE
18 REST OF THE JURISDICTION IN THE REGION'S RECEIVE. ALL OPTIONS
19 PERFORM STRONGLY BUT OPTION 1A JOBS EMPHASIS AND 2A HIGHER
20 OPPORTUNITY AREAS AND JOBS PERFORM BEST WITH BOTH
21 METHODOLOGIES ASSIGNING THESE JURISDICTIONS AS MORE THAN HALF
22 OF THE RHNA AS LOWER INCOME UNITS CHART ON THE RIGHT SHOWS
23 JURISDICTIONS RECEIVING RHNA UNITS PROPORTIONAL TO SHARE OF
24 EXISTING HOUSEHOLDS. FOR OPTIONS LARGEST PERCENTAGE OF
25 HOUSEHOLDS IN HIGHER OPPORTUNITY AREAS HAVE ALLOCATIONS THAT

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1 ARE AT LEAST PROPORTIONAL TO THE SHARE OF EXISTING HOUSEHOLDS
2 OPTION 1A JOBS EMPHASIS AND 4A JOB PROXIMITY EMPHASIS DO NOT
3 MEET THE THRESHOLD OPTION 3A HIGHER OPPORTUNITY AREAS EMPHASIS
4 OPTION 5A 50/50 HIGH OPPORTUNITY AREAS AND JOBS AND 6A
5 MODIFIED HIGH OPPORTUNITY AREAS EMPHASIS PERFORM THE BEST.
6 FIVE B FOCUSES ON ECONOMIC EXCLUSION WHICH DEFINE
7 JURISDICTIONS THAT HAVE ABOVE AVERAGE DIVERGENCE SCORES AND
8 PERCENTAGE OF HOUSEHOLDS ABOVE 20 PERCENT OF AREA MEDIAN
9 INCOME IT MEASURES WHETHER THESE JURISDICTIONS RECEIVE A TOTAL
10 NUMBER OF RHNA UNITS AS PROPORTIONAL TO SHARE OF HOUSEHOLDS
11 IN BEING LOOKING AT JURISDICTIONS WITH THE LARGEST HOUSEHOLDS
12 LIVING IN HIGH OPPORTUNITY AREAS OPTION 3A HIGH OPPORTUNITY
13 AREAS EMPHASIS OPTION 5A50/50 HIGH OPPORTUNITY AREAS AND JOBS
14 AND OPTION 6A MODIFIED HIGH OPPORTUNITY AREAS EMPHASIS PERFORM
15 THE BEST. ONCE AGAIN OPTION 1A JOBS EMPHASIS AND OPTION 4A
16 JOBS PROXIMITY EMPHASIS DO NOT ALLOCATE RHNA UNITS
17 PROPORTIONAL TO THE REGION'S SHARE OF EXISTING HOUSEHOLDS. THE
18 LAST MARKET THAT STAFF HAS DEVELOPED FOR AFFIRMATIVELY
19 FURTHERING FAIR HOUSING FOCUSES ON JURISDICTIONS WITH HIGH
20 INCOME RESIDENTS COMPARED TO OBJECTIVE IN NUMBER FOUR THE
21 RESULTS OF THE METRIC ARE SIMILAR TO THE OTHER METRIC THAT
22 MEASURES WHETHER OTHER JURISDICTIONS ARE SIMILAR IN REGION
23 THAT COMPARES SHARES TO EXISTING HOUSEHOLDS. SO MY SUMMARY OF
24 THEY PERFORMANCE EVALUATION SO FAR HAS FOCUSED ON METRICS. IN
25 YOUR PACKET YOU SHOULD SEE A PROPOSAL PUT FORWARD BY HMC

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1 MEMBERS ABOUT A DIFFERENT METHODOLOGY FOR CALCULATING METRIC
2 5B WHICH MEASURES BE WHETHER JURISDICTIONS RECEIVING RACIAL
3 EXCLUSION RECEIVE ALLOCATIONS PROPORTIONAL TO THE SHARE OF
4 EXISTING HOUSEHOLDS. THERE ARE TWO MIMARY WAYS THAT THIS
5 EVALUATION METRIC IS DIFFERENT THAN THE APPROACH THAT STAFF
6 HAS BEEN USING FOR METRIC 5B HMC MEMBERS PROPOSAL INCLUDES 49
7 JURISDICTIONS TO COMPARE TO THE REST OF THE REGION BASED ON
8 THE COMPOSITE SCORE EXPLAINED IN THEIR MEMO. STAFF'S APPROACH
9 COMPARED 31 JURISDICTIONS TO THE REST OF THEIR REGION. THEIR
10 APPROACH EVALUATES WHETHER A JURISDICTION'S SHARE OF VERY LOW
11 AND LOW INCOME UNITS IS PROPORTIONAL TO ITS SHARE OF EXISTING
12 HOUSEHOLDS. STAFF'S APPROACH EVALUATING WHETHER A
13 JURISDICTION'S SHARE OF TOTAL UNITS IS PROPORTIONAL TO ITS
14 SHARE OF EXISTING HOUSEHOLDS. STAFF EVALUATED THE SIX
15 METHODOLOGY OPTIONS USING THE HMC MEMBERS APPROACH AND THE
16 RESULTS ARE SHOWN HERE. THE CHART ON THE LEFT SHOWS WHETHER OR
17 NOT AS A GROUP THE 49 JURISDICTIONS THAT EXHIBIT ABOVE AVERAGY
18 LEVELS OF RACIAL AND ECONOMIC EXCLUSION RECEIVE ALLOCATIONS OF
19 VERY LOW AND LOW INCOME UNITS THAT ARE PROPORTIONAL TO THEIR
20 SHARE OF EXISTING HOUSEHOLDS. ALL OF THE METHODOLOGY OPTIONS
21 PERFORMED WELL, BUT OPTION 3A HIGH OPPORTUNITY AREAS EMPHASIS
22 AND OPTION 6A MODIFIED HIGH AREAS EMPHASIS PERFORMED BEST.
23 CHART ON THE RIGHT MEASURES JURISDICTION INDIVIDUALLIES THE
24 SHARE OF JURISDICTIONS THAT RECEIVE ALLOCATIONS OF VERY LOW
25 AND LOW INCOME UNITS THAT'S PROPORTIONAL TO ITS SHARE OF

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1 EXISTING HOUSEHOLDS. OPTION 3A HIGH OPPORTUNITY AREAS EMPHASIS
2 AND 6A MODIFIED HIGH OPPORTUNITY AREAS EMPHASIS PERFORM BEST
3 WITH NEARLY 80 PERCENT OF THE 49 JURISDICTION USING THIS
4 APPROACH REPRESENT ABOVE AVERAGE LEVELS OF RACIAL AND ECONOMIC
5 EXCLUSION RECEIVING AN ALLOCATION OF LOWER INCOME UNITS THAT
6 IS PROPORTIONAL TO ITS EXISTING SHARE OF HOUSEHOLDS. LOOKING
7 AT THE RESULTS FOR ALL OF THE METHODOLOGY OPTIONS OVERALL, WE
8 SEE THAT THE OPTIONS THAT FOCUS MORE ON JOBS SCORED WELL ON
9 MEASURES RELATED TO GROWTH NEAR JOB CENTERS NEAR TRANSIT AND
10 PLACES WITH LOW VMT BUT IT WAS THE HIGH RESOURCE DRIVEN
11 OPTIONS THAT DID BEST ON MOST OF THE EQUITY METRICS. TASK OF
12 HMC TODAY IS TO TRY TO BALANCE PRIORITIES AND IDENTIFY OPTIONS
13 THAT PRODUCE OVERALL BEST OUTCOMES FOR THE REGION. AND I GUESS
14 ONE THING THEY WANTED TO MENTION, BEFORE WE HAVE THE
15 DISCUSSION ABOUT METRICS, SO ONE OF THE THINGS THAT WAS
16 INCLUDED IN THIS PROPOSAL FROM HMC MEMBERS WAS WHAT WE
17 PRESENTED HERE WHICH WAS A METRIC FOR EVALUATING METHODOLOGY
18 OPTIONS, THEY ALSO INCLUDED IN THEIR PROPOSAL AND I'LL LET THE
19 HMC MEMBERS THEMSELVES SPEAK TO THIS BUT THE IDEA THAT THE
20 METRIC ITSELF SHOULD BE USED AS A WAY OF ACTUALLY CHANGING THE
21 METHODOLOGY APPROACH. SO THAT IF A JURISDICTION USING THIS
22 DEFINITION OF MEETING METRIC 5B SORT OF DID NOT MEET THE
23 PROPORTIONAL THRESHOLD, THAT THAT WOULD CAUSE THEIR ALLOCATION
24 TO INCREASE. SO IF THERE IS TWO DIFFERENT THINGS HAPPENING,
25 ONE WHICH HAVE IS A DIFFERENT WAY OF LOOKING AT THIS QUESTION,

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1 WHICH IS WHAT STAFF IS KIND OF TRIED TO WALK THROUGH HERE BUT
2 ALSO A PROPOSAL TO HAVE THAT INFORM THE ACTUAL STRUCTURE OF
3 THE METHODOLOGY. AND WITH THAT, I'M HAPPY TO TAKE ANY
4 QUESTIONS.

5

6 **JESSE ARREGUIN, CHAIR:** THANK YOU. SO, GILLIAN, MY RECOLLECTION
7 IS THAT WE HAD BASICALLY GIVEN OUR OKAY WITH MOST OF THE
8 EVALUATIVE CRITERIA, BUT WE WANTED MORE DISCUSSION ABOUT
9 NUMBER FIVE. AND SO, THERE IS A PROPOSAL, AS YOU NOTED, FROM
10 SEVERAL HMC MEMBERS TO MODIFY OPTION 5B, SO WE COULD CERTAINLY
11 DISCUSS THAT, THIS MORNING, AND SEE IF THE HMC WANTS TO
12 APPROVE A MODIFIED VERSION 5B, BUT MY RECOLLECTION IS THE
13 OTHER CRITERIA, WE HAD KIND OF INDICATED WE DIDN'T HAVE AN
14 OBJECTION TO AT OUR LAST MEETING.

15

16 **GILLIAN ADAMS:** I BELIEVE THAT'S TRUE. AND I THINK ONE OF THE
17 OPTIONS ALSO, IS, YOU KNOW, PERSONALLY, I DON'T THINK THERE IS
18 NECESSARILY A REASON WHY WE COULDN'T JUST HAVE BOTH OF THESE
19 METRICS JUST AS THE PURPOSE OF THE METRICS IS TO INFORM THE
20 DISCUSSIONS IF THEY COULD BE ADDITIVE ON TAKING A VOTE WHETHER
21 THIS WOULD BE REPLACING THE ONE STAFF MOVED FORWARD BUT WE
22 NEED TO DISCUSS THIS WITH STAFF BEFORE THEY'RE REQUESTED.

23

24 **JESSE ARREGUIN, CHAIR:** BEFORE I GO TO NELL, I WANT TO GIVE THE
25 FLOOR OVER TO SOMEBODY -- ONE OF THE FOUR HMC MEMBERS,

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1 INCLUDED JEFF LEVIN, FERNANDO MARTI RODNEY NICKENS, AND CARLOS
2 ROMERO TO PRESENT THEIR ALTERNATIVE ON 5B. FERNANDO WANT YOU
3 LIKE TO KICK IT OFF?

4

5 **FERNANDO MARTI:** SURE I'LL KICK IT OFF AND I'LL LET MAYBE SOME
6 OF MY COLLEAGUES DO A BETTER DETAIL OF IT, BUT I THINK WHAT WE
7 WERE TRYING TO DO, AND WHAT WE REALIZED IN THE METHODOLOGY --
8 OR THE WAY THAT THE CRITERIA, THE METRIC WAS SET UP, IS THAT
9 IT KIND OF CUT THROUGH CITIES OR JURISDICTIONS THAT MET BOTH
10 OF THESE CRITERIA, BOTH AROUND DIVERGENCE, AND AROUND HIGH
11 INCOME. AND WHAT THAT DID IS -- IN OUR VIEW, CREATED TWO SMALL
12 OF A POOL OF CITIES THAT WE WERE TRYING TO IDENTIFY AS PLACES
13 WHERE, REALLY DESERVE MORE DLI, AND LI ALLOCATIONS SO WHAT WE
14 DID WAS CREATED A METHOD THAT WAS A COMPOSITE THAT WAS MORE
15 ADDITIVE, AND JEFF YOU CAN PROBABLY DESCRIBE THE DETAILS
16 BETTER SO THAT IT WAS MORE ADAT THIS TIME ADDITIVE SO THAT
17 WE'RE LOOKING AT CITIES THAT HAVE HIGH DIVERGENCE OR HAVE HIGH
18 ABOVE MODERATE HOUSEHOLD IN THAT CITY. THAT CREATED A MUCH
19 LARGER POOL. ONE OF THE DRAWBACKS OF DIVERGENCE INDEX,
20 HOWEVER, IS THAT IT ALSO HIGHLIGHTS CITIES THAT HAVE A HIGH
21 PROPORTION OF LOW INCOME RESIDENTS. AND SO, THE LAST PART OF
22 THIS WAS TO REMOVE THOSE. AND WHAT THAT CREATED WAS A MUCH
23 LARGER POOL. WE SENT YOU THE DATA OF COMPARISON OF
24 JURISDICTIONS THAT WOULD THEN BE ALLOCATED. THAT WAS PART ONE.
25 AND THE PART GILLIAN MENTIONS WAS CAN THIS BE USED BEYOND

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1 BEING JUST EVALUATIVE CRITERIA BUT ALSO INFORMING OUR
2 METHODOLOGY. I'LL JUST MENTION IT BUT WE CAN TALK ABOUT THAT
3 LATER. JEFF, RODNEY, DO YOU WANT TO ADD ANYTHING INTO THAT
4 SIMPLIFIED DESCRIPTION?

5

6 **JESSE ARREGUIN, CHAIR:** JEFF, ARE YOU THERE?

7

8 **JEFFREY LEVIN:** THANK YOU, YES. I WOULD LIKE TO. I THINK THERE
9 WERE THREE THINGS WE WERE TRYING TO ADDRESS IN THIS PROPOSAL,
10 THE FIRST WHICH FERNANDO WENT THROUGH FAIRLY CLEARLY WHICH IS
11 A BETTER WAY OF IDENTIFYING OF THE JURISDICTIONS THAT WE ARE
12 MOST CONCERNED WITH BY USING A COMBINED SCORING THAT TOO INTO
13 ACT THE DIVERGENT FACTOR AND HIGH INCOME FACTOR WITHOUT HAVING
14 TO MEET A CERTAIN THRESHOLD FOR BOTH OF THEM WE LOOK AT THE
15 COMBINATION OF THE TWO AND WHETHER THAT GETS THEM OVER A
16 CERTAIN THRESHOLD AND IT CAPTURED A BETTER PORTION OF THE BAY
17 AREA'S POPULATION THAN THE OTHER APPROACH. SECOND QUESTION, IS
18 REALLY ABOUT SORT OF THE CONSEQUENCES OF THAT. ORIGINAL
19 PROPOSAL FROM STAFF WAS LOOKING, AS AN EVALUATION METRIC, AS
20 DO THESE CITIES GET A SHARE OF TOTAL RHNA THAT IS PROPORTIONAL
21 TO THEIR CURRENT HOUSEHOLD SHARE? BUT WHEN WE ARE TALK BY THE
22 TIME ISSUE OF EXCLUSIONARY JURISDICTIONS IT'S REALLY A FOCUS
23 AROUND THE MECHANISM THAT HAS BEEN USED TO EXCLUDE, WHICH IS
24 LARGELY THE PREVALENCE OF SINGLE FAMILY ZONING, AND THE LACK
25 OF ADEQUATE ZONING FOR MULTI-FAMILY HOUSING, THAT WOULD OPEN

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1 UP THE AREA TO A WIDER RANGE OF GROUPS AND INCOME LEVELS. AND
2 SO, THAT'S WHY WE ARE PROPOSING THAT THE TEST HERE IS NOT
3 WHETHER A JURISDICTION'S TOTAL ALLOCATION IS PROPORTIONAL TO
4 ITS HOUSEHOLD SHARE BUT SPECIFICALLY WHETHER IT'S VERY LOW AND
5 LOW INCOME ALLOCATION, BECAUSE ONCE THEY GET THOSE
6 ALLOCATIONS, WHEN THEY DO THEIR HOUSING ELEMENT, HAVING HIGH,
7 VERY LOW, AND LOW INCOME NUMBERS REQUIRES THEM TO ZONE MULTI-
8 FAMILY TO ACCOMMODATE THAT. THEY WILL HAVE TO DO ZONING IN A
9 RANGE OF 20 TO 30 UNITS TO THE ACRE TO MEET THAT, IF WE JUST
10 USE THEIR TOTAL ALLOCATION, AND THAT TOTAL ALLOCATION HAS A
11 LARGE PROPORTION IN THE MODERATE AND ABOVE MODERATE
12 CATEGORIES, THEY CAN MEET THAT WITH SINGLE FAMILY ZONING, AND
13 WE THEN DON'T ACTUALLY GET ACTIONS THAT ADDRESS THE PROBLEM
14 THAT WE ARE TRYING TO ADDRESS HERE, WHICH IS THE EXCLUSIONARY
15 BARRIERS. AND THEN THE THIRD HAS TO DO WITH THE QUESTION OF
16 WHETHER WE WANT TO APPLY THIS TEST IN OF THE AGGREGATE TO THE
17 ENTIRE SET OF 49 JURISDICTIONS OR INDIVIDUALLY. AND I THINK
18 WHERE WE ARE TALKING ABOUT WHETHER WE'RE GOING TO CONTINUE OR
19 TAKE CORRECTIVE STEPS AROUND EXCLUSIONARY PRACTICES, LOOKING
20 AT THIS IN THE AGGREGATE IS NOT GOOD ENOUGH. BECAUSE WHEN WE
21 LOOK AT THIS IN THE AGGREGATE, WHAT WE SAY IS, IT IS OKAY FOR
22 CITY A TO CONTINUE NOT TO HAVE A LOT OF MULTI-FAMILY HOUSING,
23 AS LONG AS CITY B, WHICH MIGHT BE QUITE A WAYS AWAY, IS
24 PROVIDING ENOUGH TO MAKE UP FOR THAT, SO THAT IN THE
25 AGGREGATE, THAT THIS GROUP IS PERFORMING WELL, WE REALLY THINK

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1 THE TEST HERE NEEDS TO BE, ARE THESE CITIES INDIVIDUALLY AT A
2 PROPORTIONAL LEVEL OR NOT. IF THEY'RE NOT AT A PROPORTIONAL
3 LEVEL THEY'RE ACTUALLY MOVING FURTHER AWAY THAN CLOSER TO OUR
4 EQUITY OBJECTIVE. AND AS GILLIAN NOTED PART OF OUR PROPOSAL
5 IS, WHICHEVER FORMULA WE SETTLE OING ONE, A, TWO, A, 5A, 6A,
6 WHEN WE APPLY THIS METRIC, IF THERE ARE CITIES THAT DON'T HIT
7 THAT PROPORTIONALITY OF 1.0, AFTER WE USE THAT FORMULA WE
8 STILL NEED TO MAKE ADDITIONAL ADJUSTMENTS TO ENSURE THOSE
9 CITIES GET VLI AND LI ALLOCATIONS THAT COME UP TO THAT
10 PROPORTION AT LEVEL.

11

12 **JESSE ARREGUIN, CHAIR:** OKAY. THANK YOU VERY MUCH. GILLIAN, AND
13 AMBER, I KIND OF DIVED IN AND STARTED FACILITATING THE
14 CONVERSATION.

15

16 **AMBER SHIPLEY:** YOU'RE DOING A GREAT JOB.

17

18 **JESSE ARREGUIN, CHAIR:** THANK YOU. A LOT OF EXPERIENCE. SO,
19 THERE IS REALLY KIND OF -- THERE ARE TWO KIND OF MAIN DECISION
20 POINTS. THERE IS THIS QUESTION ABOUT WHETHER WE WANT TO MODIFY
21 THE EVALUATIVE CRITERIA BY, DO WE WANT TO HAVE NUMBER SIX, AND
22 THEN THERE IS GETTING INTO THE ACTUAL METHODOLOGY. SO WOULD
23 YOU SUGGEST THAT WE KIND OF DECIDE THIS QUESTION ABOUT WHETHER
24 TO MODIFY THE OPTION 5B OR ALTERNATIVELY TO ADD AN ADDITIONAL

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1 EVALUATIVE CRITERIA FIRST, BEFORE WE GO ON TO THE METHODOLOGY
2 CONVERSATION? I SEE GILLIAN SHAKING HER HEAD.

3

4 **AMBER SHIPLEY:** GILLIAN, DO YOU HAVE A PREFERENCE ON THE ORDER?

5

6 **GILLIAN ADAMS:** SINCE WE'RE HERE AT THE MOMENT, I I'LL DEFER TO
7 THE COMMUNITY BUT WE HAVE AN EXPLANATION OF WHAT THE PROPOSAL
8 S AND SO WE CAN TAKE A DECISION ON THAT.

9

10 **JESSE ARREGUIN, CHAIR:** I THINK WE SHOULD DISCUSS AND DECIDE
11 THIS PARTICULAR QUESTION BEFORE WE MOVE ON TO THE EVALUATION.
12 I MEAN -- SORRY -- THE METHODOLOGY CONVERSATION. SO WE HAVE
13 THIS DISCUSSION, DO PUBLIC COMMENT, AND THEN WE CAN TAKE A
14 KIND OF A STRAW POLL. LET'S SEE IF THERE IS CONSENSUS. AMBER
15 TURNING IT BACK OVER TO YOU.

16

17 **AMBER SHIPLEY:** THAT'S GREAT. WE HAVE HEARD A COUPLE OF HMC
18 ADVOCATE ON BEHALF OF THIS METRIC AND WE WOULD LIKE TO HEAR IF
19 ANYONE HAS CONCERNS, IF THEY COULD SHARE THOSE CONCERNS AND WE
20 COULD HAVE DISCUSSION ABOUT PROS AND CONS AND MOVE TOWARD A
21 DECISION POINT. NELL, YOU HAVE HAD YOUR HAND UP FOR A WHILE.
22 THEN ALISE AND DIANE.

23

24 **NELL SELANDER:** SEPARATE COMMENT NOT ON THIS BUT I HAVE A
25 CLARIFYING QUESTION ABOUT THIS PROPOSAL WHICH I THINK

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1 GENERALLY, I REALLY LIKE IT SOUNDS LIKE IT'S AN INTERESTING
2 AND USEFUL PROPOSAL AND I LIKE GILLIAN'S CONCEPT ABOUT HAVING
3 IT BE ADDITIVE RATHER THAN REPLACING. MY CLARIFYING QUESTION
4 IS, IF ON AN INDIVIDUAL BASIS A COMMUNITY DISOBEDIENT SCORE
5 WELL ON THIS METRIC AND YOU WANT TO BRING IT UP TO THE 1.0
6 RATIO IF WE'RE JUST ALLOTING THE TOTAL REGIONAL SHARE THOSE
7 UNITS HAVE TO COME FROM SOMEWHERE -- DO THEY COME FROM -- SO
8 DO YOU TAKE THIS -- AND MAYBE YOU ALREADY ANSWERED THIS -- YOU
9 TAKE THE JURISDICTION'S TOTAL AND MOVE IT FROM ABOVE MOD AND
10 MOVE IT TO VERY LOW OR TAKING UNITS FROM ANOTHER JURISDICTION
11 TO MOVE IT TO RAISE THAT VERY LOW AND LOW SHARE?

12

13 **AMBER SHIPLEY:** CAN SOMEONE ANSWER THAT?

14

15 **GILLIAN ADAMS:** YEAH. I MEAN, I GUESS -- I'LL ANSWER. WE
16 HAVEN'T KIND OF DELVED INTO WHAT THAT LOOKS LIKE BUT THERE IS
17 A FIXED NUMBER OF VERY LOW AND LOW INCOME UNITS WE HAVE BEEN
18 ASSIGNED BY HCD AND IF WE INCREASE ALLOCATION OF JURISDICTION
19 TO LOW AND VERY LOW TO GET THEM TO MEET THIS THRESHOLD THEN
20 THEY WOULD HAVE TO COME FROM A DIFFERENT JURISDICTION.

21

22 **AMBER SHIPLEY:** ELISE AND DIANE.

23

24 **SPEAKER:** MY FIRST CONCERN, IS I HAVE A CONCERN WITH THE
25 BASELINE NOT HAVING TO DO WITH JOB CREATION. SO THIS JUST SORT

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1 OF FURTHERS THAT ALONG WHICH THAT, I'M NOT THRILLED ABOUT, BUT
2 I HAD A QUESTION, TOO, WHICH IS HOW DOES THIS WORK WITH
3 UNINCORPORATED AREAS, OR WITH COUNTY JURISDICTIONS? BECAUSE IN
4 MARIN TOP FIVE WIDEST COMMUNITIES ARE THOSE IN UNINCORPORATED
5 AREAS SO WOULD THIS BE DONE BY PLACES BECAUSE I'M SURE IN SAN
6 FRANCISCO, TOO, SOME OF THE NEIGHBORHOODS MIGHT BE THE SIZE OF
7 SOME OF OUR SMALLER JURISDICTIONS THAT LOOK AFFLUENT AND DO
8 THOSE COUNTIES OR UNINCORPORATED AREAS GET AN ALLOCATION FOR
9 THEIR HIGHER RESOURCE, OR MORE EXCLUSIONARY AREAS TOO?

10

11 **GILLIAN ADAMS:** SO, BECAUSE THE RHNA IS DONE AT THE
12 JURISDICTIONAL LEVEL, THE ALLOCATION GOES TO A JURISDICTION,
13 THIS CALCULATION WOULD BE DONE AT THE JURISDICTIONAL LEVEL. SO
14 IF I'M UNDERSTANDING YOUR QUESTION, I THINK WHEN YOU'RE --
15 WHEN A JURISDICTION IS DOING ITS HOUSING ELEMENT WOULD BE A
16 POINT AT WHICH YOU WOULD THINK ABOUT WHERE WITHIN YOUR
17 COMMUNITY IS THE MOST APPROPRIATE PLACE FOR THOSE VERY LOW AND
18 LOW INCOME UNITS TO GO. FROM A RHNA PERSPECTIVE IT GOES TO THE
19 JURISDICTION.

20

21 **SPEAKER:** FROM ALLOCATION PERSPECTIVE LOOKING AT THE COUNTY A
22 WHOLE IF THEY HAVE MORE THAN ONE PLACE THAT'S VERY DIVERSE,
23 DOES THAT WEIGH -- BALANCE OUT THE REST OF THE COUNTIES THAT
24 THEY MAY NOT GET A HIGHER ALLOCATION EVEN THOUGH THEY HAVE
25 PLACES WITHIN THAT COUNTY THAT ARE HIGH END OR EXCLUSIONARY?

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1 LIKE DOES THAT COUNTY OR THE UNINCORPORATED AREA GET THEIR
2 FAIR SHARE OF THE HIGHER ALLOCATION BASED ON THEIR PLACES?

3

4 **GILLIAN ADAMS:** IF I'M UNDERSTANDING CORRECTLY, WE'RE GOING TO
5 TAKE THE POPULATION FOR THE ENTIRE UNINCORPORATED AREA, TO USE
6 YOUR EXAMPLE, SO IF, IF I'M HEARING YOU SAYING THERE IS KIND
7 OF A VERY EXCLUSIONARY ISLAND, BUT EVERYTHING ELSE IS DIVERSE
8 IT'S GOING TO BE CALCULATED AS A WHOLE WE'RE NOT GOING TO LOOK
9 AT THE SUBAREAS TO SEE HOW THEY PERFORM.

10

11 **SPEAKER:** THAT BOTHERS BECAUSE WE'RE LOOKING AT SUBAREAS FOR
12 UNINCORPORATED AREAS.

13

14 **GILLIAN ADAMS:** I GUESS, JUST, AGAIN, TO CLARIFY, I THINK WHAT
15 -- AND UNDERSTAND IF PEOPLE HAVE CLARIFYING QUESTIONS AND I'M
16 HAPPY TO ANSWER THEM, BUT I THINK THE QUESTION ON THE TABLE IS
17 WHETHER TO USE THIS AS A WAY OF LOOKING AT METHODOLOGY
18 OPTIONS. QUESTION ABOUT SHOULD WE USE IT TO CHANGE
19 ALLOCATIONS, I YOU THINK IS A DIFFERENT QUESTION. THAT, AS I
20 UNDERSTOOD WHAT YOU SAID CHAIR ARREGUIN WE'RE GOING TO TAKE
21 THAT AS PART OF OUR CONVERSATION ABOUT DIFFERENT METHODOLOGY
22 OPTIONS BUT RIGHT NOW IT'S JUST A QUESTION OF, IS IT HELPFUL
23 TO LOOK AT METHODOLOGY OPTIONS USING THIS FRAMEWORK. AM I
24 SUMMARIZING THAT CORRECTLY?

25

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1 **JESSE ARREGUIN, CHAIR:** YES.

2

3 **GILLIAN ADAMS:** GOOD.

4

5 **AMBER SHIPLEY:** DIANE, JULIE, THEN JEFF.

6

7 **DIANE DILLON:** I'M JUST GOING TO SAY HERE, FOLKS, THEY THINK OF
8 THE MAJORITY, AND I'LL CALL IT A SUPER MAJORITY OF THE PEOPLE
9 ON THIS PHONE CALL, ALL LIVE OR HAVE FOCUSED ON CITIES AS WHAT
10 YOUR -- HOW YOU VIEW THESE LENS OF HOW THIS ALL WORKS. AND I
11 APPRECIATE EVERYTHING JEFF SAID, AND I BELIEVE IN IT, AS A
12 PERSON, WE HAVE NO, AS IN ZERO PLACE, IN THE UNINCORPORATED
13 AREA THAT HAS WATER AND SEWER TO ACCOMMODATE A FOUR UNIT
14 APARTMENT BUILDING MUCH LESS ANYTHING BIGGER. I MEAN, NOT EVEN
15 THAT. LAFCO PROHIBITS THE CITY FROM EXTENDING SERVICES INTO
16 THE COUNTY AS OF DECEMBER 31ST. OUR SENATOR HAD A BILL THAT
17 ALLOWED THAT. IT GOT TOSSED ASIDE -- ANYWAY, IT HAD A TERM,
18 AND IT ENDED. I MEAN, THIS -- IT -- THIS JUST ISN'T EVEN
19 PHYSICALLY LEGALLY POSSIBLE IN THE UNINCORPORATED AREA. SO, I
20 JUST WANT EVERYBODY TO BE AWARE OF THAT. I THINK WE KEEP
21 LOOKING AT THIS FROM THE LENS OF THE CITIES. SO I JUST WANT TO
22 ADD THAT.

23

24 **AMBER SHIPLEY:** THANKS DIANE, JULIE, JEFF AND NEYSA.

