

**ASSOCIATION OF BAY  
AREA GOVERNMENTS  
Meeting Transcript**

January 14, 2021

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**ABAG REGIONAL PLANNING COMMITTEE**

**THURSDAY, JANUARY 14, 2021, 10:00 AM**

**KAREN MITCHOFF, CHAIR:** GOOD MORNING AND WELCOME TO THE JANUARY 14TH, 2021 MEETING OF THE ABAG REGIONAL PLANNING COMMITTEE. CAN WE ROLL TAPE? AND THEN WE'LL DO THE ROLL CALL. [RECORDED MEETING PROCEDURES ANNOUNCEMENT] DUE TO COVID-19, THIS MEETING WILL BE CONDUCTED AS A ZOOM WEBINAR, PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE BROWN ACT. THIS MEETING IS BEING WEBCAST ON THE ABAG WEB SITE. THE CHAIR WILL CALL UPON COMMISSIONERS, PRESENTERS, STAFF, AND OTHER SPEAKERS BY NAME, AND ASK THAT THEY SPEAK CLEARLY AND STATE THEIR NAMES BEFORE GIVING COMMENTS OR REMARKS. PERSONS PARTICIPATING VIA WEBCAST AND ZOOM, WITH THEIR CAMERAS ENABLED, ARE REMINDED THAT THEIR ACTIVITIES ARE VISIBLE TO VIEWERS. COMMISSIONERS AND MEMBERS OF THE PUBLIC PARTICIPATING VIA ZOOM WISHING TO SPEAK SHOULD USE THE RAISED HAND FEATURE OR DIAL STAR NINE, AND THE CHAIR WILL CALL UPON THEM AT THE APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER. IT IS REQUESTED THAT PUBLIC SPEAKERS STATE THEIR NAMES AND ORGANIZATION, BUT PROVIDING SUCH INFORMATION IS VOLUNTARY. WRITTEN PUBLIC COMMENTS RECEIVED AT INFO@BAYAREAMETRO.GOV BY 5:00 P.M. YESTERDAY WILL BE POSTED TO THE ONLINE AGENDA AND ENTERED INTO THE RECORD, BUT WILL NOT BE

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1 READ OUT LOUD. IF AUTHORS OF THE WRITTEN CORRESPONDENCE WOULD  
2 LIKE TO SPEAK, THEY ARE FREE TO DO SO, AND SHOULD RAISE THEIR  
3 HAND AND THE CHAIR WILL CALL UPON THEM ON THE APPROPRIATE  
4 TIME. A ROLL CALL VOTE WILL BE TAKEN FOR ALL ACTION ITEMS.  
5 PANELISTS SHOULD NOTE THAT THE CHAT FEATURE IS NOT ACTIVE TO  
6 ATTENDEES. IN ORDER TO GET THE FULL ZOOM EXPERIENCE, PLEASE  
7 MAKE SURE YOUR APPLICATION IS UP TO DATE.

8

9 **KAREN MITCHOFF, CHAIR:** OKAY. AND WITH THAT, MAY WE HAVE THE  
10 ROLL CALL, PLEASE?

11

12 **CLERK OF THE BOARD:** YES, MA'AM. COUNCILMEMBER ADAMS?

13

14 **SUSAN ADAMS:** HERE.

15

16 **CLERK OF THE BOARD:** MAYOR ARREGUIN?

17

18 **JESSE ARREGUIN:** PRESENT.

19

20 **CLERK OF THE BOARD:** MAYOR ASHCRAFT IS ABSENT. DEPUTY MAYOR  
21 BONILLA.

22

23 **RICK BONILLA:** PRESENT.

24

25 **CLERK OF THE BOARD:** MR. BOUCHER? IS ABSENT.

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1

2 **CLERK OF THE BOARD:** SUPERVISOR BROWN?

3

4 **MONICA BROWN:** YES.

5

6 **CLERK OF THE BOARD:** MR. CAMPOS?

7

8 **PAUL CAMPOS:** HERE.

9

10 **CLERK OF THE BOARD:** SUPERVISOR CANEPA IS ABSENT.

11

12 **CLERK OF THE BOARD:** MS. CHA?

13

14 **KATHLEEN CHA:** PRESENT.

15

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

17

18 **CINDY CHAVEZ:** HERE.

19

20 **CLERK OF THE BOARD:** MS. CRABBE?

21

22 **AMBER CRABBE:** HERE. SUPERVISOR DILLON IS ABSENT.

23

24 **CLERK OF THE BOARD:** MAYOR ECKLUND?

25

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1 **PAT ECKLUND:** HERE .

2

3 **CLERK OF THE BOARD:** VICE MAYOR FLIGORE IS ABSENT.

4

5 **CLERK OF THE BOARD:** MR. HANCOCK?

6

7 **SPEAKER:** YES. GOOD MORNING.

8

9 **CLERK OF THE BOARD:** THANK YOU, SIR. MS. JONES IS ABSENT.

10 SUPERVISOR MANDELMAN?

11

12 **RAFAEL MANDELMAN:** PRESENT.

13

14 **CLERK OF THE BOARD:** SUPERVISOR MILEY IS ABSENT. SUPERVISOR

15 MITCHOFF?

16

17 **KAREN MITCHOFF, CHAIR:** HERE .

18

19 **CLERK OF THE BOARD:** THANK YOU. MR. MUNOZ?

20

21 **SAMUAL MUNOZ:** HERE .

22

23 **CLERK OF THE BOARD:** THANK YOU, SIR. SUPERVISOR RABBIT IS

24 ABSENT. SUPERVISOR RAMOS IS ABSENT. MR. REGAN?

25

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1 **MATT REGAN:** HERE.

2

3 **CLERK OF THE BOARD:** SUPERVISOR RICE IS ABSENT. MAYOR ROMERO?

4

5 **CARLOS ROMERO:** PRESENT.

6

7 **CLERK OF THE BOARD:** THANK YOU. COUNCILMEMBER ROSS?

8

9 **DIR. MARK ROSS:** PRESENT.

10

11 **CLERK OF THE BOARD:** MR. SAVAY IS ABSENT. MR. SHARP IS ABSENT.

12 COUNCILMEMBER SEDGLEY?

13

14 **SCOTT SEDGLEY:** HERE.

15

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

17

18 **JAMES P. SPERING:** PRESENT.

19

20 **CLERK OF THE BOARD:** MS. TRAUSS?

21

22 **SONJA TRAUSS:** YES, PRESENT.

23

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

25

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1 **KAREN MITCHOFF, CHAIR:** THIS IS A TIME FOR PUBLIC COMMENT ON  
2 ANY ITEM NOT ON TODAY'S AGENDA. THERE WILL BE OPPORTUNITY FOR  
3 PUBLIC COMMENT AS EACH AGENDA ITEM COMES UP. IS THERE ANYONE  
4 FROM THE PUBLIC WHO WISHES TO ADDRESS US MR. CASTRO?

5

6 **CLERK OF THE BOARD:** I HAVE PUBLIC WITH THEIR HANDS RAISED, AND  
7 NO WRITTEN COMMENTS WERE RECEIVED FOR THIS ITEM.

8

9 **KAREN MITCHOFF, CHAIR:** GREAT. THANK YOU SO MUCH. MOVING ON TO  
10 ITEM THREE, THE ELECTION OF OUR REGIONAL PLANNING COMMITTEE  
11 CHAIR AND VICE CHAIR. THIS IS AN ACTION ITEM. DO I HAVE ANY  
12 NOMINATIONS.

13

14 **CARLOS ROMERO:** MADAM CHAIR, I WOULD LIKE TO RE-NOMINATE YOU  
15 FOR ANOTHER YEAR AS OUR CHAIR.

16

17 **KAREN MITCHOFF, CHAIR:** THANK YOU, MR. ROMERO. ARE THERE ANY  
18 OTHER NOMINATIONS?

19

20 **SPEAKER:** MADAM CHAIR, I WOULD LIKE TO NOMINATE CARLOS ROMERO  
21 FOR VICE CHAIR.

22

23 **KAREN MITCHOFF, CHAIR:** GREAT. THANK YOU FOR DOING THAT. DO YOU  
24 HAVE ANY OTHER NOMINATIONS FOR CHAIR AND VICE CHAIR? WITH

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1 THAT, DO I HAVE A SECOND NOMINATING MYSELF FOR CHAIR AND  
2 CARLOS ROMERO FOR VICE CHAIR.

3

4 **SUSAN ADAMS:** I'LL MOVE THAT WITH A SECOND, MADAM CHAIR.

5

6 **KAREN MITCHOFF, CHAIR:** THANK YOU FOR THAT, MS. ADAMS. ANY  
7 FURTHER DISCUSSION? ANY PUBLIC COMMENT? MR. CASTRO, WOULD YOU  
8 TAKE THE ROLL, PLEASE.

9

10 **CLERK OF THE BOARD:** YES. THERE WERE NO WRITTEN COMMENTS  
11 SUBMITTED, AND JUST TO CONFIRM THAT THAT MOTION WAS BY MAYOR  
12 ROMERO AND SECOND WAS COUNCILMEMBER ADAMS?

13

14 **KAREN MITCHOFF, CHAIR:** YES, BUT ALSO -- THAT WAS FOR CHAIR AND  
15 THEN COUNCILMEMBER BONILLA MOVED FOR CARLOS ROMERO FOR VICE  
16 CHAIR. WE'RE SORT OF DOING THEM TOGETHER, SO. MS. ADAMS, WOULD  
17 YOU MIND IF MR. BONILLA SECONDED YOUR MOTION AND INCLUDED MR.  
18 ROMERO?

19

20 **SUSAN ADAMS:** NOT AT ALL, THANK YOU.

21

22 **KAREN MITCHOFF, CHAIR:** ALL RIGHT. WHY DON'T WE DO IT THAT WAY,  
23 FRED? IT MAKES IT EASIER FOR YOU. MOVED BY ROMERO, SECOND BY  
24 BONILLA. ROLL CALL PLEASE.

25



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1 **CLERK OF THE BOARD:** [ROLL CALL VOTE] MOTION PASSES UNANIMOUSLY

2

3 **KAREN MITCHOFF, CHAIR:** THANK YOU EVERYONE FOR YOUR CONFIDENCE  
4 AND MYSELF AND MR. ROMERO IN MOVING FORWARD. WE'RE GOING TO  
5 HAVE A BUSY YEAR. THE CHAIR'S REPORT I WOULD LIKE TO WELCOME A  
6 NEWLY ASSIGNED MEMBER OF THE REGIONAL ADVISORY WORKING GROUP  
7 MR. SAMUEL MUNOZ OF THE NORTHERN CALIFORNIA CARPENTERS  
8 REGIONAL COUNCIL. YOU THERE ARE. GOOD MORNING. IS THERE  
9 ANYTHING YOU WANT TO LET YOUR COLLEAGUES KNOW ABOUT YOU?

10

11 **SPEAKER:** I HAVE BEEN A CARPENTER WITH THE CARPENTER'S UNION  
12 FOR OVER 15 YEARS. KIND OF NERVOUS AND EXCITED TO BE A PART OF  
13 THIS COMMITTEE. AND THANK YOU FOR LETTING ME SERVE ON THIS  
14 COMMITTEE.

15

16 **KAREN MITCHOFF, CHAIR:** WELL WE DON'T WANT YOU TO BE NERVOUS.  
17 WE'RE A VERY COLLEGIAL GROUP, AND IT'S ALWAYS -- NOT HARD OR  
18 DIFFICULT, BUT JOINING A NEW COMMITTEE, PLEASE FEEL FREE TO  
19 ASK ANY QUESTIONS OR USE THE CHAT. I KNOW STAFF WILL BE VERY  
20 HAPPY TO ANSWER ANY QUESTIONS YOU HAVE ABOUT PROCEDURE OR  
21 ANYTHING OFFLINE, BUT WE'RE WELCOMING YOU AND GLAD TO HAVE YOU  
22 WITH US.

23

24 **SPEAKER:** THANK YOU.

25

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1 **KAREN MITCHOFF, CHAIR:** WITH THAT, WE WANT TO HAVE A REPORT. I  
2 ASKED STAFF TO INCLUDE THE NEXT ITEM RELATIVE TO OUR MEETING  
3 SCHEDULE. AS YOU KNOW, IN THE PAST, WE NORMALLY MET FROM 1 TO  
4 3 ON THE FIRST WEDNESDAY OF EVERY OTHER MONTH. BUT EVEN THOUGH  
5 ZOOM IS SO WONDERFUL, ONE OF THE PROBLEMS IS THAT STAFF HAS TO  
6 COORDINATE AND DO A LOT OF ZOOM MEETINGS, AND I SERVE ON THE  
7 BAY AREA AIR QUALITY MANAGEMENT DISTRICT AS DO A NUMBER OF  
8 YOU, AND IN THE PAST, OUR MEETINGS HAVE GONE OVER, AND WHILE  
9 WE WERE AT METRO CENTER, WE COULD MOVE BETWEEN ROOMS AND IT  
10 WASN'T AS MUCH OF A PROBLEM. BUT IT IS FOR STAFF, NOW.  
11 ALTHOUGH OUR NEW CHAIR MS. CHAVEZ HAS ASSURED US WE'LL HAVE  
12 MEETINGS OVER WITH, DID HER NEW CHAIRMANSHIP, SO I WANTED TO  
13 OPEN THIS UP FOR CONVERSATION. IF THIS NEW SECOND THURSDAY  
14 IT'S 10:00 A.M. IS CONVENIENT. IT IS FOR ME, BUT I HAVE A 9:00  
15 MEETING ON THE SECOND THURSDAY OF THE MONTH. BUT I CAN LEAVE  
16 THAT IF THE MAJORITY OF PEOPLE WANT TO DO THIS. OR WE CAN LOOK  
17 AT LOOKING AT ANOTHER DAY, OR MAYBE A LITTLE LATER ON THAT  
18 FIRST WEDNESDAY OR IF YOU WANT TO KEEP THAT FIRST WEDNESDAY.  
19 GILLIAN, I SEE YOUR -- L -- WELL, I'M SORRY. YOU LIT UP.  
20 MONICA BROWN, GO AHEAD.

21

22 **MONICA BROWN:** I WANT TO MAKE SURE I UNDERSTAND, THIS WOULD  
23 ONLY BE TEMPORARY UNTIL WE GO BACK?

24

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1 **KAREN MITCHOFF, CHAIR:** NO. THIS IS SCHEDULED FOR THE WHOLE  
2 YEAR. THAT'S WHY I WANTED TO HAVE THIS CONVERSATION, TODAY WAS  
3 OKAY BECAUSE THEY HAD TO GET IT SCHEDULED, BUT ATTACHED TO THE  
4 AGENDA IS THE SCHEDULE SET OUT FOR THE FULL YEAR, AND IT IS  
5 CURRENTLY SCHEDULED FOR THE SECOND THURSDAY OF THE MONTH AT  
6 10:00 A.M.?

7

8 **MONICA BROWN:** I GUESS I'M OPTIMISTIC THAT LIKE BY SEPTEMBER OR  
9 OCTOBER WE WOULD BE DONE. THAT WAS KIND OF MY THOUGHT. SO IF  
10 WE'RE JUST DOING IT FOR THE CALENDAR YEAR THAT'S OKAY. BUT I  
11 WOULD RATHER GO BACK TO THE WEDNESDAY WHEN WE CAN, WHICH IS  
12 WHERE I WAS GOING WITH IT, THAT IF WE WERE ABLE TO BE ALL  
13 VACCINATED, AND EVEN IF IT'S SEPTEMBER, OCTOBER, I HAVE TO  
14 HAVE SOME SORT OF HOPE THAT WE'RE GOING TO MAKE IT THROUGH.  
15 BUT I'M -- JUST BECAUSE I CAN REARRANGE MY SCHEDULE FOR A  
16 LITTLE BIT BECAUSE THAT'S THE KIND OF LIFE WE'RE LIVING IN,  
17 BUT AFTERWARDS IF WE COULD GO BACK IT WOULD BE EASY ON MY  
18 SCHEDULE TO DO 1 TO 3, BECAUSE IF WE GO BACK TO MEETING, THEN  
19 I WOULD TAKE THE TRAIN TO GET HERE, SO I'M BEING SELFISH AND  
20 TO COME AT 10:00 IN THE MORNING WOULD BE A MUCH EARLIER TRAIN.  
21 BUT I CAN ALWAYS TAG ALONG WITH JIM.

22

23 **KAREN MITCHOFF, CHAIR:** ONCE WE DO GET BACK TO QUOTE, UNQUOTE  
24 NORMAL, WE WOULD STILL BE A HYBRID KIND OF MEETING. BUT WE CAN

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1 TAKE THIS UP AGAIN, IN THE FUTURE, BUT FOR NOW. PAT, I SEE  
2 YOUR HAND IS RAISED ALSO.

3

4 **PAT ECKLUND:** YES. I ALSO PREFER WEDNESDAYS. HAVING THIS AT  
5 10:00 DURING COVID IS OKAY FOR NOW, BUT THURSDAYS AND FRIDAYS,  
6 THIS SECOND -- THURSDAYS AND FRIDAY -- OF THE LEAGUE OF  
7 CALIFORNIA CITIES HAS THEIR POLICY COMMITTEE MEETINGS. THEY'RE  
8 NORMALLY IN SACRAMENTO. AND SO IT'S OKAY, BECAUSE THE POLICY  
9 COMMITTEE MEETING IS AT 1:00 TODAY BY ZOOM, BUT -- I TOO, WANT  
10 TO GO BACK TO WEDNESDAYS. SO, AFTER COVID, IT -- AND WE AGREED  
11 THAT WE WOULD NOT HAVE THESE MEETINGS THAT WOULD -- YOU KNOW,  
12 ANY ABAG MEETING REALLY THAT CONFLICTS WITH THE LEAGUE WHEN --  
13 BECAUSE WE'RE ALL WORKING FOR CITIES, SO -- THAT'S MY CONCERN.  
14 SO.

15

16 **KAREN MITCHOFF, CHAIR:** WELL, OKAY, I DON'T SEE ANY OTHER HANDS  
17 RAISED, DOES ANYONE ELSE WISH TO SPEAK?

18

19 **SONJA TRAUSS:** I LIKE THIS TIME, BECAUSE IT'S EASIER FOR SCHOOL  
20 STUFF. MEETING CLOSER TO 3, IT'S LIKE HARDER TO NECESSARILY  
21 PICK MY KID UP. MEETING AT 10, THEY'RE DEFINITELY AT SCHOOL.

22

23 **KAREN MITCHOFF, CHAIR:** HOW ABOUT THIS, WE WILL CONTINUE WITH  
24 THE CURRENT PROPOSED SCHEDULE UNTIL SUCH TIME AS WE WANT TO  
25 REVISIT IT, AND THAT PROBABLY, THE EARLIEST WOULD BE THIS

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1 SUMMER, BUT FOR NOW, STAFF, I THINK WE KEEP WITH THE CURRENT  
2 SCHEDULE. AND, DEPENDING ON WHERE WE ARE, WE MAY HAVE A  
3 CONVERSATION AND CHANGE THAT SCHEDULE, KEEPING IN MIND THAT WE  
4 MEET EVERY OTHER MONTH. AND THAT WE WOULD PROBABLY ONLY HAVE  
5 TWO MEETINGS LEFT IN THE CALENDAR YEAR. DOES THAT WORK FOR  
6 EVERYBODY?

7

8 **PAT ECKLUND:** I AM CONCERNED, KAREN YOU DIDN'T MENTION ANYTHING  
9 ABOUT POST-COVID.

10

11 **KAREN MITCHOFF, CHAIR:** THAT'S WHAT I'M TALKING ABOUT. BY THE  
12 SUMMER WE'LL HAVE MORE INFORMATION. AND SO NOW, SINCE THE  
13 SCHEDULE IS THERE, IT ACTUALLY -- I DID NOT KNOW THIS -- SO  
14 THIS IS MY FAULT AS YOUR CHAIR, BUT I THINK SOME OF YOU MAY  
15 HAVE MISSED IT TOO -- THE ABAG EXECUTIVE COMMITTEE ACTUALLY  
16 ENDORSED -- APPROVED THIS SCHEDULE, AND I DID NOT PAY  
17 ATTENTION. SO I JUST WANTED TO BRING IT UP FOR CONVERSATION.  
18 IT LOOKS LIKE EVERYBODY IS OKAY WITH THIS. AND WE'LL JUST TAKE  
19 THIS UP AS AN AGENDA ITEM AT ONE OF OUR SUMMER MEETINGS. I  
20 CAN'T REMEMBER -- JANUARY, MARCH, MAY -- JUNE, JULY, WE'LL  
21 HAVE THIS EITHER AT A MAY OR JULY AGENDA ITEM TO REVISIT IT,  
22 GIVEN WHERE WE ARE IN COVID. DOES THAT WORK FOR EVERYBODY?

23

24 **CLERK OF THE BOARD:** CHAIR MITCHOFF, THIS IS FRED.

25

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1 **KAREN MITCHOFF, CHAIR:** GO AHEAD FRED.

2

3 **CLERK OF THE BOARD:** JUST AN OBSERVATION THAT BECAUSE OF THE  
4 WORK ON RHNA AND PLANNED BAY AREA, WE SCHEDULED THE RPC  
5 MONTHLY ACKNOWLEDGING THAT IF A MEETING IS NOT NEEDED IT WILL  
6 BE CANCELLED.

7

8 **KAREN MITCHOFF, CHAIR:** WELL THANK YOU FRED, I'M REALLY NOT  
9 PAYING ATTENTION. OKAY SO FOR NOW WE WILL CONTINUE TO MEET ON  
10 THE SECOND THURSDAY OF EACH MONTH, AND WE WILL REVISIT THIS IN  
11 EITHER MAY OR JUNE, TO SEE WHERE WE ARE COVID WISE, AND HOW  
12 THIS WOULD WORK OUT. AND HOPEFULLY WE'LL ALSO HAVE SOME  
13 DIRECTION ON MAYBE HYBRID MEETINGS. AND HOW THAT MIGHT WORK  
14 OUT TOO, DEPENDING ON WHAT TIME FRAME WE SCHEDULE. OKAY.  
15 MOVING ON TO THE CONSENT CALENDAR, WE HAVE JUST ONE ITEM,  
16 WHICH IS THE MINUTES OF OUR NOVEMBER 12TH MEETING. DOES ANYONE  
17 HAVE ANY COMMENTS OR DO -- IS THERE A MOTION THAT I COULD  
18 ENTERTAIN?

19

20 **PAT ECKLUND:** I'LL MOVE APPROVAL OF THE MINUTES. THIS IS PAT  
21 EKLUND.

22

23 **KAREN MITCHOFF, CHAIR:** THANK YOU PAT.

24

25 **MONICA BROWN:** BROWN SECONDS IT.

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1

2 **KAREN MITCHOFF, CHAIR:** BROWN SECONDS. THANK YOU. FRED IS THERE  
3 ANY PUBLIC COMMENT ON OUR MINUTES?

4

5 **CLERK OF THE BOARD:** I SEE NO ATTENDEES WITH THEIR HANDS RAISED  
6 AND NO WRITTEN COMMENT WAS SUBMITTED.

7

8 **KAREN MITCHOFF, CHAIR:** THANK YOU.

9

10 **CLERK OF THE BOARD:** [ROLL CALL VOTE] MOTION PASSES  
11 UNANIMOUSLY.

12

13 **KAREN MITCHOFF, CHAIR:** THANK YOU. SUPERVISOR CHAVEZ HAS  
14 RETURNED, DO YOU WISH TO VOTE ON THE ITEM?

15

16 **CINDY CHAVEZ:** YES.

17

18 **KAREN MITCHOFF, CHAIR:** NUMBER SIX PLANNED BAY AREA 2050 DAVE  
19 VAUTIN AND LISA ZORN ARE GOING TO GIVE OUR REPORT. DAVE, ARE  
20 YOU LEADING IT OFF?

