





Meeting Transcript

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Meeting Transcript

1 **METROPOLITAN TRANSPORTATION COMMISSION JOINT MTC LEGISLATION**

2 **COMMITTEE AND ABAG LEGISLATION COMMITTEE**

3 **FRIDAY, JULY 10, 2020 10:35 AM**

4 **JAKE MACKENZIE, MTC CHAIR:** I'M JAKE MACKENZIE MTC LEGISLATION
5 COMMITTEE CHAIR AND I AM JOINED THIS AFTERNOON BY JULIE
6 PIERCE.

7

8 **JULIE PIERCE, CHAIR ABAG:** CHAIR OF THE ABAG LEGISLATION
9 COMMITTEE.

10

11 **JAKE MACKENZIE, MTC CHAIR:** THIS IS A JOINT MEETING OF BOTH
12 COMMITTEES. I AM GOING TO ASK COUNCIL, DO I HAVE TO READ OUT
13 THE NOTES TO ANNOUNCE AT THE OUTSET THAT HAVE ALREADY BEEN
14 ANNOUNCED TODAY?

15

16 **SPEAKER:** UNFORTUNATELY TO BE ON THE SAFE SIDE, YOU DO. DUE TO
17 COVID-19, THIS MEETING WILL BE CONDUCTED AS A ZOOM WEBINAR.
18 PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER
19 N-29-20, WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE BROWN ACT.
20 THIS MEETING WILL BE WEBCAST ON THE MTC WEB SITE. I WILL CALL
21 UPON COMMISSIONERS, PRESENTERS, STAFF, AND OTHER SPEAKERS BY
22 NAME AND ASK THAT THEY SPEAK CLEARLY AND RESTATE THEIR NAMES
23 BEFORE GIVING COMMENTS OR REMARKS. PERSONS PARTICIPATING VIA
24 ZOOM AND WEBCAST WITH THEIR CAMERAS ENABLED ARE REMINDED THEIR
25 ACTIVITIES ARE VISIBLE TO VIEWERS. COMMISSIONERS AND MEMBERS



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1 OF THE PUBLIC PARTICIPATING BY ZOOM, WISHING TO SPEAK SHOULD
2 USE THE RAISED HAND FEATURE OR DIAL STAR NINE AND I WILL CALL
3 UPON YOU AT THE APPROPRIATE TIME. TELECONFERENCE ATTENDEES
4 WILL BE CALLED UPON BY THE LAST FOUR DIGITS OF THEIR PHONE
5 NUMBERS. AND IT IS REQUESTED THAT PUBLIC SPEAKERS RESTATE
6 THEIR NAMES AND ORGANIZATIONS, BUT PROVIDING SUCH INFORMATION
7 IS VOLUNTARY. MEMBERS OF THE PUBLIC WISHING TO ADDRESS THIS
8 BODY WERE ASKED TO SUBMIT COMMENTS IN WRITING AT
9 INFO@BAYAREAMETRO.GOV. WRITTEN COMMENTS RECEIVED WILL BE
10 POSTED TO THE ONLINE AGENDA AND ENTERED INTO THE RECORD BUT
11 WILL NOT BE READ OUT LOUD. IF AUTHORS OF THE WRITTEN
12 CORRESPONDENCE WOULD LIKE TO SPEAK, THEY ARE FREE TO DO ON THE
13 REFERENCED AGENDA ITEM OR ANY TOPIC THEY CHOOSE. SPEAKERS
14 SHOULD RAISE THEIR HAND, AND I WILL CALL UPON THEM AT THE
15 APPROPRIATE TIME. A ROLL CALL VOTE WILL BE TAKEN FOR ALL
16 ACTION ITEMS. THE CHAT FEATURE IS ACTIVE, HOWEVER, PLEASE BE
17 AWARE THAT ANYTHING TYPED INTO THE CHAT WILL BE SUBJECT TO
18 PUBLIC DISCLOSURE. THE CHAT FEATURE IS NOT AVAILABLE TO
19 ATTENDEES. IN ORDER TO GET THE FULL ZOOM EXPERIENCE, PLEASE
20 MAKE SURE YOUR APPLICATION IS UP TO DATE. AND NOW UNDER AGENDA
21 ITEM NUMBER ONE, AS THE, GUESS I'M THE MASTER OF CEREMONIES
22 HERE AND WORKING VERY CLOSELY WITH CHAIR PIERCE, AGENDA ITEM
23 NUMBER ONE, ROLL CALL TO CONFIRM THE QUORUM, REQUEST PAY BACK,
24 CLERK CALL THE ROLL, FIRST OF ALL.

25



Meeting Transcript

1 **CLERK OF THE BOARD:** FOR THE ABAG LEGISLATION COMMITTEE MAYOR
2 ARREGUIN?

3

4 **JESSE ARREGUIN:** PRESENT.

5

6 **CLERK OF THE BOARD:** SUPERVISOR CORTESE?

7

8 **DAVID CORTESE:** HERE.

9

10 **CLERK OF THE BOARD:** MAYOR PRO TEMPORE EKLUND?

11

12 **PAT EKLUND:** HERE.

13

14 **CLERK OF THE BOARD:** SUPERVISOR HAGGERTY?

15

16 **SCOTT HAGGERTY:** PRESENT.

17

18 **CLERK OF THE BOARD:** MAYOR HALLIDAY? HERE.

19

20 **CLERK OF THE BOARD:** SUPERVISOR HUDSON?

21

22 **DAVID E. HUDSON:** HERE.

23

24 **CLERK OF THE BOARD:** SUPERVISOR MAR IS ABSENT. SUPERVISOR
25 MITCHOFF?



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1

2 **KAREN MITCHOFF:** HERE.

3

4 **CLERK OF THE BOARD:** MAYOR PIERCE?

5

6 **JULIE PIERCE, CHAIR ABAG:** HERE.

7

8 **CLERK OF THE BOARD:** SUPERVISOR RABBIT?

9

10 **SUP. DAVID RABBIT:** HERE.

11

12 **CLERK OF THE BOARD:** SUPERVISOR RAMOS?

13

14 **BELIA RAMOS, VICE CHAIR ABAG:** HERE.

15

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

17

18 **JAKE MACKENZIE, CHAIR MTC:** CALL THE ROLL.

19

20 **CLERK OF THE BOARD:** COMMISSIONER CONNOLY? SUPERVISOR CORTESE?

21

22 **DAVID CORTESE:** HERE.

23

24 **CLERK OF THE BOARD:** GIACOPINI, NON-VOTING.

25



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1 **DOREEN GIACOPINI:** HERE.

2

3 **CLERK OF THE BOARD:** LICCARDO? HERE.

4

5 **CLERK OF THE BOARD:** COMMISSIONER MACKENZIE?

6

7 **JAKE MACKENZIE:** HERE. COMMISSIONER RABBIT?

8

9 **SUP. DAVID RABBIT:** HERE.

10

11 **CLERK OF THE BOARD:** COMMISSIONER SLOCUM? COMMISSIONER SPERING?

12

13 **JAMES P. SPERING:** PRESENT.

14

15 **CLERK OF THE BOARD:** COMMISSIONER STRACNER, NOT VOTING. MTC HAS
16 A QUORUM.

17

18 **JAKE MACKENZIE, MTC CHAIR:** MOVES US TO AGENDA ITEM TWO LISTED
19 ON THE AGENDA AS THE ABAG COMPENSATION ANNOUNCEMENT, CLERK OF
20 THE BOARD SAYS LISTED ON THE AGENDA BUT NOT REQUIRED SO I
21 WOULD DISPENSE WITH THAT, AND MOVE IMMEDIATELY TO AGENDA ITEM
22 NUMBER THREE ABAG ITEM, ABAG LEGISLATION COMMITTEE CONSENT
23 CALENDAR, HANDING IT OVER TO YOU CHAIR PIERCE.