25

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1 **JULIE PIERCE:** THANK YOU. I HOPE I'M UNDERSTANDING THIS RIGHT.
2 AND I THINK THERE ARE TWO QUESTIONS WITH THIS SCENARIO. AND I
3 THINK THAT WAS ASKED EARLIER, AND I'M STILL NOT CLEAR. SO,
4 FORGIVE ME IF I AM REITERATING. IS THE INTENT, WITH THIS
5 SCENARIO TO TAKE THE TOTAL ALLOCATION PROPORTIONAL ALLOCATION,
6 FOR A JURISDICTION, AND THEN SUBDIVIDE THE INCOME LEVELS
7 PROPORTION AT TO THIS NEW PROPOSAL I THINK I HEARD GILLIAN SAY
8 IT WOULD START AND GO GET ADDED ON FOR VERY LOW AND LOW. AND I
9 THINK THIS IS PROBLEMATIC. WHEN YOU LOOK AT WHERE THIS
10 HAPPENS, IT'S COUNTER TO THE ACCESS TO JOBS. AND TO ME, WHILE
11 I UNDERSTAND THE GOAL IS TO MAKE EVERY JURISDICTION MORE
12 EQUITABLE WHEN YOU START GOING BEYOND 50 PERCENT OF THE LOW
13 AND VERY LOW, AS THE TOTAL OF THE RHNA AND ITS OUT IN THE
14 OUTER FRINGES WHERE PEOPLE HAVE TO COMMUTE A VERY LONG
15 DISTANCE, I THINK YOU'RE ACTUALLY NOT BEING AS FAIR TO THOSE
16 PEOPLE WHO MIGHT CHOOSE TO LIVE THAT FAR AWAY. I THINK THERE
17 IS -- YOU'RE ADDING A VERY LONG COMMUTE IN MANY OF THESE
18 AREAS, TO WHERE THE JOBS ACTUALLY ARE. IF I'M UNDERSTANDING
19 THIS METHODOLOGY CORRECTLY. SO, I HAVE SOME REAL RESERVATIONS.
20 I THINK WHAT STAFF HAS PROPOSED GOES A LONG WAYS. I THINK EVEN
21 THERE, THERE ARE SOME OF THOSE PROBLEMS THAT WILL BE
22 EXACERBATED. WHEN PEOPLE HAVE 50 AND 60 MILE COMMUTES TO WHERE
23 THEIR JOBS ARE, THAT'S NOT EQUITABLE. IT REALLY ISN'T. SO, I'M
24 TRYING TO UNDERSTAND HOW THIS REALLY WORKS ON THE GROUND. AND
25 IF SOMEBODY CAN TELL ME THAT, RATHER THAN JUST BEING PUNITIVE

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1 TO SOMEBODY WHO HAS AN UPPER INCOME JURISDICTION OUT ON THE
2 FRINGES, I WOULD APPRECIATE KNOWING THAT. I THINK WE ALL NEED
3 TO DO OUR FAIR SHARE. I AM FINE HAVING 50 PERCENT OF MY
4 ALLOCATION IN THE VERY LOW AND LOW. I HAVE NO PROBLEM WITH
5 THAT. BUT IF IT'S GOING TO APPROACH CLOSER TO 100 PERCENT THEN
6 I'M GOING TO HAVE A REAL PROBLEM WITH THAT AND I'M GOING TO
7 GET BOOTED OUT. SO WE NEED TO LOOK AT FAIRNESS HERE TOO.

8

9 **AMBER SHIPLEY:** JEFF, YOU WERE UP NEXT, DOES ANYONE WANT TO
10 ADDRESS OR CAN ADDRESS WHAT JULIE JUST RAISED? MAYBE THAT IS
11 YOU, JEFF?

12

13 **JEFFREY LEVIN:** WELL, I CAN AT LEAST TAKE A START. AND I THINK
14 GILLIAN ANSWERED CORRECTLY, THAT WE CAN'T JUST REDUCE A
15 JURISDICTION'S MOD AND ABOVE MOD SHARE TO INCREASE THEIR VERY
16 LOW AND LOW. THAT'S ACTUALLY THE METHODOLOGY WE REJECTED,
17 WHICH WAS OF THE INCOME SHIFT METHOD. WE'RE ARE DOING THE
18 BOTTOM-UP METHOD HERE WHICH ALLOCATES -- SO IF WE WERE GOING
19 TO INCREASE THE NUMBERS FOR VERY LOW AND LOW FOR PARTICULAR
20 JURISDICTIONS, WE WOULD NEED TO FIGURE OUT WHERE TO TACK IT
21 FROM. I THINK THAT WOULD MAKE SENSE TO COME EITHER FROM THE
22 JURISDICTIONS THAT SCORE THE LOWEST ON THIS EVALUATION METRIC
23 THAT WE HAD, THAT COMBINED DIVERGENCE AND INCOME, OR TO LOOK
24 AT THE JURISDICTIONS THAT HAVE THE VERY HIGH HIGHEST NUMBERS
25 OF VERY LOW AND LOW. I THINK WE NEED TO SEE HOW MANY UNIT THIS

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1 IS ACTUALLY GOING TO MAKE A DIFFERENCE FOR FOR THE CITIES THAT
2 DON'T COME UP TO THE 1.0 PROPORTIONALITY. SOME OF THE CITIES
3 THAT HIT THAT TEST ARE NOT TERRIBLY LARGE CITIES, AND SO THE
4 ADJUSTMENTS ARE NOT LIKELY TO BE HUGE NUMBERS RELATIVE TO THE
5 REGION. I JUST -- I WANT TO ACKNOWLEDGE PEOPLE'S CONCERNS
6 ABOUT JOB PROXIMITY ABOUT ENVIRONMENTAL ISSUES GREENHOUSE GAS
7 REDUCTION. SB 375. I THINK ALL OF THOSE ARE IMPORTANT BUT
8 THEY'RE NOT THE ONLY THING WE'RE TRYING TO DO HERE, AND WE
9 CANNOT COME UP WITH A METHODOLOGY THAT IS DRIVEN, PRINCIPLE TO
10 THAT AND NOT ESTABLISH ALL OF THE STATUTORY OBJECTIVES THAT WE
11 HAVE TO MEET. AND I WILL NOTE, THAT IN MANY CASES WE'RE
12 LOOKING AT JURISDICTIONS THAT RELATIVE TO WHERE A LOT OF LOW
13 INCOME PEOPLE ARE LIVING NOW, WILL MEAN SHORTER COMMUTES FOR
14 PEOPLE. BUT, YOU KNOW, I JUST -- IT'S REALLY IMPORTANT THAT WE
15 NOT SAY WE'RE GOING TO SOLVE THE GREENHOUSE GAS EMISSIONS
16 PROBLEM AND IT WILL BE GREAT IF WE MEET THE OTHER STATUTORY
17 OBJECTIVES ALSO. WE REALLY HAVE TO FIGURE OUT HOW TO BALANCE
18 ALL OF THESE. I THINK THE EQUITY ISSUE IS, YOU KNOW, ON A PAR
19 WITH THESE OTHER ISSUES, AND NEEDS TO BE TREATED AS SUCH.

20

21 **AMBER SHIPLEY:** THANKS JEFF. NEYSA

22

23 **NEYSA FLIGOR:** LET ME START BY SAYING I SUPPORT THE SUPPORT
24 PROPOSAL PUT FORWARD BY THE HMC MEMBERS. I LIKE THE THINKING
25 AND WHERE THEY'RE GOING. I HAVE TWO CLARIFYING QUESTIONS THAT

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1 HAVE BEEN TOUCHED ON BY TWO PREVIOUS SPEAKERS. I WANT TO
2 UNDERSTAND HOW THIS WILL ACTUALLY BE APPLIED SO THIS QUESTION
3 WILL BE FOR GILLIAN. IT'S A TWO PART QUESTION ONE HAS TO DO
4 WITH GETTING TO THE 1.0 PROPORTIONALITY LINE WHERE IF THE GOAL
5 OF THIS ADDITIVE EVALUATION CRITERIA IS FOR THOSE INDIVIDUAL
6 JURISDICTIONS THAT AREN'T THERE, AND WE WANT TO BRING THEM TO
7 THAT LINE, IS THERE A CAP ON THAT? AND I THINK JEFF JUST
8 MENTIONED, MOST JURISDICTIONS ARE NOT FAR FROM THAT LINE. IF
9 OUR GOAL IS TO BLINDLY GET TO THAT LINE NO MATTER WHAT, THAT
10 CONCERNS ME BECAUSE I DON'T KNOW IN REALITY WHAT THAT
11 TRANSLATES TO IN NUMBERS. AND THEN THE SECOND QUESTION I HAVE
12 FOR GILLIAN IS FOR ME TO BETTER UNDERSTAND HOW THIS
13 METHODOLOGY PROCESS WORKS. SO I COMPLETELY UNDERSTAND THAT FOR
14 LOW VERY LOW WE HAVE A CERTAIN NUMBER OF UNITS THAT WE NEED TO
15 SPREAD ACROSS THE NINE BAY AREA REGIONS SO THAT GETS SET AND
16 IF ONE JURISDICTION -- BECAUSE THEY DIDN'T MEET THE 1.0 LINE,
17 WE NEED TO INCREASE AND ARE GOING TO HAVE TO TAKE IT FROM
18 ANOTHER JURISDICTION SO I UNDERSTAND HOW THAT PART WORKS. MY
19 QUESTION AND CONCERN IS, FOR THOSE JURISDICTIONS WE HAVE
20 ALREADY ALLOCATED THE ABOVE MODERATE MOT RAD AND ADD VERY LOW
21 AND VERY LOW TO GET TO THAT POINT THE RHNA ALLOCATION IS GOING
22 TO BE SO MUCH HIGHER. I KNOW YOU CAN'T DO MUCH AT THE VERY LOW
23 AND VERY LOW INCOME. BUT IS THERE AN APPROACH WHERE WE DO THE
24 VERY LOW AND VERY LOW ALLOCATIONIS FIRST DO THE ADDED APPROACH
25 PROPOSED BY HMC MEMBERS SEE HOW THOSE NUMBERS FALL OUT THEN

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1 YOU DO THE OTHER CATEGORY ALLOCATIONS SO THAT WE'RE STILL
2 MAKING SURE ONE JURISDICTION DOESN'T END UP WITH A MUCH HIGHER
3 OVERALL RHNA ALLOCATION NUMBER? AND IN A LOT OF THESE HIGH
4 OPPORTUNITY AREAS, THAT MOST LIKELY WILL GET MORE OF THESE
5 VERY LOW, LOW INCOME CATEGORY ALLOCATIONS EVEN IF OUR RHNA
6 NUMBERS FOR MODERATE AND ABOVE MODERATE, YOU KNOW, ONLY CALL
7 FOR, YOU KNOW, 100 UNITS. IN A LOT OF THESE JURISDICTIONS AS
8 WE KNOW, THERE IS GOING TO BE A DEMAND FOR THESE TYPES OF
9 HOUSING UNITS THAT WILL GO BEYOND THE NUMBERS THAT ARE IN OUR
10 RHNA ALLOCATION. SO WHEN YOU THINK OF THOSE NUMBERS, I'M
11 CURIOUS, GILLIAN, FIGURES THERE IS I WAY TO HOLD OFF IF THERE
12 IS A WAY TO DOING THE MODERATE AND ABOVE MODERATE UNTIL WE
13 HAVE DONE THE VERY LOW AND VERY LOW. ACROSS OVERALL THAT ONE
14 JURISDICTION ISN'T -- AND YOU KNOW -- I KNOW YOU WILL HAVE TO
15 DO A LOT OF JUGGLING HERE, BUT IS THERE A WAY TO APPROACH IT
16 THAT WAY?

17

18 **GILLIAN ADAMS:** I THINK ALL OF THOSE ARE REALLY GOOD QUESTIONS.
19 AND, SO JUST TO BE CLEAR, WE HAVE A FIXED NUMBER OF UNITS IN
20 EACH OF THE INCOME CATEGORIES. SO IT'S NOT JUST VERY LOW AND
21 LOW WHERE WE HAVE TO MEET A TOTAL. I -- I'M A LITTLE
22 UNCOMFORTABLE WITH SPECULATING HOW THIS WOULD EXACTLY WORK. WE
23 REALLY HAVEN'T HAD TIME TO THINK ABOUT THE STEPS. I GUESS OFF
24 THE TOP OF MY HEAD, WHAT I WOULD SAY IS, YOU KNOW, WE HAVE A
25 BOTTOM-UP METHODOLOGY WHERE WE HAVE DIFFERENT INCOME GROUPS

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1 ALLOCATED BY DIFFERENT FACTORS, SO THERE IS THE POTENTIAL THAT
2 WE COULD LOOK AT THE VERY LOW AND LOW FIRST. I THINK THERE IS
3 A LARGER ISSUE, THOUGH, OF -- SO WHAT I HEARD YOU SAYING IS
4 THERE IS A CONCERN THAT BY BRINGING A JURISDICTION'S VERY LOW
5 AND LOW TOTAL UP TO MEET THIS THRESHOLD, THAT THEY WOULD END
6 UP WITH A NUMBER THAT'S SORT OF TOO LARGE AND I THINK THIS
7 QUESTION THAT WOULD REQUIRE THE HMC TO MAKE SOME DECISIONS
8 ABOUT WHAT IS TOO LARGE. RIGHT? AND, YOU KNOW, I THINK WE HAVE
9 HEARD DIFFERENT PLACES, DURING OUR DISCUSSIONS WHERE FOLKS
10 THINK THAT SOMETHING IS, YOU KNOW, WE'RE ASKING TOO MUCH OF
11 THE PLACE -- AND SO I DON'T HAVE AN ANSWER EXACTLY HOW THIS
12 WOULD WORK. AND I GUESS ONE CAUTION IS, YOU KNOW, NOT TRYING
13 TO SAY THAT WE SHOULDN'T GO DOWN THIS PATH, BUT WHEN WE DO IT,
14 I THINK IT'S REALLY IMPORTANT THAT WE FIND A WAY TO MAKE THIS
15 SIMPLE. ALL OF THE COMPONENTS OF THE METHODOLOGY.

16

17 **NEYSA FLIGOR:** I AGREE.

18

19 **GILLIAN ADAMS:** WE'RE GOING TO HAVE TO EXPLAIN THIS TO PEOPLE
20 WHO HAVEN'T SPENT A YEAR GOING ON THIS JOURNEY WITH US. SO I
21 WANT TO REMIND FOLKS AS THE FACT THAT WE'RE DOING AND MAKING
22 THESE DECISIONS TRYING TO THINK OF WAYS TO KEEP THINGS SIMPLE.

23

24 **NEYSA FLIGOR:** I AGREE GILLIAN, AND PEOPLE ALSO WILL JUST LOOK
25 AT THOSE NUMBERS, THE OVERALL NUMBER. THAT'S WHAT OUR

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1 RESIDENTS WILL REACT TO. AND MAYBE THE QUESTION ABOUT THE
2 ONE.OVER PROPORTIONALITY IS SOMETHING WE CAN DISCUSSION THAT
3 WAS THE QUESTION, IS THERE A CAP. I DON'T KNOW HOW FAR THESE
4 JURISDICTIONS ARE FROM THE 1.0 WHERE WE WOULD HAVE TO ADD
5 ADDITIONAL UNITS TO GET THERE. THAT'S SOMETHING WE WOULD HAVE
6 TO THINK ABOUT AS WE GO FORWARD. THANK YOU.

7

8 **AMBER SHIPLEY:** JAMES.

9

10 **SPEAKER:** GILLIAN, I THINK THE TRAIN HAS LEFT THE STATION. I
11 THINK THIS IS AN INTRIGUING PROPOSAL. I WANT TO REMIND FOLKS
12 THAT WE'RE NOT DISCUSSING THIS AS A FACTOR, WE'RE DISCUSSING
13 THIS AS A CRITERIA FOR EVALUATION ON WHETHER OR NOT OUR
14 METHODOLOGIES ARE MEETING THE CRITERIA, THE OBJECTIVES OF THE
15 RHNA. I THINK AS AN ADDITIVE EVALUATION CRITERIA, THIS IS
16 REALLY GOOD. AND I WOULD LIKE TO DO IT THAT WAY. I HAVE REALLY
17 FORGAVE CONCERNS ABOUT APPLYING IT INDIVIDUALLY TO COMMUNITIES
18 AND LESS BACK TO NEYSA'S POINT, WE HAVE SOME KIND OF A CAP,
19 AND WE TALKED ABOUT NOT DOING THAT AT THE BEGINNING. I WOULD
20 LIKE TO BRING THAT UP, AGAIN, BECAUSE I'M LOOKING AT A TEN
21 TIMES INCREASE IN AN UNINCORPORATED COMMUNITY. BUT JUST TO
22 FOLLOW UP WITH ELISE AND JULIE AND DIANE, FOR -- ON BEHALF OF
23 RURAL AREAS IN UNINCORPORATED COUNTIES, WE CAN'T BE TOO
24 EXTREME. I AM A HOUSING ADVOCATE, I HAVE SPENT MY ENTIRE
25 CAREER AS A HOUSING ADVOCATE, I THINK THIS OPPORTUNITY IS THE

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1 NUMBER ONE FACTOR BUT WE HAVE TO TEMPER IT WITH THE OTHER
2 THINGS LIKE PROXIMITY TO JOBS AND HOUSING BECAUSE IT DOESN'T
3 DO ANY GOOD FOR PEOPLE WHO NEED AFFORDABLE HOUSING TO SPEND 50
4 OR 70 MILES TO GET TO THEIR JOB. TO ADD, YES I WOULD LIKE TO
5 SEE THIS INCLUDED INDIVIDUALLY I HAVE GRAVE CONCERNS.

6

7 **AMBER SHIPLEY:** SUSIE?

8

9 **SUSAN ADAMS:** I AGREE WITH JANE. I TOO AM A HOUSING ADVOCATE
10 AND IN SOME CITIES ACROSS THE BAY AREA THE UNDERGROUNDWORK HAS
11 BEEN ALREADY READY TO INVITE HOUSING IN AND IN OTHER AREAS IT
12 HAS NOT. AND I WANT TO ECHO WHAT DIANE DILLON FROM NAPA SAID
13 WE HAVE FAR AWAY AREAS IN SONOMA COUNTY THAT DO NOT HAVE ANY
14 WATER OR SEWER, THERE IS NO WAY TO GET IT OUT THERE. IT IS
15 NEVER GOING TO GO OUT THERE, AND I THINK WE NEED TO REMEMBER
16 THAT WHEN WE'RE ASSIGNING NUMBERS, THAT FOR SONOMA COUNTY TO
17 HAVE A TEN FOLD INCREASE, WE DON'T HAVE -- IT'S NOT
18 IMPOSSIBLE, BUT IT'S GOING TO BE DARN NEAR IMPOSSIBLE. SO I
19 JUST WANT TO KIND OF PUT AN AMEN TO WHAT DIANE SAID. THERE IS
20 ALSO SOME MENTION OF -- AND I THINK ONE OF THE ORIGINAL
21 GENTLEMAN WHO SPOKE TALKED ABOUT -- HE DIDN'T USE THE WORD
22 MITIGATION CREDITS BUT WE TALKED ABOUT WE WANT TO MAKE SURE WE
23 DON'T MAKE THIS PLACE BUILT UP AND TAKE PLACE OF WHAT'S OVER
24 THERE -- I HAVEN'T HEARD ABOUT MITIGATION CREDITS AND I WANT
25 TO MAKE SURE THAT'S NOT ON THE TABLE. THANK YOU.

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1

2 **AMBER SHIPLEY:** THANK YOU. ANYONE WANT TO ADDRESS THIS
3 MITIGATION CREDIT QUESTION?

4

5 **FERNANDO MARTI:** I DON'T THINK THAT WAS THE INTENT. I DON'T
6 KNOW, IF THAT WAS SOMETHING THEY SAID THAT WAS UNCLEAR. I --
7 YEAH. SO -- THAT WAS --

8

9 **AMBER SHIPLEY:** GREAT.

10

11 **JEFFREY LEVIN:** I THINK I WAS THE ONE THAT RAISED THE POINT IT
12 WAS NOT INTENDED AS A MITIGATION CREDIT IT WAS ARGUED AGAINST
13 THAT. IT WAS WHEN WE APPLIED THIS METRIC IN THE AGGREGATE WE
14 ALLOWED SOME CITIES TO UNDER PERFORM BECAUSE OTHER CITIES ARE
15 OVERPERFORMING BUT TAKEN AS A WHOLE, WE'RE SAYING THAT'S NOT
16 OKAY TO SAY THAT A CITY IN ALAMEDA COUNTY IS DOING ENOUGH
17 CORRECTION AND GETTING ENOUGH UNITS THAT A CITY IN SOME OTHER
18 COUNTY DOESN'T HAVE TO DO IT. AND SO, WE'RE ACTUALLY
19 SUGGESTING THE OPPOSITE OF MITIGATION CREDITS AND SUGGESTING
20 THAT THERE IS SOME BASIC MINIMUM LEVEL THAT ALL OF THESE
21 CITIES SHOULD HAVE TO MEET AND THAT HAS TO DO WITH GETTING A
22 VERY LOW AND LOW INCOME ALLOCATION THAT IS A SHARE OF THE
23 REGION'S NEED THAT IS PROPORTIONAL JURISDICTION'S WITH THE
24 SHARE OF THE REGION'S HOUSEHOLDS.

25

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1 **SUSAN ADAMS:** THANK YOU.

2

3 **AMBER SHIPLEY:** THANKS JEFF. RUBY, MICHAEL, CARLOS?

4

5 **SPEAKER:** I WANT TO VOICE MY CONCERN FOR SUPPORTING THIS, TO BE
6 CLEAR, BEFORE I FINISH MY COMMENT, IS THAT REALLY IT BOILS
7 DOWN TO TWO THINGS IT'S A COMPOSITE SCORE OF 49 INSTEAD OF 31
8 BASED ON THE CRITERIA THAT WAS LAID OUT BY A FEW OF THE HMC
9 MEMBERS AND THE SECOND PIECE IS USING VERY LOW AND LOW INCOME
10 PROPORTIONAL TO EXISTING SHARES OF EXISTING HOUSEHOLDS VERSUS
11 OVERALL SHARE OF TOTAL JURISDICTION UNITS IS THAT CORRECT?
12 THOSE TWO COMPONENTS ARE THE MAIN CRUX HERE?

13

14 **JEFFREY LEVIN:** THOSE ARE THE TWO WE PROPOSED YES.

15

16 **SPEAKER:** THAT SEEMS PRETTY STRAIGHT FORWARD. I AM ALL FOR T I
17 WANT TO ALSO RAISE THAT ACCESS TO JOBS IS ONE METRIC THAT'S
18 IMPORTANT BUT LET'S BE CLEAR THAT WE'RE ADDING HOUSING ACROSS
19 THE BAY AND IN MANY AREAS I'M NOT TALKING ABOUT THE
20 UPINCORPORATED BUT IN A LOT OF THESE AREAS IT STILL WILL HAVE
21 PRETTY LYING ACCESS TO JOBS AND FURTHERMORE LOOKING AT THE
22 SOME OF THE STUDIES THAT SHEDDY HAS DONE AROUND ECONOMIC
23 MOBILITY ACCESS TO HIGH RESOURCE AREAS IS THE HIGH PREDICTOR
24 AND INTERESTINGLY ENOUGH MORE THAN SCHOOL QUALITY A BETTER
25 PREDICTION OF IS HAVING FRIENDS THAT ARE HIGH INCOME -- IT'S A

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1 LEVEL OF INTEGRATION. AND I THINK THIS METRIC GETS MORE AT
2 THAT. THERE IS NO WAY SPEAKING TO THE CONCERNS OF SOME OF THE
3 OTHER FOLKS BROUGHT UP, I DON'T THINK -- AND YOU CAN CORRECT
4 ME IF I AM WRONG HERE, THAT THEY'RE USING THIS METRIC WOULD
5 MAKE YOUR RHNA ALLOCATION 100 PERCENT ELI. THAT'S JUST BECAUSE
6 IT'S PROPORTIONAL TO YOUR EXISTING CITY, THAT'S JUST A CONCERN
7 THEY THINK WE CAN CLEAR OFF. I THINK ANOTHER THING, TOO, IS
8 THAT THIS CONCENTRATION OF -- OR THE CONCERN THAT IS COME UP
9 MULTIPLE TIMES AROUND UNINCORPORATED AREAS SEEMS SOLVABLE AND
10 NOT WORTH VETOING THIS APPROACH, BUT I WOULD REALLY ENCOURAGE
11 THE HMC ADVOCATES WHO BROUGHT THIS UP TO GO DEEPER ON THE
12 UNINCORPORATED AREAS SO THAT WE CAN SPEAK TO THOSE CONCERNS. I
13 THINK THAT -- IT'S ALSO A GOOD REMINDER TOO THAT THESE
14 ALLOCATIONS THAT THE LOCALITIES WHEN DOING HOUSING ALLOCATION
15 WILL CONSIDER THERE ARE WAYS TO MITIGATE CONCERNS ON THE
16 UNINCORPORATED AREAS SO I DON'T THINK THAT WE SHOULD LET THAT
17 BE THE THING THAT REALLY DETRACTS FROM WHAT THIS IS GETTING AT
18 WHICH IS AN OPPORTUNITY FOR US TO GROW THE BAY AREA IN AN
19 EQUITABLE WAY. AN OPPORTUNITY TO DEMONSTRATE YOUR LEADERSHIP
20 ON INCLUSIVITY AND EQUITY. NO ONE'S JAMMING THINGS DOWN YOUR
21 THROAT. THIS IS JUST A VERY REFRAMING OPPORTUNITY TO GROW OUR
22 REGION IN AN EQUITABLE WAY. SO I JUST WANT TO LIFT THAT UP.

23

24 **AMBER SHIPLEY:** THANKS RUBY. MICHAEL, CARLOS THEN NELL.

25

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1 **MIKE BRILLOT:** I HAVE A QUESTION OR COMMENT. I HAVE A CONCERN.
2 WE HAVE TWO DECISIONS HERE. ONE IS WHETHER WE USE THE
3 SUGGESTED MODIFICATION, METRIC 5B AS A METRIC. I WANT TO
4 CONFIRM THAT'S ONE VOTE. AND THERE IS THE SECOND ISSUE, WHICH
5 IS DO WE USE THAT METRIC AND THEN TO ADJUST THE LOW INCOME
6 ALLOCATION OF HIGH INCOME CITIES THAT ARE BASICALLY
7 UNDERPERFORMING OR NOT. NOT REACHING A PROPORTIONAL SHARE. AND
8 I WANT TO CONFIRM THAT WE SEPARATE THOSE AND THE CONCERN OF
9 HOW MUCH THAT WOULD RESULT -- IF WE GO THE ROUND ON THE SECOND
10 VOTE AND TAKE A TEMPERATURE CHECK TODAY. I THINK PEOPLE WOULD
11 PROBABLY MIGHT FEEL MORE COMFORTABLE ASKED SAID OR JEFF, IF
12 THE NUMBERS RESULTED, HOW MUCH WE'RE TALKING ABOUT IT MAY NOT
13 BE THAT MUCH. ALL OF THAT SAID, I CAN'T SPEAK TO THE DETAILS
14 OF NAPA SONOMA AND MARIN COUNTY. OVER MY LIFETIME I HAVE BEEN
15 THERE QUITE A BIT. I CAN'T SPEAK TO THAT. SANTA CLARA COUNTY
16 WE HAD SIMILAR CONCERNS ABOUT PUTTING GROWTH IN THE COUNTY.
17 SANTA CLARA COUNTY'S GROWTH IN THESE DIFFERENT SCENARIOS HAS
18 GONE UP 1,500 PERCENT FROM, I THINK, A COUPLE HUNDRED, OR 300
19 TO ALMOST CLOSE TO 5,000 UNITS AND I THINK SANTA CLARA COUNTY
20 IS A RURAL -- IS PLANNED TO BE RURAL, AND AGRICULTURAL AND YOU
21 KNOW -- AND THE GROWTH IS RE-- THERE IS AGREEMENTS WITH THE
22 CITY THAT GROWTH WILL GO INTO THE ALREADY URBANIZED AREA AND
23 THAT WE WILL NOT EXPAND OUR BOUNDARIES ANYMORE. AT LEAST WITH
24 SAN JOSE SO WE HAVE A CONCERN ABOUT THE NUMBER OF UNITS THAT
25 ARE BEING PUT IN THE COUNTY AND WE'RE WORKING WITH THE COUNTY

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1 ON STRENGTHENING OUR GREENBELT AND FURTHER PROTECTING THE
2 UNINCORPORATED SANTA CLARA COUNTY FOR AG AND OPEN SPACE. SO IF
3 YOU'RE TALKING ABOUT A FACTOR THAT THOSE CITIES -- THAT THIS
4 IS GETTING COMPLICATED, BUT THOSE CITIES THAT ARE
5 UNDERPERFORMING OR ARE PROPORTIONAL SHOULD GET MORE UNITS TO
6 GET UP TO ONE. I THINK THERE IS THIS OTHER ISSUE THAT MAYBE WE
7 SHOULD HAVE A FACTOR THAT TAKES UNITS OUT OF UNINCORPORATED
8 COUNTIES THAT ARE NOT PLANNED FOR -- URBANIZATION. PERHAPS,
9 IT'S NOT IN THIS PROCESS, BUT THIS IS MORE OF A COMMENT TO GO
10 BACK AND REVISIT THE NUMBERS THAT ARE IN BLUEPRINT. AND
11 BECAUSE BLUEPRINT IS REALLY THE DRIVING FACTOR IN THE NUMBERS.
12 IN THE GROWTH ALLOCATIONS THAT WE'RE SEEING HERE, AND MUCH
13 LESS, SO ALL THE DIFFERENT FACTORS THAT WE'RE CONSIDERING AS A
14 GROUP. BUT THAT'S JUST A COMMENT I NEEDED TO MAKE.

15

16 **AMBER SHIPLEY:** THANKS MICHAEL. CARLOS THEN NELL.

17

18 **CARLOS ROMERO:** AMBER, NELL HAD HER HAND UP BEFORE I DID, BUT I
19 CAN GO.

20

21 **AMBER SHIPLEY:** TRYING TO GET TO FOLKS WHO HAVEN'T SPOKEN AND
22 LET EVERYONE SPEAK AS MUCH AS POSSIBLE.

23

24 **CARLOS ROMERO:** OKAY FINE. LET ME START. I THINK THAT OUR
25 PROPOSAL IS NOT IGNORING THE JOBS ISSUE. AS A MATTER OF FACT

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1 THE JOBS AND ALLOCATION OF HOUSING RELATED TO JOBS IS ALREADY
2 HARD WIRED INTO THE NUMBERS, BECAUSE PLANNED BAY AREA --
3 BECAUSE WE HAVE SETTLED ON THE 2050 PROJECTIONS. SO, IN NO WAY
4 SHAPE OR FORM ARE JOBS BEING DEPRIORITIZED. I THINK OUR
5 APPROACH IS ADDITIVE. AND IT BRINGS US A LITTLE CLOSER TO
6 ACHIEVING SOME SORT OF EQUITY IN TERMS OF WHERE AFFORDABLE
7 HOUSING IS PLACED FOR LOW INCOME FOLKS ALL OVER THE NINE
8 COUNTY BAY AREA. I DO WANT TO SAY THAT, ALSO, IN
9 UNINCORPORATED AREAS, I'M THINKING ABOUT SAN MATEO COUNTY,
10 THERE ARE AREAS WHERE INDEED THERE IS PRESENT DEVELOPMENT IN
11 UNINCORPORATED AREAS AND ADJUSTMENT IN DENSITY COULD ADDRESS
12 THE AFFORDABLE HOUSING COMPONENT THAT MIGHT BE ASSIGNED TO A
13 COUNTY. SO IT'S NOT JUST A QUESTION OF DOING THIS FROM A
14 SPRAWL PERSPECTIVE, BUT IT IS A ZONING ISSUE, THAT I THINK
15 JEFF HAS BROUGHT UP MANY TIMES, WHERE INDEED, YOU COULD ZONE
16 HIGH ENOUGH TO ACCOMMODATE AFFORDABLE HOUSING IN AREAS, OR THE
17 VLI AND LOW INCOME HOUSING IN UNINCORPORATED AREAS THAT
18 ALREADY HAVE INFRASTRUCTURE IN PLACE. THE OTHER THING I WANT
19 TO SUGGEST HERE IS IT DOES MAKE SENSE TO DECOUPLE THIS
20 DISCUSSION RIGHT NOW AND VOTE ON THE METRIC PIECE. AND, I
21 WOULD SAY, THEN DEAL WITH THE REFINEMENT OF THE METHODOLOGY
22 LATER. BUT, YOU KNOW, I UNDERSTAND THAT THERE ARE SOME
23 CONCERNS ABOUT HOW THIS ACTUALLY PLAYS OUT ONCE THE NUMBERS
24 ARE RUN. QUITE LEGITIMATE, SINCE WE HAVEN'T PARTICULARLY
25 REVIEWED THAT COMPLETELY, BUT I THINK IT DOES MAKE SENSE TO

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1 VOTE ON THE METRIC FIRST, AND THEN ADDRESS THE APPLICATION AS
2 A REFINEMENT TO THE METHODOLOGY LATER. THANK YOU.

3

4 **AMBER SHIPLEY:** THANKS CARLOS. YES. I THINK WE SHOULD BE MOVING
5 IN THAT DIRECTION. NELL THEN RICK, AND THEN I THINK WE ARE
6 MOVING TOWARD A DECISION POINT ON THE METRIC, AND THEN WE'LL
7 MOVE INTO DISCUSSING THE METHODOLOGY OPTIONS. NELL?

