



# **Association of Bay Area Governments**

**Serving the counties, cities and towns of the Bay Area since 1961**

August 13, 2020



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## MEETING TRANSCRIPT

### ASSOCIATION OF BAY AREA GOVERNMENTS

### HOUSING METHODOLOGY COMMITTEE

THURSDAY, AUGUST 13, 2020, 10:00 AM

**JESSE ARREGUIN, CHAIR:** GOOD MORNING I WOULD LIKE TO CALL TO ORDER SPECIAL MEETING OF THE ABAG HOUSING METHODOLOGY. WOULD STAFF NOW PLAY THE ANNOUNCEMENT RECORDING? THIS MEETING IS BEING WEBCAST ON THE ABAG WEB SITE. CHAIR WILL CALL UPON COMMISSIONERS, PRESENTERS, STAFF, AND OTHERS BY NAME AND ASK THAT THEY SPEAK CLEARLY AND STATE THEIR NAMES BEFORE GIVING COMMENTS OR REMARKS. PERSONS PARTICIPATING VIA WEBCAST AND ZOOM WITH THEIR CAMERAS ENABLED ARE REMINDED THAT THERE ACTIVITIES ARE VISIBLE TO VIEWERS. COMMISSIONERS AND MEMBERS WISHING TO PARTICIPATE BY ZOOM, TO SPEAK RAISE YOUR HAND OR DIAL STAR NINE. TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER. STATE YOUR NAME AND ORGANIZATION PROVIDING SUCH INFORMATION IS VOLUNTARY. WRITTEN PUBLIC COMMENTS RECEIVED AT INFO AT BAY AREA INFO WILL BE WRITTEN INTO THE RECORD BUT WILL NOT BE READ OUT LOUD. IF AUTHORS ARE WRITTEN CORRESPONDENCE WOULD LIKE TO SPEAK THEY MAY DO SO BY RAISING THEIR HAND AND THEY WILL BE CALLED UPON AT THE APPROPRIATE TIME. ANYTHING TYPED INTO CHAT WILL BE WITHIN FULL PUBLIC DISCLOSURE. IN ORDER TO GET THE FULL ZOOM EXPERIENCE PLEASE MAKE SURE YOUR APPLICATION IS UP TO DATE.



MEETING TRANSCRIPT

1   **JESSE ARREGUIN, CHAIR:** OKAY. THANK YOU VERY MUCH. WITH THAT,  
2   IF THE COLLECT COULD CONDUCT ROLL CALL TO CONFIRM A QUORUM?

3

4   **CLERK OF THE BOARD:** SUSAN ADAMS?

5

6   **SPEAKER:** PRESENT. ANITA ADDISON?

7

8   **SPEAKER:** PRESENT.

9

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

11

12   **SPEAKER:** PRESENT.

13

14   **CLERK OF THE BOARD:** RUPINDER IS ABSENT. RICK BONILLA?

15

16   **SPEAKER:** HERE.

17

18   **CLERK OF THE BOARD:** MICHAEL BRILLIOT?

19

20   **SPEAKER:** HERE.

21

22   **CLERK OF THE BOARD:** MONICA BROWN IS ABSENT. AMANDA BROWN  
23   STEVENS?

24

25   **SPEAKER:** HERE.

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1

2 **CLERK OF THE BOARD:** PAUL CAMPOS?

3

4 **SPEAKER:** HERE.

5

6 **CLERK OF THE BOARD:** ELLEN CLARK?

7

8 **SPEAKER:** HERE.

9

10 **CLERK OF THE BOARD:** DIANE DILLON?

11

12 **SPEAKER:** HERE.

13

14 **CLERK OF THE BOARD:** FOREST EBBS?

15

16 **SPEAKER:** HERE.

17

18 **CLERK OF THE BOARD:** PAT ECKLUND?

19

20 **SPEAKER:** HERE.

21

22 **CLERK OF THE BOARD:** THANK YOU. JONATHON FEARN IS ABSENT.

23 VICTORIA FIERCE?

24

25 **SPEAKER:** HERE.



MEETING TRANSCRIPT

1

2 **CLERK OF THE BOARD:** NEYSA FILGOR IS ABSENT. MINDY GENTRY?

3

4 **SPEAKER:** HERE.

5

6 **CLERK OF THE BOARD:** RUSSEL HANCOCK IS ABSENT. WILCOX IS  
7 ABSENT? WELTON JORDAN?

8

9 **SPEAKER:** HERE.

10

11 **CLERK OF THE BOARD:** BRANDON KLINE IS ABSENT.

12

13 **SPEAKER:** JEFFREY LEVIN?

14

15 **SPEAKER:** PRESENT.

16

17 **CLERK OF THE BOARD:** SCOTT LITTLEHALE?

18

19 **SPEAKER:** PRESENT.

20

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

22

23 **SPEAKER:** PRESENT.

24

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

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1

2 **SPEAKER:** PRESENT. RODNEY NICKENS?

3

4 **SPEAKER:** PRESENT.

5

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

7

8 **SPEAKER:** PRESENT.

9

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

11

12 **SPEAKER:** PRESENT.

13

14 **CLERK OF THE BOARD:** BOB PLANTHOLD?

15

16 **SPEAKER:** PRESENT.

17

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

19

20 **SPEAKER:** HERE.

21

22 **CLERK OF THE BOARD:** MATT REGAN?

23

24 **SPEAKER:** HERE.

25

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1 **CLERK OF THE BOARD:** RILEY?

2

3 **SPEAKER:** HERE.

4

5 **CLERK OF THE BOARD:** CARLOS ROMERO IS ABSENT. SALANDER?

6

7 **SPEAKER:** HERE.

8

9 **CLERK OF THE BOARD:** ELISE?

10

11 **SPEAKER:** HERE. AARTI S IS ABSENT. BEN SMITH?

12

13 **SPEAKER:** HERE.

14

15 **CLERK OF THE BOARD:** MATT WALSH?

16

17 **SPEAKER:** HERE.

18

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

20

21 **JESSE ARREGUIN, CHAIR:** MONICA BROWN IS PRESENT. SHE WAS ON THE

22 ATTENDEE SIDE AND THEY MOVED HER TO PANELIST. I WANT TO MAKE

23 THAT FOR THE RECORD. THANK YOU ALL FOR BEING HERE NOT ONLY

24 TODAY, BUT THROUGH THIS ENTIRE PROCESS. TODAY IS IMPORTANT,

25 THAT WILL MOVE FORWARD DECISIONS FOR THE FOUNDATION OF THE

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1 METHODOLOGY. THERE WILL BE A STAFF PRESENTATION BUT THE MAIN  
2 PART OF OUR MEETING TODAY WILL BE DISCUSSION AND TAKING  
3 ACTION. SO WE'LL NOW MOVE TO ITEM TWO. WHICH IS PUBLIC COMMENT  
4 ON ITEMS NOT ON THE AGENDA. IF ANY MEMBER OF THE PUBLIC WOULD  
5 LIKE TO SPEAK TO ANY ITEM THAT'S NOT ON OUR GEN TODAY, PLEASE  
6 RAISE YOUR HAND BY PRESSING THE RAISED HAND ICON AT THE BOTTOM  
7 OF THE ZOOM SCREEN OR PRESS STAR NINE IF YOU'RE PHONING IN.  
8 AND I SEE WE HAVE -- DO WE HAVE ANY RAISED HANDS MR. CASTRO?

9

10 **CLERK OF THE BOARD:** COUNCILMEMBER FLIGORE WAS ON THE ATTENDEE  
11 LIST SO I MOVED HER OVER TO PANELIST. NO ATTENDEE COMMENTS AT  
12 THIS TIME. THERE WAS AN E-MAIL THAT FALLS UNDER 5A AND IS  
13 INCLUDED UNDER FIVE I COMMENTS FOR THIS MEETING.

14

15 **JESSE ARREGUIN, CHAIR:** IN THIS PACKET AND IN NOTES RECEIVED  
16 YESTERDAY WE RECEIVED A NUMBER OF WRITTEN COMMENTS AROUND ITEM  
17 FIVE, SO I JUST WANTED TO CALL ATTENTION TO THAT. SO THAT  
18 COMPLETES PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA. WE'LL NOW  
19 GO TO ITEM THREE, THE CHAIR'S REPORT, AND INCLUDED IN THE  
20 PACKET UNDER ITEM THREE ARE A NUMBER OF DOCUMENTS. NOTES FROM  
21 OUR LAST HMC MEETING, CORRESPONDENCE RECEIVED FROM MEMBERS OF  
22 THE HMC, WHICH IS BEING SHARED WITH ALL OF US. PRESENTATION  
23 FOR TODAY, AND THEN ITEM UNDER ITEM 3A, AN UPDATE FROM MTC  
24 ABAG STAFF ON VARIOUS HOUSING BILLS INCLUDING BILLS THAT  
25 RELATE TO THE RHNA PROCESS, AND THIS WAS AT THE REQUEST OF



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1 VICTORIA FIERCE. AND SO, IF HMC MEMBERS HAVE SPECIFIC  
2 QUESTIONS AROUND ANY OF THE LEGISLATION NOTED IN THAT MEMO, WE  
3 ENCOURAGE TO YOU CONTACT ABAG MTC STAFF. BUT WE WANTED TO  
4 PROVIDE THE INFORMATION TO ALL OF YOU, PARTICULAR AS THERE IS  
5 -- THERE IS LEGISLATION PENDING THAT MAY AFFECT THE  
6 IMPLEMENTATION OF RHNA AND HOUSING ELEMENT LAW. SO THAT  
7 COMPLETES THE CHAIR'S REPORT. WE'LL NOW GO TO THE CONSENT --  
8 AND IS THERE ANY PUBLIC COMMENT ON THE CHAIR'S REPORT? IF SO  
9 PLEASE RAISE YOUR HAND OR PRESS STAR NINE. DON'T SEE ANY  
10 RAISED HANDS. MR. CASTRO WERE THERE ANY WRITTEN COMMENTS  
11 RECEIVED FOR THIS ITEM?

12

13 **CLERK OF THE BOARD:** NONE RECEIVED FOR THIS ITEM.

14

15 **JESSE ARREGUIN, CHAIR:** ITEM FOUR CONSENT CALENDAR INCLUDES ONE  
16 ITEM APPROVAL OF MINUTES OF JULY 9TH, 2020 MEETING. MOTION TO  
17 APPROVE? OR COMMENTS ON THIS?

18

19 **JULIE PIERCE:** PIERCE MOVES APPROVAL.

20

21 **JESSE ARREGUIN, CHAIR:** PIERCE MOVES APPROVAL, IS THERE A  
22 SECOND?

23

24 **SPEAKER:** SUPERVISOR BROWN.

25

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1 **JESSE ARREGUIN, CHAIR:** OKAY. I'M GOING TO GIVE THAT TO  
2 SUPERVISOR BROWN AS A SECONDER. COMMENTS, CORRECTIONS? IF SO  
3 PLEASE RAISE YOUR HAND. OKAY. DON'T SEE ANY RAISED HANDS FROM  
4 PANELISTS. PUBLIC COMMENT? IS THERE ANY PUBLIC COMMENT ON ITEM  
5 FOUR, THE MINUTES OF JULY. ANY RAISED HANDS? SEEING NONE. MR.  
6 CASTRO WERE THERE ANY PUBLIC COMMENTS RECEIVED ON THIS ITEM?

7

8 **CLERK OF THE BOARD:** NONE RECEIVED.

9

10 **JESSE ARREGUIN, CHAIR:** WITH THAT LET'S PROCEED TO A ROLL CALL  
11 OF THE VOTE.

12

13 **CLERK OF THE BOARD:** [ROLL CALL VOTE] MOTION PASSES UNANIMOUSLY  
14 WITH 1, 2, 3 ABSTENTIONS.

15

16 **JESSE ARREGUIN, CHAIR:** THANK YOU VERY MUCH. MOTION CARRIES.  
17 BEFORE WE GO TO ITEM FIVE JUST A FEW ANNOUNCEMENTS. WANT TO  
18 NOTE SOMETHING THAT WAS TYPED INTO CHAT FROM MATT REGAN FROM  
19 THE LEGISLATIVE REPORT ASSEMBLY BILL 3107 AND SENATE BILL 1305  
20 DIED IN COMMITTEE THIS WEEK. JUST A LITTLE BIT ABOUT OUR  
21 MEETING TODAY. WE ARE SCHEDULED FOR A FOUR HOUR MEETING. WE  
22 WILL HAVE 115 MINUTE BREAK. ACTUALLY, AFTER PRESENTATION AND  
23 INITIAL DISCUSSION OF THE RHNA METHODOLOGY CONCEPTS, WE HAVE  
24 SCHEDULED ANOTHER SPECIAL MEETING FOR FRIDAY AUGUST 28TH FROM  
25 9:05 A.M. TO 12:05 P.M. WE NEED TO MAKE DECISIONS TODAY ON THE

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1     STRUCTURE OF THE METHODOLOGY. SO THE METHODOLOGY BASELINE AND  
2     INCOME ALLOCATION APPROACH, AND THAT WILL ENABLE US TO STILL  
3     HAVE TIME TO DISCUSS THE FARES, FACTORS, AND WEIGHTS THAT WILL  
4     FORM THE METHODOLOGY. SO THE STRUCTURE FOR TODAY'S DISCUSSION  
5     WILL HAVE ONE STAFF PRESENTATION, AND THEN AN ALL GROUP  
6     DISCUSSION AND WE ENCOURAGE EVERY MEMBER TO PLEASE WEIGH IN  
7     AND CONTRIBUTE SO WE CAN COLLECTIVELY DISCUSS AND DECIDE  
8     TODAY. AND WE ARE, AS DISCUSSED, INITIALLY, GOING TO BE USING  
9     A CONSENSUS DECISION MAKING APPROACH. HOWEVER, WE HAVE MADE  
10    SOME MODIFICATIONS SO THE AUDIENCE CAN SEE OUR DECISIONS AS  
11    PARTICIPANTS AND PANELISTS. I WANT TO THANK EVERYONE FOR YOUR  
12    WORK, AND IN ADDITION, THANK YOU FOR THE INPUT ON IMPROVING  
13    QUESTION AND ANSWER. AND WE ARE ACTIVELY ENCOURAGING  
14    PARTICIPATION BY ALL MEMBERS OF THE HMC, AND WANT TO REMIND  
15    HMC MEMBERS TO SELECT EVERYONE WHEN USING THE CHAT SO THE  
16    AUDIENCE CAN SEE AND A REMINDER THAT CHATS GO INTO THE NOTES  
17    FOR THE MEETING. JUST A FEW COMMENTS ON THE USING PLANNED BAY  
18    AREA 2050 ON THE METHODOLOGY. TODAY WILL BE CONTINUING THE  
19    CONVERSATION ABOUT USING PLANNED BAY AREA 2050 IN THE RHNA  
20    METHODOLOGY. AND WE HAD AN OPPORTUNITY TO CONSIDER SOME  
21    INITIAL OPTIONS, PROPOSED BY STAFF IN JULY, AND WE HAD A GREAT  
22    DEAL OF DISCUSSION AT THAT TIME, AND WHAT WE HAD HEARD WAS A  
23    POTENTIAL INTEREST IN USING THE DRAFT BLUEPRINT, BUT ALSO  
24    SIGNIFICANT CONCERNS ABOUT THE DRAFT BLUEPRINT'S HEAVY  
25    EMPHASIS ON GROWTH IN THE SOUTH BAY THAT LEAD TO SMALLER RHNA

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1 NUMBERS FOR MANY JURISDICTION THROUGHOUT THE REST OF THE  
2 REGION. SO IN RESPONSE, OUR STAFF HAVE DEVELOPED SOME NEW  
3 OPTIONS TODAY. THOSE WOULD ENABLE US TO USE THE DRAFT  
4 BLUEPRINT BUT TRYING TO FIND A MIDDLE GROUND WHERE RHNA UNITS  
5 ARE MORE EVENLY DISTRIBUTED THROUGHOUT THE REGION AND THERE IS  
6 GREATER EMPHASIS ON AFFIRMING FAIR HOUSING IN ALL COMMUNITIES.  
7 I WANT TO QUALIFY CALIFORNIA TO FURTHER HOUSING DETERMINING  
8 THE FEDERAL RULE. ABAG'S EXECUTIVE BOARD IS MEETING NEXT  
9 THURSDAY AUGUST 20TH TO RECEIVE A PRESENTATION FROM STAFF ON  
10 THE RHNA PROCESS AND TO PROVIDE PRELIMINARY COMMENTS AND I  
11 WILL REPORT BACK AT OUR NEXT MEETING ON THE DISCUSSION OF THE  
12 ABAG EXECUTIVE BOARD AND ANY INITIAL FEEDBACK FROM ABAG  
13 EXECUTIVE BOARD MEMBERS TO INFORM OUR DISCUSSION HERE. HMC  
14 ADVISES THE EXECUTIVE BOARD ON THE METHODOLOGY AND THE ABAG  
15 EXECUTIVE BOARD MAKES THE FINAL DECISION ON THE FINAL RHNA  
16 METHODOLOGY. SO WITH THOSE INITIAL COMMENTS, I WOULD NOW LIKE  
17 TO GO TO ITEM FIVE, WHICH IS REFINING THE RHNA METHODOLOGY  
18 CONCEPTS AND THIS IS AN INFORMATION AND ACTION ITEM AND  
19 GILLIAN ADAMS WILL GIVE THE REPORT.

