



# METROPOLITAN TRANSPORTATION COMMISSION

## Meeting Transcript





MARCH 9<sup>TH</sup>, 2023

1        **JOINT BAY AREA HOUSING FINANCE AUTHORITY OVERSIGHT COMMITTEE**

2                                **AND ABAG HOUSING COMMITTEE**

3                                **THURSDAY, MARCH 9<sup>TH</sup>, 2023, 1:00 PM**

4

5

6        **CHAIR, CARLOS ROMERO, ABAG:** GOOD AFTERNOON ALL THANK YOU FOR  
7        COMING OUT ON A RAINY DAY. I'M GLAD WE HAVE QUORUMS IN BOTH  
8        GROUPS. WITH THAT, THIS IS A MEETING OF THE JOINT MEETING MTC  
9        BAY AREA HOUSING FINANCE AUTHORITY OVERSIGHT COMMITTEE AND  
10       ABAG HOUSING COMMITTEE. I WILL CALL THE MEETING TO ORDER AND  
11       THIS MEETING IS BEING WEBCAST, AND I BELIEVE THERE IS AN  
12       ANNOUNCEMENT. IS THAT CORRECT?

13

14       **CLERK OF THE BOARD:** YES. THE MEETING IS BEING WEBCAST MEMBERS  
15       PARTICIPATING VIA ZOOM SHOULD RAISE THEIR HAND OR DIAL STAR  
16       NINE AND THE CHAIR WILL CALL UPON THEM AT THE APPROPRIATE  
17       TIME. PARTICIPATING BY ZOOM USE THE RAISED HAND FEATURE OR  
18       DIAL STAR NINE. MEMBERS OF THE PUBLIC SHOULD FORM A LINE AND  
19       THE PUBLIC WILL CALL ON THEM DURING PUBLIC SPEAK. THANK YOU.

20

21       **CHAIR, CARLOS ROMERO, ABAG:** THANK YOU. AND, FRED, I DON'T KNOW  
22       IF I WAS SUPPOSED TO DO THAT AND I JUST HANDED IT OFF TO YOU.  
23       THANK YOU FOR DOING IT. NEXT ITEM ABAG HOUSING -- OR, LET'S TO  
24       ROLL CALL, FORGIVE ME.

25





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1 **CLERK OF THE BOARD:** ROLL CALL FOR ABAG HOUSING COMMITTEE. BAG

2 ARREGUIN? IS ABSENT. BAS IS ABSENT. EKLUND?

3

4 **PAT ECKLUND:** PRESENT.

5

6 **CLERK OF THE BOARD:** FIFE IS PRESENT.

7

8 **CLERK OF THE BOARD:** FLIGOR?

9

10 **V. CHAIR, NEYSA FLIGOR, ABAG:** HERE.

11

12 **CLERK OF THE BOARD:** RABBITT?

13

14 **DAVID RABBITT:** HERE RAMOS?

15

16 **BELIA RAMOS:** HERE.

17

18 **CLERK OF THE BOARD:** ROMERO?

19

20 **CHAIR, CARLOS ROMERO, ABAG:** PRESENT.

21

22 **CLERK OF THE BOARD:** QUORUM OF ABAG HOUSING COMMITTEE IS

23 PRESENT.

24





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1   **CHAIR, CARLOS ROMERO, ABAG:** LET'S SEE, DO YOU WANT ME TO RUN  
2   THROUGH -- I'LL RUN THROUGH MY PIECES THEN HAND IT OVER TO  
3   YOU, SUPERVISOR. ABAG HOUSING COMMITTEE -- LET'S SEE WE ARE ON  
4   THE -- CLERK OF THE BOARD, ROLL CALL, QUORUM IS PRESENT, AND  
5   WITH THAT NOW I'LL HAND IT OVER.

6

7   **FEDERAL D. GLOVER:** I'LL CALL THIS MEETING TO ORDER. AND  
8   CONFIRMATION OF A QUORUM.

9

10   **CLERK OF THE BOARD:** YES, WITH COUNCIL MEMBER ABE-KOGA,  
11   SUPERVISOR GLOVER, SUPERVISOR RABBITT AND SUPERVISOR RONEN,  
12   QUORUM IS PRESENT OF THE BAHFA OVERSIGHT COMMITTEE.

13

14   **FEDERAL D. GLOVER:** AND JUST TO NOTE THIS MEETING IS BEING  
15   WEBCAST ON MTC WEB SITE. COMMITTEE MEMBERS PARTICIPATING ON  
16   ZOOM FEATURE -- WHICH I DON'T THINK WE HAVE ANY TODAY, NEEDS  
17   TO SPEAK, SHOULD USE THE -- THE HAND FEATURE OR DIAL NINE, AND  
18   WE'LL CALL UPON YOU AS APPROPRIATE.

19

20   **CHAIR, CARLOS ROMERO, ABAG:** OKAY. NEXT ITEM. WILL THE CLERK  
21   PLEASE MAKE THE ABAG COMPENSATION STATEMENT? ACCORDING TO  
22   STATE LAW I AM MAKING THE FOLLOWING ANNOUNCEMENT, THE MEMBERS  
23   OF THE ABAG BOARD IN ATTENDANCE AT THIS MEETING ARE ENTITLED  
24   TO RECEIVE PER DIEM AN AMOUNT OF \$150 AS A RESULT OF CONVENING





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1 A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT PER  
2 DIEM. THANK YOU.

3

4 **CHAIR, CARLOS ROMERO, ABAG:** THANK YOU VERY MUCH. NOW TO THE --

5

6 **FEDERAL GLOVER:** OKAY. THE BAHFA OVERSIGHT COMMITTEE MEMBERS,  
7 WILL THE SECRETARY PLEASE GIVE THE COMPENSATION ANNOUNCEMENT?

8

9 **CLERK OF THE BOARD:** YES, SIR. AS AUTHORIZED BY STATE LAW I AM  
10 MAKING THE FOLLOWING ANNOUNCEMENT. EACH MEMBER OF THE BOARD  
11 HERE TODAY WILL BE ENTITLED TO RECEIVE \$100 PER MEETING  
12 ATTENDED UP TO A MAXIMUM OF \$500 PER MONTH PER AGENCY. THIS  
13 AMOUNT IS A PROVIDED AS A RESULT OF CONVENING A MEETING FOR  
14 WHICH EACH MEMBER IS ENTITLED TO COLLECT SUCH AMOUNT. THANK  
15 YOU.

16

17 **CHAIR, CARLOS ROMERO, ABAG:** THANK YOU. NEXT ITEM IS PUBLIC  
18 COMMENT. THIS IS AN INFORMATION ITEM. IF THERE ARE ANY MEMBERS  
19 OF THE PUBLIC WHO WISH TO ADDRESS THE BODY DURING THIS TIME,  
20 YOU WOULD BE DOING SO ON ITEMS NOT ON THE AGENDA. WILL THE  
21 CLERK INFORM US WHETHER THERE ARE ANY MEMBERS OF THE PUBLIC,  
22 EITHER PRESENTER ONLINE?

23

24 **CLERK OF THE BOARD:** NO MEMBERS OF ATTENDEES ON ZOOM WITH HANDS  
25 RAISED FOR PUBLIC COMMENT. NO MECHANICS OF THE PUBLIC HERE IN





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1 THE BOARDROOM AND NO WRITTEN COMMENT WAS RECEIVED ON THIS  
2 ITEM.

3

4 **CHAIR, CARLOS ROMERO, ABAG:** THANK YOU VERY MUCH. COMMITTEE  
5 MEMBER ANNOUNCEMENTS. THIS IS AN INFORMATION ITEM. ARE THERE  
6 ANY ANNOUNCEMENTS FROM MEMBERS OF THE COMMITTEE? SEEING NONE.  
7 HOW ABOUT ONLINE? NONE?

8

9 **CLERK OF THE BOARD:** THERE ARE NO MEMBERS WITH HAND RAISED FOR  
10 COMMITTEE MEMBER ANNOUNCEMENTS AT THIS TIME.

11

12 **CHAIR, CARLOS ROMERO, ABAG:** OKAY AND IS THERE ANY MEMBER OF  
13 THE PUBLIC WHO WISHES TO GIVE PUBLIC COMMENT ON THIS ITEM?

14

15 **CLERK OF THE BOARD:** THERE ARE NO MEMBERS OF THE PUBLIC WITH  
16 THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED  
17 ON THIS ITEM. THANK YOU.

18

19 **CHAIR, CARLOS ROMERO, ABAG:** NEXT ITEM IS THE CHAIR'S REPORT.  
20 ABAG HOUSING COMMITTEE CHAIR'S REPORT AND THE BAHFA OVERSIGHT  
21 COMMITTEE REPORT. THIS IS AN INFORMATION ITEM. I DO NOT HAVE -  
22 - NO CHAIR'S REPORT. SO, WITH THAT, I WILL MOVE TO THE BAHFA  
23 CHAIRPERSON TO SEE IF THEY HAVE?

24

25 **FEDERAL GLOVER:** AND WE HAVE NO REPORT.





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1

2 **CHAIR, CARLOS ROMERO, ABAG:** OKAY. GREAT. WITH THAT, MOVE ON TO  
3 THE NEXT ITEM, WHICH IS EXECUTIVE DIRECTOR'S REPORT. AND THIS  
4 IS AN INFORMATION ITEM, I BELIEVE, BRAD PAUL WILL BE GIVING  
5 THE REPORT. MR. BRAD -- MR. EXECUTIVE DIRECTOR, PAUL, WILL YOU  
6 PLEASE PROVIDE YOUR REPORT?

7

8 **BRAD PAUL:** BRAD PAUL, DEPUTY EXECUTIVE DIRECTOR FOR LOCAL  
9 GOVERNMENT SERVICES. STAFF HELD TWO TOWN HALL MEETINGS THE  
10 WEEK OF FEBRUARY 27TH TO SOLICIT PUBLIC INPUT ON THE TWO  
11 PRINCIPLE ELEMENTS OF BAHFA'S BUSINESS PLAN, THE EQUITY  
12 FRAMEWORK AND THE FUNDING PROGRAMS. APPROXIMATELY 100 PEOPLE  
13 ATTENDED EACH SESSION AND BAHFA STAFF RECEIVED A LOT OF GOOD  
14 INPUT. STAFF BACK IN MAY TO PRESENT ON THE BAHFA BUSINESS PLAN  
15 AND CORPORATE INPUT RECEIVED.

16

17 **CHAIR, CARLOS ROMERO, ABAG:** THANK YOU. ANY DISCUSSION ON THIS  
18 ITEM?

19

20 **V. CHAIR, NEYSA FLIGOR, ABAG:** THANK YOU. WERE TOWN HALL  
21 MEETINGS HELD AND WAS THERE A SIGN-UP SHEET OF WHERE ATTENDEES  
22 ARE COMING IN FROM?

23

24 **BRAD PAUL:** I WAS NOT PRESENT. I'LL LET DANIEL SAVER ANSWER  
25 THAT QUESTION.





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1

2 **DANIEL SAVER:** DANIEL SAVER, ASSISTANT DIRECTOR FOR HOUSING AND  
3 LOCAL PLANNING THOSE WERE HELD VIRTUALLY AND WE SENT OUT  
4 MESSAGES WITH THE REGISTRATION PAGE AND WE HAVE LISTS OF WHO  
5 ATTENDED IT WAS A GREAT MIX OF MEMBERS OF THE PUBLIC HOUSING  
6 ADVOCATES PRACTITIONERS AS WELL AS A NUMBER OF LOCAL  
7 GOVERNMENT STAFF AND ELECTED OFFICIALS.

8

9 **V. CHAIR, NEYSA FLIGOR, ABAG:** THANK YOU.

10

11 **CHAIR, CARLOS ROMERO, ABAG:** GREAT QUESTION. ANYONE ELSE HERE  
12 IN THE ROOM OR ONLINE?

13

14 **CLERK OF THE BOARD:** THERE ARE NO COMMITTEE MEMBERS WITH HAND  
15 RAISED FOR THIS ITEM.

16

17 **CHAIR, CARLOS ROMERO, ABAG:** ANY MEMBERS OF THE PUBLIC WHO WISH  
18 TO COMMENT?

19

20 **CLERK OF THE BOARD:** THERE ARE NO MEMBERS OF THE PUBLIC WITH  
21 THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED  
22 ON THIS ITEM.

23

24 **CHAIR, CARLOS ROMERO, ABAG:** THANK YOU VERY MUCH. THE NEXT ITEM  
25 IS THE ABAG HOUSING COMMITTEE CONSENT CALENDAR. THIS IS AN





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1 ACTION ITEM. SO UNLESS THERE IS AN ITEM THAT THE ABAG  
2 COMMITTEE MEMBERS WOULD LIKE TO TAKE SEPARATELY, THE CONSENT  
3 CALENDAR WILL BE APPROVED IN ONE MOTION. LET'S SEE, DO WE HAVE  
4 A MOTION TO APPROVE THE CONSENT CALENDAR?

5

6 **V. CHAIR, NEYSA FLIGOR, ABAG:** SO MOVED, CHAIR. FLIGOR.

7

8 **CHAIR, CARLOS ROMERO, ABAG:** SECOND PLEASE?

9

10 **CHAIR, CARLOS ROMERO:** SECOND, ROMERO. WITH THAT -- I GUESS WE  
11 SHOULD -- DO WE REQUIRE ANY PUBLIC COMMENT ON THIS ITEM?

12

13 **CLERK OF THE BOARD:** THERE ARE NO MEMBERS OF THE PUBLIC WITH  
14 THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED  
15 ON THIS ITEM.

16

17 **CHAIR, CARLOS ROMERO, ABAG:** THANK YOU VERY MUCH. MOTION ON THE  
18 FLOOR. WE'LL VOTE. ALL THOSE IN FAVOR? OH YOU STILL HAVE TO ON  
19 DO ROLL CALL. BECAUSE IT'S HYBRID.

20

21 **CLERK OF THE BOARD:** MOTION ON THE FLOOR FLIGOR SECOND ROMERO.  
22 BAS IS ABSENT. EKLUND?

23

24 **PAT ECKLUND:** AYE.

25





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1 **CLERK OF THE BOARD:** THANK YOU. COUNCIL MEMBER FIFE? IS ABSENT.

2 COUNCIL MEMBER FLIGOR?

3

4 **V. CHAIR, NEYSA FLIGOR, ABAG:** YES.

5

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

7

8 **DAVID RABBITT:** AYE.

9

10 **CLERK OF THE BOARD:** RAMOS?

11

12 **BELIA RAMOS:** YES. HAVING REHABILITATED MYSELF ON THOSE  
13 MINUTES.

14

15 **CLERK OF THE BOARD:** AND COUNCIL MEMBER ROMERO?

16

17 **CHAIR, CARLOS ROMERO, ABAG:** YES.

18

19 **CLERK OF THE BOARD:** THANK YOU. AND, CHAIR, IF I CAN ASK IF  
20 MAYOR ARREGUIN WOULD LIKE TO CAST HIS VOTE ON THE CONSENT  
21 ITEM?

22

23 **JESSE ARREGUIN:** YES.

24





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1 **CLERK OF THE BOARD:** VOTE IS YES. MOTION PASSES UNANIMOUSLY BY  
2 ALL MEMBERS PRESENT.

3

4 **CHAIR, CARLOS ROMERO, ABAG:** AND OF COURSE MAYOR ARREGUIN IS  
5 NOW PRESENT. WITH THAT, WE'LL MOVE ON TO ITEM SEVEN, WHICH IS  
6 THE BAHFA OVERSIGHT COMMITTEE CONSENT CALENDAR.

7

8 **FEDERAL D. GLOVER:** OKAY. THANK YOU. THE CONSENT CALENDAR IS  
9 BEFORE US. DO I HAVE A MOTION FOR APPROVAL?

10

11 **HILLARY RONEN:** SO MOVED, RONEN.

12

13 **DAVID RABBITT:** SECOND, RABBITT.

14

15 **FEDERAL GLOVER:** MOTION BY RONEN, AND SECOND BY RABBITT. COULD  
16 WE HAVE ROLL CALL VOTE, PLEASE?

17

18 **CLERK OF THE BOARD:** ON THE MOTION BY RONEN, SECOND BY RABBITT.  
19 COUNCIL MEMBER ABE-KOGA?

20

21 **MARGARET ABE-KOGA:** AYE.

22

23 **CLERK OF THE BOARD:** SUPERVISOR GLOVER?

24

25 **FEDERAL D. GLOVER:** AYE.





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1

2 **CLERK OF THE BOARD:** SUPERVISOR CANEPA? IS ABSENT. SUPERVISOR  
3 RABBITT?

4

5 **DAVID RABBITT:** AYE.

6

7 **CLERK OF THE BOARD:** RONEN?

8

9 **HILLARY RONEN:** AYE.

10

11 **CLERK OF THE BOARD:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS  
12 PRESENT.

13

14 **CHAIR, CARLOS ROMERO, ABAG:** THANK YOU VERY MUCH. WE'LL GET THE  
15 KINKS OUT OF THIS PROCESS IN A SECOND. [LAUGHTER]

16

17 **CLERK OF THE BOARD:** THERE WERE NO PUBLIC COMMENT ON THE  
18 CONSENT.

19

20 **CHAIR, CARLOS ROMERO, ABAG:** NEXT ITEM EIGHT SIXTH CYCLE  
21 HOUSING ELEMENT THIS WILL BE A REPORT ON THE SIX CYCLE HOUSING  
22 ELEMENT FOR THE STATE OF CALIFORNIA AND THOSE ELEMENTS THAT  
23 HAVE BEEN SUBMITTED SO FAR. THIS IS AN ABAG COMMITTEE AND  
24 BAHFA OVERSIGHT COMMITTEE INFORMATION ITEM. MR. SAVER WILL BE  
25 GIVING THE REPORT. PLEASE?





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1

2     **DANIEL SAVER:** THANK YOU, CHAIR. AND IF THE TEAM COULD PULL UP  
3     THE SLIDES? MY NAME IS DANIEL SAFER, I AM THE ASSISTANT  
4     DIRECTOR FOR HOUSING AND LOCAL PLANNING I'M VERY HAPPY TO  
5     PRESENT THIS UPDATE ON THE SIX CYCLE HOUSING ELEMENTS WITHIN  
6     THE BAY AREA. WE PREVIOUSLY CAME TO THE COMMITTEE IN OCTOBER  
7     WITH A SIMILAR PRESENTATION. WE'RE COMING BACK TO YOU NOW AND  
8     AS YOU ALL ARE AWARE AFTER THE JANUARY 31ST DEADLINE THIS IS A  
9     FIRST COMPREHENSIVE UPDATE WITH ALL OF THE NEW DATA THAT WE  
10    HAVE, AS OF RIGHT NOW, AS A REGION. NEXT SLIDE. BEFORE JUMPING  
11    INTO THE UPDATE I WANT TO TAKE A STEP BACK TO UNDERSCORE WHY  
12    THIS CYCLE IS MORE CHALLENGING AND MORE CONSEQUENTIAL THAN ALL  
13    OF THE PRIOR CYCLES. YOU SEE HERE ON THE SLIDE A COUPLE OF KEY  
14    THINGS WE WANT TO HIGHLIGHT AND SEVERAL IMPORTANT CHANGES IN  
15    STATE LAW. FIRST BEING THAT BECAUSE OF CHANGES TO THE RHNA  
16    METHODOLOGY, THE NUMBERS THAT JURISDICTIONS WERE DEALING WITH  
17    IN THE AMOUNT OF UNITS HAVE INCREASED SUBSTANTIALLY IN THIS  
18    CYCLE. THERE WILL BE A SLIDE LATER WITH SPECIFICITY.  
19    ADDITIONALLY WITHIN THE HOUSING ELEMENT PROCESS ITSELF THERE  
20    ARE TIGHTER RULES FOR JURISDICTION THAT IDENTIFY LAND THAT'S  
21    SUITABLE FOR DEVELOPMENT AND NOT JUST SUITABLE DEVELOPMENT BUT  
22    FEASIBLE -- THERE ARE NEW AFFIRMATIVELY FURTHERING FAIR  
23    HOUSING OR AFFH REQUIREMENTS. THOSE REQUIREMENTS SPAN ACROSS  
24    THE ENTIRE HOUSING ELEMENT FROM OUTREACH ENGAGEMENT WITH THE  
25    COMMUNITY SITE'S INVENTORY POLICIES AND PROGRAMS THE TYPE OF





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1 DATA THAT MUST BE ANALYZED WITH A SIGNIFICANT NEW SET OF  
2 RETIREMENTS. IN ADDITION TO INCREASED SET OF REQUIREMENTS  
3 THERE IS ALSO NOW INCREASED STATE ENFORCEMENT, BOTH CAPACITY  
4 AND MANDATES THE HCD AND HOUSING COMMUNITY DEVELOPMENT  
5 DEPARTMENT FOR THE STATE OF CALIFORNIA A BRAND-NEW UNIT THAT  
6 NEVER USED TO EXIST, KNOWN AS THE HOUSING ACCOUNTABILITY UNIT  
7 CORRESPONDINGLY IN THE ATTORNEY GENERAL'S OFFICE IS NOW THE  
8 HOUSING STRIKE FORCE THAT'S AN INTERDISCIPLINARY TEAM THAT'S  
9 FOCUSED ON ACCOUNTABILITY FOR HOUSING RELATED LAWS INCLUDING  
10 THOSE THAT APPLY TO LOCAL JURISDICTIONS. NEXT SLIDE. THE SLIDE  
11 HERE AS IT NOTES IS GIVING US DATA AS OF FEBRUARY 15TH. AND SO  
12 ACTUALLY IN THE THREE WEEKS -- NOT THREE YEARS -- THREE WEEKS,  
13 SINCE WE PUT THIS SLIDE TOGETHER THERE HAS BEEN SOME  
14 MEANINGFUL PROGRESS. I HAVE GOT SOME SLIGHTLY UPDATED NUMBERS  
15 THAT ARE HERE AND ALSO I'LL DRAW YOUR ATTENTION TO UPDATES IN  
16 ATTACHMENT A. SO, IMPORTANTLY, IN TERMS OF WHERE ARE WE AS A  
17 REGION, AS OF RIGHT NOW, WE HAVE EIGHT HOUSING ELEMENTS WITHIN  
18 THE REGION THAT HAVE BEEN -- THREE WEEKS A GOOD TREND TO BE  
19 ON, OVERALL THE ADOPTED NUMBER OF ELEMENTS HAS RISEN FROM 49  
20 TO 36. MOST OF THOSE AT THIS POINT ARE IN REVIEW IN TERMS OF  
21 SUBSEQUENT DRAFTS YOU HAVE ALREADY SUBMITTED A FIRST DRAFT  
22 THEN YOU HAVE COMMENTS AND HAVE SUBMITTED YET ANOTHER DRAFT  
23 THAT NUMBER HAS TICKED UP TO 14 AND THE INITIAL DRAFTS HAVE  
24 DROPPED DOWN BECAUSE WE HAVE SOME THAT PREVIOUSLY SUBMITTED  
25 DRAFTS NOW THE NUMBER IS 39 NO DRAFTS SUBMITTED YET DROPPED TO