8

9 **NELL SELANDER:** SO I HAD MY HAND UP BECAUSE I DIDN'T WANT MY
10 EARLIER COMMENT THEY'RE SORT OF POST POINT TO GET LOST BUT I
11 THINK NOW IT MAKES SENSE IN THE CONTEXT OF THIS ADDITION
12 METRIC, WHICH IS, IT SEEMS LIKE -- SO, WHEN I CAME ON TO THE
13 COMMITTEE, STAFF HAD JUST INTRODUCED THE CONCEPT OF, I
14 BELIEVE, OF USING 2050 HOUSEHOLDS, BUT PRIOR TO THAT, THERE
15 WERE 2019 HOUSEHOLDS AND SOME OTHER METRICS, I THINK THERE
16 WERE THREE BASELINES AND THESE METRICS WERE ESTABLISHED AT THE
17 SAME TIME AS THOSE EARLIER BASELINES AND I NOTICED IT IN
18 METRIC 1A TWO AND SA TWO AND I THINK IT'S CARRIED FORWARD INTO
19 THIS ADDITIONAL METRIC WE'RE DISCUSSING IS THAT GROWTH IS
20 MEASURED BASED ON COMING INTO LINE WITH WHAT FOLKS HAVE TODAY.
21 SO I THINK GILLIAN'S EXAMPLE WAS, IF A COMMUNITY HAS TWO
22 PERCENT OF HOUSEHOLDS TODAY, THEY WOULD HAVE TWO PERCENT OF
23 RHNA, WELL, I JUST WANT TO -- MAYBE I'M MISUNDERSTANDING THIS
24 -- BUT, I THINK WHAT THAT DOES IS IT SORT OF REINFORCES
25 EXCLUSIONARY NORMS. SO IF A COMMUNITY HIS BEEN REALLY GREAT AT

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1 EXCLUDING HOUSING DEVELOPMENT AND THEREFORE ONLY HAS TWO
2 PERCENT OF HOUSEHOLDS THEN CARRYING THAT TWO PERCENT FORWARD
3 JUST REINFORCES THAT EXCLUSION. AND SO, I JUST WANTED TO
4 MENTION THAT BECAUSE I THINK IF WE'RE TALKING ABOUT 2050
5 HOUSEHOLDS AS THE BASELINE WHICH IS REALLY ABOUT PUSHING
6 GROWTH TOWARDS THAT FUTURE YEAR HOUSEHOLDS, WOULDN'T A BETTER
7 MEASURE OF GROWTH BE NOT KEEPING IN LINE WITH WHAT THEY HAVE
8 GOT TODAY, MAKING SURE THEY AT LEAST MEET OR EXCEED THAT BUT
9 TALKING ABOUT WHAT THEIR COUNTY IS EXPECTED TO GROW AND
10 WHETHER OR NOT AN EXCLUSIONARY COMMUNITY IS KEEPING PACE WITH
11 THE EXPECTED COUNTY-WIDE OR EVEN REGION WIDE GROWTH. SO YOUR
12 ONE RATIO, IF THE COUNTY IS INSPECTED TO GROW 15 PERCENT IN
13 THIS EIGHT YEAR CYCLE AND EXCLUSIONARY COMMITTEE WOULD NEED TO
14 GROW AT LEAST 15 PERCENT. RATHER THAN THAT EXCLUSIONARY
15 COMMITTEE BEING ALLOWED TO SLIP DOWN AND STAY AT THAT BASE
16 RATE. SO I WANTED TO MENTION THAT AS SOMETHING THAT FEELS OFF
17 TO ME. BUT MAYBE I'M MISUNDERSTANDING -- I DON'T KNOW IF STAFF
18 WANTS TO SPEAK TO WHY EXISTING HOUSEHOLD SHARE IS A MEASURE OF
19 GROWTH RATHER THAN GROWTH BEING A MEASURE OF GROWTH.

20

21 **GILLIAN ADAMS:** THAT IS SOMETHING PROPOSED BY HMC MEMBERS AS
22 KIND OF THE WAY TO MEASURE PROPORTIONALITY. SO I'M GOING TO
23 LET ONE OF THE FOLKS -- SOMEBODY ON THE COMMITTEE CAN KIND OF
24 SPEAK TO THAT.

25

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1 **AMBER SHIPLEY:** FERNANDO?

2

3 **FERNANDO MARTI:** WE SPENT A BIT OF TIME GOING AROUND WHETHER TO
4 USE A MULTIPLE RATHER THAN STRAIGHT UP PROPORTIONALITY THAT WE
5 DIDN'T HAVE KIND OF A SCIENCE BEHIND THAT. YOU KNOW, SHOULD WE
6 USE 1.2 OR 1.5 AS A MULTIPLE. SO WE DID END UP WITH A PRETTY
7 CONSERVATIVE MINIMUM NUMBER. AGAIN, IT'S SORT OF A FLOOR WHERE
8 THE METHODOLOGY MIGHT END UPON WITH A LARGER NUMBER. BUT THIS
9 WAS THE TERMS OF THE -- HOW IT WOULD EFFECT THE METHODOLOGY IF
10 THE METHODOLOGY SOMEHOW ENDED UP WITH LOWER THAN
11 PROPORTIONALITY THAT WOULD BE KIND OF A MINIMUM. I THINK ONE
12 OF THE THINGS THAT WE REALIZED IN LOOKING AT 2050 VERSUS 2019
13 WAS THAT THE HEAVY EMPHASIS OF 2050 ON THE SOUTH BAY SORT OF
14 LET OTHER AREAS KIND OF DEEMPHASIZE THE TRI-VALLEY AREA AND
15 OTHER GROWTH AREAS. SO THAT WAS KIND OF OUR LEANING TOWARDS
16 THE 2019 AS THE PLACE TO PAY A PROPORTIONALITY. AND I THINK
17 JEFF HAS OTHER COMMENTS.

18

19 **JEFFREY LEVIN:** YEAH. I MEAN, JUST TO ADD TO THAT. I THINK WE
20 DO HAVE A CONCERN THAT THE BASELINE ITSELF ALREADY IS DRIVEN
21 BY POLICY CONSIDERATIONS THAT MAY HAVE THE EFFECT OF DRAWING
22 GROWTH AWAY FROM PLACES THAT HAVE BEEN HISTORICALLY
23 EXCLUSIONARY, AND WE WANT TO MAKE SURE THAT WE DON'T OVERDO
24 THAT. AND WITH THAT IS THE REASON THAT WE WANT TO LOOK AT SORT
25 OF WHAT'S THE CURRENT FAIR SHARE. THESE ARE CITIES THAT, IN

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1 THE PAST, HAVE NOT PROVIDED THEIR FAIR SHARE, PARTICULARLY OF
2 MULTI-FAMILY HOUSING, AND HENCE THE NEED FOR THE VLI AND LI
3 NUMBERS. AND, SO THAT'S WHY WE WERE REALLY LOOKING AT THE
4 2019. I WILL SAY THAT BY USING THEIR TOTAL POPULATION AS THE
5 METRIC AGAINST WE ARE MEASURING THEIR VERY LOW AND LOW INCOME
6 ALLOCATIONS, THESE CITIES, ALL BY DEFINITION, HAVE LOW
7 PROPORTIONS OF VERY LOW AND LOW. SO IF WE'RE USING THEIR TOTAL
8 HOUSEHOLDS SHARE, THAT IS GOING TO SHIFT THEM TO GETTING A
9 SOMEWHAT BIGGER SHARE OF VERY LOW AND LOW. AND THAT'S THE
10 WHOLE POINT HERE. QUESTION IS, WHETHER CITIES ARE DOING THEIR
11 FAIR SHARE TO MEET THE REGION'S NEEDS SPECIFICALLY FOR THESE
12 INCOME LEVELS. AND WE JUST WANT TO MAKE SURE THAT ALL THE
13 OTHER THINGS THAT WE ARE DOING IN THE METHODOLOGY, THE POLICY
14 DRIVEN GROWTH THIS'S IN THE BASELINE, THE JOBS FACTORS THAT
15 MAY BE IN THE METHODOLOGY ITSELF DON'T COMPLETELY MOVE US AWAY
16 FROM DEALING WITH THIS EQUITY QUESTION.

17

18 **AMBER SHIPLEY:** OKAY. SO I THINK WE WANT TO GET TO A CONSENSUS
19 DECISION POINT. RICK, DO YOU HAVE SOMETHING QUICK TO SHARE, SO
20 THAT WE CAN MOVE OFF THIS AND GET INTO METHODOLOGIES?

21

22 **RICK BONILLA:** QUICKLY I WANT TO SAY I DO SUPPORT THE OPTION
23 THAT WAS PUT FORWARD WITH MODIFYING METRIC 5B FOR LOTS OF
24 REASONS. AND I APPRECIATE THE WIDE RANGING DISCUSSION ABOUT
25 ALL OF THE DIFFERENT VARIABLES IN THE AREAS NEARBY AND

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1 OUTLINED. AND I THINK AS WAS CLARIFIED BY CARLOS REGARDING
2 DENSITY AND ADJUSTMENTS ALL OF THIS CAN BE DEALT WITH. WE HAVE
3 A COUPLE OF YEARS BEFORE IT WOULD ACTUALLY LEGALLY BE IN PLACE
4 AND EIGHT YEARS TO WORK WITH IT A LOT OF BRIGHT MINDS TO
5 FIGURE OUT WHAT CAN BE DONE. I HAVE FAITH THAT IF WE HAD THIS
6 MODIFIED OPTION 5B TO THE WORKS, THAT IT WOULD PRODUCE A
7 BETTER, AFFIRMATIVE FAIR HOUSING OUTCOME, AND BETTER JUSTICE
8 AND LESS HOUSING INSTABILITY, BETTER OUTCOMES FOR WORKING
9 PEOPLE OF LOW INCOME. SO THANK YOU.

10

11 **AMBER SHIPLEY:** THANKS RICK. OKAY SO WE'RE MOVING TOWARDS A
12 DECISION POINT ON ADDING A PERFORMANCE EVALUATION METRIC THAT
13 WAS PROPOSED. IT'S IN YOUR PACKET. YOU'RE ADDING IT AS LIKE A
14 NEW NUMBER SIX, THE WAY IT'S --

15

16 **JESSE ARREGUIN, CHAIR:** THIS PROPOSES A MODIFICATION OF 5B BUT
17 STAFF SUGGESTED COULD THIS BE A NUMBER SIX. WHAT IS YOUR
18 PREFERENCE?

19

20 **FERNANDO MARTI:** IF YOU'RE ASKING US, PROPONENTS, I THINK I'M
21 SOMEWHAT AGNOSTIC ABOUT IT IN TERMS OF WHETHER IT'S AN ADDED
22 PIECE OR A REPLACEMENT TO IT. I THINK THE SEPARATE QUESTION
23 IS, ABOUT WHETHER IT -- HOW IT MODIFIES OUR METHODOLOGY.

24

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

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1

2 **FERNANDO MARTI:** THAT WOULD BE A SEPARATE QUESTION.

3

4 **JESSE ARREGUIN, CHAIR:** ALL RIGHT.

5

6 **AMBER SHIPLEY:** I THINK BECAUSE THAT WAS A STAFF RECOMMENDATION
7 TO MAKE THIS AN ADDITIVE METRIC, THAT WE'LL TAKE A DECISION
8 POINT ON MAKING IT THE NEW -- A NEW SIX METRIC NUMBER SIX, AND
9 THEN WE'RE PAUSING ANY -- WE'RE NOT TALKING ABOUT WHETHER THIS
10 IS IMPACTING THE ACTUAL METHODOLOGY OPTIONS. THAT'S NOT WHAT
11 THIS DECISION POINT IS ABOUT. IT'S JUST THE METRIC, AND THEN
12 IDEALLY, WE'RE GETTING INTO TALKING ABOUT THE METHODOLOGY
13 OPTIONS, AND IF YOU WANT TO BRING THAT IDEA BACK IN, AS WE
14 TALKED ABOUT OPTION, IT'S A FAIR PLACE TO DO IT. SO, AS YOU
15 ALL REMEMBER, FROM PAST MEETINGS, THIS IS A MOVE TO A DECISION
16 POINT, THIS IS WHERE YOU GET TO WRITE ON A PIECE OF PAPER,
17 YELLOW, GREEN, RED. IF CHAT IS EASIER FOR YOU, YOU CAN PUT IT
18 IN CHAT TO EVERYONE. AGAIN, YELLOW --

19

20 **JESSE ARREGUIN, CHAIR:** TIME FOR PUBLIC COMMENT.

21

22 **AMBER SHIPLEY:** OH YES. WHILE WE'RE MOVING TO PUBLIC COMMENT,
23 IF YOU CAN GET YOUR PAPER READY AND THEN WE'LL GO THROUGH IT.

24

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1 **JESSE ARREGUIN, CHAIR:** THIS IS COMMENT ON THE PROPOSED
2 DECISION POINT ON ADDING AS ADDITIONAL EVALUATIVE CRITERIA FOR
3 RHNA. IF YOU WOULD LIKE TO SPEAK ON THIS ITEM PLEASE RAISE
4 YOUR HAND OR PRESS STAR NINE. AND I SEE WE HAVE THREE RAISED
5 HANDS. SPEAKERS WILL HAVE TWO MINUTES.

6

7 **CLERK OF THE BOARD:** YES, SIR OUR FIRST SPEAKER IS DARYL OWENS
8 GO AHEAD PLEASE.

9

10 **SPEAKER:** HI. MY ONLY POINT ABOUT THIS NEW METHODOLOGY IS I'M
11 SUSPICIOUS -- NOT SUSPICIOUS -- BUT I'M PRETTY MUCH AGAINST
12 ANY INCREASING HOUSING ON UNINCORPORATE THE AREAS THAT WILL
13 INCREASE VMT OR CARBON EMISSIONS PARTICULARLY IF IT'S LOCATED
14 IN RURAL AREAS AROUND SANTA CLARA COUNTY AND SOLANO COUNTY.
15 MAYBE PARTS OF ALAMEDA SOUND FINE, THOSE UNINCORPORATED AREAS
16 BUT I WANT US TO BE VERY CLEAR THAT IF WE ARE PUSHING HOUSING
17 IN UNINCORPORATED AREAS, THESE ARE GENERALLY AREAS THAT -- THE
18 INFRASTRUCTURE AND UTILITIES CONCERN IS NOT JUST REALLY
19 IMPORTANT BUT THE REAL PROBLEM IS WE DON'T WANT TO INCREASE
20 THE VMT. SO I THINK IF THIS END UP INCREASING THAT LEVEL OF
21 HOUSING IN PLACES THAT'S GOING TO LEAD TO A LOT OF SPRAWL
22 DEVELOPMENT, IT WOULD ULTIMATELY BE COUNTERPRODUCTIVE TO THE
23 BAY AREA'S CLIMATE GOALS.

24

25 **JESSE ARREGUIN, CHAIR:** THANK YOU DARYL.

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1

2 **CLERK OF THE BOARD:** OUR NEXT SPEAKER IS SHAJUTI HOSSAIN GO
3 AHEAD.

4

5 **SPEAKER:** HI THIS IS SHAJUTI HOSSAIN FROM PUBLIC ADVOCATES I
6 WANT TO EXPRESS SUPPORT FOR THE ADDITIVE NEW METRIC I THINK IT
7 WILL HELP ADDRESS RACIAL SEGREGATION IN OUR REGION WHICH IS
8 THE TASK OF RHNA.

9

10 **CLERK OF THE BOARD:** THANK YOU. AARON ECKHOUSE.

11

12 **SPEAKER:** I'M AARON ECKHOUSE WITH CALIFORNIA YIMBY AND
13 SUPPORTING FAIR HOUSING. LASTLY, HCD EXPRESSED A PREFERENCE
14 FOR LOOKING AT THE LOW AND VERY LOW INCOME HOUSING ALLOCATION
15 AS THE PRIMARY FACTOR FOR EVALUATING AFFIRMATIVELY FURTHERING
16 FAIR HOUSING SO I'M REALLY GRAD THAT STAFF HAS FOUND A WAY TO
17 DO THAT IN A WAY THAT FOCUSES ON THE TOTAL QUANTITY OF
18 AFFORDABLE HOUSING ALLOCATED RATHER THAN JUST PERCENTAGES. I
19 THINK THAT'S GOING TO BETTER EVALUATE THE GOOD EFFECTS OF THIS
20 AND ALSO TO MAKE SURE THAT WE'RE PROPOSING A METHODOLOGY THAT
21 WILL BE APPROVED BY HCD.

22

23 **CLERK OF THE BOARD:** THANK YOU. OUR NEXT SPEAKER IS COUNTY OF
24 SANTA CLARA PLANNING DEPARTMENT. GO AHEAD.

25

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1 **SPEAKER:** HI. CAN YOU HEAR ME? THIS IS ROBBIE EAST WOOD
2 PLANNING MANAGER WITH THE COUNTY.

3

4 **CLERK OF THE BOARD:** YES GO AHEAD.

5

6 **SPEAKER:** GREAT. I'M COMING TO THIS LATE. I WANT TO THANK
7 MICHAEL BRILLIOT FOR FLAGGING THE ISSUE. I THINK YOUR
8 DISCUSSION ON UNINCORPORATED AREAS. I WANT TO EMPHASIZE WE
9 HAVE A GENERAL PLAN, 20 YEARS SORT OF IN PLACE, THAT PUSHING
10 URBAN GROWTH INTO THE CITIES AND IT'S BASED ON REALLY STRONG
11 SUSTAINABILITY PRINCIPLES, PROTECTING AND PREVENTING URBAN
12 SPRAWL, HOUSING CONSERVATION, AG PRESERVATION, KEEPING HOUSING
13 OUT OF AREAS WHICH ARE BASICALLY ON FIRE RIGHT NOW. SO I'M
14 COMING TO THIS A BIT LATE. I AM TRYING TO COORDINATE WITH
15 PLANNED BAY AREA FOLKS BUT I WILL REEMPHASIZE IF THERE IS A
16 DECISION TO BE HAD TO INCREASE THE RHNA ALLOCATION FOR OUR
17 COUNTY, AND WE ARE PREDOMINANTLY A RURAL COUNTY, IT WILL TURN
18 THOSE PRINCIPLES ON ITS HEAD. SO WE ARE NOT BUILT AROUND DOING
19 URBAN SPRAWL. WE ARE ADAMANTLY AGAINST URBAN SPRAWL. AND
20 AGAIN, I'LL REEMPHASIZE OUR PRINCIPLES ARE LOCK STEP WITH
21 PLANNED BAY AREA FOCUSING GROWTH IN THE CITIES AND RHNA IS NOT
22 IN A SPOT TO MENTION A THOUSAND INCREASE IN RHNA SO ANYWAYS
23 AGAIN THANKS MICHAEL FOR BRINGING THAT UP. I WILL CONTINUE TO
24 TRACK. WE ARE WITH COUNTIES THAT ARE RURAL IT'S AN EXTREME

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1 IMPORTANT ISSUE. AND I THANK YOU FOR TAKING THE COMMENT. THANK
2 YOU.

3

4 **JESSE ARREGUIN, CHAIR:** I DON'T SEE ANY MORE RAISED HANDS. WITH
5 RESPECT TO THE WRITTEN PROPOSAL, WERE THERE ANY OTHER WRITTEN
6 COMMENTS?

7

8 **CLERK OF THE BOARD:** NONE OTHER THAN THOSE POSTED ONLINE. THANK
9 YOU.

10

11 **JESSE ARREGUIN, CHAIR:** BACK TO YOU AMBER.

12

13 **AMBER SHIPLEY:** WE'RE AT A DECISION POINT ABOUT ADDING A METRIC
14 THAT HAS BEEN PROPOSED WE JUST HAD A LONG DISCUSSION ABOUT.
15 AGAIN TO CLARIFY WE ARE NOT ADJUSTING ANY METHODOLOGY OPTION.
16 THIS IS ABOUT A METRIC AND SHIFTING SO THAT WE'RE ADDING AN
17 ADDITIONAL METRIC. SO I'LL ASK STAFF TO TURN OFF YOUR VIDEO,
18 AND HMC MEMBERS, IF YOU POSSIBLY CAN, TURN ON YOUR VIDEO,
19 SOMETIMES THE BACKGROUND, YOU HAVE TO TURN OFF YOUR VIRTUAL
20 BACKGROUND IN ORDER TO MAKE IT WORK FOR OUR AMAZING TECH
21 FOLKS. THIS IS THE TIME WE WOULD LOVE FOR YOU TO MAKE THE GRID
22 VIEW PUBLIC TO THE, YOU KNOW, TO SHOW ATTENDEES, THE GRID SHOE
23 AND SCROLL THROUGH IF POSSIBLE. AND I'LL ASK THE HMC MEMBERS
24 NOW, YELLOW YOU COULD GO EITHER WAY RED, YOU WANT TO BLOCK THE
25 DECISION POINT AND GREEN MEANS YOU ARE ALL FOR IT AND EXCITED

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1 ABOUT IT. AND IF YOU COULD HOLD UP YOUR PAPERS OR PUT IT IN
2 CHAT, IF YOU COULD PUT IT TO EVERYONE THAT WOULD BE HELPFUL.
3 THANK YOU.

4

5 **PAT ECKLUND:** AMBER, THIS IS PAT, I PUT MINE IN CHAT TO YOU.

6

7 **AMBER SHIPLEY:** THANK YOU.

8

9 **SPEAKER:** AMBER I'M SEEING MORE FOUR RED. WE THREE HAVE YELLOW.
10 PAT IS A RED -- THAT'S EIGHT -- AND SIX. DECISION POINT
11 RECOMMENDATION FROM HMC MEMBERS IS THAT WE'RE ADDING THIS NEW
12 EVALUATION METRIC, THEN WE CAN MOVE ON TO OUR CONVERSATIONS
13 ABOUT THE METHODOLOGY. THANK YOU FOR THAT. SO, OKAY, WE HAVE
14 SIX METHODOLOGIES TO TALK ABOUT TODAY. SIX OPTIONS, AND WE
15 ONLY HAVE UNTIL 1:00. SO IF WE'RE GOING TO SPEND TIME TALKING
16 ABOUT EACH METHODOLOGY, WE WOULD ONLY HAVE LIKE 20 MINUTES TO
17 TALK ABOUT EACH ONE. SO WE'RE GOING TO LOOK TO YOU ALL, IN THE
18 MOST ANALOG WAY POSSIBLE, TO DIRECT WHICH METHODOLOGY YOU'RE
19 MOST INTERESTED IN HMC COMMITTEE TALKING ABOUT FIRST. I CAN'T
20 PROMISE THAT WE'RE GOING TO GET TO EVERY SINGLE ONE. OUR GOAL
21 IS TO REFINE THE NUMBER OF METHODOLOGY OPTIONS THAT YOU'RE
22 CONSIDERING WHEN YOU MEET ON THE 18th, AND SO, IDEALLY, WE'RE
23 TALKING ABOUT METHODOLOGY OPTIONS TODAY THAT YOU WANT TO BRING
24 FORWARD AT THE FINAL MEETING. SO, TECHNOLOGY OPTIONS ARE
25 LIMITED HERE FOR US. SO INSTEAD OF DOING ANYTHING EASY, WE'RE

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1 GOING TO ASK YOU TO WRITE THE NUMBER OF THE METHODOLOGY OPTION
2 THAT YOU WOULD MOST WANT THE COMMITTEE TO TALK THROUGH FIRST.
3 AND WE'RE GOING TO START THERE. SO, IF STAFF CAN KEEP YOUR
4 VIDEO OFF, AND LET HMC MEMBERS HAVE A PREFERENCE AND WRITE THE
5 ONE YOU'RE MOST INTERESTED IN, THIS WOULD BE THE METHODOLOGY
6 THAT YOU THINK SHOULD MOVE FORWARD IN THE NEXT COMMITTEE.

7

8 **PAT ECKLUND:** AMBER, I HAVE A QUESTION AS TO WHAT YOU'RE
9 ASKING. FIRST IS, WHAT IS THE OPTION THAT YOU HAVE QUESTIONS
10 ABOUT, THAT YOU WANT TO TALK THROUGH, BUT YOU ALSO SAID WHICH
11 ONES -- WHICH OPTIONS DO YOU WANT TO SEE THAT GO FORWARD. SO
12 WHICH IS IT?

13

14 **AMBER SHIPLEY:** SO WE DON'T -- I DON'T THINK WE'RE GOING TO
15 HAVE ENOUGH TIME JUST GIVEN THE ROBUST DIALOGUE TO TALK ABOUT
16 EACH -- THERE IS SIX OPTIONS THAT STAFF -- GILLIAN PRESENTED
17 EARLIER TODAY. WE CAN PUT IT UP ON THE SCREEN IF THAT'S
18 HELPFUL. IT'S IN YOUR PACKET.

19

20 **JESSE ARREGUIN, CHAIR:** YEAH PUT IT UP ON THE SCREEN SO PEOPLE
21 CAN TAKE A LOOK AT IT AGAIN.

22

23 **AMBER SHIPLEY:** NO PROBLEM.

24

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1 **PAT ECKLUND:** AMBER, THE QUESTION, YOU WANT TO KNOW WHICH
2 OPTIONS DO WE LIKE TO SEE, TO GO FORWARD?

3

4 **AMBER SHIPLEY:** SO YEAH YOU CAN TAKE THIS QUESTION ANY WHICH
5 WAY. YOU PROBABLY WON'T GET TO ALL METHODOLOGIES. YOU PROBABLY
6 WON'T GET TO A CONVERSATION ABOUT EVERY SINGLE ONE TODAY AND
7 THE IDEA IS TO REFINE THIS LIST TO GET TO MAYBE THREE
8 METHODOLOGY OPTIONS THAT WE'RE CARRYING FORWARD THAT YOU'LL
9 MAKE A FINAL DECISION ON AT THE MEETING ON SEPTEMBER 18TH. SO,
10 I -- IF IT WERE ME, I WOULD WANT TO TALK ABOUT A METHODOLOGY
11 THAT I WAS MOST EXCITED ABOUT, OR WANTED THE COMMITTEE TO MOVE
12 FORWARD.

13

14 **GILLIAN ADAMS:** AMBER JUST TO CLARIFY WHAT WE'RE ASKING FOR
15 RIGHT NOW IS WHICH DO YOU WANT TO TALK ABOUT FIRST WE'RE NOT
16 ASKING YOU TO CHOOSE ONE TO MOVE FORWARD. IT'S A WAY OF
17 PRIORITIZING.

18

19 **AMBER SHIPLEY:** TRYING TO GIVE YOU ALL THE POWER TO DECIDE WHAT
20 TO TALK ABOUT. WE CAN START WITH 1A IF YOU WANT TO DO IT THAT
21 WAY AND DO OUR BEST TO MOVE THROUGH THEM. BUT WE WANTED TO
22 GIVE YOU A SAY. DOES THAT MAKE SENSE, PAT?

23

24 **PAT ECKLUND:** SO IF WE DON'T TALK ABOUT IT, THAT MEANS THE
25 OTHERS DO NOT GO FORWARD?

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1

2 **AMBER SHIPLEY:** IDEAL E BY THE END OF THIS CONVERSATION, WE
3 HAVE AN UNDERSTANDING ABOUT WHICH METHODOLOGIES TO MOVE
4 FORWARD TO THE SEPTEMBER MEETING. COLLECTIVELY A CONSENSUS TO
5 LEAVE BEHIND.

6

7 **SPEAKER:** HOW ABOUT WE HAVE TIME TO DISCUSS THEM ALL. WE COULD
8 GO THROUGH VOTE ONE BY 1 AND 3 WITH THE TOP AMOUNT OF VOTES
9 JUST TO MOVE ON. JUST TRYING TO THINK ABOUT IN INTEREST OF
10 TIME.

11

12 **MICHAEL BRILLIOT:** MAYBE EVERYBODY GETS A DOT OR STICKER AND
13 THEY PUT IT ON THEIR FAVORITE. IS THERE A WAY TO DO THAT?

14

15 **AMBER SHIPLEY:** UNFORTUNATELY BECAUSE OF THE LIMITATIONS OF OUR
16 MEETING AND THE BROWN ACT AND ALL THE VARIOUS -- WELL, WE HAVE
17 CONSTRAINTS AND WE'RE IN A -- I KNOW WE'RE IN A DIGITAL SPACE
18 THAT WE'RE REALLY IN AN ANALOG ENVIRONMENT.

19

20 **MICHAEL BRILLIOT:** COULD WE DO A ROLL CALL VERBAL STICKER VOTE?
21 I PUT MY STICKERS ON THESE THREE OR YOU KNOW, THIS, WHATEVER,
22 AN IDEA OR APPROACH. JUST AN IDEA.

23

24 **SPEAKER:** AMBER, WOULD IT BE POSSIBLE FOR US TO JUST VERY
25 QUICKLY DO A STRAW POLL ON EACH OF THEM. I THINK SOME OF THESE

September 4, 2020

1 ARE JUST GOING TO FALL OUT AND WE WILL KNOW UP FRONT WHICH
2 ONES WE WANT TO DISCUSS RATHER THAN SAYING WE'RE GOING TO
3 ALLOCATE AN EQUAL AMOUNT OF TIME AND END UP DISCUSSING OPTIONS
4 THAT NOBODY WANTS TO SPEND A LOT OF TIME ON ANYWAY, IT WILL
5 TAKE US A COUPLE OF MINUTES TO DO A STRAW POLL ON EACH OF THE
6 SIX.

7

8 **AMBER SHIPLEY:** THAT SOUNDS LIKE SOMETHING WE CAN DO GIVEN OUR
9 CONSTRAINTS.

10

11 **JESSE ARREGUIN, CHAIR:** I AGREE WITH JEFF I THINK THAT WILL
12 HELP US NARROW THE FOCUS ON THOSE TO MOVE FORWARD.

13

14 **AMBER SHIPLEY:** SURE. JEFF, YOUR HAND IS UP. DID YOU --

15

16 **JEFFREY LEVIN:** I JUST SPOKE. I DIDN'T TAKE IT DOWN.

17

18 **AMBER SHIPLEY:** OKAY. ALL RIGHT. WHY DON'T WE TRY. SO, YOU CAN
19 SEE THE OPTIONS IN YOUR PACKET. WE HAVE THE SHARED SCREEN.
20 WE'RE GOING TO DO A MOD -- OKAY. APOLOGIES. CHAIR, DO WE NEED
21 TO PAUSE FOR PUBLIC COMMENT AHEAD OF THIS?

22

23 **JESSE ARREGUIN, CHAIR:** YEAH SHOULD WE SORT OF TAKE -- WE'RE
24 GOING TO BE GOING THROUGH EACH ONE AND DOING A STRAW POLL I
25 DON'T THINK WE HAVE TO DO PUBLIC COMMENT ON EACH INDIVIDUAL

September 4, 2020

1 ONE. CAN WE JUST TAKE GENERAL PUBLIC COMMENT ON THE DIFFERENT
2 METHODOLOGY OPTIONS AT THIS TIME?

3

4 **AMBER SHIPLEY:** YEAH --

5

6 **MATTHEW LAVRINETTS:** THAT'S THE WAY TO PROCEED. HEAR FROM STAFF
7 AND THEN SPEAK PUBLIC COMMENT ON THAT.

8

9 **JESSE ARREGUIN, CHAIR:** I'M SORRY, MATT, COULD YOU CLARIFY? I
10 THINK IT WOULD BE ADVISABLE TO TAKE PUBLIC COMMENT BEFORE WE
11 DO A STRAW VOTE.

12

13 **MATTHEW LAVRINETTS:** YES. I THINK THAT'S WHAT YOU SHOULD DO.

14

15 **JESSE ARREGUIN, CHAIR:** WE'LL TAKE PUBLIC COMMENT ON THE
16 VARIOUS METHODOLOGY OPTIONS AFTER THAT TIME WE'LL BE TAKING A
17 STRAW VOTE TO SEE IF THERE IS CONSENSUS ON WHICH PARTICULAR
18 METHODOLOGY OPTIONS WE WANT TO FOCUS OUR CONSIDERATION. THIS
19 IS THE TIME FOR ATTENDEES IF YOU WOULD LIKE TO COMMENT ON THE
20 VARIOUS METHODOLOGY OPTIONS TO INFLUENCE, AND INFORM THE HMC'S
21 DISCUSSION. SO, IF YOU WOULD LIKE TO OFFER ANY PUBLIC COMMENT
22 ON THE VARIOUS METHODOLOGY OPTIONS, PLEASE RAISE YOUR HAND OR
23 PRESS STAR NINE. I SEE WE HAVE TWO RAISED HANDS MR. CASTRO.
24 TWO MINUTES EACH.