24



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1 **JULIE PIERCE, CHAIR ABAG:** THANK YOU CHAIR MACKENZIE. THIS ITEM
2 IS THE ABAG LEGISLATION CONSENT CALENDAR. DO I HAVE ANYTHING
3 ANYONE WISHES TO PULL OR A MOTION TO --

4

5 **DAVID E. HUDSON:** MOVE HUDSON.

6

7 **KAREN MITCHOFF:** SECOND.

8

9 **JULIE PIERCE, CHAIR ABAG:** MOVED BY HUDSON SECOND BY MITCHOFF.
10 ANY PUBLIC COMMENTS RECEIVED ON THIS ITEM?

11

12 **CLERK OF THE BOARD:** NONE RECEIVED AND NO HANDS RAISED.

13

14 **JULIE PIERCE, CHAIR ABAG:** WONDERFUL. ALL RIGHT. WITH THAT I
15 WILL ASK YOU, FRED IF YOU WOULD PLEASE CALL THE ROLL. [ROLL
16 CALL VOTE] MOTION PASSES. [SILENCE]

17

18 **JAKE MACKENZIE, MTC CHAIR:** CONSENT CALENDAR.

19

20 **CLERK OF THE BOARD:** ROLAND GO AHEAD.

21

22 **SPEAKER:** THANK YOU. WANT TO ADDRESS YOUR ATTENTION TO ITEM
23 EXTENSION OF A.B. 900 WHICH MADE IT POSSIBLE FOR THE GOOGLE IS
24 APPLE SPACESHIP PROGRAM TO GET UPDATED. PROJECTS THAT COULD
25 HELP US MOVING FORWARD WOULD BE THE SMART LARKSPUR FERRY



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1 EXTENSION \$50 MILLION. TRANSBAY \$50 MILLION THAT WOULD BE
2 CAPITAL CORRIDOR. DOWNTOWN EXTENSION, INCLUDING THE -- RAIL
3 AVENUE NEW EXTENSION \$1 BILLION, AND MOVING ON TO THE OTHER
4 BILL, WHICH IS ITEM -- SENATE BILL 288 THAT BILL WOULD HELP US
5 WITH DIRIDON STATION AND CAPITAL CORRIDOR REGIONAL CALTRAIN
6 STATION. THANK YOU.

7

8 **JAKE MACKENZIE, MTC CHAIR:** ARE THESE ALL THE RAISED HANDS
9 MADAM CLERK?

10

11 **CLERK OF THE BOARD:** YES ROLAND WAS THE ONLY ONE WITH HIS HAND
12 RAISED.

13

14 **JAKE MACKENZIE, MTC CHAIR:** PLEASE CONDUCT A ROLL CALL VOTE OF
15 THE COMMITTEE MEMBERS OF THE MOTION THAT'S ON THE FLOOR.

16

17 **CLERK OF THE BOARD:** [ROLL CALL VOTE] PASSES UNANIMOUSLY.

18

19 **JAKE MACKENZIE, MTC CHAIR:** THANK YOU. BEFORE WE MOVE TO AGENDA
20 ITEM 5A I WOULD LIKE REBECCA LONG IF SHE WOULD LET US KNOW THE
21 STATE OF PLAY IN THE CALIFORNIA LEGISLATURE. AS SOME OF YOU OR
22 MAYBE ALL OF US ARE WELL AWARE, THERE HAS BEEN A HIATUS
23 DECLARED, REBECCA COULD YOU FILL US IN ON HOW YOU SEE THE
24 CALENDAR PROCEEDING UP THERE IN SACRAMENTO?

25



Meeting Transcript

1 **REBECCA LONG:** THANK YOU CHAIR MACKENZIE GOOD AFTERNOON
2 EVERYONE. YES JUST BRIEFLY, THEY WERE SUPPOSED TO RECONVENE
3 FROM SUMMER RECESS NEXT MONDAY BUT BOTH THE SPEAKER AND SENATE
4 PRESIDENT CHRIS -- HAVE ANNOUNCED THAT WILL BE POST POSTPONED
5 IN LIGHT OF THE RECENT SURGE IN COVID CASES AS WELL AS NOW SIX
6 CONFIRMED CASES AMONG LAW MAKERS AND STAFF. THEY WERE GOING TO
7 POTENTIALLY RETURN ON JULY 27TH BUT THEY HAVE TO RETURN TO GET
8 BILLS THROUGH THE OFFICE AND TO THE GOVERNOR'S DESK IN AUGUST.
9 THERE WILL BE A LIKELY DEADLINE WHERE IT WILL BE EXTENDED
10 SOMEWHAT BUT THE DEADLINE TO GET THOSE THROUGH THE PROCESS THE
11 GOVERNOR IS STILL PENDING. IS.

12

13 **JAKE MACKENZIE, MTC CHAIR:** THANK YOU. APPRECIATE THAT. I
14 THOUGHT IT WAS IMPORTANT THAT ALL MEMBERS OF BOTH COMMITTEES
15 GET THIS INTELLIGENCE. THAT BRINGS US TO AGENDA ITEM 5A SENATE
16 BILL 902 WIENER, HOUSING APPROVAL STREAMLINING TOOL, AND WE DO
17 HAVE GEORGIA GANN DOHRMANN AS THE PRESENTER ON THIS ITEM.

18

19 **GEORGIA GANN DOHRMANN:** GOOD AFTERNOON CHAIR MACKENZIE AND
20 CHAIR PIERCE AND EVERYONE. I'M HOPING THAT WE CAN BRING UP THE
21 SLIDES. THANK YOU. CAN YOU GO TO THE NEXT SLIDE PLEASE. GREAT.
22 SO THIS IS THE FIRST OF OUR TWO ACTION ITEMS. STAFF IS
23 RECOMMENDING SUPPORT ON SB 902, SENATOR WIENER'S BILL THAT
24 WOULD PROVIDE A NEW AUTHORITY FOR LOCAL GOVERNMENTS TO ADOPT
25 ORDINANCES. THEY WILL BE CEQA EXEMPT THAT WOULD ALLOW FOR THE



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1 CONSTRUCTION OF UP TO -- OF HOUSING PROJECTS UP TO TEN UNITS
2 IN LOCATIONS THAT ARE CLOSE TO TRANSIT, JOBS, AND/OR THAT ARE
3 INFILL LOCATIONS. IF YOU LOOK AT THE MAP ON THIS SLIDE, THIS
4 IS AN EXAMPLE OF THE AREAS IN THE BAY AREA THAT WOULD BE
5 ELIGIBLE FOR LOCAL GOVERNMENTS TO CHOOSE TO UTILIZE THIS
6 PLANNING STREAMLINING TOOL. AND, AGAIN, THIS BILL IS NOW, IT'S
7 A TOTALLY OPTIONAL THING FOR GOVERNMENTS TO CHOOSE TO DO. FLAG
8 HERE IS THE BILL WAS SUBSTANTIALLY AMENDED IN THE SPRING TO
9 REMOVE A PROVISION THAT WAS IN THE BILL AS INTRODUCED THAT
10 WOULD HAVE REQUIRED LOCALITIES TO ALLOW BY RIGHT THE
11 DEVELOPMENT OF SMALL MULTI-FAMILY HOUSING UNITS. AGAIN THAT
12 PROVISION WAS REMOVED IN THE SPRING AND NOW IT IS STREAMLINED
13 OR LIMITED TO THIS OPTIONAL HOUSING PRODUCTION TOOL. SO GIVEN
14 THAT THIS COULD BE SOMETHING THAT COULD BE REALLY HELPFUL FOR
15 LOCALITIES IN EXPEDITING HOUSING PRODUCTION AND REALLY ALWAYS
16 IN MEETING OUR RHNA GOALS THAT ARE GOING TO BE PRETTY
17 SUBSTANTIALLY LARGE, THIS TIME AROUND IN OUR UPCOMING HOUSING
18 CYCLE, WE ARE RECOMMENDING SUPPORT ON THIS BILL.