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1 TEN. WE STILL HAVE TEN JURISDICTIONS YET TO MITT A DRAFT TO  
2 HCD. I WANT TO GIVE CREDIT TO THE JURISDICTIONS THAT HAVE  
3 ALREADY RECEIVED CERTIFICATION IN THE BAY AREA SO THOSE  
4 INCLUDE THE CITY OF ALAMEDA, SAN FRANCISCO, SAN LEANDRO,  
5 EMERYVILLE, OAKLAND, SAN RAMON, BERKELEY, AND MOST RECENTLY  
6 SEBASTOPOL. ADDITIONALLY, WE HAVE TWO JURISDICTIONS THAT HAVE  
7 RECEIVED PRELIMINARY INDICATIONS FROM HCD THAT THEIR DRAFTS  
8 WERE IN COMPLIANCE AND THOSE ARE REDWOOD CITY AND LIVERMORE.  
9 SO WE ANTICIPATE THAT NUMBER GOING UP TO TEN RELATIVELY  
10 SWIFTLY H IF WE GO TO THE NEXT SLIDE. IT'S IMPORTANT TO  
11 SITUATE THE BAY AREA'S PROGRESS WITHIN THE CONTEXT OF THE MORE  
12 CHALLENGING SCENARIO THAT WE'RE FACING WITHIN THE SIXTH CYCLE.  
13 WHAT THIS SLIDE IS SHOWING IS THE CERTIFICATION RATE IN OTHER  
14 REGIONS THAT ARE AHEAD OF THE BAY AREA IN THE SIX CYCLE  
15 PROCESS. I THINK THE THINGS TO CALL OUT FROM THIS SLIDE  
16 SPECIFICALLY ARE THE SAN DIEGO REGION, SACRAMENTO REGION, AND  
17 THE LOS ANGELES REGION HAVE BEEN FACING SOME SIGNIFICANT  
18 CHALLENGES IN TERMS OF GETTING THEIR OWN CERTIFICATIONS AND  
19 THEY HAVE HAD DEADLINES THAT ARE SIGNIFICANTLY EARLIER THAN  
20 OURS WERE. SO, AS YOU CAN SEE, SANDAG, WHICH WAS DUE NEARLY  
21 TWO YEARS AGO IS STILL AT ONLY 58% CERTIFICATION. THE  
22 SACRAMENTO REGION, WHICH WAS DUE, AGAIN, ALMOST NEARLY TWO  
23 YEARS AGO IS ONLY AT 86% CERTIFICATION, AND THE SCAG REGION OR  
24 LA REGION IS ABOUT 45. THAT NUMBER IS ACTUALLY -- DOUBLE  
25 CHECKED THIS IN THE LAST WEEK UP TO 48%. LESS THAN HALF OF THE





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1 JURISDICTIONS IN THE LA REGION A YEAR AND A HALF AFTER THE DUE  
2 DATE HAVE RECERTIFICATION. THIS IS IMPORTANT TO CONTEXTUALIZE  
3 THERE HAS BEEN A LOT OF NEWS COVERAGE ABOUT THE BAY AREA AND  
4 WHY THERE AREN'T MORE JURISDICTIONS CERTIFIED BY THE DEADLINE.  
5 THIS HAS FILLED OUT THE PICTURE ACROSS THE STATE THAT'S THE  
6 SCENARIO WE'RE DEALING WITH. AND I WOULD EVEN SAY IN THE BAY  
7 AREA, RELATIVELY SPEAKING WE'RE ACTUALLY BETTER POSITIONED  
8 THAN MANY OF THE OTHER REGIONS IN TERMS OF THE JURISDICTIONS  
9 THAT HAVE REACHED CERTIFICATION THIS EARLY IN THE PROCESS AS  
10 WELL AS THOSE THAT HAVE MADE SIGNIFICANT PROCESS MADE MULTIPLE  
11 DRAFTED TO HCD AND ARE CLOSER TO CERTIFICATION. WE ARE  
12 EXPECTING THOSE CERTIFICATION NUMBERS WITHIN THE BAY AREA TO  
13 TICK UPWARDS IN THE COMING MONTHS AS THEY HAVE JUST IN THE  
14 LAST THREE WEEKS RECENTLY. IF WE MOVE TO THE NEXT SLIDE. WE  
15 WANT TO SITUATE THE JANUARY 31ST DEADLINE IN HOUSING ELEMENTS  
16 IN CONTEXT. THAT JANUARY 31ST SUBMISSION DEADLINE IS ONE  
17 MILESTONE IN A MULTI-YEAR PROCESS. IT'S NOT LIKE IT'S KIND OF  
18 A LIGHT SWITCH, IT'S ON OFF, JANUARY 31ST EVERYTHING'S DONE.  
19 IT'S A PROCESS THAT WILL MOVE FORWARD IN THE NEXT YEARS.  
20 JANUARY 31ST IS BY NO MEANS THE ONLY -- OF THE MOST IMPORTANT  
21 DEADLINES WITHIN THIS MULTI-YEAR PROCESS SO THIS SLIDE SHOWS A  
22 NUMBER OF MILESTONES AND ASSOCIATED CONSEQUENCES OF WHAT WE'RE  
23 ABOUT TO SEE. JANUARY 31ST OF THE DATE TO ADOPT THE COMPLIANT  
24 HOUSING ELEMENT THE CONSEQUENCE OF THAT BUILDERS REMEDY WOULD  
25 APPLY IF THAT COMPLIANCE HAS NOT BEEN ACHIEVED. MAY 31st IS





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1 THE DEADLINE FOR HCD TO HAVE CERTIFIED IS THE HOUSING ELEMENT  
2 AND JURISDICTIONS MUST COMPLETE THEIR REZONING FASTER. WE PUT  
3 A STAR THIS IS A CRITICAL DEADLINE THIS IS WHY MANY  
4 JURISDICTIONS THOUGHT THERE WAS A GRACE PERIOD EARLIER IN THE  
5 PROCESS AND REALLY WHAT THAT GRACE PERIOD WAS RELATED TO IS  
6 NOT THE BUILDERS REMEDY IT'S RELATED TO THE REZONING DEADLINE  
7 SPECIFICALLY. SO THAT'S A CRITICAL ONE. WE STILL HAVE SOME  
8 TIME FOR MORE JURISDICTIONS, TO COME IN BY THAT DEADLINE. SO  
9 MOVING ON, BY THE END OF THIS YEAR, MTC REQUIRES HCD  
10 CERTIFICATION AS PART OF THE OBAG THREE PROGRAM. THE  
11 CONSEQUENCE THERE WOULD BE THAT THERE ARE JURISDICTIONS THAT  
12 FAIL TO HAVE CERTIFICATION BY THAT DEADLINE MAY BE INELIGIBLE  
13 FOR SOME REGIONAL FUNDING. AND THEN THESE NEXT TWO DEADLINES  
14 RELATE TO ZONING ONCE YOU SUBMIT YOUR HOUSING ELEMENT THERE IS  
15 MOST OF THE ELEMENTS GIVEN THE NUMBERS WE HAVE SEEN THE RHNA  
16 NUMBERS THIS CYCLE, WE ANTICIPATE MANY OF THOSE REQUIRING  
17 PROGRAMS TO REZONE JURISDICTIONS WILL NEED TO FOLLOW UP ON THE  
18 HOUSING ELEMENTS IF JURISDICTIONS MISS THE MAY 31ST DEADLINE  
19 ZONINGS MUST BE COMPLETED BY JANUARY 31ST, 2024. IF THERE IS A  
20 SIGNIFICANT AMOUNT OF REZONING THAT MUST BE ACCOMPLISHED THAT  
21 IS AN EXTRAORDINARILY TIGHT TIMELINE WHERE JURISDICTIONS HAVE  
22 LARGE RHNA ALLOCATIONS NEED TO DO SIGNIFICANT REZONING THAT  
23 WILL BE A MAJOR CHALLENGE WHICH IS WHY WE'RE HIGHLIGHTING THE  
24 MAY 31ST DEADLINE. BECAUSE IF YOU MEET THAT DEADLINE THEN YOU  
25 HAVE UNTIL 2026 TO COMPLETE THE ZONING THAT'S AN AREA WE'RE





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1 GOING TO KEEP A CLOSE EYE AS YOU WILL SEE IN MAINTAIN TO  
2 SUPPORT JURISDICTIONS TO TRY TO GET THEIR ELEMENTS INTO  
3 CERTIFICATION AS SOON AS POSSIBLE BECAUSE THAT REZONING  
4 DEADLINE WILL BE CHALLENGING. REALLY CHALLENGING. THERE IS  
5 ALSO A TABLE ON THE SIDE OF THIS SLIDE THAT NOTES NOT JUST ARE  
6 KIND OF DEADLINES AND CONSEQUENCES ABOUT WHAT DEVELOPERS WILL  
7 BE ABLE TO DO IN YOUR COMMUNITY BUT ALSO ACCESS TO STATE  
8 FUNDING SO THERE IS A VARIETY OF STATE FUNDING PROGRAMS THAT  
9 REQUIRE COMPLIANCE WITH THE HOUSING ELEMENTS AND SOME OF THEM  
10 ARE LISTED HERE AND I WOULD ALSO DRAW YOUR ATTENTION TO  
11 ATTACHMENT D THAT HAS A LOT MORE DETAIL. THE DEADLINES FOR THE  
12 FUNDING PROGRAMS ARE SOMEWHAT MORE FLEXIBLE BOTH IN TERMS OF  
13 WHEN ARE THE DEADLINES AND WHAT IS REQUIRED TO MEET THE  
14 DEADLINE. SO THERE HAS BEEN SOME CHANGES IN THE PROGRAM  
15 GUIDELINES FOR A NUMBER OF THESE FUNDING PROGRAMS RECENTLY  
16 THAT HAVE ACTUALLY ALLOWED THE STATE FUNDING AGENCIES TO  
17 ISSUE, ESSENTIALLY, CONDITIONAL AWARDS WHERE JURISDICTIONS ARE  
18 TRYING TO GET THEIR HOUSING ELEMENT INTO COMPLIANCE AND SO THE  
19 STATE CAN ISSUE AN AWARD, THE JURISDICTIONS JUST WON'T BE ABLE  
20 TO ACCESS THE FUND -- EXCUSE ME -- ACCESS THOSE FUNDS UNTIL  
21 THE HOUSING ELEMENT IS INDEED IN COMPLIANCE. THE TAKE AWAY ON  
22 THE FUNDING SIDE IS WE'RE NOT ANTICIPATING A DOOMSDAY SCENARIO  
23 THERE ARE MEANINGFUL CONSEQUENCES FOR JURISDICTIONS THAT WANT  
24 TO ACCESS HOUSING ELEMENTS BUT THERE IS FLEXIBILITY WHEN IT  
25 COMES TO FUNDING. WE'LL GO TO THE NEXT SLIDE. THANK YOU. SO,





MARCH 9<sup>TH</sup>, 2023

1 YOU KNOW, THE FIRST DEADLINE WAS JANUARY 31ST AND THE  
2 CONSEQUENCE FOR THAT IS THE BUILDERS REMEDY THIS HAS BEEN IN  
3 THE NEWS A LOT TOP OF MIND FOR MANY SO WE WANT TO TAKE A  
4 MINUTE TO CHAT ABOUT WHAT'S GOING ON WITH THE BUILDERS REMEDY.  
5 WHAT IS THE BUILDERS REMEDY? IT LIMITS JURISDICTIONS TO  
6 QUALIFY HOUSING PROJECTS DUE TO INCONSISTENCY WITH ZONING,  
7 EASIER FOR DEVELOPERS TO OBTAIN APPROVAL OF THEIR HOUSING  
8 PROJECTS EVEN IF THOSE PROJECTS ARE NOT CONSISTENT WITH THE  
9 ZONING OR THE GENERAL PLAN AND THERE IS MORE INFORMATION IN  
10 YOUR PACKET. WHEN DOES THE BUILDERS REMEDY APPLY, A KEY  
11 QUESTION, THERE HAS BEEN A LOT OF CONFUSION AND UNCERTAINTY IN  
12 THE STATUTE ITSELF AND THE FACT THIS IS A RELATIVELY NEW  
13 REMEDY IN TERMS OF UTILIZATION. WHAT IS CLEAR IS THE LEGAL  
14 STANDARD IS THAT A JURISDICTION, THE BUILDERS REMEDY APPLIES  
15 WHEN A JURISDICTION HAS NOT ADOPTED A HOUSING ELEMENT THAT IS  
16 IN SUBSTANTIAL COMPLIANCE WITH THE STATE LAW. THERE IS WIDE  
17 AGREEMENT ON WHAT IS THE LEGAL STANDARD. THE CHALLENGE COMES  
18 IN WHAT IS MEANT BY THAT LEGAL STANDARD, HOW DO YOU DETERMINE  
19 AND APPLY THAT LEGAL STANDARD IN ANY GIVEN CASE. THERE IS A  
20 COUPLE OF THINGS UNCLEAR HERE. DOES IT APPLY IF HCD FINDS THE  
21 ADOPTED ELEMENT OUT OF COMPLIANCE BUT THE JURISDICTION GOES  
22 THROUGH A SELF-CERTIFICATION PROCESS IN RESPONDING TO PRIOR  
23 HCD COMMENT. THE JURISDICTION DISAGREES WITH HCD. WILL IT  
24 APPLY IF HCD HAS NOT MADE ANY FINDING; ANOTHER QUESTION. AND  
25 THERE'S A VARIETY OF OTHER UNCERTAINTIES WITH THE BUILDERS





MARCH 9<sup>TH</sup>, 2023

1 REMEDY WHERE THERE IS POTENTIAL FOR THOSE TO BE RESOLVED  
2 THROUGH LITIGATION. THERE IS A FAIR AMOUNT OF LITIGATION IN  
3 THE BAY AREA AND SOUTHERN CALIFORNIA. ALL OF THAT SAID, WE  
4 WANT TO POINT OUT A FEW THINGS THAT PUT PRACTICAL LIMITATIONS  
5 ON THE BUILDERS REMEDY. FIRST, THE BUILDERS REMEDY IS ONLY  
6 AVAILABLE TO QUALIFYING PROJECTS. THEY HAVE TO MEET CERTAIN  
7 AFFORDABILITY THRESHOLDS, INCLUDING 20% LOWER INCOME OR 100%  
8 MODERATE INCOME. THAT'S SIGNIFICANT LIMITATION. THIS CAN'T BE  
9 100% MARKET RATE LUXURY HOUSING IF THERE HAS TO BE FINANCIAL  
10 FEASIBILITY OF THE PROJECT EVEN WHEN MEETING THESE  
11 AFFORDABILITY THRESHOLDS AND IN UNCERTAIN MARKETS THAT MAY  
12 MAKE THE BUILDERS REMEDY LESS ATTRACTIVE FOR DEVELOPERS.  
13 ADDITIONALLY, SOME DEVELOPERS MAY BE HESITANT TO PROPOSE  
14 BUILDERS REMEDY PROJECTS BECAUSE IT COULD ERODE THE GOODWILL  
15 WITH LOCAL JURISDICTIONS, DEVELOPERS DO A LOT OF WORK, AND  
16 THEY'RE GOING TO NEED FUTURE APPROVALS; WHEN THE BUILDERS  
17 REMEDY ISN'T AVAILABLE THEY MAY THINK TWICE. FINALLY EVERYONE  
18 KNOWS DEVELOPERS LIKE CERTAINTY. THEY SAY THAT ALL THE TIME  
19 AND BECAUSE THERE IS STILL UNCERTAINTY, THERE MAY BE LESS  
20 DEVELOPERS WHO ARE INTERESTED IN TAKING ADVANTAGE. WE ARE  
21 AWARE OF BUILDERS REMEDY CASES IN THE BAY AREA BUT ON THE  
22 ORDER OF 10-ISH AND IN SOUTHERN CALIFORNIA WHERE THEY HAVE  
23 BEEN OUT OF COMPLIANCE LIKE 50% OF JURISDICTIONS OUT OF  
24 COMPLIANCE FOR MORE THAN A YEAR IT'S SIMILAR WE HAVE NOT SEEN  
25 FLOOD GATES OF BUILDERS REMEDY CASES THAT DOESN'T MEAN THE





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1 CASES WE HAVE ARE NOT IMPORTANT OR IMPACTFUL I KNOW IN A  
2 NUMBER OF JURISDICTIONS THAT DON'T REPRESENT THERE ARE INDEED  
3 SOME CASES THE POINT IS NOT TO MINIMIZE THAT IT'S TO SAY WE  
4 HAVE NOT SEEN IT AS A WIDESPREAD PRACTICE IN THE INDUSTRY  
5 ACROSS THE STATE. IF WE COULD GO TO THE NEXT SLIDE. SO, TALK A  
6 LOT ABOUT DEADLINES, CONSEQUENCES THIS, IS NOT ALL DOOM AND  
7 GLOOM THERE IS ALSO UNPRECEDENTED AMOUNT OF RESOURCE PERCENT  
8 AND ASSISTANCE AVAILABLE FOR LOCAL GOVERNMENTS ARE INCLUDING  
9 DIRECT FUNDING AS WELL AS TECHNICAL ASSISTANCE HERE YOU SEE A  
10 VARIETY OF TECHNICAL ASSISTANCE OFFERED BY ABAG AND MTC TO  
11 SUPPORT JURISDICTIONS WITH THEIR HOUSING ELEMENTS. AND SO THIS  
12 IS, YOU KNOW, OUR REGIONAL HOUSING TECHNICAL ASSISTANCE  
13 PROGRAM THAT WE DISCUSSED WITH MANY OF YOU FOR THE LAST  
14 SEVERAL YEARS INCLUDING DIRECT FUNDING ALLOCATIONS TO EVERY  
15 JURISDICTION WITHIN THE BAY AREA, PLANNING COLLABORATIVES  
16 BASED AT COUNTY LEVEL ENGAGEMENT AND OUTREACH RESOURCES  
17 AVAILABLE IF YOU'RE STILL TRYING TO GET YOUR HOUSING ELEMENT  
18 ACROSS THE FINISH LINE AND YOU NEED TRANSLATING DOCUMENTS WE  
19 HAVE SOURCES AVAILABLE FOR HELP AS WELL AS TECHNICAL SITE  
20 SELECTION TOOL DATA PACKETS WE HAVE A VARIETY OF RESOURCES TO  
21 SUPPORT POLICIES AND PROGRAMS RELATED TO AFFH AS WELL AS  
22 TEMPLATE STAFF REPORT TRY TO RELIEVE THE BURDEN WORKING TO GET  
23 THEIR HOUSING ACROSS THE FINISH LINE. ATTACHMENT B IS A FULL  
24 INDEX OF ALL ITEMS OF TECHNICAL ASSISTANCE WE'RE OFFERING TO  
25 LOCAL JURISDICTIONS JUST BY THE LENGTHS OF THE DOCUMENT YOU





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1 CAN GET A SENSE OF THE BREADTH AND DEPTH OF OFFERINGS. I'LL  
2 REFER TO ATTACHMENT E IN YOUR PACKET A LIST OF JURISDICTIONS  
3 THAT HAVE NOT YET CLAIMED THEIR SUBALLOCATIONS THAT ARE  
4 AVAILABLE FROM ABAG. SO WE HAVE STILL A HANDFUL OF  
5 JURISDICTIONS THAT HAVE ACTUALLY NOT YET COME FORWARD TO SAY  
6 THEY WOULD LIKE THE MONEY THAT WE HAVE PROGRAMMED TO THEM.  
7 THAT NUMBER IS SHRINKING AND WE HAVE A COUPLE UPDATES TO THAT  
8 IN THE LAST FEW WEEKS MORE JURISDICTIONS HAVE REACHED OUT IN  
9 ORDER TO CLAIM FUNDS BUT A NUMBER REMAIN THAT HAVE NOT. WE  
10 WANT TO FLAG FOR ALL OF YOU WE ANTICIPATE COMING BACK IN THE  
11 NEXT COUPLE OF MONTHS WITH PROPOSALS OR OPTIONS FOR HOW TO  
12 POTENTIALLY REPROGRAM FUNDS NOT CLAIMED THOSE FUNDS HAVE A  
13 DEADLINE, A STATUTORY DEADLINE IF MONEY IS NOT SPENT WE GIVE  
14 IT BACK TO THE STATE AND WE WOULD VERY MUCH LIKE TO AVOID  
15 RETURNING MONEY THAT WE KNOW COULD BE PUT TO GREAT USE. NEXT  
16 PLANNING EXERCISE PHASE OF IMPLEMENTATION THIS CHART SHOWS THE  
17 HISTORIC TRENDS ON PRODUCTION OF NEW HOUSING IN THE BAY AREA  
18 THE LAST SEVERAL CYCLES. THREE THINGS I WOULD LIKE YOU TO TAKE  
19 AWAY FROM THIS CHART THE RHNA NUMBERS WE HAVE FOR THE UPCOMING  
20 CYCLE FAR SURPASS THE INCOME OF PERMITTING IN THE PAST 25  
21 YEARS. THE 441,000 GOES WELL BEYOND ANYTHING WE HAVE BEEN ABLE  
22 TO ACCOMPLISH AS A REGION IN THE LAST 25 YEARS. THAT'S A  
23 SIGNIFICANT CHALLENGE THAT WE KNOW A LOT OF BAY AREA  
24 JURISDICTIONS ARE INTERESTED IN RISING TO BUT IT WILL BE A  
25 CHALLENGE NONETHELESS. THE SECOND IS THAT AS A REGION WE





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1 CONSISTENTLY UNDERPERFORMED IN DELIVERING OUR LOW-INCOME AND  
2 MODERATE UNITS, WE HAVE CONSISTENTLY DELIVERED WELL OR EVEN  
3 OVER-DELIVERED ON THE LEVEL OF COMMITMENT, THE RHNA NUMBERS AT  
4 LEAST ON THE MODERATE INCOME CATEGORY. SO YOU CAN EVEN SEE IN  
5 THE CURRENT CYCLE WHERE WE ARE NOW IN THE LINE THERE BETWEEN  
6 2015 AND 2022 IS OUR CURRENT CYCLE AND THAT DOES NOT INCLUDE  
7 THE LAST YEAR'S WORTH OF DATA 2022 DATA SHOULD BE AVAILABLE  
8 LATER THIS SUMMER BUT WE HAVE ALREADY SURPASSED OUR OVERALL  
9 RHNA NUMBERS AT 103% BUT WE ARE TRAILING BEHIND IN ALL OF THE  
10 LOWER INCOME AND MODERATE INCOME CATEGORIES AND SIGNIFICANTLY  
11 ABOVE ON THE ABOVE MODERATE CATEGORY. GOING TO THE LAST SLIDE  
12 HERE, KIND OF TEEING OFF OF THAT, IN TERMS OF IMPLEMENTING AND  
13 HOW ARE WE GOING TO IMPLEMENT ALL HOUSING PLANS ACROSS THE BAY  
14 AREA THE REGIONAL GOVERNMENT STANDS READY TO PLAY A ROLE IN  
15 SUPPORTING JURISDICTIONS TO DO THAT BAHFA AS WELL AS ABAG AND  
16 MTC. SO I THINK ONE TAKE AWAY FROM THE PRIOR SLIDE IS SOME OF  
17 THE POLICIES THAT LEVERAGE MARKET DRIVEN DEVELOPMENT CAN BE  
18 USED TO HELP MEETING OUR LOWER RHNA. SO, FOR EXAMPLE,  
19 INCLUSIONARY, HOUSING, AFFORDABLE HOUSING OVERLAYS ET CETERA,  
20 FOR HARNESSING THE POWER THAT WE HAVE IN THIS REGION  
21 HISTORICALLY TO DELIVER ABOVE MODERATE TO HELP DELIVER LOW-  
22 INCOME UNITS THAT CAN MAKE A DENT, AND IN PLANNED BAY AREA  
23 THAT'S A SIGNIFICANT PORTION OF THE HOUSING THAT GETS BUILT.  
24 THERE IS GOING TO BE DIFFERENT MARKET CONDITIONS; YOU HAVE TO  
25 TAYLOR POLICIES CAREFULLY, AND SO THE REGION WILL BE READY TO





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1 SUPPORT LOCAL JURISDICTIONS THAT ARE TRYING TO DO THAT.  
2 ADDITIONALLY EVEN WITH MARKET POWERS WE NEED MORE SUBSIDY  
3 BOTTOM LINE STRAIGHT FORWARD COSTS MONEY TO BUILD AFFORDABLE  
4 HOUSING NO WAY AROUND THAT. AND SO WHAT WE NEED TO FIND ARE  
5 NEW POTENTIAL REVENUE SOURCES, AND THE ABAG EXECUTIVE BOARD AS  
6 WELL AS BAHFA BOARD HAVE DIRECTED US TO EXPLORE A POTENTIAL  
7 2024 BALLOT MEASURE THROUGH BAHFA IN 2024 THAT COULD BRING IN  
8 BETWEEN 10- AND \$20 MILLION DOLLARS, 80% OF WHICH WOULD RETURN  
9 BACK TO THE BOARD. THERE WILL BE A LOT MORE CONVERSATION  
10 COMING UP IN THE COMING MONTHS AND YEAR FOR BOND MEASURES  
11 TOWARDS ACQUIRING SUBSIDY THERE'S A FLAG AND CONNECTION HERE  
12 THAT BAHFA AND FINANCE AUTHORITY ARE PART OF AS A REGION WHERE  
13 WE CAN ACHIEVE THE AMBITIOUS TARGETS. WITH THAT I'M HAPPY TO  
14 TAKE QUESTIONS.