25

September 4, 2020

1 **CLERK OF THE BOARD:** FIRST SPEAKER IS AARON ECKHOUSE. GO AHEAD
2 PLEASE.

3

4 **SPEAKER:** HELLO. THANK YOU. AARON ECKHOUSE FROM CALIFORNIA
5 YIMBY AGAIN. I WANT TO THANK STAFF FOR THEIR WORK ON BRINGING
6 BACK THE NEW OPTIONS 5A AND 6A THAT INCLUDE FOCUS ON JOBS
7 PROXIMITY. I WOULD SAY 6A IS THE ONE I LIKE BEST AND SUPPORT
8 MOVING FORWARD ON THOSE. METHODOLOGIES THAT DON'T DIRECTLY
9 CONSIDER ACCESS TO OPPORTUNITY DID POORLY ON AFFIRMATIVELY
10 FURTHERING FAIR HOUSING WHICH IS A LEGAL REQUIREMENT AND ALSO
11 THE COMMITTEE HAS IDENTIFIED AS A TOP PRIORITY. SO I WOULD
12 ENCOURAGE YOU TO MAKE SURE YOU'RE LOOKING AT METHODOLOGIES
13 THAT DIRECTLY HAVE ACCESS TO HIGH OPPORTUNITY AREAS AND I
14 THINK JOBS PROXIMITY IS THE BEST OF THE JOB FACTOR SO I WOULD
15 ENCOURAGE YOU TO LOOK AT FACTORS USING THAT. I THINK IT WILL
16 ADDRESS CONCERNS RAISED BY PEOPLE, PARTICULARLY COMMUNITY
17 MEMBERS FROM THE NORTH BAY, ABOUT GROWTH IN UNINCORPORATED
18 AREAS, AND THE RISK OF SPRAWL. I THINK ACCOUNTING FOR JOBS
19 PROXIMITY WILL HELP MITIGATE PRESSURE THAT MIGHT OTHERWISE
20 FALL ON THOSE AREAS.

21

22 **CLERK OF THE BOARD:** THANK YOU. OUR NEXT SPEAKER IS SHAJUTI
23 HOSSAIN. GO AHEAD.

24

September 4, 2020

1 **SPEAKER:** HI SHAJUTI HOSSAIN FROM PUBLIC ADVOCATES. MY FIRST
2 CHOICE IS 6A, AND THEN SECOND CHOICE IS 5A, AND CHOICE 3A ALL
3 THOSE DO GOOD BALANCING ACCESS TO OPPORTUNITY AND ACCESS TO
4 JOBS. AS MENG SAID WE ALREADY HAVE THE BASELINE AS THE PLANNED
5 BAY AREA 2050 HOUSEHOLD. SO I THINK WE HAVE A GOOD MIX OF BOTH
6 OPPORTUNITY AND ACCESS TO JOBS. WHICH I THINK ARE OF MOST
7 IMPORTANCE TO ALL OF YOU. SO I HIGHLY RECOMMEND OPTION 6A.
8 THANK YOU.

9

10 **JESSE ARREGUIN, CHAIR:** THANK YOU. I DON'T SEE ANY OTHER RAISED
11 HANDS.

12

13 **CLERK OF THE BOARD:** THAT'S CORRECT. THANK YOU.

14

15 **JESSE ARREGUIN, CHAIR:** ANY COMMENTS SHOULD BE SUBMITTED INTO
16 THE RECORD OR ACKNOWLEDGED?

17

18 **CLERK OF THE BOARD:** NONE SUBMITTED OTHER THAN THOSE ALREADY
19 POSTED.

20

21 **JESSE ARREGUIN, CHAIR:** OKAY. LET'S TAKE A STRAW POLL. LET'S
22 PROCEED.

23

24 **AMBER SHIPLEY:** OKAY GREAT. I SAW THE COMMENT IN CHAT ABOUT
25 DOING RED OR GREEN BUT TO MAINTAIN INTEGRITY OF THE DECISION

September 4, 2020

1 MAKING PROCESS IF YOU WANT TO SHOW A YELLOW CARD BUT BASICALLY
2 WHAT WE'RE MAKING A DECISION ON IS WHICH METHODOLOGY OPTION
3 WE'RE WANT TO SPEND TIME TALKING ABOUT. WE'RE GOING TO GO 1
4 THROUGH 6 DECISION POINTS IF YOU WANT TO SPEND TIME TALKING
5 ABOUT THIS METHODOLOGY OPTION. GREEN IT IS, IF NOT, RED, IF
6 YOU DON'T CARE, YELLOW, OR YOU CAN ABSTAIN, AND THEN I'LL MOVE
7 THROUGH AT A TIME. AND AFTER WE HAVE THESE DECISION POINTS,
8 WE'LL TAKE A 15.BREAK AND THEN WE'LL COME BACK AND THEN HAVE
9 THE DISCUSSION. SO TO CLARIFY, IF METHODOLOGY OPTION IS
10 BLOCKED, THAT MEANS IT'S OFF THE TABLE FOR CONSIDERATION. IF
11 THERE IS A CONSENSUS WE'RE NOT BRINGING IT FORWARD TO TALK
12 ABOUT AT THE NEXT MEETING. SO, STAFF, IF YOU DON'T MIND
13 TURNING OFF YOUR VIDEOS, HMC MEMBERS, GET YOUR CARDS READY. SO
14 THE FIRST DECISION POINT IS: SHOULD THE HMC HAVE A
15 CONVERSATION\ABOUT OPTION 1A JOBS EMPHASIS?

16

17 **SPEAKER:** AMBER, I'M SEEING 13 READY CARDS.

18

19 **AMBER SHIPLEY:** THAT DECISION POINT IS QUICKLY BLOCKED. MOVING
20 TO OPTION 2A WHICH IS --

21

22 **PAT ECKLUND:** AMBER, DID YOU CATCH MINE ON CHAT?

23

September 4, 2020

1 **AMBER SHIPLEY:** I DID, YES. WE ARE LOOKING FOR EIGHT RED CARDS
2 GIVEN OUR ATTENDANCE TODAY, SO WITH 13 THAT WAS BLOCKED.
3 OPTION 2A IS HIGH OPPORTUNITY AREAS AND JOBS.

4

5 **SPEAKER:** I'M SEEING 14 RED OR MORE.

6

7 **AMBER SHIPLEY:** GOT IT AND CARLOS ON CHAT. MOVING ON SHOULD WE
8 HAVE A CONVERSATION ABOUT OPTION 3A. HIGH OPPORTUNITY AREAS
9 EMPHASIS.

10

11 **PAT ECKLUND:** AMBER, I CAN'T GET MY CHAT TO WORK. GREEN ON THIS
12 ONE.

13

14 **SPEAKER:** I'M SEEING EIGHT RED CARDS.

15

16 **SPEAKER:** I'M SEEING NINE.

17

18 **AMBER SHIPLEY:** THAT DECISION IS BLOCK. MOVING ON. SHOULD HMC
19 HAVE DISCUSSION ON OPTION 4A THIS IS JOBS PROXIMITY EMPHASIS.

20

21 **SPEAKER:** I'M SEEING A BUNCH OF REDS.

22

23 **PAT ECKLUND:** AMBER, ON 4A I'M A GREEN.

24

September 4, 2020

1 **AMBER SHIPLEY:** YEAH. I'M SEEING A LOT OF REDS. ALL RIGHT.
2 THAT'S BLOCKED. ALL RIGHT. MOVING ON. SHOULD THE HMC HAVE
3 DISCUSSION ON 5A THIS IS 50/50 HIGH OPPORTUNITY AREAS AND
4 JOBS. JANE, WHAT COLOR IS THIS?

5

6 **PAT ECKLUND:** AMBER, THIS IS PAT, I'M A GREEN ON 5A.

7

8 **AMBER SHIPLEY:** GREAT. FABULOUS PAT.

9

10 **SPEAKER:** I SEE SEVEN.

11

12 **AMBER SHIPLEY:** ALL RIGHT. SO THAT MOVES FORWARD. WE'LL HAVE A
13 CONVERSATION ABOUT 5A, AND THEN FINALLY, SHOULD HMC HAVE A
14 DISCUSSION ABOUT OPTION 6A THIS IS MODIFIED HIGH OPPORTUNITY
15 AREAS EMPHASIS.

16

17 **PAT ECKLUND:** AMBER, THIS IS PAT, I AM A GREEN ON 6A.

18

19 **AMBER SHIPLEY:** THANKS PAT.

20

21 **PAT ECKLUND:** I CAN'T FIGURE OUT WHY CHAT'S NOT WORKING.

22

23 **SPEAKER:** I'M SEEING -- RED.

24

25 **AMBER SHIPLEY:** HOW MANY?

September 4, 2020

1

2 **SPEAKER:** FIVE.

3

4 **AMBER SHIPLEY:** WE HAVE TWO METHODOLOGY OPTIONS TO TALK ABOUT
5 55A HIGH OPPORTUNITY AREAS AND JOBS. AND 6A HIGH OPPORTUNITY
6 AREAS AND JOBS EMPHASIS. FABULOUS WE GOT THAT DONE AT 11:00
7 PAT YOURSELVES ON THE BACK TAKE A BREAK. WE'LL COME BACK AT
8 11:15 UNLESS YOU WANT TO DO PUBLIC COMMENT BEFORE WE BREAK.

9

10 **JESSE ARREGUIN, CHAIR:** WE DID PUBLIC COMMENT.

11

12 **AMBER SHIPLEY:** FABULOUS. WE WILL COME BACK AND HAVE
13 DISCUSSIONS.

14

15 **SPEAKER:** 5A AND 6A IS THAT CORRECT?

16

17 **AMBER SHIPLEY:** FIVE A AND 6A. CORRECT.

18

19 **SPEAKER:** THANK YOU.

20

21 **AMBER SHIPLEY:** THANK YOU. [BREAK]

22

23 **JESSE ARREGUIN, CHAIR:** OKAY. IT'S BEEN 15 MINUTES. IF HMC
24 MEMBERS CAN RETURN. SO WE ARE BACK IN SESSION. AND WE'RE NOW

September 4, 2020

1 GOING TO FOCUS OUR DISCUSSION ON THE TWO METHODOLOGY OPTIONS,
2 5A AND 6A, AND I'LL TURN IT BACK OVER TO AMBER.

3

4 **AMBER SHIPLEY:** THANK YOU CHAIR. I THINK WE CAN START WITH 5A.
5 IT'S EASY. AND GILLIAN, DID YOU WANT TO SHARE YOUR SCREEN?
6 MAYBE SHOW THE MAP, AND THEN WE'LL JUST USE THIS TIME FOR ANY
7 CLARIFYING QUESTIONS ON THE METHODOLOGY OPTIONS AND THEN WE
8 CAN GET INTO DISCUSSION. AND WHILE SHE'S DOING THAT, I WILL
9 SAY THAT IN OUR ATTEMPT TO BRING ONLY A SMALL NUMBER OF
10 METHODOLOGY OPTIONS FOR CONVERSATION ON THE 18th, IF ANYONE
11 HAS ANY FRIENDLY AMENDMENTS OR IF WE WANT TO CHANGE THE
12 METHODOLOGY AT ALL OR SEE CHANGES WITH EITHER OF THESE TWO,
13 WE'LL TAKE A MODIFIED CONSENSUS DECISION POINT ON THOSE
14 CHANGES JUST TO MAKE SURE THERE IS CENSUS FOR MOVING FORWARD
15 ON OPTIONS. GILLIAN?

16

17 **JESSE ARREGUIN, CHAIR:** I IMAGINE THERE WILL BE DISCUSSION,
18 ADDITIONAL FACTORS THAT --

19

20 **AMBER SHIPLEY:** EXACTLY.

21

22 **JESSE ARREGUIN, CHAIR:** FOR EXAMPLE, I RECEIVED A LETTER FROM
23 NAPA COUNTY AROUND THE ISSUE OF FIRE RISK, SO I'M SURE THAT
24 AND OTHER FACTORS MAY BE ON THE TABLE.

25

September 4, 2020

1 **AMBER SHIPLEY:** THAT'S MY UNDERSTANDING.

2

3 **JESSE ARREGUIN, CHAIR:** OKAY. SO 5A.

4

5 **AMBER SHIPLEY:** GILLIAN DID YOU WANT TO SAY ANYTHING?

6

7 **GILLIAN ADAMS:** JUST A REMINDER THIS IS THE ONE THAT FOCUSES ON
8 HIGH OPPORTUNITY AREAS AND JOBS. THIS IS THE MAP HERE.
9 FOCUSING ON SPECIFIC RATES AND JURISDICTION. IF PEOPLE HAVE
10 QUESTIONS, WANT TO ASK QUESTIONS OR COMMENTS?

11

12 **AMBER SHIPLEY:** JEFF, I SEE YOUR HAND RAISED.

13

14 **JEFFREY LEVIN:** THANK YOU. REALLY MORE OF A REQUEST FOR NEXT
15 TIME AS WE'RE MAKING OUR FINAL DECISION, THE MAPS THAT WE HAVE
16 SEEN SO FAR ALL REFLECT GROWTH RATES. WOULD IT BE POSSIBLE TO
17 GET THE SAME MAPS THAT ACTUALLY SHOW THE ACTUAL ALLOCATIONS
18 SINCE THE QUESTION BEFORE US IS NOT REALLY HOW FAST EACH --
19 THE QUESTION IS WHERE SHOULD WE PUT THE 440,000 UNITS OF
20 HOUSING THAT WE HAVE TO DEAL WITH, AND IT WILL BE GOOD FOR THE
21 COMMUNITY TO SEE WHAT THE DISTRIBUTION LOOKS LIKE RATHER THAN
22 JUST OF THE GROWTH RATE. IF WE COULD GET THOSE MAPS NEXT TIME
23 THAT WOULD BE REALLY HELPFUL.

24

September 4, 2020

1 **AMBER SHIPLEY:** THANKS FOR THAT JEFF. WE CAN ADD THAT TO THE
2 LIST FOR CONSENSUS. AND ANYONE FEEL PARTICULARLY STRONGLY
3 ABOUT WHETHER THIS IS -- THIS LOOKS LIKE 3A. TO ME. THERE YOU
4 GO. ANYONE FEEL STRONGLY ABOUT 5A AND WANT TO SPEAK IN FAVOR
5 OF 5A? NELL, ELISE AND FOREST.

6

7 **NELL SELANDER:** I HAVE A QUESTION FOR 5A AND ALSO 6A SORT OF
8 THE SAME QUESTION. WITH USING JOB PROXIMITY AUTO FOR BOTH
9 MODERATE AND ABOVE MODERATE. I THINK THESE WERE SORT OF BOTH
10 INITIATED BY THE COMMITTEE, THESE OPTIONS, DOES ANYONE WANT TO
11 SPEAK TO WHY JOBS PROXIMITY AUTO IS USED RATHER THAN JOBS
12 PROXIMITY TRANSIT?

13

14 **SPEAKER:** I'M PRIVY TO 6A, THIS IS SCOTT LITTLEHALE, THE
15 THOUGHT THAT JOBS PROXIMITY TRANSIT WAS INCORPORATED INTO THE
16 HIGH RESOURCE INDEX SO I CONSIDER THAT TO BE ALREADY AT LEAST
17 PARTIALLY ACCOUNTED FOR. IF OTHERS HAVE ADDITIONAL THOUGHTS, I
18 WELCOME THEM.

19

20 **AMBER SHIPLEY:**

21

22 **FORREST EBBS:** FOREST I WANT TO COMMENT ON THE ACTUAL NUMBERS.
23 OUR ROLES IN THE METHODOLOGY COMMITTEE IS TO SORT OF LOOK AT
24 THE VERY HIGH LEVEL, AND I WOULDN'T WANT US FOCUSING ON
25 NUMBERS AND ALLOCATION ASKS START ARGUING THOSE POINTS. I

September 4, 2020

1 THINK OUR GOAL HERE, FOR THIS COMMITTEE, IS TO CREATE THE
2 PRINCIPLES BY WHICH THOSE NUMBERS ARE ULTIMATELY DISBURSED,
3 BUT I WOULD REALLY HESITATE GIVEN THE TIME CRUNCH WE HAVE TO
4 START FOCUSING ON INDIVIDUAL ALLOCATION NUMBERS. JUST MY
5 THOUGHTS.

6

7 **AMBER SHIPLEY:** THANKS. JUST TO CLARIFY WE'RE GOING TO WRITE
8 DOWN THESE REQUESTS AND AS WE COME TO CENSUS MOVING FORWARD TO
9 HELP OUR FOCUS. SUSAN?

10

11 **SUSAN ADAMS:** THANK YOU I WOULD LIKE TO HAVE THE NUMBERS RUN,
12 AND ALSO, I WOULD ASK IF IT'S A POSSIBLE TO GO BACK AND ADD IN
13 THESE -- WHAT THESE NUMBERS LOOK LIKE WITH THE 2019 KNOWN
14 NUMBERS. RATHER THAN JUST RELYING ON 2050 BLUEPRINT. THANK
15 YOU.

16

17 **AMBER SHIPLEY:** YOU CAN CLARIFY THAT? BECAUSE I DON'T
18 UNDERSTAND WHAT THAT REQUEST IS.

19

20 **SUSAN ADAMS:** SO THE NUMBERS WE'RE LOOKING AT NOW ARE BASED ON
21 THE 2050 NUMBERS, RIGHT? SOMETHING IN THE FUTURE THAT WE DON'T
22 KNOW, THAT WE'RE NOT CERTAIN OF AND MAYBE I'M ASKING FOR IT IN
23 A CONFUSING WAY. I WANT TON HOW THE NUMBERS STACK UP IF WE
24 ALREADY USE THE 2019 NUMBERS THAT WE ALREADY KNOW.

25

September 4, 2020

1 **AMBER SHIPLEY:** ARE YOU ASKING TO CHANGE THE BASELINE?

2

3 **SUSAN ADAMS:** GILLIAN, GO AHEAD.

4

5 **GILLIAN ADAMS:** I WANT TO MAKE SURE -- I'LL TRY TO CLARIFY.

6 WHAT I HEAR YOU SAYING IS THAT INSTEAD OF USING THE TOTAL

7 HOUSEHOLDS IN 2050 FROM PLANNED BAY AREA DRAFT BLUEPRINT AS

8 THE BASELINE YOU WOULD LIKE TO GO BACK TO 2019 HOUSEHOLDS AS

9 THE BASELINE WHICH IS WHAT IS WE WERE TALKING ABOUT BEFORE IN

10 OUR METHODOLOGY OPTIONS BEFORE WE TALKED ABOUT THE PLAN IS

11 THAT CORRECT?

12

13 **SUSAN ADAMS:** THAT'S CORRECT. I WOULD LIKE TO SEE WHAT THAT

14 LOOKS LIKE, PLEASE.

15

16 **GILLIAN ADAMS:** OKAY.

17

18 **AMBER SHIPLEY:** OKAY. WE'LL ADD THAT REQUEST IN. AARTI, DARIN,

19 JAMES.

20

21 **AARTI SHRIVASTAVA:** HI. I WOULD JUST LIKE TO NOTE THAT WHILE

22 IT'S APPROPRIATE TO ALLOCATE UNITS TO HIGH RESOURCE AREAS AND,

23 I THINK TRANSIT IS MOSTLY REMOVED, WITH ALL DUE RESPECT TO

24 SCOTT'S COMMENT THERE, WE WOULD LIKE TO REITERATE, IN SANTA

25 CLARA COUNTY, THAT THE GROWTH FACTOR DOES ACTUALLY HAVE A REAL

September 4, 2020

1 IMPACT ON COMMUNITIES, JUST AS MUCH AS THE INCORPORATED AREAS
2 WE HAVE TALKED ABOUT. 5A AND 6A EXPECT SOME OF OUR COMMUNITIES
3 TO GROW BY A THIRD AND IDENTIFY THAT IN EIGHT YEARS, WHICH I
4 THINK IS UNREASONABLE. AND SOME THOUGHT NEEDS TO BE GIVEN TO
5 THAT. WE ARE HAPPY TO BAY AREA THE BURDEN OF THE MOST GROWTH
6 IN THE ENTIRE REGION, BUT THE NUMBERS ARE ASTOUNDING, AND WE
7 DON'T THINK IT'S REASONABLE, BUT EVEN ACHIEVABLE. SECOND ISSUE
8 I WOULD LIKE TO BRING UP IS I'M STILL TRYING TO UNDERSTAND WHY
9 HIGH OPPORTUNITY AREAS, IN 5A AND 6A CONTINUE TO BE A FACTOR
10 IN MODERATE HOUSING. I THINK IT'S ENTIRE APPROPRIATE TO
11 INCLUDE IT IN LOW AND VERY LOW INCOME HOUSING. AND I WOULD
12 QUESTION THAT, AND REQUEST A MODIFICATION OF THAT, PLEASE.

13

14 **AMBER SHIPLEY:** OKAY. I WANT TO MAKE SURE I UNDERSTOOD YOUR
15 REQUEST AARTI COULD YOU REPEAT THE LAST --

16

17 **AARTI SHRIVASTAVA:** YES. IN THE MODERATE AND ABOVE MODERATE --
18 WELL, FIRST OF ALL, I WANT TO NOTE THAT 5A AND 6A HAVE CLOSE
19 TO A THIRD, AND IN SOME CASES ABOVE A THIRD, YOU KNOW, AMOUNT
20 OF GROWTH OF THE ENTIRE HOUSE -- NUMBER OF HOUSEHOLDS THAT ARE
21 EXISTING TODAY, WHICH IS A HUGE NUMBER FOR PEOPLE TO PLAN FOR,
22 FOR COMMUNITIES TO PLAN FOR, FOR AN EIGHT YEAR PERIOD, AND I
23 THINK SOME CONSIDERATION NEEDS TO BE GIVEN TO THAT, AND THE
24 SECOND PIECE IS FOR BOTH 5A AND 6A, THE MODERATE AND THE ABOVE
25 MODERATE HOUSING LOOK AT HIGH OPPORTUNITY AREAS, AND I WOULD

September 4, 2020

1 QUESTION THAT. BECAUSE I THINK IT'S ENTIRELY APPROPRIATE FOR
2 LOW AND VERY LOW. I DON'T UNDERSTAND WHY ACCESS TO HIGH
3 OPPORTUNITY NEEDS TO BE A CONSIDERATION FOR ABOVE MODERATE.

4

5 **AMBER SHIPLEY:** OKAY QUESTIONS BUT NOT A PROPOSAL.

6

7 **AARTI SHRIVASTAVA:** I WANT TO BRING BACK THE JOBS/HOUSING
8 BALANCE, 2A BASICALLY.

9

10 **AMBER SHIPLEY:** OKAY. GOT IT. DARIN THEN JANE THEN NEYSA.

11

12 **DARIN RANELETTI:** THANK YOU TO STAFF AND THE COMMITTEE. I AM
13 REALLY EXCITED THAT WE'RE GETTING CLOSE HERE. AND I'M A BIG
14 SUPPORTER OF HIGH OPPORTUNITY AREAS SO I'M PLEASED WITH WHERE
15 WE ARE HEADED. I SUSPECT THAT THIS WILL BE TOUGH FOR THE
16 ELECTED OFFICIALS ON THE ABAG BOARD WHEN IT COMES TO THEM,
17 PARTICULARLY IN THE HIGH OPPORTUNITY JURISDICTIONS, THEY'RE
18 GOING TO BE SEEING NUMBERS THAT ARE GOING TO BE VERY HIGH TO
19 THEM, AND SO THEY'RE GOING TO BE HEARING IT THEIR
20 CONSTITUENTS. SO I'M A LITTLE WORRIED THAT THEY MAY NOT FOLLOW
21 THE HMC RECOMMENDATION AND TRY TO DO THEIR OWN METHODOLOGY.
22 THAT WORRIES ME. I AM WONDERING IF MAYBE WE SHOULD SEND A
23 PREFERRED METHODOLOGY WITH ONE OR TWO BACK UPS TO GIVE THEM
24 SOME CHOICES. SO IF THEY DON'T HAVE TO START OVER, IN CASE
25 THEY'RE NOT HAPPY WITH WHAT WE COME UP WITH. SO THAT'S THE

September 4, 2020

1 FIRST THING. AND THEN THE SECOND THING IS, I EXPECT THEY'RE
2 GOING TO BE CONCERNED ABOUT THE GROWTH IN THE UNINCORPORATED
3 AREAS, AND I AM TOO, AND THAT THAT COULD, UNFORTUNATELY KILL
4 THE HIGH OPPORTUNITY EMPHASIZED METHODOLOGIES. SO I'M JUST
5 WONDERING WHAT WE COULD DO ABOUT THAT. IF THERE IS A WAY WE
6 CAN EXCLUDE UNINCORPORATED OR IF WE CAN BETTER EXPLAIN HOW THE
7 SPHERE OF INFLUENCE, THE FUTURE URBANIZING PARTS OF THE COUNTY
8 THAT ARE CONNECTED TO CITIES ARE RECEIVING THE GROWTH. I JUST
9 WORRY, FROM A -- YOU KNOW, A POLITICAL PERSPECTIVE. AND
10 INTEREST FROM A GOOD PLANNING PERSPECTIVE, I THINK WE NEED TO
11 TACKLE THAT. THANKS.

12

13 **AMBER SHIPLEY:** THANK YOU. JANE, NEYSA AND DIANE.

14

15 **SPEAKER:** THANK YOU. I APPRECIATE THOSE COMMENTS I THINK WHAT
16 WE'RE ASKING IS A SIMPLE REQUEST NEXT TIME AND THAT IS FOR
17 STAFF TO TAKE THE TWO METHODOLOGIES WE'RE DISCUSSING TODAY
18 THAT GOT THE MOST VOTES, 6A AND 5A AND LET'S SEE THOSE IN THE
19 SPREADSHEET WITH THE DIFFERENT BASELINE THAT WE DIDN'T CHOOSE,
20 THE 2019 HOUSEHOLDS, RATHER THAN THE 2050 HOUSEHOLDS. I WOULD
21 LIKE TO SEE WHAT EFFECT THAT HAS ON UNINCORPORATED COMMUNITIES
22 TO MAKE IT TO DARIN'S POINT. SO I WOULD MAKE THAT REQUEST TO
23 STAFF.

24

September 4, 2020

1 **AMBER SHIPLEY:** WHY DON'T WE PAUSE HERE. WE HAVE PEOPLE WITH
2 HANDS UP. BUT IT SOUND LIKE THERE ARE ENOUGH FOLKS WHO HAVE AN
3 INTEREST IN THIS 2019 HOUSEHOLDS BASELINE, COULD WE HAVE A
4 SHORT DISCUSSION ON WHETHER OR NOT THAT IS A PREFERENCE FOR
5 THE COMMITTEE MEMBERS? BECAUSE THAT MEANS WHEN YOU COME BACK
6 IN SEPTEMBER -- SEPTEMBER 18TH, YOU'RE GOING TO HAVE FOUR
7 METHODOLOGIES INSTEAD OF TWO METHODOLOGIES TO LOOK AT.

8

9 **SPEAKER:** I WANT TO SEE WHAT THESE METHODOLOGIES LOOK LIKE WITH
10 THE BASELINE THAT WE USED FOR MOST OF OUR DISCUSSION. THAT'S
11 ALL.

12

13 **AMBER SHIPLEY:** I CAN APPRECIATE THAT. I UNDERSTAND THE
14 REQUEST.

15

16 **SPEAKER:** I DON'T -- HOW CAN WE KNOW IF THAT'S SOMETHING WE
17 WANT TO SUPPORT UNTIL WE SEE THE DATA. WE'RE BEING ASKED TO DO
18 A WHOLE LOT AT THE LAST MINUTE WITHOUT THE INFORMATION.

19

20 **AMBER SHIPLEY:** 100 PERCENT. I THINK FOR ANY ADDITIONAL
21 METHODOLOGIES THAT WE'RE ADDING TO YOUR PLATE, MEANING LIKE
22 THE EXTRA 50 PAGES IN YOUR PACKET AND ALL THE STUFF, I WANT TO
23 MAKE SURE THERE IS CENSUS AMONG THE COMMITTEE THAT THAT MAKES
24 SENSE.

25

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1 **SPEAKER:** I'M NOT ASKING FOR AN OFFICIAL METHODOLOGY I'M ASKING
2 FOR THE SAME, IN THE TABLE, WITH THE 5A AND THE 6A, THAT THE
3 METHODOLOGIES THAT WE'RE TALKING ABOUT, THAT WE SEE WHAT THOSE
4 TWO SAME METHODOLOGIES LOOK LIKE USING THE ORIGINAL BASELINE
5 OF 2019 HOUSEHOLDS. THAT'S ALL I'M ASKING FOR.

6

7 **AMBER SHIPLEY:** RIGHT. I COMPLETELY HEAR. I 100 PERCENT
8 UNDERSTAND THE REQUEST AND IT JUST MEANS THAT YOU ALL ARE
9 DEALING WITH MORE OPTIONS ON SEPTEMBER 18TH. SO.

10

11 **SPEAKER:** OKAY I'LL ASK STAFF OFFLINE. THANK YOU.

12

13 **AMBER SHIPLEY:** I THINK IT'S A PERFECTLY OKAY QUESTION FOR THE
14 COMMITTEE, AND WE COULD ASK IF ANYONE HAS ANY OPPOSITION TO
15 THAT.

16

17 **SPEAKER:** YOU KNOW WE -- OTHER PEOPLE -- OTHER COMMITTEE
18 MEMBERS HAVE MADE DATA REQUESTS AND IT HASN'T BEEN PUT TO A
19 VOTE.

20

21 **AMBER SHIPLEY:** EXACTLY. AND WE HAVE NEVER BEEN AT THE MEETING
22 BEFORE THE FINAL DECISION. SO YOU HAVE TO MAKE A DECISION ON
23 THE 18th. AND I THINK --

24

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1 **SPEAKER:** I UNDERSTAND THAT. THAT'S WHY I WANT THE DATA BY THE
2 18th.

3

4 **AMBER SHIPLEY:** ALL RIGHT. NEYSA, DIANE AND THEN FOREST.

5

6 **NEYSA FLIGOR:** THANKS AMBER, IF I COULD REPLAY WHAT AARTI SAID,
7 I WOULD, BECAUSE I AGREE 100 PERCENT WITH EVERY POINT AARTI
8 MADE. JUST TO FOLLOW UP, THE CHAIR SAID IF THERE ARE
9 ADDITIONAL FACTORS SINCE THE COMMITTEE HAS NARROWED DOWN THE
10 OPTIONS FOR THESE TWO, IF THERE ARE ADDITIONAL FACTORS THAT WE
11 WANT CONSIDERED, I WOULD ADVOCATE, AND I THINK THERE IS
12 SUPPORT FOR MAKING TRANSIT JOB PROXIMITY TRANSIT A FACTOR. AND
13 TO SCOTT'S POINT, IF WE COULD TAKE A COUPLE OF MINUTES TO
14 BETTER EXPLAIN TO US, HOW IN THE HIGHER RESOURCE OPPORTUNITY
15 AREAS FACTOR, YOU FACTORED IN PUBLIC TRANSPORTATION, THE
16 TRANSIT FACTOR, I WOULD REALLY APPRECIATE IT. BECAUSE IT'S NOT
17 REFLECTED IN THE OUTPUT. AND SO, I THINK IT ACTUALLY NEEDS TO
18 BE A SEPARATE FACTOR WE ADD TO WHICHEVER METHODOLOGY WE END UP
19 WITH, AS OPPOSED TO HAVING IT BE A SUBSET OF THE HIGH RESOURCE
20 FACTOR. SO THANK YOU.

21

22 **SCOTT LITTLEHALE:** I HEARD TWO THINGS. SURE HAPPY TO. ELEMENT
23 IN THE ADDITION OR JUST A COMMENT? IN ADDITION TO THE QUESTION
24 THAT WAS PUT TO ME.