20

21 **GILLIAN ADAMS:** THANK YOU, AGAIN, GILLIAN ADAMS RHNA PROJECT  
22 MANAGER. GOOD MORNING EVERYBODY. SO IF YOU COULD PULL UP THE  
23 SLIDES PLEASE. NEXT SLIDE PLEASE. SO OVER THE LAST SEVERAL  
24 MONTHS, AS YOU ALL KNOW HMC HAS BEEN EXPLORING DIFFERENT  
25 COMPONENTS OF THE RHNA METHODOLOGY INCLUDING BASELINE

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1 ALLOCATIONS FACTORS AND WEIGHTS FOR ADJUSTING THE BASELINE AND  
2 APPROACHES FOR ALIGNING ACROSS INCOME CATEGORIES TODAY'S  
3 MEETING IS GOING TO FOCUS ON REFINING CONCEPTS SO HMC CAN MOVE  
4 TOWARD A RECOMMENDATION FOR FINAL METHODOLOGY. IN RESPONSE TO  
5 WHAT WE HEARD FROM YOU IN JULY OUR RESPONSE IS TO KEEP THE  
6 PRESENTATION AS BRIEF AS POSSIBLE TO MAXIMIZE TIME FOR  
7 DISCUSSION WE HAD A ROBUST CONVERSATION IN JULY ABOUT USING  
8 PLANNED BAY AREA 2050 BLUEPRINT IN THE RHNA METHODOLOGY BUT  
9 THERE WAS INSUFFICIENT TIME FOR THE COMMITTEE TO REACH ANY  
10 CONCLUSIONS. WE'LL CONTINUE THAT CONVERSATION TODAY WITH THE  
11 INTRODUCTION AS CHAIR ARREGUIN MENTIONED OF SEVERAL OPTIONS  
12 FOR HOW THE METHODOLOGY COULD BE USED IN RESPONSE TO JULY. A  
13 WIDE VARIETY OF DIFFERENT IDEAS FOR THE METHODOLOGY AND  
14 IMPORTANT FOR TODAY'S MEETING WILL BE FOR YOU TO NARROW DOWN  
15 OPTIONS AND COME TO CONSENSUS OF FINALIZING STRUCTURE OF THE  
16 METHODOLOGY. WE'LL BE SEEKING ANSWERS FROM THE COMMITTEE ABOUT  
17 WHICH BASELINE APPLICATION SHOULD THE METHODOLOGY USE SHOULD  
18 WE INCORPORATE PLANNED BAY AREA 2050 INTO THE METHODOLOGY AND  
19 IF SO HOW, AND WHAT INCOME ALLOCATION APPROACH SHOULD THE  
20 METHODOLOGY USE? ONCE THE HMC HAS DECIDED ON THESE  
21 FOUNDATIONAL PIECES COMMITTEE MEMBERS CAN DISCUSS FACTORS AND  
22 WEIGHTS THAT BEST COMPLIMENT THE UNDERLYING STRUCTURE OF THE  
23 METHODOLOGY THIS DISCUSSION WILL TAKE PLACE AT THE NEXT  
24 MEETING ON AUGUST 28TH. STAFF ALSO PROPOSES TO SPEAK TO HMC'S  
25 CONFIRMATION ABOUT CONFIRMATION EVALUATION METRICS AT THAT

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1 NEXT MEETING AS WELL. NEXT SLIDE PLEASE. SO TO RECAP WHERE WE  
2 ARE AND THE QUESTION OF THE ROLE PLANNED BAY AREA COULD PLAY  
3 IN THE UPON RHNA METHODOLOGY IN JULY STAFF PRESENTED TWO  
4 OPTIONS. ONE TO USE HOUSING GROWTH FROM THE BLUEPRINT AS THE  
5 SOLE INPUT FOR ALLOCATING RHNA UNITS. SECOND OPTION WAS TO USE  
6 BLUEPRINT HOUSING GROWTH DISTRIBUTION AS BASELINE ALLOCATION  
7 IN THE METHODOLOGY. WHAT WE HEARD IN JULY IS THAT AGAIN SOME  
8 MEMBERS ARE INTERESTED IN USING THE BLUEPRINT AS A POTENTIAL  
9 BASELINE ALLOCATION. BUT THERE ARE ALSO SOME CONCERNS ABOUT  
10 USING THE BLUEPRINT GIVEN -- PARTICULARLY GIVEN HEAVY EMPHASIS  
11 OF GROWTH IN THE SOUTH BAY. NEXT SLIDE PLEASE. AS STAFF NOTED  
12 IN THE MEMO IN THE AGENDA PACKET, WE APPRECIATE THE COMPLEXITY  
13 OF THE HMC'S DECISION ABOUT WHETHER TO USE THE BLUEPRINT IN  
14 THE RHNA METHODOLOGY. AS YOU HEARD IN DAVE VAUTIN'S  
15 PRESENTATION IN THE LAST MEETING THE DRAFT BLUEPRINT ACHIEVED  
16 HOUSING AND EQUITY RELATED OUTCOMES FOR THE REGION THAT ARE  
17 CONSISTENT WITH STAFF TORE OBJECTIVES FOR RHNA AND HMC'S  
18 POLICY GOALS THIS INCLUDES REDUCING HOUSING COST BURDEN  
19 IMPROVING REGION'S JOBS/HOUSING BALANCE AND DIRECTING  
20 SUBSTANTIAL GROWTH TO HIGH RESOURCE AREAS. AT THE SAME TIME  
21 THERE ARE CRITICAL DIFFERENCES BETWEEN A PROCESS AND OUTCOMES  
22 FOR RHNA AND THOSE ARE PLANNED BAY AREA 2050. WHILE BOTH  
23 EFFORTS MUST MEET MULTIPLE OBJECT IS DEFINED BY STATUTE  
24 STATUTORY REQUIREMENTS EMPHASIZE DIFFERENT PRIORITIES. FOR  
25 EXAMPLE, A TOP PRIORITY FOR RHNA IS ACHIEVING EQUITABLE

MEETING TRANSCRIPT

1 DISTRIBUTION OF HOUSING UNIT AND ALLOCATION IS REQUIRED TO  
2 FURTHER FAIR HOUSING BY OVERCOMING PATTERNS OF SEGREGATION AND  
3 PROVIDING OPPORTUNITIES TO HOUSING. GROWTH FRAMEWORK FOCUSES  
4 ON THE RESOURCE AREAS THAT HAVE BASIC OR HIGH QUALITY TRANSIT  
5 SERVICES TO STRIKE A BALANCE BETWEEN GREENHOUSE GAS EMISSIONS  
6 REDUCTIONS AND EQUITY GOALS. ANOTHER CONTRAST BETWEEN THE TWO  
7 PROCESSES LIKES IN OUR THEY'RE IMPLEMENTED. PLANNED BAY AREA  
8 OFFERS INCENTIVES TO PROMPT LOCAL GOVERNMENT LAND USE CHANGES  
9 ALIGNED WITH THE PLAN'S VISION FOR THE FUTURE. RHNA, HOWEVER,  
10 COMPELS LOCAL ACTION, AS HOUSING ELEMENT LAW REQUIRES LOCAL  
11 GOVERNMENTS TO IMPLEMENT POLICIES, STRATEGIES, AND ZONING  
12 CHANGES TO ACCOMMODATE RHNA ALLOCATIONS. STAFF RECOGNIZES THAT  
13 SOME MEMBERS OF THE HMC HAVE CONCERNS ABOUT INCORPORATING THE  
14 PLANNED BAY AREA 2050 BLUEPRINT IN THE RHNA METHODOLOGY.  
15 INCLUDING THE FACT THAT THE FINAL BLUEPRINT IS SLATED FOR  
16 RELEASE IN DECEMBER 2020 AFTER HMC HAS COMPLETED THIS WORK.  
17 HOWEVER STAFF BELIEVES THAT THE BENEFITS ASSOCIATED WITH  
18 BLUEPRINT INTEGRATION ARE GREATER THAN ANY POTENTIAL DOWNSIDE.  
19 ONE BENEFIT IS THAT USING THE PLAN IN THE METHODOLOGY WOULD  
20 COMMUNICATE FOR OUR LOCAL GOVERNMENT PARTNERS AND OTHER  
21 STAKEHOLDERS THAT WE'RE MOVING TOWARD A UNIFIED VISION FOR THE  
22 BAY AREA'S FUTURE. MORE OVER, USING THE BLUEPRINT IN THE RHNA  
23 METHODOLOGY CAN PROVIDE A BRIDGE BETWEEN -- BRIDGE BETWEEN  
24 THE DEVELOPMENT PATTERNS AND VISION FOR 2050. NATURE OF THE  
25 RHNA PROCESS IS WELL SUITED TO BALANCING THE PLAN'S LONG



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1 LANGUAGE REGIONAL VISION AND EQUITY OUTCOMES IN THE NEAR  
2 FUTURE. RHNA ALLOCATIONS WILL ESTABLISH A PATTERN OF HOUSING  
3 GROWTH IN THE NEAR TERM THAT WILL ANCHOR THE FOUNDATION FOR  
4 PLANNED BAY AREA LONG-TERM VISION. STAFF BELIEVES BALANCING  
5 THE BLUEPRINT GROWTH PATTERN WITH RHNA METHODOLOGY FACTORS  
6 EMPHASIZE ALLOCATIONS TO HIGH RESOURCE AREAS CAN ENABLE THE  
7 REGION TO ACCELERATE TO A MORE EQUITABLE LAND USE PATTERN IN  
8 THE NEAR TERM WHILE BUILDING THE LONG RANGE BLUEPRINT. IN  
9 BALANCE PERSPECTIVES FROM HMC MEASURES ABOUT USING THE  
10 BLUEPRINT PROPOSING TWO OPTIONS THAT INCLUDES THE BLUEPRINT  
11 BUT ALSO EMPHASIZES ALLOCATIONS TO HIGH RESOURCE AREAS AND  
12 DISTRIBUTE RHNA UNITS MORE EVENLY THROUGHOUT THE REGION.  
13 BELIEVING THESE NEW OPTIONS TEMPER THE FORECAST DEVELOPMENT  
14 PATTERNS TO ENSURE THE METHODOLOGY ENSURES FAIR HOUSING IN ALL  
15 COMMUNITIES FIRST OPTION IS BASELINE ALLOCATION THAT USES  
16 FUTURE YEAR 2050 HOUSEHOLDS FROM THE DRAFT BLUEPRINT. WHILE  
17 THE BLUEPRINT BASELINE THAT WE PRESENTED IN JULY WAS BASED ON  
18 HOUSING GROWTH FROM 2015 TO 2050, THIS OPTION USES A  
19 JURISDICTION'S TOTAL NUMBER OF FORECASTED HOUSEHOLDS FOR YEAR  
20 2050. IN EFFECT, THE FUTURE YEAR 2050 BASELINE PRESENTS TWO  
21 OPTIONS OF THE BASELINE IN JULY WITH EXISTING TOTAL HOUSEHOLDS  
22 WHILE INCORPORATING GROWTH FROM THE DRAFT BLUEPRINT. SECOND  
23 OPTION IS TO INCLUDE FUTURE HOUSING GROWTH ALLOCATION FACTOR  
24 IN THE METHODOLOGY. THIS WOULD USE HOUSEHOLD GROWTH FROM 2015  
25 TO 2050 FROM THE DRAFT BLUEPRINT. WHICH THE BASELINE



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1 ALLOCATIONS DISCUSSED IN JULY, BUT INSTEAD USES AN ALLOCATION  
2 FACTOR THAT WOULD ADJUST OTHER BASELINES. STAFF HAS DEVELOPED  
3 CONCEPTS USING THE BLUEPRINT FACTOR FOR BOTH THE INCOME SHIFT  
4 AND BOTTOM-UP INCOME ALLOCATION APPROACHES. IN BOTH PROPOSED  
5 METHODOLOGY CONCEPTS THE FUTURE HOUSING GROWTH FACTOR IS  
6 PAIRED WITH THE ACCESS TO HIGH OPPORTUNITY AREAS FACTOR. THIS  
7 PAIRING IS SPECIFICALLY DESIGNED TO ACCELERATE NEAR TERM  
8 PROGRESS ON EQUITY. BOTH METHODOLOGY CONCEPTS USE THE 2019  
9 HOUSEHOLD BASELINE ALLOCATION. WHICH IN DISCUSSION THE HOUSING  
10 GROWTH FACTOR IS BASED ON JURISDICTION'S SHARE OF GROWTH.  
11 HOWEVER WE RECEIVED FEEDBACK THAT THIS APPROACH MAY GO TOO FAR  
12 IN FOCUSING DISTRIBUTION TOWARDS THE REGION'S LARGEST CITIES.  
13 THERE ARE OTHER BE POTENTIAL APPROACHES FOR THIS FACTOR BASING  
14 ON JURISDICTION'S FUTURE GROWTH RATE THAT MIGHT BETTER SUPPORT  
15 THE GOAL DISTRIBUTION EVENLY THROUGHOUT THE REGION. INTEREST  
16 IN PURR SUING THE METHODOLOGY STAFF WILL EXPLORE OPTIONS IN  
17 MORE DEPTH PRIOR TO THE AUGUST 28TH MEETING. NEXT SLIDE  
18 PLEASE. THIS SLIDE PROVIDES MORE DETAIL ON HOW THE FUTURE  
19 HOUSING GROWTH FACTOR AND ACCESS TO HIGH OPPORTUNITY AREAS  
20 FACTOR HAVE BEEN COMBINED. BOTH OF THESE ARE PAIRED AGAIN WITH  
21 THE 2019 HOUSEHOLDS BASELINE. IN THE BOTTOM-UP CONCEPT STAFF  
22 PROPOSED TO GIVE MORE WEIGHT TO THE ACCESS TO HIGH OPPORTUNITY  
23 AREAS FOR LOWER INCOME RHNA UNITS. WHILE THE FUTURE HOUSING  
24 GROWTH FACTOR HAS A GREATER WEIGHT FOR MODERATE AND ABOVE  
25 MODERATE INCOME UNITS FOR THE INCOME SHIFT CONCEPT THE TWO



MEETING TRANSCRIPT

1 FACTORS ARE WEIGHTED EQUALLY. NEXT SLIDE PLEASE. A MENTIONED  
2 AT THE BEGINNING OF THE PRESENTATION ONE OF THE FOUNDATIONAL  
3 DECISIONS TO HMC WILL HAVE TO MAKE IS WHAT BASELINE  
4 ALLOCATIONS TO USE IN THE RHNA METHODOLOGY. AS A REMINDER  
5 BASELINE ALLOCATION ASSIGNED EACH JURISDICTION A BEGINNING  
6 SHARE OF THE REGIONAL HOUSING NEEDS DETERMINATION FACTORS AND  
7 WEIGHTS SELECTED FOR THE METHODOLOGY THEN ADJUSTS  
8 JURISDICTION'S BASELINE ALLOCATION UP OR DOWN DEPENDING ON HOW  
9 THE JURISDICTION SCORES ON A FACTOR COMPARED TO OTHER  
10 JURISDICTION IN THE REGION. THIS SLIDE LISTS THE FIVE BASELINE  
11 OPTIONS THAT STAFF HAS EXPLORED. THE METHODOLOGY CONCEPTS  
12 PRESENTED PRIOR TO JULY -- TO THE JULY MEETINGS ALL USE THE  
13 HOUSEHOLD 2019 BASELINE WHICH IS BASED ON A JURISDICTION'S  
14 SHARE OF THE REGION'S TOTAL HOUSEHOLDS IN 2019. FUTURE HOUSING  
15 GROWTH BASELINE WAS DISCUSSED IN JULY AND USED AS A  
16 JURISDICTION'S SHARE EVER BAY AREA HOUSING GROWTH FROM 2050  
17 DRAFT BLUEPRINT. OTHER THREE OPTIONS ARE NEW WE DISCUSSED IN  
18 MORE DETAIL ON THE FOLLOWING SLIDES. NEXT SLIDE PLEASE. SO  
19 THIS IS THE NEW BASELINE OPTION MENTIONED EARLIER THAT STAFF  
20 IS PROPOSING AS A WAY TO USE PLANNED BAY AREA IN THE  
21 METHODOLOGY. IT USES A JURISDICTION'S SHARE OF HOUSEHOLDS IN  
22 THE 2050 DRAFT BLUEPRINT. STAFF BELIEVES THE MIDDLE LINE  
23 BETWEEN THE TWO BASELINES DISCUSSED IN JULY AS IT TAKES INTO  
24 CONSIDERATION A JURISDICTION'S HOUSEHOLD FOR THE DRAFT  
25 BLUEPRINT. AS A RESULT THIS LEADS TO MORE EVEN GROWTH