15

16 **CHAIR, CARLOS ROMERO, ABAG:** I KEEP WANTING TO CALL YOU DANIEL  
17 -- MR. SAFER. COMPREHENSIVE, AND I GUESS THERE IS SOMETHING TO  
18 BEGIN TO CROW ABOUT IT LOOKS LIKE WE'RE GETTING OUR --  
19 [INDISCERNIBLE] SO, WITH THAT, ARE THERE MEMBERS OF THE  
20 COMMITTEE THAT ARE INTERESTED IN ASKING MR. SAFER QUESTIONS?  
21 ACTUALLY, IF I MAY, MR. RABBITT, DAVID KIND OF --  
22 [INDISCERNIBLE]. [LAUGHTER]

23

24 **DAVID RABBITT:** THANK YOU VERY MUCH. I APPRECIATE THAT. AND  
25 THANK YOU, DANIEL FOR THE PRESENTATION. THE BUILDERS REMEDY,





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1 INTERESTINGLY ENOUGH, I THINK WE HAVE ALL BEEN -- THERE IS A  
2 LOT OF SABER RATTLING AS YOU SAID, I KNOW OF TWO SONOMA COUNTY  
3 HAS BEEN FILED, INTERESTINGLY ENOUGH ON THE SITE NEVER HAD A  
4 RESIDENTIAL PROPOSAL ON IT BEFORE SO REALLY JUST A PROCESS IN  
5 PLACE HAS LOTS OF OTHER COMPLICATIONS. AT END OF THE DAY, IS  
6 IT WHAT THE DEVELOPER OR APPLICANT GETTING ON THOSE BUILDER  
7 REMEDY IS LOCKING IN DENSITY, AND EVERYTHING ELSE GOING  
8 THROUGH THE SAME PROCESS IT WOULD GO THROUGH OTHERWISE?

9

10 **DANIEL SAVER:** SO IN RESPONSE, I THINK IT'S MORE POTENTIALLY  
11 THAN THAT. BECAUSE THE ZONING AND LAND USE INVOLVES MORE THAN  
12 SIMPLY THE DENSITY IT COULD INVOLVE A VARIETY OF OTHER THINGS,  
13 SET BACK, HEIGHT, ET CETERA, THAT, SORT OF, THING IT'S ABOUT  
14 LOCKING IN THE PACKAGE OF BUILDING FEATURES IF YOU WILL EVEN  
15 THOUGH THOSE DO NOT CORRESPOND TO LAND USE AND ZONING. THERE  
16 MAY BE, STILL, THERE IS -- AND THIS IS AN AREA WHERE THERE IS  
17 GRAYNESS, VARIETY OF DESIGN STANDARDS THAT ARE ALREADY IN  
18 PLACE, YOU KNOW, WHERE THOSE LIVE, THERE COULD BE SOME  
19 VARIATION OF HOW THAT IS BOTH APPLIED AND INTERPRETED. BUT I  
20 THINK IT'S A LITTLE BIT MORE THAN JUST DENSITY, IT ALSO  
21 INCLUDES SOME OF THOSE OTHER FEATURES.

22

23 **DAVID RABBITT:** I APPRECIATE, I KNOW DENSITY ALSO APPLIES TO  
24 HEIGHT AND SET BACK AND EVERYTHING THAT GOES WITH IT. THIS IS  
25 INTERESTING TO WATCH BECAUSE IT GETS SERVED BY CITY WATER,





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1 SEWER, BUT IT'S IN A COUNTY, IT'S IN AN AREA, IT'S COMPLICATED  
2 SO IT WILL BE INTERESTING TO SEE SO I THINK ON THAT ONE,  
3 THERE'S A FEELING THAT, THERE IS A LOT MORE TO IT THAN JUST  
4 THE DENSITY, HEIGHT, SETBACKS, RIGHT DOWN TO A GENERAL PLAN  
5 AMENDMENT. SO, I WOULD JUST BE CURIOUS ON HOW THAT'S ALL --  
6 AND I KNOW OUR ATTORNEYS ARE WORKING THROUGH TO TRY TO SEE HOW  
7 THAT'S GOING TO FLY. THE OTHER ONE I KNOW OF HASN'T BEEN FILED  
8 YET BUT IT'S ON A PROPERTY THAT HAS BEEN PROPOSED FOR  
9 DEVELOPMENT AND HAS BEEN HONESTLY, SLOW TO GO FORWARD FOR TEN  
10 OR 20 YEARS. SO, THAT ONE IS A LITTLE MORE UNDERSTANDABLE, I  
11 THINK. BUT THANK YOU, THANK YOU FOR THE WORK.

12

13 **CHAIR, CARLOS ROMERO, ABAG:** MR. ARREGUIN?

14

15 **JESSE ARREGUIN:** I WANT TO THANK YOU FOR THIS PRESENTATION. I'M  
16 VERY GRATEFUL TO THE STATE FOR CREATING THE REPROGRAM, AND TO  
17 OUR ABAG MTC STAFF FOR ALL THE WORK IN LAUNCHING AND  
18 IMPLEMENTING THE REGIONAL HOUSING TECHNICAL ASSISTANCE  
19 PROGRAM. YOU KNOW, WITH THE 200% INCREASE IN THE RHNA  
20 ALLOCATION FOR THE BAY AREA, AND THEN CITIES, OBVIOUSLY, DUE  
21 TO THE PANDEMIC, LIMITED STAFFING AND RESOURCES TO DO THE HARD  
22 WORK OF HAVING TO COMPLETE HOUSING ELEMENTS, I THINK THESE  
23 RESOURCES HAVE BEEN REALLY CRITICAL AND I HOPE WE CAN FIND A  
24 WAY TO SUSTAIN THEM IN THE YEARS TO COME. ON THE BUILDERS  
25 REMEDY ISSUE, BECAUSE I KNOW THIS IS SOMETHING WE HAVE HAD A





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1 LOT OF COORDINATION ABOUT, BECAUSE MY STAFF HAD QUESTIONS  
2 ABOUT IT. SO, THE STATUTE SAYS BY JANUARY 31ST YOU HAVE TO  
3 ADOPT A COMPLIANT HOUSING ELEMENT, BUT THERE HAS BEEN  
4 DISAGREEMENT OVER WHO DETERMINES COMPLIANCE. AND, FIRST, IT  
5 WAS OUR IMPRESSION -- AND THIS WAS THE GUIDANCE WE PROVIDED TO  
6 LOCAL GOVERNMENTS -- THAT EITHER THE STATE DETERMINES IT OR IF  
7 THE LOCAL GOVERNMENT ADOPTS FINDINGS AND DETERMINES COMPLIANCE  
8 THAT'S ADOPTED BY THE DEADLINE THEN IT MEETS STATUTORY  
9 REQUIREMENTS. THEN HCD CHANGED THEIR INTERPRETATION -- AND  
10 THIS WAS SURPRISING TO ME WHEN WE GOT OUR LETTER SAYING, NO  
11 WE'RE THE ONES WHO DETERMINE COMPLIANCE NOT YOU -- SO I'M  
12 LOOKING AT THE STATUTE 65585 AND IT SAYS THE DEPARTMENT FIND  
13 THAT THE DRAFT ELEMENT OR DRAFT AMENDMENT DOES NOT  
14 SUBSTANTIALLY COMPLY THE LEGISLATIVE BODY MAY TAKE ONE OF THE  
15 FOLLOWING ACTIONS CHANGE THE DRAFT ELEMENT OR ADOPT THE DRAFT  
16 ELEMENT WITHOUT CHANGES AND INCLUDE WRITTEN FINDINGS IN THE  
17 RESOLUTION EXPLAINING THE REASONS WHY THE LEGISLATIVE BODY  
18 BELIEVES THAT THE DRAFT ELEMENT DRAFTING THEM SUBSTANTIAL  
19 COMPLIANCE THE ARTICLE DESPITE FINDINGS. HCD DETERMINES  
20 COMPLIANCE THAT'S THE GOLD STANDARD WE GOT THEM TO CERTIFY  
21 OURS AND I KNOW MANY CITIES ARE WAITING TO HEAR BACK FROM HCD  
22 SO I THINK THIS IS AN AREA WHERE WE NEED GREATER LEGISLATIVE  
23 CLARIFICATION GOING FORWARD AND SOMETHING WE SHOULD ADD TO THE  
24 SUITE OF HOUSING ELEMENT LAW FIXES THAT WE'RE GOING TO BE  
25 ADVOCATING FOR IN THE COMING YEARS. I'LL NOTE AS WELL OUR





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1 ADVOCACY PLATFORM ALSO INCLUDES SOMETHING THAT I THINK COUNCIL  
2 MEMBER FLIGOR AND I TALKED ABOUT PREVIOUSLY AROUND ALLOWING AN  
3 EXTENSION OF THE DEADLINE, IF THERE IS GOOD FAITH COMPLIANCE,  
4 RIGHT NOW WE HAVE TO DO IT BY THE DEADLINE THERE IS NO  
5 FLEXIBLE OF THAT DEADLINE AT ALL. RIGHT NOW FURTHER  
6 REQUIREMENTS AFFIRMATIVELY FURTHERING FAIR HOUSING AND THE  
7 SCRUTINY THAT HCD IS PROVIDING AROUND COMPLIANCE AND THE VERY  
8 AGGRESSIVE APPROACH THEY HAVE TAKEN WHICH IS WARRANTED AND  
9 RESOURCES ON THE GOVERNMENT LEVEL OF LEVEL CREATES A LOT OF  
10 CHALLENGES AND I'LL NOTE THERE IS A STACK OF HOUSING ELEMENTS  
11 ON THE DESKS OF THESE REVIEWERS WHERE YOU LOOK AT THE CHART  
12 YOU GAVE US, AND IT'S GOING TO TAKE SOME TIME. AND IT'S  
13 ALREADY MARCH AND THAT MAY DEADLINE IS COMING UP SO WE HAVE TO  
14 PROVIDE FLEXIBILITY ON CASES OF GOOD FAITH COMPLIANCE THIS IS  
15 NOT FAIR TO LOCAL GOVERNMENTS. THIS STATE IS GOING TO UP THE  
16 ANTI-THEN THEY NEED TO PROVIDE RESOURCES AND PROVIDE  
17 FLEXIBILITY WHEN WE'RE TRYING TO COMPLY IN GOOD FAITH. A  
18 COUPLE MORE QUESTIONS HCD IS CONDUCTING A REVIEW OF THE SIX  
19 CYCLE PROCESS. ARE WE ENGAGED IN THOSE CONVERSATIONS?

20

21 **DANIEL SAVER:** YES WE ARE.

22

23 **JESSE ARREGUIN:** OKAY. I NOTE THAT THOSE OF US ON THE  
24 ADMINISTRATIVE COMMITTEE WHO DID ALL THE APPEALS, THERE WERE  
25 20-SOMETHING APPEALS, OF THE RHNA ALLOCATIONS, THERE WERE A





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1 NUMBER OF, I THINK, SUBSTANTIVE POLICY ISSUES THAT CAME OUT OF  
2 THOSE CONVERSATIONS THAT WE HAD IDENTIFIED, AND I THINK WE  
3 PROBABLY SHOULD HAVE A CONVERSATION, THIS PROBABLY ISN'T THE  
4 FORUM AROUND, HOW DO WE REVISIT THAT CONVERSATION AROUND WHAT  
5 PARTICULAR POLICY SUGGESTIONS WE AS AN AGENCY, ABAG -- EXCUSE  
6 ME -- WE'RE ABAG NOW -- WANT TO RECOMMEND TO THE STATE AS TO  
7 LOOKING AT HOW THIS PROCESS HAS WORKED AND WE LOOK AT WHAT  
8 CHANGES ARE APPROPRIATE IN THE COMING YEARS. MATT, DO YOU HAVE  
9 A COMMENT?

10

11 **MATT MAHAN:** GILLIAN ADAMS WHOM YOU KNOW WELL, SHE HAS TAKEN A  
12 BREAK AND WILL NOW BE INVOLVED IN THE RHNA REFORM EFFORTS.  
13 SHE'S THE BEST PERSON FOR THAT, ABOUT SIX MONTHS AGO WE CAME  
14 TO THE BOARD EXECUTIVE BOARD TO TALK THROUGH THE LIST YOU  
15 MENTIONED, WE HAVE THE LATEST LIST AND I THINK WE WILL MENTION  
16 THIS AT THE BOARD MEETING NEXT WEEK, IT'S NOT IN THE ITEM BUT  
17 WE'LL MENTION IN THE EXECUTIVE DIRECTOR'S REPORT THAT WE WILL  
18 BE ENGAGED IN THIS RHNA REFORM EFFORT AND WE HAPPY TO COME  
19 BACK WITH THAT LIST TO GET DIRECTION FROM THE BOARD HO WE  
20 SHOULD ADVOCATE WITH HCD AS THIS PROCESS UNFOLDS.

21

22 **JESSE ARREGUIN:** WE PROVIDED EXPRESS DIRECTION IT WAS REALLY A  
23 DISCUSSION THERE WERE ISSUES LIKE PUTTING HOUSING IN CASES OF  
24 HIGH FIRE SEVERITY ZONES IS APPROPRIATENESS, AND OTHER ISSUES  
25 WERE RAISED. WITH THE TOC POLICY REALLY FOCUSING ON





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1 CONCENTRATING ON PROVIDING INCENTIVES TO CONCENTRATE GROWTH IN  
2 THOSE AREAS. AND WE NEED THE REGIONAL HOUSING TECHNICAL  
3 ASSISTANCE PROGRAM TO CONTINUE SOME WAY ONGOING  
4 IMPLEMENTATION, WE'RE REQUIRED TO DEMONSTRATE TO THE STATE  
5 WE'RE IMPLEMENTING SPECIFIC POLICIES AND PROGRAMS FOR CITIES  
6 THAT DON'T HAVE THEIR OWN HOUSING STAFF WAS OR VERY EXTENSIVE  
7 PLANNING DEPARTMENTS THAT'S GOING TO BE REALLY DIFFICULT SO I  
8 MEAN I THINK JUST ILLUSTRATING THE IMPORTANCE OF HAVING A REAP  
9 3.0 AT SOME NEW ALLOCATION FROM THE STATE TO ASSIST WITH  
10 ONGOING IMPLEMENTATION OF THE HOUSING ELEMENT PROCESS AND I  
11 HOPE THAT'S SOMETHING WE CAN ADD TO OUR ADVOCACY EFFORTS IN  
12 THE FUTURE. THANK YOU.

13

14 **CHAIR, CARLOS ROMERO, ABAG:** WE'LL HAVE HILLARY RONEN, THEN  
15 EKLUND.

16

17 **HILLARY RONEN:** THANK YOU. MY QUESTION HAS TO DO WITH HOW ARE  
18 WE GOING TO OBTAIN THE NECESSARY FUNDS TO MEET THE AFFORDABLE  
19 HOUSING REQUIRED BY THE RHNA GOALS. AND, YOU KNOW, I'M EXCITED  
20 ABOUT A POTENTIAL REGIONAL MEASURE IN 2024. I KNOW WE HAVE AN  
21 UPHILL BATTLE TO GET THERE. I HOPE WE DO. AND I'M WONDERING IF  
22 THERE IS ANY ORGANIZED EFFORTS AND, REALLY, ANY FORUM TO  
23 REALLY TRY TO GET SOME SUBSTANTIAL ADDITIONAL INVESTMENT FROM  
24 THE FEDERAL GOVERNMENT.

25





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1   **DANIEL SAVER:** I'LL HAZARD A FIRST GUESS THEN GET BACK TO YOU.  
2   A SHORT ANSWER, YES, THERE ARE A VARIETY OF WAYS TO GET  
3   SIGNIFICANT NEW INVESTMENT. YEAH, GREAT, KATE IS GOING TO COME  
4   UP AND OFFER BACKUP SHORTLY. YES, THERE HAS BEEN A LOT OF  
5   CHALLENGES AT THE LEVEL TO DELIVER ON THAT. THERE IS ATTEMPTS  
6   TO CHANGE ONE OF THE RULES IN THE LOW-INCOME HOUSING TAX  
7   CREDIT KIND OF REGIME ALLOWING MORE MONEY, YES WE KEEP  
8   PUSHING. AND WE WILL CONTINUE TO DO THAT. AND I THINK WE -- WE  
9   NEED TO COMBINE THAT WITH ADDITIONAL ADVOCACY AT THE STATE  
10   LEVEL AS WELL AS SOME SELF-HELP HERE REGIONALLY IT'S GOT TO BE  
11   AN ALL-IN APPROACH. AND I'LL DEFER TO KATE FOR ADDITIONAL  
12   INPUT.

13

14   **KATE HARTLEY:** GOOD AFTERNOON. ONE OF THE MOST IMPORTANT THINGS  
15   THAT WAS IN THE BUILD BACK BETTER BILL WAS WHAT DANIEL  
16   MENTIONED, THE CHANGE TO THE USE, THE RULES SURROUNDING TAX  
17   EXEMPT BONDS AND 4% LOW-INCOME HOUSING TAX CREDITS HAD THAT  
18   GONE THROUGH WE ESSENTIALLY WOULD HAVE DOUBLED OUR ACCEPTANCE  
19   RATE OF AFFORDABLE HOUSING APPLICATIONS AT THE STATE THAT'S  
20   THE CRITICAL VEHICLE FOR FINANCING. IT DID NOT GO THROUGH.  
21   THAT SET US BACK SIGNIFICANTLY. ADDITIONALLY BUILD BACK BETTER  
22   HAD ADDITIONAL RESOURCES FROM HUDSON TO FUND WHAT WE ALL NEED  
23   DISPARATELY JURISDICTIONS HOUSING FOR EXTREMELY LOW-INCOME  
24   HOUSEHOLDS. AGAIN IT DID NOT HAPPEN. I THINK PEOPLE WERE  
25   PRETTY DEVASTATED AFTER BUILD BACK BETTER AND THE MOMENTUM AND





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1 ADVOCACY IS TILL THERE BUT WE'RE FACING NEW CONGRESSIONAL  
2 CONSTRAINTS AS EVERYONE KNOWS.

3

4 **HILLARY RONEN:** SO IS THERE A STRATEGY MOVING FORWARD? A  
5 SPECIFIC STRATEGY? DO WE HAVE A SPONSOR? CAN WE JUST PURSUE  
6 THAT CHANGE IN THE LOW-INCOME TAX CREDITS? I JUST -- IT JUST  
7 FEELS LIKE IT'S SUCH A MISSING COMPONENT. I MEAN, LOCAL  
8 GOVERNMENTS, THE STATE, WE HAVE TO BALANCE OUR BUDGET. FEDS  
9 DON'T HAVE TO DO THAT AND THEY REGULARLY CONTINUE TO INCREASE  
10 OUR DEFICIT SPENDING. SO, IT WOULD BE REALLY NICE IF THAT WAS  
11 ONCE THE CASE, BECAUSE THEY'RE BUILDING HOUSING. AND IT JUST -  
12 - IT JUST DOESN'T -- IT FEELS LIKE WE DON'T -- I KNOW IT'S --  
13 IT'S THE HARDEST, YOU KNOW, GOAL TO ACHIEVE, BUT I JUST DON'T  
14 FEEL LIKE WE TALK ABOUT IT ENOUGH. AND THE RESPONSIBILITY AND  
15 THE AMOUNT OF HOMELESSNESS AND EVERY URBAN CITY ACROSS THE  
16 NATION, AND THE ONLY WAY WE SOLVE THAT IS THROUGH VERY LOW-  
17 INCOME, YOU KNOW, HOUSING. AND IT JUST FEELS LIKE I'M MISSING,  
18 EVEN IF WE CAN'T ACHIEVE IT, WE CERTAINLY SHOULD BE PUTTING  
19 PRESSURE AND TALKING ABOUT IT EVERY TIME WE TALK ABOUT THIS  
20 ISSUE.

21

22 **KATE HARTLEY:** AGREED. IT'S HAPPENING, WE JUST FACING SOME  
23 FEDERAL DYSFUNCTION.

24





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1 **HILLARY RONEN:** IT WOULD BE GREAT TO KNOW THE DETAILS OF HOW  
2 THAT'S HAPPENING. I GUESS, I WOULD LOVE TO HEAR MORE ABOUT IT.  
3

4 **ALIX BOCKELMAN:** THROUGHOUT CHAIR, ALEX BOCKELMAN, DEPUTY  
5 EXECUTIVE DIRECTOR, POLICY, WE WOULD BE HAPPY TO COME BACK AND  
6 HAVE OUR LEGISLATIVE TEAM AS WELL. PRESIDENT ARREGUIN WAS LAST  
7 YEAR IN DC, AND WE WERE TRYING TO MAKE THE POINT THAT YOU'RE  
8 MAKING, AND WE'LL BE TAKING A DELEGATION AT THE END OF THE  
9 MONTH. I JUST THINK THE POLITICAL DYNAMICS IN WASHINGTON  
10 AROUND THIS ARE TOUGH, BUT IT'S CERTAINLY PART OF MTC AND  
11 ABAG'S ADOPTED ADVOCACY PLATFORM. WE'LL KEEP THAT AND MAYBE  
12 HAVE OUR LEG TEAM COME BACK TO SAY MORE.

13

14 **HILLARY RONEN:** THANK YOU.

15

16 **CHAIR, CARLOS ROMERO, ABAG:** THANK YOU. IF ONLY WE COULD MEET  
17 LOCAL SCRIPT LEGALLY. [LAUGHTER]. ECKLUND?

18

19 **PAT ECKLUND:** I AGREE WITH MAYOR ARREGUIN'S COMMENTS ABOUT  
20 TRYING TO GET MORE FUNDS TO LOCAL GOVERNMENTS. NOVATO IS THE  
21 LOWEST PROPERTY TAX CITY IN THE COUNTY AND WE ARE HAVING TO  
22 GIVE UP BECAUSE WE DON'T HAVE THE FUND TO MAINTAIN THEM SO  
23 THAT'S REALLY UNFORTUNATE REALLY WOULD SUGGEST TO BE INVOLVED  
24 IN TRYING TO FIGURE OUT HOW LOCAL GOVERNMENTS ESPECIALLY  
25 CITIES GET MORE FUND TO HELP COMPLETE IMPLEMENTING THE HOUSING





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1 ELEMENT AND GETTING THINGS GOING THEN ACTUALLY TRYING TO  
2 MAINTAIN AND KEEP SOME OF THE AFFORDABLE HOUSING WE DO HAVE. I  
3 HAVE A COUPLE OF QUESTIONS, DANIEL, LIKING AT CYCLE SIX FOR  
4 STATUS OF CYCLES SIX HOUSING ELEMENTS LOOKING AT NOVATO WE  
5 ADOPTED THE VERSION THAT WE SENT TO HCD IN JANUARY SO WE  
6 CERTAIN CONSIDERING AN ADOPTED VERSION OF THE HOUSING ELEMENT  
7 WHY DOES HCD PUT AS INITIAL DRAFT THE ACTUAL COUNCIL DID AN  
8 ADOPTION WE DID A NOTICE OF OR WHATEVER, THEY DIDN'T SURVIVE  
9 EFFECT FIRST ROUND AND IT BECAME JUST WENT AWAY BECAUSE IT  
10 DIDN'T MEET THE REQUIREMENT. A LOT OF CITIES ADOPT THE HOUSING  
11 ELEMENTS IN JANUARY SO WHY COULDN'T IT BE AN ADOPTED INITIAL  
12 DRAFT? JUST SO WE KNOW SO WE COULD KNOW WHICH CITIES DID ADOPT  
13 THE VERSION BY JANUARY 31ST. SO I MAY HAVE ANOTHER QUESTION  
14 TOO.