25

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1 **NEYSA FLIGOR:** HIGH SCOT. I MADE A FEW COMMENTS IN ECHOING
2 WHATTARDY SAID, YOU BIWOULD APPRECIATE YOU FURTHER EXPLAINING
3 HOW THE TRANSIT FACTOR IS TO HIGH RESOURCE. IT'S NOT
4 DEMONSTRATED IN THE DATA I THINK IT NEEDS TO BE A SEPARATE
5 FACTOR AS OPPOSED TO BEING CONSUMED OR PART OF THE HIGH
6 RESOURCE FACTOR.

7

8 **SCOTT LITTLEHALE:** THANK YOU FOR THE CLARIFICATION. I HAVE BEEN
9 STRIVING TO ADHERE TO THE "KEEP IT SIMPLE" ADMONITION FROM
10 STAFF AND OTHERS. SO I WOULD LIKE TO THINK THAT TO THE DEGREE
11 THAT WE USE THE NEXUS THAT FOLD IN MULTI-FACTORIAL ELEMENTS
12 THAT'S TO THE GOOD. AARTI IS CORRECT, THAT THE HIGH RESOURCE
13 AREA INDEX DOESN'T EXPLICITLY DEAL WITH TRANSIT, BUT IN THE
14 JOB PROXIMITY MEASURES, THE METHODOLOGY DOCUMENT AND THE
15 HOUSING DEVELOPMENT DEPARTMENT IT DOES INCORPORATE A JOB
16 PROXIMITY MEASURE THAT LOOKS AT THE NUMBER OF JOBS FILLED BY
17 WORKERS WITH LESS THAN A BACHELOR'S DEGREE THAT FALL WITHIN A
18 GIVEN RADIUS AND THIS IS TYPICAL TO COMMUTE DISTANCE OF LOW-
19 WAGE WORKERS AND LOW WAGE IN THIS STANCE IS DEFINED VERY LOW
20 WAGE MAKING \$15,000 OR LESS ANNUALLY. SO MAYBE I'M READING
21 INTO THAT, THAT THAT IS CAPTURING PEOPLE COMMUTING BY TRANSIT.
22 AND IT IS ADMITTEDLY ONE FACTOR, OUT OF MULTIPLE FACTORS, IN
23 THAT HIGH RESOURCE AREA INDEX. AND I WOULD JUST ADD THAT I'M
24 AMENABLE TO FRIENDLY AMENDMENTS FOR EITHER 6A OR 5A THAT

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1 EXPLICITLY TAKE INTO ACCOUNT JOBS PROXIMITY BY TRANSIT FOR,
2 ESPECIALLY FOR VERY LOW AND LOW INCOME HOUSEHOLD ALLOCATION.

3

4 **NEYSA FLIGOR:** THANKS SCOTT. HAPPY TO HEAR THAT. THE.

5

6 **AMBER SHIPLEY:** DIANE, PAT, AND MICHAEL?

7

8 **DIANE DILLON:** THANK YOU. AND MY UNDERSTANDING -- I MEAN I
9 VOICED A PROPONENT OF TRANSIT BEING A FACTOR TOO. BUT MY
10 UNDERSTANDING OF WHAT SCOTT JUST DESCRIBED, THIS IS MY THIRD
11 RHNA COMMITTEE MEETING, KIND OF LIKE JULIE PIERCE, OR NOT
12 MEETING, SERIES OF MEETINGS. AND IT'S WHAT WE'RE SEEING IF I
13 CAN ADD TO SUPPLEMENT WHAT SCOTT SAID IT'S WHAT WE'RE SEEING
14 AT M THE TC WHEN WE LOOK AT WHO IS STILL RIDING TRANSIT. IT'S
15 THE PEOPLE THAT CAN AFFORD TO STAY HOME, AND TELECOMMUTE, ARE
16 DOING THAT, OR HAVE A JOB WHERE THEY CAN TELECOMMUTE, AND SO I
17 THINK THAT UNDERSCORES WHAT SCOTT WAS JUST SAYING ABOUT HOW
18 TRANSIT AND THE KIND -- AND -- THAT YOU WERE CAPTURING THOSE
19 FOLKS IN THAT -- IN THE HIGH RESOURCE FACTOR. SO, WHAT I JUST
20 WANTED TO SAY WAS, I AM -- IN TERMS OF GIVING NUMBERS VERSUS
21 PERCENTAGES -- I TEND TO THINK THAT NUMBERS SKEW THINGS, AND
22 I'LL JUST SAY, FOR INSTANCE, USING COVID AS AN EXAMPLE, PEOPLE
23 TALK ABOUT, OH MY GOSH, WE HAVE A THOUSAND CASES. WELL A
24 THOUSAND CASE IN ONE JURISDICTION IS NOT A THOUSAND CASE IN
25 ANOTHER JURISDICTION. AND SO, IN NAPA WE HAVE BEEN TRYING TO

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1 EMPHASIZE CASES BY CAPITA, WHERE THE UNITED STATES IS PER
2 CAPITA, WHERE CALIFORNIA IS PER CAPITA. YOU KNOW, RANKING IN
3 THE WORLD AND SO FORTH, AND SIMILARLY, I THINK USING THE
4 PERCENTAGES LIKE HAS BEEN DONE IN APPENDIX THREE IS MUCH MORE
5 INFORMATIONAL TO US THAN NUMBERS. I WON'T KNOW WHAT THE NUMBER
6 REALLY MEANS WHEN I SEE IT FOR BURLINGAME VERSUS 54 TOTAL --
7 PORTOLA, THINK PERCENTAGES -- OPPOSED TO NUMBER. THANK YOU.

8

9 **AMBER SHIPLEY:** PAT THEN JEFF.

10

11 **PAT ECKLUND:** PAT EKLUND. CAN YOU HEAR ME AMBER?

12

13 **AMBER SHIPLEY:** YOU'RE GOOD.

14

15 **PAT ECKLUND:** I WANT TO EXPRESS THEY THINK WE NEED TO INCLUDE
16 SOME FACTORS OF WHAT IS THE URBANIZED AREA OF THAT CITY OR
17 UNINCORPORATED AREA. WHAT IS THE BUILT AREA THAT IS AVAILABLE
18 FOR BUILDING. AND THEN I THINK WE ALSO NEED TO HAVE ANOTHER
19 FACTOR THAT ELIMINATES FIRE HAZARD, EXTREME FIRE HAZARD LIKE
20 THE [INDISCERNIBLE] AND I THINK TRANSIT AND PROXIMITY TO JOBS
21 NEEDS TO BE IN HERE. SO, WITH THAT CAVEAT, I NEED TO SAY THAT
22 I'M VERY CONCERNED ABOUT OPTIONS 5A AND 6A RELATIVE TO THE
23 SMALLER CITIES. SO I'M GOING TO TAKE A COUPLE IN MARIN COUNTY.
24 BELVEDERE WHICH HOUSEHOLDS HAVE 931, THERE IS ACTUALLY 2,000
25 PEOPLE THAT LIVE IN BELVEDERE, THEIR RHNA FROM THE LAST CYCLE,

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1 WHICH IS ON THIS CHART, HAS THEM DOWN TO ZERO. I GUESS THAT
2 WAS JUST AFFORDABLE. BUT, AND THEY'RE EXPECTED TO DO 180
3 UNITS, OR 160 ON 5A AND 6A. THAT'S IMPOSSIBLE. BELVEDERE IS
4 PRETTY MUCH BUILT OUT. AND THEN THE OTHER ONE I WANTED TO
5 HIGHLIGHT, SAME WITH TIBERON, THESE ARE, YOU KNOW, LIKE, BEALL
6 -- BELVEDERE IS AN ISLAND AND TIBERON IS A PENINSULA, HOUSING
7 EXPECTED TO DO 650, WHAT YOU'RE DOING IS SETTING UP THOSE
8 CITIES FOR FAIL YOUR. -- FAILURE. AND WITH ROSS THEY HAVE 807
9 HOUSE HOLES IN 2019 YOU'RE EXPECTING THEM TO DO 100 HURT OR
10 130 UNITS WITH THEIR POPULATION. AND I'M CONCERNED ABOUT
11 OPTIONS 5A AND 6A THAT THEY'RE GIVING TO THE CITY AND I WANT
12 TO ADVOCATE THAT WE INCLUDE ANOTHER OPTION AND I WILL BE
13 RAISING IT, WE NEED TO INCLUDE OPTION 4A TO GIVE US AN OPTION
14 FOR SOME OF THE SMALLER CITIES. SO, YOU KNOW, THIS -- THESE
15 TWO OPTIONS THAT THE COMMITTEE HAS SET UP ARE GOING TO BE
16 VIRTUALLY IMPOSSIBLE FOR THE SMALLER CITIES, AND I DON'T THINK
17 THAT'S FAIR.

18

19 **AMBER SHIPLEY:** THANKS PAT. MICHAEL THEN JEFF.

20

21 **MICHAEL BRILLIOT:** HI. I WANT TO ECHO WHAT JANE REILLY SAID. I
22 WOULD LIKE TO SEE OPTIONS 5A AND 6A USING A 2019 BASELINE. I
23 THINK THIS PROCESS IS ITERATIVE. WE SHOULD JUST GO BACK AND I
24 WOULD LIKE TO SEE THAT. AND WE DON'T MAKE A FINAL DECISION
25 UNTIL WE MAKE A FINAL DECISION IN SEPTEMBER. THANK YOU.

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1

2 **AMBER SHIPLEY:** JEFF?

3

4 **JEFFREY LEVIN:** FIRST A QUESTION FOR STAFF, THE 404,000 UNITS
5 THAT WE'RE HAVING TO ACCOMMODATE IN THE EIGHT YEAR CYCLE WHAT
6 GROWTH RATE DOES THAT REPRESENT FOR THE REGION AS A WHOLE?

7

8 **GILLIAN ADAMS:** AKSEL, ARE YOU AVAILABLE TO ANSWER THAT
9 QUESTION?

10

11 **AKSEL OLSEN:** I'M SORRY. I DIDN'T CATCH IT.

12

13 **GILLIAN ADAMS:** GO AHEAD.

14

15 **JEFFREY LEVIN:** 440,000 UNITS THAT WE HAVE TO ACCOMMODATE IN
16 THIS CYCLE WHAT PERCENTAGE INCREASE IS THAT OVER CURRENT
17 HOUSEHOLDS?

18

19 **AKSEL OLSEN:** I THINK IT'S ABOUT 18 PERCENT.

20

21 **JEFFREY LEVIN:** FOR FOLKS WHO ARE CONCERNED ABOUT PERCENTAGES
22 THEY'RE GETTING WE ALL NEED TO MEASURE THIS AGAINST THE FACT
23 THAT IF WE ALL GOT EQUAL GROWTH RATE WE WOULD BE GETTING 18
24 PERCENT. IT'S NOT EQUAL IT'S TO THE 25 YEAR PERIOD IN THE PAST
25 BUT IT'S THE NUMBER WE HAVE TO LIVE WITH GIVEN WHEN'S COME

91

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1 DOWN FROM THE STATE. SO EVERYBODY'S GOT STICKER SHOCK RIGHT
2 NOW ABOUT THE GROWTH RATES THEY HAVE GOT BECAUSE THE REGION AS
3 A WHOLE HAS TO ACCOMMODATE A HUGE AMOUNT OF GROWTH THAT WE
4 HAVE NOT ACCOMMODATED IN THE PAST. SO, I GET THAT EVERYBODY'S
5 CONCERNED, IF THEIR GROWTH RATE IS 20 OR 25 PERCENT, BUT WHAT
6 WE REALLY NEED TO BE LOOKING AT IS HOW FAR OFF FROM THE
7 REGIONAL AVERAGE IS EVERYBODY BEING ASKED. THAT SAID, I WILL
8 SAY I HAVE NO OBJECTIONS TO US SEEING NEXT TIME, RUNNING
9 OPTIONS 5 AND 6 AGAINST 2019 HOUSEHOLDS AS A BASELINE AS WELL
10 AS 2050 ESSENTIALLY LOOKING AT 5A, 6A AND B, THAT'S FOUR
11 ALTERNATIVES FEWER THAN WE HAVE BEEN LOOKING AT IN PAST
12 MEETINGS AND IT DOES NARROW IT DOWN. I'M NOT SURE HOW TO MAKE
13 THIS A PROPOSAL BUT SINCE OUR GROUP HAD PROPOSED FOR THE
14 METHODOLOGY THAT THERE BE AN ADJUSTMENT ON THE CITIES THAT
15 DIDN'T HIT PROPORTIONALITY. SOMEHOW I WOULD LIKE A WAY OF
16 ACTUALLY SEEING WHAT THAT LOOKS LIKE WHEN WE COME BACK NEXT
17 TIME. IT IS OUR LAST CHANCE TO CONSIDER THAT. I THINK OUR
18 GROUP WOULD BE WILLING TO WORK WITH STAFF A LITTLE MORE ON THE
19 QUESTION OF WHERE THOSE NUMBERS MIGHT COME FROM, BUT I THINK
20 IT IS IMPORTANT FOR US TO SEE WHAT IT LOOKS LIKE IF WE MAKE
21 SURE THAT THOSE 49 CITIES ARE HITTING PROPORTIONALITY ON THEIR
22 LOW, LOW INCOME.

23

24 **AMBER SHIPLEY:** THANKS JEFF. SO, JUST SO FOLKS KNOW, WE'RE
25 CAPTURING THESE REQUESTS, YOU KNOW, LIKE, WE NEED TO ADD JOBS

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1 PROXIMITY TRANSIT FACTOR, OR -- I -- IS THERE A NAME FOR YOUR
2 PROPOSAL THAT WOULD MAKE IT EASY TO TALK ABOUT?

3

4 **JEFFREY LEVIN:** LET'S JUST CALL IT EQUITY ADJUSTMENT.

5

6 **AMBER SHIPLEY:** OKAY. EQUITY ADJUSTMENT PROPOSAL. AND I DO
7 THINK THAT -- LET'S HAVE THIS CONVERSATION AND THEN AT SOME
8 POINT WE SHOULD WALK THROUGH THESE REQUESTS AND JUST MAKE SURE
9 THAT UNDERSTAND WHAT THEY'RE, STAFF UNDERSTANDING, IT'S
10 FEASIBLE WHAT TO DO BEFORE THE 18th AND THAT YOU'RE ALL IN
11 AGREEMENT AND THAT IS MAKES SENSE FOR YOU TO LOOK AT -- LOOK
12 AT THOSE ADDITIONAL OPTIONS. OKAY. VICTORIA THEN NELL.

13

14 **VICTORIA FIERCE:** YEAH. I WANT TO ECHO A LOT OF WHAT JEFF JUST
15 SAID. I THINK IT'S REALLY IMPORTANT THAT WE ALSO CONSIDER THE
16 2019 HOUSEHOLD LEVEL AS A BASELINE. I WOULD ALSO LIKE TO SEE
17 AT-RISK OF ADDING ANOTHER METHODOLOGY. C6A BUT INSTEAD OF
18 JOBS/HOUSING FIT REPLACE IT WITH JOBS PROXIMITY TRANSIT OR
19 LOWER INCOME, THE SEGMENT.

20

21 **AMBER SHIPLEY:** VICTORIA CAN YOU SAY THAT ONE MORE TIME. 6A
22 INSTEAD OF JOBS/HOUSING FIT, YOU WOULD LIKE JOBS/HOUSING FIT
23 FOR LOW AND VERY LOW INCOME?

24

25 **VICTORIA FIERCE:** YEAH.

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1

2 **AMBER SHIPLEY:** IT SOUNDS LIKE YOU'RE ADDING SPECIFICITY TO THE
3 CONVERSATION EARLIER ABOUT WANTING TO SEE JOBS -- OH, IT'S A
4 DIFFERENT FACTOR. OKAY. GOT IT. ADDING THAT AS A SEPARATE
5 THING.

6

7 **SCOTT LITTLEHALE:** AS THE PERSON WHO ASKED FOR THAT MODIFIED
8 PROPOSAL BE BROUGHT FORWARD, I APPRECIATE STAFF DOING IT, AND
9 IN THE INTEREST OF OTHER HMC MEMBERS, I WOULD CONSIDER THAT A
10 FRIENDLY AMENDMENT.

11

12 **AMBER SHIPLEY:** OKAY. SAY IT ONE MORE TIME.

13

14 **JESSE ARREGUIN, CHAIR:** IT WOULD BE AUTHORITY PERCENT JOBS
15 TRANSIT, RIGHT? JOB PROXIMITY TRANSIT. SORRY.

16

17 **GILLIAN ADAMS:** I CAN CLARIFY THAT? SO WHAT I HEARD WAS JOB
18 PROXIMITY TRANSIT SPECIFICALLY FOR VERY LOW AND LOW INCOME
19 HOUSEHOLDS. IS THAT THE REQUEST?

20

21 **JESSE ARREGUIN, CHAIR:** YES.

22

23 **SCOTT LITTLEHALE:** THAT'S HOW I HEARD IT. VICTORIA.

24

25 **AMBER SHIPLEY:** GREAT. NELL, FERNANDO, THEN JAMES.

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1

2 **FERNANDO MARTI:** THANKS. I THINK THE IDEA OF JOBS PROXIMITY
3 IDEA IS IMPORTANT. I THINK -- I'M A LITTLE WORRIED ABOUT
4 BALANCING IT JUST FOR TRANSIT PROXIMITY; TOTALLY UNDERSTAND
5 THAT THAT MAKES SENSE BUT THERE ARE ALSO A LOT OF LOW INCOME
6 FOLKS WHO ACCESS JOBS VIA AUTO, AND I THINK ONE OF THE THINGS
7 WE WANT TO MAKE SURE IS, THIS IS ABOUT JOBS PROXIMITY, AND ONE
8 OF THE WAYS THAT WE'RE TRYING TO ACHIEVE THAT THROUGH REDUCING
9 GREENHOUSE GAS EMISSIONS IS REDUCING SUPER COMMUTES, REALLY
10 LONG COMMUTES. BUT IN A LOT OF PLACES, WHAT THAT MEANS IS THAT
11 YOU ACTUALLY HAVE A 15 TO 30 MINUTE AUTO COMMUTE. AND SO, I
12 WANT TO MAKE SURE THAT THAT IS NOT DROPPED FROM HOW JOB
13 PROXIMITY IS RECOGNIZED AND ALSO KNOWING THAT THAT MEANS THAT
14 BY EMPHASIZING ONLY TRANSIT PROXIMITY, THERE ARE A LOT OF HIGH
15 OPPORTUNITY AREAS THAT KIND OF DROP OFF THE MAP. AND IT'S
16 KNOWING THAT HIGH OPPORTUNITY IS THE MAIN PART THERE, BUT I
17 THINK THAT BALANCING OUT TRANSIT PROXIMITY WITH AUTO PROXIMITY
18 IS IMPORTANT IN THAT DISCUSSION.

19

20 **AMBER SHIPLEY:** THANKS. NELL, THEN JAMES, THEN MONICA.

21

22 **NELL SELANDER:** I JUST WANTED TO -- BACK A FEW COMMENTS, THANK
23 JEFF FOR SORT OF RECENTERING THIS AROUND THE OVERALL GROWTH
24 RATE OF 17, 18 PERCENT. I THINK THAT'S THE POINT I WAS TRYING
25 TO MAKE@LAST MEETING WHERE IF WE LOOK AT WHAT EVERYONE IS

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1 EXPECTED TO GROW IF WE ALL GROW EQUALLY AND BALANCE IT OUT
2 FROM THERE. AND THIS GOES BACK TO MY METRICS COMMENT FROM
3 EARLIER, WHICH IS, I THINK USING THE EXISTING PERCENTAGES OF
4 HOW MANY HOUSING UNITS EVERYONE'S GOT IS NOT IN FURTHERING US
5 TOWARDS THAT GOAL OF LOOKING AT EACH COMMUNITY-BASED OFF OF AN
6 OVERALL GROWTH RATE OF 17 TO 18 PERCENT. IT JUST FEELS LIKE
7 OUR FACTORS AND OUR METHODOLOGY IS NOT ALIGNING WITH, SORT OF,
8 EXPECTATIONS, AND THE GOAL HERE, IF WE'RE ALL TOGETHER IS
9 SUPPOSED TO GROW 18 PERCENT. ANY TIME SOMEONE IS GROWING LESS
10 THAN THAT, SOMEONE ELSE IS GROWING MORE. AND REALTIME NOW OUR
11 METRICS ARE NOT REALLY CAPTURING THAT DECISION AND IN MY VIEW
12 THAT'S THE DECISION AND I THINK THAT'S WHAT EVERYBODY'S
13 NERVOUS ABOUT, RIGHT? SO I JUST HOPE THAT WE CAN REALLY THINK
14 ABOUT, YOU KNOW, ALL THE FACTORS -- IT JUST FEELS LIKE THE
15 CENTRAL QUESTION IS, WHO IS GROWING LESS THAN 18 PERCENT AND
16 WHO IS GROWING MORE, AND IF OUR METRICS AREN'T MEASURING THAT,
17 THEN WHAT USE ARE THEY IN HELPING US EVALUATE THE VARIOUS
18 METHODOLOGIES WE'RE WORKING ON. AND THEN MY SEPARATE COMMENT
19 IS, IT JUST FEELS WEIRD TO ME, AND THIS IS JUST MY OWN UNEASY
20 OF IT, OF CONTINUING TO USE JOBS PROXIMITY AUTO AT ALL, IN ANY
21 METHODOLOGY, GIVEN IT'S THE LEAST EFFICIENT WAY TO MOVE
22 HUMANS, AND DOESN'T HELP ANYONE, REALLY. I GET THAT IT WILL BE
23 -- IT'S AN UNDERLYING FACTOR IN A LOT OF THESE COMPOSITE ONES,
24 I ASSUME, RIGHT? OUR CITIES ARE BUILT UP AROUND THESE MAJOR
25 HIGHWAY NETWORKS, BUT TO CONTINUE TO PUSH THAT IS SOMETHING

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1 THAT WE WANT TO ADVANCE INTO THE FUTURE, JUST ODD. BUT MAYBE
2 THAT'S JUST ME.

3

4 **AMBER SHIPLEY:** THANK YOU. JAMES, MONICA, THEN ARTIE.

5

6 **JAMES PAPPAS:** YEAH. I JUST WANTED TO OFFER A FEW THOUGHTS ON
7 SOME OF THE FACTORS THAT HAVE BEEN DISCUSSED. I THINK THE
8 QUESTION OF HIGH OPPORTUNITY AREAS FOR MODERATE AND ABOVE
9 MODERATE INCOME ALLOCATIONS, I THINK THE POINT THERE IS THAT
10 WHAT WE HAVE HEARD IS THAT CERTAIN CITIES, FOR EXAMPLE, THE
11 BIG THREE WERE SINGLED OUT FOR A LOT OF GROWTH IN THE LAST
12 RHNA CYCLE, AND THAT SOME OF THE MOST DESIRABLE MOST EXPENSIVE
13 PARTS OF THE REGION MAY NOT SIT IN THE BIG THREE FOR EXAMPLE,
14 AND THEREFORE MAYBE NOT CARRYING A SIGNIFICANT AMOUNT OF
15 GROWTH ACROSS ALL INCOME LEVELS SO I THINK THE ARGUMENT FOR
16 INCLUDING THE HIGH OPPORTUNITY FACTOR IN THE MODERATE AND
17 ABOVE MODERATE IS TO SEE THAT HIGHLY DESIRABLE AND
18 EXCLUSIONARY COMMUNITIES AROUND BAIT ARE DOING MORE AT ALL
19 TYPES OF HOUSING, AND THAT MODERATE AND ABOVE MODERATE HOUSING
20 IS NOT BEING SHUNTED TO SOME OF THE WEAKER MARKETS OR SOME OF
21 THE PLACES MORE SUSCEPTIBLE TO GENTRIFICATION. AND THEN ON THE
22 QUESTION OF AUTO COMMUTE, YOU KNOW, I HEAR THE CONCERN. I'M A
23 PLANNER TOO. WE ALL WOULD LOVE A REALITY WHERE PEOPLE ARE
24 TAKING TRANSIT, BIKING, AND WALKING MORE, AND, BUT I ACTUALLY
25 THINK THAT AUTO PROXIMITY IT ACKNOWLEDGES THE WAY A MAJORITY

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1 OF PEOPLE GET TO WORK IN THE BAY AREA AND WOULD PUT MORE
2 HOUSING -- WE HAVE TO REMEMBER WHAT WE'RE DOING. WE'RE SAYING
3 THE PLACES THAT ARE MORE PROXIMITY BY CAR TO JOB WOULD GET
4 MORE HOUSING AND THOSE PLACES CAN CHOOSE TO GROW IN A WAY THAT
5 EMPHASIZES HOUSING THAT WOULD BE AMENABLE TO PEOPLE WALKING,
6 BIKING AND INCREASED TRANSIT INFRASTRUCTURE IN THOSE PLACE
7 THAT CURRENTLY HAVE DEEMPHASIZED THAT. BUT I THINK EMPHASIZING
8 ONLY TRANSIT OFTEN REFLECTS OUR VERY LIMITED TRANSIT
9 INFRASTRUCTURE TODAY, AND I DON'T THINK THAT THAT IS ACTUALLY
10 VERY HELPFUL FOR EVENING OUT SOME OF THE DISCONNECTS BETWEEN
11 WHERE JOBS ARE AND WHERE HOUSING IS TODAY. AND SO, I DO THINK
12 THAT AUTO PROXIMITY IS ONE OF THE BETTER WAYS TO HELP EVEN OUT
13 SOME OF THOSE DISCONNECTS AND SET US UP FOR GROWING A MORE
14 EFFICIENT WAY IN THE FUTURE.

15

16 **NELL SELANDER:** I APPRECIATE THAT EXPLANATION JAMES. I THINK
17 MAYBE I AM JUST NOTICING IT A LOT BECAUSE IT'S IN THAT MOD AND
18 ABOVE MOD AND JOBS ON AUTO PROXIMITY NEVER SEEMS TO BE
19 ASSOCIATED WITH LOW INCOME COMMUNITIES.

20

21 **JAMES PAPPAS:** I THINK OTHERS HAVE MADE THE ARGUMENT FOR THAT.
22 AND I THINK WE HAVE SO MANY FACTORS AND I HEAR STAFF
23 ENCOURAGING US, I HEAR OUR COLLEAGUES ON THE COMMITTEE WANTING
24 TO TRY TO KEEP IT SIMPLE, AND SO I'M TRYING TO -- YOU KNOW, WE
25 COULD DO TEN PERCENT NATURAL HAZARDS AND TEN PERCENT THIS AND

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1 TEN PERCENT THAT, AND IT WOULD JUST RESULT IN A SIX FACTOR
2 THING THAT'S VERY HARD TO EXPLAIN TO PEOPLE. SO THAT'S -- I'M
3 FEELING THAT PRESSURE AND THAT CONSTRAINT. SO -- BUT I JUST
4 WANTED TO SHARE THAT -- THE THOUGHT ON THE AUTO PROXIMITY.

5

6 **AMBER SHIPLEY:** THANKS JAMES. MONICA, THEN ARTIE, THEN CARLOS?

7

8 **MONICA BROWN:** I WOULD KIND OF LIKE TO GET BACK TO THE POINT,
9 WE'RE DISCUSSING 5A, CORRECT? OKAY GOOD. SO I JUST WANT TO
10 MAKE SURE, FOR THOSE WHO HAVEN'T HEARD, YEAH, I TAUGHT SCHOOL
11 FOR 39 YEARS. HERE'S THE QUESTION FOR 5A, AND I WANT TO MAKE
12 SURE I'M UNDERSTANDING THIS BECAUSE BASED ON OUR COLOR SCHEME
13 WE HAVE DECIDE WE'RE GOING TALK ABOUT 5A AND SIX ASO WE
14 HAVEN'T DEVIATED FROM THAT YET. ON 5A I HEARD SOMEBODY TALK
15 ABOUT THE ACCESS TO HIGH OPPORTUNITY AREAS AND JOBS/HOUSING
16 FIT, WE'RE COOL WITH THAT PART, RIGHT? THAT 50 PERCENT, WE'RE
17 NOT DISCUSSING THAT, WHAT WE'RE LOOKING AT IS MODERATE AND
18 ABOVE MODERATE 50 PERCENT TO HIGH OPPORTUNITY AREAS 50 PERCENT
19 TO JOB PROXIMITY AUTO. WHAT WAS CHANGED IN THAT? I NEED
20 CLARIFICATION. AND IF SO DOES THAT MEAN WE'RE GOING HAVE A
21 5A(1) SO THAT IN -- WHEN WE COME BACK IN A COUPLE OF WEEKS,
22 I'M GOING TO BE LOOKING AT THREE OPTIONS? UNLESS WE DO
23 SOMETHING WITH 6A, SO I KIND OF JUST NEED A CLARIFICATION, AND
24 THEN WHEN WE'RE KIND OF DONE WITH THAT MAYBE WE CAN HIT 6A
25 BECAUSE IT'S ALMOST NOON. JUST SHARING, 1:00 IS MY DROP TODAY.

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1 I WANT TO MAKE SURE WE'RE ALL UNDERSTANDING AND IF WE'RE GOOD
2 WITH IT WE CAN MOVE TO 6A. FYI, I LIVE IN SOLANO COUNTY AND
3 BECAUSE I DO VOTE ON TRANSPORTATION, I DO TAKE T IT COSTS ME,
4 AKA, THE COUNTY \$50 EVERY TIME I LEAVE HERE TO GO TO ABAG IN
5 SAN FRANCISCO AND BACK, BECAUSE I TAKE THE TRAIN. SO YOU HAVE
6 TO ALSO ASK YOURSELF IF I'M ONLY MAKING \$15 AN HOUR WHICH
7 TRANSLATED TO \$30,000 A YEAR AND THEN TAXES, CAN I AFFORD
8 THAT, WHEREAS IF I CARPOOL, ET CETERA, ET CETERA I JUST WANTED
9 TO SAY THAT. I FEEL BETTER NOW. IF SOMEBODY COULD TELL ME
10 WHERE WE ARE ON 5A SUBURB ONE

11

12 **AMBER SHIPLEY:** THANKS MONICA. REQUESTS WE CAN RUN THROUGH ARE
13 5A ARE SHIFTING THE OPTION FOR THE BASELINE. I HAVE A LACK OF
14 CLARITY ABOUT THE JOBS PROXIMITY TRANSIT, AND HOW THAT WOULD
15 IMPACT 5A. MAYBE WE COULD TALK ABOUT THAT. THERE WAS A REQUEST
16 THAT WE ADD AN OPTION WHERE WE'RE SEEING THE EQUITY ADJUSTMENT
17 PROPOSAL. AM I SEEING IT RIGHT? THAT WE SPENT THE FIRST PART
18 OF OUR MEETING TALKING ABOUT, AND THOSE ARE THE -- THOSE ARE
19 THE ADJUSTMENTS TO 5A, THAT I HAVE HEARD.

20

21 **JESSE ARREGUIN, CHAIR:** I ALSO HEARD EXTREME FIRE HAZARDS.

22

23 **AMBER SHIPLEY:** I'M SO.

24

25 **SORRY I MISSED THAT.**

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1

2 >>**JESSE ARREGUIN, CHAIR:** I'M KEEPING A LIST.

3

4 **AMBER SHIPLEY:** I'M KEEPING A LIST AS WELL. FIRE HAZARDS
5 FACTOR.

6

7 **JESSE ARREGUIN, CHAIR:** THAT WAS FROM SUPERVISOR DILLON.

8

9 **PAT ECKLUND:** ALSO URBANIZED AREA WAS ALSO MENTIONED SEVERAL
10 TIMES.

11

12 **AMBER SHIPLEY:** I THINK IN ORDER FOR THE COMMITTEE TO MAKE A
13 DECISION ABOUT WHETHER YOU WANT TO NOW HAVE SIX DIFFERENT
14 5A'S. [LAUGHTER] 5AA -- B, C, IT MAKES SENSE TO HAVE A LITTLE
15 MORE MEAT ON THE BONES OF THOSE PROPOSALS JUST AS TO HAZARD'S
16 FACTOR WHERE IS IT GOING, IF YOU WANT TO WALK THROUGH THOSE.
17 THAT MIGHT BE HELPFUL FOR FOLKS. I THINK IT'S PRETTY EASY TO
18 UNDERSTAND WHAT THE 2019 HOUSEHOLD BASELINE, HOW DO DO THAT.