MEETING TRANSCRIPT

1 DISTRIBUTION THROUGHOUT THE REGION THAN FUTURE HOUSING GROWTH  
2 BASELINE BUT STILL ALIGNS DIRECTLY WITH PLANNED BAY AREA 2050  
3 AND INCORPORATES THE PLAN'S STRATEGIES RELATED TO ISSUES  
4 RAISED BY THE HMC MEMBERS SUCH AS PROXIMITY TO TRANSIT,  
5 HAZARDS AND MARKET FEASIBILITY. NEXT SLIDE PLEASE. AT THE JULY  
6 MEETING, SEVERAL HMC MEMBERS PROPOSED USING A JURISDICTION'S  
7 LAND AREA AS THE BASELINE ALLOCATION WITH THE IDEA THAT THIS  
8 APPROACH WOULD PREVENT THE EFFECTS OF A JURISDICTION'S PAST  
9 LAND USE DECISION BY IMPACTING THE RHNA METHODOLOGY OUTCOME.  
10 FOR THE PURPOSE OF THE BASELINE OPTION STAFF CALCULATED LAND  
11 AREA USING THE CENSUS BUREAU DEFINITION OF URBANIZED LANDS AND  
12 EXCLUDED LANDS PROTECTED. THIS INCLUDES DATA SOURCES AND IS  
13 CONSISTENT WITH HOUSING ELEMENT LAW IN THAT IT EXCLUDES STATE  
14 AND FEDERALLY PROTECTED LANDS BUT NOT PARKLAND SO THESE MAY  
15 QUALIFY AS LOCAL LAND USE RESTRICTIONS. NEXT SLIDE PLEASE. SO  
16 THIS NEW BASELINE OPTION ALIGNS WITH THE GOALS THE HMC AGREED  
17 ON PREVIOUSLY INCLUDING DIRECTOR MORE HOUSING TO JURISDICTION  
18 WITH MORE JOBS THAN HOUSING, AND FOCUSING ON THE RELATIONSHIP  
19 BETWEEN HOUSING AND JOBS. IN SEVERAL -- IN JULY, SEVERAL  
20 AGENCY MEMBERS REITERATED THE IMPORTANCE OF LINKING HOUSING TO  
21 JOBS STAFF DEVELOPED AN EXISTING JOBS BASELINE IT WOULD BE  
22 BASED ON EACH JURISDICTION'S EXISTING SHARE OF THE REGION'S  
23 TOTAL JOBS USING DATA FOR 2017 FROM THE CENSUS BUREAU. NEXT  
24 SLIDE PLEASE. THESE MAPS SHOW ALLOCATIONS THAT JURISDICTION  
25 WOULD GET FROM EACH OF THE BASELINE OPTIONS WITHOUT FACTORS

MEETING TRANSCRIPT

1 APPLIED TO THEM. THIS COULD BE DIFFICULT TO INTERPRET WITHOUT  
2 LABELS BUT INTENDED TO EMPHASIZE APPEARANCE FOR THE REGION  
3 DIFFERING FROM THE BASELINE. STARTING ON PAGE THREE OF YOUR  
4 PACKET SHOWS MAPS LABELING EACH JURISDICTION AND SHARE OF THE  
5 REGION'S HOUSING NEEDS DETERMINATION FOR EACH BASELINE  
6 SCENARIO. THE MAP ENACTS THAT SAN JOSE, SAN FRANCISCO, AND  
7 OAKLAND RECEIVE HIGH SHARES OF THE REGION'S TOTAL IN ALL  
8 OPTIONS EXCEPT URBANIZED LAND AREA FOR THIS BASELINE SAN JOSE  
9 IS THE ONLY ONE OF THE THREE THAT HAS A PARTICULARLY HIGH  
10 SHARE OF THE REGION'S TOTAL. FOR HOUSING 2019 MANY COMMUNITIES  
11 THROUGHOUT THE BAY AREA SHOW HIGHER SHARES OF THE REGION'S  
12 HOUSING NEEDS PARTICULARLY IN EAST BAY AND SANTA ROSA. HOUSING  
13 GROWTH BASELINE AND EXISTING JOBS BASELINE EXHIBIT A SIMILAR  
14 EMPHASIS ON JURISDICTION IN THE SOUTH BAY ALTHOUGH THE  
15 EXISTING JOBS BASELINE ALSO SHOWS JURISDICTION WITH HIGHER  
16 SHARES OF THE TOTAL ALLOCATION IN THE EAST BAY AND ALONG THE  
17 PENINSULA. 2050 HOUSEHOLDS BASELINE SHOWS HIGHEST SHARES OF  
18 THE REGION'S TOTAL IN THE THREE BIG CITIES AND WITH MORE EVEN  
19 DISTRIBUTION THROUGHOUT THE REGION SIMILAR TO HOUSEHOLDS 2019  
20 URBANIZED LAND AREAS BASELINE EMPHASIZES SAN JOSE SEVERAL  
21 UNINCORPORATED AREAS FREMONT SANTA ROSA FAIRFIELD AND  
22 JURISDICTION ON THE OUTER EDGES OF THE REGION. NEXT SLIDE  
23 PLEASE. SLIDE PLEASE. AS HOUSEHOLD 2019 BASELINE AND 2050  
24 HOUSEHOLDS FROM THE BLUEPRINT BASELINE APPEAR TO BE MORE  
25 SUCCESSFUL AT ACHIEVING BOTH STATUTORY OBJECTIVES AND REGIONAL



MEETING TRANSCRIPT

1 PLANNING GOALS AND OPTIONS PAIRED WITH THE TWO PACE LINES  
2 STAFF CHOSE TO CONTINUE TO INCLUDE THE HOUSEHOLDS 2019  
3 BASELINE FOR ANALYSIS SINCE THE HMC IS FAMILIAR WITH THIS  
4 OPTION AND EXPRESSED SUPPORT FOR IT IN PAST MEETINGS. AS NOTED  
5 EARLIER 2015 HOUSEHOLDS ARE -- HMC MIGHT PREFER 2050  
6 HOUSEHOLDS FOR HOUSING GROWTH AS A WAY TO INCORPORATE PLANNED  
7 BAY AREA 2050 IN THE REGION'S BASELINE STAFF DECIDED NOT TO  
8 INCORPORATE THE EXISTING JOBS TO URBANIZED LAND BASELINES WHEN  
9 THE METHODOLOGY OPTIONS FOR TODAY'S MEETING. EXISTING JOBS  
10 BASELINE IS SIMILAR IN DISTRIBUTION TO THE BASELINES FROM THE  
11 DRAFT BLUEPRINT SO THIS OPTION TO COME UP DUPLICATIVE. STAFF  
12 ANALYSIS OF JOBS BASELINE INDICATED THEY DID NOT DISTRIBUTE  
13 GROWTH IN WAYS THAT ALIGN AS WELL WITH THE EQUITY CENTERED  
14 GOAL SHARED BY BOTH HMC AND STATUTES GOVERNING THE RHNA  
15 PROCESS. URBANIZED LAND USE BASELINE RESULTED IN GROWTH  
16 PATTERNS AWAY FROM THREE BIG CITIES SAN JOSE SAN FRANCISCO AND  
17 OAKLAND AND ALLOCATIONS TO UNINCORPORATED AREAS THIS BASELINE  
18 FAILED TO DIRECT HOUSING IN JURISDICTION WITH HOUSING CLOSE TO  
19 JOBS AND TRANSIT EMPHASIS SHARED BY LAW AND HMC. STAFF DECIDED  
20 TO FOCUS SOLELY ON THE HOUSEHOLD 2019 AND TWO ZERO FIVE ZERO  
21 HOUSEHOLDS BASELINE FOR THE ANALYSIS ON THE FOLLOWING SLIDES.  
22 NEXT SLIDE PLEASE. THE NEXT TWO SLIDES COMPARE THE EFFECTS OF  
23 DIFFERENT BASELINE OPTIONS ON SOME OF THE METHODOLOGY CONCEPTS  
24 THE HMC HAS BEEN DISCUSSING SO FAR. THIS SLIDE SHOWS THE  
25 BOTTOM-UP PRE FACTOR CONCEPT, PAIRED WITH THE HOUSEHOLDS 2019

MEETING TRANSCRIPT

1 BASELINE ON THE LEFT, AND THE 2050 HOUSEHOLDS BASELINE ON THE  
2 RIGHT. AS A REMINDER, THE BOTTOM-UP THREE FACTOR CONCEPT USES  
3 THE ACCESS BEHIND OPPORTUNITY AREAS, JOBS/HOUSING FIT, AND JOB  
4 PROXIMITY TRANSIT FACTORS TO ALLOCATE LOWER INCOME UNITS. AND  
5 THE JOB PROXIMATE AUTO, JOB PROXIMATE TRANSIT AND JOBS/HOUSING  
6 BALANCE FACTORS TO ALLOCATE MODERATE AND ABOVE MODERATE INCOME  
7 UNITS. WHILE BOTH OF THESE METHODOLOGY OPTIONS DISTRIBUTE  
8 GROWTH THROUGHOUT THE REGION THE VERSION USING THE HOUSEHOLDS  
9 2019 BASELINE APPEARS TO DISTRIBUTE HIGHER LEVELS OF GROWTH IN  
10 MORE YOU JURISDICTION WHILE THE MAP ON THE RIGHT SHOWS WHEN  
11 2050 HOUSEHOLDS IS USED AS A BASELINE HIGHEST RATES OF GROWTH  
12 ARE FOUND ON THE PENINSULA AND IN SANTA CLARA COUNTY. NEXT  
13 SLIDE PLEASE. THIS SLIDE SHOWS THE EFFECTS OF THE HOUSING JOBS  
14 PRESENT METHODOLOGY IS PAIRED WITH THE HOUSEHOLDS 2019  
15 BASELINE ON THE LEFT, AND THE 2050 HOUSEHOLD BASELINE ON THE  
16 RIGHT. AS A REMINDER THE HOUSING JOBS PRESENT METHODOLOGY WAS  
17 THE MOST POPULAR OPTION CREATED BY THE HMC IN MARCH AND  
18 CONSISTS OF THE FOLLOWING FACTORS, ACCESS TO HIGH OPPORTUNITY  
19 AREAS, JOB PROXIMITY TRANSIT JOBS/HOUSING BALANCE JOBS/HOUSING  
20 FIT AND TRANSIT CONNECTIVITY. USING 2050 HOUSEHOLDS INSTEAD OF  
21 HOUSEHOLDS 2019 AS THE BASELINE AS A SIMILAR EFFECT ON  
22 METHODOLOGY OF EMPHASIZING GROWTH IN THE SOUTH BAY AND  
23 PENINSULA. NEXT SLIDE PLEASE. THIS SLIDE SHOWS THE RESULTS OF  
24 THE TWO METHODOLOGY CONCEPTS PROPOSED BY STAFF THAT USE THE  
25 HOUSING GROWTH FACTOR FROM THE DRAFT BLUEPRINT. MAP ON THE

MEETING TRANSCRIPT

1 LEFT SHOWS THE INCOME SHIFT CONCEPT WHILE THE MAP ON THE RIGHT  
2 SHOWS THE BOTTOM-UP CONCEPT. BOTH CONCEPTS COMBINE THE FUTURE  
3 HOUSING GROWTH FACTOR WITH THE ACCESS TO HIGH OPPORTUNITY  
4 AREAS FACTOR, AND BOTH ARE PAIRED WITH THE HOUSEHOLDS 2019  
5 BASELINE. THESE MAPS INDICATE THAT THESE METHODOLOGIES PRODUCE  
6 FAIRLY SIMILAR RESULTS, AND BOTH DISTRIBUTE GROWTH SIMILARLY  
7 THROUGHOUT THE REGION WITH GROWTH IN SONOMA NAPA AND SOLANO  
8 COUNTIES. NEXT SLIDE PLEASE. SO THE SECOND STEP IN BUILDING  
9 THE FOUNDATION OF THE RHNA METHODOLOGY IS SELECTING AN  
10 APPROACH FOR ALLOCATING UNITS BY INCOME. TWO APPROACHES THE  
11 HMC HAS BEEN DISCUSSING TO DATE ARE THE INCOME SHIFT APPROACH  
12 AND THE BOTTOM-UP APPROACH. AS DISCUSSED IN PREVIOUS MEETINGS,  
13 THE INCOME SHIFT USES FACTORS TO DETERMINE A JURISDICTION'S  
14 TOTAL UNITS AND THEN THE INCOME SHIFT IS USED TO DISTRIBUTE  
15 THAT TOTAL AMONG THE FOUR RHNA INCOME CATEGORIES BASED ON A  
16 COMPARISON BETWEEN THE JURISDICTION'S DISTRIBUTION OF  
17 HOUSEHOLDS BY INCOME AND THE REGIONAL DISTRIBUTION. A  
18 JURISDICTION WITH THE HIGHER PERCENTAGE EVER EXISTING  
19 HOUSEHOLDS IN A GIVEN INCOME CATEGORY COMPARED TO THE REGION  
20 RECEIVES A SMALLER SHARE OF UNIT IN THAT INCOME CATEGORY AND  
21 VICE-VERSA. IN CONTRAST TO THE INCOME SHIFT THE BOTTOM-UP  
22 APPROACH DOES NOT START WITH THE TOTAL ALLOCATION BUT INSTEAD  
23 USES FACTORS TO DETERMINE ALLOCATIONS BY INCOME CATEGORIES.  
24 ALLOCATIONS BY INCOME GROUP FOR SOME TO DETERMINE A  
25 JURISDICTION'S TOTAL ALLOCATION. HMC DIDN'T COME TO A

August 13, 2020



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## MEETING TRANSCRIPT

1 RESOLUTION ABOUT WHICH INCOME APPROACH TO USE ALTHOUGH  
2 AFFORDABLE HOUSING ON THE BOTTOM-UP APPROACH. LATER TODAY HMC  
3 WILL HAVE A CHANCE TO COME TO CONSENSUS ON RECOMMENDATION  
4 WHETHER TO USE INCOME SHIFT OR BOTTOM-UP. NEXT SLIDE PLEASE.  
5 SO DURING THE DISCUSSION IN JULY, SEVERAL HMC MEMBERS PROPOSED  
6 TO CHANGE HOW THE INCOME CATEGORIES ARE GROUPED IN THE BOTTOM-  
7 UP APPROACH SO THAT MODERATE MECHANIC UNITS WILL BE ALLOCATED  
8 BY SAME INCOME FACTORS AS LOW AND VERY LOW INCOME UNITS USING  
9 A SEPARATE SET OF FACTORS. TODAY THE BOTTOM-UP METHODOLOGY  
10 HAVE USED ONE SET OF FACTORS TO ALLOCATE VERY LOW AND LOW  
11 INCOME UNITS AND ANOTHER SET OF FACTORS TO ALLOCATE MODERATE  
12 AND ABOVE MODERATE UNITS. PART OF THIS RATIONALE IS LOW ARE  
13 LOCATED IN AFFORDABLE HOUSING BY GOVERNMENT SUBSIDY. PROGRAMS  
14 FOR PRODUCING AFFORDABLE HOUSING CANNOT BE USED FOR MODERATE  
15 INCOME UNITS SO THESE UNITS ARE OFTEN PROVIDED AS PART OF  
16 MARKET RATE PROJECTS SUBJECT TO INCLUSIONARY HOUSING  
17 ORDINANCES OR MAY BE PRODUCE SAID BY THE MARKET IN SOME OF THE  
18 INLAND COMMUNITIES AT THE REGION'S EDGES. AS A RESULT STAFF  
19 PROPOSES USING SAME FACTORS FOR LOW AND VERY LOW UNITS AND  
20 SAME FACTORS FOR MODERATE AND ABOVE MODERATE UNITS. NOTED MOTE  
21 PARTS OF THE BAY AREA THE MARKET DOES NOT PRODUCE MODERATE  
22 INCOME UNITS SO IT SEEMS TO GROUP THE UNITS FOR POLICY  
23 INTERVENTION. HMC MEMBERS NOTED THIS REGROUPED WOULD ALIGN  
24 WITH THE STREAMLINED ADMINISTERIAL APPROVAL PROCESS  
25 ESTABLISHED BY SB35 MOST RECENT GUIDELINES STATE IF A BAY AREA