19

20 **SAM LICCARDO, VICE CHAIR MTC:** SO MOVED, LICCARDO.

21

22 **JAKE MACKENZIE, MTC CHAIR:** DO I HAVE A SECOND?

23

24 **DAVID E. HUDSON:** SECOND HUDSON. OR ARE YOU ON MTC?

25



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1 **JAKE MACKENZIE, MTC CHAIR:** NO WE'RE -- WELL I'M, IN FACT, SAM,
2 YOU KIND OF JUMPED --

3

4 **SAM LICCARDO, VICE CHAIR MTC:** OH I WITHDRAW MY MOTION.

5

6 **JAKE MACKENZIE, MTC CHAIR:** YEAH. I'M GOING ASK CHAIR PIERCE TO
7 GIVE US A MINUTE HERE. I'M GOING TO ASK FIRST OF ALL, FOR
8 COMMENTS THAT PEOPLE HAVE -- REQUEST -- NO ACTUALLY MORE
9 APPROPRIATELY, QUESTIONS, THAT COMMISSIONERS AND DIRECTORS
10 WOULD HAVE. SO, ARE THERE ANY SPECIFIC QUESTIONS AT THIS TIME
11 OF GEORGIA? DO WE SEE ANY HANDS RAISED?

12

13 **PAT EKLUND:** MY HAND.

14

15 **CLERK OF THE BOARD:** PAT ECKLUND HAS HER HAND RAISED.

16

17 **JAKE MACKENZIE, MTC CHAIR:** OKAY. CALLING ON EKLUND.

18

19 **CLERK OF THE BOARD:** COMMITTEE MEMBER EKLUND, YOU CAN UNMUTE
20 YOURSELF AGAIN?

21

22 **PAT EKLUND:** OKAY THANKS. I HAVE ONE QUESTION FOR STAFF. CAN
23 YOU HEAR ME?

24

25 **JAKE MACKENZIE, MTC CHAIR:** YES.



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1

2 **CLERK OF THE BOARD:** YES. WE CAN HEAR YOU.

3

4 **PAT EKLUND:** OKAY. THANK YOU. GEORGIA, SECTION 65913.3A ALLOWS
5 A CITY COUNCIL TO PASS AN ORDINANCE THAT WOULD BE ABLE TO
6 OVERTURN AN ENACTED LOCAL VOTER INITIATIVE. IS THAT PROVISION
7 STILL IN THERE? OR WAS THAT ELIMINATED DURING THE SPRING?

8

9 **GEORGIA GANN DOHRMANN:** NO CORRECT. THAT PROVISION IS STILL IN
10 THERE.

11

12 **PAT EKLUND:** OKAY I'M NOT GOING TO BE ABLE TO SUPPORT THE BILL
13 BECAUSE I DO NOT BELIEVE AT ALL CITY COUNCIL CAN OVERALL A
14 VOTER INITIATED, OR A LOCAL VOTER INITIATIVE THAT PASSED BY
15 THE ELECTORATE. SO PHILOSOPHICAL POSITION, AND I THINK
16 OTHERWISE THE BILL, I WOULD SUPPORT IT. BUT I CANNOT SUPPORT
17 IT WITH THAT PROVISION IN THERE.

18

19 **JAKE MACKENZIE, MTC CHAIR:** OKAY. THANK YOU. ANY OTHER COMMENTS
20 BEFORE WE GO TO PUBLIC COMMENTS? [SILENCE]

21

22 **SPEAKER:** HI. THIS IS JOHN MINOT, CAN YOU HEAR ME?

23

24 **JAKE MACKENZIE, MTC CHAIR:** YES.

25



Meeting Transcript

1 **SPEAKER:** I AM A STEWARD -- RECOMMENDED FOR DECADES AS NEEDED
2 FOR THE ENVIRONMENT IS FOR TRANSIT AFFORDABLE, THE CURRENT
3 APPLICABILITY OF THE CALIFORNIA ENVIRONMENTAL AIR QUALITY ACT
4 IS BUREAUCRACY MULTIPLE YEARS AND THOUSANDS OF DOLLARS. I URGE
5 YOU TO GIVE THIS TO CITIES WHO WANT IT WHO HAVE ALREADY BUILT
6 UP AREAS TO HELP CITIES MEET RHNA GOALS AND PROVIDE
7 ALTERNATIVES TO GREENFIELD TRACT DEVELOPMENT. THANK YOU VERY
8 MUCH.

9

10 **JAKE MACKENZIE, MTC CHAIR:** THANK YOU FOR THOSE COMMENTS.
11 ANYBODY ELSE?

12

13 **CLERK OF THE BOARD:** NO OTHER MEMBERS OF THE PUBLIC WITH THEIR
14 HAND RAISED.

15

16 **JAKE MACKENZIE, MTC CHAIR:** HEARING NONE, I PASS THE FIGURATIVE
17 GAVEL OVER TO CHAIR PIERCE.

18

19 **JULIE PIERCE, CHAIR ABAG:** THANK YOU CHAIR MACKENZIE. IF THERE
20 ARE NO FURTHER COMMENTS, DO I HAVE A MOTION?

21

22 **DAVID E. HUDSON:** YOU ALREADY HAVE A MOTION. LICCARDO AND
23 SECOND HUDSON. OR DID WE UNDO THAT?

24

25 **JULIE PIERCE, CHAIR ABAG:** THOSE WERE MPC.



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1

2 **JAKE MACKENZIE, MTC CHAIR:** WE WITHDREW.

3

4 **DAVID E. HUDSON:** I'LL MAKE THE MOTION.

5

6 **JULIE PIERCE, CHAIR ABAG:** WE HAVE A MOTION. SECOND BY
7 HAGGERTY?

8

9 **KAREN MITCHOFF:** MITCHOFF.

10

11 **JULIE PIERCE, CHAIR ABAG:** OKAY. SECOND BY MITCHOFF.
12 EVERYBODY'S TRYING TO GET IN. SORRY BELIA. [LAUGHTER]

13

14 **SCOTT HAGGERTY:** NOT ME.

15

16 **JULIE PIERCE, CHAIR ABAG:** ALL RIGHT, ALL IN FAVOR, FRED,
17 PLEASE CALL THE ROLL.

18

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

20

21 **JULIE PIERCE, CHAIR ABAG:** THANK YOU VERY MUCH. BACK TO YOU
22 CHAIR MACKENZIE.

23

24 **JAKE MACKENZIE, MTC CHAIR:** THANK YOU.

25



Meeting Transcript

1 **SPEAKER:** SO MOVED --

2

3 **JAKE MACKENZIE, MTC CHAIR:** LICCARDO MOVES. WHO SECONDED? I'M
4 ANXIOUSLY AWAITING MTC'S SECOND.

5

6 **SPEAKER:** SECOND.

7

8 **JAKE MACKENZIE, MTC CHAIR:** THANK YOU. APPRECIATE THAT. I'LL
9 ASK THE CLERK TO CONDUCT A ROLL CALL VOTE OF MTC COMMITTEE
10 MEMBERS, PLEASE.