19

20 **JESSE ARREGUIN, CHAIR:** YEAH. I DIDN'T HEAR ANY OBJECTION TO
21 HAVING STAFF COME BACK WITH ANALYSIS. IF I'M NOT MISTAKEN, I
22 DIDN'T HEAR ANYONE SAY, NO, DON'T DO THAT. I HEAR PRETTY BROAD
23 CONSENSUS THAT WE SHOULD COME BACK WITH AT LEAST AN ANALYSIS
24 OF WHAT THAT WOULD LOOK LIKE FOR 5A AND 6A, I THINK WE CAN
25 DISPOSE OF THAT, JUST FOR COMPARATIVE PURPOSES.

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1

2 **AMBER SHIPLEY:** GREAT. SO THEN, WOULD YOU LIKE TO ALSO OPEN UP
3 THE BASELINE TO THE OTHER PLANNED BAY AREA OPTION THAT WE
4 LOOKED AT? I THINK, IT WAS A FEW MEETINGS AGO. I THINK ELISE,
5 THAT WAS YOUR IDEA. I DON'T KNOW IF YOU WOULD LIKE TO SPEAK TO
6 THAT.

7

8 **SPEAKER:** I WOULD LOVE TO SEE THAT TOO. WE DID DISMISS IT SO IT
9 DIDN'T GET A MOVE FORWARD FOR THE ANALYSIS OF THESE TYPES OF
10 NUMBERS. SO EACH THOUGH I KNOW IN REALITY I'M FACING
11 OPPOSITION IN THIS GROUP TO HAVE THAT MOVE VERY FAR FORWARD I
12 THINK IT GIVES A DIFFERENT BASELINE AND I THINK THAT SEEMS TO
13 BE A RUB FOR A LOT OF THE UNINCORPORATED AREAS, THE BASELINE
14 THAT WE'RE USING IS REALLY WHAT'S DIRECTING SO MANY HOUSES
15 INTO THOSE UNINCORPORATED AREAS. IF WE WERE DOING SOMETHING --
16 IF WE HAD A DIFFERENT BASELINE IT WOULD BE -- YOU KNOW, IT
17 COULD BE A LOT DIFFERENT. SO -- AND I KNOW, IN RESPONSE TO
18 NELL'S COMMENTS, I KNOW THAT SHE'S LOOKING AT IT AS MAYBE
19 MAINTAINING STATUS QUO WITH HOUSING UNITS. BUT I SEE IT
20 DIFFERENTLY. I SEE IT AS JURISDICTIONS THAT HAVE BEEN
21 HISTORICALLY JUST CREATING MANY, MANY, MANY JOBS, AND NOT VERY
22 MANY HOUSING UNITS ARE SORT OF REWARDED BY THIS BASELINE
23 THAT'S BASED ON JUST HOUSING UNITS. SO I WOULD LOVE TO SEE
24 MAYBE A RECONSIDERATION OF A BASELINE. AND I THINK, TOO, WE
25 HAVE TO, LOOKING AHEAD, LIKE, ONE OF THE OTHER SPEAKER'S SAID,

September 4, 2020

1 AT WHAT THE EXECUTIVE COMMITTEE IS GOING TO BE LOOKING AT AND
2 WHAT OUR COMMUNITIES ARE GOING TO BE SAYING ABOUT THESE
3 NUMBERS, I THINK IT'S WORTH TAKING A LOOK AT ANOTHER BASELINE
4 AS EVEN JUST FOR COMPARISON PURPOSES FOR 5A AND FIVE. >DAVE
5 VAUTIN: THIS IS DAVE VAUTIN. I WANT TO TALK ABOUT BASELINE WE
6 WOULD BE HAPPY TO SHARE DATA ON ONE OR TWO DIFFERENT
7 BASELINES. YOU KNOW, WE DID INCLUDE SOME DATA ON THIS, IN THE
8 AUGUST 13TH PACKET. AND I WANTED TO DIRECTLY ANSWER THE
9 UNINCORPORATED AREA QUESTION. SWITCHING TO THE 2019 HOUSEHOLD
10 BASELINE BASED ON THE INFORMATION IN THAT PACKET WOULD LEAD TO
11 MODERATE INCREASES IN ALAMEDA AND CONTRA COSTA UNINCORPORATED
12 AREAS SLIGHT INCREASES FOR UNINCORPORATED MARIN AND NAPA, AND
13 SLIGHT DECREASES IN RHNA FOR SAN MATEO, SANTA CLARA AND SONOMA
14 AND MODERATE DECREASES FOR UNINCORPORATED SOLANO. SO JUST TO
15 GIVE A SENSE, FOUR COUNTIES UNINCORPORATED AREAS WOULD SEE AN
16 INCREASE FOUR WOULD SEE A DECREASE WITH THE 2019 BASELINE.

17

18 **AMBER SHIPLEY:** THANKS DAVE. SO THE SECOND SORT OF FRIENDLY
19 AMENDMENT IS TO USE WHICH -- A DIFFERENT PLANNED BAY AREA
20 BASELINE, BUT TO SHOW AN OPTION USING -- YOU CAN JUST CLARIFY?

21

22 **SPEAKER:** ARE YOU ASKING ME? I WOULD -- THE OTHER ONE WE WERE
23 LOOKING AT, THAT I WAS IN FAVOR OF, WAS LOOKING AT THE
24 HOUSEHOLD GROWTH. I DON'T KNOW THAT THAT'S NECESSARILY -- I
25 THINK WHY I LIKE THAT ONE WAS BECAUSE I THINK IT REFLECTS THE

September 4, 2020

1 JOB GROWTH, AND ALLOCATES HOUSING BASED ON, LIKE -- AND I
2 DON'T MEAN THIS TO TAKE AWAY FROM THE AFFIRMATIVELY FURTHERING
3 FAIR HOUSING. I FEEL LIKE THAT IS SUPER IMPORTANT. JUST, WE
4 ARE LOOKING AT HUGE INCREASES AMONGST ALL OF OUR COMMUNITIES
5 FOR THESE HOUSING NUMBERS AND THE WAY WE'RE DOING OUR
6 ALLOCATIONS WE'RE DEFINITELY GOING TO BE GETTING LARGE
7 ALLOCATIONS FOR AFFORDABLE HOUSING IN THE HIGH RESOURCE AREAS
8 BUT I'M JUST WORRIED THAT OUR -- LIKE THE PUBLIC, AND OUR
9 ELECTED OFFICIALS ARE -- AND OUR PLANNING DIRECTORS AND
10 COMMUNITIES ARE GOING TO BE CONCERNED IF THERE IS -- IT'S HARD
11 TO SEE WHAT THE RELATIONSHIP IS TO JOB GROWTH AND WITH THIS
12 BASELINE. SO I DON'T KNOW IF THERE IS A BASELINE THAT IS JUST
13 -- I DON'T KNOW THAT MAYBE PLANNED BAY AREA HOUSEHOLD GROWTH
14 ISN'T A GREAT BASELINE BUT IT SEEMED TO REFLECT THAT MORE.

15

16 **AMBER SHIPLEY:** OKAY. SO THIS WOULD BE A THIRD 5A OPTION?
17 ANYONE WANT TO SPEAK FOR OR AGAINST ADDING AN ADDITIONAL
18 OPTION?

19

20 **JESSE ARREGUIN, CHAIR:** RESPECTFULLY, I'LL JUST SAY, WE HAD A
21 LOT OF DISCUSSION ABOUT THE VARIOUS INPUTS, AND I THINK WE
22 ARRIVED AT 2050 HOUSEHOLDS. AND SO, I THINK WE NEED TO NARROW
23 THE OPTIONS, BECAUSE WE HAVE TO MAKE A DECISION AT THE NEXT
24 MEETING. SO, I THINK WE -- I THINK WE HAVE ALREADY HAD A LOT

September 4, 2020

1 OF DISCUSSION ABOUT THIS, AND WE ARRIVED AT A PARTICULAR
2 OUTCOME.

3

4 **JAMES PAPPAS:** AND I WOULD ADD THAT IT'S A COMPROMISED OUTCOME.
5 YOU KNOW. I THINK WE HAVE KIND OF WORKED OUT THESE DIFFERENCES
6 AND ARRIVED AT SOMETHING THAT'S SORT OF A HAPPY MEDIUM BETWEEN
7 THE TWO.

8

9 **SPEAKER:** I CONCUR.

10

11 **AMBER SHIPLEY:** I'M HEARING THAT THAT'S OFF THE TABLE. SO WE'RE
12 MOVING ON TO JOBS PROXIMITY TRANSIT FACTOR. AND NEYSA, I THINK
13 THIS WAS YOU OFFERING?

14

15 **NEYSA FLIGOR:** YES.

16

17 **AMBER SHIPLEY:** COULD YOU SPECIFY OR BE CLEAR ABOUT WHAT WE'RE
18 CONSIDERING AS A SECOND OPTION FOR 5A?

19

20 **NEYSA FLIGOR:** HAPPY TO. WHAT I'M PROPOSING IS WHEN YOU LOOK AT
21 OPTION 5A IS ADDING AS A FACTOR CURRENTLY YOU ONLY HAVE
22 OPPORTUNITIES TO JOBS/HOUSING FIT UNDER LOW AND VERY LOW I'M
23 ASKING TO ADD JOBS PROXIMITY FACTOR AS A THIRD. MAYBE WE CAN
24 REDUCE THE HOUSING FOR JOBS/HOUSING FIT AND ADD -- I WAS

September 4, 2020

1 PROPOSING TO DO IT ACROSS THE BOARD BOTH CATEGORIES BUT OPEN
2 ONLY AS A THIRD CATEGORY FOR VERY LOW AND VERY LOW INCOME.

3

4 **GILLIAN ADAMS:** JUST AS A CLARIFICATION ON THAT. OPTION 4A JOBS
5 PROXIMITY EMPHASIS HAD THESE THREE FACTORS INCLUDED IN IT FOR
6 VERY LOW AND LOW. SO IT WAS 40 PERCENT ACCESS TO HIGH
7 OPPORTUNITY AREAS 40 PERCENT FOR JOBS TRUANT TRANSIT AND 40
8 MEMBERS FOR JOBS/HOUSING FIT THAT WAS ONE OF THE OPTIONS THAT
9 WE CONSIDERED AND IT WASN'T MOVED FORWARD AS ONE TO KEEP
10 CONSIDERING.

11

12 **NEYSA FLIGOR:** I AM WONDERING, I WONDER IF IT WAS THE PERCENT
13 BREAK DOWN THAT PEOPLE REJECTED AS OPPOSED TO THE FACTORS TO
14 CONSIDER.

15

16 **GILLIAN ADAMS:** I GUESS ON THAT POINT, WHAT WOULD YOU, WITH
17 THOSE THREE FACTORS IN MIND WHAT ARE THE WEIGHTS THAT YOU
18 WOULD SUGGEST?

19

20 **NEYSA FLIGOR:** I WOULD BE OPEN TO KEEPING THE 50 PERCENT FOR
21 ACCESS TO HIGH RESOURCE AREAS OR OPPORTUNITY AREAS, AND THEN
22 SPLITTING THE OTHER 50 PERCENT, 30 PERCENT FOR THE JOB HOUSING
23 FIT AND 20 PERCENT FOR THE JOBS PROXIMITY TO TRANSIT. AND I AM
24 SUPPORTIVE OF OTHERS WHO HAVE THIS PROXIMITY TO TRANSIT FACTOR
25 BECAUSE I CARE MORE ABOUT HAVING IT CONSIDERED FOR REASONS OF

September 4, 2020

1 ENVIRONMENTAL MEETING ONE OF THE OBJECTIVES FOR THE RHNA
2 PROCESS ADDRESSING THE UNINCORPORATED AREAS FACTOR. I THINK
3 YOU'RE RIGHT, I SAW THAT 4A HAD SOMETHING SIMILAR AND BASED ON
4 THE COMMENTS I HEARD, I THINK PEOPLE REJECTED IT DUE TO HOW IT
5 WAS BROKEN DOWN AS TO OPPOSED TO INCLUDING IT AS ONE OF THE
6 FACTORS.

7

8 **AMBER SHIPLEY:** ANYONE WANT TO SPEAK ON THIS PRETTY SPECIFIC
9 PROPOSAL FOR ADDING, SHIFTING THE VERY LOW AND LOW INCOME
10 FACTORS FOR 5A, AND PROVIDING A -- THIS WOULD BE OUR SECOND 5A
11 OPTION?

12

13 **AARTI SHRIVASTAVA:** I WOULD AGREE. AMBER I HAD MY HAND UP.

14

15 **AMBER SHIPLEY:** I WOULD LIKE TO KEEP US ON THESE GOING ONE BY
16 ONE THROUGH THE OPTIONS SO WE CAN KIND OF MOVE US FORWARD SO
17 IF IT'S OKAY AARTI, IF WE CAN STICK WITH NEYSA'S PROPOSAL.

18

19 **AARTI SHRIVASTAVA:** I WOULD AGREE. I WOULD SAY 50 PERCENT HIGH
20 OPPORTUNITY AND 25/25 TO JOBS/HOUSING FIT AND JOB PROXIMITY
21 THAT MIGHT HELP INSTEAD OF CARVE OUT THE OTHER 50 PERCENT. I
22 HEARD VICTORIA AND SCOTT GENERALLY WOULD BE OKAY WITH THOSE
23 AND I DON'T KNOW IF THERE ARE SOME STRONG FEELINGS ABOUT
24 PERCENTAGES BUT I WOULD AGREE WITH INCLUDING JOBS PROXIMITY
25 TRANSIT TO THE LOWER INCOME CATEGORIES.

September 4, 2020

1

2 **AMBER SHIPLEY:** OKAY. ANYONE OPPOSED TO HAVING THIS AS YOUR
3 NEXT --

4

5 **JULIE PIERCE:** CAN I JUMP IN? YOU KNOW, THIS RAISING HANDS
6 WORKS, EXCEPT WHEN YOU GO SIDEWAYS. MY CONCERN ABOUT GOING ALL
7 JOBS PROXIMITY TRANSIT IS THAT MANY OF THE FOLKS WHO ARE IN
8 THE LOWER INCOME CATEGORIES ACTUALLY CANNOT USE TRANSIT TO GET
9 TO WORK. THEY EITHER NEED TO HALL A LAWN MOWER, OR THEY'RE
10 WORKING AT HOURS THAT DON'T CONTRIBUTE TO ACCESS TO TRANSIT.
11 WE HAVE A LOT OF FOLKS WHO WORK IN THE -- FROM THE MONUMENT
12 CORRIDOR EITHER IN LANDSCAPE CARE KINDS EVER THINGS OR THEY
13 WORK AS JANITORS IN SOME OF OUR BIG JOB CENTERS. THEY CAN'T
14 GET THERE ON TRANSIT. AND SO MAKING IT ONLY TRANSIT, I THINK
15 IS REALLY DISCRIMINATORY. I THINK YOU HAVE TO UNDERSTAND THAT
16 SOME PEOPLE HAVE TO CARRY STUFF WITH THEM, OR TRAVEL AT TIMES
17 OF DAY, THAT ARE NOT GOOD FOR TRANSIT, EVEN IF THEY LIVE MEX
18 TO A TRANSIT STATION. SO, I AM -- I AM CONCERNED ABOUT THAT
19 SORT OF REVERSE DISCRIMINATION. WE THINK TRANSIT IS GREAT. IT
20 IS FOR THOSE WHO CAN USE IT TO GET TO WHERE THEY NEED TO GO,
21 OR TO BE ABLE TO CARRY WHAT THEY NEED IN THEIR OWN TWO HANDS.
22 BUT SOMEBODY THAT NEEDS SOMETHING ELSE CAN'T USE TRANSIT, AND
23 WE HAVE TO CONSIDER THEM TOO. YOU KNOW, A PLUMBER IS PROBABLY
24 NOT GOING TO GET TO WORK ON TRANSIT. A LOT OF OUR SKILLED
25 LABOR ARE NOT GOING TO GET TO WORK ON TRANSIT. THEY GOT STUFF

September 4, 2020

1 THEY HAVE GOT TO HALL. SO, LET'S BE CAREFUL ABOUT HOW
2 IDEALISTIC WE GET WHEN THERE IS A REALITY WE HAVE TO CONSIDER.

3

4 **JESSE ARREGUIN, CHAIR:** SO AMBER, IF I MAY INTERJECT. IT SEEMS
5 LIKE THERE IS NOT CONSENSUS ON THIS PARTICULAR ISSUE. TO THE
6 EXTENT THERE IS -- NOBODY HAS AN OBJECTION, I THINK WE CAN SAY
7 BY UNANIMOUS CONSENT THAT WE CAN PROCEED, BUT GIVEN THERE ARE
8 VARIOUS OPINIONS ON THIS WE SHOULD PROBABLY DO A TEMPERATURE
9 CHECK.

10

11 **AMBER SHIPLEY:** GREAT. THAT SOUNDS GOOD.

12

13 **JULIE PIERCE:** JUST TO BE CLEAR, I'M FINE WITH JOBS PROXIMITY
14 GENERALLY, JUST NOT SPECIFYING ONLY TRANSIT.

15

16 **NEYSA FLIGOR:** AND JULIE, IF I MAY, THAT'S WHERE I STARTED, I
17 PROPOSED DOING IT ACROSS THE BOARD BUT SOMEONE HAD SUGGESTED
18 JUST FOCUSING ON THE VERY LOW AND VERY LOW INCOME CATEGORY SO
19 I WAS TRYING TO GET US TO A PLACE AS TO JUST ONE EFFORT
20 FACTORS. BUT I AGREE WITH YOU I'M HAPPY TO MAKE IT A FACTOR
21 FOR BOTH CATEGORIES AS I SAID AT THE BEGINNING. BUT I AGREE
22 CHAIR, WE SHOULD DO A TEMPERATURE CHECK ON THIS JUST TO MOVE
23 US ALONG.

24

September 4, 2020

1 **JESSE ARREGUIN, CHAIR:** WE NEED CLARITY ON THE PROPOSAL BECAUSE
2 IT SOUNDED, NEYSA WERE YOU MODIFIED T OR IS IT STILL 50 HIGH
3 RESOURCE AREAS, 30 JOBS/HOUSING FIT AND 30 JOBS PROXIMITY
4 HOUSING FIT.

5

6 **NEYSA FLIGOR:** THAT WOULD STILL REMAIN FOR LOW AND VERY LOW AS
7 JULIE SAID IF WE'RE GOING TO USE THAT AS A FACTOR WE SHOULD
8 ALSO HAVE IT FOR THE MODERATE AS WELL. THAT WOULD BE ANOTHER
9 OPTION. SOMEONE -- AND I CAN'T REMEMBER IF IT WAS VICTORIA
10 SUGGESTED HAVING THAT FACTOR FOR VERY LOW AND VERY LOW.

11

12 **JULIE PIERCE:** LET ME CORRECT THAT. I DID NOT SAY FOR VERY LOW
13 AND VERY LOW OR MODERATE. JOBS PROXIMITY IS NOT A FACTOR YOU
14 CAN'T INDICATE HOW THEY'RE GOING TO GET THERE. IT'S NOT
15 SPECIFIC SOMETIMES IT'S ABILITY TO DO YOUR JOB VIA CAR OR VIA
16 TRANSIT. AND THAT'S REALLY NOT SPECIFIC TO AN INCOME CATEGORY.
17 MY \$300 AN HOUR PLUMBER MIGHT LOVE TO TAKE TRANSIT, BUT HE
18 CAN'T HALL HIS STUFF WITH HIM. SO THAT'S THE SAME AS THE
19 JANITOR WHO WORKS AT 3:00 A.M. THEY CAN'T GET THERE BY
20 TRANSIT. SO, I THINK WE HAVE TO LOOK AT JOBS PROXIMITY.
21 PERIOD.

22

23 **NEYSA FLIGOR:** JULIE. I AGREE, DO YOU HAVE A SUGGESTION ABOUT
24 HOW -- I CAN'T ARGUE WITH YOU. I AGREE 100 PERCENT WITH WHAT
25 YOU'RE SAYING DO YOU HAVE A SUGGESTION ABOUT HOW WE

September 4, 2020

1 INCORPORATE THE JOBS PROXIMITY AUTO/TRANSIT INTO 5A BECAUSE
2 THERE ARE SO MANY POSITIVES TO 5A THAT I WOULD LOVE TO
3 INCORPORATE JOBS PROXIMITY FOR BOTH AUTO AND TRANSIT.

4

5 **JULIE PIERCE:** IF I WERE THAT SMART, I WOULD BE A PLANNER.

6

7 **AARTI SHRIVASTAVA:** JULIE ARE YOU TALKING ABOUT JOBS/HOUSING
8 BALANCE BECAUSE THAT WAS A FACTOR IN ANOTHER ONE AND WHEN
9 WE'RE TALKING ABOUT PROXIMITY I'M TRYING TO UNDERSTAND WHAT IT
10 IS -- WHAT DO YOU WANT TO HAVE PROXIMITY TO JOBS?

11

12 **JULIE PIERCE:** IDEALLY, YES. HOUSING. HOWEVER, IF YOU'RE GOING
13 TO PUT A WHOLE LOT OF THIS HOUSING OUT IN MANY OF THE HIGH
14 OPPORTUNITY AREAS THAT ARE 60 MILES AWAY FROM WHERE THEIR JOB
15 IS, THEN DON'T SPECIFY WHETHER IT'S JUST BY TRANSIT OR JUST BY
16 AUTO. DOES THAT MAKE SENSE?

17

18 **AARTI SHRIVASTAVA:** YES. JOBS/HOUSING BALANCE SO MAYBE,
19 GILLIAN, YOU HAD ANOTHER THOUGHT?

20

21 **JESSE ARREGUIN, CHAIR:** PEOPLE ARE KIND OF JUMPING IN, I THINK
22 WE NEED TO RESTORE SOME ORDER TO THE CONVERSATION.

23

24 **AMBER SHIPLEY:** YEAH. I WAS GOING TO SAY --

25

September 4, 2020

1 **JESSE ARREGUIN, CHAIR:** HANDS ARE RAISED.

2

3 **AMBER SHIPLEY:** I SEE HANDS RAISED. PURPOSE WAS TO GET CLARITY
4 ON A DIFFERENT METHODOLOGY OPTION AND THERE IS NO CLAIR OUT ON
5 WHAT THAT -- WE DON'T HAVE A PROPOSAL FOR WHAT WE'RE
6 CONSIDERING IT DOESN'T SEEM LIKE WE CAN MOVE FORWARD, AND FOR
7 THE TIME WE NEED TO CONTINUE WALKING DOWN THE LIST OF WHAT
8 FOLKS HAVE ASKED FOR WHICH IS THE NEXT REQUEST IS OF THE
9 EQUITY ADJUSTMENT PROPOSAL. AND I WOULD OFFER THAT YOU HAVE
10 SPENT A LOT OF TIME TODAY TALKING ABOUT THIS. AND MAYBE WE
11 COULD HEAR, LIKE, JUST ONE OR TWO MINUTES FROM SOMEBODY WHO
12 SUPPORTS THE PROPOSAL, AND THEN, YOU KNOW, SOMEONE WHO IS NOT
13 IN FAVOR OF IT, AS AN OPTION THAT WE'RE LOOKING AT, ON THE
14 18th, AND THEN MAKE A DECISION POINT ON THAT AND CONTINUE
15 MOVING US FORWARD SO THAT WE HAVE TIME TO TALK ABOUT 6A. JEFF
16 AND JAMES, I SEE YOUR HANDS RAISED. I DON'T KNOW IF --

17

18 **JEFFREY LEVIN:** I DON'T WANT US TO KEEP REPEATING OURSELVES.
19 ARE I THINK WHAT WE WERE SUGGESTING FOR BOTH 5A AND 6A WOULD
20 BE TO ACTUALLY LOOK AT WHAT KIND OF SHIFT WOULD BE NECESSARY
21 FOR THE CITIES THAT DON'T HIT THAT THRESHOLD OF A 1.0
22 PROPORTIONALITY FOR THE VERY LOW AND LOW COMPARED TO THEIR
23 2019 HOUSEHOLD SHARE. SO, YOU KNOW, WHAT WOULD COME BACK WOULD
24 BE SOMETHING SAID THAT WE WOULD NEED TO ADJUST THE NUMBERS IN
25 THESE CITIES AND AS I SAID AND WE'RE WILLING TO TALK ABOUT

September 4, 2020

1 STAFF ABOUT THAT ADJUSTMENT ELSEWHERE, BUT THAT'S THE PROPOSAL
2 JUST TO COME BACK WITH THOSE NUMBERS INCLUDED. I DON'T KNOW IF
3 WE'RE DONE TALKING ABOUT THE ALTERNATIVES ON 5A, I DID HAVE
4 SOME COMMENTS ON THAT, BUT IF WE HAVE MOVED ON THEN I'LL PASS.

5

6 **AMBER SHIPLEY:** AT THIS POINT WE'RE TRYING TO MAKE SURE THAT
7 THERE IS A CENSUS ABOUT OPTION 5A THAT INCLUDES THE EQUITY
8 ADJUSTMENT PROPOSAL. AT THIS POINT YOU HAVE REGULAR 5A, 5A
9 BASELINE, AND DO YOU WANT A THIRD 5A OPTION THAT IS EQUITY
10 PROPOSAL? IS ANYONE OPPOSED TO THE THIRD 5A OPTION?

11

12 **JESSE ARREGUIN, CHAIR:** AMBER COULD YOU CLARIFY WHAT YOU MEAN
13 BY THIRD 5A OPTION.

14

15 **AMBER SHIPLEY:** THIRD 5A THAT ASIDE IN THE EQUITY ADJUSTMENT
16 PROPOSAL. SEEING AN OPTION ON THE 18th THAT INCLUDES THAT.

17

18 **CARLOS ROMERO:** I'M SORRY, CAN SOMEONE CLARIFY 5A BASELINE?
19 WHAT -- YOU MEAN BASELINE 2019?

20

21 **AMBER SHIPLEY:** SO THERE WAS CONSENSUS THAT YOU WOULD LIKE TO
22 SEE 5A WITH THE 2019 BASELINE. OR IT SEEMED LIKE NO ONE WAS
23 OPPOSED TO THAT, I GUESS NOT ACTUAL CENSUS, STAFF WILL BRING
24 YOU 5A AS IT CURRENTLY IS, 5A ABOUT THE BASELINE, DO YOU WANT
25 5A WITH THE EQUITY ADJUSTMENT?

September 4, 2020

1

2 **CARLOS ROMERO:** I'M SORRY -- CAN I COMMENT ON THE 2019
3 BASELINE. I MEAN, I WOULD PREFER THAT PACE -- BASELINE BUT THE
4 POLITICAL REALITY IS, THAT WAS OF THE ONE ISSUE, ABAG'S
5 EXECUTIVE BOARD REALLY VETTED, AND THEY WOUND UP ON THE 2050
6 AS A COMPROMISE, AND I'M NOT SURE THAT IT MAKES SENSE FOR US
7 SINCE THE ABAG EXECUTIVE BOARD WILL ULTIMATELY APPROVE THIS TO
8 GO BACK TO 2019, I PREFER 2019 I DON'T THINK IT'S POLITICALLY
9 VIABLE GIVEN ABAG EXECUTIVE BOARD HAS WEIGHED IN ON IT. CHAIR
10 ARREGUIN?

11

12 **JESSE ARREGUIN, CHAIR:** I AGREE WE ARRIVED AT A COMPROMISE BUT
13 THE REQUEST WAS TO JUST GET AN ANALYSIS OF WHAT THE NUMBERS
14 WOULD LOOK LIKE. I'M NOT -- I'M JUST SPEAKING FOR MYSELF. I
15 DON'T WANT TO GO BACK TO 2019. WE HAD A LOT OF DISCUSSION AND
16 ARRIVED AT A COMPROMISE. IF ALL WE'RE ASKING FOR IS
17 INFORMATION, DON'T HAVE A PROBLEM WITH THAT.

18

19 **CARLOS ROMERO:** THANKS FOR THE CLARIFICATION.

20

21 **AMBER SHIPLEY:** JAMES?

22

23 **JAMES PAPPAS:** I WAS GOING TO OFFER SOME THOUGHTS ON JULIE
24 PIERCE'S COMMENT. BUT I DON'T WANT TO DRAG US BACK IF WE'RE
25 TRYING TO MOVE FORWARD. SO, I GUESS I WAS JUST GOING TO

September 4, 2020

1 SUGGEST THOUGH THAT, IT SOUNDED LIKE WHAT SHE'S ASKING FOR IS
2 -- AND I AGREE WITH ALL OF THE POINTS THAT SHE WAS MAKING --

3

4 **JESSE ARREGUIN, CHAIR:** I DO TOO.

5

6 **JAMES PAPPAS:** I GUESS I WONDER WHETHER THE FACT THAT THE VLI
7 AND LOW INCOME, THE BULK OF THE ALLOCATION IS STILL HIGH
8 OPPORTUNITY AREAS, AND JOBS/HOUSING FIT WHETHER, YOU KNOW,
9 THAT HAS NOTHING TO DO WITH TRANSIT, AND SO THE BULK OF THE
10 HOUSING ALLOCATION WOULD STILL BE PROVIDING ACCESS TO THOSE
11 LOWER WAGeworkERS IN COMMUNITIES WHERE THOSE JOBS MIGHT BE
12 AGNOSTIC OF WHETHER THEY'RE TRANSIT ASSESSABLE. SO I WOULD
13 POINT THAT OUT. MAYBE WE NEED SOME KIND OF COMBINED FACTOR OF
14 TRANSIT AND AUTO ACCESS. OR LIKE THE INVERSE OF THE VMT WHAT
15 IS CURRENTLY THE VMT FACTOR WHICH IS HIGHLIGHTING HIGH VMT
16 AREAS THAT, THE IDEA WAS, THANKS TO ELI AND GILLIAN FOR
17 EXPLAINING IT TO ME, BUT THE VMT FACTOR IS CURRENTLY SHOWING
18 WHERE VMT IS HIGH FOR WORKERS COMMUTING TO THOSE AREAS SO THE
19 IDEA WAS IF WE PUT MORE HOUSING THERE THAT MIGHT BALANCE THAT
20 OUT. IT SOUND LIKE THAT'S WHAT PEOPLE WANT IS THE OPPOSITE
21 LOWER VMTS IN THE WHETHER PEOPLE ARE TAKING TRANSIT OR AUTO.
22 IT'S GETTING LATE IN THE -- LATE IN THE GAME TO ADD IN ALL
23 THESE FACTORS. I AM SUPPORTIVE WITH NEYSA AND GOING WITH 5A AS
24 IS, AND TO JULIE PIERCE'S PROPOSAL I WONDER IF THERE IS ENOUGH

September 4, 2020

1 STUFF IN THERE THAT THE TRANSIT FACTOR IN THERE WOULD NOT BE
2 THE PRIMARY DETERMINE -- DETERMINATION.

3

4 **AMBER SHIPLEY:** THANKS JAMES. IS ANYONE OPPOSED TO SEEING THE
5 EQUITY ADJUSTMENT PROPOSAL OPTION NEXT MONTH?

6

7 **JESSE ARREGUIN, CHAIR:** I HAVE A POINT OF CLARIFICATION. SO WAS
8 OF THE REQUEST THAT THIS BE APPLIED TO BOTH OPTIONS?

9

10 **AMBER SHIPLEY:** I THINK SO. I MEAN, WE CAN TAKE THAT ON.

11

12 **JEFFREY LEVIN:** YES THAT WAS THE REQUEST.

13

14 **AMBER SHIPLEY:** WE CAN TAKE THAT ON AND DO THEM AT THE SAME
15 TIME FOCUS ON 5A AND 6A WITH 2019 WE'RE DOING BOTH 5A AND 6A
16 AND WE CAN DO THE SAME THING WITH THE EQUITY ADJUSTMENT.