MEETING TRANSCRIPT

1 JURISDICTION HAS NOT MADE SUFFICIENT PROGRESS TOWARDS ABOVE  
2 MOT RAT INCOME RHNA HOUSING QUALIFIES FOR STREAMLINE APPROVAL  
3 IF TEN PERCENT OF UNITS ARE FOR VERY LOW OR LOW INCOME  
4 HOUSEHOLDS OR 20 PERCENT FOR HOUSEHOLDS FOR MODERATE INCOME  
5 AND BELOW. ISOLATING MOT RAD AND LOW TOGETHER -- STATE LAW.  
6 STAFF CONCLUDES THE BOTTOM-UP APPROACH HAS A RATIONALE  
7 ULTIMATELY IT'S UP TO HMC TO DECIDE WHICH GROUP PRODUCES  
8 BECOME OUTS FOR THE REGION. STAFF ANALYZES GROUPED CATEGORY  
9 FOR THE BOTTOM-UP CONCEPTS PRESENTED AT HMC MEETINGS OVERALL  
10 GROUPING HAS MINIMAL IMPACT ON THE REGION'S OUTCOMES.  
11 ADJUSTMENT TO THE INCOME GROUPED ONLY EFFECTS MODERATE  
12 ASSIGNED TO EACH JURISDICTION IT DOESN'T HAVE ANY IMPACT A  
13 JURISDICTION RECEIVES IN THE OTHER CATEGORIES. MODERATE ARE  
14 ONLY 15 PERCENT OF THE REGIONAL HOUSING NEEDS DETERMINATION A  
15 TOTAL ALLOCATION IS LIKELY TO NOT CHANGE SUBSTANTIALLY.  
16 MODERATE INCOME UNITS WITH LOWER INCOME UNITS GROUPED IS THAT  
17 JURISDICTION WITH MORE HIGH INCOME RESIDENTS SEE A SLIGHT  
18 INCREASE IN MODERATE ALLOCATIONS AND OVERALL RHNA WHILE THE  
19 LARGER CITIES AND MORE ECONOMICALLY DIVERSE JURISDICTION SEE A  
20 SLIGHT DECREASE IN ALLOCATION AND OVERRULE RHNA EFFECTS OF  
21 MODIFICATION ARE SHOWN IN APPENDIXES 4 AND 5 STARTING ON PAGE  
22 135 OF YOUR PACKET. NEXT SLIDE PLEASE. AS MENTIONED EARLIER  
23 STAFF ANALYSIS IN THE MEETING MATERIALS TODAY FOCUS ON TWO  
24 BASELINE ALLOCATION OPTIONS FOR HOUSEHOLDS 2019 AND 2050  
25 HOUSEHOLDS USING THESE TWO BASELINES STAFF LOOKED AT SIX

MEETING TRANSCRIPT

1 METHODOLOGY SCENARIOS LISTED ON THE SLIDE. FOR SIMPLICITY THE  
2 LIST INCLUDES ONLY ONE OF THE INCOME SHIFT METHODOLOGIES,  
3 HOUSING JOBS, AND ONE AT THE BOTTOM-UP CONCEPT, THE BOTTOM-UP  
4 THREE FACTOR WE DISCUSSED AT PREVIOUS MEETINGS. HOWEVER ANY  
5 OTHER METHODOLOGY OPTIONS THAT THE HMC HAS DISCUSSED  
6 PREVIOUSLY ARE STILL UNDER CONSIDERATION. THIS LIST ALSO  
7 INCLUDES THE TWO NEW METHODOLOGY CONCEPTS THAT USE THE FUTURE  
8 HOUSING GROWTH ALLOCATION FACTOR. ADDITIONALLY BOTH BOTTOM-UP  
9 METHODOLOGIES APPEAR TWICE ON THIS LIST AS STAFF ANALYZED  
10 THESE METHODOLOGIES USING BOTH VERSIONS OF THE BOTTOM-UP  
11 INCOME GROUPED AS DISCUSSED ON THE PREVIOUS SLIDE. NEXT SLIDE  
12 PLEASE. THE HOUSING ELEMENT LAW REQUIRES RHNA TO BE CONSISTENT  
13 WITH THE DEVELOPMENT PATTERN WITH THE PLANNED BAY AREA 2050  
14 HOWEVER STAT DOESN'T APPLY GUIDANCE FOR HOW TO EVALUATE  
15 CONSISTENCY BETWEEN RHNA AND THE PLAN. AT THE JULY MEETING HMC  
16 MEMBERS ASKED STAFF TO FOLLOW UP WITH HCD STAFF FOR ADDITIONAL  
17 GUIDANCE ABOUT HOW TO INTERPRET THE STATUTORY REQUIREMENTS.  
18 HCD STAFF HAS CONFIRMED THAT HOUSING ELEMENT LAW DOES NOT TASK  
19 HCD WITH DETERMINING CONSISTENCY AND THEREFORE IT IS UP TO THE  
20 COUNCIL OF GOVERNMENTS TO EXPLAIN HOW THE RHNA METHODOLOGY IS  
21 CONSISTENT WITH THE PLAN. SO THE APPROACH THAT ABAG AND MTC IS  
22 PLANNING TO USE IS THAT PLANNED BAY AREA OUTPUT INCLUDE THE  
23 GROWTH PATTERN AT THE COUNTY AND SUBCOUNTY LEVELS. STAFF  
24 PROPOSES TO COMPARE THE EIGHT YEAR RHNA HOUSING GROWTH AND THE  
25 30 YEAR HOUSING GROWTH FROM THE PLAN TO ENSURE THAT THE EIGHT

MEETING TRANSCRIPT

1 YEAR GROWTH LEVEL DOES NOT EXCEED THE 30 YEAR GROWTH LEVEL AT  
2 EITHER THE SUBCOUNTY OR COUNTY LEVEL. SINCE THE RHNA  
3 ALLOCATIONS ARE A JURISDICTIONAL LEVEL, THEY'RE SUMMED TO  
4 ENABLE COMPARISON WITH THE PLANNED BAY AREA 2050 GROWTH  
5 COMPARISON AT THE COUNTY AND SUBCOUNTY LEVEL. WHEN THIS  
6 CRITERIA IS MET FOR BOTH COUNTY AND SUBCOUNTY GEOGRAPHIES RHNA  
7 AND PLANNED BAY AREA 2050 WILL BE DETERMINED TO BE CONSISTENT.  
8 STAFF ANALYSIS OF THE SIX METHODOLOGY OPTIONS PAIRED WITH THE  
9 HOUSEHOLDS 2019 BASELINE INDICATE NO CONSISTENCY ISSUES AS  
10 CURRENTLY CONSTRUCTED. AS HMC DEFINES CONSISTENCY AND CONCERNS  
11 PLANNED BAY AREA PROCESSES AS CONSISTENCY ISSUES ARISE.  
12 HOWEVER THE PROPOSED RHNA METHODOLOGY WILL NEED TO BE  
13 CONSISTENT. NEXT SLIDE PLEASE. AS WE DISCUSSED AT PREVIOUS  
14 MEETINGS STAFF HAS PREPARED A SET OF METRICS FOR EVALUATING  
15 WHETHER A PROPOSED METHODOLOGY WILL MEET THE STATUTORY  
16 OBJECTIVES AND THE REGIONAL PLANNING GOALS. STAFF BASED  
17 METRICS ON ANALYSIS CONDUCTED BY HCD IN EVALUATING THE RHNA  
18 METHODOLOGY CREATED BY OTHER METHODOLOGIES. OTHER INPUT FROM  
19 STAKEHOLDERS AND INTERPRETATION OF STAFF REGULATORY LANGUAGE.  
20 AFTER RECEIVING FEEDBACK FROM THE HMC IN MAY STAFF REVISED THE  
21 INITIAL SET OF PROPOSED METRICS BASED ON WHAT APPEAR TO BE  
22 MOST RELEVANT TO HMC MEMBERS AND USED THEM TO ANALYZE THE  
23 METHODOLOGY OPTIONS PRESENTED IN JULY. SINCE JULY, STAFF HAS  
24 CHANGED ONE METRIC. METRIC FIVE B HOUSEHOLD GROWTH IN HIGH  
25 DIVERGENT SCORE AREAS WITH HIGH INCOME HOUSEHOLDS WHICH

MEETING TRANSCRIPT

1 RELATES TO THE STATUTORY OBJECTIVE TO FURTHER FAIR HOUSING.  
2 METRICS COMPARING SHARED HOUSEHOLDS 2019 WITH SHARE OF TOTAL  
3 RHNA. IF A JURISDICTION'S SHARE OF RHNA WAS AT LEAST AS LARGE  
4 AS THE JURISDICTION'S SHARE OF THE REGION'S HOUSEHOLDS THE  
5 JURISDICTION WAS COUNTED AS HAVING A PROPORTIONAL ALLOCATION  
6 OF RHNA. METRIC REPORTED ON THE SHARE ON SEGREGATED AND HIGHER  
7 INCOME COMPARED TO THE REGION THAT RECEIVED THE PROPORTIONAL  
8 ALLOCATIONS. ONE DOWNSIDE OF THIS APPROACH IS THAT IT DID NOT  
9 TAKE JURISDICTION'S SIZE INTO ACCOUNT. AS A RESULT A  
10 PROPORTIONAL ALLOCATION TO A NUMBER OF SMALL CITIES WOULD GET  
11 THE SAME PERFORMANCE SCORE AS AN ALLOCATION WITH THE SAME  
12 NUMBER OF LARGER CITIES IN PROPORTIONAL GROWTH. EVEN IF THE  
13 LATTER WOULD YIELD BENEFITS TO A MUCH LARGER POPULATION. TO  
14 BETTER CAPTURE THE IMPACTED POPULATION, STAFF ADJUSTED THE  
15 MEASURE TO REPORT ON THE RATIO ON RHNA SHARE TO HOUSEHOLD  
16 SHARE WITH A GROUP OF JURISDICTIONS AS A WHOLE INSTEAD OF EACH  
17 CITY IN THE GROUP INDIVIDUALLY. APPENDIX SIX FOR THIS AGENDA  
18 ITEM STARTING ON PAGE 245 OF THE PACKET STARTS WITH A  
19 PERFORMANCE EVALUATION RESULT WITH THE SIX METHODOLOGY  
20 CONCEPTS DISCUSSED IN THE PREVIOUS SLIDE. OVERALL ALL OF THE  
21 METHODOLOGY OPTIONS APPEAR TO ACHIEVE THE STATUTORY OBJECTIVE  
22 WHEN PAIRED WITH EITHER BASELINE HOWEVER THE METHODOLOGIES  
23 USING THE BOTTOM-UP APPROACH TEND TO PERFORM THE BEST ON  
24 EVALUATION METRICS. BOTTOM-UP THREE FACTOR METHODOLOGY HAS THE  
25 BEST PERFORMANCE ON NEARLY EVERY METRIC REGARDLESS OF WHICH

MEETING TRANSCRIPT

1 BASELINE IT WAS PAIRED WITH. WHILE THE BOTTOM-UP BALANCE  
2 BLUEPRINT AND HIGH RESOURCE AREAS METHODOLOGY PAIRED WITH  
3 HOUSEHOLDS 2019 BASELINE ALSO PERFORMANCE STRONGLY ACROSS THE  
4 METRIC. NEXT SLIDE, PLEASE. I'M GOING TO WALK THROUGH, SORT  
5 OF, THE PERFORMANCE RESULTS FOR EACH OF THE OBJECTIVES THAT  
6 ARE RELATED TO THE RHNA STATUTE. SO OBJECTIVE ONE ALL BOTTOM-  
7 UP OPTIONS SEEM TO BE THE MOST EFFECTIVE AS THEY RESULT IN THE  
8 MOST EXPENSIVE JURISDICTION RECEIVING NEARLY 50 PERCENT OF  
9 THEIR ALLOCATIONS AS LOWER INCOME UNITS. ALL OF THE  
10 METHODOLOGIES PERFORMED FAIRLY COMPARABLY ON OBJECTIVE TWO.  
11 DRAFT BLUEPRINT USING 2050 HOUSEHOLDS BASELINE OR JOBS/HOUSING  
12 GROWTH FACTOR SEEM SUCCESSFUL AT ACHIEVING THE OBJECTIVE.  
13 METHODOLOGIES RESULT IN MOST ACCESS TO JOBS AND TRANSIT HAVING  
14 THE HIGHEST GROWTH RATE. NEXT SLIDE PLEASE. THE BOTTOM-UP  
15 THREE FACTOR OPTIONS REGARDLESS OF THE BASELINE THEY'RE PAIRED  
16 WITH SEEM MOST EFFECTIVE FOR ACHIEVING OBJECTIVE THREE THESE  
17 METHODOLOGIES RESULT IN JURISDICTION WITH THE MOST UNBALANCED  
18 JOBS/HOUSING 50 RECEIVING 50 PERCENT OF ALLOCATION AS LOWER  
19 INCOME UNITS. FOR OBJECTIVE FOUR ALL BOTTOM-UP OPTIONS SEEM TO  
20 BE THE MOST EFFECTIVE BY DIRECTING HIGHER SHARES OF LOWER  
21 INCOME RHNA TO DISPROPORTIONATELY HIGHER INCOME JURISDICTION.  
22 NEXT SLIDE. OBJECTIVE FIVE BOTTOM-UP THREE FACTOR OPTIONS  
23 REGARDLESS OF BASELINE PAIRED WITH RESULT IN LARGEST SHARES OF  
24 LOWER INCOME RHNA GOING TO JURISDICTION WITH THE MOST RESIDENT  
25 IN HIGH RESOURCE CENSUS TRACTS. HOWEVER JOBS/HOUSING PRESENT



MEETING TRANSCRIPT

1    OPTIONS REGARDLESS OF THE BASELINE THEY'RE PAIRED WITH ARE  
2    MOST EFFECTIVE IN ENSURING JURISDICTION RECEIVING RACIAL AND  
3    ECONOMIC EXCLUSION RECEIVE ALLOCATIONS PROPORTIONAL TO THEIR  
4    SHARE OF THE REGION'S HOUSEHOLDS BASED ON THE METRICS  
5    DESCRIBED EARLIER. NEXT SLIDE PLEASE. SO THIS PRESENTATION AND  
6    THE MATERIALS IN THE AGENDA PACKET PROVIDE INFORMATION ABOUT  
7    SEVERAL KEY TOPICS TO SUPPORT THE HMC IN MAKING DECISIONS  
8    ABOUT THE STRUCTURE OF THE RHNA METHODOLOGY. THIS PRESENTATION  
9    CONCLUDES BY IDENTIFYING THE FOUNDATIONAL DECISIONS THE HMC  
10    WILL NEED TO MAKE TO ADVANCE THE DEVELOPMENT OF THE RHNA  
11    METHODOLOGY. THESE DECISION POINTS WILL BE THE PRIMARY TOPICS  
12    FOR THE DISCUSSION THAT WILL FOLLOW THE PRESENTATION.  
13    ADDITIONALLY, THESE FINAL SLIDES NOTE STAFF INITIAL  
14    RECOMMENDATIONS ON THESE QUESTIONS. THE FIRST DECISION POINT  
15    IS WHAT BASELINE ALLOCATION DOES THE HMC RECOMMEND FOR THE  
16    RHNA METHODOLOGY. THE INITIAL STAFF RECOMMENDATION IS TO USE  
17    THE 2050 HOUSEHOLD'S BASELINE BECAUSE IT CAPTURES THE BENEFITS  
18    OF THE USING THE PLANNED BAY AREA TWO ZERO FIVE ZERO BLUEPRINT  
19    IN THE RHNA METHODOLOGY. MORE OVER PROVIDES A MIDDLE GROUND  
20    BETWEEN HOUSEHOLDS 2019 AND HOUSING GROWTH OPTIONS DISCUSSED  
21    IN JULY. NEXT SLIDE PLEASE. THE SECOND DECISION POINT ASKS  
22    DOES HMC RECOMMEND USING THE BLUEPRINT AS A FACTOR IN THE  
23    METHODOLOGY IF 2050 HOUSEHOLD IS NOT SELECTED AS THE BASELINE.  
24    STAFF'S INITIAL RECOMMENDATION IS TO INCLUDE THE FUTURE  
25    HOUSING GROWTH FACTOR FROM THE BLUEPRINT IF THE 2050