11

12 **CLERK OF THE BOARD:** [ROLL CALL VOTE] PASSES UNANIMOUSLY.

13

14 **JAKE MACKENZIE, MTC CHAIR:** THANK YOU. THAT CONCLUDES THAT
15 ITEM. MOVES US TO AGENDA ITEM 5B. ASSEMBLY BILL 30402 MISSING
16 MIDDLE HOUSING INCENTIVE. GEORGIA GANN DOHRMANN UP AGAIN.

17

18 **GEORGIA GANN DOHRMANN:** GEORGIA GANN DOHRMANN, CAN WE HAVE THE
19 NEXT SLIDE UP, PLEASE? NEXT SLIDE PLEASE. THANK YOU. SO STAFF
20 IS AGAIN RECOMMENDING A SUPPORT POSITION ON A.B. 3040
21 ASSEMBLYMEMBER CHIU INCENTIVE BILL THAT'S REALLY TARGETING
22 WORKFORCE OR MIDDLE INCOME HOUSING. BILL IMPOSES CERTAIN INTO
23 THE HOUSING ELEMENT PROCESS BY PROCURES THAT LOCALS WHO CHOOSE
24 TO DENSIFY SINGLE FAMILY HOME SITES WILL RECEIVE RHNA CREDITS
25 FOR THAT UPZONING. WE HAVE OUTLINED IN THIS, ON THE SLIDE, THE



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1 SPECIFICS WE WANT TO CALL OUT THAT THE BILL PROVIDES A MINIMUM
2 THAT FOR EVERY SINGLE FAMILY HOME THAT'S SITE UP ZONED TO
3 ALLOW FOUR UNITS HCD WOULD BE REQUIRED TO PROVIDE A MINIMUM
4 CREDIT OF .1 UNIT FOR EACH UPZONED SITE. SO AGAIN IT INSERTS
5 UNCERTAINTY INTO THE HOUSING ELEMENT PROCESS THAT YOU WILL GET
6 CREDITS UPZONING NON-VACANT LOTS. SLIDE AGAIN LISTS ALL OF THE
7 DIFFERENT CONDITIONS AND LIMITATIONS ON THAT. ANOTHER NOTE,
8 THAT I WANTED TO CALL OUT, IS THERE IS A DIFFERENCE IN THE
9 SLIDE, AND WHAT IS IN OUR MEMO, BECAUSE THE BILL WAS AMENDED
10 ON JULY 7TH TO RESPOND TO A LEAGUE OF CALIFORNIA CITIES AND
11 THE CASAC REQUEST THAT THE SCOPE OF THE BILL REALLY BE
12 EXPANDED TO ALLOW LOCALITIES TO RECEIVE RHNA CREDIT FOR
13 UPZONINGS THAT, YOU KNOW, THEY MIGHT NOT HAVE HAD TO DO BY THE
14 TIME A HOUSING ELEMENT WAS APPROVED THAT THEY GET THE RHNA
15 CREDIT FOR UPZONING THAT IS IMPLEMENTED AS PART OF THAT
16 HOUSING ELEMENT IMPLEMENTATION. SO THAT'S THE BIGGEST AND MOST
17 SUBSTANTIVE AMENDMENT IN THE JULY 7TH CHANGE. SO GIVEN IT'S
18 ANOTHER TOOL, WE -- THAT CAN HELP US MEET OUR RHNA GOALS, WE
19 ARE SUPPORTING -- URGING A SUPPORT POSITION ON THIS BILL.
20 THANKS.

21

22 **JAKE MACKENZIE, MTC CHAIR:** THANK YOU. THIS WILL BE A TIME FOR
23 ANY QUESTIONS TO BE ASKED OF STAFF BEFORE I MOVE TO PUBLIC
24 COMMENTS.

25



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1 **JULIE PIERCE, CHAIR ABAG:** MR. CHAIR, I ACTUALLY HAVE A
2 QUESTION.

3

4 **JAKE MACKENZIE, MTC CHAIR:** WELL THERE YOU GO MADAM CHAIR.

5

6 **JULIE PIERCE, CHAIR ABAG:** MY QUESTION S DOES THE RHNA CREDIT
7 GET AWARDED JUST ON THE REZONING WITHOUT ANY APPLICATION OR
8 APPROVAL OF A PROJECT? REALLY? THEN I WANT THAT TO APPLY TO
9 ALL MY REZONING. IS THEN GIVE ME MY RHNA CREDIT FOR ALL OF IT.

10

11 **GEORGIA GANN DOHRMANN:** SO, WHEN I'M SAYING A RHNA CREDIT IT'S
12 NOT FOR HOUSING PRODUCED. YOU CAN INCLUDE IN YOUR HOUSING
13 ELEMENT SITE INVENTORY, SO YOU GET CREDIT FOR ACCOMMODATING
14 RHNA.

15

16 **JULIE PIERCE, CHAIR ABAG:** OH FOR PROVIDING A SITE. ALL RIGHT.
17 NOT AN ACCOMPLISHMENT.

18

19 **GEORGIA GANN DOHRMANN:** RIGHT.

20

21 **JULIE PIERCE, CHAIR ABAG:** THANK YOU FOR THAT CLARIFICATION
22 BECAUSE IT DOESN'T REALLY SAY THAT.

23

24 **JAKE MACKENZIE, MTC CHAIR:** NICE TRY PIERCE. ANY OTHER
25 QUESTIONS OF STAFF?



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1

2 **SAM LICCARDO, VICE CHAIR MTC:** JAKE?

3

4 **JAKE MACKENZIE, MTC CHAIR:** YES? I SEE DAVE.

5

6 **CLERK OF THE BOARD:** COMMISSIONER LICCARDO IS UP FIRST.

7

8 **JAKE MACKENZIE, MTC CHAIR:** OKAY SAM.

9

10 **SAM LICCARDO, VICE CHAIR MTC:** THANK YOU CHAIR AND SAM. A

11 COUPLE OF QUESTIONS, IN A BACKYARD HOME WHERE YOU HAVE THE

12 STATEMENT PROPERTY OWNER PAYING PROPERTY TAX BUT THE OWNER

13 STILL LIVING THERE DOES THAT COUNT FOR ADDITIONAL PURPOSES OF

14 RHNA?

15

16 **GEORGIA GANN DOHRMANN:** THAT IS UP TO HCD'S DISCRETION.

17

18 **SAM LICCARDO, VICE CHAIR MTC:** OKAY. SO WE'RE NOT SURE. I GUESS

19 -- AND THE OTHER QUESTION I HAD WAS AROUND THE 15 YEAR

20 THRESHOLD, BECAUSE I WOULD IMAGINE THAT MOST HOMES BUILT IN

21 2002 OR 1997, THERE IS ZERO CHANCE ANYONE IS GOING TO BULLDOZE

22 THOSE HOMES TO ACTUALLY BUILD SOMETHING MORE DENSE, AND SO IT

23 JUST SEEMS LIKE IT'S KIND OF PERFORMATIVE, BUT WON'T REALLY

24 ACTUALLY RESULT IN MORE UNITS, UNLESS THE UNITS ARE QUITE A

25 BIT OLDER, AND I'M WONDERING IS THERE ANY REASON WHY WE



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1 WOULDNT WANT TO LOBBY FOR AIR CHANGE IN THE AMENDMENT THAT
2 WOULD SAY IT ONLY COUNTS IF YOU ARE TALKING ABOUT HOMES THAT
3 ARE 30 YEARS OR OLDER?