17

18 **SPEAKER:** REAL QUICK. WOULD IT BE HELPFUL TO SHARE MY SCREEN
19 AND SHOW THIS WITHIN THE PACKET? SO THIS IS USING THE HMC
20 PROPOSAL FOR THIS METRIC. SO 5A AND 6A ARE ALL THE WAY ON THE
21 RIGHT HERE. SO THE COMMUNITIES IN WHITE ARE THE ONES THAT
22 WOULD RECEIVE THIS EQUITY ADJUSTMENT. IN GREEN, THEY MEET THE
23 PROPORTIONALITY TEST PROPOSED BY HMC MEMBERS. SO THE ONES IN
24 WHITE ARE 4, 5, A, AND 6A THAT RECEIVE THE ADJUSTMENT. I WANT

September 4, 2020

1 THAT TO BE CLEAR BEFORE FOLKS VOTE, AND YOU CAN ALSO SEE THIS
2 IN YOUR PACKET.

3

4 **GILLIAN ADAMS:** TO FURTHER CLARIFY THIS IS AS CURRENTLY
5 CONSTRUCTED CHANGES PROPOSED TODAY WOULD AFFECT THE OUTCOME ON
6 THIS.

7

8 **AMBER SHIPLEY:** JEFF, DID YOU WANT TO ADD?

9

10 **JEFFREY LEVIN:** YEAH. I THAT'S CORRECT. IF WE WERE PROPOSING
11 FOR 5A AND 6A AND FOR THE CITY IN WHITE WHAT WE'RE ASKING FOR
12 IS TO SEE THE CITIES THAT WERE -- WE'RE SHOWING THERE NEEDS TO
13 BE A SHIFT BUT THE TABLE DOESN'T INDICATE AT ALL WHAT THE
14 LEVEL OF THE SHIFT WOULD BE. I DO WANT TO TALK ABOUT JULIE'S
15 COMMENT REAL QUICK. I THINK THERE ARE ADVANTAGES TO LOOKING AT
16 JOBS PROXIMITY AS OPPOSED TO JOBS/HOUSING FIT WHICH IS
17 MEASURED AT THE JURISDICTIONAL LEVEL WHICH MEANS A CITY ITSELF
18 DOESN'T HAVE LOW WAGE JOBS BUT IS RIGHT NEXT TO A CITY THAT
19 DOES DOESN'T SCORE ON THAT METRIC BUT WILL SCORE IF WE'RE
20 USING SOME SORT OF PROXIMITY FACTOR AND I WOULD PHOTO ALSO
21 THAT WE HAVE NOT LOOKED AT SCENARIOS THAT USE TRANSIT THAT USE
22 JOBS PROXIMITY AUTO FOR THE LOW AND VERY LOW SO WE HAVE HAD NO
23 ASSESSMENT OF WHEN THAT'S GOING TO MAKE A DIFFERENCE. AND JUST
24 TO BE ABLE TO SEE AN ALTERNATIVE THAT MAKES ENOUGH DIFFERENCE
25 THAT IT WILL MATTER, I WANT TO THROW OUT FOR 5A THAT WHAT IF

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1 WE DID A FORMULA THAT'S 50 PERCENT OPPORTUNITY, 25 PERCENT
2 PROXIMITY AUTO, AND 25 PROXIMITY TRANSIT SO THAT WE'RE
3 BASICALLY BLENDING A JOBS PROXIMITY FACTOR FOR THE
4 JOBS/HOUSING FIT FACTOR AND GIVES ENOUGH DIFFERENCE THAT WE'RE
5 NOT JUST TINKERING AROUND THE EDGES. IF WE'RE GOING TO LOOK AT
6 OTHER THINGS LET'S LOOK AT THINGS THAT ARE NOT JUST GOING TO
7 MOVE THE NUMBERS A FEW BITS HERE AND THERE. JULIE, DOES THAT
8 MAKE SENSE TO YOU?

9

10 **JULIE PIERCE:** YES IT DOES.

11

12 **AMBER SHIPLEY:** JEFF CAN YOU SAY THE BREAK DOWN AGAIN 50
13 PERCENT.

14

15 **JEFFREY LEVIN:** 5A LOW AND VERY LOW 50 PERCENT OPPORTUNITY 25
16 PERCENT JOBS PROXIMITY AUTO AND 25 PERCENT TRANSIT.

17

18 **GILLIAN ADAMS:** NO CHANGES TO THE MODERATE ABOVE MODERATE?

19

20 **JEFFREY LEVIN:** I WAS NOT SUGGESTING ANY. I DON'T KNOW WHEN THE
21 OTHER FOLKS WHO WERE TALKING TO 5A WANTED ANY ADJUSTMENTS
22 THERE BUT THIS IS REALLY ABOUT WHAT HAPPENS ON THE LOW.

23

24 **NEYSA FLIGOR:** AND JEFF AS SOMEONE WHO HAD SUPPORTED THE
25 ORIGINAL PROPOSAL AND I ORIGINALLY SUPPORTED ACROSS THE BOARD

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1 BUT YOUR SUGGESTION WHICH IS WHAT I WAS TRYING TO GET JULIE TO
2 DO SO I'M GLAD YOU OFFERED THAT AS A SOLUTION. IT'S DEFINITELY
3 IN THE RIGHT DIRECTION. SO I COULD SUPPORT THAT AS WELL FOR
4 THE LOW AND VERY LOW AS A MODIFICATION TO 5A.

5

6 **JEFFREY LEVIN:** THANKS WE'RE RUNNING OUT OF TIME IF WE'RE GOING
7 TO LOOK AT ALTERNATIVES LET'S LOOK AT ALTERNATIVES THAT
8 PROVIDE A DIFFERENCE IN THE MATTER IN TERMS OF MAYBING A
9 CHOICE.

10

11 **AMBER SHIPLEY:** THANKS. TWO OPTIONS ON THE TABLE EQUITY
12 ADJUSTMENT PROPOSAL AND THIS NEW PROPOSAL OR SORT OF MODIFIED
13 PROPOSAL FOR 5A50 PERCENT ACCESS TO HIGH OPPORTUNITY AREAS, 25
14 JOBS AUTO 25 PERCENT JOBS TRANSIT. AND I THINK WE NEED TO MOVE
15 TO 6A. SO LET'S TACKLE THE EQUITY ADJUSTMENT FOR BOTH 5A AND
16 6A THIS WOULD BE SHOWING AN OPTION. I THINK CONVERSATION HAS
17 ALLUDED, THIS IS COMPLICATED. IT WOULD TAKE STAFF TIME. DOES
18 IT MAKE SENSE TO YOU ALL TO SPEND THE TIME ON AN OPTION THAT
19 REFLECTS THAT PROPOSAL? IF YOU ALL ARE OKAY WITH IT, I THINK
20 WE SHOULD MOVE -- IF YOU DON'T MIND DOING A DECISION POINT --

21

22 **JESSE ARREGUIN, CHAIR:** DO YOU WANT A YELLOW CARD, GREEN CARD.

23

24 **AMBER SHIPLEY:** IF THAT'S OKAY. IT'S DIFFERENT FROM THE 2019
25 BASELINE WHERE YOU RUN IT IN THE TOOL, I THINK IT MAKES SENSE

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1 TO DO AN ACTUAL DECISION POINT. DO WE NEED TO DO A PUBLIC
2 COMMENT AHEAD OF THIS DECISION POINT OR ARE WE ABLE TO MOVE
3 FORWARD?

4

5 **JESSE ARREGUIN, CHAIR:** LEGAL COUNCIL?

6

7 **MATTHEW LAVRINETTS:** I WOULD TAKE PUBLIC COMMENT AT THIS POINT.

8

9 **JESSE ARREGUIN, CHAIR:** LET'S TAKE PUBLIC COMMENT ON IT
10 PARTICULAR PROPOSAL.

11

12 **AMBER SHIPLEY:** WITH THE ADJUSTMENT FOR 5A.

13

14 **JESSE ARREGUIN, CHAIR:** YES. EQUITY ADJUSTMENT. IS THERE ANY
15 RAISED HANDS FROM ATTENDEES?

16

17 **CLERK OF THE BOARD:** YES. THERE ARE TWO.

18

19 **JESSE ARREGUIN, CHAIR:** OKAY. TWO MINUTES PER SPEAKER.

20

21 **CLERK OF THE BOARD:** YES, SIR FIRST SPEAKER IS DARYL OWENS GO
22 AHEAD PLEASE.

23

24 **SPEAKER:** YES, AGAIN, I WOULD JUST LIKE TO EMPHASIZE THAT IT IS
25 CRUCIAL TO GET THE HOUSING LOCATED CLOSER TO THE TRANSIT AT

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1 THIS POINT. YOU KNOW, IT'S SILLY TO THINK THAT YOU CAN BUILD A
2 BUNCH OF SPRAWLED DEVELOPMENT IN PROVIDES AND FIRE ZONES AND
3 EATING UP OPEN FIELDS AND THINK THAT YOU'RE GOING TO GET
4 TRANSIT OUT THERE. IT TOOK US 20 YEARS TO DO THE LITTLE TINY
5 BART SAN JOSE EXTENSION. SO TRANSIT IS NOT A FEASIBLE THING.
6 TO BE HONEST A LOT OF THIS IN THE UNINCORPORATED AREAS AROUND
7 SOLANO COUNTY IS JUST GOING TO BE SPRAWL DEVELOPMENT AND
8 THAT'S GOING TO BE CONTRARY TO OUR CLIMATE GOALS THE GOALS OF
9 PUTTING IN HIGH RESOURCE AREAS IS DIFFERENT THAN JUST SAYING
10 LET'S PUT HOUSING MILES OUT THERE IT'S ABOUT FOCUSING HIGH
11 RESOURCE AREAS THAT ARE CLOSE TO THE URBAN CORE WHICH THERE
12 ARE PLENTY. YOU DO NOT WANT TO GET LIKE, YOU KNOW, SOME
13 TECHNICALLY HAS A HIGH INCOME THERE'S ONLY 60 PEOPLE LIVING
14 OUT THERE OUTSIDE OF FAIRFIELD YOU WANT TO FOCUS ON PLACES
15 LIKE PIEDMONT AND SAN MATEO AND SAN FRANCISCO. THAT'S KIND OF
16 HOW THIS WORKS IN IF THIS GOAL IS TO BE IN ALIGNMENT.

17

18 **CLERK OF THE BOARD:** THANKS NEXT SPEAKER IS SHAJUTI HOSSAIN.

19

20 **SPEAKER:** HI. THIS IS SHAJUTI HOSSAIN FROM PUBLIC ADVOCATES. I
21 SUPPORT EQUITY. I ENCOURAGE YOU ALL TO LOOK AT THAT NEXT TIME.
22 THANK YOU.

23

24 **CLERK OF THE BOARD:** THANK YOU. NEXT SPEAKER IS KELSEY. GO
25 AHEAD PLEASE.

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1

2 **SPEAKER:** HELLO. MY NAME IS KELSEY BEANS. I AM WITH THE GROUP
3 PENINSULA FOR EVERYONE AND I WANT TO THANK YOU ALL FOR YOUR
4 HARD WORK WORKING ON THESE VARIOUS FACTORS AND I PRIMARILY
5 WANT TO COMMENT ON THE TRANSIT PROXIMITY ISSUE. SO THE
6 PENINSULA IS A REGION THAT IS VERY JOB RICH, BUT I NOTICED
7 WHEN I WAS PLAYING WITH THE TOOL THAT WHEN YOU RAMP UP TRANSIT
8 PROXIMITY IT ALLOCATES MOST OF THE HOUSING IN OAKLAND AND SAN
9 FRANCISCO, AND YOU GET LESS HOUSING ALONG THE PENINSULA.
10 BECAUSE WE ARE NOT AS TRANSIT-RICH OF A REGION, BUT IF YOU PUT
11 THE HOUSING NEAR JOBS, EVEN IF THERE ISN'T A BUS LINE GOING TO
12 THE STANFORD RESEARCH PARK, FOR INSTANCE, IF I LIVE IN PALO
13 ALTO, AND I WORK IN PALO ALTO, OR AT LEAST SOMEWHERE ON THE
14 PENINSULA, I CAN WALK OR BIKE, OR IF I AM DRIVING, I'M DRIVING
15 A MUCH SHORTER DISTANCE. MANY OF MY COWORKERS IN PALO ALTO,
16 THEY LIVE ALL THE WAY OUT IN OAKLAND, OR LIVERMORE, AND SO
17 THEY WERE -- PEOPLE WERE ALREADY COMMUTING VIA AUTO. SO IF WE
18 HAVE MORE JOBS IN THE JOB PROXIMAL AREAS -- OR EXCUSE ME MORE
19 HOUSING SIGNIFICANT PROXIMAL AREAS THAT WILL HELP PEOPLE DRIVE
20 LESS EVEN IF THEY'RE STILL DRIVING. THAT'S MY CONCERN ABOUT
21 THE TRANSIT IS THAT IT SEEMS TO SKEW THINGS TOWARDS JUST SAN
22 FRANCISCO AND OAKLAND. AND I THINK THAT'S ALL.

23

24 **JESSE ARREGUIN, CHAIR:** THANK YOU. I DON'T SEE ANY OTHER RAISED
25 HANDS MR. CASTRO.

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1

2 **CLERK OF THE BOARD:** THERE ARE NO OTHERS.

3

4 **JESSE ARREGUIN, CHAIR:** THANK YOU. THAT COMPLETES PUBLIC
5 COMMENT. AMBER.

6

7 **AMBER SHIPLEY:** AMBER, WE HAVE A CLARIFYING QUESTION FROM TAWNY
8 IN THE CHAT. FROM EQUITY -- WOULD IT BRING ALL THOSE DOWN TO
9 1.0 BRINGING ALL JURISDICTIONS DOWN TO 1.0? MAYBE ONE OF THE
10 FOLKS WHO PARTICIPATED IN THIS MAYBE COULD ADDRESS THAT.

11

12 **JEFFREY LEVIN:** WE WERE NOT TALKING ABOUT REDUCING THE
13 ALLOCATIONS FOR THE ONES THAT ARE CURRENTLY HIGHLIGHTED IN
14 GREEN. I THINK WE MIGHT WANT TO LOOK AT SOME OF THE CITIES
15 THIS DON'T SCORE HIGH FOR EXCLUSIONARY AND SEE WHETHER
16 ADJUSTMENTS WOULD BE MADE FROM THEM TO OFFSET THE INCREASES
17 HERE.

18

19 **AMBER SHIPLEY:** TAWNY, DOES THAT ANSWER YOUR QUESTION?

20

21 **SPEAKER:** I'M NOT QUITE SURE IF IT DOES OR NOT. BECAUSE I'M
22 WONDERING IF YOU HAVE PEOPLE WHO ARE BELOW -- IF THERE ARE
23 OTHER ONCE YOU WANT TO ADJUST UPWARD?

24

25 **JEFFREY LEVIN:** THAT'S CORRECT.

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1

2 **SPEAKER:** YOU HAVE A FINITE NUMBER THAT GIVES US THAT NUMBER OF
3 UNITS THAT YOU CAN MOVE AROUND IF YOU ARE POLLING THE NUMBERS
4 FROM THAT ARE ABOVE 1.0 TO GET TO THE ONES 1.2, WOULD THAT GET
5 YOU AN ISSUE ACROSS THE BOARD AND IF SO --

6

7 **JEFFREY LEVIN:** WE HAVE FLAGGED 49 CITIES THAT RANK ESSENTIALLY
8 HIGH AS EXCLUSIONARY AND THEN TEST TO SEE WHETHER THEY HAVE
9 PROPORTIONAL ALLOCATIONS OF VERY LOW AND LOW. IT DOESN'T
10 ACCOUNT AT ALL FOR THE OTHER, WHAT IS IT, 47 OR SOMETHING
11 OTHER JURISDICTIONS AND MAYBE IT'S THAT THOSE HAVE
12 PARTICULARLY HIGH LOW AND VERY LOW ALLOCATIONS OR MAYBE THAT
13 THEY SCORE EXTREMELY WELL ON AN EXCLUSIONARY INDEX SO IT MAY
14 BE MORE APPROPRIATE TO TAKE THOSE VLI AND LI NUMBERS FROM THEM
15 AS OPPOSED TO JUGGLING THEM OUT TO THE SET OF EXCLUSIONARY
16 JURISDICTIONAL. IF WE MOVE THE NEEDLE WE DON'T WANT THEM TO
17 MOVE IT BACKWARDS.

18

19 **SPEAKER:** THAT'S HELPFUL. I WOULD SAY THAT --

20

21 **AMBER SHIPLEY:** TAWNY, WE'RE CAN'T HEAR YOU.

22

23 **SPEAKER:** YOU CAN'T HEAR ME?

24

25 **AMBER SHIPLEY:** OKAY. WE'LL ASSUME --

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1

2 **SPEAKER:** CAN YOU HEAR ME NOW?

3

4 **AMBER SHIPLEY:** NO. IT'S LIKE YOU'RE WHISPERING. MAYBE THAT
5 ANSWERS YOUR QUESTION, AND YOU COULD PUT ANY FURTHER NOTES IN
6 THE CHAT AND WE'LL WATCH OUT FOR THAT. CARLOS DID YOU HAVE
7 ANYTHING TO ADD BEFORE WE MOVE TO THE DECISION POINT? OOPS
8 CARLOS, I SEE YOUR HAND RAISED.

9

10 **JESSE ARREGUIN, CHAIR:** CARLOS, WE CAN'T HEAR YOU.

11

12 **AMBER SHIPLEY:** OKAY. I THINK WE NEED TO MOVE TO THE DECISION
13 POINT --

14

15 **CARLOS ROMERO:** I'M SORRY. JUST QUICKLY -- CAN YOU HEAR ME NOW?

16

17 **JESSE ARREGUIN, CHAIR:** YES.

18

19 **CARLOS ROMERO:** AS FAR AS THE EQUITY PROPOSAL GOES, WE'RE NOT
20 PUSHING SPRAWL IN THE OUTER LYING AREAS. ON THE CONTRARY, YOU
21 NEED TO HAVE HIGHER DENSITIES TO ACCOMMODATE THOSE EQUITABLE
22 UNITS, THOSE VLI AND LOW INCOME UNITS, AND IN THE 20 TO 30
23 ACRE RANGE, UNITS PER AGER, SO THAT IT IS A MISSTATEMENT TO
24 SAY THAT THIS PROPOSAL WOULD INDEED CREATE SMALL IN SOME OF

September 4, 2020

1 THOSE COMMUNITIES, IT MIGHT GET THESE UNITS THROUGH THE
2 PROPOSAL WE HAVE. THANK YOU.

3

4 **AMBER SHIPLEY:** THANKS CARLOS. DID YOU HAVE A QUESTION ON THIS
5 PROPOSAL?

6

7 **DIANE DILLON:** I JUST DEPOSIT TO -- GOT TO SAY MAYBE IN OTHER
8 COUNTIES THIS WILL WORK, BUT IN UNINCORPORATED NAPA, I'LL SAY
9 IT AGAIN, THERE IS NO SEWER, THERE IS NO WATER SYSTEM, IT'S
10 WELLS AND SEPTIC. AND IT DOESN'T WORK.

11

12 **AMBER SHIPLEY:** WE HAVE TO MOVE TO A DECISION POINT. SO THE
13 QUESTION THAT YOU'RE RESPONDING TO WITH YOUR RED, GREEN,
14 YELLOW CARDS IS WHETHER YOU WANT ABAG STAFF TO WORK ON AN
15 OPTION FOR 5A AND 6A THAT INCORPORATES THE EQUITY ADJUSTMENT
16 PROPOSAL FOR YOU TO LOOK AT IN YOUR PACKETS AHEAD OF SEPTEMBER
17 18TH AND HAVE ON THE TABLE FOR THE SEPTEMBER 18TH MEETING. SO
18 I'LL ASK STAFF TO TURN OFF YOUR VIDEOS AND HMC MEMBERS, IF YOU
19 WANT THIS, IT'S A GREEN. IF YOU DON'T YOU'RE SO SO, IF IT'S A
20 YELLOW, IF YOU WANT TO BLOCK THE DECISION POINT IF IT'S A RED.

21

22 **SPEAKER:** I AM SEEING THREE RED, SO FAR, AMBER.

23

24 **AMBER SHIPLEY:** FOUR. AND THEN 1, 2 YELLOWS. OKAY. IT LOOKS
25 LIKE THAT MOVES FORWARD FOR BOTH 5A AND 6A. THANK YOU. WE HAVE

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1 ABOUT 25 MINUTES LEFT TOGETHER. SO WE NEED TO MOVE FASTER THAN
2 WE HAVE BEEN. THERE ARE TWO ADDITIONAL PROPOSALS ON THE TABLE
3 FOR FIVE AND POTENTIALLY 6A INCORPORATING HAZARDS FACTOR AND
4 INCORPORATING URBANIZED LAND USE FACTOR. MAYBE WE CAN START
5 WITH THE HAZARDS. AND IF SOMEONE WANTS TO SPEAK TO THIS, DIANE
6 THIS WAS YOUR PROPOSAL.

7

8 **DIANE DILLON:** THANK YOU. I CAN'T URGE THE COMMITTEE TO ENOUGH
9 TO CONSIDER THIS. EXCUSE ME. I HAVE TO COUGH. SORRY ABOUT
10 THAT. WE LOST ALMOST -- IN THE LAST FOUR YEARS, WE HAVE LOST
11 900 HOUSING UNIT IN NAPA COUNTY. WE ONLY HAVE A POPULATION OF
12 ONE HADN'T 40. AND THE THEE -- 300 HOUSES ARE MOSTLY IN THE
13 MODERATE TO LOW INCOME CATEGORY. A LOT OF RENTAL HOUSING THAT
14 WE JUST LOST THIS LAST TWO WEEKS. THIS IS -- WE HAVE -- I JUST
15 -- I CAN'T -- I -- I'M SORRY. I'M EXHAUSTED FROM THE LAST TWO
16 WEEKS. SO I'M NOT SPEAKING AS CLEARLY AS I SHOULD BE. WE JUST
17 HAVE TO HAVE THAT AS A FACTOR. WE ARE NEVER GOING TO BE ABLE
18 TO MEET ANY NUMBERS. AND BEYOND THAT, WHETHER WE MEET THE
19 NUMBERS OR NOT, THIS IS NOT WHERE YOU WANT HOUSING TO BE
20 BUILT. IT JUST -- THIS IS THE AFFORDABLE PART OF THE COUNTY
21 FOR -- IT'S WHERE WE HAVE ALLOCATED -- WHEN WE HAVE DONE OUR
22 HOUSING ELEMENT, THIS IS WHERE WE HAVE TARGETED, BECAUSE IT'S
23 -- IT'S -- THE WATER SYSTEMS THAT WE HAVE OUT THERE ARE NOW
24 COMPROMISED. IT'S JUST -- IT'S A DISASTER. PLEASE.

25

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1 **AMBER SHIPLEY:** DIANE DO YOU HAVE A VOTE FOR THE PERCENTAGE
2 THAT YOU WOULD LIKE TO SEE?

3

4 **DIANE DILLON:** YES. 20 PERCENT.

5

6 **AMBER SHIPLEY:** JAMES AND THEN PAT AND THEN MICHAEL.

7

8 **DIANE DILLON:** THANK YOU. SORRY.

9

10 **JAMES PAPPAS:** I GUESS I HAVE A QUESTION FOR THOSE WORKING IN
11 SOME OF THE MORE RURAL COUNTIES. WHY, BECAUSE THE STRANGE
12 THING FOR ME, IS, THE PERCENTAGE FACTOR FOR NATURAL HAZARDS IS
13 AN ALLOCATION TO AN ENTIRE GEOGRAPHY, WHETHER A WHOLE COUNTY
14 OR A CITY, AND IT SEEMS TO ME THAT THE WORK WE DO AS PLANNERS
15 IS TO TRY TO AVOID NATURAL HAZARDS AND WHERE WE WOULD SITE A
16 ZONING THAT ALLOWS HOUSING. WHICH IS WHAT RHNA IS ABOUT. AND I
17 AM SYMPATHETIC TO DISPLACEMENT BY FIRE, EARTHQUAKE OR FLOOD
18 ALL OF THE DIFFERENT THINGS THAT CAN HAPPEN IN OUR REGION BUT
19 I'M NOT UNDERSTANDING IS WHY CANNOT YOU NOT SITE OR WHY CAN
20 POLICY MAKERS NOT SITE ZONING FOR HOUSING IN AREAS THAT ARE AT
21 LESS RISK HUGE COUNTIES OTHER THAN SAN FRANCISCO ARE GIGANTIC
22 AND HAVE A LOT OF PLACES THAT ARE ALREADY URBANIZED AND THAT
23 YOU COULD DENSIFY. SAN FRANCISCO WE'RE GOING TO HAVE TO
24 DENSIFY EXISTING URBANIZED PLACES AS WELL. SO I'M JUST CURIOUS

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1 WHERE IS THAT NOT POSSIBLE TO SITE YOUR HOUSING IN PLACES THAT
2 ARE NOT AS AT RISK?

3

4 **DIANE DILLON:** CAN I ANSWER?

5

6 **AMBER SHIPLEY:** SURE.

7

8 **DIANE DILLON:** NO ABILITY TO ADD SEWER AND WATER CAPACITY
9 WITHOUT -- LAFCO PREVENTS US FROM HOOKING UP TO THE CITIES,
10 ANY MORE THAN WE ALREADY ARE, TO THE CITIES WATER ASK -- AND
11 SEWER. WE'RE NOT ALLOWED TO DO THAT WITHOUT THE ANNEXING.

12

13 **JAMES PAPPAS:** IN THE AREAS THAT ARE URBANIZED.

14

15 **DIANE DILLON:** YOU CAN'T DO IT IN THE AREAS THAT ARE
16 UNINCORPORATED.

17

18 **JAMES PAPPAS:** YOU'RE SAYING YOU CAN'T CONSIDER AREAS THAT ARE
19 URBANIZED NAPA, AND CITIES NOT ADDING LAND OUT -- THAT ARE NOT
20 CURRENTLY INCORPORATED, JUST WITHIN THE EXISTING FOOTPRINT? I
21 GUESS THAT'S WHERE I'M TRYING TO UNDERSTAND. YOU'RE NOT
22 ALLOWED TO ADD, LIKE A PARKING LOT, OR A RETAIL STRIP MALL,
23 YOU COULD NOT SAY THAT THAT COULD REDEVELOP AS HOUSING?

24

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1 **DIANE DILLON:** IN THE CITIES YES, BUT NOT IN THE UNINCORPORATED
2 AREA.

3

4 **JAMES PAPPAS:** YOUR ISSUE IS NOT ALLOCATED TO UNINCORPORATED
5 AREAS OF THE COUNTY?

6

7 **DIANE DILLON:** CORRECT.

8

9 **PAT ECKLUND:** THIS IS PAT ECKLUND FROM NOVATO CAN YOU HEAR ME
10 AMBER.

11

12 **AMBER SHIPLEY:** YES.

13

14 **PAT ECKLUND:** I RAISED THIS ISSUE AS WELL BECAUSE MARIN AND
15 SONOMA HAVE A LOT OF FIRE PRONE AREAS, AND WHAT IS UNIQUE
16 ABOUT SONOMA IS, I BELIEVE MOST, IF NOT ALL OF THE CITIES HAVE
17 AN URBAN GROWTH BOUNDARY SO THEY CANNOT EXPAND THEIR CITY
18 BOUNDARIES IN NOVATO THE CITY HAS AN URBAN ADOPTED GROWTH
19 BOUNDARY SO WE CANNOT ANNEX ANY PROPERTY OUTSIDE OF OUR
20 CURRENT CITY BOUNDARY. AND IN MARIN AND IN SONOMA, THERE IS A
21 LOT OF FIRE PRONE AREAS, AND WE'RE -- AND WLUIZ, AND THOSE
22 AREAS ARE MORE VULNERABLE, AND WE SHOULD NOT BE BUILDING IN
23 THOSE AREAS. BECAUSE THEY'RE FIRE PRONE, THEY'RE GOING TO
24 BURN. AND PEOPLE'S LIVES -- THE FIREFIGHTER'S LIVES ARE BEING
25 WE JUST HAD SOMEONE DIE IN SONOMA COUNTY THAT CAME FROM TEXAS

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1 THAT WAS TRYING TO HELP US -- MAYBE IT WAS NAPA, ANYWAY THAT
2 FIREFIGHTER FROM TEXAS RECENTLY DIED, AND SO I'M ADVOCATING
3 THAT WE INCLUDE A FACTOR TO ELIMINATE THOSE WILDFIRE AREAS NOT
4 ONLY IN THE UNINCORPORATED AREA BUT ALSO IN THE INCORPORATED
5 AREAS TOO. BECAUSE OF THE FACT THAT WE HAVE THAT WILDLAND
6 URBAN INTERFACE THAT IS SHIP CAN I INTERRUPT YOU REALLY
7 QUICKLY TO ASK, LIKE, ARE YOU IN SUPPORT OF THE 20 PERCENT
8 HAZARD FACTOR THAT DIANE IS PROPOSING?

9

10 **PAT ECKLUND:** I HAVE NOT GIVEN MUCH THOUGHT ABOUT THE
11 PERCENTAGE BUT I WOULD SUPPORT 20 PERCENT OR GREATER.
12 DEFINITELY.

13

14 **AMBER SHIPLEY:** OKAY. BECAUSE WE HAVE 20 MINUTES LEFT TOGETHER
15 BEFORE SEPTEMBER 18TH, AND YOU'RE MAKING A FINAL DECISION ON
16 SEPTEMBER 18TH.

17

18 **PAT ECKLUND:** OTHER PEOPLE HAVE TALKED A LOT ABOUT OTHER ISSUES
19 AND THIS IS SOMETHING THAT'S IMPORTANT FOR TODAY. SHIP I .

20

21 **AMBER SHIPLEY:** I COMPLETELY HEAR YOU. I THINK WE NEED TO TALK
22 ABOUT HAZARD OPTION FOR 5A AND 6A IS SOMETHING THE COMMITTEE
23 WANTS TO SEE FOR THE NEXT MEETING. MICHAEL, YOU HAVE YOUR HAND
24 RAISED.

25

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1 **MICHAEL BRILLIOT:** I HAVE A SUGGESTION. I KNOW THIS ISSUE HAS
2 COME UP A LOT WE'RE TALKING ABOUT THE ISSUE OF GROWTH IN AREAS
3 THAT ARE NOT PLANNED FOR URBANIZATION, I HAVE EXPRESSED MY
4 CONCERN AND OTHERS HAVE TOO. WE'RE NIBBLING AT THE EDGES OF
5 METHODOLOGY. IF WE ADD A FACTOR IT'S NOT GOING TO MAKE A
6 DIFFERENCE. 4700 UNITS THAT ARE GOING TO THE COUNTY IS BEING
7 DRIVEN BY BLUEPRINT ALL OF THE FACTORS WE'RE USING AS PART OF
8 OUR DISCUSSION ARE LOWERING THAT NUMBER. I'M WONDERING IF THIS
9 COMMITTEE COULD MAKE A RECOMMENDATION TO THE STAFF AND THE
10 BOARD THAT THEY REVISIT THE BLUEPRINT TO ADDRESS THIS ISSUE.
11 AND PULL PROJECTED GROWTH OUT OF AREAS THAT ARE NOT PLANNED
12 FOR URBANIZATION THAT ARE RURAL, AGRICULTURE, AND HAVE OPEN
13 SPACE AND THAT, YOU KNOW, FIRE DANGER, ET CETERA, AS PART OF
14 THAT PROCESS. BECAUSE I DON'T THINK WE'RE GOING TO SOLVE IT AS
15 PART OF THESE FACTORS THAT WE'RE DISCUSSING. THEY JUST NIBBLE
16 AT THE EDGES. SO I DON'T KNOW IF THIS'S JUST A QUESTION CAN WE
17 DO THAT AS PART OF HMC AS PART OF OUR RECOMMENDATION TO PASS
18 THAT ALONG TO THE BOARD AND STAFF? SHIP

19

20 **AMBER SHIPLEY:** DAVE? >DAVE VAUTIN: I WANT TO CLARIFY THE DRAFT
21 BLUEPRINT FOCUSES ALL OF THE GROWTH WITHIN ALMOST ALL OF THE
22 GROWTH WITHIN EXISTING URBANIZED AREAS AND GROWTH BOUNDARIES
23 WHEN LOOKING AT UNINCORPORATED GROWTH WITHIN THE BLUEPRINT
24 THAT'S WITHIN THE SPHERES OF INFLUENCE OF THE CITIES. REALLY
25 THE QUESTION IS WHETHER TO ASSIGN THE SPHERES OF INFLUENCE TO

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1 THE UNINCORPORATED COUNTY, WHICH IS THE CURRENT JURISDICTION
2 THE LAND IS IN OR TO THE CITY WHO IS SPHERE THE INFLUENCE THE
3 JURISDICTION IS WE ARE OPEN ON COUNTY BY COUNTY BASIS TO
4 CONSIDERING WHICH IS MOST APPROPRIATE TO ALIGN THAT RHNA
5 TOWARDS. SO I JUST WANT TO CORRECT THE RECORD. OTHER THING IS,
6 THE BASELINE YOU ALL ARE EXPLORING IS THE 2050 BLUEPRINT TOTAL
7 HOUSEHOLDS SO THERE ARE PEOPLE WHO LIVE IN UNINCORPORATED
8 AREAS TODAY, EVEN IF THE BLUEPRINT HAD ZERO GROWTH IN THOSE
9 PLACES THERE WOULD STILL BE A BASELINE RHNA ALLOCATION THAT
10 WOULD ALLOCATE A SIGNIFICANT NUMBER OF UNIT THERE IS AND YOU
11 CAN SEE THAT IN THE 2019 HOUSEHOLDS DATA IF THAT WAS USED IN
12 THE BASELINE OR IF YOU DECIDED TO USE THAT THERE WOULD BE
13 SIGNIFICANT GROWTH IN THE UNINCORPORATED RHNA AS WELL.