MEETING TRANSCRIPT

1 HOUSEHOLDS BASELINE IS NOT SELECTED. INCLUDING THE FACTOR IN  
2 THE METHODOLOGY WOULD HELP TO CAPTURE THE BENEFITS OF USING  
3 THE PLANNED BAY AREA 2050 BLUEPRINT WHILE RETAINING  
4 ALTERNATIVE BASELINE. NEXT SLIDE PLEASE. THE THIRD KEY  
5 DECISION POINT FOR TODAY IS DOES HMC RECOMMEND THE INCOME  
6 SHIFT OR BOTTOM-UP APPROACH FOR THE RHNA METHODOLOGY? STAFF'S  
7 INITIAL RECOMMENDATION IS TO USE THE BOTTOM-UP INCOME  
8 ALLOCATION APPROACH. BECAUSE IT CONSISTENTLY PERFORMS THE BEST  
9 ON THE EVALUATION METRICS. IT ALSO ALLOWS GREATER FLEXIBILITY  
10 TO ADJUST THE INCOME ALLOCATIONS TO DIRECT MORE LOWER INCOME  
11 UNITS TO JURISDICTION WITH A DISPROPORTIONATE SHARING OF  
12 HIGHER INCOME HOUSEHOLDS ALSO DIRECTS FEWER MARKET RATE UNITS  
13 TO JURISDICTION WITH DISPROPORTIONATE SHARE OF LOWER INCOME  
14 HOUSEHOLDS WHICH DISPLACES. NEXT SLIDE. IN THE DISCUSSION THAT  
15 FOLLOWS STAFF WILL RECEIVE FOUNDATION FOR KEY DECISION POINTS.  
16 THESE RECOMMENDATIONS WILL SET THE FOUNDATION FOR THE RHNA  
17 METHODOLOGY. LOOKING AHEAD HMC MEMBERS SHOULD COME TO THE  
18 AUGUST 28TH MEETING READY TO DISCUSS SPECIFIC FACTORS TO  
19 INCLUDE THE METHODOLOGY AND DETERMINE HOW TO WEIGH THEM. STAFF  
20 WILL MAKE A DECISION ABOUT INCOME GROUPINGS FOR THE BOTTOM-UP  
21 CONCEPT IF THAT INCOME ALLOCATION APPROACH IS SELECTED BY THE  
22 HMC. STAFF ALSO PROPOSES TO SEEK CONFIRMATION ABOUT THE  
23 PERFORMANCE EVALUATION METRICS AT THE NEXT MEETING. STAFF  
24 ENCOURAGES HMC MEMBERS TO EXPLORE THE NEW OPTIONS IN THE RHNA  
25 ONLINE VISUALIZATION TOOL BETWEEN MEETINGS TO HELP THEM

MEETING TRANSCRIPT

1 PREPARE FOR MAKING THESE DECISIONS. AND WITH THAT, I WOULD BE  
2 HAPPY TO TAKE ANY QUESTIONS.

3

4 **JESSE ARREGUIN, CHAIR:** OKAY. THANK YOU VERY MUCH MS. ADAMS.  
5 AMBER, ARE YOU GOING TO FACILITATE THE QUESTION AND ANSWER AND  
6 DISCUSSION PORTION?

7

8 **AMBER SHIPLEY:** YEAH. I'M HAPPY TO. AND BEFORE WE START OUR  
9 CLARIFYING QUESTIONS, WHY DON'T I HAVE A QUICK OVERVIEW OF  
10 WHAT THE NEXT THREE HOURS WILL LOOK LIKE. SO WE HAVE THIS  
11 WHOLE TIME FOR DISCUSSION AND CLARIFYING QUESTIONS AND  
12 CONVERSATION, AND IDEALLY WE'RE MOVING FORWARD WITH THREE  
13 DECISION POINTS THAT GILLIAN OUTLINED IMAGE BASELINE USING  
14 PLANNED BAY AREA AND THE INCOME APPROACH SO WE'LL SEE HOW FAR  
15 WE GET BEFORE WE TACK A BREAK RIGHT AROUND NOON. AND LET'S  
16 SEE. ONLY SORT OF SHIFT THEY WANT TO NOTE IS THAT AHEAD OF ANY  
17 DECISION POINT, WE'RE GOING TO PAUSE FOR PUBLIC COMMENT. SO  
18 FOLKS SHOULD KNOW THAT. AND THEN WE NOTED ABOUT THE CHAT, IF  
19 AT ALL POSSIBLE, IF YOU CAN SELECT PANELIST AND ATTENDEES IN  
20 THE CHAT SO THAT THE ATTENDEES CAN SEE THE CONVERSATION VIA  
21 CHAT, THAT WOULD BE GREAT AND THE ONE UNIQUE THING ABOUT TODAY  
22 IS BECAUSE WE ONLY HAVE THIS TWO WEEK WINDOW BEFORE THE NEXT  
23 HMC MEETING, WE'RE GOING TO WRITE DOWN ANY HMC MEMBER REQUESTS  
24 OF ABAG STAFF'S TIME AND SPEND SOME TIME AT THE END OF THE  
25 MEETING MAKING SURE THERE IS A GENERAL UNDERSTANDING THEY CAN



MEETING TRANSCRIPT

1 ACTUALLY ACCOMPLISH THOSE TASKS BEFORE YOUR NEXT MEETING TURN  
2 AROUND. OUR FIRST ORDER OF BUSINESS IS DISCUSSION, CLARIFYING  
3 QUESTIONS, AND DISCUSSION ON THE METHODOLOGY BASELINE. SO  
4 LET'S START THERE. AND I SEE SOME RAISED HANDS ALREADY. LET'S  
5 SEE. WE'LL START WITH DIANE, WITH YOU, AND THEN MICHAEL AND  
6 THEN JANE.

7

8 **DIANE DILLON:** THANK YOU VERY MUCH. AND I APPRECIATE HOW HARD  
9 STAFF HAS BEEN WORKING ON THIS AND ALL THE INFORMATION THAT  
10 WAS PROVIDED TO US ON MONDAY. IT'S A LOT OF INFORMATION. I  
11 WILL SAY, AS AN ELECTED OFFICIAL, THE CHAIR OF MY COUNTY  
12 BOARD, GOING THROUGH A TEN HOUR MEETING ON TUESDAY, I RELIED  
13 ON THE AGENDA THAT SAID THIS WAS AN INFORMATIONAL ITEM. UM,  
14 AND I HEARD THE CHAIR SAY EARLIER, THIS IS INFORMATION AND  
15 ACTION. IT'S NOT GOING NOT BEEN AGENDAIZED THAT WAY. LOOKING  
16 AT IT YESTERDAY IT SAID THAT -- I'M TRYING TO DO THIS ALL  
17 DIGITALLY -- IT SAYS ON PAGE 18, OF WHATEVER DOCUMENT I'M  
18 LOOKING AT, WHICH ONE IS THIS? PAGE 18 OF ITEM 5A ATTACHMENT  
19 A, IT SAYS THAT "STAFF IS SEEK RECOMMENDATIONS "IT IMPLIES  
20 THAT THE MEETING ON THE 28th IS WHERE WE'RE GOING TO FOCUS  
21 QUOTE UNQUOTE, FOCUS ON MAKING DECISIONS. SO I'M VERY -- AND I  
22 JUST HEARD A FEW MINUTES AGO, TALKING ABOUT DECISION POINTS  
23 FOR TODAY. I AM NOT -- [LAUGHTER] -- I DON'T THINK ANYBODY  
24 COULD HAVE BEEN PREPARED TO HAVE READ THIS PACKET, AND MAKE  
25 DECISIONS TODAY -- AND IT'S NOT AGENDAIZED THAT WAY. SO I --

MEETING TRANSCRIPT

1 I'M GOING TO PAUSE IT, THAT NOTHING SHOULD BE OFF THE TABLE  
2 FOR THE AUGUST 28TH MEETING.

3

4 **AMBER SHIPLEY:** I CAN JUST OFFER QUICK FEEDBACK ON THOSE POINTS  
5 SAYING THEY THINK -- AS WE PUT IN THE CHAT, THE ACTION ITEM IN  
6 THE TRADITIONAL SENSE IS A ROLL CALL VOTE, AND BECAUSE HMC  
7 MADE A DECISION LAST FALL TO MAKE DECISIONS VIA MODIFIED  
8 CONSENSUS IT WAS A PROCESS WE AGREED TO AND MODIFIED OVER THE  
9 COURSE OF THE MEETINGS, THE IDEA WOULD BE TO SEE IF THERE IS  
10 CONSENSUS AMONG THE COMMITTEE MEMBERS AMONG THESE THREE POINTS  
11 SO THE STRUCTURE OF THE METHODOLOGY IS SORT OF DECIDED ON TO  
12 MAKE IT EASIER ON ABAG STAFF TO THEN HELP YOU ALL FOCUS ON  
13 WHAT THE FACTORS ARE, AND TALK ABOUT THE FACTORS OF THE SECOND  
14 AUGUST MEETING. YOU ONLY HAVE THIS MEETING AND THEN TWO OTHER  
15 MEETINGS BEFORE WE NEED A RECOMMENDED METHODOLOGY. SO TIME IS  
16 OF THE ESSENCE, AND IF YOU GET THE STRUCTURE DOWN, THEN I  
17 THINK IT NARROWS, HOPEFULLY, YOU HAVE SHORTER PACKETS, BECAUSE  
18 THERE WON'T NEED TO BE SO MANY OPTIONS. THAT'S THE IDEA. DID I  
19 SAY MICHAEL THEN JANE?

20

21 **MICHAEL BRILLIOT:** YES. THIS IS A COMMENT, BUT I FEEL WE WOULD  
22 HAVE APPRECIATED MORE TIME TO GET INTO THIS. WE GOT THE PACKET  
23 ON MONDAY AND I SPENT SOME TIME, MORE TIME WOULD HAVE BEEN  
24 APPRECIATED. I WANT TO COMMENT ON THE VOTING PROCESS. THERE IS  
25 VERY DIFFERENT OUTCOMES. WE'RE BEING ASKED TO VOTE ON WHICH

MEETING TRANSCRIPT

1 BASELINE, THEN WE'RE BEING ASKED ONCE WE SELECT A BASELINE  
2 WHICH FACTOR TO USE WHETHER BLUEPRINT OR BOTTOM-UP OR INCOME  
3 SHIFT, AND I THINK IN THE CASE OF USING A 2019 BASELINE, THERE  
4 ARE VERY DIFFERENT OUTCOMES DEPENDING ON WHETHER YOU INTEGRATE  
5 GROUP PLAN OR NOT SO IT'S HARD TO SEPARATE A DECISION FROM  
6 BASELINE AND FACTOR BEING INCLUDED. AS AN EXAMPLE, I THINK I'M  
7 WEARING A SOUTH BAY LENS, BUT IF YOU LOOK AT 2019, AS A  
8 BASELINE, WITHOUT INCORPORATING BLUEPRINT, YOU SORT OF GET A  
9 ONE. IF YOU USE THE MTC NEW APPROACH TO INTEGRATING PLANNED  
10 BAY AREA BASELINE, YOU KIND OF GET TO A TWO. IF YOU USE THE  
11 2019 BASELINE, BY INTEGRATING PLANNED BAY AREA AS A FACTOR,  
12 YOU GET TO A THREE. SO IT'S VERY DIFFERENT. SO I'M JUST  
13 WONDERING HOW THE VOTING -- THE CONSENSUS WORK, IF WE DO A  
14 BASELINE WE HAVE TO COME BACK AND ASK IF WE'RE COMFORTABLE  
15 WITH THAT BASELINE IF WE SELECT IT AS FACTOR. SO MY COMMENT IS  
16 IT'S HARD TO SEPARATE THOSE TWO DECISIONS FROM EACH OTHER. I  
17 DON'T KNOW IF YOU HAVE THOUGHTS ON HOW THAT MIGHT WORK OR DO  
18 WE HAVE OPPORTUNITY TO REVISIT OUR INITIAL DECISION OR  
19 CONSENSUS VOTE, OR WHATEVER?

20

21 **AMBER SHIPLEY:** I WOULD ASK AN ABAG STAFFER TO HELP US WITH  
22 THAT ONE.

23

24 **GILLIAN ADAMS:** I APPRECIATE THE COMMENT. AND I THINK I AGREE.  
25 RIGHT. THIS IS VERY COMPLICATED AND THERE IS A LOT OF

MEETING TRANSCRIPT

1 DIFFERENT PIECES, AND THEY DO DIFFER IN HOW THEY COME  
2 TOGETHER. I THINK THAT WE HAVE BEEN TRYING TO FIND THE BEST  
3 APPROACH TO HELP NARROW THINGS DOWN. RIGHT, ON THE ONE HAND, I  
4 THINK THERE IS A LOT OF FRUSTRATION WITH HOW MUCH MATERIAL  
5 THERE S BUT PART OF THE REASON THERE IS SO MUCH MATERIAL IS  
6 THAT THERE IS SO MANY OPTIONS ON THE TABLE. SO THIS WAS  
7 STAFF'S BEST EFFORT AT TRYING TO FIGURE OUT HOW TO SORT OF  
8 LAYER THOSE DECISIONS ON TOP OF ONE ANOTHER, TO KIND OF GET TO  
9 A PLACE WHERE WE HAVE A METHODOLOGY THAT SAYS PEOPLE FEEL LIKE  
10 WORKS. SO I THINK, YOU KNOW, TO DIANE DILLON'S POINT, I THINK,  
11 YOU KNOW, AGAIN, OUR GOAL IS NOT TO NECESSARILY CUT OFF ANY  
12 OPTIONS BEFORE PEOPLE ARE READY, BUT SIMPLY TO NARROW THINGS  
13 DOWN. SO TO YOUR POINT IF YOU GOT TO THE NEXT MEETING AND  
14 DECIDED THAT THE BASELINE WASN'T WORKING, YOU KNOW, WE CAN  
15 REVISIT THAT. ALL RIGHT. THAT'S KIND OF THE BENEFIT OF THE  
16 MODIFIED CONSENSUS DECISION MAKING IS THAT IT'S NOT A FINAL  
17 VOTE. IT'S A WAY TO GET A SENSE OF WHAT WE'RE DOING AND WHERE  
18 WE'RE HEADED. I GUESS I'M, YOU KNOW, IF FOLKS HAVE A DIFFERENT  
19 APPROACH THAT THEY WOULD LIKE US TO CONSIDER ABOUT HOW TO MAKE  
20 THESE DECISIONS, I'M OPEN TO IT. AGAIN, THIS WAS OUR BEST  
21 FEELING OF IT'S HARD TO MAKE A DECISION -- WE HAVE TO PLANT IN  
22 THE GROUND BEFORE WE START BECAUSE EVERYTHING IS RELATED AND  
23 RIGHT NOW WE HAVE EVERYTHING ON THE TABLE AND THAT'S JUST  
24 REALLY CHALLENGING.

25

MEETING TRANSCRIPT

1   **AMBER SHIPLEY:** I WOULD OFFER THAT WE COULD SEE HOW FAR WE CAN  
2   GET IN THE NEXT -- WE HAVE THREE HOURS TOGETHER, MINUS A 15  
3   MINUTE BREAK SO YOU CAN ACTUALLY EAT. SO WHY DON'T WE SEE  
4   WHERE WE ARE, MAYBE DO A CHECK IN MIDWAY TO SEE IF WE'RE  
5   MAKING HEADWAY. SO IF THERE ARE ANY DECISIONS WE CAN MAKE AND  
6   WE FEEL THERE IS CONSENSUS, WE CAN REMOVE ONE ADDITIONAL  
7   OPTION FROM, YOU KNOW, LIKE, A FEW PAGES OFF THE STAFF REPORT  
8   MAKES IT EASIER TO GET THE STRUCTURE NAILED DOWN, IF WE CAN.  
9   AND IF WE NEED TO TALK ABOUT A DIFFERENT WAY TO MAKE A  
10   DECISION AT THE SECOND AUGUST MEETING, THEN WE CAN DO THAT. I  
11   THINK THAT'S A NICE IDEA. JANE, THEN AARTI, AND THEN DARIN.