4

5 **GEORGIA GANN DOHRMANN:** GREAT QUESTION. CERTAINLY THAT 15 YEAR
6 REQUIREMENT THAT SINGLE FAMILY HOME HAS ACTUALLY BEEN ON THE
7 SITE FOR THAT LENGTH OF TIME IS INTENDED TO BE A GUARD RAIL
8 FOR REALISTIC DEVELOPMENT POTENTIAL, AND WE'LL SEE THAT THE
9 RHNA. [SILENCE] -- IT WOULD BE LIKELY THAT AT LEAST, OUT OF
10 100 UPZONED SITES, TEN UNITS COULD GET BUILT. SO THAT'S WHY
11 THE -- THAT'S WHY THERE IS THE .1 CREDIT PER UPZONED SITE.

12

13 **SAM LICCARDO, VICE CHAIR MTC:** OKAY. AND IS THERE A REASON --
14 IS MY ASSUMPTION AN ACCURATE ONE BASED ON WHAT YOU SEE, THAT
15 IS THAT GROWING -- WE'RE ONLY LIKELY TO SEE THIS IN MUCH OLDER
16 HOMES?

17

18 **GEORGIA GANN DOHRMANN:** I CAN'T SPEAK TO THAT IT'S VERY
19 ACCURATE THAT WE'RE UNLIKELY TO SEE IT WITH VERY NEW HOMES BUT
20 THERE'S NOTHING THAT SAYS THAT A HOMEOWNER THAT HAD A HOME
21 BUILT IN 2002 WOULDNT WANT TO SUBDIVIDE THEIR LOTS AND BUILD
22 ANOTHER HOME THERE.

23

24 **SAM LICCARDO, VICE CHAIR MTC:** OKAY. THANK YOU.

25



Meeting Transcript

1 **JAKE MACKENZIE, MTC CHAIR:** THANK YOU. I THINK IT WAS DAVE
2 HUDSON NEXT.

3

4 **DAVID E. HUDSON:** THANK YOU JAKE. I THINK THE VERBIAGE THAT
5 CONCERNS ME THE MOST, AND I'M NOT COMING OUT AGAINST THIS,
6 IT'S A RED FLAG EVERY TIME I SEE IT, THE USE BY RIGHT. I CAN
7 DEFINITELY SEE, IN NEW HOUSING, BECAUSE A FOURPLEX,
8 THEORETICALLY IS GOING TO MAKE MORE MONEY THAN BUILDING A
9 SIMPLE 16E17nd SQUARE FOOT HOME AND THEN I START WORRYING
10 ABOUT THE OTHER LAWS THAT WE HAVE LIKE GROUP HOMES ET CETERA
11 EACH ONE OF THESE PEOPLE PUT SEVEN OR 14 PEOPLE IN EACH UNIT
12 IT'S THE USE BY RIGHT INSTEAD OF BUILD BY RIGHT I THINK I'M
13 CONCERNED ABOUT, HAS THERE BEEN ANY DISCUSSION ABOUT THIS OR
14 PUSH BACK THAT YOU KNOW OF WHEN THIS WAS GOING THROUGH THE
15 LEGISLATION? OR IT'S JUST, YOU ZONE IT, AND THEN WHEN IT COMES
16 IN, YOU KIND OF GET IT -- A LITTLE BIT OF HISTORY, THE THING
17 THAT GOT ME INTO POLITICS 30 YEARS AGO IS THE GOLF COURSE
18 WANTED TO BUILD THREE OF THESE UNITS ON SEPARATE PARCELS THAT
19 REALLY WASN'T PART OF THEIR GOLF COURSE AND LET'S JUST SAY WE
20 CAME OUT OF THE WOOD WORKS. ANY PUSH BACK ON THIS GEORGIA?

21

22 **GEORGIA GANN DOHRMANN:** I HAVE NOT HEARD BUSH BACK ON THE
23 TERMINOLOGY OF USE BY RIDE INSTEAD OF BUILD BY RIGHT, THIS
24 WOULD BE LOCALITY TO UPZONE SITES IN EXCHANGE OF RHNA CREDITS
25 SO IT WOULD BE UP TO THE LOCALITY BUT I THINK USE BY RIGHT IS



Meeting Transcript

1 REALLY CONSISTENT LANGUAGE USED THROUGHOUT HOUSING ELEMENT
2 LAW, SO I THINK THAT'S WHY THERE'S THAT TERMINOLOGY THERE.
3 IT'S FOR CONSISTENCY. AND THEN CHAIR MACKENZIE AND PIERCE, I
4 FORGOT TO REQUEST THAT WE EXERCISE OUR URGENCY PROCEDURE TO --
5 BECAUSE OF THE TIMING OF THIS, IT'S TIME SENSITIVE SO THAT
6 WOULD BE AN ADDITIONAL STAFF RECOMMENDATION IS TO EXERCISE OUR
7 URGENCY PROCEDURE.

8

9 **JAKE MACKENZIE, MTC CHAIR:** SO LET ME BE CLEAR. WHEN A MOTION
10 IS MADE BY BOTH BODIES HERE, THAT IT WOULD INCLUDE THE, WHAT
11 YOU JUST STATED, THAT IT WOULD BE CONSIDERED AS AN URGENCY
12 ACTION ON THE PART OF BOTH COMMITTEES? AM I GETTING THAT
13 RIGHT?

14

15 **GEORGIA GANN DOHRMANN:** CORRECT.

16

17 **JAKE MACKENZIE, CHAIR MTC:** OKAY. I WANT EVERYBODY -- CERTAINLY
18 ON MY COMMITTEE, AND I AM SURE CHAIR PIERCE DOES ON HERS TO
19 UNDERSTAND THAT, SO WE CAN MOVE FORWARD.

20

21 **JULIE PIERCE, CHAIR ABAG:** JAKE, I'M NOT SURE WHETHER MTC IS
22 ACTUALLY ADOPTED AN URGENCY PROVISION YET. I KNOW THAT ABAG
23 HAS. HAS MTC NOW DONE THAT?

24



Meeting Transcript

1 **SPEAKER:** WE HAVE HAD ONE IN OUR COMMISSION PROCEDURES FOR
2 SOMETIME.

3

4 **SCOTT HAGGERTY:** DO YOU KNOW WHAT IT IS?

5

6 **ADRIENNE WEIL, COUNSEL:** IT'S APPENDIX F.

7

8 **JAKE MACKENZIE, MTC CHAIR:** THANK YOU. ANY FURTHER QUESTIONS BY
9 ANYBODY ON THE COMMITTEES?

10

11 **CLERK OF THE BOARD:** COMMITTEE MEMBER HALLIDAY HAS HER HAND
12 RAISED.

13

14 **JAKE MACKENZIE, MTC CHAIR:** SORRY.

15

16 **SCOTT HAGGERTY:** I'M TRYING TO ASK A QUESTION TOO JAKE.