21

22 **MATT MALONEY:** CHAIR MITCHOFF, MATT MALONEY, DIRECTOR OF  
23 REGIONAL PLANNING. I'M GOING TO SAY A FEW WORDS AT THE OUTSET  
24 THEN PASS IT TO DAVE. GOOD MORNING MEMBERS OF REGIONAL  
25 PLANNING COMMITTEE, MATT MALONEY, DIRECTOR OF REGIONAL

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1 PLANNING OF MTC AND ABAG. WE HAVE TWO ITEMS BEFORE YOU TODAY  
2 FIRST ITEM IS PLANNED BAY AREA 2050 FINAL BLUEPRINT, THIS ITEM  
3 SIX AND FOLLOWING THAT IS ITEM SEVEN ON RHNA. PLANNED BAY AREA  
4 2050 IS AN INFORMATIONAL ITEM AND FOR RHNA WE ARE REQUESTING  
5 YOU TODAY TO REFER APPROVAL OF THAT ITEM TO THE ABAG EXECUTIVE  
6 BOARD. AS YOU KNOW WE HAVE A JOINT COMMITTEE IN PLACE, THE  
7 JOINT MTC PLANNING AND ABAG ADMINISTRATIVE COMMITTEE AND THAT  
8 BODY HAS BEEN RESPONSIBLE FOR ALL ACTIONS RELATED TO PLANNED  
9 BAY AREA 2050. LAST FRIDAY, THAT JOINT BODY VOTE REFER PLANNED  
10 BAY AREA 2050, THE FINAL BLUEPRINT TO THE ABAG EXECUTIVE  
11 BOARD, AS WELL AS THE MTC COMMISSION SO NEXT WEEK THE BOARD  
12 WILL TAKE UP BOTH OF THESE ITEMS PLANNED BAY AREA AND RHNA  
13 ASSUMING YOUR APPROVAL OF RHNA TODAY IN TURN SO THAT'S JUST A  
14 BIT ABOUT THE PROCESS. SO FOR PLANNED BAY AREA 2050 WE ARE  
15 FINALIZING WORK ON THE FINAL BLUEPRINT AS OUR PREFERRED  
16 ALTERNATIVE THIS ENABLES FURTHER PROGRESS ON OUR ENVIRONMENTAL  
17 ANALYSIS THIS WINTER IN COMPLIANCE WITH STATE AND  
18 ENVIRONMENTAL LAW. THIS IS A MILESTONE FOR THE REGION TO  
19 CULMINATE THREE YEARS OF WORK WE STARTED WITH THE HORIZON  
20 PROCESS MOVED INTO A COMPREHENSIVE LOOK AT A SET OF REGIONAL  
21 STRATEGIES ACROSS TRANSPORTATION, HOUSING, ENVIRONMENT, AND  
22 THE ECONOMY. A FEW MONTHS AGO MTC AND ABAG AFFIRMED AND  
23 EXPANDED THE SET OF STRATEGIES AND GROWTH GEOGRAPHIES FOR THE  
24 FINAL BLUEPRINT WITH 35 STRATEGIES IN TOTAL, AND YOU MAY  
25 REMEMBER THAT WAS AN INCREASE OVER 25 STRATEGIES IN THE DRAFT.



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1 AND WE MADE A BUNCH OF BIG DECISIONS AS PART OF THAT DECISIONS  
2 ABOUT PLANNING THE FUTURE OF THE TRANSIT SYSTEM AND MAJOR  
3 PROJECTS NEW STRATEGIES FOR ACHIEVING OUR AFFORDABILITY GOALS,  
4 AND PERHAPS MOST MEMORABLY A ROBUST DISCUSSION ABOUT STRATEGY  
5 EN7, USED TO BE CALLED THE TELECOMMUTE MANDATE. BUT IS NOW  
6 BEEN MODIFIED AS AN EMPLOYER COMMUTE TRIP REDUCTION STRATEGY.  
7 SO TODAY WE WILL PRESENT THE OUTCOMES OF OUR ANALYSIS OF THAT  
8 COMPREHENSIVE PACKAGE OF STRATEGIES AND INVESTMENTS, AND AS  
9 YOU KNOW, THE PLAN IS MUCH MORE THAN SIMPLY A HOUSING AND JOBS  
10 PATTERN. IT ALSO INCLUDES TRANSPORTATION INVESTMENTS TO  
11 SUPPORT THAT GROWTH AND AGGRESSIVE RESPONSE TO CLIMATE CHANGE  
12 INCLUDING ADAPTATION STRATEGIES FOR SEA LEVEL RISE, AND  
13 REGIONAL STRATEGIES TO IMPROVE AFFORDABILITY AND EQUITY  
14 OUTCOMES. AND AS YOU WILL HEAR IN TODAY'S PRESENTATION -- AND  
15 I AM HAPPY TO REPORT -- THE FINAL BLUEPRINT ANALYSIS SHOWS  
16 THAT THIS ITERATION OF PLANNED BAY AREA MEETS AND EXCEEDS THE  
17 STATE AND FEDERAL REQUIREMENTS, INCLUDING, FOR THE FIRST TIME  
18 THAT ALL IMPORTANT GREENHOUSE GAS REDUCTION TARGET OF 19  
19 PERCENT PER CAPITA BY 2035. SO, THAT WILL BRING TO US RHNA.  
20 THE FOLLOWING ITEM, AND THAT'S A PROCESS THAT THIS COMMITTEE  
21 KNOWS WELL. RHNA IS RELATED TO PLANNED BAY AREA 2050, AND USES  
22 ITS PATTERN OF HOUSING GROWTH AS A FOUNDATION. HOWEVER, THE  
23 TWO PROCESSES ARE FUNDAMENTALLY DIFFERENT. RHNA IS THE  
24 PROVINCE OF ABAG SOLELY AND THROUGHOUT THAT PROCESS WE'RE HAVE  
25 BEEN WORKING THROUGH THIS COMMITTEE RPC AS WELL AS ENGAGEMENT

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1 WITH THE HOUSING METHODOLOGY COMMITTEE WE RECOGNIZE DUE TO THE  
2 UPDATED LAND USE PATTERN IN THE FINAL BLUEPRINT THAT A HANDFUL  
3 OF JURISDICTIONS ARE SEEING RHNA INCREASES AND A HANDFUL OF  
4 JURISDICTIONS ARE SEEING DECREASE. BROADLY SPEAKING, THIS IS  
5 THE RESULT OF A MORE CLIMATE SMART LAND USE PATTERN COMPARED  
6 TO THE DRAFT BLUEPRINT THAT WAS ESSENTIAL TO MEET THE STATE  
7 GHG TARGET, AS REQUIRED FOR PLANNED BAY AREA 2050. ONE OF THE  
8 BIGGER CHANGES HAS BEEN A SIZABLE INCREASE IN THE CITY OF SAN  
9 FRANCISCO, AND SOME PARTS OF THE INNER EAST BAY NOT  
10 SURPRISINGLY SAN FRANCISCO AND PORTIONS OF INNER EAST BAY HAVE  
11 A CONSIDERABLE SHARE OF THE REGION'S ACREAGE IN THESE CRITICAL  
12 LOW VMT LOW GHG LOCATIONS AND THEY DID EXPERIENCE MORE GROWTH  
13 IN THE FINAL BLUEPRINT THUS RHNA IN PART DUE TO HIGHER DOUBLE  
14 CAPACITY THAN BEFORE. WE ALSO CONTINUE TO IMPROVE THE BASELINE  
15 DATA WORKING WITH JURISDICTIONS ENSURING THAT PIPELINE  
16 PROJECTS AS WELL WE'RE ALSO REFLECTED IN THE FINAL BLUEPRINT  
17 AND SOME OF THESE DATA AUGMENTATIONS AND FIXES DID PLAY A ROLE  
18 IN SOME OF THESE CHANGES AS WELL. SO MOVING FORWARD WITH  
19 PLANNED BAY AREA 2050 TODAY DOES NOT PRECLUDE ROBUST DEBATE IN  
20 THE MONTHS AHEAD FOR RHNA THE ABAG BOARD WILL HAVE THE FINAL  
21 SAY ON BOTH THE DRAFT AND THE FINAL RHNA METHODOLOGY AND HOW  
22 PLANNED BAY AREA 2050 IS INTEGRATED THERE IS ALSO GOING TO BE  
23 PROCESS FOLLOWING THAT FOR JURISDICTIONS TO APPEAL THEIR  
24 ALLOCATIONS THIS SUMMER AND FALL, AND WITH PLAN ADOPTION  
25 ANTICIPATED THIS FALL, IT IS ESSENTIAL TO MOVE FORWARD AT THIS

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1 TIME TO ENSURE THAT TRANSPORTATION PROJECT DELIVERY IS NOT  
2 ADVERSELY IMPACTED. IT'S ALSO ESSENTIAL TO KEEP RHNA MOVING  
3 FORWARD SO JURISDICTIONS HAVE ENOUGH TIME TO UPDATE THEIR  
4 HOUSING ELEMENTS BY THE STATE DEADLINE. WHILE RECOGNIZING THAT  
5 THE ENTIRETY OF 2021 LIES AHEAD FOR DEBATE AND APPEALS ON THE  
6 RHNA PROCESS. SO WITH THAT, I JUST WANT TO INTRODUCE DAVE WHO  
7 WILL BE WALKING THROUGH TODAY'S PRESENTATION, ON PLANNED BAY  
8 AREA 2050, IT'S A BIT OF AN ABRIDGED PRESENTATION. IT'S  
9 SHORTER THAN THE ONE WE GAVE TO THE JOINT PLANNING AND ABAG  
10 ADMINISTRATIVE COMMITTEE. SO, DAVE, PLEASE TAKE THAT AWAY.

11 >DAVE VAUTIN: GOOD MORNING BOARD MEMBERS. DAVE VAUTIN WITH THE  
12 MTC ABAG PLANNING TEAM. WE'RE PLEASED TO BE HERE THIS MORNING  
13 TO PRESENT THE RESULTS OF THE FINAL BLUEPRINT ANALYSIS  
14 SPOTLIGHTING HOW THOSE ADOPTED STRATEGIES AND GROWTH  
15 GEOGRAPHIES APPROVED BY THE ABAG BOARD AND THE COMMISSION THIS  
16 FALL LED TO SIGNIFICANTLY IMPROVED OUTCOMES COMPARED TO THE  
17 DRAFT BLUEPRINT WHICH YOU SAW IN JULY OF 2020. AS MATT  
18 ACKNOWLEDGED THIS PRESENTATION IS AN ABBREVIATED VERSION BUT  
19 YOU WILL FIND THE FULL PRESENTATION THAT WAS SHOWN TO THE  
20 JOINT PLANNING AND ADMIN COMMITTEES ON FRIDAY, IN YOUR PACKET.  
21 WE WORKED TO HIGHLIGHT TODAY THE ITEMS HERE THAT RELATE,  
22 ESPECIALLY TO THE GROWTH PATTERN, GIVEN THE INFLUENCE ON THE  
23 DRAFT RHNA METHODOLOGY. I'M GOING TO ASK THE TECHNICAL STAFF  
24 TO NOW PULL THE SLIDE DECK. THANK YOU. AND MOVE TO THE NEXT  
25 SLIDE. THIS WORK TODAY IS SPOTLIGHTING THE CULMINATION OF

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1 THREE YEARS ON THE HORIZON INITIATIVE AND PLANNED BAY AREA  
2 2050 INCLUDING ANALYSIS OF THREE DIVERGENT FUTURES TO  
3 UNDERSTAND THE IMPACTS OF ECONOMIC ENVIRONMENTAL TECHNOLOGICAL  
4 FORCES ON THE REGION'S FUTURE. THE BLUEPRINT WAS DRIVEN BY  
5 YEARS OF PUBLIC INPUT WITH 290 MEETINGS 330,000 COMMENTS  
6 15,000 PARTNERSHIPS DURING THE SPRING FROM 2018 TO FALL 2020  
7 AND THAT FEEDBACK HELPED US REFINE THE FINAL BLUEPRINT AND  
8 THOSE 35 EQUITABLE AND RESILIENT STRATEGIES TO BETTER ALIGN  
9 WITH THE ADOPTED PLANNED BAY AREA 2050 VISION TO BE SURE THE  
10 BAY AREA IS AFFORDABLE CONNECTED DIVERSE HEALTHY AND VIBRANT  
11 FOR ALL BY 2050 AND JUST LIKE THE PUZZLE PIECES SHOWN ON THE  
12 SCREEN THE FINAL BLUEPRINT IS A PACKAGE AND BY DESIGN IS  
13 INTENDED TO ACHIEVE SYNERGIES BETWEEN THE VARIOUS STRATEGIES.  
14 NEXT SLIDE. THE 35 STRATEGIES CLUSTER INTO 11 KEY THEMES SHOWN  
15 ON THE LEFT SIDE. AS NOTE THE BEFORE THESE STRATEGIES WERE  
16 ADOPT BY MTC AND ABAG IN SEPTEMBER. THIS INCLUDES STRATEGY EN7  
17 WHICH REDUCED AUTO COMMUTE TRIPS BY REQUIRING EMPLOYERS TO  
18 FUND INCENTIVES AND DISINCENTIVES TO TELECOMMUTE WALK, BIKE,  
19 THE TRANSPORTATION ELEMENT OF THE PLAN STRATEGY OF THE PLAN  
20 INCLUDES STRATEGIES TO MAINTAIN OPTIMIZE OUR EXISTING SYSTEM  
21 CREATE HEALTHIER AND SAFER STREETS AND ADVANCES MORE THAN \$100  
22 BILLION TO BUILD A NEXT GENERATION TRANSIT NETWORK. IN THE  
23 HOUSING ELEMENT OF THE FINAL BLUEPRINT THERE ARE STRATEGIES TO  
24 PROTECT AND PRESERVE AFFORDABLE HOUSING, SPUR HOUSING  
25 PRODUCTION AT ALL INCOME LEVELS, AND CREATE MORE INCLUSIVE

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1 COMMUNITIES. IN THE ECONOMY ELEMENT OF THE PLAN, THE  
2 STRATEGIES REALLY FOCUS ON IMPROVING ECONOMIC MOBILITY BY  
3 REDUCING INCOME AND EQUALITY AND SHIFTING THE LOCATION --  
4 LOCATION OF JOBS TO GET A BETTER HOUSING BALANCE WITHIN OUR  
5 REGION AND LASTLY ENVIRONMENT ELEMENTS OF PLAN STRATEGIES TO  
6 CLUSTER REDUCE RISKS FROM HAZARDS EXPANDING ACCESS TO PARKS  
7 AND CLIMATE ADMISSIONS. ALL THESE STRATEGIES HELP US  
8 ACCOMMODATE THE FORECASTED REGIONAL GROWTH OVER THE NEXT THREE  
9 DECADES TOTALING 1.4 MILLION NEW HOUSEHOLDS AND 1.4 MILLION  
10 NEW JOBS BETWEEN 2015 AND 2050 WILL MUCH OF THIS GROWTH  
11 FOCUSED IN THE GROWTH GEOGRAPHIES. NEXT SLIDE PLEASE. SO OVER  
12 THE COURSE OF THE FALL, THE MTC ABAG PLANNING TEAM ANALYZED  
13 THE EFFECTS OF THOSE STRATEGIES AND GROWTH GEOGRAPHIES ON THE  
14 REGION. THE GOOD NEWS IS THAT MANY OF THE POSITIVE OUTCOMES  
15 FROM THE DRAFT BLUEPRINT REMAIN TRUE WITH THE FINAL BLUEPRINT.  
16 AS MENTIONED THE VAST MAJORITY OF NEW GROWTH IS IN WALKABLE  
17 TRANSIT-RICH COMMUNITIES THIS HELPS ENABLE A SIGNIFICANT SHIFT  
18 AWAY FROM AUTO DEPENDENCE FOR COMMUTE AND NON-COMMUTE TRIPS  
19 AND THE RESILIENT STRATEGIES ENSURE THAT NEARLY ALL BAY AREA  
20 HOMES ARE PROTECTED FROM SEA LEVEL RISE THROUGH A \$19 BILLION  
21 SET OF INVESTMENTS ALONG OUR SHORELINE AS WELL AS STRATEGIES  
22 THAT HELP RETROFIT HIGH RISK BAY AREA HOMES TO REDUCE SEISMIC  
23 AND WILDFIRE RISK AND BY FOCUSING GROWTH WITHIN EXISTING URBAN  
24 GROWTH BOUNDARIES. IMPORTANTLY THE FINAL BLUEPRINT MAKES  
25 FURTHER HEADWAY ON THE FIVE CHALLENGES WE DISCUSSED WITH ALL

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1 OF YOU IN THE SUMMER AND THAT WE GOT LOTS OF PUBLIC FEEDBACK  
2 ON HOW TO REFINE THE STRATEGIES TO ADDRESS. THESE INCLUDED  
3 INSUFFICIENT AFFORDABLE HOUSING CONGESTION AND CROWDING  
4 TRANSIT-RICH CONTINUED JOBS/HOUSING IMBALANCES AND IMPORTANTLY  
5 THAT GREENHOUSE GAS TARGET THAT WAS NOT HIT IN THE DRAFT  
6 BLUEPRINT. AND YOU WILL SEE IMPROVEMENTS ON THIS IN THE  
7 MATERIALS ATTACHED TO TODAY'S AGENDA ITEM ON ALL FIVE OF THESE  
8 FRONTS. NEXT SLIDE. THE STRATEGIES LED TO AN UPDATED GROWTH  
9 PATTERN COMPARED TO THE FINAL BLUEPRINT WHICH AS YOU WILL SEE  
10 IT HELPS MAKE PROGRESS ON THESE KEY CHALLENGES THERE IS SOME  
11 BREAK DOWN TABLES PROVIDED IN YOUR PACKET BUT LET'S START AT  
12 HIGH LEVEL IN COUNTY TOTALS FOR THE HOUSEHOLD GROWTH PATTERN  
13 ON THE LEFT SIDE YOU WILL SEE THE DRAFT BLUEPRINT WITH BUBBLES  
14 INDICATING SCALE OF NUMBER OF HOUSING UNITS IN EACH COUNTY AND  
15 ON THE RIGHT THE FINAL BLUEPRINT BOTH PATTERNS ACCOMMODATE THE  
16 1.4 MILLION NEW HOUSEHOLDS IN 2050. THERE ARE KEY SIMILARITIES  
17 BETWEEN THE HOUSEHOLD GROWTH PATTERN AND THE FINAL. THE  
18 LARGEST SHARE OF HOUSE GROWTH CONTINUES TO BE IN THE SOUTH BAY  
19 WITH SIMILAR DISTRIBUTION BETWEEN THE THREE BIG THREE CITIES,  
20 BAYSIDE COMMUNITIES INLAND COMMUNITIES AND UNINCORPORATED  
21 AREAS THERE IS SIMILAR SHARE OF GROWTH IN THE GROWTH  
22 GEOGRAPHIES AS THIS CONTINUES TO BE A FOCUSED GROWTH PLAN  
23 SIMILAR LEVELS OF GROWTH IN RETIRE DEVELOPMENT AREAS AND HIGH  
24 RESOURCE AREAS BUT NOTABLY HIGH RESOURCE AREAS IS  
25 SIGNIFICANTLY HIGHER THAN PLANNED BAY AREA 2040 THE KEY

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1 DIFFERENCE OF THE FINAL BLUEPRINT IS MORE OF THE GROWTH IS IN  
2 TRANSIT-RICH PLACES ONLY 70 PERCENT OF THE GROWTH IS IN THESE  
3 LOCATIONS IN THE DRAFT WHEREAS THE FINAL IS 82 PERCENT DRIVEN  
4 BY MORE GROWTH IN THE CITY OF SAN FRANCISCO AS MATT MENTIONED  
5 AS WELL AS PORTIONS IN THE EAST BAY THERE IS GROWTH IN THE  
6 FINAL BLUEPRINT RURAL COUNTIES IN NORTH BAY AND SONOMA AND  
7 NAPA COUNTIES. GIVEN LOW VMT AND LOW GHG NATURE OF SAN  
8 FRANCISCO AND INNER EAST BAY COMMUNITIES MANY OF WHICH HAVE  
9 SIGNIFICANT NUMBERS OF HIGH RESOURCE AREAS WE'RE SEEING MORE  
10 GROWTH IN PLACES LIKE SAN FRANCISCO AND NORTHERN ALAMEDA  
11 COUNTY THAT HELPED US CLOSE THE GREENHOUSE GAS GAP THAT  
12 EXISTED IN THE DRAFT BLUEPRINT. THESE ARE ALSO PLACES THAT ARE  
13 BENEFITTING FROM TENS OF BILLIONS OF DOLLARS IN NEW  
14 TRANSPORTATION INVESTMENTS AS YOU MAY RECALL THE FINAL  
15 BLUEPRINT INCLUDES THE LINK 21, OR NEW TRANSBAY RAIL CROSSING  
16 PROJECT THAT PROVIDES BETTER ACCESS BETWEEN THESE RESIDENTIAL  
17 AND EMPLOYMENT CENTERS. IT INCLUDES ENHANCEMENTS IN THE MUNI  
18 METRO SYSTEM THAT COME ONLINE IN THE NEXT FEW YEARS AND NEAR-  
19 TERM INVESTMENTS IN AC TRANSIT FREQUENCY SPEED IMPROVEMENTS  
20 THAT CAN HELP SERVE THIS LEVEL OF GROWTH. NEXT SLIDE PLEASE.  
21 WHAT WERE SOME OF THE KEY STRATEGIES THAT DROVE THESE SHIFTS  
22 EVERY COUNTY AND SUBCOUNTY HAS ITS OWN UNIQUE STORY BUT HERE  
23 ARE A COUPLE OF KEY DRIVERS. THE FIRST STRATEGY ENTITLING  
24 ALLOWING GREATER MIX OF HOUSING DENSITY AND TYPES IN GROWTH  
25 AREAS WAS MODIFIED THIS FALL TO FOCUS HIGH GROWTH IN TRANSIT-

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1 RICH HIGH RESOURCE PLACES WE SEE RESULTS IN THE WESTERN  
2 NEIGHBORHOODS OF SAN FRANCISCO AS WELL AS HIGHER RESOURCE EAST  
3 BAY COMMUNITY SUCH AS THE REGION KNOWN AS LAMORINDA SECOND THE  
4 MALLS AND OFFICE PARK REGIONAL DEVELOPMENT STRATEGY WAS  
5 REVISED AND THE PUBLIC LAND STRATEGY ADDED TO THE FINAL  
6 BLUEPRINT BY THE BOARD AND COMMISSION THIS FALL THIS MEANS  
7 NORTHERN SANTA CLARA COUNTY AS WELL AS PORTIONS ARE OF EAST  
8 BAY AND BART STATION PARKING LOTS ARE SEEING MIX OF HOUSING  
9 JOBS INCLUDING SIZABLE AMOUNT OF AFFORDABILITY HOUSING THAT  
10 DOESN'T EXIST IN THE DRAFT BLUEPRINT. DUE TO REFINEMENTS OF  
11 THE LAND USE INVENTORY WORKING WITH JURISDICTIONS IN 2019 AND  
12 2020 TO REVIEW AND CONFIRM DATA ON PIPELINE PROJECTS LAND USE  
13 AND ZONING AND THE IMPACTS VARY IN COUNTIES AND SUBCOUNTIES ON  
14 THIS FRONT. NEXT SLIDE. NOW LET'S PIVOT TO JOBS. SIMILAR STORY  
15 HERE INSOFAR THAT THERE IS SOMEWHAT LESS JOB GROWTH IN THE  
16 SOUTH BAY IN THE FINAL BLUEPRINT WITH MORE JOB GROWTH IN SAN  
17 FRANCISCO, ALAMEDA AND SOLANO COUNTIES, BUT AT THE SAME TIME  
18 SILICON VALLEY STILL CLEARLY REMAINS THE REGION'S LARGEST JOB  
19 CENTER AND CONTINUES TO TAKE ON THE LARGEST SHARE OF FUTURE  
20 HOUSING GROWTH THERE IS A BIT LESS JOB GROWTH IN THE NORTH BAY  
21 OUTSIDE OF SOLANO AND WE'RE SEEING SLIGHT JOB DECLINES IN  
22 MARIN COUNTY AS FOLKS AGE OUT OF THE WORKFORCE AND E-COMMERCE  
23 CONTINUES TO CHIP AWAY AT RETAIL SECTOR EMPLOYMENT. TURNING TO  
24 STATS IN THE BOTTOM LEFT CORNER OF EACH MAP YOU WILL SEE THAT  
25 THERE IS SIGNIFICANTLY MORE JOB GROWTH IN THE GROWTH



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1 GEOGRAPHIES ESPECIALLY IN TRANSIT-RICH AREAS CRITICAL FOR  
2 CLIMATE GOALS AND THERE IS LESS JOB GROWTH IN HIGH RESOURCE  
3 AREAS THAT GENERALLY HAVE BETTER ACCESS TO JOBS TODAY. SIMILAR  
4 STORY HERE WITH THE IMPORTANCE OF THE GREENHOUSE GAS TARGET.  
5 THIS FOCUS ON JOBS NEAR TRANSIT ESPECIALLY IN OUR MOST  
6 TRANSIT-RICH JURISDICTION OF SAN FRANCISCO WILL HAVE BETTER  
7 ACCESS FROM EAST BAY CITIES TO GROWING HUBS LIKE MISSION BAY,  
8 AND BAYVIEW, IN THE YEARS AHEAD, REALLY HELPS REDUCE  
9 GREENHOUSE GAS EMISSIONS FOR THE REGION AS A WHOLE. NEXT SLIDE  
10 PLEASE. SO WHAT WERE SOME OF THE STRATEGIES THAT LEAD TO THE  
11 SHIFTS BETWEEN THE DRAFT AND FINAL? ONE KEY ACTION TAKING BEAN  
12 ABAG BOARD AND THE COMMISSION WAS ELIMINATION OF THE FEE BASED  
13 STRATEGIES AND THE REPLACEMENT WITH AN INCENTIVE BASED  
14 APPROACH TO SHIFT LOCATION OF JOBS KNOWN AS STRATEGY EC FIVE  
15 THIS CHANGE WAS SUCCESSFUL AT ACHIEVING A SMALL TO MODERATE  
16 SHIFT OF JOBS FROM THE SOUTH BAY TO THE EAST BAY AND NORTH  
17 BAY. WITH THOSE JOBS BEING CLUSTERED IN REGIONAL RAIL STATIONS  
18 AND HOUSING-RICH CITIES HAVING EFFECT IN SANTA CLARA COUNTY  
19 WHERE COMMUNITIES NO LONGER HAD TO FACE EXTREMELY HIGH  
20 DEVELOPMENT FEES TO EXPAND OFFICES AND JOB RICH LOCATIONS  
21 ANOTHER STRATEGY PLAYED A ROLE HERE FOCUSING ON GREATER  
22 COMMERCIAL DENSITIES GROWTH GEOGRAPHIES ACCOMMODATING MORE  
23 GROWTH NEAR OUR TRANSIT STATIONS AND REDUCE GREENHOUSE GAS  
24 TARGET AS WELL. NEXT SLIDE. FOR THE SAKE OF TIME WE'RE GOING  
25 TO COVER TWO METRICS TODAY THERE IS DOZENS MORE METRICS THAT