12

13   **JANE RILEY:** HI. THANK YOU. I HAVE BEEN SPENDING QUITE A BIT OF  
14   TIME WITH THIS. I'M FEELING LIKE THE MORE INFORMATION WE GET,  
15   THE MORE -- THE FARTHER AWAY FROM A DECISION POINT WE GET. SO  
16   I DO AGREE THAT WE SHOULD GET TO A STRAW VOTE KIND OF DEAL  
17   TODAY WHERE WE CAN AT LEAST MAYBE ELIMINATE OPTIONS THAT ARE  
18   LESS EFFECTIVE IN MEETING THE STATUTORY OBJECTIVES OF RHNA AND  
19   VOTE ON WHAT'S AVAILABLE FOR THE NEXT MEETING IN REALLY MAKING  
20   THE DECISIONS. AND I AGREE WITH MICHAEL, IT'S REALLY HARD TO  
21   SAY YES TO ONE BASELINE UNTIL YOU SEE WHAT THE DIFFERENT  
22   FACTORS THAT YOU CHOOSE LATER ARE GOING TO DO, AND I HAVE MADE  
23   THAT POINT AS WELL, MICHAEL, A COUPLE OF TIMES. I DID HAVE ONE  
24   CLARIFYING QUESTION. GILLIAN, YOU HAD A SLIDE WHERE YOU SAID  
25   WE WERE COMPARING GROWTH LEVELS. YOU WERE DETERMINING WHETHER

MEETING TRANSCRIPT

1 OR NOT WE WERE CONSISTENT WITH THE BLUEPRINT BY COMPARING  
2 GROWTH LEVELS EIGHT YEAR GROWTH LEVELS TO MAKE SURE THEY DON'T  
3 EXCEED THE 30 YEAR GROWTH LEVEL, CAN YOU CLARIFY THAT? OR DO  
4 YOU MEAN EIGHT YEAR ISN'T GOING TO GROW MORE THAN WE WOULD  
5 HAVE IN 30? OR IS IT A RATE OF GROWTH?

6

7 **GILLIAN ADAMS:** YEAH. IT'S THE TOTAL NUMBER OF UNITS THAT YOU  
8 WOULD GET FOR YOUR RHNA OVER THE EIGHT YEAR RHNA IS NOT LARGER  
9 THAN THE TOTAL NUMBER OF UNITS THAT YOU WOULD GET FROM THE  
10 PLAN, THE 30 YEAR PLAN.

11

12 **JANE RILEY:** MAY I JUST SAY THAT'S CRAZY. [LAUGHTER] SO IN  
13 EIGHT YEARS, I MEAN -- IT'S NOT -- IT'S AN APPLES AND ORANGES  
14 COMPARISON. IT'S EIGHT YEARS VERSUS 30 YEARS. IT'S THREE  
15 DECADES VERSUS LESS THAN ONE DECADE. IF WE WANT TO LOOK AT  
16 RATE GROWTH THAT'S REASONABLE BUT SAYING IT'S CONSISTENT AS  
17 LONG AS IT'S WE DON'T GET MORE UNIT IN EIGHT YEARS THAN WE  
18 WOULD EXPECT TO SEE OVER 30 THAT DOESN'T SOUND REASONABLE TO  
19 ME. THOSE ARE MY COMMENTS. GREAT WORK. I APPRECIATE IT. >DAVE  
20 VAUTIN: JANE THIS IS DAVE VAUTIN, THAT'S A GOOD POINT. IF WE  
21 WANT TO HAVE A STRICTER CONSISTENCY CRITERIA, WE COULD. WHAT  
22 WE WERE TRYING TO DO AS STAFF RECOGNIZING THAT SOME PLACES  
23 MIGHT GROW FASTER IN THE NEAR TERM, OTHERS, THE GROWTH MIGHT  
24 BE LATER ON IN THE 30 YEAR PERIOD. AND ALSO GIVE THE HMC MORE  
25 FLEXIBILITY IN TERMS OF THE METHODOLOGY. YOU KNOW, IF WE

MEETING TRANSCRIPT

1 LOOKED AT IT, AS YOU SAY, BASED ON GROWTH RATES, THAT WOULD  
2 CERTAINLY MAKE IT HARDER FOR THE METHODOLOGY DEVELOPED BY HMC  
3 TO BE CONSISTENT WITH THE BLUEPRINT BECAUSE THE CONSISTENCY  
4 CRITERIA WOULD BE MUCH TIGHTER. BUT WHEN WE THINK THERE IS A  
5 GOOD POLICY REASON TO THINK ABOUT IT AS SOME PLACES GROW  
6 FASTER SOONER, OTHERS MAYBE FURTHER LATER ON IN THE PROCESS.

7

8 **JANE RILEY:** OKAY. THANK YOU. THAT HELPS DAVE. THANK YOU. SHIP  
9 THANKS DAVE. AARTI, DARIN, THEN NEYSA.

10

11 **AARTI SHRIVASTAVA:** HI. I WANT TO REITERATE THAT WHILE WE MAY  
12 NOT BE ABLE TO FOCUS ON ONE METHODOLOGY, ONE BASELINE TONIGHT,  
13 TODAY, IT MIGHT MAKE SENSE TO ELIMINATE THOSE FOR THOSE THAT  
14 ARE DUPLICATIVE SO THAT WE COULD GIVE STAFF A BETTER, YOU  
15 KNOW, JUST MORE TIME TO DEVELOP A LESS CONFUSING PACKET. AND  
16 THEN SECONDLY, I WOULD -- I KIND OF AGREE WITH BOTH JANE AND  
17 MICHAEL, AND ESPECIALLY WITH JANE, ABOUT THE COMPARISON WITH  
18 THE EIGHT AND THE 30 YEAR. I DON'T KNOW IF THERE IS ANOTHER  
19 WAY, BUT THIS IS PART OF WHY WE'RE GETTING VERY UNREALISTIC  
20 NUMBERS FOR SOUTH BAY, RIGHT? BECAUSE FRANKLY, WE THINK THIS  
21 IS A PLAN THAT SHOULD BE IMPLEMENTED, AND I DON'T KNOW IF THAT  
22 MEANS NO ONE GETS MORE THAN 50 PERCENT OF THE RHNA, OR  
23 SOMETHING LIKE THAT -- OF THE PLANNED BAY AREA, AS A TEST, BUT  
24 I WOULD RECOMMEND LOOKING AT A SLIGHTLY MODIFIED METRIC. SO  
25 THOSE ARE MY TWO COMMENTS. >DAVE VAUTIN: I WOULD LIKE TO JUMP



MEETING TRANSCRIPT

1 IN ON THIS. I THINK THERE MAY BE AN IMPORTANT CLARIFICATION TO  
2 BE MADE. IF WE USED A STRICTER CRITERIA FOR CONSISTENCY, WHICH  
3 WOULD BASICALLY SAY THAT THE BLUEPRINT GROWTH RATES NEED TO BE  
4 -- OR THE RHNA GROWTH RATES NEED TO BE ON PAR WITH BLUEPRINT,  
5 THAT WOULD MEAN THAT WE WOULD NEED TO HAVE ONE OF THE HIGHER  
6 RHNA ALLOCATIONS FOR PLACES IN THE SOUTH BAY TO MATCH THOSE  
7 UP. SO WITH THE CONSISTENCY CRITERIA DEVELOPED FOR USE OR  
8 PROPOSED BY STAFF HERE, WE'RE GIVING MORE FLEXIBILITY TO THE  
9 HMC TO LOOK AT DIFFERENT RHNA ALLOCATIONS THAT MIGHT MORE  
10 EVENLY DISTRIBUTE GROWTH. SO THAT'S REALLY IMPORTANT TO  
11 RECOGNIZE THAT THIS CONSISTENCY CRITERIA GIVES YOU ADDITIONAL  
12 FLEXIBILITY IN THE METHODOLOGY.

13

14 **AARTI SHRIVASTAVA:** THANK YOU DAVE. THAT WAS HELPFUL.

15

16 **AMBER SHIPLEY:** DARIN THEN JANE.

17

18 **DARIN RANELETTI:** THANK TO STAFF ABOUT THIS. AND I HAVE THROWN  
19 AROUND THE IDEAS OF URBANIZED LAND USE AREAS. THANK YOU FOR  
20 DOING THAT. I APPRECIATE ALL THE WORK. QUESTION IS, ON THIS --  
21 QUESTION YOU'RE POSING TO US IN USING PLANNED BAY AREA AS THE  
22 BASELINE AND I KNOW DAVE YOU HAVE DONE THIS IN THE PAST AND I  
23 APOLOGIES FOR ASKING YOU TO REPEAT T CAN YOU IN SIMPLE ENGLISH  
24 SO THAT WE'RE ABLE TO EXPLAIN TO OUR JURISDICTION AND THE  
25 PUBLIC WHAT THAT ACTUALLY MEANS USING IT AS A BASELINE. I



MEETING TRANSCRIPT

1 UNDERSTAND PLANNED BAY AREA AS A SET OF INVESTMENTS, AND  
2 POLICIES, THAT RESULT IN A LAND USE PATTERN IN 2050, THEN ARE  
3 WE SAYING THAT WE WOULD, ON TOP OF THAT, PUT FACTORS THAT  
4 ALLOCATE HOUSING UNITS EIGHT YEARS FROM NOW? HOW DO WE EXPLAIN  
5 THAT TO THE PUBLIC SIMPLY? ARE WE SAYING WE'RE GOING INTO THE  
6 FUTURE TO START AND THEN WE'RE CHANGING THE FUTURE FOR A MORE  
7 NEAR TERM FUTURE, AND WHY WOULD WE DO THAT? AND IT JUST -- I'M  
8 STRUGGLING WITH THAT, SO IF YOU COULD MAYBE EXPLAIN THAT MORE  
9 SIMPLY, I THINK THAT WOULD BE HELPFUL. >DAVE VAUTIN: LET ME  
10 TAKE A STAB AT THAT IN ABOUT 60 SECONDS. TO START OFF. YOUR  
11 EXPLANATION IS CORRECT. PLANNED BAY AREA IS A POLICY BASED  
12 PLAN IT LOOKS AT HOW STRATEGIES EFFECT THE GROWTH PATTERN IN  
13 THE REGION'S FUTURE, YOU KNOW, RANGING FROM TRANSPORTATION,  
14 HOUSING POLICIES, ARE AND THE LIKE, AND IT LEADS TO A GROWTH  
15 DISTRIBUTION THAT FOCUSES GROWTH IN A SET OF GROWTH  
16 GEOGRAPHIES, INCLUDING PRIORITY DEVELOPMENT AREAS PLUS  
17 SPECIFIC GROWTH BEYOND THEM IN RICH AND TRANSIT RESOURCE AREAS  
18 WHEN WE INCLUDE ON THE TABLE AS A RESOURCE APPROACH I THINK OF  
19 IT AS A CAR DRIVING ALONG THE FREEWAY, YOU CAN ACCELERATE OR  
20 DECELERATE FOR THE NEAR TERM OUTCOMES. SO FACTORS AND WEIGHTS  
21 CAN ADJUST THAT TO ENCOURAGE MORE MERE TERM GROWTH IN SOME  
22 PLACES IN THE REGION AND LESS NEAR TERM GROWTH IN OTHERS. SO  
23 YOU'RE ABLE TO TEMPER THAT BLUEPRINT AS A BASELINE WITH  
24 ACCELERATION OR DECELERATION IN DIFFERENT PLACES BASED ON  
25 FACTORS AND WEIGHTS YOU ALL APPROVE.

August 13, 2020



Association of Bay Area Governments

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## MEETING TRANSCRIPT

1

2 **AMBER SHIPLEY:** GREAT. NEYSA THEN JAMES.

3

4 **NEYSA FILGOR:** AM I UP?

5

6 **AMBER SHIPLEY:** YES.

7

8 **NEYSA FILGOR:** THANKS AMBER. FIRST STAFF, I REALLY APPRECIATE  
9 THE DIRECTION WHERE WE'RE GOING WHERE YOUR GIVING US  
10 FLEXIBILITY WITH THE PROPOSED FUTURE 2050 PROPOSED HOUSEHOLD  
11 MIDDLE PATH. I HAVE TWO QUICK CLARIFICATIONS. ONE HAS TO DO  
12 WITH THE MIDDLE PATH APPROACH, KNOWING THAT PLANNED BAY AREA  
13 2050 IS NOT EXPECTED TO BE FINAL UNTIL THE END OF THIS YEAR,  
14 I'M CURIOUS WHETHER OR NOT IF WE WERE TO VOTE -- AND I KNOW  
15 WE'RE NOT MAKING ANY FINAL DECISIONS TODAY, BUT IF WE WERE TO  
16 VOTE TO ADOPT THAT MIDDLE PATH THAT STAFF IS RECOMMENDING, IS  
17 THERE A RISK OF THAT IN THE NEXT THREE MONTHS? SO WE VOTE TO  
18 ADOPT IN SEPTEMBER, BETWEEN SEPTEMBER AND DECEMBER, IT COULD  
19 CHANGE RADICALLY THAT IT REALLY IMPACTS THE NUMBERS THAT WE'RE  
20 RELYING ON TODAY, MAKING THAT DECISION. AND THEN, MY SECOND  
21 QUESTION IS FOR GILLIAN. JUST QUICK CLARIFICATION POINT ON THE  
22 OBJECTIVE METRICS YOU'RE USING, ARE THOSE STATUTORY. AND THE  
23 REASON I'M ASKING IS IT'S OBVIOUS WE'RE MEASURING THE  
24 DIFFERENT APPROACHES AS THEY PERFORM AGAINST THOSE DIFFERENT  
25 METRICS AND IT SOUND LIKE THOSE ARE THE FINAL METRICS WE'RE



MEETING TRANSCRIPT

1 USING AND I APOLOGIZE IF THIS WAS SOMETHING WE ALL VOTED ON  
2 MONTHS AGO BUT I WAS CURIOUS WHAT'S THE SOURCE OF THOSE  
3 OBJECTIVES SINCE WE'RE RELYING TO DETERMINE WHICH APPROACH  
4 WORKS BEST AND WHICH WOULD DRIVE STAFF'S RECOMMENDATION. THANK  
5 YOU. >DAVE VAUTIN: I COULD TAKE THE FIRST HALF OF THE  
6 QUESTION. DAVE VAUTIN WITH STAFF. SO I THINK AS WE POINTED OUT  
7 IN THE MATERIALS, YOU KNOW, ONE OF -- WE ACKNOWLEDGE ONE OF  
8 THE DRAWBACKS OR AREAS OF CONCERN FOR THE HMC IS THAT WE --  
9 THE BLUEPRINT WILL BE FINALIZED LATER THIS YEAR. AND SO I  
10 WOULDN'T USE THE WORD RADICAL BUT I AGREE THERE WILL BE SOME  
11 GROWTH CHANGES IN THE BLUEPRINT. WE GOT THOUSANDS OF COMMENTS  
12 THIS SUMMER THAT ARE INFORMING DECISIONS TO THAT. AT THE SAME  
13 TIME THE BOARD THAT WILL BE PROVING THE RHNA METHODOLOGY IS  
14 THE BOARD APPROVING THE STRATEGIES THAT ARE GOING INTO THE  
15 FINAL BLUEPRINT SO THE ABAG BOARD WILL BE TAKING ACTION ON  
16 THESE TWO TOPICS IN SEPTEMBER ON THE FINAL BLUEPRINT, AND IN  
17 OCTOBER ON THE PROPOSED METHODOLOGY. SO THERE WILL BE  
18 REVISIONS, BUT WE, AS YOU KNOW WE CAME TO OUR STAFF  
19 RECOMMENDATION, WE THINK THAT ONE DRAWBACK IS OVERCOME BY A  
20 NUMBER OF THE POSITIVES WITH INCORPORATING THE BLUEPRINT INTO  
21 THE METHODOLOGY.

22

23 **AMBER SHIPLEY:** ALL RIGHT. JAMES.

24

25 **GILLIAN ADAMS:** WAIT. I HAVE TO ANSWER --

MEETING TRANSCRIPT

1

2 **AMBER SHIPLEY:** OH GOT T SO SORRY.