17

18 **BARBARA HALLIDAY:** I'M NOT SURE I'M UNDERSTANDING, YOU GET
19 CREDIT IF YOU DO THE HOUSING BUT ALSO GET CREDIT IF HOUSING
20 WAS BUILT IN YOUR RHNA NUMBERS, I GUESS THAT WAS MY QUESTION.
21 SO YOU GET CREDIT AT FIRST FOR JUST HAVING -- AND IT'S ONE
22 10th FOR EACH ONE ON THE ASSUMPTION THAT TEN -- THAT'S WHAT I
23 DON'T WANT -- I DON'T UNDERSTAND IS ONE 10th FOR THE CREDIT
24 AND THE OTHER QUESTION IS, I UNDERSTAND THAT'S FOR THE
25 REZONING, THE OTHER PART OF IT IS WHEN HOUSING GETS BUILT YOU



Meeting Transcript

1 ALSO GET CREDIT FOR THOSE HOMES DEPENDING ON WHAT LEVEL INCOME
2 THEY MEET, RIGHT?

3

4 **GEORGIA GANN DOHRMANN:** CORRECT. LET ME TRY TO TAKE A STEP
5 BACK. SO THIS BILL WOULD ALLOW THAT WHEN YOU'RE PUTTING
6 TOGETHER YOUR SITE INVENTORY TO DEMONSTRATE THAT YOU HAVE
7 ACCOMMODATED RHNA, YOUR RHNA THRESHOLDS FOR MODERATE, ABOVE
8 MODERATE AND LOW INCOME HOUSING, YOU WOULD BE ABLE TO INCLUDE
9 ON A NON-VACANT SITE WHICH IS NORMALLY CHALLENGING TO CREATE
10 CREDIT ON INVENTORY FOR NON-VACANT SITE HCD HAS TO AT MINIMUM
11 PROVIDE YOU .1 PERCENT CREDIT TOWARDS MODERATE OR ABOVE
12 MODERATE INCOME, YOU KNOW, RHNA, ACCOMMODATING THOSE HOUSING
13 UNITS ON YOUR SITE'S INVENTORY. AND IF YOU -- IF LATER, AFTER
14 YOU REZONED AND HOUSING ELEMENT HAS BEEN APPROVED THEN A
15 HOUSING UNIT WAS BUILT THERE YOU WOULD RECEIVE CREDIT FOR
16 ACTUALLY HAVING THE HOUSING UNIT DELIVERED.

17

18 **BARBARA HALLIDAY:** OKAY THANKS.

19

20 **JAKE MACKENZIE, MTC CHAIR:** OKAY AND DID I HEAR ANYONE ELSE?

21

22 **SCOTT HAGGERTY:** YES YOU DID, MR. CHAIR.

23

24 **JAKE MACKENZIE, MTC CHAIR:** SOUND LIKE THE CHAIR.

25



Meeting Transcript

1 **SCOTT HAGGERTY:** THANK YOU. I'M TRYING TO UNDERSTAND WHAT MTC'S
2 EMERGENCY PROVISIONS ARE. I KNOW WHAT ABAG'S ARE.

3

4 **JAKE MACKENZIE, MTC CHAIR:** COUNCILMEMBER WEIL?

5

6 **ADRIENNE WEIL, COUNSEL:** WE HAVE A PROVISION IN THE COMMISSION
7 MEMBERS MANUAL THAT SAYS IF THE COMMITTEE WANTS TO TAKE A
8 POSITION AND IT NEEDS TO BE COMMUNICATED TO THE LEGISLATURE
9 BEFORE THE FULL COMMISSION HAS ITS MEETING TO, YOU KNOW, TAKE
10 THE FINAL ACTION ON THAT POSITION, THAT IN AN EMERGENCY
11 PROCEDURE ALLOWS THE CHAIR OF THE LEGISLATION COMMITTEE WITH
12 CONCURRENCE OF THE CHAIR OF THE COMMISSION TO HAVE THE
13 POSITION BROUGHT TO THE ATTENTION OF THE LEGISLATURE BEFORE
14 THE FINAL ACTION OCCURS AT THE COMMISSION MEETING. AND
15 USUALLY, THIS IS MADE PART OF THE MOTION WHEN YOU TAKE YOUR
16 ACTION AT THE COMMITTEE LEVEL.

17

18 **JAKE MACKENZIE, MTC CHAIR:** THANK YOU FOR THAT CLARIFICATION.
19 IS THAT CLEAR TO THE CHAIR OF THE COMMISSION? MR. HAGGERTY?

20

21 **SCOTT HAGGERTY:** SO FAR, MR. CHAIR.

22

23 **JAKE MACKENZIE, MTC CHAIR:** OKAY. LET US PROCEED THEN TO PUBLIC
24 COMMENT IF WE HAVE ANY. EITHER OF THE WRITTEN OR THE RAISED
25 HAND, OR THE PHONE IN KIND.



Meeting Transcript

1

2 **CLERK OF THE BOARD:** THERE IS NO PUBLIC COMMENT SUBMITTED
3 SUBMITTED ON THIS ITEM. AND THERE IS ONE MEMBER OF THE PUBLIC
4 WITH THEIR HAND RAISED. GO AHEAD.

5

6 **SPEAKER:** HI. THIS IS JOHN M. WE HAVE ENDORSED THIS. URGE YOUR
7 SUPPORT, AND I THINK YOU CAN SEE HOW THIS INTERLOCKS WELL WITH
8 SB 902. THANK YOU.

9

10 **JAKE MACKENZIE, MTC CHAIR:** THANK YOU VERY MUCH. DOES THAT
11 CONCLUDE PUBLIC COMMENT?

12

13 **CLERK OF THE BOARD:** THAT CONCLUDES PUBLIC COMMENT.

14

15 **JAKE MACKENZIE, MTC CHAIR:** THANK YOU VERY MUCH. NOW, I TURN
16 THIS OVER TO CHAIR PIERCE.

17

18 **JULIE PIERCE, CHAIR ABAG:** THANK YOU MR. CHAIR. DO I HAVE A
19 MOTION FROM ANY OF THE ABAG MEMBERS ON THIS ITEM?

20

21 **BARBARA HALLIDAY:** I WILL MOVE IT.

22

23 **JULIE PIERCE, CHAIR ABAG:** THANK YOU BARBARA. MOTION BY
24 HALLIDAY. SECOND?

25



Meeting Transcript

1 **JESSE ARREGUIN:** SECOND.

2

3 **JULIE PIERCE, CHAIR ABAG:** SECOND BY ARREGUIN.

4

5 **JULIE PIERCE, CHAIR ABAG:** FRED COULD YOU CALL THE ROLL.

6

7 **CLERK OF THE BOARD:** IF I CAN CLARIFY.

8

9 **JULIE PIERCE, CHAIR ABAG:** I HEARD IN THE MOTION VERY CLEARLY
10 BARBARA SAID IT WAS UNDER THE URGENCY PROVISION.

11

12 **BARBARA HALLIDAY:** THAT WAS MY TOTAL INTENT.

13

14 **JAKE MACKENZIE, MTC CHAIR:** WELL DONE BARBARA. [LAUGHTER]

15

16 **CLERK OF THE BOARD:** ON THE ABAG MOTION. [ROLL CALL VOTE].
17 MOTION PASSES, SEVEN VOTES.

18

19 **JAKE MACKENZIE, MTC CHAIR:** THANK YOU VERY MUCH CHAIR PIERCE.

20 I'M GOING TO ASK IF I HAVE A MOTION AND A SECOND TO REFER A

21 SUPPORT POSITION AND ALSO TO UTILIZE THE EMERGENCY PROCEDURES

22 ENUNCIATED BY OUR COUNSEL WHICH AUTHORIZES THE LEGISLATURE YOU

23 COMMITTEE CHAIR AND THE CHAIR OF THE COMMISSION TO ALSO

24 APPROVE SENDING THIS MESSAGE OF SUPPORT FORWARD TO THE

25 LEGISLATURE PRIOR TO A FULL COMMISSION MEETING AND SO THAT



Meeting Transcript

1 WOULD BE THE MOTION. AND DO I HAVE A MOTION AND A SECOND,
2 PLEASE, FROM MTC?

3

4 **JAMES P. SPERING:** SPERING WILL MOVE IT.

5

6 **JAKE MACKENZIE, MTC CHAIR:** OKAY. AND WHO WILL SECOND? I'M
7 SECOND IT TO MOVE THIS FORWARD.