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1 SUMMARIZE EQUITY AND PERFORMANCE OUTCOMES IN THE PACKET. SO I  
2 WOULD REFER YOU TO THOSE. TWO OF THE MOST IMPORTANT ISSUES OUR  
3 REGION FACES ARE AFFORDABILITY AND OF COURSE REDUCING  
4 GREENHOUSE GAS EMISSIONS. SO LET'S START WITH AFFORDABILITY.  
5 WHAT DOES THE FINAL BLUEPRINT DO FOR THAT? ON THE LEFT SIDE A  
6 PIE CHART SHOWING HOW A TYPICAL BAY AREA HOUSEHOLD SPENT THEIR  
7 INCOME IN 2015 SPENT 33 PERCENT ON HOUSING AND 25 PERCENT ON  
8 TRANSPORTATION. IN THE CENTER, THE DRAFT BLUEPRINT IT MADE  
9 CONSIDERABLE WITH NEW HOUSING STRATEGIES AS WELL AS MEANS  
10 BASED TOLLS AND TRANSPORTATION SYSTEM YOU WILL SEE REDUCTIONS  
11 ON BOTH HOUSING AND TRANSPORTATION FRONTS. IN THE FINAL  
12 BLUEPRINT THERE IS ADDITIONAL BENEFITS WITH FURTHER AFFORDABLE  
13 HOUSING PRODUCTION AND PRESERVATION STRATEGIES THAT LED TO  
14 SIGNIFICANT REDUCTION OF FIVE MORE POINTS FOR HOUSING. YOU CAN  
15 ALSO SEE HOW THE ADDITION OF PARKING STRATEGIES LED TO A  
16 SLIGHT UP TICK ON THE TRANSPORTATION FRONT. ALL IN ALL, THE  
17 HOUSING AND TRANSPORTATION COST FOR A TYPICAL HOUSEHOLD  
18 DECLINED FROM 58 PERCENT IN 2015 TO 45 PERCENT IN 2050 WITH  
19 THE STRATEGIES IN PLAY. WITH NOTABLY THE HOUSING COST GOING  
20 DOWN THE MOST AND ACTUALLY FORECASTED TO BE LESS THAN  
21 TRANSPORTATION COST FOR THE FIRST TIME IN DECADES, WITH THE  
22 FINAL BLUEPRINT STRATEGIES. AND AS SHOWN IN THE ATTACHMENTS,  
23 THE GAINS WERE EVEN GREATER FOR LOW INCOME HOUSEHOLDS THANKS  
24 TO THE FOCUS ON EQUITY IN THE FINAL BLUEPRINT REVISIONS. NEXT  
25 SLIDE. OF COURSE, ONE OF THE MOST IMPORTANT STATUTORY

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1 REQUIREMENTS FOR PLANNED BAY AREA 2050 IS THE GREENHOUSE  
2 TARGET. AND AS MATT MENTIONED THE GOOD NEWS IS THAT WE ARE  
3 WELL POSITIONED TO MEET THE STATE MANDATE TARGET WHICH WAS  
4 MOST CERTAINLY NOT A FOREGONE CONCLUSION AND SOMETHING MTC AND  
5 ABAG WRESTLED WITH OVER THE COURSE OF 2020. DUE TO THE UPDATED  
6 ASSUMPTIONS ON FUTURE EXTERNAL FORCES FOR EXAMPLE, THE PRICE  
7 OF GAS IS GOING UP MORE SLOWLY THAN PREVIOUSLY FORECASTED. IF  
8 WE READOPTED PLANNED BAY AREA 2040 IT WOULD RESULT IN FOUR  
9 POINT REDUCTION IN GREENHOUSE GAS EMISSIONS, WELL SHORT OF  
10 THAT NEW 19 PERCENT TARGET THAT THE STATE ESTABLISHED FOR  
11 2035. WITH THAT EXPANDED SET OF 35 STRATEGIES ADOPTED THIS  
12 FALL, WE BELIEVE THE FINAL BLUEPRINT COULD ACHIEVE UP TO 22  
13 PERCENT PER CAPITA REDUCTIONS TOWARDS THE TARGET.  
14 SIGNIFICANTLY MORE THAN THE DRAFT A RESULT OF NEW STRATEGIES  
15 ADOPTED. THIS MEANS WE'RE GOING INTO THE CONSULTATION PROCESS  
16 WITH THE CALIFORNIA AIR RESOURCES BOARD WITH A PLAN THAT  
17 CLEARLY MEETS THE TARGET AND OF COURSE CARB COULD REQUIRE US  
18 TO USE EVEN MORE CONSERVATIVE ASSUMPTIONS ON STRATEGY  
19 CALCULATIONS THAT'S WHY WE HAVE NOTED CLEARLY HERE THAT THE  
20 PERFORMANCE IS UP TO 22 PERCENT. BUT WE HAVE AT LEAST A LITTLE  
21 BIT OF WIGGLE ROOM AS WE GO INTO THE REGULATORY REVIEW  
22 PROCESS. IT'S GOOD WE HAVE THE SLACK TO MAXIMIZE THE ODDS OF  
23 APPROVAL AND KEEP THOSE TRANSPORTATION MONEYS FLOWING AND ABLE  
24 TO PLAN APPROVED STRATEGIES TO HIGHLIGHT A COUPLE BETWEEN THE  
25 DRAFT AND FINAL ADDITIONAL POINTS IMPROVEMENTS ELECTRIC

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1 VEHICLE STRATEGY WAS INCREASED BY A FACT OFFICER EIGHT THIS  
2 WAS REALLY DESIGNED TO ACCELERATE BAY AREA TOWARDS AN ELECTRIC  
3 FUTURE FASTER THAN THE STATE AND CLOSE THE GAP. THE TRIP  
4 REDUCTION PROGRAM FUNDED BY MAJOR EMPLOYEES HELP TO SHIFT MORE  
5 WORKERS TO TELECOMMUTES AND ALTERNATIVE MODES. AND MANY  
6 EXISTING STRATEGIES GIVE GREATER GREENHOUSE GAS REDUCTION LAND  
7 USE AND ECONOMIC STRATEGIES FOCUS MORE GROWTH NEAR TRANSIT AND  
8 AFFORDABLE STRATEGIES PROVIDE OPTIONS FOR LOW INCOME WORKERS  
9 TO LIVE CLOSER TO WHERE THEY WORK AND THE ALL LANE HIGHWAY  
10 TOLLING STRATEGY WAS EXPANDED TO MORE FREEWAY CORRIDORS TO  
11 BETTER MANAGE DEMAND TO REDUCE ASSOCIATED CONGESTION AND  
12 EMISSIONS. NEXT SLIDE. SO GIVEN THE FINAL BLUEPRINT ADVANCES  
13 ALL FIVE KEY CHALLENGE AREAS IT MEETS THE GREENHOUSE GAS  
14 TARGET. AND IT PRESERVES THE AREAS OF SUCCESS FROM THE DRAFT  
15 BLUEPRINT, STAFF IS RECOMMENDING ADVANCING THE FINAL BLUEPRINT  
16 AS THE PREFERRED ALTERNATIVE FOR THE ENVIRONMENTAL IMPACT  
17 REPORT TO THE BOARD AND THE COMMISSION IN THE NEXT FEW WEEKS.  
18 WE'LL STUDY IT AGAINST A NO PROJECT ALTERNATIVE AS WELL AS TWO  
19 OTHER EIR ALTERNATIVES CURRENTLY UNDER DEVELOPMENT BASED ON  
20 COMMENTS. THE FINAL PHASE OF THE PLAN PROCESS IS ON  
21 ENVIRONMENTAL IMPACTS TRYING TO UNDERSTAND IF THERE ARE ANY  
22 ALTERNATIVES TO THE PLAN'S VISION AND OBJECTIVES WITH FEWER  
23 IMPACTS ON THE ENVIRONMENT. WE'LL BE DOING PUBLIC ENGAGEMENT  
24 IN WINTER AND SPRING AS WE MOVE INTO THE IMPLEMENTATION PHASE  
25 OF PLANNED BAY AREA 2050. WITH THAT I'M HAPPY TO TAKE ANY

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1 QUESTIONS ON THE OUTCOMES OF THE FINAL GROWTH PATTERN FOR  
2 PLANNED BAY AREA BEFORE THE BOARD TAKES FINAL ACTION NEXT  
3 WEEK.

4  
5 **KAREN MITCHOFF, CHAIR:** OKAY. IF YOU CAN TAKE THE REPORT DOWN  
6 SO I CAN SEE HANDS UP. PAT, GO AHEAD, I SEE YOUR HAND UP  
7 FIRST.

8  
9 **PAT ECKLUND:** YES. I HAVE SEVERAL QUESTIONS. FIRST OF ALL, AT  
10 THE ABAG EXECUTIVE BOARD, I HAD ASKED ABOUT THE ASSUMPTION OF  
11 USING THE CAL FIRE MAPS FOR FIRES, AND THERE WAS NO  
12 EXPLANATION ABOUT HOW THAT CONCERN WAS ADDRESSED. I DID  
13 MENTION THAT I DIDN'T THINK THAT THE CAL FIRE MAPS ADEQUATELY  
14 REPRESENTED THE FIRE RISK. ESPECIALLY TO THOSE COUNTIES THAT  
15 HAVE EXPERIENCED OR HAVE A LOT OF VULNERABILITY TO FIRES NEAR  
16 HOUSING. THE OTHER ISSUE I RAISED AT THE ABAG EXECUTIVE BOARD  
17 WAS ABOUT CLIMATE CHANGE AND THAT THE ONLY AREA THAT THE  
18 PLANNED BAY AREA WAS LOOKING AT WAS SEA LEVEL RISE WHEREAS,  
19 THERE IS OTHER COMMUNITIES, ESPECIALLY IN THE HILLS, OR IN THE  
20 INLAND AREA THAT HAS RISING CREEKS AND STREAMS AS A RESULT OF  
21 CLIMATE CHANGE. SO, THERE IS NO EXPLANATION ABOUT HOW THOSE  
22 TWO CONCERNS WERE ADDRESSED. AND I WOULD LIKE TO KNOW. AND IT  
23 WOULD BE HELPFUL IF IT WAS IN WRITING AS WELL, SO THAT I CAN  
24 BETTER UNDERSTAND STAFF'S ANALYSIS OF THOSE TWO ISSUES. I ALSO

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1 HAVE TWO OTHER QUESTIONS, BUT I WOULD LIKE TO GET ANSWERS TO  
2 THAT FIRST, KAREN? OR DO YOU WANT ME TO DO ALL THE QUESTIONS?

3

4 **KAREN MITCHOFF, CHAIR:** GO AHEAD AND DO ALL THE QUESTIONS,  
5 PLEASE.

6

7 **PAT ECKLUND:** [INDISCERNIBLE] CAME TO ME TODAY AFTER HEARING  
8 AND READING THE PRESENTATION. IT'S HARD FOR ME TO BELIEVE THAT  
9 HOUSING COSTS ARE GOING TO GO DOWN AS PROJECTED WITH THE FINAL  
10 BLUEPRINT. ARE WE GOING TO BE DOING AN ANNUAL COMPARISON OF  
11 THE -- ALL THE COSTS IN SLIDE NUMBER NINE? HOUSING,  
12 TRANSPORTATION, AND -- HOW IS -- IS IT GOING TO BE A  
13 COMPARISON OF HOW THOSE COSTS ARE CHANGING OVER TIME? BECAUSE  
14 I -- I CAN'T BELIEVE THAT THE FINAL BLUEPRINT HOUSING COSTS  
15 ARE GOING TO GO DOWN 21 PERCENT. I HAVE NOT SEEN HOUSING COSTS  
16 GO DOWN SINCE I HAVE LIVED IN MARIN, AT LEAST, SINCE I WAS A  
17 BABY. [LAUGHTER] SO I -- I JUST DON'T UNDERSTAND THAT AT ALL.  
18 SO, ARE WE GOING TO BE TRACKING THAT OVER TIME? AND ARE YOU  
19 GOING TO REPORT THAT TO THE ABAG EXECUTIVE BOARD? AND THEN THE  
20 FOURTH QUESTION IS, I WOULD LIKE TO HAVE A DESCRIPTION OF WHAT  
21 ALTERNATIVE 1 AND 2 IS, AND IF IT'S ON THE WEB SITE, IF YOU  
22 COULD JUST PROVIDE THE LINK, THAT WOULD BE HELPFUL. THANK YOU.

23

24 **KAREN MITCHOFF, CHAIR:** STAFF, DO YOU WANT ALL THE QUESTIONS  
25 FROM ANY -- FROM MEMBERS? AND THEN YOU WANT TO GO THROUGH

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1 THEM? BECAUSE I'M NOT SEEING ANY OTHER HANDS RAISED. I'M SORRY  
2 -- OKAY. RAFAEL, GO AHEAD.

3

4 **MATT MALONEY:** WE CAN HANDLE THEM IN TURN AS THEY'RE ASKED.

5

6 **KAREN MITCHOFF, CHAIR:** WHY DON'T YOU GO AHEAD.

7

8 **MATT MALONEY:** DAVE GO AHEAD. >DAVE VAUTIN: IN YOUR PACKET WE  
9 DEVELOPED ATTACHMENT H WHICH WE PLAN ON SPEAKING MORE AT THE  
10 ABAG BOARD MEETING NEXT WEEK THAT TOUCHED ON THE FIRE QUESTION  
11 YOU RAISED AS WELL AS HOW WE HANDLE RESILIENCE ACROSS THE  
12 DIFFERENT HAZARDS WITH REGARDS TO MAPPING WE USED CAL FIRE  
13 MAPS AND AUGMENTED THEM WITH COUNTY WILDLAND URBAN INTERFACE  
14 DATA, THAT HAS BEEN REVIEWED BY CAL FIRE. THE GOAL HERE IS TO  
15 MAKE SURE THAT ALL OF THE DATA THAT WE'RE USING IS CONSISTENT,  
16 WE WANT TO USE THE STATE'S DATA WE KNOW THEY'RE CREATING NEW  
17 FIRE MAPS THOSE ARE NOT DUE OUT IN TIME FOR PLANNED BAY AREA  
18 2050. SO OBVIOUSLY THERE WILL BE SOMETHING WE CAN INCORPORATE  
19 IN THE NEXT LONG RANGE PLAN BUT WE HAVE DONE OUR BEST TO  
20 REFLECT THIS IMPORTANT HAZARD AND CLIMATE STRATEGIES DESIGNED  
21 TO MITIGATE WILDFIRE RISK. WITH REGARDS TO RISING CREEK, WE  
22 ARE AWARE THAT SEA LEVEL RISE IMPACTS WILL GO INLAND UP ON  
23 RIVERING AREAS. THIS IS SOMETHING I MENTIONED PREVIOUSLY BC  
24 D.C. AND OUR ORGANIZATION RECOGNIZE AS A RESEARCH NEED THAT  
25 SEA LEVEL RISE MAPPING AND THOSE RIVERING AREAS NEEDS TO BE

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1 DONE FOR A VARIETY OF DIFFERENT CREEKS AND STREAMS ACROSS THE  
2 REGION, THOSE HAVE BEEN DONE ON A ONE-OFF BASIS SO FAR IN THE  
3 BAY AREA ONE LOCATION IS IN THE SOUTH SAN FRANCISCO AREAS HAVE  
4 STARTED TO LOOK AT THOSE AREAS INDIVIDUALLY AND HAS TO BE DONE  
5 THOUGHTFULLY. THAT HAS TO BE DONE CONSISTENTLY ACROSS THE  
6 REGION THAT'S SOMETHING IN THE YEARS AHEAD THAT WILL BE HIGH  
7 PRIORITY. WITH REGARDS TO HOUSING COST I CERTAINLY CAN  
8 ACKNOWLEDGE WHERE YOU'RE COMING FROM THERE AND IT SEEMS LIKE  
9 HOUSING COST NEVER GO DOWN IN THE BAY AREA, BUT THE BLUEPRINT  
10 STRATEGIES WOULD BE TRANSFORMATIVE THE AMOUNT OF HOUSING LEVEL  
11 OF AFFORDABLE HOUSING INCLUDED FUNDING BROUGHT TO BEAR ON  
12 AFFORDABLE HOUSING IN THE BLUEPRINT THOSE STRATEGIES ADVANCE  
13 WE BELIEVE THAT'S A PRODUCTION THAT THE REGION COULD SEE WITH  
14 ADDITIONAL AFFORDABILITY AND THE HOUSING STOCK IN 2050 WOULD  
15 BE DEED RESTRICTED AFFORDABLE IMPACTS FOR LOW INCOME  
16 HOUSEHOLDS BEING HIT HARD BY HIGH HOUSING COST AND WE TRACK  
17 THOSE TRANSACTIONS IN VITAL SIGNS ON THE WEB SITE. WITH  
18 REGARDS TO THE EIR ALTERNATIVES WE DON'T HAVE DESCRIPTIONS YET  
19 THOSE ARE STILL AROUND DEVELOPMENT WE GOT SOME GOOD FEEDBACK  
20 IN THE SCOPING PROCESS BUT WE'RE CONTINUING TO DEVELOP  
21 ALTERNATIVES 1 AND 2 AT THIS TIME SO WE DON'T HAVE MORE TO  
22 SHARE ON THAT FRONT RIGHT NOW.

23

24 **KAREN MITCHOFF, CHAIR:** SUPERVISOR MANDELMAN?

25

31



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1 **RAFAEL MANDELMAN:** THANK YOU CHAIR MITCHOFF. I HAVE SOME  
2 CONCERNS. AND I GUESS IT'S PARTLY A PROCESS OF INFORMATION AND  
3 HOW SAN FRANCISCO HAS LEARNED ABOUT PRETTY SIGNIFICANT CHANGES  
4 TO WHERE WE STAND WITH REGARD TO BOTH PLANNED BAY AREA -- THE  
5 STAFF'S PROPOSAL AROUND PLANNED BAY AREA AND RHNA. AND, YOU  
6 KNOW, IT WOULD HAVE BEEN GREAT FOR STAFF, FOR OUR CITY STAFF  
7 TO BE CONSULTED BEFORE THIS WAS RELEASED IN THE MIDDLE OF  
8 DECEMBER, IT WOULD HAVE BEEN GREAT IF MTC STAFF WERE PROVIDING  
9 MORE INFORMATION ABOUT WHAT THE UNDERLYING ASSUMPTIONS WERE.  
10 WE'RE TRYING TO GET A HANDLE ON WHAT THIS MEANS FOR SAN  
11 FRANCISCO, AND WHAT WE THINK ABOUT IT, AND WHAT -- AND WHETHER  
12 THIS IS, YOU KNOW, REASONABLE IN SOME WAY, OR EXCESSIVE. WE  
13 HAVE REAL CONCERNS, I THINK, EVERYONE WHO I HAVE TALKED TO IN  
14 SAN FRANCISCO ABOUT THE EQUITY IMPACTS OF SHIFTING A PRETTY  
15 SIGNIFICANT CHUNK OF HOUSING AWAY FROM RESOURCE RICH, HIGH  
16 TRANSIT PLACES, ON THE PENINSULA IN NORTHERN SANTA CLARA INTO  
17 THE SOUTHEASTERN PART OF OUR CITY THAT HAS EXPERIENCED  
18 SIGNIFICANT GENTRIFICATION, HAS COMMUNITIES OF COLOR THAT ARE  
19 AT RISK OF DISPLACEMENT, AND NOT CENTER TO HAVE THIS BE PART  
20 OF A MORE DIALOGUE IS TROUBLING TO ME. SO ANYWAY, I HAVE  
21 CONCERNS. I APPRECIATE THE REGION'S RELIANCE ON SAN  
22 FRANCISCO'S HISTORIC INVESTMENT, AND THE REGION'S, AND THE  
23 FEDERAL GOVERNMENT'S INVESTMENT IN OUR TRANSPORTATION SYSTEM  
24 BUT BY THE WAY WE DO HAVE \$20 BILLION OF BACK LOGGED  
25 TRANSPORTATION INVESTMENTS THAT WE NEED TO BE MAKING JUST TO

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1 SERVICE WHAT WE'RE DOING NOW. AND SO, YOU KNOW, I JUST -- I'M  
2 JUST -- I'M PUTTING OUT THERE, AND I KNOW THERE ARE GOING TO  
3 BE CONVERSATIONS BETWEEN MTC STAFF AND FOLKS IN THE CITY OVER  
4 THE NEXT WEEK, BUT WHAT I HAVE LEARNED SO FAR, ABOUT HOW THIS  
5 HAS GONE DOWN HAS NOT MADE ME FEEL PARTICULARLY GREAT ABOUT  
6 THE MTC. AND I'LL LEAVE THAT THERE.

7

8 **KAREN MITCHOFF, CHAIR:** ALL RIGHT. SONJA?

9

10 **SONJA TRAUSS:** SORRY. I FORGOT I WAS UNMUTED. SO I WENT -- I  
11 HAD A LOT OF GREAT CONVERSATIONS WITH DAVE. I THINK SOME OF  
12 WHAT I'M GOING TO SAY IS GOING TO ANSWER RAFAEL'S QUESTIONS  
13 AND PROBABLY A LOT OF OTHER PEOPLE TOO. WE WERE VERY SURPRISED  
14 WHEN WE SAW, IN PARTICULAR, FOR EXAMPLE, PALO ALTO'S HOUSING  
15 ALLOCATION TANK. AND WE WERE LIKE, WHY DID THAT HAPPEN? AND IT  
16 TURNS OUT IT HAPPENED BECAUSE THEIR JOBS ALLOCATION WENT UP.  
17 AND SO I HOPE EVERYBODY LISTENING CAN HEAR HOW BIZARRE,  
18 SURPRISING, RIDICULOUS IT IS, THAT IF A CITY'S JOBS ALLOCATION  
19 -- NOT REALLY ALLOCATION, THAT'S THE WRONG WORD -- BUT JOBS  
20 PROJECTIONS IF THE PLANNED BAY AREA COMPUTER MODEL, IT  
21 PROJECTED THAT PALO ALTO'S JOBS WENT UP, AND SO THEN IT  
22 PROJECTED THAT THEIR HOUSING WOULD GO DOWN. FAIL. RIGHT?  
23 THAT'S NOT HOW THIS MODEL IS SUPPOSED TO WORK. WE WANT TO BE  
24 REDUCING COMMUTES. WE WANT TO GET PEOPLE TO LIVE CLOSE TO  
25 THEIR JOBS. COME TO FIND OUT, THE PROXIMITY TO JOBS IS ONLY

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1 INDIRECTLY RELATED TO HOW MUCH HOUSING IS SORT OF PLANNED OR  
2 PROJECTED FOR AN AREA, AND IT PASSES THROUGH THIS HIGH  
3 OPPORTUNITY KIND OF FUNCTION, AND SO HAVING A LOT OF JOBS IS  
4 PART OF BEING A HIGH OPPORTUNITY PLACE, BUT IT'S NOT ALL OF  
5 IT. RIGHT? THERE ARE HIGH OPPORTUNITY PLACES LIKE CLAYTON THAT  
6 REALLY DON'T HAVE A LOT OF JOBS, AND THERE ARE PLACES WITH A  
7 LOT OF JOBS THAT ARE NOT CONSIDERED HIGH OPPORTUNITY LIKE  
8 EMERYVILLE SO WE COULDN'T JUST RELY ON THE HIGH OPPORTUNITY  
9 METRIC -- OR LIKE THE HIGH -- PRIORITIZING PUTTING HOUSING IN  
10 HIGH OPPORTUNITY AREAS, TO RELY ON THAT AS SOMETHING TO ENSURE  
11 HOUSING IS NEAR JOBS IN A VERY EXPLICIT WAY STAFF NEEDS TO BE  
12 DIRECTED TO PUT HOUSING NEAR JOBS. ONE WAY OF DOING THAT IS TO  
13 BE DIRECTED IN EXISTING STRATEGY, OR IN A NEW TRAGEDY, TO DO  
14 SOME KIND OF DENSITY BONUS NEAR JOBS. SO THAT'S WHAT I THINK  
15 THAT THE EXCOM SHOULD DO BECAUSE THEY'RE THE ONES THAT SHOULD  
16 DO IT BUT THIS COMMITTEE CAN TELL EXCOMS TO DO THAT BUT AT  
17 LEAST WE NEED TO YOU RUN THE MODEL IN CASE THAT WOULD HAPPEN.  
18 THIS PLANNED BAY AREA IS GREAT, WONDERFUL, THERE IS COMMUTE  
19 REDUCTION TIME PUTTING MORE PEOPLE ON THE TRAIN BY PUTTING  
20 MORE JOBS PEOPLE ARE GETTING ON THE TRAINS. BUT THEY DON'T  
21 HAVE A JOB SO THEY DON'T GET ON THE TRAIN. I WOULD LIKE TOY IS  
22 A STRATEGY THAT PUTS A HOUSING DENSITY BONUS NEAR JOBS SO WE  
23 CAN SEE IF THE IMPROVEMENTS IN COMMUTE TIMES AND IMPROVEMENTS  
24 IN REDUCING EMISSIONS, THEY MIGHT BE EVEN BETTER. PLUS A LOT  
25 OF THE STUFF THAT WENT DOWN, LIKE THE EQUITY METRICS MIGHT BE

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1 EVEN BETTER IF WE'RE, LIKE, MORE EXPLICIT ABOUT PUTTING  
2 HOUSING RIGHT NEAR JOBS. THANKS.