15

16 **DANIEL SAVER:** THROUGH THE CHAIR I CAN'T SPEAK FOR WHY HCD DID  
17 IT THE WAY THEY HAVE. THE APPROACH HAS EVOLVED OVER TIME AND  
18 THEY ARE CURRENTLY TAKING THE POSITION THAT THEY ARE THE  
19 ARBITER, AND IF THEY HAVE NOT APPROVED, IT DOESN'T COUNT AND  
20 THERE ARE CHALLENGES. THE ELEMENT THAT WAS ADOPTED, WAS  
21 ADOPTED PRIOR TO RECEIPT OF THE HCD COMMENTS ON THE FIRST  
22 DRAFT. WE HAD A CONVERSATION WITH HCD ABOUT HOW IS THIS GOING  
23 TO SHOW UP IN YOUR CHART, WE ARE REPRODUCING SOME OF THE HCD  
24 OWN DATA ONLINE, AND I BELIEVE THAT'S WHY IT'S SHOWING UP IN  
25 THAT WAY IN NOVATO'S CASE. IN THE LAST COUNCIL EM ABOUT IN OR





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1 OUT OF COMPLIANCE WE'RE CHARACTERIZING JURISDICTIONS THAT HAVE  
2 TYPICALLY MAY MAY HAVE MISSED THIS FOR NOVATO BECAUSE OF THAT  
3 GLITCH JURISDICTIONS HAVE ADOPTED OF THE HOUSING ELEMENT AND  
4 CERTIFIED THAT AND THEY ARE AWAITING FROM HCD ON THE ADOPTED  
5 ELEMENT. HCD IS LISTING OUT OF COMPLIANCE THEIR PURPOSE IS IF  
6 THEY DON'T ISSUE A LETTER YOU ARE OUT. THAT'S NOT THE WAY  
7 WE'RE VIEWING IT.

8

9 **PAT ECKLUND:** DO YOU NEED ME GO TO THE CITIES IN MARIN TO FIND  
10 OUT WHICH WERE NOT APPROVED BY JANUARY 31ST SO WE COULD GET  
11 THAT REVIEWED. NOVATO SHOULD BE CHANGED TO THAT H WOULD IT  
12 HELP OR DO YOU HAVE ALL THE DATES OF WHEN THE CITIES DID ADOPT  
13 IT BECAUSE A LOT OF CITIES DID THE SAME THING THAT NOVATO DID.

14

15 **DANIEL SAVER:** WE'LL LOOK AT THIS AND TRY TO UPDATE IT AND  
16 DOUBLE CHECK EVERYTHING THAT WE HAVE HERE AND IF WE HAVE ANY  
17 QUESTIONS WE'LL FOLLOW UP. I APPRECIATE THE OFFER.

18

19 **PAT ECKLUND:** GREAT. THE OTHER QUESTION I HAD IS ON MONEY. AND  
20 THE CHART THAT YOU GUYS SUPPLIED ON THE FUNDING THAT -- THE  
21 ALLOCATION MINIMUM SUBALLOCATION AND THEN THE RHNA BASED  
22 SUPPLEMENTAL ALLOCATION FORMULA APPROVED IN 2020, AND 2021.  
23 THAT COLUMN, AFTER MINIMUM SUBALLOCATION APPROVED, HELP ME TO  
24 UNDERSTAND -- I KNOW WHEN WE DID IT -- BUT HOW DID WE BASE  
25 THAT DISTRIBUTION? BECAUSE I NOTICED THAT SOME OF THE SMALLER





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1 CITIES DIDN'T GET ANYTHING. OR WAS IT JUST APPLICATION BASED?  
2 COULD YOU HELP ME TO REMIND MYSELF? HOW THAT DISTRIBUTION WAS  
3 DONE?

4

5 **DANIEL SAVER:** YES. SO, COUNCIL MEMBER EKLUND, THERE WERE  
6 SEVERAL DIFFERENT KIND OF CATEGORIES THAT WE USED TO DETERMINE  
7 THE AMOUNT OF ALLOCATION FOR EACH JURISDICTION. SO, ONE OF  
8 THOSE WAS JUST A STRAIGHT OFF THE TOP EQUAL DISTRIBUTION TO  
9 EVERY JURISDICTION IN AN AMOUNT OF \$28,000 AS THE MINIMUM.  
10 THEN IN RESPONSE TO FEEDBACK THAT WE RECEIVED FROM A NUMBER OF  
11 THE COMMITTEE MEMBERS, WE HAD AN ADDITIONAL LAYER THAT ADDED  
12 EXTRA FUNDING TO THOSE JURISDICTIONS THAT HAD A HIGHER RHNA  
13 ALLOCATION. I'LL FOLLOW UP WITH YOU, BUT I THINK THERE WAS A  
14 MINIMUM THRESHOLD IF YOU HAD AT LEAST 1,000 ARENA RHNA UNITS  
15 WE WOULD PROVIDE FUNDING AND THE FUNDING WOULD BE PROVIDED IN  
16 PROPORTION TO THE JURISDICTION SHARE OF THE OVERALL RHNA I'LL  
17 DOUBLE CHECK AND FOLLOW UP WITH YOU BUT SPECIFICALLY  
18 CALIBRATED TO THE RHNA NUMBERS ACKNOWLEDGING THE JURISDICTIONS  
19 THAT GOT LARGER RHNA ALLOCATIONS COULD HAVE MORE CHALLENGES  
20 THAN OTHERS.

21

22 **PAT ECKLUND:** AND I THINK I WILL FOLLOW UP WITH NOVATO SCOPE OF  
23 WORK. THANK YOU FOR YOUR GREAT WORK. THERE IS NO 83 THAT  
24 CITIES AND COUNTIES NEED MONEY. WE DON'T. CITIES DO NOT GET  
25 MONEY FOR HOUSING. AND THE, YOU KNOW, ESPECIALLY FOR HOMELESS.





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1 BUT -- SO, I SUPPORT PRESIDENT ARREGUIN'S SUGGESTION THAT WE  
2 REALLY START GETTING THE STATE AND THE FEDERAL GOVERNMENT MORE  
3 ENGAGED IN FUNDING CITIES AND COUNTIES. THANKS.

4

5 **CHAIR, CARLOS ROMERO, ABAG:** THANK YOU, PAT. LET'S MOVE ON TO  
6 MEMBER ABE-KOGA.

7

8 **MARGARET ABE-KOGA:** THANK YOU. THANK YOU, CHAIR. THANK YOU. AND  
9 THANK YOU FOR THE PRESENTATION. I AGREE WITH A LOT OF THE  
10 COMMENTS THAT HAVE ALREADY BEEN MADE IN PARTICULAR MAYOR  
11 ARREGUIN'S COMMENTS ABOUT FLEXIBILITY. AND I'LL BE HONEST, I'M  
12 TRYING TO TEMPERATURE MY FRUSTRATION WITH THIS PROCESS, AS WE  
13 HAVE GONE THROUGH THREE DRAFTS AND WE THOUGHT WE WERE ON OUR  
14 WAY TO ADOPTION, AND THREE WEEKS BEFORE THE DEADLINE WE WERE  
15 POSED WITH MORE COMMENTS TO RESPOND TO. SO WE BECAME OUT OF  
16 COMPLIANCE. FRANKLY, OF THE BUILDERS REMEDY, WE'RE ACTUALLY  
17 HAVE THREE. SO, THREE OUT OF THE TEN, ACTUALLY, I GUESS ARE IN  
18 OUR CITY. [LAUGHTER] IT'S IRONIC BECAUSE WE WERE ALREADY  
19 BUILDING. INTERESTINGLY, TWO -- AND I THINK WE HAVEN'T DONE A  
20 FULL REVIEW. BUT WHAT I ONE IS IN COOPERATION WITH THE CITY.  
21 WE'LL SEE HOW IT WORKS. SO YES THAT'S WHERE WE ARE WITH THAT.  
22 I JUST WAS INTERESTED, YOU MENTIONED A REVIEW OF THE SICK  
23 CYCLE PROCESS AND I THINK WE ALL HAVE A LOT OF COMMENTS ABOUT  
24 THIS PROCESS. WONDERING WHEN THAT WILL BE WHEN YOU ANTICIPATE





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1 THAT TO HAPPEN. AND WILL WE BE ABLE TO INCLUDE ALL OF OUR  
2 CITIES IN THAT REVIEW?

3

4 **DANIEL SAVER:** THROUGHOUT CHAIR. IT'S JUST ONE QUICK  
5 CLARIFICATION. IT'S ACTUALLY HCD REVIEWING THE ANTICIPATE 7TH  
6 CYCLE. THEY'RE NOT CHANGING THE SIXTH CYCLE THEY'RE THINKING  
7 ABOUT THE RHNA CYCLE, HOW THEY'LL DISTRIBUTE THE RHNA EIGHT  
8 YEARS FROM NOW. THEY LAUNCHED THIS PROCESS A WEEK AGO. WE GOT  
9 THE EMAIL, WE RECEIVED A SPERICAL INVITATION FROM HCD FOR  
10 STAFF TO PARTICIPATE IN A STAKEHOLDER GROUP WHICH GILLIAN WILL  
11 BE DOING. SO, WE AS STAFF ARE STILL CIRCLING THE WAGONS ON  
12 LINING UP THEIR TIMELINE AND THEIR PROCESS AND MAKING SURE WE  
13 GET BACK TO YOU WITH THE APPROPRIATE FEEDBACK. WE ARE IN  
14 RECEIPT OF PRESENTATION OR MATERIALS, IT'S JUST A NOTICE THAT  
15 THIS PROCESS IS GOING TO KICKOFF. AND SHORTLY, I EXPECT WITHIN  
16 THE COMING MONTHS WE WILL KNOW SIGNIFICANTLY MORE ABOUT WHAT  
17 THAT'S GOING TO LOOK LIKE.

18

19 **MARGARET ABE-KOGA:** GREAT. I FIGURED IT WOULD BE A REVIEW IN  
20 PREPARATION FOR THE 7TH CYCLE. AND ONE OF MY COMMENTS IS THAT  
21 GIVEN THIS PROCESS HAS TAKEN SO LONG BY THE TIME WE FINISH WE  
22 WILL BE THREE YEARS ON THE CYCLE SO THAT'S THE AMOUNT OF TIME  
23 THAT WE GET TO IMPLEMENT SO I HOPE HCD TAKES THAT INTO  
24 CONSIDERATION. AND I WAS JUST THINKING, TOO, I MEAN, WE'RE  
25 SEEING IT WITH ECONOMY CHANGING, THE CHANGING FACE OF, YOU





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1 KNOW, JOBS, WITH WORK AT HOME, WE'RE ACTUALLY HEARING FROM THE  
2 DEVELOPER COMMUNITY, YOU KNOW, THE -- SLOW DOWN IN OFFICES,  
3 OFFICE DEVELOPMENT, WE HAVE TIED OUR HOUSING DEVELOPMENT TO  
4 JOBS, BECAUSE OF THE RHNA -- THE JOBS/HOUSING RATIO ISSUE. IF  
5 THESE OFFICES DON'T MATERIALIZE, THE HOUSING WON'T MATERIALIZE  
6 EITHER. SO THERE ARE SOME CONCERNS ARE AND I THINK WE SHOULD  
7 BE LOOKING AT AS WE MOVE FORWARD. FRANKLY, AS YOU SAID, THIS  
8 IS A PLANNING EXERCISE. AND THAT'S HOW I LOOKED AT IT. AND THE  
9 IMPLEMENTATION IS VERY DIFFERENT. AND THERE IS A LOT OF  
10 FACTORS THAT ARE OUT OF OUR CONTROL, PARTICULARLY DEVELOPERS  
11 AND THE REASONS WHY THEY DEVELOP OR DON'T DEVELOP. AND THE  
12 ECONOMY IS A BIG FACTOR IN THAT. AND I WAS BACK IN THE 2008  
13 RECESSION, AND COMPLETE -- LIKE, NO -- EVERYTHING STOPPED FOR  
14 ABOUT TWO OR THREE YEARS. SO, I THINK THAT'S WHERE, FRANKLY,  
15 MY FRUSTRATION IS. IT'S LIKE THERE IS PLANNING AND THEN THERE  
16 IS IMPLEMENTATION, AND THE PRACTICALITY OF A LOT OF THIS, AND  
17 THAT TIES TO SUPERVISOR RONEN'S COMMENTS ABOUT HOUSING --  
18 AFFORDABLE HOUSING AND FUNDING. AND THIS IS -- YOU KNOW, I CAN  
19 -- I CONTINUE TO WAIT TO GET THE ANSWER, WHEN I LOOK AT THE  
20 NUMBERS, AND I THINK FOR OURS -- FOR MOST CITIES, ABOUT 40%  
21 ARE -- OUR RHNA NUMBERS ARE SUPPOSED TO BE IN THE AFFORDABLE  
22 CATEGORY WHEN WE CAN ONLY IMPLEMENT A 15% INCLUSIONARY ZONING  
23 POLICY, WHERE IS THE 25% COMING FROM? I KNOW THE REGIONAL  
24 HOUSING MEASURE WILL HELP WITH THAT BUT IT'S NOT GOING TO FILL  
25 THAT ENTIRE AMOUNT. SO THAT'S MY QUESTION, SUPPORT SUPERVISOR





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1 RONEN ON IS WHERE WE WE'RE GOING TO GET THE FUNDING IF WE  
2 CAN'T GET IT FROM A PRIVATE SECTOR, THE PUBLIC SECTOR IS NOT  
3 PUTTING IT UP, WHY IS IT COMING FROM SO THEN HOW PRACTICAL IS  
4 THIS WHOLE PROCESS. THAT'S REALLY AT THE END OF THE DAY THE  
5 QUESTION THAT CONTINUES TO -- I WILL SAY -- HAUNT ME. AND THE  
6 OTHER PART IS, BECAUSE WE WILL ADOPT A COMPLIANT ELEMENT  
7 BEFORE THE JUNE DEADLINE, BUT WHEN WE DID GET A MEMO ABOUT THE  
8 FUNDING THAT WE COULD LOSE IF WE DON'T HAVE A COMPLIANT  
9 ELEMENT AND SOME OF THAT IS ACTUALLY AFFORDABLE HOUSING FUNDS,  
10 WHICH DON'T REALLY -- TO BE HONEST -- YOU KNOW, AT FIRST I  
11 THOUGHT OKAY THAT MAKES SENSE BUT FRANKLY, I DON'T THINK IT  
12 MAKES SENSE. IF THE CITY IS TRYING TO DO AFFORDABLE HOUSING, I  
13 THINK IT SHOULD BE BASED ON KIND OF LIKE WHAT WE DO AT MTC,  
14 SHOVEL READY PROJECTS. IF A PROJECT IS READY TO GO, WHATEVER  
15 PROJECTS ARE READY TO GO SHOULD BE THE ONES THAT GET FUNDED  
16 FIRST. AND IT SEEMS TO ME TO DEFEAT THE PURPOSE AS YOU'RE  
17 TRYING TO GET MORE AFFORDABLE HOUSING FROM THESE CITIES BUT  
18 THE PENALTY IS TO TAKE AWAY AFFORDABLE HOUSING FUND FROM THEM  
19 -- AND IF THEY'RE TRYING TO BUILD, IT DOESN'T REALLY -- RIGHT  
20 -- IT DEFEATS PURPOSE. SO, I HOPE NO CITY GETS TO DO THAT  
21 POINT, BUT I JUST REALLY QUESTION THE CONSEQUENCES OF THIS  
22 WHOLE PROCESS, YOU KNOW, I HAVE A LOT OF QUESTIONS ON. THANKS.  
23  
24 **CHAIR, CARLOS ROMERO, ABAG:** OKAY. SECOND ROUND HERE. DAVID  
25 RABBIT.





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1

2     **DAVID RABBITT:** I APOLOGIZE, THE INCLUSIONARY TAX CREDIT, THE  
3     IMPORTANT PIECE OF INCLUSIONARY HOUSING TAX CREDIT, IF YOU  
4     HAVE AN OPPORTUNITY TO RECEIVE THOSE TAX CREDITS YOU'RE A  
5     PRIVATE DEVELOPER BECAUSE A DISTINCT PARCEL PROPERTY TO BE  
6     ABLE TO PULL THOSE DOWN SO WHAT HAPPENS IN MY EXPERIENCE, SAN  
7     FRANCISCO HAS UNITS SUBSIDIZING THE LOWER RENTS AND THE LEADS  
8     TO OTHER ISSUES -- DISH HOPE AS WE GO FORWARD. IT'S A HUGE  
9     OPPORTUNITY EVERY JURISDICTION I SUPPORT INCLUSIONARY HOUSING  
10    IT'S BEST TO HAVE A BLEND OF PEOPLE LIVING IN THE SAME  
11    COMMUNITY BUT RIGHT NOW IT ONLY WORKS BLOCK BY BLOCK OR  
12    BUILDING BY BUILDING AND NOT WITHIN THE SINGLE BUILDING. AND I  
13    THINK THAT'S A REAL -- A REAL GAP IN OUR STRATEGIES GOING  
14    FORWARD. AND WHATEVER WE CAN DO, AND I DON'T KNOW IF IT MEANS  
15    THAT THERE IS A WAY THAT WE CAN FORCE THAT CHANGE AT FEDERAL  
16    OR STATE LEVEL OR WHO ACTUALLY IS BEHIND THAT WHETHER IT'S  
17    FINANCING INSTITUTIONS OR IF IT'S ACTUALLY THE LAW, I THINK  
18    THERE IS A HUGE PIECE THERE THAT CITY IT IS, I THINK, ARE MORE  
19    OPEN TO THE INCLUSIONARY HOUSING, EVERYONE SUPPORTS IT BUT  
20    WHEN IT COMES TO BUILD IT ESPECIALLY NOW WHEN RATES ARE HIGHER  
21    AND COSTS ARE EVEN HIGHER IT IS THE THING THAT KIND OF DERAILS  
22    SO MANY PROJECTS GOING FORWARD. SO, THAT WAS LESS OF A  
23    QUESTION MORE OF A STATEMENT BUT SOMETHING THAT WE NEED TO  
24    WORK ONGOING FORWARD AND WHATEVER GAP FINANCING PERHAPS WE CAN  
25    WORK INTO THE EQUATION THAT WOULD BE GREAT.





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1

2 **CHAIR, CARLOS ROMERO, ABAG:** QUESTIONS AND STATEMENTS ALWAYS  
3 WELCOME. SO, I THINK I HAVE A COUPLE OF THOUGHTS HERE, BUT  
4 MAYBE WE SHOULD GO TO THE PUBLIC AND SEE IF THERE IS ANYONE IN  
5 THE PUBLIC WHO WOULD LIKE TO ADDRESS ON THIS ISSUE?

6

7 **CLERK OF THE BOARD:** MEMBERS OF THE PUBLIC WITH USE THE RAISED  
8 HAND FEATURE OR DIAL STAR NINE IF YOU WOULD LIKE TO SPEAK.  
9 THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND  
10 THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM. THANK YOU.

11

12 **CHAIR, CARLOS ROMERO, ABAG:** GREAT. THANK YOU VERY MUCH. SO, I  
13 COULDN'T CONCUR MORE WITH, CERTAINLY, MY COLLEAGUES WHO WANT  
14 TO KNOW WHERE THE MONEY IS GOING TO COME FROM AND WHERE WE  
15 ACTUALLY BUILD THIS STUFF. I THINK IT'S, YOU KNOW, OBVIOUSLY  
16 VERY IMPORTANT FOR US TO TRY TO MOVE FORWARD WITH THIS, YOU  
17 KNOW, I'M GOING TO KEEP CALLING IT -- I'M GOING TO CALL IT A  
18 \$20 MILLION BOND NOT A \$10 MILLION BOND. IT'S NOT GOING TO GET  
19 US OUT OF OUR HOLE, BUT CERTAINLY WILL MAKE A DENT. TO THE  
20 EXTENT THAT IT MIGHT BE POSSIBLE AT THE STATE LEVEL ALSO TO  
21 LOOK AT STATE TAX CREDITS, OTHER PROGRAMS. I KNOW THE STATE  
22 HAS BEEN, IN THE PAST WHEN WE HAD SURPLUSES SLIGHTLY MORE  
23 GENEROUS, BUT I THINK WE PROBABLY HAVE, YOU KNOW, THE -- OUR  
24 BEST SHOT AT MAYBE GETTING ADDITIONAL FUNDS FROM THE STATE  
25 THAN GETTING THEM FROM THE FEDS. BUT MAYBE THERE SHOULD BE A





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1 DISCUSSION ON THE POLICY LEGISLATIVE ADVOCACY SIDE THAT WE  
2 SHOULD HAVE WHERE WE FOCUS. KATE?

3

4 **KATE HARTLEY:** I WANT TO NOTE THAT ASSEMBLYMEMBER WICKS HAS  
5 INTRODUCED TWO BILLS ONE A STATEWIDE BOND MEASURE AND ONE IS A  
6 PERMANENT SOURCE FOR HOUSING MEASURE. SO THOSE -- THERE IS  
7 THAT MOMENTUM HAPPENING AND THAT WOULD BRING SIGNIFICANT NOW  
8 RESOURCES TO AFFORDABLE HOUSING. AND, ALSO, I DO, ALSO, WANT  
9 TO NOTE THAT AT LEAST FOR COMMITTEE MEMBER RABBITT, I AGREE  
10 THAT HAVING EASIER ACCESS TO FINANCING IS WHAT WE DEFINITELY  
11 NEED FOR LARGE DEVELOPMENTS IT IS POSSIBLE TO CONDOIZE A  
12 PORTION OF UNITS AND USE TAX CREDITS ON THOSE. THERE IS SOME  
13 FLEXIBILITY THERE, BUT THAT PORTION OF INCLUSIONARY UNITS  
14 WOULD HAVE TO BE MINIMUM OF 50 UNITS SO THAT'S NOT ALWAYS  
15 GOING TO BE HELPFUL FOR EVERY BUILDING. BUT BIG DEALS IT IS AN  
16 OPTION.