8

9 **SAM LICCARDO, VICE CHAIR MTC:** CHAIR, I WANT TO ASK FOR A
10 FRIENDLY AMENDMENT IF POSSIBLE.

11

12 **JAKE MACKENZIE, MTC CHAIR:** GO AHEAD. YEAH.

13

14 **SAM LICCARDO, VICE CHAIR MTC:** FOR COMMISSIONER SPERING, WHAT
15 I'M CONCERNED ABOUT THIS IS IT COULD BE USED ESSENTIALLY BY
16 JURISDICTIONS TO GIVE RHNA CREDITS WITHOUT ANY REAL INTENTION
17 OF GETTING THIS HOUSING BUILT, PARTICULARLY IF YOU'RE LOOKING
18 AT PRETTY NEW HOUSING STOCK SO I WOULD BE HAPPY TO SUPPORT,
19 BUT I REQUEST THAT A -- SOME AMENDMENT TO EITHER REQUIRE THAT
20 THE HOUSING BE OLDER STOCK OR THAT THERE BE SOME OTHER
21 REQUIREMENT OF MORE SUBSTANTIAL ACTION. -- TO REPAIR A HOUSE
22 AT THAT AGE.

23

24 **JAKE MACKENZIE, MTC CHAIR:** REBECCA LONG, I RECOGNIZE YOU,
25 PLEASE.



Meeting Transcript

1

2 **REBECCA LONG:** THANK YOU CHAIR MACKENZIE. COMMISSIONER
3 LICCARDO, I WANT TO CLARIFY IF WE DO TRY TO GET SOME
4 AMENDMENTS ALONG THESE LINES, IN THIS SORT OF FRIENDLY
5 AMENDMENT WHERE WE WOULD INDICATE OUR SUPPORT BUT SUGGEST THAT
6 WOULD BE SOMETHING THEY LOOK AT BECAUSE WE ARE MINDFUL OF THE
7 TIMELINE THAT IT'S SO COMPRESSED AND I WANT TO REITERATE THAT
8 ONE OF THE THINGS THAT MAKES IT MORE LIKELY THAT SUCH HOUSE
9 GETS BUILT IS THERE IS A BY RIGHT TO THIS. IT'S THE
10 JURISDICTION REZONES BUT EVERYTHING IS SUBJECT TO JURISDICTION
11 APPROVAL THEY WOULD NOT QUALIFY TO THE CREDIT.

12

13 **SAM LICCARDO, VICE CHAIR MTC:** POINT WELL TAKEN AND YES IT
14 WOULD BE A FRIENDLY.

15

16 **JAMES P. SPERING:** I'LL ADD TO THE MOTION THAT THEY CONSIDER
17 OLDER HOMES AND I DON'T KNOW WHAT THE YEAR IS, 25 OR 30, BUT
18 THE FRIENDLY AMENDMENT EMPHASIZING OLDER HOMES.

19

20 **JAKE MACKENZIE, MTC CHAIR:** BACK TO STAFF, IS THAT WORKABLE?
21 OKAY. SO WE HAVE THE AMENDED MOTION, FRIENDLY AMENDMENT TO THE
22 MOTION, WHICH HAS BEEN ACCEPTED BY THE MAKER OF THE MOTION,
23 AND THE SECONDER OF THE MOTION, I WOULD ASK FOR A ROLL CALL
24 VOTE, PLEASE.

25



Meeting Transcript

1 **CLERK OF THE BOARD:** [ROLL CALL VOTE]. WE DON'T HAVE A QUORUM.
2 COMMISSIONER RABBIT STEPPED AWAY, SO WE'LL NEED TO DEPUTIZE --
3

4 **SCOTT HAGGERTY:** COMMISSIONER HAGGERTY VOTES YES.
5

6 **CLERK OF THE BOARD:** THANK YOU.
7

8 **JAKE MACKENZIE, MTC CHAIR:** [LAUGHTER] VERY GOOD HAGGERTY, YOU
9 POPPED UP FROM NOWHERE AND YOU'RE DEPUTIZED.
10

11 **SCOTT HAGGERTY:** AT LEAST I'M PAYING ATTENTION.
12

13 **JAKE MACKENZIE, MTC CHAIR:** YOU ARE PAYING ATTENTION AND YOU
14 ARE DEPUTIZED AND WE DO HAVE A QUORUM. THANK YOU. THAT BEING
15 SAID, THAT BRINGS US TO AGENDA ITEM NUMBER SIX, PUBLIC
16 COMMENT, ANY OTHER BUSINESS? ANY OTHER BUSINESS FROM ANYBODY
17 ON EITHER SIDE OF THE AISLE? ANY PUBLIC COMMENT MADAM CLERK?
18

19 **CLERK OF THE BOARD:** NO PUBLIC COMMENT WAS SUBMITTED ON THIS
20 ITEM. THERE IS ONE MEMBER OF THE PUBLIC WITH THEIR HAND
21 RAISED. ROBERT, GO AHEAD AND UNMUTE YOURSELF.
22

23 **SPEAKER:** HI GOOD AFTERNOON COMMITTEE MEMBERS ROBERT F FROM SAN
24 FRANCISCO. I MISSED THE LAST COMMENT BUT I WANT TO COMMENT ON
25 ZONE CAPACITY FOR PURCHASES OF RHNA I DELVED INTO SAN



Meeting Transcript

1 FRANCISCO HOUSING CAPACITY BETWEEN -- IN THE LAST CENTURY, AND
2 WHAT I HAVE FOUND, I FOUND THAT ZONE CAPACITY MATTERS A GREAT
3 DEAL. IN THE 1940s, SAN FRANCISCO WAS ABOUT -- HAD HALF OF ITS
4 RESIDENTIAL LAND ZONED FOR MULTI-FAMILY HOUSING, BUT BY NOW --
5 BY THIS TIME, AROUND 70 TO 75 PERCENT OF OUR ZONED CAPACITY IS
6 SINGLE FAMILY ZONING ONLY, AND THAT CAPACITY MAKES THE
7 DIFFERENCE BETWEEN POPULATION LIMIT OF AROUND 165,900,000. AND
8 -- 165,000 AND THAT 900,000 AND THAT MAKES AN ADVERSE IN OUR
9 CAPACITY AND SAN FRANCISCO SAID WE'RE REACHING CAPACITY WE
10 WANT TO KEEP OUR RESIDENTIAL NEIGHBORHOODS BUT LET'S ADDRESS
11 OUR RESIDENTIAL NEIGHBORS AND THAT'S AFFECT THE EQUITY. I WANT
12 TO PASS ZONING AS HAVING A MARRIAGE EFFECT -- MAJOR EFFECT ON
13 POPULATION.

14

15 **JAKE MACKENZIE, MTC CHAIR:** THANK YOU VERY MUCH. DOES THAT END
16 PUBLIC COMMENT ON AGENDA ITEM NUMBER SIX?

17

18 **CLERK OF THE BOARD:** THERE ARE NO OTHER MEMBERS OF THE PUBLIC
19 WITH THEIR HANDS RAISED.

20

21 **JAKE MACKENZIE, MTC CHAIR:** LOVING THE DOG IN THE BACKGROUND.
22 BEFORE WE ADJOURNED, I WOULD LIKE TO THANK CHAIR PIERCE AS
23 ALWAYS HELPING TO CONDUCT THIS JOINT MEETING OF THESE TWO
24 COMMITTEES. I WOULD LIKE TO THANK STAFF PARTICULARLY FOR
25 HANGING IN THERE, AND FOR THEIR ANALYSIS AND COMMENTS. I WOULD



Meeting Transcript

1 LIKE TO THANK ALL OF YOU GUYS FOR HANGING IN THERE. THIS HAS
2 BEEN YET ANOTHER MARATHON. WE KEEP ON BREAKING RECORDS.

3

4 **SCOTT HAGGERTY:** MR. CHAIR.