3

4 **KAREN MITCHOFF, CHAIR:** I MIGHT NOTE THAT THAT WAS SOME OF  
5 CONTRA COSTA'S ARGUMENT AT THE VERY BEGINNING. MATT OR STAFF,  
6 DID ANYBODY WANT TO RESPOND TO THAT? OR? YOU DON'T HAVE -- I  
7 DON'T GET THAT IT WAS -- WELL, SONJA, YOU DID HAVE A QUESTION.  
8 YOU WANT ANOTHER MODEL RUN?

9

10 **SONJA TRAUSS:** YES. CAN YOU DO THAT? >DAVE VAUTIN: LET ME  
11 RESPOND TO THAT. I THINK, YOU KNOW, JUST TO KIND OF WALK  
12 THROUGH THE PROCESS TO CREATE THE BLUEPRINT, WE HAVE BEEN  
13 WORKING ON THIS FOR MORE THAN A YEAR IT TAKES SEVERAL MONTHS  
14 BETWEEN 2 TO 4 MONTHS TO RERUN THE MODELS WITH NEW STRATEGY  
15 CHANGES AND THAT WOULD LEAD TO SOME CONSIDERABLE DELAYS BOTH  
16 IN THE PLANNED BAY AREA 2050 AND THE RHNA PROCESSES, IT WOULD  
17 CREATE A CONFORMITY LAPSE TO RERUN THE BLUEPRINT ANOTHER TIME,  
18 AND THAT COULD HAVE IMPACTS IN TERMS OF PROJECT DELIVERY AND  
19 FUNDING. FURTHERMORE IT WOULD DELAY THE RHNA PROCESS FOR THE  
20 BLUEPRINT DATA FINALIZE. OBVIOUSLY THE BOARD COMMISSION TO  
21 WEIGH THOSE TRADEOFFS. THAT SPEAKS TO THE FACT THAT IT'S  
22 IMPORTANT TO THINK ABOUT WHETHER THE FINAL BLUEPRINT ACHIEVES  
23 ENOUGH OF OUR KEY OBJECTIVES ACHIEVES ALL THE FEDERAL AND  
24 STATE REQUIREMENTS TO MOVE IT FORWARD OR WHETHER THESE

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1 JURISDICTIONAL ISSUES ARE BEST HANDLED THROUGH THE RHNA  
2 PROCESS.

3

4 **KAREN MITCHOFF, CHAIR:** I'M HEARING STAFF SAY THAT AT THIS TIME  
5 IT DOESN'T MAKE SENSE TO RUN A DIFFERENT MODEL? BECAUSE OF ALL  
6 --

7

8 **THERESE MCMILLAN:** WELL THIS IS --

9

10 **KAREN MITCHOFF, CHAIR:** THERESE GO AHEAD.

11

12 **THERESE MCMILLAN:** EXECUTIVE DIRECTOR THERESE MCMILLAN, WE RAN  
13 THESE MODELS BASED ON STRATEGIES, A PACKAGE EVER STRATEGIES  
14 THAT WERE REVIEWED AND APPROVED BY MTC AND ABAG. AND I WOULD,  
15 AS AN EXAMPLE, TO, YOU KNOW, THE QUESTION OF JOBS/HOUSING  
16 BALANCE, WE HAD PRIOR -- TIMING MIGHT BE A LITTLE OFF, BUT AT  
17 ONE POINT, WE HAD A DEVELOPMENT IMPACT FEE ON OFFICE  
18 DEVELOPMENT IN ORDER TO -- IN ESSENCE, SORT OF THE FLIP SIDE  
19 OF WHAT SONJA WAS TALKING ABOUT, TO DISCOURAGE THE LOCATION OF  
20 JOBS AWAY FROM HOUSING, AND THAT WAS NOT POPULAR, AND WE WERE  
21 TOLD TO REMOVE IT AND REPLACE IT WITH A MORE INCENTIVE-BASED  
22 APPROACH. SO I THINK IT'S IMPORTANT, BACK TO THE PUZZLE PIECE,  
23 MOTIF THAT WE HAVE, THE 35 STRATEGIES ARE ALL INTERCONNECTED,  
24 AND THERE IS A PUSH/PULL BETWEEN MEETING A GREENHOUSE GAS  
25 REDUCTION STRATEGY OR MEETING AN AFFORDABLE HOUSING STRATEGY

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1 OR DEALING WITH CONGESTION, AND THE BEST THAT WE CAN DO IS  
2 TAKE THE STRATEGIES THAT WERE APPROVED BY THE TWO BOARDS, YOU  
3 KNOW, IN AN ITERATIVE REVIEW PROCESS, WITH A LOT OF PUBLIC  
4 INPUT THAT REFLECTED INPUT FROM THE BUSINESS COMMUNITY, INPUT  
5 FROM THE EQUITY COMMUNITY, INPUT FROM LOCAL GOVERNMENT, AND  
6 DID TWO ALMOST THREE SIGNIFICANT RUNS OF THESE PACKAGES. IT'S  
7 NOT JUST CHANGING ASSUMPTIONS, THEY'RE BUILT ON STRATEGIES  
8 ADOPTED BY YOU AS A BOARD. I THINK THAT'S IMPORTANT FRAMING  
9 TO, AGAIN, SORT OF REMIND OURSELVES AS TO HOW THIS WAS  
10 DEVELOPED. THANK YOU.

11

12 **KAREN MITCHOFF, CHAIR:** THERE ARE ANY OTHER QUESTIONS OR  
13 COMMENTS FROM COMMITTEE MEMBERS? I'M NOT SEEING ANY HANDS  
14 RAISED. SUPERVISOR MANDELMAN, GO AHEAD.

15

16 **RAFAEL MANDELMAN:** MAYBE DIRECTOR MCMILLAN, IF YOU COULD JUST  
17 FOR MINE -- OR ANYBODY ELSE'S, RUN THROUGH THE OBJECTIONS THAT  
18 WERE SURFACED AROUND A JOBS/HOUSING LINKAGE?

19

20 **THERESE MCMILLAN:** I -- STAFF KNOWS THE DETAILS ATTACHED TO  
21 THAT BETTER THAN I. DAVE, COULD YOU COMMENT ON THE FEEDBACK WE  
22 HAD RECEIVED AT THE TIME? >DAVE VAUTIN: CERTAINLY. SO IN  
23 JANUARY -- ONE YEAR AGO, ROUGHLY TODAY, THE ABAG EXECUTIVE  
24 BOARD AND THE COMMISSION MET AT A RETREAT IN DUBLIN AND ONE OF  
25 THE KEY TOPICS BROUGHT UP AT THAT FORUM WAS HOW TO TACKLE THE

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1 JOBS/HOUSING IMBALANCE IN THE REGION WHAT STRATEGIES SHOULD BE  
2 PUT INTO THE PLAN AND WE PRESENTED A SPECTRUM OF OPTIONS ON  
3 ONE HAND INCENTIVES TO A FEE BASED APPROACH TO OFFICE  
4 DEVELOPMENT CAPS AT THE FAR END. AND OUT OF THAT DISCUSSION,  
5 FOR THE DRAFT BLUEPRINT, THE BOARDS DIRECTED US TO STUDY THE  
6 MIDDLE GROUND OPTION WHICH WAS THE SET OF FEE BASED APPROACHES  
7 TO DISCOURAGE FURTHER JOB GROWTH IN LOCATIONS THAT ARE VERY  
8 JOB RICH ALREADY. OF COURSE, AFTER FEBRUARY 2020 THE WORLD DID  
9 CHANGE QUITE A BIT. WE WENT FROM A REALLY ROBUST ECONOMY WHERE  
10 MAYBE THOSE SORTS OF FEES WOULD BE MORE MANAGEABLE FOR  
11 BUSINESSES, TO A MUCH WEAKER ECONOMIC SITUATION. AND AS WE  
12 CAME BACK IN THE SUMMER, AND GOT FURTHER FEEDBACK, NOT JUST  
13 FROM THE BOARDS BUT FROM THE PUBLIC, FROM STAKEHOLDERS, WE  
14 HEARD A LOT MORE CONCERN ABOUT THIS FEE-BASED APPROACH AND  
15 STRONG SUPPORT TO PIVOT TO THE LIGHTER TOUCH APPROACH OF AN  
16 INCENTIVE PROGRAM TO TRY TO ADDRESS JOBS/HOUSING IMBALANCE. SO  
17 IN SEPTEMBER, THE ABAG BOARD AND THE COMMISSION REVISED THAT  
18 ECONOMY ELEMENT TO THE PLAN TO REALLY REFLECT THIS INCENTIVE-  
19 BASED APPROACH FOR THE NEW ENVIRONMENT THAT WE'RE OPERATING IN  
20 TODAY.

21

22 **RAFAEL MANDELMAN:** THANK YOU. I MEAN, IN RETROSPECT, YOU KNOW,  
23 THIS IS A PLAN -- THIS IS A 30 YEAR PLAN, AND YOU KNOW, MAKING  
24 CONCLUSIONS BASED ON AN ECONOMIC, YOU KNOW, CATASTROPHE ABOUT  
25 WHAT THE RIGHT WAY TO DO THIS IS, IT SEEMS, YOU KNOW -- I

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1 DON'T KNOW, NOT RIGHT. [LAUGHTER] NONE. BUT WE ARE WHERE WE  
2 ARE. I HOPE MTC STAFF WILL CONNECT CLOSELY AND TRY TO TALK  
3 THIS THROUGH, AND GET INFORMATION THEY KNOW OUR STAFF HAVE  
4 ASKED FOR TO TRY AND FIGURE OUT HOW SAN FRANCISCO, WHAT THIS  
5 MEANS FOR SAN FRANCISCO AND WHY THIS HAS HAPPENED.

6

7 **KAREN MITCHOFF, CHAIR:** OKAY. COUNCILMEMBER ROSS?

8

9 **DIR. MARK ROSS:** THANK YOU, CHAIR MITCHOFF. AND THANK YOU FOR  
10 THE REPORT. A LOT OF WORK HAS GONE INTO THIS. JUST FOR  
11 EVERYBODY'S EDIFICATION, I AM A DEMOCRAT. I CAN'T WAIT FOR  
12 JANUARY 20TH. SO WHAT I'M ABOUT TO SAY IS NOT PARTY BASED, BUT  
13 I AM IN REAL ESTATE. PART OF THE BIDEN ADMINISTRATION'S PLAN  
14 SO FAR IS TO GET RID OF THE 1031 EXCHANGE IN THE TAX CODE IF  
15 YOU ARE NOT AWARE OF WHAT THAT IS I WON'T GO INTO IT BUT IT  
16 WILL HAVE EFFECT ON LAND SALES CHILLING EFFECT ON LAND SALES  
17 AND PUT A LOT OF PRESSURE ON COMMERCIAL DEVELOPMENT AND COULD  
18 RELEASE A LOT OF RENTALS PEOPLE HAVE IN THE BAY AREA CURRENTLY  
19 IF YOU WANT TO SELL YOUR RENTAL YOU HAVE CAPITAL GAINS TAX  
20 IMPEDING YOUR INITIATIVE TO DO SO, BECAUSE YOU GET A PRETTY  
21 STIFF PENALTY FOR DOING THAT. IF THAT WERE TO BE EASED, A LOT  
22 OF RENTALS WOULD COME TO THE MARKET WHICH WOULD EASE THE  
23 HOUSING CRUNCH. HOWEVER, THIS WOULD BE GOING IN THE OPPOSITE  
24 DIRECTION. IT THEREFORE WOULD BE OF NO INCENTIVE TO SELL  
25 RENTALS WHICH A LOT OF PEOPLE HAVE, IN THEIR PORTFOLIO, AND



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1 OTHERWISE WOULD BE RELEASED TO THE HOME BUYING MARKET. IT  
2 WOULD TAKE RENTALS OFF THE MARKET SO THERE MIGHT BE A ZERO SUM  
3 GAME THERE. ONE OF THE THINGS YOU WANT TO LOOK FOR, YOU CAN'T  
4 PUT INTO YOUR DRAFT OR FINAL BLUEPRINT NOW BECAUSE IT HASN'T  
5 HAPPENED, BUT THIS TAX EVISCERATION OF THE 1031 EXCHANGE IS  
6 GOING TO CAUSE A PANIC IN THE BAY AREA OF SELLING OF OTHER  
7 INVESTMENT PROPERTIES WHICH I FEAR IN THE LONG TERM, IT'S  
8 GOING TO CHILL INVESTORS FAMILIES FROM RELEASING 3, 4, 6  
9 RENTALS THAT MAY HAVE IN THEIR PORTFOLIO. SOMETHING TO  
10 CONSIDER. THANK YOU.

11

12 **KAREN MITCHOFF, CHAIR:** THANK YOU. ARREGUIN?

13

14 **JESSE ARREGUIN:** I HAVE A QUESTION FOR STAFF ON THE TIMELINE OF  
15 PLANNED BAY AREA. MY UNDERSTANDING IS WE HAVE TO UPDATE THE  
16 PLAN EVERY FIVE YEARS?

17

18 **MATT MALONEY:** IT'S ACTUALLY EVERY FOUR YEARS.

19

20 **JESSE ARREGUIN:** FOUR YEAR. OKAY. SO -- YOU KNOW, ONE OF THE  
21 THINGS WE HAVE HEARD THROUGHOUT THIS PLANNING PROCESS IS, HOW  
22 -- HOW DO -- DO -- DOES THE CURRENT STATE OF THE ECONOMY  
23 IMPACT OUR JOB AND GROWTH MOLDING? AND HOW DOES IT IMPACT SOME  
24 OF OUR LONG RANGE REGIONAL PLANNING. AND SO, YOU KNOW, WE MADE  
25 ASSUMPTIONS BASED ON WHAT OUR ANTICIPATED SHORT-TERM IMPACTS

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1 BUT ALSO EXPECTING THERE IS GOING TO BE A REBOUND IN OUR  
2 ECONOMY LONG-TERM. BUT IT'S IMPORTANT TO EMPHASIZE WE'RE GOING  
3 TO BE BACK AT THIS PRETTY SOON FOR THE NEXT PLAN, AND  
4 HOPEFULLY AT THAT POINT, WE WILL BEGIN TO SEE -- WE'LL BE OUT  
5 OF THE PANDEMIC, YOU KNOW ALBEIT THE ECONOMIC IMPACTS WILL BE  
6 FELT FOR SOMETIME SO THAT WILL GIVE OPPORTUNITY TO ASSESS WHAT  
7 THE IMPACTS HAVE BEEN OF COVID AND OF THE REGIONAL ECONOMY AND  
8 REGIONAL POPULATION HOUSING GROWTH UPON WHICH WHEN WE COULD  
9 DEVELOP THE NEXT PLAN AND MAYBE SOME OF THE STRATEGIES THE  
10 BOARD AND MTC DIDN'T FEEL WERE APPROPRIATE AT THIS TIME SUCH  
11 AS LINKAGE FEES MAY BE SOMETHING TO CONSIDER IN THE FUTURE. I  
12 WANTED TO HIGHLIGHT THAT WHILE THIS IS A 30 YEAR PLAN, REALLY,  
13 IT'S -- WE HAVE TO UPDATE THIS PLAN EVERY FOUR YEARS. AND I  
14 IMAGINE THAT THE STATE OF ECONOMY, THE STATE OF THE HOUSING  
15 MARKET, IS GOING TO BE DIFFERENT FOUR YEARS FROM NOW THAN IT  
16 IS RIGHT NOW.

17

18 **KAREN MITCHOFF, CHAIR:** OKAY. SONJA, YOU HAVE YOUR HAND UP, AND  
19 PAT'S HAND IS UP. BUT BEFORE WE GO BACK TO PEOPLE WHO HAVE  
20 ALREADY BEEN ASKED, IS THERE ANYONE -- THERESE, GO AHEAD.

21

22 **THERESE MCMILLAN:** YEAH, JUST, I'M GLAD PRESIDENT ARREGUIN  
23 BROUGHT UP THIS, AND I THINK IT'S A HELPFUL NOTE IN ADDITION  
24 THAT. IRONICALLY IT DOES SEEM LIKE WE PLAN ALL THE TIME WITH  
25 NO BREAK, WHEN YOU REALLY TALK ABOUT THE FOUR YEAR CYCLE.

41

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1 [LAUGHTER] AND THREE YEARS AT ONE TIME. I ALSO WANT TO  
2 EMPHASIZE FOR MEMBERS HERE, AN IMPORTANT PART OF OUR PLANNING  
3 PROCESS IS THE IMPLEMENTATION PLAN, OR THE IMPLEMENTATION  
4 ELEMENT OF THE PLAN, WHERE WE ARE NOW LOOKING AT THE FIRST  
5 FIVE YEARS OF THIS 35 YEAR PLAN, AND THE POINT OF THAT IS TO  
6 LOOK AT ALL THESE 35 STRATEGIES, AND IT GETS SOMEWHAT TO THE  
7 POINT THAT MEMBER MANDELMAN HAD AS WELL AS MEMBER ROSS, IS TO  
8 ACTUALLY LOOK AT WHAT WE SAID WE WANT TO DO AND THEN START  
9 PLANNING ON WHAT DOES IT REALLY TAKE TO GET THOSE STRATEGIES  
10 STARTED. IS IT A SPECIFIC REINVESTMENT IN, YOU KNOW, QUICK  
11 STRIKE PROJECTS ON ONE END OF THE SPECTRUM OR NEW LEGISLATION  
12 THAT NEEDS TO BE PURSUED AT THE FEDERAL AND STATE LEVEL ON THE  
13 OTHER SIDE OF THE SPECTRUM? SO WE WILL BE ENGAGING IN, YOU  
14 KNOW, WHAT DOES IT TAKE TO GET THINGS MOVING AND THAT BECOMES  
15 AN IMPORTANT PART OF THE ASSESSMENT YEARS FROM NOW TO SAY HOW  
16 WELL DO WE DO IN TERMS OF BEING ABLE TO ADVANCE GETTING THINGS  
17 MOVING FORWARD AS COMMIT TO IN THE PLAN AND THAT'S WHERE THE  
18 COVID STRATEGY I WOULD WAGER IS ALSO GOING TO BE PLAY VERY  
19 MUCH INTO THIS, HOW QUICKLY WE'RE RECOVERING OR NOT. I WANT TO  
20 EMPHASIZE THAT THE IMPLEMENTATION PLAN EFFORT ALSO IS A REAL  
21 IMPORTANT -- I DON'T WANT TO SAY TEST CASE -- BECAUSE IT SEEMS  
22 LIKE IT'S NOT COMMITTAL -- BUT IN AN ARENA TO REALLY START  
23 EXPLORING HOW CHALLENGING OR RELATIVELY EASY MOVING FORWARD  
24 THESE 35 STRATEGIES WILL BE. THANK YOU.

25

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1 **KAREN MITCHOFF, CHAIR:** PAT.

2

3 **PAT ECKLUND:** THANK YOU. THE PROBLEM I HAVE WITH THE RESPONSE  
4 THAT -- WELL, THIS PLANNED BAY AREA IS GOING TO BE UPDATED  
5 EVERY FOUR YEARS, IS THAT, UNFORTUNATELY, THIS PLANNED BAY  
6 AREA IN PART IS GOING TO DETERMINE THE REGIONAL HOUSING NEEDS  
7 ALLOCATION TO ALL THE 101 CITIES AND THE NINE COUNTIES, AND  
8 THAT CANNOT BE MODIFIED. ONCE THE METHODOLOGY AND THE NUMBERS  
9 ARE PROVIDED TO EACH OF THE CITIES IN THE COUNTIES, THAT'S IT.  
10 AND FROM MY PERSPECTIVE, THAT RHNA METHODOLOGY IS SETTING UP  
11 MANY CITIES TO FAIL. AND I DON'T HAVE A CLUE ABOUT THE  
12 COUNTIES, BUT I DEFINITELY KNOW ABOUT THE CITIES. THAT'S ONE  
13 OF THE REASONS WHY I THINK WE HAVE GOTTEN SO MANY CITIES TO  
14 SEND IN COMMENTS BECAUSE THEY RECOGNIZE THAT THERE IS NO WAY  
15 THEY'RE GOING TO BE ABLE TO ACHIEVE THEM. SO, ANYWAY, THAT'S  
16 THE CONCERN THAT I HAVE, RELATIVE TO THIS PLANNED BAY AREA.  
17 AND I JUST WANTED TO MAKE SURE THAT THE STATEMENT THAT, YEAH,  
18 WE'RE GOING TO REVISE PLANNED BAY AREA IN FOUR YEARS, IS  
19 ADDRESSED. BECAUSE EVEN THAT WE MIGHT CHANGE THE PLAN, IT  
20 DOESN'T CHANGE THE RHNA.

21

22 **KAREN MITCHOFF, CHAIR:** OKAY. ARE THERE ANY OTHER QUESTIONS  
23 BEFORE I GO TO PUBLIC COMMENT? OH, SONJA, I'M SORRY. GO AHEAD.

24

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1 **SONJA TRAUSS:** PAT, THAT ACTUALLY IS ONE OF THE THINGS I WAS  
2 GOING TO SAY MAYBE THE RHNA SHOULDN'T RELY ON THE 2050 BAY  
3 AREA MAYBE IT SHOULD RELY ON THE HOUSEHOLDS INPUT. THAT'S  
4 SOMETHING I THINK THE EXECUTIVE DIRECTOR CAN ADDRESS. MAYBE  
5 YOU DO NOT WANT THE MODEL TO INFORM PLANNED BAY AREA BECAUSE  
6 IF THE X-COM DOESN'T DECIDE TO HAVE THE 2050 HOUSEHOLD BE THE  
7 INPUT INSTEAD OF PLANNED BAY AREA, IT COULD INFORM AN APPEALS  
8 PROCESS WE STILL NEED TO RUN THE MODEL AGAIN SO IT CAN INFORM  
9 THOSE APPEALS. I AM CURIOUS, THERE IS LIKE 50 PARTICIPANTS OR  
10 SOMETHING, WHERE OTHER PEOPLE ARE ON THIS IDEA OF TRYING TO  
11 TELL -- I'M NOT SURE HOW WE TELL STAFF, I DON'T KNOW IF WE  
12 COULD TELL STAFF OR IF WE COULD BE TELLING X-COM TO TELL STAFF  
13 TO RUN THIS MODEL THAT INCLUDES A STRATEGY THAT DIRECTLY  
14 CONNECTS HOUSING DENSITY TO JOBS. WHAT DO I HAVE TO DO? MAKE A  
15 MOTION OR RESOLUTION TO FIND OUT HOW PEOPLE FEEL IN GENERAL.

16

17 **KAREN MITCHOFF, CHAIR:** THIS IS NOT AN ACTION ITEM. THIS IS FOR  
18 INFORMATION. SO I WOULD ASSUME THAT IF THAT WERE REQUESTED, IT  
19 SHOULD HAPPEN AT THE ABAG EXECUTIVE COMMITTEE. STAFF, WOULD I  
20 BE CORRECT IN THAT ASSUMPTION?

21

22 **MATT MALONEY:** THE ABAG EXECUTIVE BOARD IS TAKE UP THIS ITEM  
23 NEXT THURSDAY. SO, I MEAN, I THINK THE ADDED, YOU KNOW, THE  
24 COMPLICATION IS WE HAVE TWO AGENCIES THAT HAVE APPROVED THIS  
25 PLAN JOINTLY, WE HAVE MTC AND ABAG. SO, AUGMENTING THE SET OF

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1 35 STRATEGIES AT THIS STAGE WOULD FIRST REQUIRE CONCURRENCE  
2 FROM BOTH OF THOSE BOARDS.