17

18 **CHAIR, CARLOS ROMERO, ABAG:** SINCE WE'RE ON THE FUNDING SIDE, I  
19 KNOW DANIEL YOU MAY RAISE YOUR EYEBROWS ON THIS. I'M ACTUALLY  
20 CONCERNED -- YOU KNOW, THERE IS SOME MONEY AVAILABLE FOR THE  
21 VERY LOW-INCOME. NOT ENOUGH. WE ALL KNOW THAT. BUT I THINK A  
22 LOT OF CITIES INCLUDING OUR CITY WE'RE RUNNING INTO A PROBLEM  
23 FIGURING OUT HOW WE SUBSIDIZE MODERATE INCOME AND HCD IS  
24 THROWING BACK OUR HOUSING ELEMENT AND SAYING YOU HAVE NO  
25 MODERATE INCOME HOUSING HOW ARE GOING TO AFFORD THAT. WHEN YOU





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1 HAVE RENTS, 180, \$190,000 INCOME, I'M BEGINNING TO THINK DO I  
2 PLAY WITH MY INCLUSIONARY ORDINANCE WHERE WE HAVE, LET'S ALLOW  
3 THE OFFSITES, WHICH RIGHT NOW IS FROM 30 TO 60, LET'S ALLOW IT  
4 FROM 80 TO 120. RIGHT? LET'S MOVE SOME PIECES AROUND. BUT I  
5 THINK WE WILL STILL NEED -- BELIEVE IT OR NOT, SOME, SORT OF,  
6 SUBSIDY ON THE MODERATE. WHEN WE WERE ORGANIZING AND YOU WERE  
7 WORKING WITH SOME OF THE ORGANIZERS IN EAST PALO ALTO, IT WAS  
8 AN ANATHEMA TO SAY LET'S THROW SOME MONEY AT THE MODERATE AND  
9 THAT'S NO LONGER THE CASE IN THIS STATE TO THE EXTENT THAT WE  
10 HAVE TO FIGURE OUT DIFFERENT MODELS AND OBVIOUSLY TAX CREDITS  
11 CAN GO UP TO 80 AVERAGE 60, THIS'S SOMETHING WE HAVE TO START  
12 THINKING ABOUT, WITH HCD SAYING YOU HAVEN'T FOLLOWED OUT THE  
13 MODERATE. DANIEL, MR. SAFER, WHEN WAS THE LAST DAY TO CLAIM  
14 THE REAP FUNDS? AND IS IT REALLY THE EXPIRATION, THE STATE'S  
15 EXPIRATION DATE. IN MY COUNTY, FIVE JURISDICTIONS, THAT NEED  
16 TO GET BACK TO YOU.

17

18 **DANIEL SAVER:** WE AS ABAG DO NOT HAVE A SPECIFIC DEADLINE THAT  
19 WE HAVE IMPOSED ABOUT WHEN JURISDICTIONS MUST CLAIM THOSE  
20 FUNDS. IT WOULD NEED TO -- BUT THIS IS SOMETHING WE PLAN TO  
21 BRING BACK IN ABOUT A MONTH NEXT MONTH, TO DISCUSS THIS. WE  
22 NEED TO IMPOSE A DEADLINE IN ORDER TO ADEQUATELY PROGRAM AND  
23 UTILIZE THE FUNDS. AS OF RIGHT NOW THE FUNDS MUST BE FULLY  
24 EXPENDED BY DECEMBER OF THIS YEAR THAT MEANS EXPENDED AND  
25 INVOICED WE REALLY NEED TO GET THE MONEY TO THE JURISDICTIONS





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1 LIKE YESTERDAY TO MAKE SURE THERE IS TIME TO IMPLEMENT ALL OF  
2 THIS. SO YES ANYTHING YOU COULD DO TO CONTINUE TO REACH OUT TO  
3 YOUR COLLEAGUES AND YOUR COUNTY OR OTHERWISE TO ADVISE THEM TO  
4 CONTACT US IMMEDIATELY. I WILL NOTE, STAFF HAS UNDERTAKEN  
5 EXTENSIVE EFFORTS TO CONTACT EVERY SINGLE JURISDICTION,  
6 MULTIPLE TIMES, THROUGH MULTIPLE MEDIA, TO TRY TO ENCOURAGE  
7 THEM TO ACCESS THE FUNDS. I UNDERSTAND THAT MANY JURISDICTIONS  
8 ARE VERY BUSY RIGHT NOW TRYING TO GET THEIR HOUSING ELEMENTS  
9 ACROSS THE FINISH LINE. IT'S CERTAINLY A CHALLENGING TIME I'M  
10 NOT TRYING TO THROW THEM UNDER THE BUS BUT WE'RE GOING TO BE  
11 IN A SITUATION RELATIVELY SOON IF WE'RE NOT GOING TO REPROGRAM  
12 THE FUND WE'RE GOING TO BE AT RISK OF POTENTIALLY LOSING THEM.

13

14 **CHAIR, CARLOS ROMERO, ABAG:** AND I'M GOING TO GO TO SOMETHING  
15 MAYOR ARREGUIN SAID WHEN WE WERE TALKING ABOUT THIS, I DON'T  
16 KNOW, A COUPLE OF MEETINGS AGO, MAYBE THREE MEETINGS AGO, AND  
17 THAT IS THAT I THINK IT'S IMPORTANT FOR US TO MAKE SURE WE  
18 PULL DOWN THAT MONEY SO IT CAN GO BACK TO THE STATE AND SAY WE  
19 NEED MORE MONEY SO I'M CERTAINLY GOING BACK IT MY  
20 JURISDICTIONS WE HAVE IN OUR COUNCIL MEETINGS, REQUESTED  
21 MONEY, IMPORTANT THAT WE PULL IT DOWN FOR THAT REASON BECAUSE  
22 WE'RE GOING TO ASK FOR MORE.

23

24 **DANIEL SAVER:** WHEN YOU GO AND HAVE THOSE CONVERSATIONS  
25 SOMETHING WE HAVE IN RECENT EFFORTS FOR OUTREACH TO





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1 JURISDICTIONS WHAT WE HAVE BEEN SAYING IS, IF YOU DON'T WANT  
2 THE MONEY LET US KNOW. IF YOU HAVE DECIDED FOR WHATEVER REASON  
3 IT'S NOT WORTH THE HEADACHE OF THE PAPERWORK OR YOU'RE NOT  
4 INTERESTED FINE LET US KNOW SO WE HAVE ADEQUATE TIME TO  
5 REPROGRAM THOSE FUNDS AND SPEND THEM. I THINK TO YOUR POINT IT  
6 WOULD MAKE IT HARDER ARGUMENT FOR US TO GO TO THE STATE FOR  
7 REAP 3.0 IF WE'RE GIVING THEM BACHMAN. RETURNING AGAIN AND  
8 AGAIN WITH THIS POINT AND I THINK IT WILL ULTIMATELY BE A  
9 POLICY DECISION FOR ALL OF YOU ABOUT WHEN WE'RE GOING TO HAVE  
10 THAT CUT OFF, BUT I DO THINK SOON, IN A MATTER OF MONTHS NOT  
11 LIKE SIX MONTHS OR SEVEN MONTHS. LIKE ONE OR TWO.

12

13 **CHAIR, CARLOS ROMERO, ABAG:** LASTLY ON THE RHNA REVIEW, IT'S A  
14 RHNA REVIEW NOT A HOUSING ELEMENT REVIEW. I REMEMBER SPEAKING  
15 WITH GILLIAN ABOUT THIS PROBABLY ABOUT A YEAR AGO WHEN THIS  
16 PROCESS WAS STARTED, AND NOW IT'S START OTHER AND I'M  
17 WONDERING -- AND WE DID GET A FAIR AMOUNT OF FEEDBACK FROM  
18 MEMBERS WHO WERE IN THE PROCESS AS WELL AS WE HEARD A LOT FROM  
19 PEOPLE WHO WERE APPEALING SO WE KIND OF HAD A SENSE OF THINGS  
20 WE WANT TO LOOK AT OR CHANGE PRIORITY AREAS AND THINGS. IS IT  
21 SOMETHING TO ADD -- AND I DON'T WANT TO ADD MORE WORK TO YOU  
22 ALL, BUT DOES IT MAKE ANY SENSE TO HAVE ANY TYPE OF LOCAL  
23 LISTENING SESSIONS, COUNTY BY COUNTY, PERHAPS SOUTH BAY YOU  
24 GET THREE CITIES TOGETHER, YOU GET THREE COUNTIES TOGETHER,  
25 WOULD THAT HELP? THAT PROBABLY OPENS UP PANDORA'S BOX OF -- TO





MARCH 9<sup>TH</sup>, 2023

1 A CERTAIN EXTENT THERE ARE PEOPLE WHO PROBABLY WANT TO HAVE  
2 THAT OPPORTUNITY.

3

4 **DANIEL SAVER:** I APPRECIATE THAT SUGGESTION. WE'LL DISCUSS WITH  
5 STAFF AND COME BACK ABOUT THIS.

6

7 **CHAIR, CARLOS ROMERO, ABAG:** YEAH. SORRY I DIDN'T. [LAUGHTER]  
8 OKAY. I AM DONE, AND I BELIEVE MISS FLIGOR HAS COMMENTS.

9

10 **V. CHAIR, NEYSA FLIGOR, ABAG:** THANK YOU CHAIR AND THANK YOU TO  
11 STAFF FOR THE PRESENTATION. VERY INFORMATIVE. AS I WAS SITTING  
12 HERE LISTENING TO OF THE PRESENTATION, IT'S THE ROLE IN THE  
13 PROCESS I'M TALKING ABOUT THE RHNA REFORM EFFORTS AND I'M GLAD  
14 GILLIAN WILL BE INVOLVED IN THOSE EFFORTS AND LOBBYING EFFORTS  
15 APPROACH EITHER AT THE STATE OR FEDERAL, LOCAL JURISDICTIONS  
16 CAN WORK ON THE PROCESS AND HELP US BUILD MORE HOUSING. WE'RE  
17 FOCUSING ON THE HOUSING ELEMENT UPDATE WHICH IS A  
18 SUPERINTENDANT STEP IN THE PROCESS BUT MORE IMPORTANTLY IS  
19 IMPLEMENTATION BECAUSE WE NEED TO BUILD HOUSING SO MY QUESTION  
20 HAS TO DO WITH REAP 3.0 AND MAYBE OTHER NON-FUNDING EFFORTS  
21 ABOUT HOW WE SUPPORT OUR LOCAL JURISDICTIONS IN THE  
22 IMPLEMENTATION PHASE. SO I DON'T KNOW IF THE TECHNICAL  
23 ASSISTANCE, THAT WE HAD DURING THE RHNA PROCESS AND NOW DURING  
24 HU WILL CONTINUE BECAUSE AS MAYOR ARREGUIN SAID, AS THE  
25 PRESIDENT SAID, RIGHT NOW, WE HAVE TO SUBMIT REPORTS TO HCD





MARCH 9<sup>TH</sup>, 2023

1 EVERY STEP FOR THE IMPLEMENTATION PHASE. BASICALLY SUBMIT  
2 REPORTS THAT WE SAID WE'RE GOING TO COMPLETE THIS PROGRAM BY  
3 MARCH 2023, HERE IT IS. WE HAVE COMPLETED IT. SO THERE IS MORE  
4 OF AN OVERSIGHT IN LOCAL JURISDICTIONS AND THEIR PENALTIES. IF  
5 WE DON'T MEET THESE SELF-IMPOSED IMPROVED DEADLINES I'M  
6 CURIOUS TO ASK ABAG STAFF HOW DO YOU PLAN AS AN ORGANIZATION  
7 INTEND HELPING US WITH THE IMPLEMENTATION PHASE I DO ENDORSE  
8 100% REAP 3.0, AND I UNDERSTAND THE DOLLARS AND SPENDING, THAT  
9 MAKES SENSE, CURIOUS TO HEAR STAFF'S RESPONSE TO THAT. AND  
10 THERE WAS ONE OTHER POINT I WANTED TO MAKE BUT I CAN'T  
11 REMEMBER NOW BUT I'LL PAUSE AND HEAR YOUR COMMENTS TO THE  
12 IMPLEMENTATION PHASE.

13

14 **DANIEL SAVER:** THANK YOU. I'LL TRY TO BE BRIEF. TWO THINGS ON  
15 THE MTC SIDE I'LL PUT OUT AS NEAR-TERM OPPORTUNITIES TO  
16 CONTINUE THE WORK. FIRST IS REAP 2.0. REAP 1.0 FUNDING WENT TO  
17 ABAG REAP 2.0 FUNDING THAT WENT TO MTC THE COMMISSION APPROVED  
18 TO ALLOCATE \$15 MILLION FROM THE REAP 2.0 SOURCE TO CONTINUE  
19 OUR REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM THAT FUND  
20 SOURCE RUNS THROUGH JUNE OF 2026 AND IN THE COMING MONTHS AND  
21 YEAR OR SO WE WILL BE ROLLING OUT ADDITIONAL RESOURCES THAT  
22 WILL BE FOCUSED ON SUPPORTING IMPLEMENTATION AS YOU SUGGESTED.  
23 THE OTHER THING IS THE PDA PROGRAM AN MTC PROGRAM THAT  
24 PROVIDES FUNDING TO LOCAL JURISDICTIONS TO DO SPECIFIC PLANS,  
25 ONE OF THOSE PLANS CAN DO IS INCLUDE ZONING UPDATES AND THE





MARCH 9<sup>TH</sup>, 2023

1 EIR MUST OFTENTIMES BE ACCOMPANIED AS PART OF THE ZONING  
2 UPDATE. \$17 MILLION BETWEEN THE PROGRAM AND ONE OTHER RIGHT  
3 NOW THAT WEAVE RECEIVED A NUMBER OF APPLICATIONS FOR THAT. SO  
4 A COUPLE OF MONTHS WE'LL BE GOING TO THE COMMISSION TO APPROVE  
5 THESE AWARDS. THOSE ARE TWO WE HAVE PLANS FOR AND THE POINT  
6 WELL TAKEN ABOUT 3.0.

7

8 **V. CHAIR, NEYSA FLIGOR, ABAG:** IT WAS YOUR SUGGESTION WHETHER  
9 OR NOT WE ENGAGE WITH LOCAL JURISDICTIONS TO GET FEEDBACK AS  
10 WE DEBRIEF ON THE SIX CYCLE. I KNOW FOR SANTA CLARA COUNTY IT  
11 WAS ASSOCIATION THAT'S ONE OF THE AGENDA ITEMS WE PROJECTED  
12 FOR THE YEAR WITH THE SESSION WITH ALL 1573S AND CALIFORNIA  
13 CITIES WE'RE PLANNING ON A SIMILAR EFFORT WITH SANTA CLARA  
14 COUNTY AND SAN MATEO COUNTY CITIES BECAUSE CITIES WANT TO GIVE  
15 FEEDBACK AND LESSONS LEARNED SO THEY CAN IMPROVE THE PROCESS.  
16 I THINK THAT WILL A PRODUCTIVE AND FRUITFUL EFFORT. THANK YOU.

17

18 **CHAIR, CARLOS ROMERO, ABAG:** TO THE EXTENT THAT IT HELPS IN SAN  
19 MATEO COUNTY I'LL BE THERE BY YOUR SIDE WHEN ALL OF THE  
20 TOMATOES ARE BEING THROWN. [LAUGHTER] OKAY. ANYONE ELSE WANT  
21 TO A SECOND BITE? IF NOT, IT'S BEEN A GREAT DISCUSSION. I  
22 BELIEVE SUPERVISOR GLOVER WILL BE DEALING WITH THE 2.0.

23





MARCH 9<sup>TH</sup>, 2023

1 **FEDERAL GLOVER:** THIS TIES INTO THE CONVERSATION TO REAP 2.0,  
2 THE PRESERVATION AND PRIORITY STATE PROGRAMS I'M GOING TO ASK  
3 SOMA TO GIVE THE REPORT AND ACTION THAT'S BEFORE US TODAY.

4

5 **SPEAKER:** THANK YOU SUPERVISOR AND THANK YOU COMMITTEE MEMBERS  
6 FOR YOUR TIME TODAY. IF WE COULD PULL UP THE SLIDES. FOR THOSE  
7 WHO HAVEN'T SEEN ME IN A WHILE. MY NAME IS SO MAYA A, I AM THE  
8 COORDINATIONAL PROGRAM COORDINATOR FOR BAHFA I'LL BE  
9 DISCUSSING SECOND ROUND OF EARLY ACTION PLANNING GRANT DOLLARS  
10 THESE PARTICULAR PROGRAMS I'M TALKING ABOUT TODAY ARE THE ONES  
11 THAT WOULD BE ADMINISTERED BY BAHFA IN PARTNERSHIP WITH MTC.  
12 BEFORE I BEGIN I'LL NOTE I'LL BE COVERING A LOT OF INFORMATION  
13 IN THIS PRESENTATION INCLUDING SPECIFIC PROGRAM GUIDELINES  
14 I'LL MOVE THROUGH SLIDES QUICKLY TO LEAVE TIME FOR  
15 CLARIFICATIONS AND QUESTIONS. IF I COULD GET TO THE NEXT  
16 SLIDE? SO, VERY QUICKLY, JUST TO CONTEXTUALIZE TODAY'S  
17 DISCUSSION THIS SLIDE REMINDS US OF OUR AGENCY'S MULTI-YEAR  
18 HOUSING AND PLANNING EFFORTS CONVERGING AT IMPLEMENTATION  
19 OPPORTUNITY FOR STATE FUNDING INCLUDING PLANNED BAY AREA 2050  
20 REGIONAL HOUSING NEEDS ALLOCATION REGIONAL HOUSING T PROGRAM  
21 THAT WE WERE DISCUSSING AND HOW HIGHLY SUCCESSFUL AND  
22 IMPORTANT IT IS AND THE RECENT LAUNCH OF THE BAY AREA HOUSING  
23 FINANCE AUTHORITY REALLY STARTING IN EARNEST IN 2022. ALL  
24 COMING TOGETHER TO IMPLEMENT MULTIPLE HOUSING PROGRAMS AND THE  
25 THREE I'LL SPECIFICALLY BE TALKING ABOUT TODAY FOR REAP 2.0





MARCH 9<sup>TH</sup>, 2023

1 ARE A HOUSING PRESERVATION PILOT, A PRIORITY SITES PILOT, AND  
2 A COMPETITIVE POT OF FUNDING CALLED THE HIGHER IMPACT  
3 TRANSFORMATIVE PROGRAM. AND IF THIS SOUNDS FAMILIAR IT'S  
4 BECAUSE WE HAVE BROUGHT THESE PROGRAMS IN DIFFERENT  
5 PRESENTATIONS TO VARIOUS MTC AND BAHFA COMMITTEES IN THE PAST.  
6 INCLUDING THIS PARTICULAR BODY IN SEPTEMBER OF 2022. THE  
7 PROGRAMMING AND ALLOCATIONS COMMITTEE IN NOVEMBER WE WENT TO  
8 OUR NEW BAHFA ADVISORY COMMITTEE IN FEBRUARY AND WERE AT THE  
9 ADMINISTRATION COMMITTEE YESTERDAY WHERE A HANDFUL OF YOU WERE  
10 PRESENT. WE'LL GET INTO MORE DETAIL THAN WE DID YESTERDAY.  
11 NEXT SLIDE. THE REAP 2.0 FUND IS SECOND ROUND OF FUNDING FROM  
12 HCD A \$600 MILLION STATEWIDE POT TO METROPOLITAN PLANNING  
13 ORGANIZATIONS THIS ROUND GOING TO MTC FIRST ROUND WENT TO  
14 ABAG. \$103 MILLION FORMULA ALLOCATION TO MTC AS WELL AS A POT  
15 FOR HIGHER TRANSFORMATIVE COMPETITIVE GRANTS THAT MTC CAN  
16 APPLY FOR UP TO 10 MILLION. OVERALL GOAL HOUSING AND CLIMATE  
17 GOALS PLANNING EFFORTS AND CAPITAL PROJECTS IMPLEMENTING  
18 SUSTAINABLE STRATEGIES IN OUR CASE PLANNED BAY AREA 2050. AND  
19 ANOTHER DISTINCTION FOR THIS PARTICULAR ROUND OF REAP IS THAT  
20 IT IS ADMINISTERED BY HCD IN COLLABORATION WITH THE OFFICE OF  
21 PLANNING AND RESEARCH. RESEARCH GROWTH COUNCIL AND CALIFORNIA  
22 AIR RESOURCES BOARD. AND ALL PROGRAMS FUNDED BY REAP MUST  
23 ACHIEVE THREE MAJOR OBJECTIVES ACCELERATE INFILL DEVELOPMENT  
24 AT AFFORDABLE HOUSING CHOICE ABILITY, AFFORDABLE'S FURTHERING  
25 AFFIRMATIVE HOUSING AND VEHICLE MILES TRAVELED. INDICATED IN





MARCH 9<sup>TH</sup>, 2023

1 DARK BLUE COMMISSION APPROVED STAFF FORMULA ALLOCATION IN  
2 NOVEMBER AND STAFF SUBMITTED APPLICATION TO HCD IN DECEMBER  
3 WE'RE NOW IN STAGE OF PROGRAM DESIGN REFINEMENT AND COMMITTEE  
4 APPROVALS NECESSARY TO IMPLEMENT THE PROPOSED PROGRAMS WHICH  
5 INCLUDES TODAY'S ACTION WE HOPE TO EXECUTE STANDARD AGREEMENT  
6 WITH HCD IN SPRING AND WE MUST ENCUMBER ALL FUNDS BY JUNE OF  
7 2024 AND DISBURSE BY JUNE OF 2026 AND THROUGHOUT ALL OF THIS  
8 PROCESS IS ONGOING OUTREACH AND ENGAGEMENT TO RELEVANT  
9 STAKEHOLDERS. NEXT SLIDE. SO THIS SHOWS HOW THAT \$103 MILLION  
10 FORMULA IS SPLIT UP AMONGST TRANSPORTATION AND HOUSING USES,  
11 AND AGAIN TODAY WE'LL BE FOCUSING ON THREE OF THE HOUSING  
12 PROGRAMS THAT WILL BE ADMINISTERED BY BAHFA ON BEHALF OF MTC.  
13 SO, IF YOU LOOK AT THE ZOOM IN ON THE REGIONAL GROWTH  
14 FRAMEWORK IMPLEMENTATION IT INCLUDES THREE PROGRAMS WHICH IS  
15 THE REGIONAL HOUSING TA, LOCAL POLICY GRANTS, THIS'S THE  
16 CONTINUATION OF THE CURRENTLY SUCCESSFUL PROGRAM THAT DANIEL  
17 WAS DESCRIBING. BUT REALLY WHAT WE'RE TALKING ABOUT TODAY IS  
18 THE HOUSING PRESERVATION PILOT, THE PRIORITY SITES PILOT, AND  
19 THE IMPACT TRANSFORMATIVE COMPETITIVE PORTION THAT ARE ALL  
20 OUTLINED IN RED AND THOSE ARE ANTICIPATED TO BE ADMINISTERED  
21 BY BAHFA. AND IF I COULD GET THE NEXT SLIDE? BEFORE I DIG INTO  
22 THE SPECIFIC PROGRAM DETAILS I WOULD LIKE TO NOTE WHILE MTC IS  
23 DIRECT GRANTEE OF THESE FUNDS FROM THE STATE AS OUR REGION'S  
24 NPO BAHFA WILL PLAY AN IMPLEMENTATION ROLE IN PROGRAMS.  
25 BAHFA'S MANDATE IS TO RAISE ADMINISTER AND ALLOCATE REGIONAL