5

6 **JAKE MACKENZIE, MTC CHAIR:** -- FOR OUR ZOOM COMMITTEE MEETINGS.
7 MR. CHAIR HAGGERTY THANK YOU VERY MUCH AS WELL FOR HANGING IN
8 THERE.

9

10 **SCOTT HAGGERTY:** I HAVE A QUESTION.

11

12 **JAKE MACKENZIE, MTC CHAIR:** YOU DO. ME?

13

14 **SCOTT HAGGERTY:** MAYBE I WASN'T PAYING ATTENTION AS MUCH AS I
15 THOUGHT.

16

17 **JAKE MACKENZIE, MTC CHAIR:** [LAUGHTER]

18

19 **SCOTT HAGGERTY:** ON THE LAST ITEM, DO WE HAVE TWO DIFFERENT
20 MOTIONS ONE WITH AN AMENDMENT AND ONE WITHOUT THE AMENDMENT?

21

22 **JAKE MACKENZIE, MTC CHAIR:** WE HAVE AN ABAG MOTION. BUT IT'S
23 SEPARATE --

24

25 **JULIE PIERCE, CHAIR ABAG:** THE MTC MOTION IN HAD AN AMENDMENT.



Meeting Transcript

1

2 **SCOTT HAGGERTY:** I GET IT, SHOULD WE TRY TO, TO MAKE IT EASIER
3 ON STAFF, SHOULD WE TRY TO SEE IF ABAG CAN AT LEAST SUPPORT
4 THAT?

5

6 **JULIE PIERCE, CHAIR ABAG:** I WOULD SUGGEST THAT RATHER THAN
7 REQUESTING A FORMAL AMENDMENT MAYBE WHAT WE DO IS MAKE A
8 SUGGESTION THEY CLARIFY THE AGE OF HOMES THEY WANT THIS TO
9 APPLY TO. BECAUSE THERE MAY BE SOME THAT HAVE BEEN BUILT IN
10 THE LAST TEN YEARS FRANKLY THAT YOU CAN ADD AN ADU TO, WITHOUT
11 ANY PROBLEM IN THE NEIGHBORHOOD IT JUST DEPENDS ON THE SIZE OF
12 THE LOT.

13

14 **SCOTT HAGGERTY:** I'M FINE I'M JUST TRYING TO MAKE IT EASIER ON
15 STAFF.

16

17 **JAKE MACKENZIE, MTC CHAIR:** I WAS GOING ASK STAFF, MR. CHAIR,
18 IF IT'S CAPABLE OF ADDING THE LEGISLATURE TO MOTIONS.

19

20 **REBECCA LONG:** I DON'T THINK IT'S A PROBLEM PARTICULARLY AS I
21 UNDERSTAND THE MOTION IT WAS SUPPORT AND SEEK AMENDMENT FROM
22 MTC SO IT'S NOT LIKE THEY'RE IN CONFLICT IN PARTICULAR. BUT
23 THANK YOU FOR THE QUESTION CHAIR HAGGERTY.

24



Meeting Transcript

1 **SCOTT HAGGERTY:** YEAH, BUT, I MEAN, I THINK PROCEDURALLY, THIS
2 IS SOMETHING THAT -- AND MAYBE IT'S A VIEW POINT AS WE GET
3 CLOSER TO MERGING THE TWO COMMITTEES, BUT IF ABAG DOESN'T LIKE
4 IT AND WE KIND OF GO UNDER THIS THEORY THAT WELL, WE'LL JUST
5 MAKE IT WORK, THEN IT BECOMES A PROBLEM. BECAUSE ABAG IS A
6 HOUSING -- YOU SEE WHAT I'M SAYING? THIS --

7

8 **JULIE PIERCE, CHAIR ABAG:** CAN I ASK A QUESTION OF THE ABAG
9 MEMBERS. DOES ANYBODY HAVE A PROBLEM WITH THE SUGGESTED
10 AMENDMENT THAT MTC ADOPTED?

11

12 **PAT EKLUND:** THIS IS PAT. I DO. BECAUSE IT RESTRICTS OUR
13 FLEXIBILITY. UNLESS THE DEFINITION OF OLD. I LIKE YOUR
14 EXPLANATION EARLIER, THAT DIFFERENT COMMUNITIES HAVE DIFFERENT
15 CIRCUMSTANCES. AND I -- THE WHOLE REASON I SUPPORTED THIS BILL
16 IS BECAUSE IT GAVE US SOME FLEXIBILITY, AND IT WAS NOT
17 PRESCRIPTIVE, AND NOW IF WE'RE TRYING TO MAKE IT PRESCRIPTIVE
18 BY ONLY ELIMINATING IT TO OLDER HOMES, I'M NOT SURE I WOULD
19 SUPPORT IT THEN BECAUSE THAT MAY ELIMINATE SOME OF THE
20 FLEXIBILITY THAT WE NEED IN OUR HOUSING ELEMENT.

21

22 **JAKE MACKENZIE, MTC CHAIR:** AND HERE I THOUGHT I WAS JUST
23 TRYING TO ADJOURN THE MEETING. BUT NEVER MIND. [LAUGHTER]
24 ANYWAY.

25



Meeting Transcript

1 **JULIE PIERCE, CHAIR ABAG:** STAFF, DO YOU HAVE A RECOMMENDATION
2 ON THIS? I THINK YOU'RE OKAY WITH GOING FORWARD WITH IT, AS IT
3 WAS STATED. IS THAT WHAT I'M HEARING?

4

5 **REBECCA LONG:** YEAH. THAT'S WHAT I SAID. I THINK THAT MAYBE
6 WHAT WE CAN DO IS DO SOME MORE RESEARCH. GEORGIA MENTIONED
7 THERE HAD BEEN SOME RESEARCH DONE TO LOOK INTO THE FEASIBILITY
8 AND INFORMED THE MATH, RIGHT, THE TEN PERCENT RATIO, FOR WHAT
9 THE CREDIT IS, AND WE'LL CERTAINLY RAISE IT, YOU KNOW, AS
10 SOMETHING THAT WE WANTED TO LOOK AT. IF THE POSITION IS MTC
11 SUPPORTS IT, IS INTERESTED IN POTENTIALLY AMENDING IT AND ABAG
12 SUPPORTS IT OUTRIGHT I DON'T THINK WE'RE IN TOO MUCH OF AN
13 AWKWARD SPACE.

14

15 **JAKE MACKENZIE, MTC CHAIR:** AND I WOULD THANK MAYOR LICCARDO
16 FOR BRINGING THIS UP. AND I DO BELIEVE THAT WE CAN RELY ON OUR
17 STAFF. THEY'LL FIGURE OUT HOW TO COMMUNICATE THE NUANCES OF
18 THE DISCUSSION WE HAVE HAD THIS AFTERNOON. I DO BELIEVE. THAT
19 BEING SAID, I'M GOING TO STAFF THANKING ANYBODY ANYMORE, AND
20 ADJOURN THIS MEETING UNTIL FRIDAY SEPTEMBER 11TH AT 9:40 A.M.,
21 OR REMOTELY, OR BY WEBCAST, OR BY WHICHEVER WAY WE'RE
22 COMMUNICATING, IN SEPTEMBER. OKAY. WE'RE DONE. [ADJOURNED]

23