3

4 **SONJA TRAUSS:** THAT'S NOT REALLY WHAT I'M ASKING FOR THOUGH.  
5 WHAT I'M ASKING FOR -- YOU RUN THE MODEL AGAIN, SO THAT WHEN  
6 PEOPLE ARE DOING THEIR APPEALS, THEY HAVE SOMETHING TO TALK  
7 ABOUT, THEY CAN BE LIKE, LOOK, I'M SUPPOSED TO HAVE LESS  
8 HOUSING, OR IF SOME PLACES SAY WE SHOULD HAVE EVEN LESS  
9 HOUSING, WE CAN SAY NO PALO ALTO YOU SHOULD HAVE MORE HOUSING  
10 BECAUSE YOU HAVE SO MANY JOBS.

11

12 **KAREN MITCHOFF, CHAIR:** I THINK THE PROBLEM, SONJA, IS, THIS  
13 HAS BEEN DEBATED AND A LOT OF US ARE NOT HAPPY WITH HOW THE  
14 NUMBERS CAME OUT. AND WE ARGUED FOR THAT, AS I RECALL, AT THE  
15 OCTOBER EXECUTIVE COMMITTEE MEETING, AND THERE WAS TIME FOR  
16 PUBLIC COMMENT. SO, THERE IS A LITTLE BIT TO NOT LIKE IN THE  
17 ENTIRE FINAL DRAFT. AND A LOT OF THE CITIES THAT WANTED A  
18 DIFFERENT MODEL RUN BACK IN OCTOBER DIDN'T GET SUPPORT. AND  
19 NOW TO COME UP -- AND THIS ISN'T SAYING THAT YOUR INCORRECT OR  
20 WRONG OR WHAT HAVE YOU, BUT IT SEEMS LIKE IT'S A LITTLE LATE  
21 IN THE GAME, BECAUSE OF SO MUCH. AND I'M SEEING ON MY SCREEN,  
22 A LOT OF HEADS SHAKING YES AND NO. IT DOESN'T MEAN YOU CAN'T  
23 STILL ARGUE, IT DOESN'T MEAN YOU CAN'T MAKE A MOTION AT THE  
24 EXECUTIVE COMMITTEE MEETING. BUT BASED ON WHAT STAFF IS  
25 TELLING ME, WE ALREADY HAVE GOT MTC AND ABAG TO TURN THOSE

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1 DECISIONS AROUND, I THINK IS GOING TO BE A VERY HEAVY LIFT.  
2 AND I HAVE ALWAYS WONDERED AND MAYBE MY COLLEAGUES HAVE TOO, I  
3 KNOW THERE IS BITE TO THESE RHNA NUMBERS AS THERE REALLY  
4 HASN'T BEEN IN THE PAST, BUT I STILL BELIEVE THAT THAT'S NOT  
5 GOING TO BE ABLE TO BE ARGUED. I WAS TALKING TO MY STAFF  
6 BEFORE THIS MEETING, AND THEY HAD BEEN ON A CONFERENCE CALL  
7 WITH THE STATE, AND LA IS TRYING TO APPEAL OR AT LEAST  
8 SOUTHERN CALIFORNIA IS TRYING TO APPEAL AND THOSE APPEALS ARE  
9 BEING TURNED DOWN. I DON'T KNOW IF IT'S WORTH THE TIME AND  
10 EFFORT TO HAVE STAFF DO THAT. I THINK THERE IS GOING TO HAVE  
11 TO BE SOME WORK DONE IN THE FUTURE, IF THAT MEANS  
12 LEGISLATIVELY, OR LITIGATION WISE, I DON'T KNOW. BUT I THINK  
13 WE HAVE TO MOVE FORWARD AT THIS POINT AS MUCH AS THERE IS A  
14 LOT TO NOT LIKE. [LAUGHTER] FOR ALL OF US. SO, JESSE, JESSE,  
15 DO YOU MIND IF I GO TO PAUL CAMPOS FIRST HE HASN'T HAD AN  
16 OPPORTUNITY TO SPEAK.

17

18 **JESSE ARREGUIN:** YES. I JUST HAD A CLARIFICATION. WHICH IS MY  
19 RECOLLECTION, VERY BRIEFLY, DURING THE HOUSING METHODOLOGY  
20 COMMITTEE PROCESS WE REQUESTED STAFF RUN THE NUMBERS ON THE  
21 2019 HOUSEHOLDS. THAT INFORMATION IS PUBLIC RECORD. YOU CAN GO  
22 TO THE HOUSING METHODOLOGY WEB PAGE AND DOWNLOAD THE OUTPUTS  
23 OF THAT ANALYSIS, AND THAT INFORMATION IS AVAILABLE TO THE  
24 PUBLIC.

25

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1 **KAREN MITCHOFF, CHAIR:** THANK YOU JESSE. THAT'S HELPFUL  
2 INFORMATION. OKAY. PAUL, GO AHEAD.

3

4 **PAUL CAMPOS:** THANK YOU MADAM CHAIR. I THINK FUNDAMENTALLY WHAT  
5 IS DRIVING THESE PROCESS AND SUBSTANTIVE PROBLEMS IS CARB IN  
6 THE STATE AND IT'S NOT SOMETHING WE TALK ABOUT ENOUGH OR  
7 RECOGNIZE ENOUGH AND THEREFORE DURING THIS CONSTANT PLANNING  
8 OF SB 375, WE'RE CONSTANTLY JUST REACTING TO WHATEVER THIS  
9 UNELECTED BODY AT CARB DOES, THEY SEEM TO HAVE CARTE BLANC,  
10 AND WHILE I AM SYMPATHETIC TO THE CONCERNS RAISED ABOUT REALLY  
11 SOME PRETTY SIGNIFICANT DIFFERENCES BETWEEN THE DRAFT AND THE  
12 FINAL BLUEPRINT, BECAUSE THEY ARE DIFFERENT -- AT SOME POINT  
13 YOU DO HAVE TO CUT OFF AND GO TO THE PROPOSED PROJECT FOR  
14 CEQA, BUT I THINK THAT -- AND I DON'T WANT TO SPEAK FOR STAFF,  
15 BUT FROM MY PERSPECTIVE OVER THE YEARS, A LOT OF WHAT LOOKS  
16 LIKE TO BE LATE IN THE PROCESS CHANGES THAT AREN'T VETTED,  
17 PERHAPS QUITE AS MUCH AS WE WOULD LIKE, COMES FROM EITHER  
18 ACTUAL, YOU KNOW, PROBLEMS WITH THE STATE, AND THE FACT THAT  
19 CARB, AS DAVE VAUTIN'S PRESENTATION NOTED, CAN ALWAYS JUST  
20 DEMAND MORE CONSERVATIVE ASSUMPTIONS. AND THEY CONSTANTLY ARE  
21 THE ONES THAT ARE SCRUTINIZING OUR STRATEGIES AND OUR  
22 ASSUMPTIONS AND SAYING YEA OR NAY WITHOUT ANY RECOURSE. TO ME  
23 THE BIGGER PICTURE -- AND THIS APPLIES TO WHETHER YOU THINK  
24 THAT 19 PERCENT IS REALISTIC IS STRONG ENOUGH OR WAY  
25 ACHIEVABLE. THE ACCOUNTABILITY IS WITH CARB AND I HOPE THAT



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1 THE BIG FOUR MPOS IN PARTICULAR, US, CAN WRESTLE AWAY CONTROL  
2 FROM CARB AND LEGISLATORS AND TAKE MORE RESPONSIBILITY TO WORK  
3 IN COMBINATION WITH FEW ECONOMY AND FLEET MAINTENANCE. SORT OF  
4 THIS FICTION, IT'S SORT OF STRIKING TO ME THAT YOU LOOK AT THE  
5 PLANNED BAY AREA 2040 ASSUMPTIONS AND JUST BY CHANGING THE  
6 AUTO OPERATING COST ASSUMPTIONS WE WENT FROM THINKING WE WERE  
7 DOING 15 PERCENT TO FOUR. THAT TELLS US THAT THIS WHOLE GAME  
8 IS ABOUT AUTO USE AND AUTO COST AND WHAT WE'RE SPENDING SO  
9 MUCH TIME TALKING ABOUT IS THINKING TRYING TO INFLUENCE LAND  
10 USE IT'S IMPORTANT YES BUT IT'S NOT THE NAME OF THE GAME WE'RE  
11 SPENDING ALL THIS TIME AND MONEY ON THINGS TO BETTER DIRECT AT  
12 IMPLEMENTING PLANNING AND STRATEGIES. I THINK WE NEED TO BE  
13 FOCUSING ON A LOT OF THE PROBLEMS FROM A PROCESS AND SUBSTANCE  
14 POINT OF VIEW AND I THINK THAT'S CARB.

15

16 **KAREN MITCHOFF, CHAIR:** THANK YOU. ANY OTHER HANDS RAISED? I'M  
17 NOT SEEING ANY. OKAY. I KNOW OUR PACKET HAD A NUMBER OF  
18 LETTERS ATTACHED TO IT. HOPEFULLY WE HAVE ALL READ THOSE. MR.  
19 CASTRO, I ASSUME WE HAVE PUBLIC COMMENT.

20

21 **CLERK OF THE BOARD:** AT THIS TIME. I SEE NO HANDS RAISED, WE  
22 HAVE RECEIVED NO WRITTEN COMMENT THE WRITTEN COMMENT I  
23 RECEIVED WAS FOR THE NEXT ITEM.

24

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1 **KAREN MITCHOFF, CHAIR:** SORRY. I'M CONFUSING THIS. WE'RE  
2 TALKING RHNA BUT THE NEXT ITEM IS RHNA. WITH THAT GIVEN THERE  
3 IS NO PUBLIC COMMENT WE'RE GOING TO MOVE ON TO THE NEXT ITEM  
4 ON OUR AGENDA WHICH IS ITEM SEVEN, THE DRAFT RHNA METHODOLOGY  
5 AND FINAL SUBREGIONAL SHARES. AND GILLIAN ADAMS IS GOING TO  
6 GIVE US THIS REPORT. THIS IS AN ACTION ITEM. THANK YOU.  
7 GILLIAN. OR MATT, ARE YOU INTRODUCING SOMETHING?

8

9 **MATT MALONEY:** NO WE'RE GOING STRAIGHT TO GILLIAN.

10

11 **KAREN MITCHOFF, CHAIR:** OKAY. GO AHEAD GILLIAN.

12

13 **GILLIAN ADAMS:** IF WE COULD PULL UP THE SLIDES. GOOD MORNING  
14 EVERYONE I'M GILLIAN ADAMS PROJECT MANAGER FOR THE RHNA  
15 PROCESS AND I'M GOING TO BE PROVIDING AN UPDATE TO YOU ON THE  
16 DRAFT METHODOLOGY AND THE FINAL SUBREGIONAL SHARES. THE  
17 BACKGROUND SHOWS KEY MILESTONES FOR THE DEVELOPING THE  
18 PROPOSED METHODOLOGY WE CONVENED THE HOUSING METHODOLOGY  
19 SPENDING A YEAR WORKING ON A PROPOSED METHODOLOGY THAT  
20 ADVANCES THE FIVE OBJECTIVES IDENTIFIED IN HOUSING ELEMENT LAW  
21 AND CONSISTENT WITH THE FORECASTED DEVELOPMENT PATTERN WITH  
22 PLANNED BAY AREA 2050 ALSO REQUIRED BY LAW AT ITS FINAL  
23 MEETING ON SEPTEMBER 18TH HMC VOTED TO RECOMMENDATION OPTION  
24 8A OPPORTUNITY AREAS AND JOBS PROXIMITY OPTION THIS  
25 METHODOLOGY INCORPORATES THE PLANNED BAY AREA 2050 BLUEPRINT

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1 AND INCLUDES FACTORS RELATED TO ACCESS TO HIGH OPPORTUNITY  
2 AREAS AND PROXIMITY TO JOBS. RPC AND EXECUTIVE BOARD TOOK  
3 ACTION IN OCTOBER TO RELEASE THE PROPOSED METHODOLOGY FOR  
4 PUBLIC COMMENTS AND THE PUBLIC COMMENT PERIOD WAS FROM OCTOBER  
5 24TH TO NOVEMBER 27TH. NEXT SLIDE PLEASE. DURING THE PUBLIC  
6 COMMENT PERIOD ABAG RECEIVED ABOUT 106 WRITTEN COMMENTS THAT  
7 PROVIDED PERSPECTIVES FROM OVER 200 LOCAL GOVERNMENT STAFF AND  
8 ELECTED OFFICIALS. ADVOCACY ORGANIZATIONS AND MEMBERS OF THE  
9 PUBLIC, AS SOME LETTERS WERE SIGNED BY MULTIPLE ENTITY. THERE  
10 WERE ALSO 29 ORAL COMMENTS AT THE PUBLIC HEARING ON NOVEMBER  
11 12TH THIS TABLE AND SLIDE SHOWS THE NUMBER OF COMMENTS  
12 RECEIVED FROM PUBLIC AGENCIES IN EACH COUNTY AND FROM ADVOCACY  
13 ORGANIZATIONS AND MEMBERS OF THE PUBLIC IN TOTAL 42 OF ABAG'S  
14 109 JURISDICTIONS PROVIDED COMMENTS ON THE METHODOLOGY WE DID  
15 NOT RECEIVE ANY COMMENTS ON THE DRAFT SUBREGIONAL SHARES.  
16 APPENDIX ONE TO THE RHNA MEMO IN YOUR PACKET INCLUDES A  
17 SUMMARY OF KEY THEMES WE HEARD FROM THE PUBLIC COMMENT AS WELL  
18 AS OUR STAFF RESPONSES. NEXT SLIDE PLEASE. STAFF CONSIDERED  
19 THE PUBLIC COMMENTS WE RECEIVED AND IS NOT RECOMMENDING  
20 ADJUSTMENTS TO THE RHNA METHODOLOGY BECAUSE A NUMBER OF THE  
21 COMMENTS WE HEARD ARE ADDRESSED BY UPDATES TO THE FINAL  
22 BLUEPRINT INCLUDING AN INCREASED EMPHASIS ON HOUSING NEAR  
23 TRANSIT TO SUPPORT GREATER GREENHOUSE GAS EMISSIONS REDUCTIONS  
24 ARE AND IMPROVEMENTS TO THE LOCAL DATA USED IN THE BLUEPRINT  
25 WHICH CONTRIBUTED TO SMALLER ALLOCATIONS TO MOST

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1 UNINCORPORATED AREAS OTHERS SUGGESTED CHANGES TO THE  
2 METHODOLOGY CONFLICTED WITH THE DIRECTION PROVIDED BY HMC, RPC  
3 AND EXECUTIVE BOARD OVER THE PAST YEAR. THUS THE COMPONENTS OF  
4 THE DRAFT RHNA METHODOLOGY REMAIN THE SAME AS WHAT WAS IN THE  
5 PROPOSED METHODOLOGY, INCLUDING USE OF YEAR 2050 HOUSEHOLDS  
6 FROM PLANNED BAY AREA 2050 AS THE BASELINE ALLOCATION, THE  
7 INCLUSION OF ACCESS TO HIGH OPPORTUNITY AREAS AND JOB  
8 PROXIMITY AUTO AND JOB PROXIMITY TRANSIT AS THE FACTORS FOR  
9 ALLOCATING RHNA UNITS AND THE SPECIFIC WEIGHTS ASSIGNED TO  
10 THOSE FACTORS FOR EACH OF THE INCOME GROUPINGS. THE DIFFERENCE  
11 IS THAT WHERE THE ILLUSTRATIVE ALLOCATIONS FROM THE PROPOSED  
12 RHNA METHODOLOGY USE BASELINE ALLOCATION DATA FROM THE DRAFT  
13 BLUEPRINT THE DRAFT RHNA METHODOLOGY INTEGRATES DATA FROM THE  
14 FINAL BLUEPRINT. AS DAVE NOTED IN HIS PRESENTATION, THE FINAL  
15 BLUEPRINT GROWTH PATTERN REFLECTS THE REVISED STRATEGIES AND  
16 GROWTH GEOGRAPHIES APPROVED BY THE ABAG EXECUTIVE BOARD AND  
17 MTC COMMISSION IN SEPTEMBER OF 2020 AND AS WE HAVE NOTED THESE  
18 STRATEGIES SHIFTED THE REGIONAL GROWTH PATTERN WITH MORE  
19 HOUSEHOLD GROWTH DIRECTED TO TRANSIT-RICH HIGH RESOURCE PLACES  
20 THUS INTEGRATING DATA ABOUT FUTURE 2050 HOUSEHOLDS FROM THE  
21 FINAL BLUEPRINT INTO THE DRAFT METHODOLOGY RESULTS IN CHANGES  
22 TO ALLOCATIONS IN THE LOCAL JURISDICTIONS RELATING TO APPENDIX  
23 THREE IN YOUR MEMO PACKET. ALLOCATION RESULTS FOR THE  
24 JURISDICTIONS ARE ILLUSTRATIVE AT THIS POINT SINCE THERE ARE  
25 SEVERAL MORE STEPS IN THE RHNA PROCESS AND LOCAL GOVERNMENTS

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1 WILL NOT RECEIVE THEIR FINAL ALLOCATIONS UNTIL LATE 2021. NEXT  
2 SLIDE PLEASE. THIS SLIDE ILLUSTRATES THE LINKAGES BETWEEN  
3 PLANNED BAY AREA 2050 AND RHNA. PLANNED BAY AREA 2050 FOCUSES  
4 ON THE LONG-TERM THROUGH THE YEAR 2050 AT THE REGIONAL SCALE,  
5 COUNTY SCALE AND SUBCOUNTY SCALE REPRESENTING A VISION FOR THE  
6 BAY AREA'S FUTURE. RHNA FOCUSES ON THE MEDIAN TERM EIGHT YEAR  
7 HORIZON AND INCURS AT THE JURISDICTION SCALE WHERE HOUSING AND  
8 APPROVALS HAPPEN. AS NOTED PREVIOUSLY THE DRAFT RHNA  
9 METHODOLOGY USES DATA FROM THE FINAL BLUEPRINT ABOUT EACH  
10 JURISDICTION'S TOTAL HOUSEHOLDS IN THE YEAR 2050 AS THE  
11 BASELINE ALLOCATION. THE FACTORS AND WEIGHTS IN THE DRAFT  
12 METHODOLOGY ARE USED TO MODIFY A JURISDICTION'S BASELINE  
13 ALLOCATION TO DETERMINE ITS RHNA ALLOCATION. HOUSING ELEMENT  
14 LAW REQUIRES RHNA TO BE CONSISTENT WITH THE FORECASTED PATTERN  
15 DEVELOPMENT IN PLANNED BAY AREA 2050 AND INCORPORATING THE  
16 PLAN INTO THE RHNA METHODOLOGY HAS BEEN A KEY ELEMENT IN  
17 ENSURING THAT THE TWO PROCESSES ARE ALIGNED IN ADVANCING THE  
18 REGION'S GOALS FOR PROMOTING EQUITABLE INCLUSIVE COMMUNITIES  
19 ADDRESSING RISKS FROM NATURAL HAZARDS AND REDUCING GREENHOUSE  
20 GAS EMISSIONS. SINCE THE DRAFT METHODOLOGY WAS RELEASED ON  
21 DECEMBER 18TH MTC STAFF HAS HELD WEBINARS AND SERIES OF OFFICE  
22 HOURS WITH MEETINGS IN LOCAL JURISDICTION WHERE IS WE HEARD  
23 ADDITIONAL FEEDBACK ABOUT THE DRAFT METHODOLOGY IN THE NEXT  
24 SLIDE I'M GOING TO HIGHLIGHT KEY THEMES WE HAVE HEARD SO FAR.  
25 THE FIRST THEME IS THE ILLUSTRATIVE ALLOCATIONS FROM THE DRAFT

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1 METHODOLOGY EXCEED INFRASTRUCTURE OR POTENTIAL DEVELOPMENT  
2 CAPACITY. STAFF'S RESPONSE IS THAT RHNA IS REQUIRED TO  
3 INCREASE THE HOUSING SUPPLY AND MIX OF HOUSING TYPES FOR ALL  
4 JURISDICTIONS IN AN EQUITABLE MANNER. IN ADDITION, THE  
5 REQUIREMENT TO AFFIRMATIVELY FURTHER FAIR HOUSING EMPHASIZES  
6 INCREASING ACCESS TO OPPORTUNITY AND OVERCOMING SEGREGATION  
7 WHICH HAS LEAD TO INCREASED ALLOCATIONS TO SOME JURISDICTIONS  
8 THAT HISTORICALLY HAD SMALLER RHNA ALLOCATIONS. WHILE STAFF  
9 USED LOCAL LAND USE INFORMATION AS INPUT INTO THE FINAL  
10 BLUEPRINT BY LAW ABAG CANNOT LIMIT RHNA ALLOCATIONS BASED ON  
11 EXISTING ZONING OR LAND USE RESTRICTIONS. AND WE MUST CONSIDER  
12 THE POTENTIAL FOR INCREASED RESIDENTIAL DEVELOPMENT UNDER  
13 ALTERNATIVE ZONING ORDINANCES AND LAND USE RESTRICTIONS. NEXT  
14 SLIDE PLEASE. THE SECOND THEME WE HEARD IS THAT THE FINAL  
15 BLUEPRINT'S INCREASED EMPHASIS ON HOUSEHOLD GROWTH NEAR  
16 TRANSIT TO MEET THE STATUTORY GREENHOUSE GAS TARGET SILICON  
17 VALLEY JURISDICTIONS WHILE SHIFTING MANY UNITS TO SAN  
18 FRANCISCO AND EAST BAY CITIES WE HAVE ALREADY DISCUSSED THIS A  
19 LITTLE BIT TODAY BUT STAFF'S RESPONSE IS THE 2050 FINAL  
20 BLUEPRINT MUST MEET THE STATUTORY GREENHOUSE GAS REDUCTION  
21 TARGET AND ADDITIONAL GROWTH IN SAN FRANCISCO AND SOME EAST  
22 BAY CITIES WITH TRANSIT-RICH AND HIGH RESOURCE NEIGHBORHOODS  
23 HELPS TO SUPPORT CRITICAL CLIMATE AND EQUITY GOALS. MOST OF  
24 THE JOB RICH SILICON VALLEY JURISDICTIONS CONTINUE TO SEE HIGH  
25 GROWTH RATES AS A RESULT OF THE ILLUSTRATIVE RHNA ALLOCATIONS.