3

4 **GILLIAN ADAMS:** THE WAY THAT WE HAVE STRUCTURED OUR EVALUATION  
5 METRICS IS AROUND THE FIVE STATUTORY OBJECTIVES OF RHNA. AND  
6 SO THE QUESTIONS THAT I HAD ON THE SLIDE, THEY'RE KIND OF  
7 QUESTIONS -- ESSENTIALLY, REFRAMING THE STATUTORY FRAMING OF  
8 THE QUESTION, AND SO THE METRICS THAT WE HAVE COME UP WITH TO  
9 ANSWER THOSE QUESTIONS ARE BASED ON WHAT WE HAVE SEEN HCD DO  
10 IN EVALUATING OTHER REGION'S DRAFT METHODOLOGIES, AND THEN  
11 ALSO SOME IDEAS THAT WE HAVE COME UP WITH, BASED ON  
12 DISCUSSIONS WITH HMC AND DISCUSSIONS WITH SOME OF OUR HOUSING  
13 ADVOCATE PARTNERS. AND SO THEY'RE ALL ALIGNED WITH THAT  
14 STATUTORY FRAMEWORK OF WHAT THE METHODOLOGY HAS TO ACHIEVE. SO  
15 WE HAVE STARTED USING THEM, AND KIND OF TESTING THEM OUT ASK  
16 SEEING HOW THEY WORK AGAINST THE DIFFERENT METHODOLOGY  
17 CONCEPTS THAT WE HAVE COME UP WITH, AND AS, YOU KNOW, I THINK  
18 ON A POSITIVE SIDE, THE CONCEPTS THAT WE'RE TALKING ABOUT WITH  
19 ALL OF THESE DIFFERENT OPTIONS, ALL OF THEM SORT OF MOVE IN  
20 THE DIRECTION OF MEETING THOSE OBJECTIVES, SO WE AREN'T SEEING  
21 ANY RED FLAGS OR ANYTHING LIKE THAT. SO WE HAVE NOT HAD THE  
22 COMMITTEE SORT OF TAKE A MODIFIED CONSENSUS VOTE ON THEM  
23 EITHER, AND SO THAT'S A TOPIC THAT WE'RE GOING TO BRING TO THE  
24 NEXT MEETING, KIND OF WALKING THROUGH THAT ONCE AGAIN, AND  
25 MAKING SURE THAT EVERYONE'S COMFORTABLE WITH THEM.

MEETING TRANSCRIPT

1

2 **NEYSA FILGOR:** THANK YOU. SHIP OKAY. JAMES YOU'RE UP.

3

4 **SPEAKER:** I WANT TO ECHO THE THANKS TO STAFF, KIMBERLY, HOW YOU  
5 RESPONDED TO THE COMMENTS AND OFFER THE INSIGHT, THE ONLINE  
6 TOOL, I APPRECIATE THAT IT GIVES US FLEXIBILITY TO PLAY WITH  
7 THE DIFFERENT CONCEPTS, SO THANKS AGAIN FOR THAT. AND I WANTED  
8 TO SAY BECAUSE I SAW THAT THE WEB SITE HAD BEEN UPDATED AND SO  
9 I WAS ABLE TO PLAY WITH THINGS A LITTLE BIT, AND IN DOING  
10 THAT, I ACTUALLY AGREE WITH STAFF'S RECOMMENDATIONS. I THINK  
11 THAT USING THE 2050 HOUSEHOLDS DISTRIBUTION, SINCE IT'S  
12 PRIMARILY STILL THE DISTRIBUTION OF TODAY, YOU'RE ESSENTIALLY  
13 CAPTURING THE HOUSEHOLD DISTRIBUTION OF TODAY AND RESPONDING  
14 TO THAT, AND THEN YOU'RE ALSO RESPONDING TO THE PLAN, AND SO I  
15 DO THINK, AS THEY'RE SAYING IT OFFERS A GOOD MIDDLE GROUND AND  
16 I ALSO AGREE WITH THE CONCLUSION OF BOTTOM-UP, PROVIDING MORE  
17 FLEXIBILITY TO REALLY ADDRESS THE STATUTORY REQUIREMENTS OF  
18 RHNA IN TERMS OF CITING LOW AND MODERATE AND ABOVE MODERATE  
19 INCOME HOUSING. AND I JUST WANTED TO NOTE THAT THE  
20 DISTRIBUTION OF UNITS IS VERY SIMILAR TO THE CURRENT PLAN,  
21 ACTUALLY, IF I'M USING THE TOOL CORRECTLY, AND IN SO I DON'T  
22 KNOW THAT IT'S AS RADICAL A DIFFERENCE IN DISTRIBUTION AS  
23 PEOPLE MIGHT IMAGINE. IT'S NOT THE 44 PERCENT TO THE SOUTH BAY  
24 THAT IS IN THE PLAN. IT'S A LOWER AMOUNT THAT IS GOING TO THE  
25 SOUTH BAY. AND THEN LASTLY, RESPONDING TO JANE AND MICHAEL'S

MEETING TRANSCRIPT

1 POINT, I HEAR THE CONCERN ABOUT THE INTERACTION WITH THE  
2 FACTORS, BUT THE FACTORS, THERE ARE SO MANY FACTORS WE COULD  
3 USE THAT, I THINK WE HAVE A LOT OF FLEXIBILITY THERE TO CHOOSE  
4 THOSE FACTORS IN RESPONSE TO THE BASELINE THAT WE THINK IS THE  
5 BEST TO COME UP WITH THE RIGHT OUTCOME. SO THOSE ARE MY  
6 COMMENTS. THANKS AGAIN. SHIP THANKS JAMES. NOW FERNANDO, THEN  
7 ALI.

8

9 **SPEAKER:** THIS IS A QUESTION FOR THE FACILITATOR. THERE ARE  
10 THESE QUESTIONS, FIRST WHEN WE DIVE INTO THE QUESTIONS, IF YOU  
11 JUST REFERENCE THE PAGE NUMBERS WITH THE BEST GRAPHICAL  
12 REPRESENTING THAT WE'RE TALKING ABOUT, THAT WE SHOULD SORT OF  
13 BE SIMULTANEOUSLY ANSWERING, THAT WOULD BE HELPFUL. ALONG WITH  
14 THE QUESTIONS WHAT MAPS SHOULD WE BE LOOKING AT, WOULD BE  
15 AWESOME. THANKS.

16

17 **AMBER SHIPLEY:** GREAT YES. I CAN DO THAT. I HAVE THE PAGE IN MY  
18 STAFF MEMO. IT'S PAGE FIVE IN THE STAFF MEMO. THAT'S WHAT  
19 WE'RE TALKING ABOUT NOW, IS JUST THE BASELINE, AND THAT HAS  
20 FIGURE ONE IN IT, AND IT HAS THE FIVE -- 1, 2, 3, 4 -- YES,  
21 FIVE OPTIONS THAT STAFF HAS PRESENTED FOR THE BASELINE. AND  
22 THEN I THINK IT WAS SLIDE FIVE IN THE POWERPOINT. I'M NOT  
23 LOOKING AT IT, SO, I CAN GET BACK TO YOU. BUT AT LEAST PAGE  
24 FIVE IN THE MEMO. FERNANDO, ELISE AND JEFF.

25

MEETING TRANSCRIPT

1   **FERNANDO MARTI:** I FOUND THAT IN THE MEMO. BASELINE  
2   ALLOCATIONS, IT'S THE HEXAGONS I THINK THAT'S WHAT WE'RE  
3   TALKING ABOUT, RIGHT? I THINK ONE OF THE THINGS I WAS LOOKING  
4   AT THOSE DIFFERENT BASELINE ALLOCATION OPTIONS, YOU KNOW,  
5   STEPPING BACK TO CONSIDER WHAT THE GOALS THAT WE HAVE COMING  
6   IN, AND OF COURSE WITHIN THIS GROUP, THERE ARE DIFFERENT  
7   GOALS, BUT AS I THOUGHT ABOUT THIS, I THINK WE HAD TWO MAIN  
8   OBJECTIVES, IN LOOKING AT THIS, AND ONE OF THEM WAS AROUND  
9   MORE EVEN DISTRIBUTION OF THE ALLOCATION WHERE THE CURRENT  
10   RHNA REALLY STACKED UP ON THE BIG THREE CITIES, AS TAKING ON A  
11   MUCH LARGER SHARE OF ALLOCATIONS THAN HOUSEHOLDS. SO HOW TO  
12   REVERSE THAT TREND. AND THEN THE SECOND ONE VERY MUCH RELATED  
13   TO THAT, IS HOW TO DIRECT GROWTH TO HIGH RESOURCE AREAS. AND  
14   SOME OF THAT ALIGNS WITH THE BLUEPRINT, IN SOME WAYS THE  
15   BLUEPRINT, I THINK, TAKES ON THE SOUTH BAY HIGH RESOURCE  
16   AREAS, BUT IT'S, YOU KNOW, IN ONE SENSE IT'S VERY  
17   GEOGRAPHICALLY FOCUSED. AND SO AS WE WERE KIND OF LOOKING AT  
18   THIS, I THINK WE AND SOME OF THE OTHER FOLKS WE HAVE BEEN  
19   TALKING TO, I THINK HAVE BEEN VERY SUPPORTIVE OF THE --  
20   DARIN'S IDEA OF LOOKING AT URBANIZED AREA AND DIFFERENT  
21   FACTORS. SO AS WE LOOK AT THE FIVE MAPS, I THINK ONE OF THE  
22   THINGS THAT WOULD BE GOOD FOR THIS GROUP TO DECIDE IS WHICH  
23   ONES DON'T WORK, OR WHICH ONES DO WE WANT TO HIGHLIGHT. STAFF  
24   HAS HIGHLIGHTED HOUSEHOLDS 2019, AND THE 2050 BLUEPRINT. I  
25   THINK THOSE ARE A GOOD DIRECTION. I THINK URBANIZED LAND AREA

MEETING TRANSCRIPT

1 STILL HAS A CERTAIN ASPECT TO IT, IN THAT, I THINK THE FIRST  
2 TWO OPTIONS LET THE TRI-VALLEY AREA OFF THE HOOK. IT SORT OF  
3 ASSUMES THAT ALL -- MOST GROWTH -- AND MOST JOB GROWTH WILL  
4 OCCUR ONLY IN SILICON VALLEY. SO I THINK THAT'S IMPORTANT. BUT  
5 IT ALSO HAS ITS BIG DRAWBACKS OF COURSE, AS FOLKS HAVE POINTED  
6 OUT, IN DIRECTING GROWTH INTO UNINCORPORATED AREAS THAT  
7 PERHAPS CANNOT HANDLE THAT KIND OF GROWTH. AND SO ONE OF THE  
8 QUESTIONS THEY HAVE FOR YOU ALL IS, IS THERE A POSSIBILITY, I  
9 THINK THAT'S THE WAY IT HAD BEEN PRESENTED AT A PREVIOUS HMC  
10 MEETING TO COMBINE THESE AND HAVE SOME SORT OF TOGGLING, IF WE  
11 AS A GROUP WANT TO MAINTAIN SOME ASPECT OF THE HOUSEHOLDS  
12 2019, THE 2050 BLUEPRINT AND SOME OF THE OTHER LAND AREA IS  
13 THERE A WAY TO BALANCE IT WITH SOME OF THE OTHER FACTORS. I  
14 FOUND THE DATA UTILIZATION TOOL EXTREMELY USEFUL WHAT WOULD  
15 HAVE MADE IT MORE USEFUL IS TO COMBINE SOME OF BASELINES. WE  
16 HAD TO CHOOSE BETWEEN ONE AND THEN GO FORWARD FROM THERE. I  
17 GET A SENSE FROM THE PREVIOUS HMC DISCUSSION. I DON'T KNOW, IF  
18 WE HAD A VOTE, LIKE WE HAD A SENSE, THERE WAS A GROWING  
19 CONSENSUS TO THE BOTTOM-UP APPROACH, MAYBE THERE WAS AND I  
20 JUST BLANKED OUT ON IT -- A LOT OF INTEREST IN THE INCOME  
21 APPROACH, AND SO IF THE BOTTOM-UP APPROACH REALLY IS THE WAY  
22 THAT MOST OF US WANT TO GO, THAT'S AN ASSUMPTION, SO THEN  
23 PERHAPS THAT MIGHT HELP REDUCE THE AMOUNT OF WORK BETWEEN NOW  
24 AND THE NEXT TIME WE MEET, IF WE'RE SORT OF SAYING, WHAT IS  
25 THE BEST BASELINE TO USE FOR A BOTTOM-UP APPROACH. AND ARE



MEETING TRANSCRIPT

1 THERE WAYS TO COMBINE THOSE BASELINES TO GET TO THOSE GOALS  
2 WE'RE TRYING TO ACHIEVE. SO MY QUESTION, MAYBE TO JUST LEAVE  
3 YOU WITH A QUESTION, IS CAN WE COMBINE THOSE BASELINES?

4

5 **GILLIAN ADAMS:** I GUESS, I THINK THAT -- I GUESS I WOULD  
6 ANSWER, THERE MIGHT BE TECHNICALLY A WAY TO DO SO. I GUESS  
7 THAT THE CONCERN THEY HAVE ABOUT THAT IS, THE SORT OF  
8 NARRATIVE EXPLANATION THAT GOES WITH THAT, RIGHT? YOU KIND OF  
9 HEARD DARIN ASKING, HOW AM I GOING TO EXPLAIN WHAT THIS MEANS.  
10 AND SO I THINK MY SUGGESTION WOULD BE THAT, AS I THINK JAMES  
11 JUST MENTIONED TOO, THAT IF WE CAN ESTABLISH, YOU KNOW, SORT  
12 OF A BASELINE, WHATEVER YOU THINK WORKS BEST, AND THEN SELECT  
13 FACTORS THAT GO WITH THAT BASELINE, THAT ACHIEVE WHATEVER IT  
14 IS YOU FEEL LIKE ISN'T WORKING WELL ENOUGH, IN THAT BASELINE,  
15 THAT THAT WOULD ALLOW FOR A SIMPLER APPROACH THAN TRYING TO  
16 LAYER ON MULTIPLE BASELINES WITH MULTIPLE FACTORS. I THINK IT  
17 JUST -- WE'RE DEFINITELY ON THE TIPPING POINT OF TOO MUCH  
18 COMPLEXITY ALREADY, AND I'M NOT SURE THAT THAT'S GOING TO BE  
19 HELPFUL. SO THAT'S MY EVEN HANDED ANSWER OF I DON'T THINK  
20 THAT'S A GOOD IDEA BUT I THINK WE CAN FIGURE OUT A WAY TO DO  
21 IT. I DON'T SEE WHY THAT'S A GOOD IDEA.

22

23 **AMBER SHIPLEY:** THANKS GILLIAN. I THINK I HAVE HEARD FROM A  
24 COUPLE OF YOU THAT IF WE CAN'T MAKE A BASELINE DECISION TODAY  
25 MAYBE WE COULD ELIMINATE BASELINES THAT YOU DON'T LIKE. SO



MEETING TRANSCRIPT

1 KEEP THAT IN THE BACK OF YOUR HEAD WHEN WE'RE MAKING THE  
2 DECISION IF THERE ARE BASELINES YOU ABSOLUTELY DON'T LIKE THEN  
3 WE CAN START SHARING THOSE IDEAS. ELISE AND THEN JEFF?

4

5 **ELISE SEMONIAN:** I WANTED TO NOTE, I DID RECEIVE COMMENTS AND I  
6 WAS SPEAKING TO PEOPLE THAT ARE PLANNING DIRECTORS IN OUR  
7 COMMUNITY BASELINES DISCUSSED IN JULY, WE DIDN'T KNOW WHAT  
8 BASELINES WE'RE TALKING ABOUT TODAY I DON'T THINK THERE HAS  
9 BEEN VERY MUCH TIME TO SPEAK TO OTHERS ABOUT THESE BASELINES  
10 AND THERE'S A REALLY SIGNIFICANT DIFFERENCE FOR SOME  
11 COMMUNITIES IF YOU USE THE BLUEPRINT 2050 HOUSEHOLDS VERSUS IF  
12 YOU USE THE BLUEPRINT 2050 HOUSING GROWTH. AND I WOULD WANT TO  
13 MAKE SURE THAT EVERYONE UNDERSTANDS THAT THOSE ARE DIFFERENT  
14 BASELINES BECAUSE SOME OF THE MATERIALS THAT ARE PROVIDED IN  
15 TERMS OF THE INCOME DISTRIBUTION THAT SORT OF DROPPED THE 2050  
16 BLUEPRINT HOUSEHOLD GROWTH AS A BASELINE AND SO I JUST WANT TO  
17 MAKE SURE THAT WE CAN BRING THESE BACK TO OUR JURISDICTIONS  
18 AND GET ADEQUATE COMMENTS SINCE THE COMMENTS THAT WE RECEIVED,  
19 THEY TALK ABOUT BLUEPRINT BUT THAT DOESN'T NECESSARILY MEAN  
20 THEY'RE IN FAVOR OF THE HOUSEHOLD BLUEPRINT. THAT'S ALL MY  
21 COMMENTS. AND ALSO THANK YOU VERY MUCH TO STAFF, I THINK THE  
22 MATERIAL IS JUST A TREMENDOUS AMOUNT OF MATERIAL BUT I  
23 APPRECIATE ALL THE WORK THAT GOES INTO PUTTING THIS TOGETHER  
24 FOR ALL OF US.