14

15 **MICHAEL BRILLIOT:** DAVE, I THINK THAT'S A MISTAKE. I THINK
16 THERE IS STILL VALUE IN US CONSIDERING A RECOMMENDATION. I
17 DON'T THINK WE WANT TO PER PET AREA URBAN SPRAWL, THE AREAS
18 THAT HAVE A HIGH NUMBER OR AMOUNT OF HOUSING NOW, WE'RE
19 PERPETUATING BAND DECISIONS AND WE SHOULD RETHINK THAT AND HMC
20 SHOULD CONSIDER A RECOMMENDATION TO THAT.

21

22 **AMBER SHIPLEY:** MATT AND VICTORIA, YOU HAVE YOUR HANDS RAISED.
23 KEEP YOUR COMMENTS AS SHORT AS POSSIBLE BECAUSE OUR TIME IS
24 LIMITED.

25

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1 **MATT WALSH:** I'LL MAKE THIS FAST. I UNDERSTANDING IS THAT
2 UTILIZING NATURAL HAZARDS ONLY IMPACTS URBANIZED AREAS THAT
3 ARE IN HAZARD AREAS. NOT HIGHLY RURAL AREAS OR FIRE PRONE
4 AREAS THAT ARE UP IN THE HILLS THAT WON'T CHANGE ANYTHING FOR
5 SOLANO COUNTY HAS FIRE PRONE AREAS BUT THOSE AREN'T IN
6 URBANIZED AREAS SO USING NATURAL HAZARDS WON'T CHANGER THAT
7 ONE WAY OR THE OTHER. I WONDER IF GILLIAN OR SOMEBODY CAN
8 CLARIFY.

9

10 **GILLIAN ADAMS:** THAT IS CORRECT, THE FACT THAT WE HAVE DEFINED
11 SO FAR FOCUSES ON URBANIZED LAND AREA WHICH IS WHERE CITIES
12 ARE PLANNING FOR HOUSING GROWTH. WHEN WE'RE CONSIDERING RHNA
13 ALLOCATIONS AND WHERE THOSE SHOULD GO WE WANTED TO FOCUS ON
14 THE MACES WHERE THAT KIND OF GROWTH IS LIKELY TO HAPPEN NOT IN
15 THE MORE RURAL AREAS, WHERE GROWTH IS LESS LIKELY TO HAPPEN.
16 SHIP VICTORIA

17

18 **GILLIAN ADAMS:** AND I WANT TO POINT OUT IF WE CONTINUE TO USE
19 PLANNED BAY AREA AS PART OF THE BASELINE AS DAVE MENTIONED,
20 WE'RE NOT PUTTING MORE GROWTH IN THOSE AREAS. WE'RE TRYING TO
21 AS PEOPLE RECOMMENDED TO AVOID GROWTH IN THOSE HIGH HAZARD
22 AREAS.

23

24 **AMBER SHIPLEY:** VICTORIA.

25

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1 **VICTORIA FIERCE:** THANKS. I HOPE I CAN MAKE THIS QUICK.

2

3 **AMBER SHIPLEY:** ARE OTHER PEOPLE HEARING VICTORIA? NO.

4

5 **JESSE ARREGUIN, CHAIR:** AMBER, IT'S 12:51 WE HAVEN'T GOTTEN TO
6 6A. I KNOW SOME PEOPLE HAVE TO JUMP OFF AT 1:00, BUT THOSE
7 THAT CONTINUE FOR THE CONVERSATION SHOULD STAY ANOTHER 15
8 MINUTES TO 1:15 AND SEE IF WE CAN WRAP UP THE CONVERSATION. IF
9 PEOPLE WANT TO LEAVE AND PROVIDE INPUT NOW ON 6A, WE'LL TAKE
10 THAT COMMENT. SO BUT WE WERE -- CAN WE JUST VOTE ON THE --

11

12 **AMBER SHIPLEY:** I THINK THAT MAKES SENSE. PROPOSAL ON THE TABLE
13 OF 20 PERCENT HAZARD FACTOR FOR 5A AND 6A. AND I CONTINUING
14 MAKES SENSE TO UNDERSTAND THAT THERE IS CONSENSUS TO KNOW
15 WHETHER STAFF KNOW TO BRING THAT FOR CONSIDERATION ON THE
16 18th. SO LET'S MOVE TO A DECISION POINT ON WHETHER OR NOT YOU
17 WANT TO SEE THIS 20 PERCENT HAZARD OPTION. UNDERSTANDING THAT
18 THE OTHER FACTORS WOULD BE REDUCED. SO GREEN, YES. LET'S SEE
19 THAT OPTION. YELLOW.

20

21 **MATTHEW LAVRINETS:** THERE HASN'T BEEN PUBLIC COMMENT.

22

23 **JESSE ARREGUIN, CHAIR:** LET'S GO TO PUBLIC COMMENT ON THE
24 SUGGESTION, MODIFICATION TO THE FACTORS AND WEIGHTS. IF PEOPLE

September 4, 2020

1 WOULD LIKE TO SPEAK PLEASE RAISE THEIR HAND OR PRESS STAR
2 NINE.

3

4 **CLERK OF THE BOARD:** FIRST SPEAKER IS AARON ECKHOUSE. GO AHEAD.

5

6 **SPEAKER:** THANK YOU. I'LL TRY TO KEEP THIS QUICK. I THINK
7 HAZARDS ARE ABSOLUTELY -- NATURAL HAZARDS ARE ABSOLUTELY A
8 HUGE ISSUE. I DON'T THINK THAT A PROPOSED FACTOR OR
9 INCORPORATING THEM INTO THE RHNA METHODOLOGY IN THIS WAY WOULD
10 BE EFFECTIVE. I THINK THAT'S SOMETHING THAT NEEDS TO HAPPEN AT
11 THE CITY LEVEL BUT ALSO THE PROPOSED FACTOR CURRENTLY WOULD
12 ACTUALLY INCREASE HOUSING GROWTH IN UNINCORPORATED SONOMA AND
13 SOLANO COUNTIES. I DON'T THINK IT'S GOING TO EFFECTIVELY
14 ACHIEVE THE WORTHY GOALS PEOPLE HAVE ESTABLISHED. IT'S NOT
15 INCLUDING THE HIGHEST RISK AREAS. I THINK JOBS PROXIMITY WOULD
16 BE THE BEST TOOL THAT THIS COMMITTEE HAS TO REDUCE SPRAWL AND
17 WILL EFFECTIVELY BE AN ANTIHAZARD FACTOR.

18

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

20

21 **CLERK OF THE BOARD:** OUR NEXT SPEAKER IS DARYL OWENS. GO AHEAD
22 PLEASE.

23

24 **SPEAKER:** I AGREE WITH AARON JUST TO KEEP IT SHORT. WHEN YOU
25 LOOK AT IT FROM A JOBS PERSPECTIVE IT FOCUSES MOST OF THE

September 4, 2020

1 HOUSING CLOSER TO THE WEST BAY WHERE A LOT OF OUR CAPACITY IS
2 STRAINED SO MORE FOCUSING ON THE JOBS. YOU CAN BASICALLY LEAVE
3 OUT TRANSIT ONLY ONLY BECAUSE A LOT OF THE JOBS IN WEALTHY
4 AREAS ARE SOMEWHAT CLOSE TO CALTRAIN AND BART, MAKES IT
5 SUFFICIENT. ONLY THING THAT BOTHERS ME IS THE HIGH LEVEL OF
6 THE UNITS IN THE UNINCORPORATED SOLANO BUT THAT SEEMS TO BE A
7 FUNDAMENTAL PROBLEM WITH THE BASELINE THAN ANYTHING ELSE. AND
8 I AGREE THAT BANNING FIRE ZONE DEVELOPMENT IS CRUCIAL BUT
9 THAT'S A STATE LAW PROGRESS PREROGATIVE.

10

11 **JESSE ARREGUIN, CHAIR:** I DON'T SEE ANY OTHER RAISED HANDS.

12

13 **CLERK OF THE BOARD:** NO OTHER RAISED HANDS SIR.

14

15 **JESSE ARREGUIN, CHAIR:** THAT COMPLETES PUBLIC COMMENT.

16

17 **AMBER SHIPLEY:** THANK YOU. STAFF IF YOU COULD TURN OFF YOUR
18 VIDEO. HMC MEMBERS TURN ON YOUR VIDEO. WE'RE MAKING A DECISION
19 ABOUT SHOWING AN OPTION AT THE SEPTEMBER 18TH MEETING WITH A
20 20 PERCENT HAZARD FACTOR FOR 5A AND 6A. GREEN MEANS --

21

22 **SPEAKER:** I AM SEEING AT LEAST 12 RED.

23

24 **AMBER SHIPLEY:** THEN THAT IS -- WE'RE DONE. DECISION IS
25 BLOCKED. I WANT TO QUICKLY, BEFORE WE MOVE TO 6A, NOTE THAT WE

September 4, 2020

1 HAD A PROPOSAL. I THINK, JEFF, THIS WAS YOURS, IN RESPONSE TO
2 THE CONVERSATION WITH NEYSA ABOUT A 50 PERCENT HIGH
3 OPPORTUNITY, 25 PERCENT JOB AUTO, 25 PERCENT JOB TRANSIT. AND
4 I DIDN'T HEAR ANYTHING NEGATIVE. NO ONE WAS LIKE, NO WAY, THIS
5 IS NOT RIGHT. SO I'M -- UNLESS WE ARE HEARING THAT, I THINK
6 THAT COULD BE AN OPTION FOR 5A. OKAY. FABULOUS. RIGHT. SO WE
7 HAVE TEN MINUTES LEFT IN OUR MEETING TIME. WE'LL MOVE ON TO
8 THE OPTION 6A AND IF ANYONE HAS --

9

10 **PAT ECKLUND:** VOTE ON THE 20 PERCENT FOR THE NAT HAZARD?

11

12 **JESSE ARREGUIN, CHAIR:** WE DID.

13

14 **AMBER SHIPLEY:** I'M SORRY.

15

16 **JESSE ARREGUIN, CHAIR:** PAT. WE VOTED. IT DIDN'T GET -- IT WAS
17 BLOCKED. IT WAS BLOCKED. OKAY. I DIDN'T HEAR THAT.

18

19 **AMBER SHIPLEY:** YEAH, THE DECISION POINT WAS BLOCKED. I THINK
20 MICHAEL'S NOTE ABOUT, YOU KNOW, MAYBE THE HMC COULD PUT IN THE
21 RECOMMENDATIONS, SOME THOUGHTS ABOUT HAZARDS, THAT'S SOMETHING
22 TO CONSIDER FOR NEXT PART THAT AS WE'RE MAKING RECOMMENDATION
23 ON, THIS IS METHODOLOGY, WE COULD RECOMMEND, YOU COULD ALSO
24 ADD IN SOME THOUGHTS ABOUT THAT.

25

September 4, 2020

1 **JESSE ARREGUIN, CHAIR:** I AGREE. I'LL SAY AS PRESIDENT OF THE
2 EXECUTIVE BOARD, THAT WE HAVE TO CONSIDER THIS. IN FACT, WE
3 HAVE TO CONSIDER IT BY STATUTE, THERE IS A BILL THAT JUST
4 PASSED THE LEGISLATURE, AND SO AS WE'RE CONSIDER OTHER THE
5 GROWTH GEOGRAPHIES THIS IS DEFINITELY SOMETHING WE NEED TO
6 TAKE VERY SERIOUSLY.

7

8 **AMBER SHIPLEY:** GREAT. ALL RIGHT. SO FOR 6A WE ALREADY HAVE TWO
9 ALTERNATIVES WE'RE LOOKING AT 6A WITH THE 2019 BASELINE 6A
10 WITH THE EQUITY ADJUSTMENT PROPOSAL AND VICTORIA, YOU HAD
11 OFFERED THAT THE 30 PERCENT JOBS PROXIMITY TRANSIT FOR LOW AND
12 VERY LOW INCOME.

13

14 **VICTORIA FIERCE:** THAT'S RIGHT.

15

16 **AMBER SHIPLEY:** OKAY. WHY DON'T WE JUST GET THAT AS A POTENTIAL
17 OPTION TO KICK US OFF. SO VERY LOW AND LOW INCOME, YOU WOULD
18 WANT 30 PERCENT JOBS PROXIMITY TRANSIT INSTEAD OF JOBS/HOUSING
19 FIT?

20

21 **VICTORIA FIERCE:** YEAH.

22

23 **AMBER SHIPLEY:** AND NELL AND EARTH, YOU HAVE YOUR HAND RAISED.
24 ANY THOUGHTS ABOUT THIS PROPOSAL THAT YOU WANT TO SHARE?

25

September 4, 2020

1 **AARTI SHRIVASTAVA:** NOT FOR THIS ONE.

2

3 **NELL SELANDER:** I HAD IT RAISED BEFORE BUT I THINK IT RELATES
4 TO THIS. SO MAYBE I'LL KEEP MY HAND RAISED AND YOU CAN CALL ON
5 ME LATER IF THERE IS NO COMMENTS ON THIS.

6

7 **AMBER SHIPLEY:** JEFF.

8

9 **JEFFREY LEVIN:** QUESTION FOR VICTORIA WHETHER YOU WOULD BE OPEN
10 TO DOING THE SAME ON 6A THAT WE DID ON 5A SO WOULD BE SPLIT
11 BETWEEN AUTO PROXIMITY AND TRANSIT PROXIMITY?

12

13 **VICTORIA FIERCE:** YES.

14

15 **JEFFREY LEVIN:** THEN I'LL MAKE THAT AS AN AMENDMENT.

16

17 **NEYSA FLIGOR:** I SUPPORT THAT. I HAD PUT THAT IN THE CHAT.

18

19 **AMBER SHIPLEY:** GREAT. THIS IS THE SAME SORT OF BREAK DOWN THAT
20 WE TALKED ABOUT, EXCEPT THE PERCENTAGES ARE OFF. SO IT WOULD
21 BE 15 PERCENT JOB AUTO 15 PERCENT JOBS TRANSIT IS THAT
22 CORRECT?

23

24 **JEFFREY LEVIN:** THAT'S CORRECT.

25

September 4, 2020

1 **AMBER SHIPLEY:** I'M SEEING NODDING THAT THAT OPTION WORKS.

2 MONICA?

3

4 **MONICA BROWN:** SO IF THIS OPTION PASSES THAT WOULD MEAN WHEN WE

5 COME BACK WHENEVER THAT S THEN WE WOULD BE DOWN TO FOUR

6 CHOICES. AM I UNDERSTANDING THAT CORRECTLY? IT WOULD BE THE 5A

7 AND 6A THAT'S CURRENTLY PRINTED, AND THE 5A ONE, AND 6A ONE,

8 THAT WE ARE DISCUSSING? I JUST WANT TO MAKE SURE THAT WHEN I

9 COME BACK IN A COUPLE OF WEEKS AND LOOK THIS OVER, THIS THAT'S

10 MY UNDERSTANDING.

11

12 **AMBER SHIPLEY:** RIGHT NOW YOU HAVE FOUR OPTIONS -- WELL, YOU'RE

13 TALKING ABOUT A FOURTH FOR THE 6A, BUT YOU WOULD HAVE FOUR

14 OPTIONS FOR FIVE, REGULAR 5A 2019 BASELINE EQUITY ADJUSTMENT,

15 AND THE LOW -- I DON'T KNOW WHAT WE WOULD CALL THIS FOR VERY

16 LOW AND LOW INCOME.

17

18 **MONICA BROWN:** THE 15, 25, 25.

19

20 **AMBER SHIPLEY:** AND FOR SIX YOU HAVE REGULAR 6A 2019 BASELINE

21 AND RIGHT NOW WE'RE TRYING TO MAKE A DECISION ABOUT A FOURTH

22 SIX OPTION WHICH IS ACCESS TO HIGH OPPORTUNITY AREAS, AND

23 15/15 FOR THE LOW AND VERY LOW.

24

September 4, 2020

1 **MONICA BROWN:** MORE OPTIONS THAN I THOUGHT BUT THAT'S OKAY. I
2 JUST WANT TO MAKE SURE I UNDERSTAND WHAT WE'RE DOING. LOVE YOU
3 ALL. OKAY GOT IT.

4

5 **AMBER SHIPLEY:** MORE OPTIONS THAT KNOW WE WERE THINKING OF
6 THAT'S TRUE. BUT IT SOUNDS LIKE THAT'S A NICE WAY TO SORT OF
7 MIRROR THE TWO, THAT YOU WILL HAVE FOUR TO LOOK AT FOR EACH.
8 ANY ADDITIONAL THOUGHTS ON 6A? AS WE HEAD INTO OUR LAST
9 MEETING? NELL, MAYBE THIS IS THE TIME FOR YOU TO --

10

11 **NELL SELANDER:** YEAH SO --

12

13 **JEFFREY LEVIN:** DO WE NEED TO SEE CARDS ON THAT LAST PROPOSAL?

14

15 **AMBER SHIPLEY:** IF YOU WOULD LIKE TO, WE CAN. I DIDN'T HEAR
16 ANYONE UPSET ABOUT IT OR NOT INTERESTED IN SEEING IT. BUT
17 HAPPY TO. IF YOU WOULD LIKE TO. IT'S EASY.

18

19 **JEFFREY LEVIN:** IF THERE IS NO STRONG OBJECTION.

20

21 **JESSE ARREGUIN, CHAIR:** SUPERVISOR BROWN, DO YOU OBJECT
22 [INDISCERNIBLE]. [AUDIO DIFFICULTIES]

23

24 **MONICA BROWN:** I HEAR NOBODY COMPLAINING. I JUST WANT TO VOTE.

25

September 4, 2020

1 **JESSE ARREGUIN, CHAIR:** DID YOU WANT A CARD VOTE? DO WE NEED TO
2 TAKE PUBLIC COMMENT ON THIS?

3

4 **MATTHEW LAVRINETS:** YES JUST LIKE THE OTHER DECISION POINTS YOU
5 SHOULD SEE IF THERE IS ANY MEMBER OF THE PUBLIC --

6

7 **JESSE ARREGUIN, CHAIR:** PUBLIC COMMENT ON THIS OPTION THAT HAS
8 BEEN PUT FORWARD BY JEFF LEVIN, OPTION 6A, IF YOU WOULD LIKE
9 TO SPEAK ON THIS PLEASE RAISE YOUR HAND OR PRESS STAR NINE. WE
10 HAVE TWO RAISED HANDS. MR. CASTRO, THE FIRST SPEAKER?

11

12 **CLERK OF THE BOARD:** DARYL OWENS, GO AHEAD PLEASE.

13

14 **SPEAKER:** JUST VERY QUICKLY, YOU CAN PUT UP THE 6A APPENDIX
15 THAT HAS THE GEOGRAPHICAL BREAK DOWN. IDENTICAL SEE THE ONE
16 FOR 5A.

17

18 **AMBER SHIPLEY:** THE MAP?

19

20 **SPEAKER:** YES.

21

22 **JESSE ARREGUIN, CHAIR:** ARE YOU TALKING ABOUT THE MAP?

23

24 **SPEAKER:** YES.

25

September 4, 2020

1 **JESSE ARREGUIN, CHAIR:** I BELIEVE THAT WAS -- WAS THAT IN THE
2 PACKET AS WELL?

3

4 **AMBER SHIPLEY:** I'M HAPPY TO SHARE MY SCREEN RIGHT NOW IF
5 THAT'S HELPFUL.

6

7 **JESSE ARREGUIN, CHAIR:** YEAH.

8

9 **AMBER SHIPLEY:** THIS IS 6A.

10

11 **SPEAKER:** THANK YOU. GOT IT.

12

13 **JESSE ARREGUIN, CHAIR:** IS THAT ALL DARYL?

14

15 **SPEAKER:** YES THIS'S ALL.

16

17 **JESSE ARREGUIN, CHAIR:** AARON IS THE NEXT SPEAKER?

18

19 **CLERK OF THE BOARD:** YES, SIR. AARON, GO AHEAD.

20

21 **SPEAKER:** YEAH. I THINK THIS MODIFICATION IS GREAT. IN SUPPORT.

22

23 **JESSE ARREGUIN, CHAIR:** THANK YOU. AMBER, ARE WE GOING TO DO A
24 TEMPERATURE CHECK?

25

September 4, 2020

1 **AMBER SHIPLEY:** IT SOUND LIKE THAT'S THE REQUEST. STAFF, IF YOU
2 COULD TURN OFF YOUR VIDEOS. HMC A DECISION POINT ABOUT WHETHER
3 TO BRING FORWARD AN OPTION AT THE SEPTEMBER 18TH MEETING THAT
4 MODIFIES 6A, 70 PERCENT ACCESS TO HIGH OPPORTUNITY AREAS AND
5 THEN 15/15. OKAY. I SEE MANY OF YOU ALREADY HAVE YOUR SCREENS
6 UP. OKAY.

7

8 **SPEAKER:** I'M NOT SEEING ANY RED.

9

10 **SPEAKER:** YES. ALL GREEN.

11

12 **AMBER SHIPLEY:** ALL RIGHT. FABULOUS. THANK YOU. ALL RIGHT. NELL
13 AND THEN FERNANDO.

14

15 **NELL SELANDER:** ONE MORE QUESTION AND THEN A COMMENT ON THE
16 SORT OF FIRE ISSUE. FIRST IS, IF THERE IS ANY WAY STAFF COULD,
17 LIKE, BY THE END OF THE DAY TODAY, OR BY THE END OF THE DAY
18 MONDAY SEND THE LIST OF THE OPTIONS IN THE PERCENT BREAK DOWN
19 SO WE CAN PLAY WITH THEM OURSELVES IN THE VISUALIZATION TOOL
20 SO THE COMMITTEE HAS TWO WEEKS TO MAKE SURE THEY'RE
21 CONSIDERING THE OPTIONS AND NOT THREE DAYS ONCE THE PACKET IS
22 RELEASED. I HAVE BEEN TRYING TO KEEP NOTES AND I THINK I HAVE
23 GOT IT WRONG AND IT WOULD BE A HELPFUL TO GET THOSE AS SOON AS
24 HUMANLY POSSIBLE. AND EVEN IF A GIANT SPREADSHEET EVEN BETTER.
25 AND MY SECOND COMMENT IS, I DON'T THINK -- I DON'T KNOW THAT

September 4, 2020

1 THIS HAS BEEN CONSIDERED BUT JUST HAVING A SEPARATE ALLOCATION
2 PROCESS FOR UNINCORPORATED COUNTIES, AS SOMEONE WHO HAS ALWAYS
3 LIVED IN CITIES AND WORKED IN MORE URBANIZED AREAS, YOU KNOW,
4 I GET THAT, YOU KNOW, IT MIGHT NOT FEEL AS REAL, BUT MY
5 PARENTS HAVE BEEN EVACUATED THREE YEARS IN A ROW NOW IT HITS
6 CLOSE TO HOME THAT MAYBE THESE AREAS SHOULD JUST BE TREATED A
7 LITTLE BIT DIFFERENTLY, AND IF THAT'S NOT POSSIBLE, OR THERE
8 ISN'T WILL FOR THAT THEN I WOULD SUGGEST THAT WE ADD ACTUALLY
9 A METRIC THAT TESTS FOR ALL OF THE OPTIONS WE'RE STILL
10 CONSIDERING WHETHER OR NOT IT RESULTS IN A GREATER THAN
11 PROPORTIONAL SHARE OF GROWTH IN HIGH FIRE RISK AREAS. AND I
12 THINK FIRE IS A LOT DIFFERENT THAN EARTHQUAKE. FLOODS DON'T
13 SEEM TO HAPPEN AS MUCH AS THEY USED TO BACK IN THE DAY. WHEN I
14 WAS A KID EVERYTHING FLOODED ALL THE TIME, NOW IT'S FIRES. IT
15 JUST SEEMS LIKE IT REALLY IS A UNIQUE THING THAT'S NOW THE
16 NORM AND I REALLY AGREE WITH DIANE'S POINTS THAT WE SHOULDN'T
17 BE BUILDING HOUSING THAT'S JUST GOING TO BURN DOWN. IT'S JUST
18 REALLY CRUMMY. MAYBE JUST A METRICS TO TEST WHETHER OR NOT THE
19 OPTIONS ACCELERATE GROWTH IN THE HIGH FIRE AREAS, IT MIGHT BE
20 A WAY TO VISUALIZE WHAT THESE OPTIONS ARE DOING.

21

22 **AMBER SHIPLEY:** SO I DON'T WANT TO COMMIT STAFF TO A MONDAY
23 DEADLINE BECAUSE IDEALLY WE'RE ALL ENJOYING A LONG WEEKEND,
24 BUT HOPEFULLY SOMETIME NEXT WEEK, WE CAN GET THAT OUT. AND IN
25 TERMS OF THE METRIC PROPOSAL, THAT FEELS LATE, AT 1:07 TODAY

September 4, 2020

1 TO ADD A NEW METRIC, BUT WE CAN CERTAINLY TALK IT THROUGH IF
2 YOU WOULD LIKE TO. JEFF, I SEE YOU.

3

4 **JEFFREY LEVIN:** I HAVE SOME CONCERNS ABOUT USING THAT AS A
5 METRIC NOT BECAUSE I'M NOT CONCERNED ABOUT KEEPING DEVELOPMENT
6 OUT OF FIRE AREAS, BUT BECAUSE WHAT WE'RE REALLY MEASURING IS
7 WHETHER WE HAVE JURISDICTIONS THAT HAVE SOME AREAS THAT ARE
8 FIRE PRONE, THE DECISION ABOUT PUTTING HOUSING IN FIRE PRONE
9 AREAS VERSUS NON-FIVE PRONE AREAS IS NOT AN ALLOCATION ISSUE
10 AMONG JURISDICTIONS IT'S A HOUSING ELEMENT ISSUE ABOUT WHERE
11 IN YOUR JURISDICTION YOU DO IT. I MEAN, WE HAVE CITIES THAT
12 HAVE HIGH FIRE HAZARD ZONES AS WELL. I HAPPEN TO LIVE IN OR
13 VERY NEAR ONE. BUT MY CITY ALSO HAS A LOT OF NON-HAZARD AREAS.
14 SO UNLESS WE WERE MEASURING THINGS LIKE THE PERCENTAGE OF THE
15 LAND AREA IN THE JURISDICTION THAT IS A HAZARD AREA, AND EVEN
16 THEN, IT DOESN'T PRECLUDE PUTTING THE DEVELOPMENT IN THE NON-
17 HAZARD AREAS SO I'M NOT SURE HOW USEFUL THAT METRIC WOULD BE.
18 ACTUALLY THE SUGGESTIONS THAT WE RECOMMEND BACK TO ABAG AND
19 MTC THAT THE PLANNED BAY AREA 2050 WHAT WE HAVE BEEN USING FOR
20 BASELINE NEEDS TO LOOK FURTHER AT THE HAZARD AREA IS BETTER
21 AND IF THE BASELINE IS ADJUSTED THEN PROBABLY WE WILL SEE SOME
22 SHIFT WHEN ALL THIS BREAKS OUT.

23

24 **NELL SELANDER:** JEFF, I FORGOT WE HAD TALKED ABOUT THE
25 [INDISCERNIBLE] BACK ON THE ASSUMPTIONS OF PLANNED BAY AREA,

September 4, 2020

1 AND THAT'S A STRONG RECOMMENDATION. IT MAKES SENSE TO ADDRESS
2 THAT ISSUE. I GET WHERE YOU'RE COMING FROM.

3

4 **AMBER SHIPLEY:** THANK ALL. ONE PROPOSAL THAT WE HAVEN'T TALKED
5 ABOUT FOR 6A IS INCORPORATING AND I'M GOING TO GET THIS WRONG
6 URBANIZED LAND AREA FACTOR. IS THERE A PERCENTAGE PROPOSAL? OR
7 A FACTOR PROPOSAL THAT -- I DON'T KNOW IF PAT, MAYBE THIS WAS
8 YOU, OR JULIE? NO IN PAT, IS THIS A PROPOSAL THAT YOU WANT TO
9 MAKE MORE FORMALLY ABOUT SHIFTING THE FACTOR DISTRIBUTION IN
10 6A?

11

12 **PAT ECKLUND:** YEAH. I DON'T KNOW IF PLANNED BAY AREA ONLY LOOKS
13 AT THE BUILDABLE AREA. I DON'T KNOW IF THEY TAKE OUT, LIKE,
14 THE AG-LAND, OR EVEN -- IN CITIES, BECAUSE CITIES DO HAVE AG-
15 LAND, OR STATE, OR NATIONAL PARKS, OR EVEN LOCAL PARKS, AND
16 OPEN SPACE DESIGNATED OPEN SPACE, BECAUSE OF THE HILLSIDE,
17 WHATEVER IT IS THAT'S UNBUILDABLE. IF PLANNED BAY AREA DOES
18 NOT, THEN THERE SHOULD BE A FACTOR FOR EXCLUDING THOSE AREAS
19 THAT ARE NOT BUILDABLE. AND I DON'T KNOW IF, EVEN JUST A TEN
20 PERCENT RECOGNITION -- RECOGNITION WITH A TEN PERCENT FACTOR,
21 THAT THOSE AREAS WOULD HAVE TO BE ELIMINATED FROM THE
22 DETERMINATION OF AVAILABILITY OF LAND. JUST A THOUGHT.

23

24 **AMBER SHIPLEY:** OKAY. THANK YOU. I DON'T KNOW IF THAT'S A -- AN
25 ACTUAL FACTOR PROPOSAL THAT WE NEED TO DISCUSS. IF NOT, ANY

September 4, 2020

1 OTHER OPTIONS FOR 6A THAT FOLKS WANT TO SEE AS WE MOVE TO THE
2 LAST HMC MEETING? I SEE SOME HEADS SHAKING. THIS WAS A WILD
3 RIDE TODAY. BUT I THINK YOU MADE IT. [LAUGHTER] YOU MADE IT
4 PRETTY FAR. AND YOU'RE ALMOST TO THE END. SO, A LOT OF
5 CONGRATULATIONS TO YOU ALL FOR THE HARD WORK, AND I KNOW STAFF
6 HAS HEARD THE REQUEST TO GET THE INFORMATION TO YOU AS QUICKLY
7 AS THEY CAN, SO THAT YOU HAVE AS MUCH TIME AS POSSIBLE. I KNOW
8 THAT THEY'LL DO THEIR BEST. IF NO ONE HAS ANY OTHER THOUGHTS,
9 I THINK WE ARE WRAPPING UP?

10

11 **JESSE ARREGUIN, CHAIR:** I THINK THAT COMPLETES DISCUSSION OF
12 THIS ITEM. OKAY. SO, WITH THAT, COLLEAGUES, THANK YOU FOR ALL
13 YOUR TIME AND WORK TODAY. OUR NEXT MEETING OF THE HOUSING
14 METHODOLOGY COMMITTEE WILL BE ON SEPTEMBER 18TH, 2020. AND
15 WITH THAT, THE MEETING IS ADJOURNED. [ADJOURNED] THANK YOU.
16 HAPPY LABOR DAY WEEKEND.



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