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1 NEXT SLIDE PLEASE. ANOTHER THEME WE HAVE HEARD IS THAT  
2 ALTHOUGH INTEGRATION OF THE FINAL BLUEPRINT RESULTED IN  
3 SMALLER ALLOCATIONS TO MOST UNINCORPORATED AREAS, STAFF'S  
4 RESPONSE WAS THAT FINAL BLUEPRINT FEATURES UPDATED BASELINE  
5 DATA GATHERED FROM LOCAL JURISDICTIONS IN SUMMER AND FALL OF  
6 2020 THAT HELPED REDUCE ALLOCATIONS TO MANY UNINCORPORATED  
7 AREAS. SINCE LATE SUMMER, ABAG AND MTC STAFF HAS BEEN ENGAGED  
8 IN DIALOGUE WITH LOCAL GOVERNMENT STAFF AND THE COUNTIES THAT  
9 HAVE EXPRESSED CONCERNS ABOUT THEIR ALLOCATIONS INCLUDING  
10 SANTA CLARA, SOLANO, AND SONOMA COUNTY TO EXPLORE WAYS TO  
11 ADDRESS THEIR CONCERNS. STAFF WILL CONTINUE DISCUSSIONS WITH  
12 LOCAL JURISDICTIONS ABOUT OPPORTUNITIES TO DIRECT ADDITIONAL  
13 RHNA UNITS TO UNINCORPORATED AREAS PARTICULARLY RELATED TO  
14 GROWTH FORECASTED FOR JURISDICTIONS IN SPHERES OF INFLUENCE  
15 AND INCLUDING THE USE THE PROVISIONS IN HOUSING ELEMENT LAW  
16 THAT ALLOWED A COUNTY TO TRANSFER PORTION OF RHNA ALLOCATION  
17 TO A CITY OR TOWN AFTER IT WAS IT RECEIVES ITS FINAL  
18 ALLOCATION TO MTC OR ABAG. LASTLY, WE HAVE HEARD CONTINUED  
19 SUPPORT FOR INCORPORATING THE EQUITY ADJUSTMENT PROPOSED BY  
20 SOME HMC MEMBERS THAT WOULD INCREASE ALLOCATIONS OF LOW INCOME  
21 UNITS FOR SOME JURISDICTIONS IDENTIFIED EXHIBITING ABOVE  
22 AVERAGE RACIAL AND ECONOMIC EXCLUSION. STAFF'S RESPONSE IS  
23 THAT OUR ANALYSIS INDICATES THAT THE DRAFT RHNA METHODOLOGY  
24 ACHIEVES A STATUTORY OBJECTIVE TO AFFIRMATIVELY FURTHER FAIR  
25 HOUSING IN ALL METRICS CONSIDERED. THE PROPOSED EQUITY

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1 ADJUSTMENT SUBSTANTIALLY INCREASES THE COMPLEXITY OF THE  
2 METHODOLOGY FOR MINIMAL IMPACT SHIFTING LESS THAN TWO PERCENT  
3 OF LOWER INCOME UNITS. THE HMC DISCUSSED THE PROPOSED EQUITY  
4 ADJUSTMENT DURING ITS DELIBERATIONS AND CHOSE NOT TO MOVE  
5 FORWARD WITH IT IN ITS RECOMMENDED METHODOLOGY. NEXT SLIDE  
6 PLEASE. WE HAVE SHARED THIS GRAPHIC SUMMARIZING THE DRAFT  
7 METHODOLOGY BEFORE AND AS MENTIONED PREVIOUSLY ALL KEY  
8 COMPONENTS OF THE METHODOLOGY INCLUDING BASELINE ALLOCATION  
9 AND SPECIFIC FACTORS AND WEIGHTS USED TO ALLOCATE UNITS INTO  
10 TWO DIFFERENT INCOME GROUPINGS REMAIN THE SAME BASELINE  
11 ALLOCATION ASSIGNS JURISDICTION BEGINNING A SHARE OF 441,000  
12 UNITS ASSIGNED TO THE BAY AREA AS REGIONAL HOUSING NEEDS  
13 DETERMINATION. JURISDICTION BASELINE ALLOCATION IS BASED ON  
14 TOTAL SHARE OF HOUSEHOLD IN 2050. THE DECISION TO USE  
15 HOUSEHOLD IN 2050 WAS CHOSEN BECAUSE IT INCLUDES BOTH EXISTING  
16 HOUSEHOLDS AS WELL AS HOUSEHOLD GROWTH FROM PLANNED BAY AREA  
17 2050. EACH JURISDICTION'S BASELINE ALLOCATION IS THEN ADJUSTED  
18 BASED ON HOW IT SCORES ON A DIFFERENT ALLOCATION FACTORS  
19 RELATIVE TO OTHER JURISDICTIONS. IF A JURISDICTION HAS MORE  
20 ACCESS TO OPPORTUNITY, OR BETTER JOB PROXIMITY RELATIVE TO THE  
21 REST OF THE REGION ITS ALLOCATION IS ADJUSTED UPWARD OTHERWISE  
22 ITS ALLOCATION IS ADJUSTED DOWNWARD IN TOTAL THE ACCESS TO  
23 HIGH OPPORTUNITY AREAS FACTOR ALLOCATES 52 PERCENT OF THE  
24 REGION'S RHNA WHILE FACTORED TO JOB PROXIMITY ALLOCATE 48  
25 PERCENT OF UNITS. THE COMPONENTS OF THE DRAFT METHODOLOGY ARE



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1 DESCRIBED IN DETAIL IN DRAFT B OF YOUR PACKET. NEXT SLIDE  
2 PLEASE. THIS TABLE SHOWS HOW THE RHNA UNITS ARE DISTRIBUTED BY  
3 COUNTY THE NUMBERS IN THE FIRST COLUMN REPRESENT THE SUM OF  
4 THE RHNA ALLOCATIONS FOR ALL JURISDICTION IN EACH COUNTY. AND  
5 THE NEXT THREE COLUMNS YOU CAN COMPARE HOW THE SHARE OF RHNA  
6 UNITS FOR EACH COUNTY HAS CHANGED FROM THE LAST RHNA CYCLE,  
7 CYCLE FIVE, TO THE PROPOSED METHODOLOGY, TO THE DRAFT  
8 METHODOLOGY SHOWN IN GRAY. YOU CAN ALSO SEE HOW THESE COMPARE  
9 TO EACH COUNTY'S SHARE OF EXISTING HOUSEHOLDS AND EXISTING  
10 JOBS. RELATIVE TO THE LAST RHNA CYCLE, SAN FRANCISCO AND  
11 JURISDICTIONS IN MARIN AND SAN MATEO COUNTIES WOULD RECEIVE A  
12 LARGER SHARE OF THE REGION'S HOUSING NEEDS WITH CONTRA COSTA  
13 AND NAPA HOLDING STEADY AND ALL OTHER COUNTIES SEEING  
14 REDUCTIONS. COMPARED TO THE PROPOSED RHNA METHODOLOGY, THE  
15 DRAFT PROJECT RESULTS IN SAN FRANCISCO SEEING THE LARGEST  
16 INCREASE IN ITS SHARE OF THREE PERCENT. WITH SMALLER ONE  
17 PERCENT INCREASES FOR ALAMEDA AND CONTRA COSTA COUNTIES. SANTA  
18 CLARA SEES THE LARGEST REDUCTION IN ITS SHARE AT FOUR PERCENT.  
19 WHEN COMPARING THE SHARE OF RHNA UNITS FROM THE DRAFT  
20 METHODOLOGY TO THE COUNTY'S SHARES OF EXISTING HOUSEHOLDS ONLY  
21 SAN FRANCISCO AND JURISDICTION IN SAN MATEO AND SANTA CLARA  
22 COUNTIES RECEIVE A LARGER SHARE OF THE REGION'S RHNA COMPARED  
23 TO THEIR CURRENT SHARE OF THE REGION'S HOUSEHOLDS WHEN BEING  
24 LOOKING AT JOBS CONTRA COSTA SANTA CLARA AND SAN MATEO  
25 COUNTIES HAVE A SHARE OF RHNA UNITS LARGER THAN SHARE OF

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1 EXISTING JOBS. NEXT SLIDE PLEASE. THESE MAPS SHOW THE  
2 POTENTIAL GROWTH RATE THAT EACH JURISDICTION WOULD EXPERIENCE  
3 AS A RESULT OF THE TOTAL ALLOCATION FROM THE DRAFT  
4 METHODOLOGY. THIS GROWTH IS RELATIVE TO THE JURISDICTION'S  
5 NUMBER OF HOUSEHOLDS IN 2020. A MAP ON THE LEFT SHOWS PROPOSED  
6 METHODOLOGY AND THE RIGHT SHOWS RESULTS FROM THE DRAFT  
7 METHODOLOGY. JURISDICTIONS WITH THE DARKEST BROWN EXPERIENCE  
8 THE HIGHEST GROWTH RATES LIGHT GRAY EXPERIENCE THE LOWEST  
9 GROWTH RATES IN BOTH ITERATIONS OF THE METHODOLOGY THE  
10 JURISDICTIONS WITH HIGHEST GROWTH RATES ARE IN THE SOUTH BAY  
11 AND ALONG THE PENINSULA AND THOSE WITH THE LOWEST GROWTH RATES  
12 ARE IN SONOMA NAPA AND SOLANO COUNTIES AND NORTHERN EASTERN  
13 PORTIONS OF CONTRA COSTA COUNTY. THE DRAFT METHODOLOGY RESULT  
14 IN A HIGHER GROWTH RATE FOR SAN FRANCISCO AND PORTIONS OF THE  
15 EAST BAY AGAIN RELATED TO SOME OF THE REVISED STRATEGIES IN  
16 THE FINAL BLUEPRINT THAT EMPHASIZED GROWTH IN TRANSIT-RICH  
17 PLACES. THE FACT THAT YOU SEE A LOT OF JURISDICTIONS  
18 HIGHLIGHTED HERE SPEAKERS TO THE OVERALL HIGHER HOUSING NEED  
19 NUMBER OF 441,000 ASSIGNED BY HCD. AND THE STATUTORY  
20 REQUIREMENT RHNA THAT ALL COMMUNITIES THROUGHOUT THE REGION DO  
21 THEIR FAIR SHARE TOWARD MEETING THE REGION'S HOUSING NEEDS.  
22 IT'S IMPORTANT TO NOTE THAT THE REGION, AS A WHOLE, WILL GROW  
23 BY 16 PERCENT AS A RESULT OF THE REGIONAL HOUSING NEED  
24 ASSIGNED FOR THIS RHNA CYCLE AND THEREFORE ANY JURISDICTION  
25 THAT RECEIVES LESS THAN A 16 PERCENT GROWTH RATE IS BEING

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1 ASKED TO TAKE ON LESS HOUSING THAN THE REGIONAL AVERAGE. NEXT  
2 SLIDE PLEASE. THESE MAPS SHOW THE POTENTIAL TOTAL ALLOCATION  
3 OF RHNA UNITS TO BAY AREA JURISDICTIONS FOR THIS RHNA CYCLE.  
4 AGAIN, THE MAP ON THE LEFT SHOWS THE RESULTS FROM THE PROPOSED  
5 METHODOLOGY AND THE MAP ON THE RIGHT SHOWS THE RESULTS FROM  
6 THE DRAFT METHODOLOGY. JURISDICTIONS WITH THE DARKEST PURPLE  
7 RECEIVE THE LARGEST TOTAL RHNA ALLOCATIONS ARE WHILE THOSE IN  
8 LIGHT GRAY RECEIVE SMALLER ALLOCATIONS DISTRIBUTION OF RHNA IS  
9 FAIRLY CONCENTRATED WITH THE THREE LARGEST CITIES RECEIVING BY  
10 FAR THE LARGEST ALLOCATIONS ACCOUNTING FOR 40 PERCENT OF ALL  
11 RHNA UNITS. THE 25 JURISDICTIONS WITH THE HIGHEST RHNA  
12 ALLOCATIONS FROM THE DRAFT METHODOLOGY WOULD ACCOUNT FOR 73  
13 PERCENT OF ALL RHNA UNITS. OUTSIDE THE THREE LARGEST CITIES  
14 THE LARGEST RHNA ALLOCATIONS ARE MOSTLY IN SILICON VALLEY  
15 WHERE THERE IS BOTH PROXIMITY TO MAJOR EMPLOYMENT CENTERS AND  
16 HIGH ACCESS TO OPPORTUNITY. NEXT SLIDE PLEASE. AS NOTED  
17 PREVIOUSLY HOUSING ELEMENT LAW REQUIRES THAT THE RHNA  
18 METHODOLOGY MEET THE FIVE STATUTORY RHNA OBJECTIVES AND THAT  
19 IT BE CONSISTENT WITH THE FORECASTED DEVELOPMENT PATTERN FROM  
20 PLANNED BAY AREA 2050. WORKING WITH HMC, ABAG MTC STAFF  
21 DEVELOPED A SET OF METRICS TO EVALUATE HOW WELL A METHODOLOGY  
22 DOES IN MEETING THE RHNA OBJECTIVES. THE DRAFT METHODOLOGY  
23 MEMO SUMMARIZES THE POACH USED AND COMPARES RESULTS FOR THE  
24 PROPOSED METHODOLOGY IN THE DRAFT. EVALUATION OF THE DRAFTING  
25 METHODOLOGY SHOWS THAT IT FURTHERS ALL RHNA OBJECTIVES WHILE

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1 PERFORMANCE OF THE OBJECTIVES IS SIMILAR TO THE RESULTS OF THE  
2 PROPOSED METHODOLOGY THERE ARE SIMILAR METRICS WHERE THE DRAFT  
3 METHODOLOGY IS SLIGHTLY LESS ROBUST DRIVEN BY THE NEED FOR A  
4 MORE FOCUSED GROWTH PATTERN IN THE FINAL BLUEPRINT TO REDUCE  
5 THE STATUTORY GREENHOUSE GAS TARGET. MTC STAFF DEVELOPED A  
6 FRAMEWORK FOR DEVELOPING CONSISTENCY BETWEEN RHNA AND PLANNED  
7 BAY AREA 2050 AND STAFF EVALUATED THE DRAFT METHODOLOGY IN  
8 USING THIS APPROACH IN DETERMINED THAT PLANNED BAY AREA 2050  
9 REMAINED CONSISTENT. NEXT SLIDE PLEASE. SO TURNING TO THE  
10 FINAL SUBREGIONAL SHARES. THESE IDENTIFY THE NUMBER OF HOUSING  
11 UNITS BY INCOME CATEGORY THAT A SUBREGION MUST INDICATE BY  
12 MEMBER JURISDICTIONS EXECUTIVE BOARD APPROVED RELEASE OF THE  
13 DRAFT IN OCTOBER AND AS MENTIONED PREVIOUSLY ABAG RECEIVED NO  
14 COMMENTS. IN DECEMBER THE JURISDICTION IN NAPA COUNTY WHO FORM  
15 THE REGION DECIDED NOT TO MOVE FORWARD WITH IT SO THOSE  
16 JURISDICTIONS WILL NOW HAVE THEIR RHNA ALLOCATIONS DETERMINED  
17 BY THE REGIONAL PROCESS THAT ABAG IS CONDUCTING. THE FINAL  
18 SUBREGIONAL SHARE FOR THE SOLANO REGION WAS RELEASED ALONG  
19 WITH THE DRAFT METHODOLOGY ON DECEMBER 18TH. THE SOLANO  
20 SUBREGION WILL BE RESPONSIBLE FOR ALLOCATING A TOTAL OF 11,097  
21 UNITS WITH A BREAKDOWN BY INCOME CATEGORY SHOWN HERE. NEXT  
22 SLIDE. SO IN TERMS OF NEXT STEPS, AFTER YOUR CONSIDERATION OF  
23 THE DRAFT RHNA METHODOLOGY AND FINAL SUBREGIONAL SHARES TODAY,  
24 WE'RE ASKING THE RPC TO MAKE A RECOMMENDATION TO THE ABAG  
25 EXECUTIVE BOARD WHICH IS SLATED TO TAKE ACTION ON BOTH OF

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1 THOSE ITEMS AT ITS MEETING NEXT WEEK ON JANUARY 21ST. AFTER A  
2 DRAFT RHNA METHODOLOGY IS ADOPTED IT WILL BE SUBMITTED TO HCD  
3 FOR REVIEW AND WE'LL USE THE STATE AGENCY FEEDBACK AND DEVELOP  
4 A FINAL METHODOLOGY AND DRAFT ALLOCATION IN SPRING OF 2021.  
5 RELEASE OF THE DRAFT ALLOCATION WILL BE FOLLOWED BY THE  
6 APPEALS PROCESS OUTLINED IN THE HOUSING LAW THAT WILL START IN  
7 SUMMER OF 2021 FINAL ALLOCATION WILL BE ASSIGNED TO EACH OF  
8 THE BAY AREA'S LOCAL GOVERNMENTS IN 2021. NEXT SLIDE PLEASE.  
9 SO THINKING AHEAD TO IMPLEMENTATION OF PLANNED BAY AREA 2050  
10 AND RHNA, WE WANTED TO HIGHLIGHT SOME GRANT OPPORTUNITIES  
11 CURRENTLY AVAILABLE TO LOCAL JURISDICTIONS. THIS INCLUDES A  
12 NEW PROGRAM THROUGH REAP TO SUPPORT JURISDICTIONS IN  
13 COMPLETING THEIR HOUSING ELEMENTS AS WELL AS FUNDING FOR THE  
14 PDA PLANNING AND TECHNICAL ASSISTANCE GRANTS FOR JURISDICTIONS  
15 THAT HAVE NOMINATED PDAS SOME OF THE REAP FUNDING FOR HOUSING  
16 ELEMENT SUPPORT IS PROPORTIONAL TO A JURISDICTION'S ALLOCATION  
17 SO JURISDICTIONS WITH HIGHER RHNA ALLOCATIONS WILL GET A  
18 LARGER SHARE OF THE FUNDING SAN FRANCISCO ALAMEDA AND BERKELEY  
19 RECEIVED A LARGER ALLOCATION ON THE DRAFT METHODOLOGY WILL GET  
20 MORE FUNDING AS A RESULT. LETTERS OF INTEREST FOR THESE GRANTS  
21 ARE DUE FEBRUARY 12TH AND MORE INFORMATION IS AVAILABLE ON THE  
22 ABAG WEB SITE. NEXT SLIDE PLEASE. SO WITH THAT, STAFF IS  
23 REQUESTING THAT THE RPC RECOMMEND APPROVAL OF THE DRAFT RHNA  
24 METHODOLOGY AND THE FINAL SUBREGIONAL SHARES BY THE EXECUTIVE

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1 BOARD AT ITS MEETING ON JANUARY 21ST. THAT COMPLETES MY  
2 PRESENTATION. AND I AM HAPPY TO TAKE QUESTIONS.

3

4 **KAREN MITCHOFF, CHAIR:** THANK YOU. OKAY. NOT SEEING ANY HANDS  
5 RAISED. AARON ECKHOUSE. I'M SORRY. MR. ECKHOUSE ARE YOU A  
6 MEMBER OF THE COMMITTEE OR A MEMBER OF THE PUBLIC

7

8 **CLERK OF THE BOARD:** HE SAY MEMBER OF THE PUBLIC.

9

10 **KAREN MITCHOFF, CHAIR:** WE'LL GET TO YOU MR. ECKHOUSE. PAT YOU  
11 HAD YOUR HAND UP THEN SONJA.

12

13 **PAT ECKLUND:** THANK YOU VERY MUCH. I GUESS, I THINK I SHOULD  
14 HAVE RAISED THIS EARLIER, BUT I'M NOT SURE. PIEDMONT AND SOME  
15 OF THE OTHER CITIES HAVE RAISED CONCERNS ABOUT THE ACCURACY OF  
16 THE DATA IN THE SYSTEM THAT DETERMINES THE RHNA. NOVATO ALSO  
17 MET WITH EITHER DAVE OR MATT, I'M NOT SURE WHICH ONE. AND WE  
18 NEVER GOT FEEDBACK. THE FEEDBACK THAT WE GOT WAS THAT THE  
19 CHANGES WERE MADE TO THE SYSTEM, BUT THE SYSTEM CANNOT DEVELOP  
20 WHAT THE CHANGES WERE MADE. SO MY QUESTION IS, IS THAT -- CAN  
21 WE, ON ANY CITY, LIKE NOVATO THAT HAS REQUESTED CONFIRMATION  
22 THAT THE CHANGES IN THE SYSTEM HAS BEEN MADE BEFORE THE RHNA  
23 IS DETERMINED, CAN WE PROVIDE FEEDBACK ON WHAT EXACT CHANGES  
24 WERE MADE TO THE SYSTEM? AND PROVE THAT IT WAS CHANGED? MY  
25 CONCERN IS THAT THE DATA GOES IN TO THE SYSTEM, BUT THERE IS

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1 NO VERIFICATION TO THE CITY THAT THAT IS THE RIGHT DATA. I GOT  
2 FEEDBACK FROM STAFF THIS MORNING CONFIRMING THAT WE HAVEN'T  
3 SEEN THE DATA THAT WAS CHANGED TO CONFIRM THAT THAT WAS IN  
4 FACT THE DATA WE WANTED TO SEE UPDATED. IT DEFINITELY HAS AN  
5 EFFECT ON THE RHNA SO THAT'S WHY I'M RAISING IT NOW. >DAVE  
6 VAUTIN: I CAN TAKE THIS ONE.

7

8 **PAT ECKLUND:** IS THAT CLEAR? IS MY QUESTION CLEAR? >DAVE

9 VAUTIN: YES. I THINK I UNDERSTAND WHAT YOUR ASKING. I SPOKE  
10 WITH NOVATO STAFF THIS MORNING. WITH REGARD TO THE BASIS  
11 UPDATES INCORPORATED THE FEEDBACK WE RECEIVED DURING THE FALL  
12 OF 2019 AND 2020 AND THEY HAVE ACCESS TO THE TOOLS AND CAN SEE  
13 THE BASIS DATA AND WE ARE MORE THAN HAPPY TO CONFIRM THAT THE  
14 CHANGES WERE INTEGRATED.

15

16 **PAT ECKLUND:** WE'RE GETTING LETTERS FROM PIEDMONT AND OTHERS  
17 AND I THINK THERE NEEDS TO BE SOME OUTREACH TO ALL OF THE  
18 CITIES THAT SUBMITTED UPDATES THAT THE -- THAT UPDATES HAVE  
19 BEEN MADE, AND SO THEY NEED TO CHECK IT TO MAKE SURE THAT IT'S  
20 ACCURATE. I THINK JUST BY NOT RESPONDING, MAKING THE CITIES A  
21 LITTLE BIT MORE UNCOMFORTABLE WITH THE PROCESS. I DO NOT FEEL  
22 COMPANY WITH THE FACT THAT WE'RE NOT GETTING THINGS BACK AND  
23 WE'RE REQUIRING CITIES TO MAKE INQUIRES WHETHER THE UPDATES  
24 HAVE BEEN MADE AND WHAT UPDATES YOU DID. IN MY OPINION WE NEED  
25 TO MAKE IT EASIER FOR CITIES AND COUNTIES AND LOCAL

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1 JURISDICTIONS BECAUSE THEY HAVE SO MUCH ON THEIR PLATE,  
2 ESPECIALLY WITH COVID, AND SO I JUST FEEL VERY UNCOMFORTABLE  
3 ABOUT THAT FEEDBACK PROCESS. >DAVE VAUTIN: I'LL ADD WE DID GET  
4 CORRESPONDENCE FROM LOCAL JURISDICTIONS WE GOT OVER 100 LETTER  
5 IN THIS PROCESS WE ARE ACTUALLY WORKING TO GET BACK TO ALL OF  
6 THOSE CITIES BEFORE THE ABAG ITEM NEXT WEEK, SO THAT'S IN THE  
7 WORKS RIGHT NOW ACTUALLY.

8

9 **KAREN MITCHOFF, CHAIR:** SO, DAVE, AM I UNDERSTANDING THAT AT  
10 NEXT WEEK'S EXECUTIVE COMMITTEE MEETING YOUR HOPING TO HAVE AN  
11 ANSWER TO THAT QUESTION ABOUT THE DATA? >DAVE VAUTIN: WELL, WE  
12 HAVE AN ANSWER NOW, BUT WE'RE WRITING THOSE RESPONSES TO EACH  
13 CITY THAT WROTE US A LETTER. WE'RE WORKING ON A RESPONSE AND  
14 OUR GOAL IS TO GET THEM OUT THE DOOR BEFORE WE HAVE OUR BOARD  
15 MEETING NEXT WEEK.

16

17 **KAREN MITCHOFF, CHAIR:** THANK YOU VERY MUCH. SONJA, I SAW YOUR  
18 HAND UP.

19

20 **SONJA TRAUSS:** THANKS. I HAVE A QUESTION THAT'S NOT REALLY  
21 ABOUT THIS CYCLE RHNA. I THINK THIS IS SOMETHING TO THINK  
22 ABOUT IN THE FUTURE FOR CITIES BRINGING UP THE CONCERN OF  
23 BEING IN HIGH WILDFIRE ZONES. I CAN UNDERSTAND THIS IDEA THAT  
24 IT'S TOO DANGEROUS TO BUILD NEW HOUSING IN THE WOODS, BUT THAT  
25 WOULD ALSO MEAN THAT IT'S TOO DANGEROUS TO LIVE IN THE WOODS.



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1 SO I'M WONDERING IF CITIES WHO WANT TO BE ALLOWED TO NOT BUILD  
2 HOUSING -- BUILD NEW HOUSING IN THEIR HIGH FIRE ZONES ARE ALSO  
3 MAKING, LIKE, EVACUATION PLANS, YOU KNOW, DEPOPULATION PLANS  
4 FOR THOSE AREAS? AND IF THEY WOULD BE INTERESTED IN A PROGRAM  
5 WHERE THEY COULD HAVE THEIR WILDFIRE ZONES BE EXEMPTED, BUT  
6 THEY WOULD ALSO HAVE TO PROHIBIT PEOPLE FROM SELLING THEIR  
7 HOUSES? BECAUSE, LIKE I SAID, IT DOESN'T REALLY MAKE SENSE TO  
8 SAY THAT IT'S TOO DANGEROUS TO BUILD NEW HOUSING IF YOU'RE  
9 ALLOWING PEOPLE TO SELL THEIR HOUSE TO A NEW FAMILY. THAT  
10 WOULD ALSO BE TOO DANGEROUS. WHAT DO THOSE JURISDICTIONS THINK  
11 ABOUT THAT? I WOULD BE INTERESTED TO HEAR.

12

13 **KAREN MITCHOFF, CHAIR:** WELL, I THINK IT'S FOOD FOR THOUGHT.  
14 I'M NOT SURE THIS IS A BACK AND FORTH DISCUSSION. I THINK IT'S  
15 FOOD FOR THOUGHT. DO WE HAVE ANY OTHER HANDS RAISED? I'M NOT  
16 SEEING ANY FROM THE COMMITTEE. OKAY. LET'S GO TO PUBLIC  
17 COMMENT, MR. CASTRO.

18

19 **CLERK OF THE BOARD:** LET'S SEE. HANDS ARE COMING UP. I SEE A  
20 PUBLIC ADVOCATES. I'LL CALL -- AND CHAIR MITCHOFF, WHAT'S THE  
21 TIME LIMIT PLEASE?

22

23 **KAREN MITCHOFF, CHAIR:** TIME. WE'RE AT 11:43 TWO MINUTES.

24

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1 **CLERK OF THE BOARD:** OKAY. OUR FIRST PUBLIC SPEAKER IS PUBLIC  
2 ADVOCATES. GO AHEAD PLEASE.