MARCH 9<sup>TH</sup>, 2023

1 FUNDING FOR TENANT PROTECTION AND NEW AFFORDABLE HOUSING  
2 PRODUCTION THAT'S WHAT WE INTEND TO DO WITH THESE AFFORDABLE  
3 HOUSING PILOTS. BAHFA POISED WITH RELEVANT SKILLS AND  
4 EXPERTISE NEEDED TO EXECUTE THE PROPOSED REAP 2.0 AFFORDABLE  
5 HOUSING PILOT WE'LL TALK ABOUT. NEXT SLIDE. THE FIRST OF THOSE  
6 PILOTS IS A \$15 MILLION HOUSING PRESERVATION PILOT WHICH WILL  
7 PROVIDE OVER THE COUNTER CAPITAL FINANCING TO NON-PROFIT  
8 DEVELOPERS AND COMMUNITY LAND TRUST FOR ACQUISITION AND  
9 REHABILITATION OF OCCUPIED UNRESTRICTED RESIDENTIAL  
10 PROPERTIES. I'LL SPEAK MORE ABOUT THIS ON A LATER SLIDE BUT A  
11 MAXIMUM SUBSIDY PER UNIT OF 250,000. SO THE SMALL POT OF 15  
12 MILLION WILL ALLOW US TO STABILIZE 60 HOUSEHOLDS IMMEDIATELY  
13 AND MANY MOREOVER THE USEFUL LIFE OF A BUILDING BECAUSE BILLS  
14 WILL BE CONVERTED TO PERMANENTLY AFFORDABLE HOMES RESTRICTED  
15 TO LOW-INCOME RESIDENTS UPON TURNOVER. BEGINNING TO FULFILL  
16 PLANNED BAY AREA 2050 COMMITMENT TO TAKE LEAD ON PRESERVATION  
17 AND DEMONSTRATE PROOF OF CONCEPT FOR REGIONAL VALUE  
18 EXEMPLIFIED BY BAHFA TO SUPPORT THE FUTURE BALLOT MEASURE WE  
19 HAVE AN EXISTING MTC PROGRAM CALLED THE BAY AREA PRESERVATION  
20 PILOT FROM WHICH WE HAVE DRAWN LESSONS AND CAN INCORPORATE  
21 INTO THIS FIRST IN-HOUSE CAPITAL FUND AIMING TO STRIKE A  
22 BALANCE BETWEEN ACHIEVING SCALE AND HELPING HISTORICALLY  
23 DISADVANTAGED COMMUNITIES. WE HAVE PROGRAM DETAILS WE HAVEN'T  
24 SHOWN TO OUR COMMITTEES IN THE PAST. THIS IS WHERE THE NEW  
25 INFORMATION COMES IN. ELIGIBLE BORROWERS FOR THE PRESERVATION





MARCH 9<sup>TH</sup>, 2023

1 PILOT ARE NON-PROFIT AFFORDABLE HOUSING DEVELOPERS COMMUNITY  
2 LAND TRUST AND PARTNERSHIPS THAT INCLUDE THESE ORGANIZATIONS  
3 MINIMUM EXPERIENCE REQUIRED RELATIVELY LOW BARRIER TO ENTRY.  
4 THEY MUST HAVE SUCCESSFULLY ACQUIRED REHABBED OWNED AND  
5 OPERATED AT LEAST ONE COMPARABLE PROJECT RELATIVE TO WHAT'S  
6 BEING PROPOSED AND MAY RELY ON EXPERIENCE OF THE STAFF  
7 RELATIVE TO PROJECTS BEING PROPOSED. \$15 MILLION, 3 MILLION  
8 WILL BE SET ASIDE FOR COMMUNITY CONTROLLED PROJECTS INCLUDING  
9 COMMUNITY LAND TRUST AND COMMUNITY-BASED ORGANIZATIONS AND  
10 PARTNERSHIP WITH THE TRUST AND COOPERATIVE HOUSING ENTITY.  
11 NEXT SLIDE. ELIGIBLE PROJECTS -- OH I'M SORRY -- DID I SKIP A  
12 SLIDE? COULD WE GO BACK ONE? OH THAT'S FUN. I THINK -- UM --  
13 OH THAT'S OKAY. I'LL JUST NAME THE ELIGIBLE PROJECTS ARE THOSE  
14 FOR ACQUISITION OR ACQUISITION REHAB. AND AGAIN THE BUILDINGS  
15 MUST BE UNRESTRICTED OCCUPIED RESIDENTIAL BUILDINGS. BORROWERS  
16 MUST HAVE LOCAL SITE CONTROL AND THEY MUST BE LOCATED IN  
17 ELIGIBLE GEOGRAPHIES THAT MEET THE THREE HCD OBJECTIVES. SO  
18 FOR ACCELERATING INFILL DEVELOPMENT THAT MEANS PLANNED BAY  
19 AREA GROWTH GEOGRAPHIES AND TRANSIT PRIORITY AREAS FOR  
20 AFFIRMATIVELY FURTHERING FAIR HOUSING THAT INCLUDES EQUITY  
21 PRIORITY COMMUNITIES FROM PLANNED BAY AREA 2050 AREAS THAT  
22 SHOW A RISK OF DISPLACEMENT OR GENTRIFICATION FROM THE URBAN  
23 DISPLACEMENT PROJECT MAPS AND AREAS FLAGGED AT CCAG AND LOW-  
24 INCOME OR MODERATE RESOURCE AREAS AND MTC PROJECTS MUST ALSO  
25 BE LOCATED IN AREAS THAT HAVE VMT PER CAPITA OF LESS THAN 15





MARCH 9<sup>TH</sup>, 2023

1 MILES WHICH IS AVERAGE FOR THE BAY AREA. NEXT SLIDE. THE  
2 SPECIFIC LOAN TERMS AND FEES FOR THIS PARTICULAR PROGRAM AS  
3 MENTIONED EARLIER MAXIMUM LOAN AMOUNT OF \$250,000 PER UNIT WE  
4 EXPECT THE BORROWER WILL NEED TO OBTAIN THIRD PARTY  
5 CONSTRUCTION TO PERMANENT FINANCING AGAINST OUR DOLLARS IN  
6 ORDER TO REALLY BE ABLE TO MAKE THESE PROJECTS PENCIL. THE  
7 LOAN TERM WOULD BE 55 YEARS WITH INTEREST RATE OF 3% ANNUALLY.  
8 HOWEVER THE PRINCIPLE INTEREST WILL BE DEFERRED UNTIL LOAN  
9 MATURITY WITH OPTION TO EXTEND FOR AS LONG AS THE PROJECT  
10 UPHOLDS RESTRICTIONS AS LONG AS IT OPERATES AS AFFORDABLE  
11 HOUSING NO PRINCIPLE AND INTEREST WILL BE DUE. ESSENTIALLY  
12 FUNCTIONS LIKE A GRANT. IN TERMS OF LEGAL FEES IN THE RANGE OF  
13 10 TO 15,000 AND WE'RE GOING TO BE ASSESSING ASSET MANAGEMENT  
14 FEES AS WELL TO BE ABLE TO MONITOR THESE PROJECTS OVER TIME.  
15 TO ENSURE THEY'RE MEETING OUR RESTRICTIONS. AND MAXIMUM  
16 DEVELOPER FEE OF 150,000 PLUS 10,000 PER UNIT THAT HAS A  
17 PLANNED REHABILITATION. NEXT SLIDE. WE'LL TALK ABOUT THE  
18 REGULATORY RESTRICTIONS. SO THE REGULATORY TERM IS 55 YEARS  
19 AND THE MAXIMUM INCOME LEVELS ARE AN AVERAGE MEDIAN INCOME FOR  
20 THE PROPERTY OF ALL HOUSEHOLDS AT THE PROPERTY OF NO MORE THAN  
21 80% AND UPON TURNOVER UNITS MAY BE RENTED UP TO 120 TO ACHIEVE  
22 THE 80% AMI PROPERTY AVERAGE. AND IN A LOT OF WAYS THIS GETS  
23 AT THE MODERATE INCOME PIECE YOU WERE TALKING ABOUT, AND  
24 ALLOWS THOSE HIGHER INCOME UNITS TO CROSS SUBSIDIZE LOW-INCOME  
25 UNITS AS WELL. IN TERMS OF ANNUAL RENT INCREASES. IF IT IS IN





MARCH 9<sup>TH</sup>, 2023

1 A JURISDICTION THAT HAS RENT STABILIZATION THEY MUST CONTINUE  
2 TO COMPLY WITH THAT IF NOT IT IS THE LESSER OF THE ANNUAL  
3 INCREASE IN AREA MEDIAN INCOME OR 4% RENTS SHOULD BE REDUCED  
4 FOR RENT BURDENED TENANTS ARE LESS THAN 80% AMI AS PROJECT  
5 INCOME ALLOWS THIS WOULD BE NO DISPLACEMENT OR PERMANENT  
6 RELOCATION PROGRAM AND ONLY TEMPORARY RELOCATION FOR REHAB  
7 WOULD BE ALLOWED FOR UP TO 180 DAYS. NEXT SLIDE. THE  
8 APPLICATION PROCESS FROM LEFT TO RIGHT WOULD BE THAT BAHFA  
9 RELEASES OVER THE COUNTER NOTICE OF FUNDING AVAILABILITY.  
10 APPLICANTS WILL SUBMIT ON A ROLLING BASIS BEING AWARDED FIRST  
11 COME FIRST SERVED. HOWEVER IF MULTIPLE PROJECTS ARE RECEIVED  
12 ON THE SAME DAY BAHFA PRIORITIZES REVIEW BASED ON PROGRAM  
13 PRIORITIES I'LL GET INTO ON THE NEXT SLIDE. BAHFA WILL REVIEW  
14 -- OH SORRY -- BEFORE WE GET TO THIS SLIDE -- BAHFA WILL  
15 REVIEW AND MAKE A CONDITIONAL APPROVAL TO ELIGIBLE PROJECTS  
16 WITHIN 15 TO 30 DAYS OF INITIAL SUBMISSION AND APPLICANTS WILL  
17 SUBMIT PROJECT DUE DILIGENCE AND SECURE ADDITIONAL FINANCING  
18 AS NEEDED WITHIN 45 TO 60 DAYS OF INITIAL SUBMISSION AND  
19 FINALLY SYNCHRONIZED CLOSING WITH THIRD PARTY CONSTRUCTION TO  
20 PERM LENDER WITHIN 90 TO 100 DAYS OF INITIAL SUBMISSION FAIRLY  
21 QUICK TIMELINE ACKNOWLEDGING OUR MISSION DRIVEN ACTORS ARE  
22 REALLY COMPETING AGAINST PRIVATE BUYERS IN A FAST PACED MARKET  
23 THIS IS OUR ATTEMPT TO REALLY TRY TO MEET THE NEED. PROJECTS  
24 ON THE SAME DAY WE'RE TRYING TO TAKE THIS SCORING CRITERIA TO  
25 AN INSPIRED BY HCD CRITERIA TRANSFORMATIVE GRANT. SEEING ABOVE





MARCH 9<sup>TH</sup>, 2023

1 AND BEYOND OBJECTIVES AT HCD LAYING AROUND INFIELD DEVELOPMENT  
2 AFFORDABLE HOUSING AWARDING POINTS IN ALIGNMENT, NEGOTIATIONS  
3 WITH THE SELLER, CAPACITY BUILDING AND TRANSFER ABILITY  
4 DEMONSTRATING PROJECTS ARE GOING TO MAKE A DIFFERENCE FOR THE  
5 ORGANIZATION AND BUILDING UP THEIR PORTFOLIO. PARTNERSHIPS IN  
6 COLLABORATIONS TOWARDS IMPLEMENTATION ESPECIALLY THINKING  
7 AROUND PARTNERSHIPS WITH LOCAL JURISDICTIONS WHO ARE ALSO  
8 SUPPORTING THESE PROJECTS, WORKING WITH THE TENANTS AND REALLY  
9 MAKING SURE THAT THERE IS ROBUST COMMUNITY ENGAGEMENT AND BUY-  
10 IN. AND THEN FINALLY LEVERAGING OTHER FUNDING AND FINANCING IN  
11 ORDER TO MAKE THESE PROJECTS WORK. IF WE COULD GO TO THE NEXT  
12 SLIDE I'LL DIG INTO THE SECOND PILOT WHICH IS THE PRIORITY  
13 SITES PREDEVELOPMENT PILOT FOR \$28 MILLION. SO THIS IS, SORT  
14 OF, THE SISTER PROGRAM FOCUSED ON PREDEVELOPMENT FOR LARGE-  
15 SCALE NEW CONSTRUCTION PROJECTS. SO THIS WILL ALLOW US TO  
16 LAUNCH PROJECTS RESULTING IN 750 TO 3,000 AFFORDABLE HOUSING  
17 BRINGING UP TO \$2 BILLION INTO THE REGION WHILE LEVERAGING  
18 BAHFA'S EXPERTISE TO ESTABLISH THESE DEALS NETWORK OF REGIONAL  
19 SIGNIFICANT LOCALLY NOMINATED PRIORITY DEVELOPMENT SITES DOING  
20 SO BY HAVING TRANSFORMATIVE IMPACT CONVERTING SURPLUS PUBLIC  
21 LAND AGING MALLS AND OFFICE PARKS INTO VIBRATE NEIGHBORHOODS  
22 AND WILL PROVIDE LOCAL FUNDING FOR PIPELINE FOR POTENTIAL  
23 FUTURE FUNDING AND FOCUSING ON LARGE-SCALE PROJECTS WITH  
24 STRONG PUBLIC COMMITMENT. INCLUDING PREDEVELOPMENT LAND  
25 ACQUISITION AND CONSTRUCTION AFFORDABLE HOUSING PROJECTS MUST





MARCH 9<sup>TH</sup>, 2023

1 HAVE SITE CONTROL ENTITLEMENTS AND 100 NEW HOMES AS MINIMUM,  
2 25% PROPOSED UNITS BEING AFFORDABLE MIXED INCOME OR 100%  
3 AFFORDABLE PROJECTS LOCATED IN LOCALLY NOMINATED PRIORITY  
4 SITES FOR WHICH THERE WILL BE ANOTHER PRESENTATION TO THE  
5 JOINT PLANNING COMMITTEE TOMORROW TO TALK ABOUT THE NOMINATION  
6 PROCESS BUT THAT INCLUDES GROWTH GEOGRAPHIES TRANSIT PRIORITY  
7 AREAS AND AGAIN SITES THAT HAVE A LOCAL COMMITMENT INCLUDING  
8 DEVELOPMENT CAPACITY FOR 500 PLUS HOMES MAXIMIZING AFFORDABLE  
9 UNITS FOR LOW AND MODERATE INCOME MECHANIC HOUSEHOLDS AND DEMONSTRATED  
10 LOCAL GOVERNMENT SUPPORT. NEXT SLIDE. ELIGIBLE BORROWERS FOR  
11 THIS POT INCLUDE PROJECT SPONSORS THAT MUST HAVE A NON-PROFIT  
12 PARTNERS AND DEMONSTRATED EXPERIENCE WITH PROPOSED FUNDING  
13 SOURCES OR PUBLIC AGENCIES THAT OWN THE LAND ON WHICH THE  
14 PROJECT WILL BE BUILT AND AGAIN THERE IS A SEPARATE NOMINATION  
15 PROCESS FOR THE SITE TO BE NOMINATED AS A PRIORITY SITE AND IT  
16 CAN BE NOMINATED BY LOCAL JURISDICTIONS WITH LAND USE  
17 AUTHORITY OVER THE ASSIGNMENT OR PROJECT SPONSOR FOR AN  
18 ENTITLED PROJECT ON THAT SITE. NEXT SLIDE. TERMS FOR THIS POT  
19 ARE MAXIMUM LOAN AMOUNT OF \$3 MILLION, AND THEY MAY BORROW UP  
20 TO 5 MILLION AS NEEDED IF THEY'RE ABLE TO COMMENCE  
21 CONSTRUCTION WITHIN 24 MONTHS. AND I'LL NOTE THAT WE'LL BE  
22 ABLE TO FUND PROJECTS FOR WHICH \$3 MILLION IN PREDEVELOPMENT  
23 FUNDING WOULD MAKE A DIFFERENCE FOR PROJECT FEASIBILITY YOU  
24 KNOW THINKING ABOUT WAITING A YEAR FOR THE NEXT LOCAL OR STATE  
25 FUNDING ROUND PUTS PROJECT COST INTO A STATE OF INFEASIBILITY





MARCH 9<sup>TH</sup>, 2023

1 THIS GOING TO BE AN SOURCE FOR THOSE PROJECTS. LOAN TERM 3 TO  
2 5 YEARS. INTEREST RATE OF 3% ANNUALLY, AND PAYMENT WILL BE DUE  
3 AT CONSTRUCTION LOAN CLOSING. HOWEVER AFFORDABLE PROJECTS MAY  
4 CONVERT INTO PERMANENT FINANCING WITH THOSE ABLE TO REPAY AT  
5 CONSTRUCTION WILL BE PRIORITIZED TO ACHIEVE, SORT OF, THAT  
6 RESOLVING OF FUNDS. -- REVOLVING OF FUNDS. NEXT SLIDE.  
7 RESTRICTIONS FOR THIS POT WE WANT TO SEE PERMANENT FINANCING  
8 TAKING OUR DOLLARS MUST HAVE 55 YEAR TERMS MAXIMUM INCOME  
9 LEVELS ARE AT LEAST 20% OF UNITS RESTRICTED TO 80% OF AREA  
10 MEDIAN INCOME OR BELOW STRIVE TO SERVE AS MANY LOW-INCOME  
11 HOUSEHOLDS AS POSSIBLE, THIS IS NO DISPLACEMENT OR PERMANENT  
12 RELOCATION PROGRAM HOWEVER TEMPORARY LOCATION FOR NEW  
13 CONSTRUCTION IS ALLOWED UP TO 12 MONTHS FOR THIS PROGRAM. IN  
14 TERMS OF THE PROCESS, ON THE NEXT SLIDE, BAHFA FOR THIS  
15 PARTICULAR PROGRAM WILL RELEASE A NOTICE OF FUNDING  
16 AVAILABILITY. APPLICANTS WILL SUBMIT BY A DEADLINE SO THIS IS  
17 NOT REALLY THE OVER THE COUNTER ROLLING VERSION THAT YOU JUST  
18 SAW ON THE PRESERVATION SIDE IT WILL BE A CERTAIN WINDOW OF A  
19 MONTH OR TWO THAT IT'S OPEN. AFTER THE DEADLINE BAHFA WILL  
20 REVIEW AND SCORE ELIGIBLE PROJECTS BASED ON PROGRAM PRIORITIES  
21 AND THE BAHFA BOARD WILL APPROVE THE AWARDS AND BAHFA WILL  
22 WORK WITH BORROWER ON LOAN CLOSING. IT'S A SLOWER PACED OUT  
23 TIMELINE THAN WHAT I DESCRIBED ON THE PRESERVATION PROJECTS  
24 BECAUSE OF THE NATURE OF THESE DEALS. NEXT SLIDE. YOU WILL SEE  
25 THAT THE PROGRAM PRIORITIES FOR SCORING ARE THE ACTUAL SCORING





MARCH 9<sup>TH</sup>, 2023

1 CRITERIA ARE IDENTICAL TO THE HOUSING PRESERVATION SIDE WITH  
2 SLIGHTLY DIFFERENT POINTS FOR EACH ONE AGAIN GIVEN THE UNIQUE  
3 NATURE OF THESE DIFFERENT TYPES OF PROJECTS. AGAIN REALLY  
4 TRYING TO FIND CONSISTENCY ACROSS DIFFERENT PROGRAMS AND  
5 MAKING SURE THAT IT MEETS BOTH REGIONAL AND STATE GOALS. NEXT  
6 SLIDE. I'LL TALK ABOUT THE FINAL POT OF \$10 MILLION FOR THE  
7 HIGHER IMPACT TRANSFORMATIVE PROJECTS. SO FOR THIS POT HCD'S  
8 GOAL IS TO PROVIDE COMPETITIVE FUNDING TO SUPPORT NOVEL UNIQUE  
9 OR INNOVATIVE APPROACHES THAT ARE SCALEABLE AND THAT FURTHER  
10 REAP 2.0 GOALS AND OBJECTIVES. WE HAVE TWO PARTNERS FOR THIS  
11 POT TURNER HOUSING INNOVATION LABS AND THE HOUSING ACCELERATOR  
12 FUND AND TWO PROPOSED USES WITH THIS WE'LL BE PARTNERING WITH  
13 THEM ON INCLUDING BAY AREA BUILDERS LAB FOR \$5 MILLION AND THE  
14 INDUSTRIALIZED CONSTRUCTION CATALYST FUND FOR \$5 MILLION AND  
15 I'LL TALK ABOUT EACH ONE. SO, ON THE NEXT SLIDE, WE HAVE THE  
16 BAY AREA BUILDERS LAB. THIS IS A NEW CONSTRUCTION TECHNOLOGY  
17 INCUBATOR CREATED AND OPERATED BY TURNER IF AWARDED AND THE  
18 GOALS WOULD BE TO LOWER BARRIERS FOR ENTRY FOR NEW COMPANIES  
19 TO DERISK ITERATIVE REFINEMENT OF DESIGN AND CONSTRUCTION  
20 INNOVATION, WHICH WILL REDUCE TIME TO TAKES FOR NEW  
21 INITIATIVES TO REACH THE MARKET AND INCREASE FINANCIAL AND  
22 MARKET FEASIBILITY OF NEW CONSTRUCTION AND RETROFITS OF  
23 EXISTING STRUCTURES. SO SOME OF THE MAIN PROGRAM COMPONENTS  
24 TOWARDS GOALS INCLUDE DEVELOPMENT OF PHYSICAL INNOVATION SPACE  
25 ACCESS FOR THOSE NEW COMPANIES TO PROJECT TESTING CAPABILITIES





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1 COACHING AND WORKFORCE DEVELOPMENT AND DOING MATCH MAKING AND  
2 CONNECTION TO DEVELOPMENT PARTNERS AND INVESTORS. NEXT SLIDE.  
3 WE HAVE THE OTHER 5 MILLION, WHICH IS THE INDUSTRIALIZED  
4 CONSTRUCTION CATALYST FUND AND THIS WILL COMPLEMENT THE  
5 BUILDERS LAB WITH A RESOLVING FUND MANAGED BY THE HOUSING  
6 ACCELERATOR FUND DESIGNED TO FACILITATE LOCATION EFFICIENT  
7 OFFSITE AFFORDABLE HOUSING PRODUCTION. SO THE GOAL IS TO  
8 LAUNCH THESE SPECIFIC PRODUCTS, INCLUDING PREDEVELOPMENT AND  
9 DEPOSIT BRIDGE LOANS WHICH WILL ENABLE HOUSING DEVELOPERS TO  
10 MAKE REQUIRED FACTORY PRODUCTION DEPOSITS AHEAD OF PERMANENT  
11 FINANCING COMMITMENTS LETTER OF CREDIT OR GUARANTEE POOL WHICH  
12 PROVIDES BACKSTOP FOR PROJECT SPONSORS WHEN FACTORIES ARE  
13 UNABLE TO PROVIDE PERFORMANCE AND PAYMENT BOND OR TO FACTORY  
14 GUARANTEE PERFORMANCE UNDER THE CONTRACT. THIS IS CRITICAL  
15 BARRIER TO INDUSTRIALIZED CONSTRUCTION, ADOPTION, AS  
16 DEVELOPERS AND SPONSORS DON'T HAVE THE FINANCIAL CAPACITY TO  
17 MITIGATE THE IMPACT OF FACTORY FAILURE DURING CONSTRUCTION AND  
18 BUILDERS RISK INSURANCE WHICH ENSURES DEVELOPERS AND SPONSORS  
19 CAN SECURE BUILDERS INSURANCE AT AN AFFORDABLE PRICE GIVEN  
20 EXPERIENCE, POOLED OR FIRST LOSS FUND WOULD MITIGATE THIS  
21 ISSUE. THE PROGRAM COMMONLY COMPONENTS INCLUDE FOCUS ON MID-  
22 RISE AND MID-SIZE AFFORDABLE HOUSING INFILL PROJECTS ALIGNMENT  
23 WITH AVAILABLE PUBLIC SUBSIDIES AND PRIORITIZATION OF PROJECTS  
24 BENEFITTING HISTORICALLY DISADVANTAGED COMMUNITIES AND SERVICE  
25 AS A BRIDGE LENDER AS MODULE INDUSTRY MATURES. NEXT SLIDE. IN





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1 TERMS OF TODAY'S ACTION WE HAVE MENTIONED THE HIGHER IMPACT  
2 TRANSFORMATIVE AS, SORT OF, AN INFORMATIONAL ITEM AS A  
3 COMPETITIVE POT WE HAVE APPLIED FOR BUT ARE WAITING TO HEAR  
4 BACK ABOUT AWARDS BUT WE HAVE THE HOUSING PRESERVATION AND  
5 PRIORITY SITES PILOT AS PART OF OUR ALLOCATION AND WE ARE  
6 EXPECTING HCD TO APPROVE OF OUR PROGRAM BY THEIR OWN DEADLINE  
7 OF MARCH 31ST LEADING UP TO THAT WE'RE HERE TODAY SEEKING YOUR  
8 APPROVAL TO RECOMMEND TO THE BAHFA BOARD THE ADOPTION OF THESE  
9 TWO PILOT PROGRAMS AND THE TERMS AND UNDERWRITING GUIDELINES  
10 ASSOCIATED WITH THEM, SORT OF, THE RECEIPT OF FUNDING FROM MTC  
11 TO BAHFA TO ADMINISTER THOSE FUNDS, AND THAT WILL BE APPROVED  
12 BY THE BAHFA BOARD AND MTC ON MARCH 22ND IF APPROVED TODAY.  
13 SO, IF I CAN GO TO THE NEXT SLIDE? SO, AGAIN, JUST TO RECAP,  
14 AND APOLOGIZE NOT ALL ACTIONS ARE LISTED ON THIS SLIDE BUT  
15 TODAY THE COMMITTEE WOULD RECOMMEND RESOLUTION 28 FOR APPROVAL  
16 OF BAHFA BOARD DOING FOUR THINGS APPROVE THE PRESERVATION  
17 PILOT PRIORITY SITES CREATION AND ACCEPTANCE OF \$43 MILLION IN  
18 PROCEEDS FROM MTC TO BAHFA TO ADMINISTER THOSE PROGRAMS  
19 INCLUDES DELEGATION OF AUTHORITY TO THE EXECUTIVE DIRECTOR TO  
20 DESIGNATE TO IMPLEMENT SUCH PROGRAMS INCLUDES CEQA  
21 DETERMINATION 150613 DELEGATED CEQA AUTHORITY FOR THE PRIORITY  
22 AND DELEGATE CEQA AUTHORITY FOR THE PARTY SITES PILOT AND  
23 FINALLY AUTHORITY TO EXECUTE AGREEMENTS WITH TURNER CENTER AT  
24 UC BERKELEY FOR \$5 MILLION AND HOUSING ACCELERATED FUND FOR \$5  
25 BILLION AND APPLICATION REQUIREMENT FROM HCD CONDITIONAL UPON





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1 AWARD BUT THAT WILL ALLOW US TO HAVE A FULL APPLICATION TO  
2 HCD. THAT CONCLUDES THE PRESENTATION AND HAPPY TO TAKE  
3 COMMENTS AND QUESTIONS. APPRECIATE YOUR PATIENCE. OF OUR  
4 ESTEEMED CHAIR JUST ENTERED THE ROOM. [LAUGHTER]

5

6 **FEDERAL D. GLOVER:** THANK YOU. WE HAVE HEARD THE REPORT. I  
7 THANK YOU FOR IT. COMMENTS OR QUESTIONS FROM COMMISSIONERS?  
8 OKAY. DO WE HAVE ANY PUBLIC COMMENTS?