3

4 **SPEAKER:** THIS IS SHAJUTI HOSSAIN FROM PUBLIC ADVOCATES. I  
5 ALONG WITH OTHER ADVOCATES SENT A LETTER ABOUT THE DIRE NEED  
6 FOR EQUITY ADJUSTMENT TO THE RHNA METHODOLOGY. I SUPPORT  
7 OPTION 8A BUT EQUITY IS MORE NECESSARY WITH THE UPDATED  
8 PLANNED BAY AREA PROJECTIONS THERE ARE 23 JURISDICTIONS  
9 FALLING SHORT OF THE METRIC THAT THE HMC ADOPTED FOR VLI AND  
10 LI ALLOCATIONS THAT'S 17 JURISDICTIONS UNDER THE DRAFT FROM  
11 PLANNED BAY AREA. AND SIGNIFICANTLY IMPACTED BY THE NEW  
12 BASELINE NUMBERS ONLY 22 PERCENT OF THE REGION'S VERY LOW AND  
13 LOW INCOME ALLOCATIONS ARE GOING TO THE JURISDICTIONS THAT  
14 HAVE A WHITE POPULATION THAT'S HIGHER THAN THE REGION'S MEDIAN  
15 EVEN THOUGH THEY MAKE UP 25 PERCENT OF THE REGION'S HOUSEHOLD  
16 SO THEY SHOULD BE AT LEAST RECEIVING 25 PERCENT OF THE  
17 AFFORDABLE ALLOCATIONS. ALSO DISCOURAGED BY SIGNIFICANT  
18 INCREASE IN SAN FRANCISCO AND SEVERAL HIGH RESOURCE  
19 JURISDICTIONS LIKE PALO ALTO AND CUPERTINO. I WANT TO COMMENT  
20 ON POTENTIALLY WHAT THE EQUITY ADJUSTMENT WOULD DO. THERE  
21 WOULD BE LARGE INCREASES IN JURISDICTIONS THAT DO NEED MORE  
22 AFFORDABLE HOUSING BECAUSE THEY HAVE A HIGH JOBS/HOUSING FIT.  
23 FOR EXAMPLE, GILROY WOULD GET AN ALMOST 500 UNIT INCREASE  
24 WHICH WOULD HELP THOSE 13,000 PLUS PEOPLE WHO ARE COMMUTING  
25 INTO GILROY FOR WORK FROM OTHER CITIES HELPING THEM LIVE

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1 CLOSER TO THEIR JOBS AND ALTHOUGH THERE IS NO PUBLIC TRANSIT  
2 THERE THOSE WERE ALREADY DRIVING TO THEIR JOBS AND ARE NOW  
3 DRIVING A SHORTER DISTANCE AND AS ABAG MENTIONED BEFORE SOME  
4 OF THOSE HAVE TO DRIVE TO WORK BECAUSE THEY HAVE TO CARRY WORK  
5 RELATED EQUIPMENT AND OTHER HIGH -- HALF MOON BAY WITH JOBS  
6 FIT OF SEVEN AND HERCULES WITH 11, THERE IS DIRE NEED FOR  
7 HOMES AFFORDABLE TO LOW-WAGE WORKERS. THANK YOU.

8

9 **KAREN MITCHOFF, CHAIR:** THANK YOU.

10

11 **CLERK OF THE BOARD:** NEXT SPEAKER IS AARON ECKHOUSE. GO AHEAD  
12 SIR.

13

14 **SPEAKER:** THANK YOU. MY NAME IS AARON ECKHOUSE. REGIONAL POLICY  
15 MANAGER --

16

17 **KAREN MITCHOFF, CHAIR:** YOU CAN SPEAK UP?

18

19 **SPEAKER:** MY NAME IS AARON ECKHOUSE REGIONAL POLICY MANAGER  
20 WITH CALIFORNIA YIMBY YES IN MY BACKYARD. WE SENT A LETTER  
21 FROM PUBLIC ADVOCATES SUPPORTING THE EQUITY ADJUSTMENT WE  
22 GENERALLY FEEL THE PROPOSED METHODOLOGY IS WELL-CRAFTED BUT  
23 WITH SOME OF THE CHANGES TO PLANNED BAY AREA'S BLUEPRINT IT'S  
24 FALLING SHORT ON EQUITY METRICS. I WOULD SAY IT'S FRUSTRATING  
25 TO SEE SOME OF THESE CHANGES COME IN AT THE LAST MINUTE IN

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1 PARTICULAR IT'S CHALLENGING FOR ME TO SEE BECAUSE BASED ON THE  
2 PERFORMANCE METRICS THAT STAFF ESTABLISHED FOR THE RHNA  
3 METHODOLOGY, THE CHANGES TO PLANNED BAY AREA DON'T REALLY  
4 IMPROVE PERFORMANCE ON ANY OF THOSE METRICS INCLUDING THE  
5 METRICS AROUND TRANSIT ORIENTED OR JOBS ORIENTED GROWTH BUT  
6 THEY DO REDUCE PERFORMANCE ON SOME OF THE KEY HOUSING AND  
7 EQUITY METRICS. I THINK IT'S GOING TO BE CHALLENGING FOR THOSE  
8 TO BE ADDRESSED THROUGH THE RHNA METHODOLOGY IT REALLY SEEMS  
9 TO BE AN ISSUE WITH PLANNED BAY AREA AND THE GROWTH MODELING  
10 THERE. BUT SOME TARGET ADJUSTMENTS TO IMPROVE PERFORMANCE ON  
11 FAIR HOUSING I THINK WOULD BE AN APPROPRIATE RESPONSE TO THIS.  
12 SO, YEAH. AND I -- THE PALO ALTO ISSUE I THINK IS PARTICULARLY  
13 FRUSTRATING WE'RE TALKING ABOUT A REALLY EXTREME CHANGE THERE.  
14 IT'S UNDERSTANDABLE TO ME, PLACES WHERE THERE IS GOING TO BE A  
15 TEN PERCENT CHANGE IN THIS METHODOLOGIES, THE PALO ALTO CHANGE  
16 OF 40 PERCENT JUST SEEMS DISPROPORTIONATE.

17

18 **KAREN MITCHOFF, CHAIR:** THANK YOU MR. ECKHOUSE.

19

20 **CLERK OF THE BOARD:** NEXT SPEAKER IS JUSTINE MARCUS. GO AHEAD.

21

22 **SPEAKER:** HI THERE MY NAME IS JUSTINE MARCUS WITH POLICY  
23 ENTERPRISE COMMUNITY PARTNERS I WANT TO EXPRESS SUPPORT FOR  
24 THE OPTION BUT WANT TO EXPRESS HOW RECENT BAY AREA CHANGES  
25 HAVE MOVED FURTHER AWAY FROM PROGRESS ON THE AFFIRMATIVELY

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1 FURTHERING FAIR HOUSING WE HAVE BEEN WORKING WITH PARTNERS HMC  
2 AND ABAG STAFF OVER A YEAR FIGURE OUT HOW WE INCORPORATE THE  
3 METHODOLOGY INTO THE GOALS THE FIRST CYCLE HAS BEEN A LEARNING  
4 EXPERIENCE THERE IS NO FACTOR IN THE METHODOLOGY THAT  
5 ADDRESSES RACIAL SEGREGATION WE WORKED CLOSELY WITH STAFF AND  
6 HMC TO CREATE A PERFORMANCE METRIC THAT WOULD ADDRESS THAT  
7 METRIC 5B.2 WHAT WE SEE WITH THE PLANNED BAY AREA UPDATES IS  
8 THAT WE'RE MOVING FURTHER AWAY FROM MEETING THAT PERFORMANCE  
9 METRIC. WE WANT TO SEE THAT KIND OF BASIC THRESHOLD MET BY ALL  
10 EXCLUSIVE JURISDICTIONS THAT MEANS, YOU KNOW, IF MY COMMUNITY  
11 IS HOME TO ONE PERCENT OF THE REGION'S HOUSEHOLD, THE LOW  
12 INCOME ALLOCATION FOR MY JURISDICTION SHOULD BE AT LEAST ONE  
13 PERCENT OF THE REGION'S ALLOCATION. THIS MINIMUM FLOOR  
14 PREVENTS OUR REGION FROM FURTHERING SEGREGATION AND EXCLUSION.  
15 GIVEN THESE CHANGES AND OUR SHARED GOAL OF CONTINUING TO  
16 DEEPEN OUR COMMITMENT TO RACIAL EQUITY AND AFFIRMATIVELY  
17 FURTHERING FAIR HOUSING I URGE YOU TO RECOMMEND TO THE ABAG  
18 EXECUTIVE BOARD METHODOLOGY OPTION 8A WITH THE EQUITY  
19 ADJUSTMENT THIS PRESENTS OPPORTUNITY FOR THE BAY AREA TO MAKE  
20 GOOD ON OUR REPRESENTATION AS A LEADER IN THE STATE AND  
21 ADDRESS HOW WE ADDRESS RACIAL HISTORY AND EXCLUSION IN THE  
22 REGION. THANK YOU.

23

24 **KAREN MITCHOFF, CHAIR:** THANK YOU.

25

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1 **CLERK OF THE BOARD:** WILL NELSON.

2

3 **SPEAKER:** I REPRESENT CONTRA COSTA COUNTY DEPARTMENT OF  
4 CONSERVATION AND DEVELOPMENT WE SUBMITTED A LETTER THIS  
5 MORNING ON THE RHNA TOPIC MANY OF THE COMMENTS I WAS GOING TO  
6 MAKE WERE MADE THIS MORNING BY MANY OF THE COMMITTEE MEMBERS  
7 DURING THE PLANNED BAY AREA DISCUSSION REGARDING HOW RHNA HAS  
8 BEEN DISTRIBUTED, JOBS/HOUSING BALANCE THAT SORT OF THING. WE  
9 WANT TO POINT OUT CONTRA COSTA COUNTY SPECIFICALLY, IS THAT  
10 FROM OCTOBER TO DECEMBER OUR ILLUSTRATIVE RHNA INCREASED BY  
11 1,895 UNITS. AND MR. VAUTIN, DURING A DECEMBER WEBINAR  
12 INDICATED THIS HAD TO DO WITH THE CHANGE TO OUR URBAN LIMIT  
13 LINE AND ERROR IN THE DATA. OUR URBAN LIMIT LINE HAS NOT  
14 CHANGED IN YEARS SO WE WOULD VERY MUCH LIKE TO SEE WHAT CHANGE  
15 WAS MADE AND WHAT ASSUMPTIONS WERE MADE ABOUT THE INTENSITY OF  
16 DEVELOPMENT IN THAT AREA. BECAUSE AS WE ALL LEARNED IN SCHOOL,  
17 YOU NEED TO SHOW YOUR WORK. AND IT SEEMS TO US THAT THAT IS A  
18 DISCRETE CHANGE THAT SHOULD BE ABLE TO SHOW IN THE SCOPE. THE  
19 REGIONAL HOUSE NEEDS DETERMINATION CHANGED FOR THE ENTIRE BAY  
20 AREA BY 135 IN UNINCORPORATED AREAS AND RHNA CONTRA COSTA IS  
21 465 PERCENT HIGHER THAN EXISTING RHNA CLEARLY THERE IS AN  
22 ISSUE OF PROPORTIONALITY THERE WHERE WE FEEL THAT  
23 UNINCORPORATED CONTRA COSTA COUNTY IS BEING ASKED TO SHARE  
24 MORE OF THE BURDEN. WE DID HAVE OFFICE HOURS WITH ABAG STAFF  
25 ON JANUARY 7TH TO DRILL DOWN ON THESE ISSUES AND WE WERE

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1 UNABLE TO GET THE ANSWERS THAT WE WERE LOOKING FOR. SO WE  
2 WOULD VERY MUCH LIKE TO HAVE FURTHER DISCUSSIONS WITH ABAG  
3 STAFF TO TRY AND FIND OUT THE ANSWERS TO OUR CONCERNS. THANK  
4 YOU VERY MUCH.

5

6 **CLERK OF THE BOARD:** THANK YOU. OUR NEXT SPEAKER IS KELSEY  
7 BANES.

8

9 **SPEAKER:** HI. MY NAME IS KELSEY BANES. I AM WITH PENINSULA FOR  
10 EVERYONE. AND I WANT TO ASSOCIATE MYSELF WITH A LOT OF THE  
11 PREVIOUS COMMENTERS, I'M INCLUDING CALIFORNIA YIMBY AND PUBLIC  
12 ADVOCATES. I AM A RESIDENT OF PALO ALTO, AND THOUGHT THAT THE  
13 PREVIOUS RHNA ALLOCATION OF 10,000 UNITS WAS MUCH MORE  
14 APPROPRIATE THAN WHAT WE HAVE SEEN WITH THE FINAL PLANNED BAY  
15 AREA, AND I REALLY STRUGGLE TO THINK OF A BETTER EXEMPLAR OF A  
16 JOB AND OPPORTUNITY RICH CITY THAN PALO ALTO. SO I WAS  
17 EXTREMELY ALARMED TO SEE THAT IN THE FINAL VERSION OF PLANNED  
18 BAY AREA. WE SEE A NEARLY 40 PERCENT REDUCTION IN OUR RHNA  
19 ALLOCATION, AND NOT QUITE AS LARGE REDUCTION IN CUPERTINO. AND  
20 CUPERTINO AND PALO ALTO ARE SOME OF THE MOST HOUSING  
21 [INDISCERNIBLE] CITIES IN OUR REGION AND I WAS REALLY LOOKING  
22 FORWARD TO US HAVING TO PLAN FOR A DRAMATIC INCREASE IN OUR  
23 HOUSING PRODUCTION OVER THE NEXT DECADE. SO WHILE I APPRECIATE  
24 ALL THE WORK THAT WENT INTO THIS MODEL, AND OVERALL, I THINK  
25 THE FINAL MODEL DOES MAKE SOME POSITIVE CHANGES RELATIVE TO

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1 THE DRAFT, I THINK THAT IN SILICON VALLEY, THE MODEL HAS POOR  
2 FACE VALIDITY IN THAT IT'S PLANNING TO SEE A LARGE INCREASE IN  
3 JOBS WITHOUT CORRESPONDING INCREASE IN HOUSING. AND WHAT THAT  
4 MEANS FOR THE FAMILIES WHO LIVE HERE IS A LOT MORE  
5 DISPLACEMENT. AND SO I'M WORRIED THAT THIS PLAN IS GOING TO DO  
6 A LOT OF HARM TO A LOT OF FAMILIES IN OUR REGION. AND I ALSO  
7 WORRY FOR MYSELF PERSONALLY, I AM SOMEONE WHO HAS HAD TO MOVE  
8 MULTIPLE TIMES BECAUSE MY RENT INCREASED 18 PERCENT OR MY  
9 HOUSE WAS GOING TO BE DEMOLISHED TO MAKE WAY FOR A LARGE  
10 SINGLE FAMILY HOME. AND IT JUST FEELS SOMEWHAT DEMORALIZING TO  
11 HAVE A PLAN LIKE THIS. SO I'M NOT EXACTLY SURE WHAT CHANGES  
12 CAN BE MADE BUT THANK YOU FOR YOUR WORK.

13

14 **CLERK OF THE BOARD:** THANK YOU. OUR NEXT SPEAKER IS KEN CHAN,  
15 GO AHEAD.

16

17 **SPEAKER:** HELLO MEMBERS OF THE REGIONAL PLANNING COMMITTEE I  
18 WANT TO THANK YOU FOR YOUR LEADERSHIP AS WE CONTINUE TO  
19 WEATHER THROUGH THIS PANDEMIC. MY NAME IS KEN, AND I WORK WITH  
20 HOUSING LEADERSHIP COUNCIL OF SAN MATEO COUNTY. WE WORK WITH  
21 LEADERS IN THE COMMUNITY TO PRODUCE AFFORDABLE HOUSING. I AM  
22 ASKING YOU TO ADOPT 8A WITH AN EQUITY ADJUSTMENT. HERE IS WHY.  
23 THE CHANGES MADE IN THE UPDATED TO THE BLUEPRINT NOW ALLOWS  
24 MORE CITIES TO RECEIVE A DISPROPORTIONATELY SMALLER NUMBER OF  
25 HOME ALLOCATIONS IN OUR REGION AS A WHOLE. WHILE WE UNDERSTAND



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1 CONCERNS AS EXPRESSED BY FELLOW COMMUNITY MEMBERS WE SHOULD  
2 NOT GIVE INTO THOSE FEARS AND LET IT STOP US FROM TRYING. SOME  
3 EXCLUSIVE COMMUNITIES LIKE ORINDA AND DANVILLE IN CONTRA COSTA  
4 COME TO MIND. IN SPITE OF THEIR FEARS THEIR ELECTED OFFICIALS  
5 TOOK LEADERSHIP ROLES TO BUILD AFFORDABLE HOMES AND ARE NOT  
6 JUST ACCEPTED BUT LOVED BY THEIR RESIDENTS. OPTION 8A WITH AN  
7 EQUITY ADJUSTMENT ALLOWS US TO COME TOGETHER TO CONSPIRE FOR A  
8 FAIR REGION BY DISTRIBUTING HOMES THROUGHOUT BAY AREA GIVING  
9 CITIES THE OPPORTUNITY TO TRY AND THE POLITICAL COVER TO ONES  
10 ALREADY MAKING THAT EFFORT. WE HAVE AN OPPORTUNITY TO TAKE  
11 DECISIVE ACTION TO PLAN AND BUILD FOR THE BAY AREA'S FUTURE. I  
12 URGE YOU TO RECOMMEND THE ADOPTION OF METHODOLOGY 8A WITH THE  
13 EQUITY ADJUSTMENT TO THE COMMITTEE. THANK YOU.

14

15 **CLERK OF THE BOARD:** THERE ARE NO OTHER ATTENDEES WITH THEIR  
16 HANDS RAISED. AND AGAIN THE THREE PUBLIC COMMENTS WERE E-  
17 MAILED TO FOLKS AND POSTED ONLINE.

18

19 **KAREN MITCHOFF, CHAIR:** I'M SORRY. WE HAD AN EARTHQUAKE HERE  
20 CENTERED IN CONCORD. MATT, DID YOU FEEL IT, IT WAS NEAR ME.

21

22 **SPEAKER:** IT WAS IN SANTA CLARA.

23

24 **KAREN MITCHOFF, CHAIR:** I GET MY OWN EARTHQUAKE IN PLEASANT  
25 HILL WE'RE LUCKY 3.8 THAT'S NOTHING TO SHAKE YOUR HEAD AT. MR.

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1 CASTRO MENTIONED NO FURTHER PUBLIC COMMENTS. STAFF HAS ASSURED  
2 THEY ARE GOING TO BE RESPONDING TO THE LETTERS THAT WERE  
3 RECEIVED TO PROVIDE ADDITIONAL INFORMATION ON THE BASIS  
4 INFORMATION. SO WITH THAT, DO I HAVE A MOTION TO ACCEPT --  
5 PARDON ME -- THE --

6

7 **CARLOS ROMERO:** MA'AM?

8

9 **KAREN MITCHOFF, CHAIR:** I'M SORRY. WHO IS WANTING TO SPEAK?

10

11 **CARLOS ROMERO:** MADAM CHAIR. SORRY. I RAISED MY HAND LATE IN  
12 THE PROCESS.

13

14 **KAREN MITCHOFF, CHAIR:** YOU THERE ARE.

15

16 **CARLOS ROMERO:** I'M SORRY -- CAN -- YEAH. SO I AM CERTAINLY IN  
17 FAVOR OF 8A AS THE COMPROMISE. WE HAVE HAD A NUMBER OF  
18 LETTERS, A NUMBER OF SPEAKERS JUST NOW TALK ABOUT THE EQUITY  
19 ADJUSTMENT, WHICH ROUGHLY SHIFTS ABOUT 3,000 UNITS, OR MOVES  
20 AROUND 3,000 OF THE AFFORDABLE UNITS WHICH WOULD KIND OF GET  
21 US CLOSER TO FURTHERING FAIR HOUSING IN THE BAY AREA.  
22 CERTAINLY I WOULD BE INTERESTED IN POTENTIALLY HEARING WHETHER  
23 OTHER REGIONAL PLANNING COMMITTEE MEMBERS MIGHT BE INTERESTED  
24 IN SUPPORTING A RECOMMENDATION TO THE EXECUTIVE BOARD TO  
25 INCORPORATE THAT. IT IS A MINOR CHANGE THAT CERTAINLY HAS BEEN

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1 DISCUSSED OVER THE LAST THREE MONTHS AND REALLY DOES FURTHER  
2 THE RACIAL EQUITIES THROUGHOUT THE BAY AREA. SO I DON'T KNOW  
3 IF OTHER FOLKS HAVE ANY THOUGHTS ON IT. I MEAN, OTHERWISE IT  
4 COULD BE DETERMINED AT THE ABAG BOARD, BUT I DON'T KNOW IF ANY  
5 OF MY FELLOW MEMBERS ON THIS COMMITTEE HAVE ANY THOUGHTS ON  
6 THE EQUITY ADJUSTMENT, WHICH I THINK IS CALLED FOR, GIVEN THE  
7 CHANGE BASED ON THE REVISED PLANNED BAY AREA NUMBERS.

8

9 **KAREN MITCHOFF, CHAIR:** CARLOS IS THAT A MOTION?

10

11 **CARLOS ROMERO:** I --

12

13 **PAT ECKLUND:** NO -- IT'S --

14

15 **KAREN MITCHOFF, CHAIR:** HOLD ON A MINUTE -- OKAY.

16

17 **CARLOS ROMERO:** I --

18

19 **KAREN MITCHOFF, CHAIR:** WE HAVE ALREADY DECIDED NOW YOU WANT TO  
20 GO WITH ANOTHER -- MY UNDERSTANDING IS WE ALREADY HAD THAT  
21 DEBATE BUT NOW BASED ON THE NEW INFORMATION AND THE PUBLIC  
22 COMMENT, YOU WANT TO REVISIT THAT?

23

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1 **CARLOS ROMERO:** CAN -- I MEAN -- CONCEIVABLY, I THINK THERE ARE  
2 A COUPLE OF -- [INDISCERNIBLE] THAT WANT TO SPEAK ON THIS  
3 ISSUE.

4  
5 **KAREN MITCHOFF, CHAIR:** OKAY. LET'S DO THAT.

6  
7 **CARLOS ROMERO:** OKAY.

8  
9 **KAREN MITCHOFF, CHAIR:** RICK BONILLA.

10

11 **RICK BONILLA:** I HAVE SIMILAR COMMENTS. I FEEL SOME CHANGE HAS  
12 BECOME OBVIOUS AND ONE OF THEM IS THE ADVENT OF IN THE SOUTH  
13 BAY PALO ALTO FOR EXAMPLE, SEEING LARGE DECREASE IN THE  
14 HOUSING THAT WOULD BE ASKED TO BE ZONE FOR AND WHILE SEEING  
15 JOBS INCREASES AND THE FACT THAT THEY'RE NOT THE ONLY ONES.  
16 THERE SEEM TO BE A NUMBER OF OTHER JURISDICTIONS THAT ARE  
17 SEEING LESS EQUITABLE CHANGES. AND I THINK IT REALLY BRINGS TO  
18 MIND, FOR ME, THE IMPORTANCE OF BRINGING ABOUT THE EQUITY  
19 ADJUSTMENT IN AN EFFORT WHAT IS BECOMING AN INCREASINGLY  
20 EQUITABLE OUTCOME. SO I DO BELIEVE IT IS RIGHT TO SEEK TO  
21 PROVIDE THE BEST FOR THOSE LESS FORTUNATE AMONGST US IN THIS  
22 VERY WEALTHY AREA. SO I WOULD BE IN FAVOR OF THAT MOTION, WERE  
23 IT MADE. THANK YOU.

24

25 **KAREN MITCHOFF, CHAIR:** PAT?

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1

2 **PAT ECKLUND:** THANK YOU VERY MUCH. I DO NOT THINK THAT ANY  
3 CHANGES SHOULD BE MADE. AND IF CHANGES ARE MADE AT THIS  
4 MEETING, I THINK THAT THOSE CHANGES NEED TO GO OUT TO ALL THE  
5 101 CITIES IN THE NINE COUNTIES, SO THAT THEY COULD SEE THE  
6 CHANGE IN THEIR RHNA ALLOCATION. IT'S NOT FAIR TO DO IT AT THE  
7 11 AND A HALF HOUR.

8

9 **KAREN MITCHOFF, CHAIR:** SONJA?

10

11 **SONJA TRAUSS:** I SUPPORT THE EQUITY ADJUSTMENT, IF SOMEONE MADE  
12 A MOTION, I WOULD VOTE IN FAVOR OF IT. AND WE WOULDN'T BE  
13 MAKING THE CHANGE NOW. WE WOULD BE RECOMMENDING, RIGHT, TO THE  
14 X-COM, THAT THEY MAKE THE CHANGE.