9

10 **CLERK OF THE BOARD:** THERE WERE NO WRITTEN COMMENTS RECEIVED  
11 FOR THIS ITEM. I SEE NO MEMBERS OF ATTENDEES WITH HANDS RAISED  
12 FOR PUBLIC COMMENT AND THERE ARE NO PUBLIC COMMENT IN THE  
13 BOARDROOM. THANK YOU.

14

15 **FEDERAL D. GLOVER:** OKAY.

16

17 **CHAIR, CARLOS ROMERO, ABAG:** THANK YOU. YEAH, JUST A COUPLE OF  
18 COMMENTS ON THE -- ON THE PORTION, WHICH, ON THE PRESERVATION  
19 PORTION. I JUST -- SO, IT SOUNDS LIKE YOU WOULD BE ALLOWING A  
20 CONSULTANT TO BE THE PART OF A -- AN APPLICANT'S EXPERIENCE.  
21 CORRECT?

22

23 **SPEAKER:** THAT'S CORRECT.

24





MARCH 9<sup>TH</sup>, 2023

1 **CHAIR, CARLOS ROMERO, ABAG:** MY ONLY CONCERN IS THE CONSULTANT  
2 IS THERE FOR THE ACQUISITION BUT IT IS INDEED THE LONG-TERM  
3 MAINTENANCE OF THAT PROPERTY THAT'S IMPORTANT. IT'S THE  
4 PRESERVATION PIECE. ARE YOU AT -- I THINK IT MAKES A LOT OF  
5 SENSE TO INITIALLY DO SOME KIND OF JD'ING WITH THE EXISTING  
6 ORGANIZATIONS. YOU HAVE GIVEN THOUGHT AT ALL TO TRYING TO  
7 PROMOTE LESS THE CONSULTANT AVENUE AND SOMETHING THAT MAYBE  
8 LATCHES ON, AS SOMEONE WHO IS DOING THE PRESERVATION WORK AS  
9 AN ENTITY THAT EXISTS AND WE KNOW WILL PROBABLY BE AROUND?

10

11 **SPEAKER:** YEAH. SO FOR ONE, IT'S IMPORTANT THAT THEY  
12 DEMONSTRATE THROUGH EITHER STAFF OR CONSULTANT, ALL PIECES OF  
13 THE DEVELOPMENT. SO NOT JUST ACQUISITION BUT ALSO THE ABILITY  
14 TO OPERATE, YOU KNOW, MANY THE ASSET OVER TIME. THOSE ARE ALL  
15 THINGS THAT WE'RE GOING TO BE LOOKING FOR. AND, SO, YOU KNOW,  
16 IF THE CONSULTANT WILL ONLY BE THERE AT ACQUISITION AND NOT  
17 CONTINUING ON THEN THAT WOULD NOT NECESSARILY BE DEMONSTRATING  
18 THE NECESSARY REQUIREMENTS FOR A DEVELOPMENT EXPERIENCE. THAT  
19 BEING SAID, WE ALSO, WE'RE VERY CLEAR ABOUT, SORT OF, THE  
20 JOINT VENT OUR PARCHES BEING AN ELIGIBLE ENTITY SO IF THIS  
21 JOINT VENTURE PARTNERSHIP HAS ONE COMPARABLE PROJECT THROUGH  
22 ALL THE DIFFERENT STAGES THAT WOULD MAKE THEM AN ELIGIBLE  
23 APPLICANT AS WELL. SO JUST HAVING MULTIPLE WAYS OF QUALIFYING  
24 HAS BEEN SOMETHING THAT HAS BEEN ASKED FOR IN, SORT OF, ALL OF  
25 OUR COMMUNITY ENGAGEMENT AND WE'RE GOING TO BE LOOKING AT THE





MARCH 9<sup>TH</sup>, 2023

1 ORGANIZATION -- THINKING ABOUT THE ORGANIZATIONAL CAPACITY AND  
2 BUILDING THAT ALSO INTO OUR LOAN TERMS AS WELL. SO FOR  
3 EXAMPLE, TO ENCOURAGE STAFFING, WE HAVE A PRETTY GENEROUS --  
4 COMPARED TO OTHER FUNDS -- DEVELOPER FEE OF 150K PLUS 10K PER  
5 UNIT WHICH THEY WOULD BE ABLE TO KEEP AND ACTUALLY USE FOR  
6 FUTURE PROJECTS ALSO NOT COLLECTING RECEIPTS SO THE MAJORITY  
7 OF EXCESS CASH FLOW THE BORROWER COULD KEEP --

8

9 **CHAIR, CARLOS ROMERO, ABAG:** IF THERE IS ANY EXCESS CASH FLOW -  
10 -

11

12 **SPEAKER:** YES AS IT EXISTS BUT THAT BEING SAID IT'S LESS ENTITY  
13 COLLECTING AND IT'S ALSO RETAINED BY THE BORROWER TO MAINTAIN  
14 STAFF AS NEEDED FOR THE LONG-TERM OPERATIONS. SO I THINK THOSE  
15 ENCOURAGEMENTS ARE BUILT INTO THE TERMS OF THE LOAN.

16

17 **CHAIR, CARLOS ROMERO, ABAG:** THANK YOU. I KNOW KATE AND I HAVE  
18 HAD DISCUSSIONS ABOUT THIS. I AM SURE YOU ARE DOTTING THE IS  
19 THERE. THE NEXT QUESTION IS THE PRIORITY SITES PILOT, YOU  
20 MENTIONED AFFORDABLE AND HOW ARE YOU DEFINING AFFORDABLE,  
21 QUALIFIABLE?

22

23 **SPEAKER:** FROM MY PERSPECTIVE AT LEAST 25% OF UNITS MUST BE AT  
24 OR BELOW 80% OF AMI.

25





MARCH 9<sup>TH</sup>, 2023

1 **CHAIR, CARLOS ROMERO, ABAG:** 20%?

2

3 **SPEAKER:** 25% AT MINIMUM AND PROJECTS THAT SERVE MORE LOW-  
4 INCOME HOUSEHOLDS BELOW 80% AMI, WOULD, I THINK, SCORE HIGHER  
5 IN OUR SCORING CRITERIA.

6

7 **CHAIR, CARLOS ROMERO, ABAG:** OKAY. THANK YOU VERY MUCH.

8

9 **FEDERAL D. GLOVER:** PAT?

10

11 **PAT ECKLUND:** PARDON ME? AM I NEXT?

12

13 **FEDERAL D. GLOVER:** YES.

14

15 **PAT ECKLUND:** HELP ME UNDERSTAND WHY AREN'T CITIES OR COUNTIES  
16 ELIGIBLE TO APPLY FOR THE HOUSING PRESERVATION PILOT.

17

18 **SPEAKER:** INTERESTING QUESTION. AND ACTUALLY ONE RAISED TO US  
19 FAIRLY RECENTLY BY ANOTHER JURISDICTION. WE DID RECEIVE A  
20 RECENT REQUEST TO CONSIDER GOVERNMENT AGENCIES THAT ARE  
21 PURSUING THINGS LIKE SOCIAL HOUSING AS ELIGIBLE BORROWERS  
22 THAT'S SOMETHING WE HAVE STAFF TO COME BACK TO THE COMMITTEE  
23 HASN'T ANTICIPATED THIS IN OUR DRAFT IT'S SOMETHING THAT THIS  
24 BODY IS OPEN TO COME BACK TO.

25





MARCH 9<sup>TH</sup>, 2023

1   **KATE HARTLEY:** IF I MAY THROUGH THE CHAIR, IT HASN'T BEEN PART  
2   -- IT WASN'T PART OF OUR ORIGINAL LOAN TERM DRAFTING BECAUSE  
3   IT'S THE RARE CITY THAT HAS A DIVISION THAT'S ABLE TO GO OUT,  
4   INTO THE MARKET, BUY PROPERTY THAT IS OCCUPIED AND WORK WITH  
5   TENANTS AND THEN CONVERT IT TO AFFORDABLE HOUSING AND DO THE  
6   ASSET MANAGEMENT. THAT'S NOT TO SAY THAT THERE AREN'T CITIES  
7   OUT THERE WHO WANT TO DO THAT, AND AREN'T BUILDING A BENCH TO  
8   DO THAT. AND WE WOULD CERTAINLY CONSIDER AN APPLICATION. BUT  
9   WE WOULD COME BACK TO THE BOARD TO AMEND THE ELIGIBLE  
10  BORROWERS CRITERIA. BUT IF WE GOT A GOOD APPLICATION FROM A  
11  CITY, WE WOULD DEFINITELY CONSIDER T.

12

13  **PAT ECKLUND:** BUT NO CITY IS GOING TO APPLY BECAUSE IT DOESN'T  
14  SAY CITIES ARE ELIGIBLE. I WOULD URGE THIS COMMITTEE TO ALLOW  
15  THAT. LET ME GIVE YOU A COUPLE OF EXAMPLES IN MARIN. FIRST OF  
16  ALL, IN NOVATO, WHEN HAMILTON WAS DECOMMISSIONED, WE ACTUALLY,  
17  AS PART OF THE CONTRACT WITH THE DEVELOPERS, OUT OF THE 600  
18  HOMES THAT ORIGINALLY WERE BUILD 300 WERE AFFORDABLE. OUT OF  
19  THE 300, 150 WAS RENT 150 WERE OWNERSHIP. WE MANAGE THE RENTAL  
20  UNITS, 150 OF THEM. AND, UNFORTUNATELY OUR AFFORDABLE HOUSING  
21  FUND IS NOT ADEQUATE FOR US TO BE ABLE TO MAINTAIN THOSE BILL  
22  BUILDINGS OR THOSE HOMES -- WE HAVE HAD TO LET GO OF SOME OF  
23  THE HOUSING BECAUSE WE WEREN'T ABLE TO MANAGE THAT NOT MANAGE,  
24  BUT RENOVATE THE HOMES BECAUSE THEY'RE, WHAT? -- 20 -- I THINK  
25  20 YEARS -- 15 TO 20 YEARS OLD BY NOW. AND, SO, IN OUR





MARCH 9<sup>TH</sup>, 2023

1 AFFORDABLE HOUSING FUND, WE TRY TO HELP NON-PROFITS TO REDUCE  
2 THEIR FEES. AND, SO, LIKE, HABITAT FOR HUMANITY IS GOING TO BE  
3 COMING TO THE CITY COUNCIL NEXT WEEK WITH A \$2 MILLION ASK,  
4 AND WE DON'T HAVE THE MONEY. IN FACT, WE HAVE AN ONGOING  
5 DEFICIT. OUR -- WE HAVE FINANCIAL ISSUES, BIG-TIME, MORE SO  
6 THAN I HAVE EVER SEEN IN THE CITY OF NOVATO, AND I HAVE BEEN  
7 ON THE COUNCIL SINCE 1995 WHEN WE WERE ACTUALLY IN THE PROCESS  
8 OF DECOMMISSIONING HAMILTON. CITIES LIKE SAN RAFAEL, AND  
9 ACTUALLY THE COUNTY, THEY'RE BUYING PROPERTY, LIKE FOR  
10 HOMELESS SHELTERS SO THAT HOMELESS CAN BE HOUSED. I THINK  
11 YOU'RE SEEING MORE PUBLIC AGENCIES -- AND NOVATO HAS PROPERTY  
12 THAT WE OWN, AND OUR SCHOOL DISTRICT HAS JUST MADE A DECISION  
13 THAT THEY'RE GOING TO BE TRYING TO PUT AFFORDABLE HOUSING ON  
14 THEIR PROPERTY FOR TEACHERS. BECAUSE THEY -- TEACHERS CANNOT  
15 AFFORD TO LIVE IN MARIN. SO, I WOULD REALLY URGE THIS  
16 COMMITTEE TO NOT WAIT. LET'S REALLY -- LET'S OPEN IT UP AND  
17 SEE WHAT KIND OF APPLICATIONS WE GET. MAYBE THE CRITERIA WOULD  
18 BE TOO STRINGENT BUT AT LEAST ALLOW CITIES AND COUNTIES AND  
19 CAN SCHOOL DISTRICTS OPPORTUNITY TO APPLY FOR EITHER  
20 CONSTRUCTION OR PRESERVATION OF A PROPERTY. I YOU KNOW THE  
21 PRIORITY SITE PILOT WASN'T SILENT ON WHO WAS ELIGIBLE TO APPLY  
22 FOR THAT SO I COULDN'T FIND WHO WAS ELIGIBLE CITIES OR  
23 COUNTIES OR SCHOOL DISTRICTS TO APPLY FOR THAT SO THAT MIGHT  
24 HELPFUL. YOU'RE NOT HELPING CITIES AND COUNTIES AND SCHOOL  
25 DISTRICTS AND GOVERNMENT TRYING TO PRESERVE WHAT WE HAVE GOT





MARCH 9<sup>TH</sup>, 2023

1 TO TRY TO HELP OTHERS. AND WE CAN'T DO IT. COMMENTS FROM THE  
2 PEANUT GALLERY.

3

4 **SPEAKER:** PRIORITY SITES AND PUBLIC AGENCIES THAT OWN LAND  
5 WHICH THE PROJECT WOULD BE BUILT ARE ELIGIBLE ENTITY.

6

7 **KATE HARTLEY:** STAFF WOULD BE OPEN TO, DEPENDING ON THE  
8 LOGISTICS OF THIS, STAFF WOULD BE OPEN TO EXPANDING THE  
9 PRIORITY EXCUSE ME -- THE PRESERVATION ELIGIBLE BORROWERS TO  
10 INCLUDE A PUBLIC AGENCIES SO IF THE COMMITTEE WANTED TO  
11 ENTERTAIN THAT AMENDMENT WE WOULD PRESENT ON THAT TO THE BAHFA  
12 BOARD ON MARCH 22ND IF THAT'S OKAY?

13

14 **FEDERAL D. GLOVER:** YES. I WANT TO HEAR FROM OTHER COMMITTEE  
15 MEMBERS, BUT I THINK THAT, IN MY OPINION, IS A CERTAINTY  
16 SOMETHING WE WOULD WANT TO ADMIT TO DO.

17

18 **CHAIR, CARLOS ROMERO, ABAG:** IF I MAY? -- COMMENT ON THAT.

19

20 **PAT ECKLUND:** IF YOU'RE LOOKING FOR A MOTION, I WOULD BE GLAD  
21 TO MAKE IT.

22

23 **CHAIR, CARLOS ROMERO, ABAG:** YEAH, THIS IS A BAHFA ITEM. SO, IT  
24 WOULD HAVE TO COME TO BAHFA. BUT TO MY COLLEAGUES ON THE BAHFA  
25 SIDE. I -- YOU KNOW, I DON'T SEE THE ADVOCATES HERE IN THE





MARCH 9<sup>TH</sup>, 2023

1 ROOM, BUT, CERTAINLY, THERE ARE MANY, AND NUMEROUS, TO BE  
2 REDUNDANT -- ADVOCATES THROUGHOUT THE NINE COUNTY BAY AREA  
3 THAT WOULD LIKE TO SEE SMALLER LAND TRUST, WOULD LIKE TO SEE  
4 THESE, YOU KNOW, DEVELOPMENTS OCCUR OUTSIDE OF LET'S SAY, KIND  
5 OF, THE NORMAL METHOD OF DEVELOPING, WHICH IS, YOU KNOW,  
6 THROUGH HOUSING AUTHORITIES, THROUGH CITIES WORKING WITH LARGE  
7 AND NON-PROFIT DEVELOPERS AND BECAUSE THIS IS A PILOT PROGRAM,  
8 I'M WONDERING IF IT DOESN'T MAKE SENSE TO LEAVE IT AS A PILOT  
9 PROGRAM, AS STRUCTURED TODAY, TO SEE, INDEED HOW WELL IT  
10 WORKS. AND GIVEN THAT, AND I KNOW, KATE, YOU HAVE CERTAINLY  
11 HEARD FROM MANY OF THE ADVOCATES WHO ARE INTERESTED IN LOOKING  
12 AT THE COMMUNITY LAND TRUST MODEL, AND WE ALL KNOW THERE ARE  
13 SOME ISSUES WITH IT BUT NEVERTHELESS IT MIGHT SCALEABLE IF WE  
14 CAN FIGURE OUT HOW TO MAKE IT WORK. AND THIS PILOT PROGRAM IS  
15 SET UP IN SUCH A WAY THAT IT MIGHT ALLOW THAT KIND OF  
16 ALTERNATE SECTOR TO POTENTIALLY WORK IN THIS AREA. SO, IT'S  
17 YOUR DECISION. BUT I'M SURE IF SOME OF THE ADVOCATES FOR  
18 COMMUNITY LAND TRUST AND MORE DEMOCRATIC OWNERSHIP OF LAND  
19 WERE HERE, WE WOULD PROBABLY ASK TO GO FORWARD AS IS, BUT IT'S  
20 YOUR CALL NOT MINE.

21

22 **FEDERAL D. GLOVER:** THANK YOU. COMMISSIONER ABE-KOGA?

23

24 **MARGARET ABE-KOGA:** THANK YOU, CHAIR. I APPRECIATE THE  
25 COMMENTS. AND IT'S A PILOT PROGRAM WITH NOT A LOT OF FUNDING,





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1 FRANKLY, SO I APPRECIATE THE CONCERNS. I WAS ACTUALLY  
2 INTERESTED IN WHAT PAT HAD TO SAY ABOUT SCHOOLS. WE ACTUALLY  
3 HAVE A FEW, IN OUR COUNTY, WHERE THE SCHOOL DISTRICTS HAVE  
4 COME TOGETHER TO BUILD TEACHER HOUSING, AND I'M ACTUALLY --  
5 THAT SEEMS TO BE ON THE RISE, AND THEY'RE GETTING CREATIVE  
6 ABOUT HOW TO DO IT, AND SO I WOULD BE INTERESTED IN MAYBE  
7 CREATING THAT TYPE OF PRODUCT IN THE PROGRAM. IT MAKES SENSE.  
8 IT'S A PILOT PROGRAM. SO I'M FINE WITH OPENING IT UP TO  
9 PUBLICATION.

10

11 **FEDERAL D. GLOVER:** OKAY. IS THAT A MOTION?

12

13 **MARGARET ABE-KOGA:** SURE. I'LL MAKE THAT AS A MOTION.

14

15 **SPEAKER:** IF I MAY, THROUGH THE CHAIR, CLARIFY, THAT NEW  
16 HOUSING ON A SCHOOL DISTRICT OWNED SITE IS VERY MUCH, AS LONG  
17 AS IT'S A LARGE-SCALE 100 UNIT PROJECT IS VERY MUCH ENVISIONED  
18 BY THE PRIORITY SITES PILOT. THE HOUSING PRESERVATION PILOT IS  
19 ABOUT ACQUIRING OCCUPIED EXISTING RESIDENTIAL BUILDINGS  
20 WHEREAS THE PRIORITY PILOT IS FOCUSED ON UNDERUTILIZED PUBLIC  
21 LAND AND UNDERUTILIZED COMMERCIAL LAND AND TRANSFORMING INTO  
22 LARGER SCALE NEW CONSTRUCTION AND AFFORDABLE AND MIXED USE  
23 HOUSING SO IT'S MY UNDERSTANDING THE SCHOOL DISTRICT SCENARIO  
24 WOULD BE CREDIT TO PRIORITY SITES BUT AGAIN UNDERSTAND THAT  
25 THERE COULD BE LOTS OF DIFFERENT SCENARIOS HERE.





MARCH 9<sup>TH</sup>, 2023

1

2 **FEDERAL D. GLOVER:** MAYOR ARREGUIN?

3

4 **JESSE ARREGUIN:** ONE QUICK QUESTION, I KNOW THERE ARE PROGRAMS,  
5 AND PRESERVATION PROGRAMS FUNDED BY MTC, IS THERE CRITERIA  
6 BUILT IN ABOUT LEVERAGING OTHER FUNDING SOURCES? BECAUSE, 15  
7 MILLION IS NOT A LOT. WE HAVE 8 TO 10 MILLION JUST FOR ONE  
8 PROJECT DEPENDING ON DEFERRED MAINTENANCE THAT'S NEEDED AND  
9 REHABILITATION. LEVERAGING HOW YOU THINK ABOUT BRAIDING THOSE  
10 DIFFERENT FUNDING SOURCES TOGETHER, ADMINISTERING SOME FUNDS  
11 THROUGHOUT PARTNERSHIP. JUST CURIOUS ABOUT THOUGHTS.

12

13 **SPEAKER:** THERE IS A \$250 MILLION PER UNIT MAXIMUM SUBSIDY WITH  
14 EXPECTATION WITH LEVERAGED FUNDING, THINKING ABOUT WHAT  
15 COMPLIMENTARY PROJECTS COULD BE OFFERED ALONGSIDE OURS,  
16 BERKELEY SMALL SITES OAKLAND ACQUISITION REHAB FUND AND SAN  
17 FRANCISCO SMALL SITES ALL PROGRAMS WE'RE LOOKING AT CLOSELY TO  
18 ENSURE THEY CAN BE LAIRED WITH OURS AS WELL. WE HAVE CAPPED  
19 THE AMOUNT OF SUBSIDY THAT WE'RE GIVING TO THESE PROJECTS TO  
20 GET OUR DOLLARS TO GO FURTHER WITH THE EXPECTATION THAT THEY  
21 WILL NEED TO LEVERAGE AND ARE MAKING SURE THAT WE'RE KIND OF  
22 TALKING TO ALL OF POTENTIAL, SORT OF, PARTNERS THAT WE CAN IN  
23 THE FUNDING SPACE TO MAKE SURE THEY'RE AWARE OF IT AND THAT  
24 OUR GUIDELINES ISSUE IN LINE WITH, AND COULD PLAY WELL WITH  
25 THEIR DOLLARS.





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1

2 **JESSE ARREGUIN:** SORRY. ONE LAST QUESTION. JUST GEOGRAPHIC  
3 EQUITY, I GUESS IT'S FIRST COME FIRST SERVE. BUT JUST THINKING  
4 ABOUT AS YOU'RE REVIEWING THESE APPLICATIONS, WHETHER YOU'RE  
5 CONSIDERING GEOGRAPHIC EQUITY IN TERMS OF HOW THE FUNDS ARE  
6 SPENT? BECAUSE I SEE A LOT OF APPLICATIONS FROM OAKLAND, FOR  
7 EXAMPLE, BUT SOLANO COUNTY NEEDS TO BE CONSIDERED, CONTRA  
8 COSTA COUNTY. SO I'M JUST CURIOUS ABOUT HOW THAT'S BUILT IN.

9

10 **SPEAKER:** FOR THE HOUSING PRESERVATION PILOT IT'S FIRST COME  
11 FIRST SERVE AND BECAUSE IT MOVES SO RAPIDLY IT DOES NEED TO BE  
12 ON A ROLLING BASIS BUT IF TWO APPLICATIONS CAME IN ON THE SAME  
13 DAY WE WOULD APPLY THE SCORING CRITERIA AND GEOGRAPHIC EQUITY  
14 IS ANTICIPATED AS BAKED INTO SOME OF THE SCORING CRITERIA  
15 ESPECIALLY AROUND CAPACITY BUILDING SO THINKING ABOUT IF YOU  
16 KNOW, TWO PROJECTS CAME IN, ONE IN A CITY THAT HAS DONE A LOT  
17 OF REHAB AND PRESERVATION AND ANOTHER ONE COMING FROM A CITY  
18 THAT IS NEW TO IT AND GETTING INTO THE PRESERVATION READY  
19 MARKET THAT DEFINITELY COULD BE PART OF OUR TWO APPLICATIONS.

20

21 **FEDERAL D. GLOVER:** COMMISSIONER RONEN?

22

23 **HILLARY RONEN:** YEAH, SO IN OUR EXPERIENCE -- AND KATE CAN TALK  
24 ABOUT THIS IN A LOT MORE DETAIL THAN I CAN -- IN SAN  
25 FRANCISCO, WITH THE SMALL SITES PROGRAM THAT WE HAVE -- IT





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1 JUST -- IT INVOLVES -- IT'S NOT EASY. THERE IS VERY FEW  
2 HOUSING NON-PROFIT HOUSING DEVELOPERS THAT EVEN DO IT. BECAUSE  
3 IT'S REALLY DIFFICULT TO GET IT TO PAY FOR ITSELF. THE  
4 DEVELOPER FEES, YOU KNOW, THE -- BUILDING MAINTENANCE OVER  
5 TIME. IT'S JUST -- IT'S -- THEY'RE USUALLY SMALLER BUILDING  
6 SUPERVISOR SPREAD OUT, AND SO IT'S JUST -- IT FEELS TO ME LIKE  
7 IT WOULD BE A VERY BIG UNDERTAKING FOR A CITY GOVERNMENT TO  
8 ENGAGE IN. AND SAN FRANCISCO, BACK IN THE DAY -- AND I DO NOT  
9 EVEN KNOW HOW WE ACQUIRED THIS PIECE OF PROPERTY, BUT IT HAS  
10 CAUSED US JUST TRAUMA AND DRAMA EVER SINCE. SO I'M JUST -- I'M  
11 RELUCTANT, ESPECIALLY WITH SUCH LITTLE MONEY, TO OPEN THIS UP.  
12 BECAUSE I THINK IT'S -- IT'S OPENING UP A CAN OF WORMS THAT  
13 I'M NOT SURE ANYBODY IS REALLY READY TO DEAL W I MEAN, I DON'T  
14 KNOW ANYTHING ABOUT NOVATO AND THE WORK YOU HAVE DONE THERE.  
15 BUT I JUST KNOW, THE LITTLE EXPERIENCE IN SAN FRANCISCO THAT  
16 WE HAVE HAD BOTH WITH OPERATING SMALL SITES THROUGH NON-PROFIT  
17 DEVELOPERS AND THIS ONE HISTORIC PROPERTY THAT WE OWN, THAT  
18 IT'S -- IT'S -- IT'S A DANGEROUS PROPOSITION THAT NEEDS TO BE  
19 VERY CAREFULLY STUDIED TO MAKE SURE IT EVEN MAKES SENSE. SO  
20 I'M RELUCTANT TO OPEN IT UP. AGAIN, IT'S \$15 MILLION. IT'S SO  
21 LITTLE MONEY. IT'S GOING TO BE A FEW PROJECTS, MAYBE FOUR, IF  
22 WE'RE LUCKY. AND, SO, I THINK IT MAKES MORE SENSE TO LEAVE  
23 THIS WITH THE NON-PROFITS AND LAND TRUSTS AT THE MOMENT.  
24





MARCH 9<sup>TH</sup>, 2023

1 **FEDERAL D. GLOVER:** YEAH. I THINK BECAUSE IT'S A PILOT, ALSO.

2 COMMISSIONER RABBITT?

3

4 **DAVID RABBITT:** I VERY MUCH APPRECIATE ARE THE COMMENTS. I'LL  
5 SPEAK FROM OUR EXPERIENCE. BECAUSE I DO THINK THAT THERE ARE  
6 GOOD EXAMPLES OF, PERHAPS NOT DIRECT JURISDICTIONS, IN OUR  
7 CASE, WE FORMED A JPA WITH THE CITY OF SANTA ROSA AFTER THE  
8 2017 FIRES TO PROMOTE HOUSING IN DOWNTOWN SANTA ROSA, AND TO  
9 DATE WE BOTH PUT IN \$10 MILLION INTO A HOUSING FUND. THAT \$20  
10 MILLION IS LEVERAGED, THIS IS OUT OF DATE NUMBER, 326 MILLION  
11 IN INVESTMENT FOR 745 UNITS IN TOTAL. 35% OF THEM AFFORDABLE.  
12 SO, THAT'S -- THAT'S NEW HOUSING, BUT IT IS DIFFERENT, BUT  
13 IT'S NOT. I MEAN, I THINK THAT YOU CAN LEVERAGE THOSE DOLLARS  
14 IN MUCH THE SAME WAY. AND I THINK THAT THERE ARE  
15 OPPORTUNITIES. I WOULD HATE FOR, IN OUR CASE, THE RENEWAL  
16 ENTERPRISE DISTRICT -- AND THERE ARE SOME EXISTING BUILDINGS  
17 THAT WE ARE TACKLING AS WELL, I WOULD HATE FOR AN ENTITY THAT  
18 HAS SHOWN THAT KIND OF LEVERAGING ABILITY TO NOT HAVE ACCESS  
19 TO FUNDS GOING FORWARD. I RECOGNIZE \$15 MILLION. BUT \$15  
20 MILLION, IF YOU HAVE THE SAME PROPORTION OF LEVERAGING, CAN  
21 GET YOU INTO THE HUNDREDS OF MILLIONS OF DOLLARS IF YOU HANDLE  
22 IT RIGHT. I KNOW STAFF WILL HANDLE IT RIGHT.

23

24 **KATE HARTLEY:** IF I MAY, THROUGH THE CHAIR?

25





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1 **FEDERAL D. GLOVER:** YES.

2

3 **KATE HARTLEY:** I THINK OUR PRIORITY SITES PROBLEM -- PROBLEM?

4 [LAUGHTER] IS A PRESERVATION PROBLEM AND A PRIORITY SITES

5 OPPORTUNITY. OUR PRIORITY SITES PROGRAM IS GOING DO THAT KIND

6 OF LEVERAGING IT'S EXACTLY THAT. IT'S NEW OPPORTUNITY TAKING A

7 LITTLE BIT OF MONEY AND TRYING TO PUT IT IN THE RIGHT PLACE AT

8 THE RIGHT TIME SO YOU CAN ACCELERATE THOSE HUNDREDS AND

9 IDEALLY THOUSANDS OF UNITS AND WE'RE REALLY EXCITED ABOUT THAT

10 AND THAT WILL BE NEW CONSTRUCTION AND ADAPTIVE REUSE. FOR THE

11 PRESERVATION, I ACKNOWLEDGE BOTH SIDES OF THE ARGUMENT BECAUSE

12 KNOWING HOW DIFFICULT IT IS TO DO AN OCCUPIED REHAB WITH LOW-

13 INCOME TENANTS AND TO ENSURE THAT IT REMAINS SAFE, DECENT

14 HOUSING, WITH POSITIVE CASH FLOW OVER THE LIFE OF THE BUILDING

15 IS A VERY DIFFICULT INDEED. AND AS I SAID EARLIER, I'M NOT

16 AWARE OF ANY GOVERNMENTAL ENTITIES THAT, SETTING ADDS PUBLIC

17 HOUSING AUTHORITIES AND SCHOOL DISTRICTS THAT, FOR THAT SMALL

18 SCALE EFFORT, GOING IN AND BUYING A FIVE UNIT BUILDING, A TEN

19 UNIT BUILDING, HAVING THE STAFF CAPACITY AND THE ASSET

20 MANAGEMENT CAPACITY TO DO THAT REALLY WELL. AND COMMUNITY-

21 BASED ORGANIZATIONS WHO KNOW HOW TO WORK WITH TENANTS AND ARE

22 ON THE GROUND AND REALLY FAMILIAR WITH OUR COMMUNITIES, THEY

23 ARE SO WELL SITUATED. ON THE OTHER HAND, THERE IS THIS STRONG

24 MOVEMENT, NOW, TO PURSUE MORE SOCIAL HOUSING. KNOWING THAT IF

25 YOU HAVE A GOVERNMENTAL ENTITY BACKSTOPPING A DEVELOPMENT IN





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1 YOUR TEN, IN YOUR 20, THAT CAN PROVIDE ADDITIONAL FINANCING  
2 WHEN A SUBSTANTIAL REHAB IS NEEDED THAT VERY BENEFICIAL TOO.  
3 AND I WANT TO REMIND THE COMMITTEE THAT WE I HAVE \$3 MILLION  
4 SET ASIDE FOR MTC THAT IS SPECIFICALLY FOR COMMUNITY LAND  
5 TRUST SO THAT WOULD NOT BE AFFECTED BUT WE COULD GO WITH THESE  
6 CRITERIA THAT HAVE ALREADY BEEN IDENTIFIED AND COME BACK TO  
7 THE COMMITTEE AND THE BOARD -- IF THERE WAS A REALLY  
8 COMPELLING PROPOSAL FROM A GOVERNMENTAL AGENCY, OR IN  
9 PARTNERSHIP, GOVERNMENTAL AGENCY IN PARTNERSHIP WITH A  
10 COMMUNITY-BASED ORGANIZATION WOULD ALREADY BE ELIGIBLE, AND  
11 THAT MIGHT -- THAT WOULD BE ADVISABLE IN ANY EVENT BECAUSE  
12 THAT COMMUNITY-BASED ORGANIZATION IS GOING TO BE THE ENTITY  
13 BEST SITUATED TO WORK WITH TENANTS. BUT, IF A GOVERNMENTAL  
14 AGENCY CAME FORWARD ON ITS OWN, WE COULD COME BACK -- WE COULD  
15 CONSIDER THE PROPOSAL AND COME BACK AND GET APPROVAL.

16

17 **FEDERAL D. GLOVER:** THANK YOU. AND I APPRECIATE THE DISCUSSION  
18 THAT'S TAKING PLACE HERE, BECAUSE IT'S CERTAINLY ALLOWED US TO  
19 POINT OUT OUR POINTS OF VIEW, AND AT THE SAME TIME UNDERSTAND  
20 WHERE STAFF IS ON THIS. SO, I WOULD ENTERTAIN A MOTION OF  
21 THIS.

22

23 **CLERK OF THE BOARD:** THERE WAS A MOTION BY ABE-KOGA. AND WE'RE  
24 WAITING FOR A SECOND, PLEASE?

25





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1 **FEDERAL D. GLOVER:** OKAY. AND THAT MOTION WAS WITH THE  
2 AMENDMENT.

3

4 **MARGARET ABE-KOGA:** WITH THE PUBLIC AGENCIES.

5

6 **FEDERAL D. GLOVER:** OKAY. IS THERE A SECOND?

7

8 **DAVID RABBITT:** I'LL SECOND THAT.

9

10 **FEDERAL D. GLOVER:** OKAY. SO WE HAVE A MOTION BY ABE-KOGA AND  
11 SECOND BY RABBIT. ROLL CALL VOTE, PLEASE?

12

13 **CLERK OF THE BOARD:** SUPERVISOR GLOVER, IF I MAY CONFIRM THAT  
14 IT'S THE RECOMMENDATION TO THE BAHFA BOARD TO ADOPT RESOLUTION  
15 28, INCLUDING THE AMENDMENT PROPOSED BY --

16

17 **FEDERAL D. GLOVER:** YES.

18

19 **HILLARY RONEN:** CAN I ASK A QUESTION? THAT'S DIFFERENT FROM  
20 WHAT KATE HARTLEY JUST SUGGESTED. THAT IF THERE IS -- SO I  
21 JUST WANT TO NOTE THAT. SO I'M NOT GOING TO BE SUPPORTING THE  
22 MOTION. I -- I THINK THAT IT -- I -- I DON'T KNOW -- HAS  
23 ANYBODY -- WHO -- IT'S SO HARD. [LAUGHTER] I CANNOT EMPHASIZE  
24 HOW HARD. THESE ARE OCCUPIED BUILDINGS. AND EVERY TENANT IS  
25 DIFFERENT. AND THEY'RE ALL DIFFERENT INCOME LEVELS AND YOU





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1 HAVE TO AVERAGE OUT TO 8%, AND YOU HAVE TO WORK WITH THE  
2 TENANTS AND THEY'RE ALL -- THEY ALL HAVE DIFFERENT NEEDS AND  
3 CONCERNS AND THE BUILDINGS ARE DIFFERENT, AND THEY'RE SMALL,  
4 AND IT'S JUST -- I JUST -- IT'S WE -- I KNOW THIS NEW SOCIAL  
5 HOUSING MOVEMENT IS HAPPENING. I THINK IT'S AMAZING BUT NOBODY  
6 HAS ACTUALLY DEFINED WHAT IT IS YET. IT'S STILL THIS IDEA  
7 THAT'S OUT THERE THAT HAVEN'T BEEN ARTICULATED, AND I THINK  
8 WE'RE JUST NOT YET IN A SPACE TO DO THAT. SO, I JUST -- I  
9 THINK THAT WE MIGHT BE SETTING LOCAL GOVERNMENT PRESIDENCY UP  
10 TO FAIL, IN A WAY, FOR THOSE WHO HAVEN'T DONE SMALL SITE  
11 ACQUISITION, FOR THOSE THAT HAVE, IT'S JUST -- IT'S PROVEN TO  
12 BE -- IT WORKS. I LOVE THE PROGRAM, BUT IT IS REALLY  
13 CHALLENGING. AND, SO, I JUST THINK WITH THIS LITTLE MONEY,  
14 THIS LITTLE TIME, AND THIS PILOT PROJECT, THAT IT JUST DOESN'T  
15 MAKE SENSE AT THIS POINT, UNLESS THERE IS THIS REALLY  
16 COMPELLING APPLICATION. SO, I THINK THE PROPOSAL THAT KATE  
17 HARTLEY SUGGESTED MAKES ALL THE SENSE IN THE WORLD. MAYBE WE  
18 DON'T KNOW WHAT'S OUT THERE. MAYBE NOVATO WILL -- IS JUST IN A  
19 DIFFERENT POSITION AND HAS MORE EXPERIENCE THAT WE JUST DON'T  
20 KNOW ABOUT AND MIGHT PRESENT SOMETHING. BUT I JUST THINK WE'RE  
21 SENDING A MESSAGE THAT'S SLIGHTLY IRRESPONSIBLE. I FEEL IT  
22 BROADLY.

23

24 **FEDERAL D. GLOVER:** WELL, I APPRECIATE THE CLARITY FROM STAFF.  
25 AND SO I'LL TURN TO THE MAKER OF THE MOTION.





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1

2 **KATE HARTLEY:** I HAVE ALTERNATIVE THAT MAY SATISFY THESE  
3 ISSUES. WE COULD PUT IN OUR NOFA THAT PUBLIC AGENCIES IN  
4 PARTNERSHIP WITH THE LCBO COULD APPLY SO YOU HAVE TO ENSURE  
5 YOU HAVE THE NON-PROFIT COMMUNITY-BASED ORGANIZATION WHO WILL  
6 BE BEST SITUATED TO WORK WITH THE TENANTS BUT WE'RE NOT GOING  
7 TO SHUTOUT THE PUBLIC AGENCY PARTICIPATION THAT'S A GOOD  
8 DEVELOPMENT, WE COULD WRITE THAT UP IN THE NOFA IT'S ALREADY  
9 INCLUDED IN THE CRITERIA THAT YOU ARE REVIEWING AND COULD  
10 APPROVE AS IS RIGHT NOW.

11

12 **FEDERAL D. GLOVER:** OKAY. THANK YOU. SO I'LL TURN TO THE  
13 MOTIONER.

14

15 **MARGARET ABE-KOGA:** I THINK THAT'S A GREAT COMPROMISE. SO I'M  
16 HAPPY TO ACCEPT THAT SUGGESTION AS AN AMENDMENT P I WAS JUST  
17 GOING TO SAY, IT IS A SMALL AMOUNT OF MONEY, BUT IT IS A  
18 PILOT, AND I GUESS I WOULD RATHER JUST OPEN IT UP AND SEE WHAT  
19 HAPPENS, BECAUSE WE DON'T KNOW WHAT'S GOING TO COME ABOUT,  
20 RATHER THAN ALREADY STARTING TO DEFINE WHAT IT SHOULD BE. SO,  
21 I JUST WANTED TO, YOU KNOW, KIND OF PUT THE CHALLENGE OUT  
22 THERE AND SAY, ALL RIGHT, FOLKS, LET'S GET CREATIVE AND SEE  
23 WHAT COMES ABOUT. THANKS.

24





MARCH 9<sup>TH</sup>, 2023

1 **FEDERAL D. GLOVER:** SO YOU ARE WILLING TO MOVE IT AS SUGGESTED.

2 OKAY. AND THE SECOND? AB.

3

4 **DAVID RABBITT:** YEAH I'M FINE WITH THAT AS WELL. I DON'T WANT

5 TO LEAVE MONEY ON THE TABLE AND I THINK THE ADDITION OF THE

6 NON-PROFIT, I THINK IS FINE. I MEAN, I KNOW IT'S DIFFICULT.

7 BUT THAT'S WHAT BEING A LANDLORD IS. SO, I THINK THAT I'M FINE

8 WITH THAT.

9

10 **FEDERAL D. GLOVER:** OKAY. SO, COULD I GET A REPEAT OF THE

11 MOTION? THAT IS BEFORE US? WITH THE ADDITIONAL LANGUAGE THAT

12 YOU PROVIDED?

13

14 **KATE HARTLEY:** I THINK THE ELIGIBLE BORROWERS STAY AS IS, WITH,

15 AS PRESENTED TO YOU, WITH THE PROVISIO AT THE ISSUE OF FUNDING

16 OF NOTICE AVAILABILITY THAT STAFF WILL CLARIFY IN THE NOFA

17 THAT PUBLIC AGENCIES MAY APPLY IN PARTNERSHIP WITH A NON-

18 PROFIT COMMUNITY-BASED ORGANIZATION.

19

20 **FEDERAL D. GLOVER:** OKAY. AND THAT'S ACCEPTABLE LANGUAGE TO THE

21 MAKER AND THE SECOND. ROLL CALL VOTE, PLEASE?

22

23 **ANDREA VISVESHWARA:** JUST SO WE CAN CLARIFY FOR THE RECORD

24 EXACTLY WHAT THE MOTION IS. IT WAS MADE BY COMMUNITY MEMBER

25 ABE-KOGA. SECONDED BY COMMITTEE MEMBER RABBITT TO MOVE STAFF'S





MARCH 9<sup>TH</sup>, 2023

1 RECOMMENDATION TO BAHFA RESOLUTION NUMBER 28, WITH THE  
2 DIRECTION TO STAFF TO INCLUDE IN THE NOFA THAT A PUBLIC AGENCY  
3 MAY APPLY FOR THE PRESERVATION PROGRAM FUNDING IN CONJUNCTION  
4 WITH A COMMUNITY-BASED ORGANIZATION.

5

6 **FEDERAL D. GLOVER:** EXACTLY RIGHT.

7

8 **ANDREA VISVESHWARA:** OKAY. THANK YOU.

9

10 **FEDERAL D. GLOVER:** OKAY. ROLL CALL.

11

12 **CLERK OF THE BOARD:** ON THE MOTION BY ABE-KOGA, SECOND BY  
13 RABBITT. COUNCIL MEMBER ABE-KOGA?

14

15 **MARGARET ABE-KOGA:** AYE.

16

17 **CLERK OF THE BOARD:** SUPERVISOR GLOVER?

18

19 **FEDERAL D. GLOVER:** AYE.

20

21 **CLERK OF THE BOARD:** SUPERVISOR CANEPA IS ABSENT. SUPERVISOR  
22 RABBITT?

23

24 **DAVID RABBITT:** AYE.

25





MARCH 9<sup>TH</sup>, 2023

1 **CLERK OF THE BOARD:** SUPERVISOR RONEN?

2

3 **HILLARY RONEN:** AYE.

4

5 **CLERK OF THE BOARD:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS  
6 PRESENT.

7

8 **CHAIR, CARLOS ROMERO, ABAG:** THANK YOU VERY MUCH. NICELY  
9 HANDLED BY STAFF AND CHAIR. WITH THAT WE'RE AT ITEM NUMBER  
10 TEN, ADJOURNMENT. WANT TO LET FOLKS KNOW THE NEXT JOINT  
11 MEETING MTC BAY AREA HOUSING FINANCE AUTHORITY OVERSIGHT  
12 COMMITTEE AND ABAG HOUSING COMMITTEE MEETING WILL BE APRIL  
13 13TH, 2023. THIS JOINT MEETING MTC BAY AREA HOUSING FINANCE  
14 AUTHORITY OVERSIGHT COMMITTEE AND ABAG HOUSING COMMITTEE IS  
15 ADJOURNED. THANK YOU ALL FOR COMING. AND STAY DRY. [ADJOURNED]  
16  
17  
18





*Broadcasting Government*