15

16 **KAREN MITCHOFF, CHAIR:** YES IT WOULD BE A RECOMMENDATION. I  
17 WILL NOTE, AGAIN, I MEAN, IT'S A PUSH AND PULL TRYING TO REACH  
18 THOSE GREENHOUSE GAS AND THE EQUITY, AND IT'S A GIVE-AND-TAKE  
19 TYPE OF THING. SO DO I HAVE A MOTION TO MAKE A RECOMMENDATION  
20 FOR CHANGE TO THE EXECUTIVE COMMITTEE?

21

22 **RICK BONILLA:** SO MOVED.

23

24 **KAREN MITCHOFF, CHAIR:** BONILLA MOVES. DO I HAVE A SECOND?

25

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1 **CARLOS ROMERO:** I WILL SECOND.

2

3 **KAREN MITCHOFF, CHAIR:** ALL RIGHT. JIM SPERING. YOU'RE ON MUTE,  
4 JIM.

5

6 **JAMES P. SPERING:** MADAM CHAIR, CAN STAFF RESPOND TO WHAT THIS  
7 IS GOING TO DO? IS THERE GOING TO BE ANY DELAYS. WHAT'S THE  
8 IMPACT OF THIS MOTION THAT'S PROPOSED?

9

10 **KAREN MITCHOFF, CHAIR:** GOOD QUESTION. IS THAT WHAT NEYSA AND  
11 SUSAN WERE GOING TO ASK? OKAY. I SEE YOUR HAND RAISED. IF  
12 STAFF COULD RESPOND TO THAT QUESTION, PLEASE.

13

14 **GILLIAN ADAMS:** THE BASIC IDEA BEHIND THIS EQUITY ADJUSTMENT IS  
15 THAT THE CERTAIN 49 JURISDICTIONS THAT WERE IDENTIFIED AS  
16 BEING SORT OF HIGHER THAN AVERAGE RACIAL AND ECONOMIC  
17 EXCLUSION WOULD RECEIVE ESSENTIALLY A FLOOR PLACED ON THEIR  
18 ALLOCATION OF VERY LOW AND LOW INCOME UNITS. AND SO IF ONE OF  
19 THOSE 49 JURISDICTIONS DIDN'T RECEIVE AN ALLOCATION OF VERY  
20 LOW AND LOW INCOME IT'S WHAT'S PROPORTIONAL TO THEIR SHARE OF  
21 EXISTING HOUSEHOLDS THEN IT WOULD BE MET IN PROPORTIONALITY TO  
22 THAT THRESHOLD TO BE CLEAR SOME OF THE FACTORS THAT WE ALREADY  
23 INCLUDE IN THE RHNA METHODOLOGY BECAUSE THEY FOCUS SO MUCH ON  
24 AFFIRMATIVELY FURTHERING FAIR HOUSING THE COUPLE OF  
25 JURISDICTIONS MENTIONED PALO ALTO AND CUPERTINO THEY ALREADY

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1 MEET THAT THRESHOLD SO INCORPORATING THIS ADJUSTMENT WOULD NOT  
2 IMPACT THEM IN ANY WAY BUT IT WOULD IMPACT THE OTHER  
3 JURISDICTIONS THAT FELL SHORT OF THAT PROPORTIONALITY  
4 THRESHOLD. AND THEN THE UNITS WOULD BE TAKEN FROM OTHER  
5 JURISDICTIONS THAT WERE NOT IDENTIFIED AS EXHIBITING THAT  
6 RACIAL AND ECONOMIC EXCLUSION TO MAKE UP FOR THAT -- TO MAKE  
7 THE OTHER JURISDICTIONS REACH THEIR PROPORTIONALITY  
8 THRESHOLDS. >DAVE VAUTIN: AND TO AUGMENT WHAT GILLIAN SHARED  
9 JUST TO BE CLEAR ON THE JURISDICTIONS THAT WOULD BE MOST  
10 IMPACTED BY THE EQUITY ADJUSTMENT, IT WOULD BE DALY CITY,  
11 GILROY, HALF MOON BAY, HEALDSBURG, HERCULES, LIVERMORE, AND  
12 UNINCORPORATED NAPA, UNION CITY, AND WINDSOR.

13

14 **KAREN MITCHOFF, CHAIR:** SO, BASICALLY -- AND I -- IT'S -- NONE  
15 OF THE JURISDICTIONS WHERE FAIRNESS AND EQUITY, WHERE IN ARE  
16 TRYING TO GET THAT CHANGE? MAYBE THAT'S JUST COMMENT. NEYSA,  
17 GO AHEAD.

18

19 **NEYSA FLIGOR:** THANK YOU. AND THANKS FOR THAT QUESTION, JIM. IT  
20 WAS ONE OF THE TWO QUESTIONS I HAD, JUST TO BETTER UNDERSTAND  
21 IF ADDING IN THE EQUITY ADJUSTMENT WOULD IMPACT THE NUMBERS.  
22 AND THEN MY SECOND QUESTION IS FOR STAFF, CHAIR, WHICH HAS TO  
23 DO WITH, YOU KNOW, PALO ALTO, CUPERTINO, AND I THINK BRISBANE  
24 WHERE WE HAVE SEEN THEIR NUMBERS CHANGE AND GO DOWN, AND I  
25 THINK THERE HAS BEEN A LOT OF QUESTIONS ABOUT, YOU KNOW,

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1 WHAT'S DRIVING THAT. AND MAYBE MORE INFORMATION ABOUT WHY FOR  
2 THOSE CITIES THE NUMBERS HAVE GONE DOWN WOULD HELP US ADDRESS  
3 AND RESPOND TO, OUR COLLEAGUES AND CONSTITUENTS. BECAUSE OF  
4 COURSE EVERYONE IS THINKING WHY IS IT THAT THIS CITY'S NUMBER  
5 WENT DOWN AND OURS IS EITHER THE SAME OR GOING UP. AND I KNOW  
6 FOR PALO ALTO CUPERTINO AND BRISBANE THERE MAY HAVE BEEN  
7 DIFFERENT DRIVERS AND REASONS WHY THEIR NUMBERS CHANGED BUT  
8 FROM THE OUTSIDE PEOPLE ARE JUST WATCHING THESE NUMBERS AND  
9 CHECKING ALL THE TIME AND THEY'RE SEEING THAT SOME CITIES ARE  
10 HAVING THEIR NUMBERS ADJUSTED.

11

12 **KAREN MITCHOFF, CHAIR:** STAFF, DID YOU WANT TO RESPOND TO THAT  
13 SECOND QUESTION OF NEYSAS? >DAVE VAUTIN: I WOULD BE HAPPY TO  
14 DO SO. YES, I CAN CERTAINLY UNDERSTAND HOW LOCAL JURISDICTIONS  
15 SEE IT AS BEING JUST TRANSFERRED FROM ONE JURISDICTION TO  
16 ANOTHER JURISDICTION AND IT'S DRIVEN BY STRATEGIES IF THE PLAN  
17 AS WELL AS UPDATED DATA. THERE IS UNIQUE CIRCUMSTANCE IN EACH  
18 ONE WITH REGARD TO BRISBANE WE HAD GOOD COLLABORATIVE  
19 DISCUSSIONS WITH THE STAFF THERE AND IDENTIFIED SEVERAL KEY  
20 PARCELS INCLUDING THE HIGH SPEED RAIL YARD, TO EXCLUDE FROM  
21 RESIDENTIAL DEVELOPMENT BECAUSE THIS'S GOING TO BE USED FOR  
22 ESSENTIAL TRANSPORTATION INFRASTRUCTURE IN THE FUTURE. THAT  
23 WAS REALLY A KEY CONTRIBUTOR TO THE CHANGES IN BRISBANE. WITH  
24 REGARDS TO PALO ALTO AND CUPERTINO, THERE ARE TWO HIGH LEVEL  
25 THINGS WE HAVE BEEN TALKING ABOUT A LOT, THE CHANGES TO THE



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1 STRATEGIES ON THE ECONOMY SIDE, WHERE THOSE AREAS WERE  
2 EFFECTIVELY PRECLUDED FROM ANY SIGNIFICANT JOB GROWTH IN THE  
3 DRAFT BLUEPRINT DUE TO THE EXTREMELY HIGH FEES, THEY WERE  
4 AMONGST THE HIGHEST FEE LOCATIONS IN THE REGION PALO ALTO WAS  
5 THE NUMBER ONE JURISDICTION FOR THE REGIONAL IMPACT FEE IN THE  
6 DRAFT BLUEPRINT WITH THAT STRATEGY REMOVED IT LED TO THE  
7 DEVELOPMENTS IN THE CITY HAVING MORE OF A MIX BETWEEN JOBS AND  
8 HOUSING AS TO OPPOSING BEING MOSTLY RESIDENTIAL. AND LASTLY  
9 THE IMPROVED PIPELINE DATA WHERE WE GOT DATA ON THE  
10 DEVELOPMENTS ABOUT TO BE UNDER CONSTRUCTION AND THERE WERE THE  
11 VELCO PROJECT IN CUPERTINO WHERE WE REFLECTED THE STATUS OF  
12 THAT PROJECT MORE ACCURATELY.

13

14 **KAREN MITCHOFF, CHAIR:** ARE THERE ANY MORE QUESTIONS? SUSAN?

15

16 **SUSAN ADAMS:** I WOULD LIKE TO ECHO WHAT'S BEEN SAID AS WELL. MY  
17 CONCERN IS THAT, IF THE OTHER CITIES IN SONOMA COUNTY REALIZE  
18 THAT YOU'RE GOING TO BE MAKING THESE ADJUSTMENTS DOWNWARD  
19 PERHAPS THEY WOULD HAVE LOBBIED YOU MORE HEAVILY IN THE LAST  
20 COUPLE OF MONTHS. ALTHOUGH I'M OKAY WITH WHAT YOU'RE DOING  
21 WE'RE GOING TO RUN INTO A BIT OF A BUZZ SAW HERE BECAUSE  
22 EVERYBODY ELSE DOESN'T HAVE THE SAME OPPORTUNITY TO SORT OF  
23 BRING THESE NUMBERS DOWN. AND I JUST WANT TO ASK YOU ABOUT THE  
24 IMPACT OF THAT, STAFF, IF I COULD. >DAVE VAUTIN: I WOULD NOTE  
25 WITH REGARDS TO SONOMA COUNTY WE DID HAVE SOME VERY GOOD

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1 CONVERSATIONS WITH THE COUNTY AND THE CITIES WITHIN, AT THE  
2 SAME TIME, THE OTHER CONVERSATIONS WERE GOING ON. AND WE MADE  
3 SOME VERY SPECIFIC UPDATES TO THE DATA CHALLENGES THAT WERE  
4 UNIQUE TO SONOMA COUNTY PARTICULARLY IN UNINCORPORATED AREAS  
5 THERE IS HAVE BEEN UPDATES IN SONOMA COUNTY AND YOU SHOULD SEE  
6 THAT IN YOUR PACKET ESPECIALLY IN THE UNINCORPORATED COUNTY AS  
7 WELL AS SEBASTOPOL.

8

9 **SUSAN ADAMS:** HOW DID THEY BRING DOWN THEIR NUMBERS. >DAVE  
10 VAUTIN: IN THE DRAFT BLUEPRINT IT WAS JUST THAT. A DRAFT. IT  
11 WAS OF THE BASIS DATA USED FOR LAND USE FORECASTING HAD SOME  
12 DATA KNACK -- INACCURACIES. IN THE DATA FROM 2040 BETTER  
13 REFLECTED EXISTING ZONING ON THE GROUND TODAY.

14

15 **SUSAN ADAMS:** IF YOUR COMFORTABLE WITH THAT THAT'S FINE.

16

17 **KAREN MITCHOFF, CHAIR:** MR. BONILLA, GIVEN THE RESPONSES DID  
18 YOU STILL WISH TO MOVE FORWARD WITH YOUR MOTION?

19

20 **RICK BONILLA:** YES.

21

22 **KAREN MITCHOFF, CHAIR:** ANY FURTHER DISCUSSION ON THE MOTION?

23

24 **JAMES P. SPERING:** COULD WE GET CLARIFICATION ON THE MOTION?

25

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1 **KAREN MITCHOFF, CHAIR:** RICK? OPTION A.

2

3 **RICK BONILLA:** MOTION WAS TO RECOMMEND OPTION A WITH THE EQUITY  
4 ADJUSTMENT.

5

6 **KAREN MITCHOFF, CHAIR:** CURRENTLY STAFF THE VOTE PREVIOUSLY WAS  
7 OPTION B?

8

9 **RICK BONILLA:** NO. I BELIEVE IT WAS OPTION 8A.

10

11 **KAREN MITCHOFF, CHAIR:** 8A. I'M SORRY. THANK YOU.

12

13 **JESSE ARREGUIN:** MADAM CHAIR?

14

15 **KAREN MITCHOFF, CHAIR:** YES, MR. ROMERO?

16

17 **CARLOS ROMERO:** THAT'S NOT ME.

18

19 **KAREN MITCHOFF, CHAIR:** WELL OKAY. -- JESSE I'M SORRY. GO AHEAD  
20 JESSE.

21

22 **JESSE ARREGUIN:** WE HAD, THE EXECUTIVE BOARD HAD RELEASED  
23 OPTION 8A WITHOUT THE EQUITY ADJUSTMENT, AND WHAT MR. BONILLA  
24 IS RECOMMENDING IS OPTION 8A, JUST TO CLARIFY, WITH THE EQUITY  
25 ADJUSTMENT.

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1

2 **RICK BONILLA:** YES.

3

4 **KAREN MITCHOFF, CHAIR:** THANK YOU.

5

6 **JESSE ARREGUIN:** I WANT TO SAY WHEN WE DISCUSSED THIS IN  
7 OCTOBER I WAS NOT INCLINED TO SUPPORT THE EQUITY ADJUSTMENT  
8 BECAUSE OF THE ADDED COMPLEXITY IT WOULD CREATE IN THE  
9 CALCULATION OF THE METHODOLOGY AND THE COMPLEXITY CREATED FOR  
10 LOCAL GOVERNMENTS. I WILL SAY THAT THE RESULTS OF THE FINAL  
11 BLUEPRINT, I THINK, HAVE CHANGED MY PERSPECTIVE, AND I AM OPEN  
12 TO RECOMMENDING THE EQUITY ADJUSTMENT SO THAT WE CAN MORE  
13 ADVANCE OUR FAIR HOUSING GOALS. THAT'S -- IF YOU LOOK AT THE  
14 ACTUAL METRICS AND HOW THIS NEW METHODOLOGY COMPARES TO THOSE  
15 METRICS, THE AREA WHERE WE'RE DOING -- WE'RE DOING NOT AS GOOD  
16 AS WE WERE BEFORE, IS IN AFFIRMATIVELY FURTHERING FAIR  
17 HOUSING. SO THIS WOULD HELP CORRECT THAT, AND ENSURE THAT WE  
18 CAN MEET ALL OF THE METRICS THAT WE HAD SET OUT TO MEET. SO  
19 THOSE ARE MY THOUGHTS.

20

21 **RICK BONILLA:** MADAM CHAIR, IF I MIGHT ADD ON TO THAT PLEASE?

22

23 **KAREN MITCHOFF, CHAIR:** SURE. GO AHEAD.

24

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1 **RICK BONILLA:** I WANT TO ADD THOSE WERE REALLY MY GOALS IN  
2 MAKING THIS RECOMMENDATION, TO APPROVE THE ASPECT OF  
3 AFFIRMATIVELY FURTHERING FAIR HOUSING. THAT'S IT.

4

5 **KAREN MITCHOFF, CHAIR:** THANK YOU. PAT? YOU'RE ON MUTE, PAT.

6

7 **PAT ECKLUND:** THANK YOU VERY MUCH, CHAIR MITCHOFF, FOR THE  
8 OPPORTUNITY TO COMMENT. I AM GOING TO VOTE AGAINST THE MOTION  
9 BECAUSE I FEEL VERY STRONGLY THAT THIS LAST MINUTE CHANGE IS  
10 NOT FAIR TO THE CITIES OR THE COUNTIES THAT -- AND THAT -- AND  
11 I BELIEVE THAT THOSE NUMBERS SHOULD BE SENT OUT TO THE CITIES  
12 AND THE COUNTIES BEFORE THIS CHANGE IS APPROVED BY THE BOARD,  
13 IF IN FACT THIS ENTITY DOES PROVE THIS LAST MINUTE CHANGE.  
14 IT'S JUST NOT FAIR FOR THE CITIES AND THE COUNTIES TO KNOW  
15 REALLY WHAT THE IMPACT IS. AND IF IT DOES PASS I'M ASKING  
16 STAFF NOW TO MAKE SURE THAT ALL ABAG EXECUTIVE BOARD MEMBERS  
17 AND ALL THE CITIES AND THE COUNTIES ARE INFORMED WITH THE  
18 CHANGES AND WHAT IMPACT IT'S GOING TO HAVE ON THEIR RHNA.

19

20 **KAREN MITCHOFF, CHAIR:** THANK YOU FOR THAT.

21

22 **MATT MALONEY:** REAL QUICK MATT MALONEY DIRECTOR OF PLANNING IF  
23 THIS MOTION IS TO GO FORWARD AND APPROVED, WE CAN PROVIDE THE  
24 ALLOCATIONS THAT RESULT FROM 8A AND THE EQUITY ADJUSTMENT. I  
25 MEAN WE'RE HAPPY TO DO THAT, AND WE CAN PROVIDE IT. I JUST,

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1 AGAIN, WOULD CAUTION OF THE COMMITTEE THAT THE CHANGES THAT  
2 MAY RESULT FROM THE EQUITY ADJUSTMENT DON'T NECESSARILY AFFECT  
3 THE CITIES WE'RE TALKING ABOUT TODAY. YOU'RE GOING TO SEE THE  
4 RESULT IN THE SPIRIT OF THIS CONVERSATION. IT WILL HAVE A  
5 SLIGHT -- A SLIGHT POSITIVE IMPACT ON THAT FAIR HOUSING BUT  
6 IT'S PRETTY MARGINAL ON THOSE METRICS. I WANTED TO LET THE  
7 COMMITTEE KNOW.

8

9 **KAREN MITCHOFF, CHAIR:** MATT REGAN.

10

11 **MATT REGAN:** I WAS SURPRISED BY THE LIST OF CITIES THAT YOU  
12 READ OFF THAT WOULD BE MOST IMPACTED BY THE EQUITY ADJUSTMENT  
13 WE OFTEN CITE THE UBER WEALTHY SUBURBAN COMMUNITIES AS WE ALL  
14 KNOW ARE THE ONES WE'RE TARGETING, BUT DAILY CITY JUST DOESN'T  
15 SEEM TO ME THAT THAT'S THE SORT OF COMMUNITY WE SHOULD BE  
16 TARGETING WITH THIS PARTICULAR TOOL. NOT THAT I'M AGAINST T  
17 BUT IT JUST SEEMS -- IT STRIKES ME THAT THE MODEL IS NOT GOING  
18 AFTER THE SORT OF BEHAVIOR THAT WE'RE SEEKING TO ADDRESS HERE.  
19 AND JUST ON A PHILOSOPHICAL POINT AS WELL, IF WE ARE TRYING TO  
20 PUT MORE HOUSING INTO EXCLUSIVE SUBURBS, IF THAT'S THE  
21 OBJECTIVE, YOU KNOW, YOU HAVE TO ASK THE QUESTION, YOU KNOW,  
22 IS IT FAIR TO PUT PEOPLE IN AFFORDABLE HOUSING IN COMMUNITIES  
23 WHERE THE ONLY GROCERY STORE IS WHOLE FOODS, AND WHERE THERE  
24 ARE NO SERVICES AND THEY'RE AUTO DEPENDENT. WE HAVE TO ASK  
25 THESE QUESTIONS. THIS IS NOT AN EXERCISE IN JUST PUTTING

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1 NUMBERS ON A PIECE OF PAPER. WE HAVE TO ASK THE QUESTION, DO  
2 THE END USERS, ARE THEY GOING TO BENEFIT FROM THIS  
3 CONVERSATION? SO JUST PUT THAT ON THE TABLE. THANKS CHAIR.

4

5 **KAREN MITCHOFF, CHAIR:** THANK YOU. ANY FURTHER DISCUSSION?  
6 COMMENTS? ALL RIGHT. MR. CASTRO? OH, CARLOS, GO AHEAD.

7

8 **CARLOS ROMERO:** YEAH, THANK YOU. JUST A QUICK CLARIFICATION ON  
9 MR. REGAN'S POINT. SO THIS ISN'T A PERFECT SCREEN THAT'S BEING  
10 USED FOR THE EQUITY ADJUSTMENT. I MEAN, IDEALLY, YOU KNOW,  
11 RACE MIGHT HAVE BEEN A BETTER WAY OF GETTING AT, THIS BUT  
12 CLEARLY, I THINK THERE WERE SOME CONCERNS ON THE PART OF THE  
13 STAFF AND SOME OTHER FOLKS THAT PERHAPS THAT WOULDN'T PAST  
14 MUSTER. SO WHAT WAS DEVELOPED BY ADVOCATES AND RENEWED BY  
15 STAFF I THINK WAS A PROXY TRYING TO GET AT THIS. IT'S AN  
16 IMPERFECT FILTER BUT IT DOES ATTEMPT TO ADDRESS THIS ISSUE OF  
17 EQUITY IN THE NINE COUNTY BAY AREA AROUND THE DISTRIBUTION OF  
18 THESE UNITS. THANK YOU.

19

20 **KAREN MITCHOFF, CHAIR:** THANK YOU. SONJA?

21

22 **SONJA TRAUSS:** REAL QUICK. FIRST OF ALL, FOOD IS ACTUALLY  
23 PRETTY EXPENSIVE IN LOW INCOME AREAS. SO I THINK, YOU KNOW, IF  
24 YOU'RE NOT NEAR A WHOLE FOODS, YOU MIGHT BE NEAR A CORNER  
25 STORE, MILK IS STILL \$8 IN THE CORNER STORE, AND MATT I'M SURE

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1 YOU DIDN'T MEAN THIS BUT I WANT TO POINT OUT. SOUNDS KIND OF  
2 LIKE, WHAT? PEOPLE IN DEED RESTRICTED HOUSING DON'T DESERVE  
3 ACCESS TO NICE GROCERY STORES OR NICE THINGS, LIKE THAT -- I  
4 KNOW THAT'S NOT WHAT YOU MEANT, BUT I DID WANT TO -- I DON'T  
5 WANT ANYBODY TO THINK THAT'S WHAT WAS MEANT HERE. BECAUSE  
6 THAT'S MEAN.

7

8 **KAREN MITCHOFF, CHAIR:** THAT'S NOT WHAT HE MEANT. HE MEANT IT'S  
9 MORE EXPENSIVE TO SHOP AT WHOLE FOOLS THAN IT IS AT SAFEWAY OR  
10 RAYLEY'S, OR WHATEVER. ALL RIGHT. WE HAVE A QUESTION ON THE  
11 TABLE. THIS IS TO MAKE A RECOMMENDATION TO THE EXECUTIVE  
12 COMMITTEE MEETING NEXT WEEK SHOULD THE MOTION PASS STAFF WILL  
13 PROVIDE ADDITIONAL INFORMATION TO REFLECT HOW THESE NUMBERS  
14 IMPACT THE CITIES THAT WERE LISTED EARLIER AND I'M NOT SURE IF  
15 IT TAKES AWAY FROM OTHERS OR WHAT HAVE YOU. IF IT DOESN'T  
16 PASS, THEN I WILL ENTERTAIN A MOTION TO ACCEPT THE ORIGINAL  
17 ACTION ITEM ON HERE. MR. CASTRO, MAY WE HAVE A ROLL CALL,  
18 PLEASE.

19

20 **CLERK OF THE BOARD:** YES, MA'AM. ON THE MOTION. [ROLL CALL  
21 VOTE]

22

23 **KAREN MITCHOFF, CHAIR:** I KNOW YOU'RE COUNTING FRED, BUT I  
24 BELIEVE THAT MOTION PASSES.

25



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1 **CLERK OF THE BOARD:** 14 AYES, SIX NOS.

2

3 **KAREN MITCHOFF, CHAIR:** SO WE WILL BE MAKING A RECOMMENDATION  
4 FROM THIS COMMITTEE TO THE ABAG EXECUTIVE COMMITTEE NEXT  
5 THURSDAY, PACKETS ARE BEING PREPARED NOW, I AM SURE, AS WE  
6 SPEAK, SO STAFF WILL, PER MR. MALONEY, ADD THAT ADDITIONAL  
7 INFORMATION. AND THEN ABAG EXECUTIVE COMMITTEE WILL TAKE UP  
8 NEXT WEEK WHETHER TO CHANGE TO 8A -- PARDON ME -- YEAH, 8A,  
9 WITH THE EQUITY ADJUSTMENT. WITH THAT, I BELIEVE WE HAVE COME  
10 TO THE END OF OUR MEETING. BEFORE I ADJOURN, ANY FURTHER  
11 COMMENTS BY STAFF? OKAY. WITH THAT, WE ARE ADJOURNED TO OUR  
12 MEETING ON FEBRUARY 11TH AT 10:00 A.M. THANK YOU EVERYONE.  
13 HAVE A GOOD AFTERNOON. [ADJOURNED]

14



*Broadcasting Government*