25

**MEETING TRANSCRIPT**

1 **AMBER SHIPLEY:** THANK YOU. JEFF.

2

3 **JEFFREY LEVIN:** A CLARIFYING QUESTION, ON THE BASELINE APPROACH  
4 TO ALLOCATION. DID I HEAR YOU SAY THAT AT THE NEXT MEETING,  
5 THE WAITING THAT WE GIVE TO THE FACTORS THAT GO INTO THE  
6 ALLOCATION METHODOLOGY IS STILL OPEN FOR DISCUSSION? SOAR --  
7 SO WHILE WE HAVE LOOKED FOR EXAMPLE, AT THE BOTTOM-UP THREE  
8 FACTOR APPROACH THAT HAS VERY SPECIFIC WEIGHTS FOR EACH OF  
9 THOSE THREE FACTORS, WE COULD ACTUALLY TAKE SOME TIME IN THE  
10 NEXT COUPLE OF WEEKS TO MESS AROUND WITH THE ONLINE TOOL AND  
11 POSSIBLY MAKE RECOMMENDATIONS THAT MIGHT SHIFT THOSE WEIGHTS  
12 OR EVEN SHIFT IN OF THOSE FACTORS. IS THAT CORRECT?

13

14 **GILLIAN ADAMS:** THAT'S CORRECT. YES.

15

16 **SPEAKER:** GREAT. THANK YOU.

17

18 **AMBER SHIPLEY:** WE HAVE ABOUT A HALF AN HOUR BEFORE WE TAKE A  
19 LUNCH PAUSE. AND THE SORT OF QUESTIONS ON THE TABLE IS, YOU  
20 KNOW, WHAT SHOULD YOU RECOMMEND IF ABAG STAFF DO FOR THE  
21 BASELINE OF THIS METHODOLOGY. ARE THERE FOLKS THAT HAVE STRONG  
22 FEELINGS THAT WANT TO SHARE WHAT YOU'RE THINKING? ARE THERE  
23 FOLKS THAT ARE, HERE ARE ONES THAT WE CAN ELIMINATE? HOW CAN  
24 WE GET CLOSER TO HAVING LESS OPTIONS ON THE TABLE AS WE MOVE  
25 TO THE NEXT MEETING? AARTI?



## MEETING TRANSCRIPT

1

2 **AARTI SHRIVASTAVA:** I VOTE THAT WE FOCUS ON THE HOUSEHOLDS 2019  
3 AND THE HOUSE -- 2050 HOUSEHOLD IN THE BLUEPRINT, AND  
4 ELIMINATE ALL THE OTHERS.

5

6 **AMBER SHIPLEY:** OKAY. MICHAEL, AND THEN RODNEY.

7

8 **MICHAEL BRILLIOT:** I AGREE WITH AARTI FOCUSING ON THE MODIFIED  
9 2050 HOUSEHOLDS AND BASELINE.

10

11 **AMBER SHIPLEY:** RODNEY?

12

13 **RODNEY NICKENS:** I SECOND THAT.

14

15 **AMBER SHIPLEY:** ELISE.

16

17 **ELISE SEMONIAN:** I AGREE. I THINK WE SHOULD KEEP, THE BIG PART  
18 OF OUR CONVERSATION LAST MONTH, I WOULD MOVE THE OTHER  
19 FACTORS.

20

21 **AMBER SHIPLEY:** NELL?

22

23 **SPEAKER:** ANOTHER VOTE FOR 2019 AND 2050 HOUSEHOLDS, I THINK  
24 SEEMS MOST REASONABLE.

25

MEETING TRANSCRIPT

1 **AMBER SHIPLEY:** NEYSA?

2

3 **NEYSA FILGOR:** I AGREE WITH ELISE, I THINK THE 2019 AND THE  
4 MODIFIED PATH ARE SO CLOSE. I AM IN FAVOR OF CONTINUING TO  
5 DISCUSS AND CONSIDER THE FUTURE 2050 HOUSEHOLD GROWTH METHOD  
6 BUT COMPLETELY ELIMINATING THE 2019.

7

8 **AMBER SHIPLEY:** THANKS NEYSA. ANYONE ELSE HAVE?

9

10 **SUSAN ADAMS:** EXCUSE ME. I DON'T KNOW HOW TO RAISE MY HAND.

11

12 **AMBER SHIPLEY:** TAKE IT AWAY SUSAN. THEN JAMES AFTER THAT.

13

14 **SUSAN ADAMS:** THANK YOU. I MEANT TO CHIME IN EARLIER, THE  
15 REPORT WAS REALLY A LOT OF INFORMATION. BUT I REALLY  
16 APPRECIATE HOW YOU SORT OF GELLED IT DOWN TO GET US A CLEAR  
17 PATH. I AGREE, ALSO, WITH GOING WITH THE HOUSEHOLDS 2019. IT'S  
18 HARD, RIGHT NOW, WHERE WE ARE, WITH THE COVID-19, AND YOU  
19 KNOW, NOT KNOWING A LOT OF ANYTHING ABOUT THE FUTURE RIGHT  
20 NOW, TO LOOK INTO THE FUTURE, AND TRY TO PROJECT WHAT'S GOING  
21 TO HAPPEN ON SOME OF THESE THINGS. I'M MORE COMFORTABLE USING  
22 INFORMATION THAT IS REAL AND SOLID TODAY. SO I SUPPORT THE  
23 HOUSEHOLDS '19 APPROACH FOR ALLOCATION. THANK YOU.

24

25 **AMBER SHIPLEY:** GREAT. THANK YOU SUSAN. THEN JANE AND FERNANDO.

MEETING TRANSCRIPT

1

2 **PAT ECKLUND:** THIS IS PAT EKLUND. I HAVE RAISED MY HAND.

3

4 **JANE RILEY:** SO HAVE I.

5

6 **PAT ECKLUND:** I JUST WANT TO MAKE SURE --

7

8 **AMBER SHIPLEY:** I'M SORRY PAT. GO AHEAD THEN WE'LL GO BACK TO  
9 JANE.

10

11 **PAT ECKLUND:** I WANT TO MAKE SURE THAT WE'RE NOT GOING TO  
12 ELIMINATE THE BLUEPRINT OPTION. I'M NOT EXACTLY SURE WHAT  
13 WE'RE DOING HERE. AND I DON'T UNDERSTAND WHAT THE SUGGESTION  
14 WAS TO ELIMINATE. I THOUGHT THAT THE OPTIONS THAT STAFF  
15 PRESENTED WAS 1A, ONE B, TWO A, TWO B, AND 3 AND 4. AND SO I'M  
16 NOT EXACTLY SURE WHERE WE ARE ON HERE, BUT I'M NOT INTERESTED  
17 IN ELIMINATING ANYTHING AT THIS POINT. SO IF SOMEONE COULD  
18 CLARIFY WHAT EXACTLY THE PROPOSAL WAS, THAT WOULD BE VERY  
19 HELPFUL BECAUSE I DON'T UNDERSTAND IT AND I DON'T WANT TO  
20 ELIMINATE ANYTHING.

21

22 **AMBER SHIPLEY:** THANK YOU PAT. I THINK THE IDEA IS IF THERE IS  
23 A POSSIBILITY FOR US TO MARROW DOWN THE BASELINE APPROACH AND  
24 TRYING TO SELECT THE STRUCTURE OF THE METHODOLOGY, SO THAT YOU  
25 GUYS HAVE AN EASIER TIME OF RECOMMENDING A METHODOLOGY, AND WE

**MEETING TRANSCRIPT**

1 HAVE TWO MORE MEETINGS AFTER THIS ONE TO RECOMMENDATION  
2 METHODOLOGIES AND WE HAVEN'T DECIDED ON FACTORS. MORE WE CAN  
3 DO TO NARROW DOWN AND FOCUS THE BETTER FOR YOU AND STAFF AND  
4 THAT'S THE IDEA IF THERE IS A BASELINE APPROACH THAT FEELS  
5 OKAY TO LET GO OF, THEN WE'LL DO THAT.

6

7 **PAT ECKLUND:** I JUST WANT TO MAKE SURE THAT WE'RE GOING TO KEEP  
8 THE BLUEPRINT 2050, AND THE BOTTOM'S UP FACTOR.

9

10 **AMBER SHIPLEY:** YEAH. I THINK YOU -- I HAVE HEARD A FEW OF YOU  
11 SAY THAT THE 2050 SEEMS REASONABLE TO KEEP AND HANG ON TO. SO  
12 WE'LL JUST HEAR FROM JANE AND FERNANDO AND JULIE.

13

14 **JANE RILEY:** AGAIN, I'M NOT READY TO GIVE UP HOUSEHOLDS 2019 AS  
15 THE BASELINE. BUT I AM READY TO GIVE UP EVERYTHING EXCEPT THE  
16 BLUEPRINT 2050 HOUSEHOLD. SO JUST KEEP THE TWO, I'M READY TO  
17 GIVE UP THE REST OF THEM AND THEN WE CAN TALK ABOUT FACTORS  
18 NEXT TIME.

19

20 **AMBER SHIPLEY:** FERNANDO

21

22 **FERNANDO MARTI:** I AGREE WITH WHAT'S BEEN SAID TO KEEPING  
23 HOUSEHOLDS 2019 AND TWO ZERO FIVE ZERO -- 2050 AS THE  
24 BASELINES. I WOULD LIKE TO SEE THE URBANIZED LAND FACTOR  
25 INCORPORATED INTO THE DATA VISUALIZATION TOOL. AND ONCE WE'RE

MEETING TRANSCRIPT

1 DONE WITH THIS DISCUSSION ON BASELINES, I THINK IT WOULD BE  
2 GREAT IF WE COULD DISCUSS WHETHER WE CAN ELIMINATE ONE OR THE  
3 OTHER OF THE INCOME SHIFT OR THE BOTTOM-UP.

4

5 **AMBER SHIPLEY:** YES EXACTLY. THAT'S ON OUR LIST FOR, IDEALLY,  
6 AFTER LUNCH. JULIE, THEN MINDY, THEN JEFF.

7

8 **JULIE PIERCE:** THIS WAS COMPLICATED. IT'S A LOT TO ABSORB IN A  
9 MATTER OF THREE DAYS WHEN YOU ARE SWAMPED WITH OTHER MEETINGS.  
10 I'M GOING TO GO WITH DIANE DILLON ON THAT, AND TRYING TO  
11 ABSORB AND EVALUATE AND I DON'T WANT TO JUST LOOK AT MY  
12 COUNTY, I WANT TO LOOK AT THE ENTIRE REGION. AND MY CONCERN  
13 IS, EVEN THOUGH LEGALLY, WE DON'T HAVE TO WORRY ABOUT  
14 GREENHOUSE GASSES AS WE'RE LOOKING AT THE RHNA PROCESS, I  
15 THINK WE WOULD BE TERRIBLY NEGLIGENT IF WE DID NOT. I  
16 UNDERSTAND THAT TECHNICALLY RHNA AND THE SUSTAINABLE COMMUNITY  
17 STRATEGY DOES NOT HAVE TO ALIGN PERFECTLY, BUT I THINK WE  
18 WOULD BE REALLY CONTRADICTING OURSELVES IF WE DID NOT TRY TO  
19 ALIGN THEM AS CLOSELY AS WE CAN. THAT SAID, I THINK FROM MY  
20 INITIAL LOOK, BOTH OF THE VERSIONS OF THE PLANNED BAY AREA  
21 2050, AND YOUR TERMINOLOGY IS WAY TOO SIMILAR TO MAKE THIS  
22 EASY TO DESCRIBE, WE'RE TALKING 2050 HOUSEHOLDS -- OR TWO ZERO  
23 FIVE ZERO -- 2050 FUTURE HOUSEHOLDS AND PLANNED BAY AREA 2050,  
24 I GOT THOSE TERMS RIGHT? ANYWAY, EITHER ONE OF THOSE MAKES  
25 SENSE IF WE'RE TRYING TO ALIGN IT WITH WHERE WE WANT THE BAY



MEETING TRANSCRIPT

1 AREA TO BE IN THE YEAR 2050. REALISTICALLY, WE CANNOT MEET OUR  
2 GREENHOUSE GASSES WITH EVERYTHING WE'RE PLANNING IN OUR  
3 SUSTAINABLE COMMUNITY STRATEGY, ESPECIALLY IF WE GO BACK TO  
4 SPREADING THE HOUSES LIKE PEANUT BUTTER. IT WON'T WORK. WE  
5 HAVE TO MAKE A MASSIVE CHANGE, AND IF WE COULDN'T MOVE THE  
6 JOBS THEN WE HAVE GOT TO PUT THE HOUSES WHERE THE JOBS ARE.

7

8 **AMBER SHIPLEY:** THANKS JULIE. MINDY THEN JEFF THEN CARLOS.

9

10 **SPEAKER:** THANK YOU TO STAFF. I THINK THE URBANIZED LAND AREA  
11 IS SOMETHING THAT CAN BE REMOVED OFF THE TABLE THERE IS A LOT  
12 OF PROBLEMATIC ISSUES WITH IT IN PLACING HOUSING ISSUES TO THE  
13 FRINGE WHICH IS DOES NOT MEET OUR STATUTORY REQUIREMENTS NOR  
14 DOES IT MEET GREENHOUSE GAS EMISSIONS AND REDUCE QUALITY OF  
15 LIFE AND IT DOESN'T ADDRESS TRANSIT CONGESTION AND ALL OF  
16 THOSE ISSUES. EXISTING JOBS IS A ONE SIDED CONVERSATION AND  
17 DOESN'T TALK ABOUT A JURISDICTION'S ABILITY TO PRODUCE  
18 HOUSING. I WISH THAT WAS MORE REFLECTIVE OF THE JOBS/HOUSING  
19 RATIO IN JURISDICTION RATHER THAN JUST BEING BASED OFF OF THE  
20 EXISTING JOBS IN A COMMUNITY. AND THEN AS FAR AS THE 2019  
21 EXISTING HOUSEHOLDS, I THINK THAT'S PROBLEMATIC BECAUSE IT  
22 CONTINUES TO PERPETUATE THE SAME ISSUES THAT WE HAVE AS A  
23 REGION AND DOESN'T REALLY LOOK TO THE FUTURE OR THE VISION OF  
24 WHERE WE SHOULD BE TO ADDRESS PARTICULARLY HOUSING SUPPLY  
25 NEEDS BEING CLOSE TO JOBS. AND TO ALSO REITERATE WHAT JULIE

MEETING TRANSCRIPT

1 SAID ABOUT THE JOBS ARE VIRTUALLY IMPOSSIBLE IT SEEMS LIKE, TO  
2 LOCATE WHERE THE WORKFORCE IS LOCATED. SO IT'S EASIER TO PLACE  
3 THOSE HOUSING UNITS ADJACENT TO THOSE JOBS AND I AM SUPPORTIVE  
4 OF CONTINUING THE CONVERSATION OF BOTH THE PLAN SCENARIOS AT  
5 THIS POINT MUCH.

6

7 **AMBER SHIPLEY:** THANKS MINDY. JEFF, CARLOS, THEN VICTORIA.

8

9 **SPEAKER:** FIRST I WOULD LIKE TO NOTE OUR DISCUSSION ABOUT THE  
10 BASELINE IS THE DISCUSSION ABOUT STARTING POINT IN RHNA NOT  
11 OUR ENDING POINT AND IF WE LOOK AT THE ALLOCATION  
12 METHODOLOGIES THAT WE HAVE BEEN DISCUSSING, ALL OF THEM GIVE  
13 SIGNIFICANT WEIGHT TO FACTORS LIKE JOBS/HOUSING FIT  
14 JOBS/HOUSING BALANCE PROXIMITY VIA TRANSIT PROXIMITY VIA AUTO.  
15 AS WE'RE THINKING ABOUT HOW WE'RE GOING TO BE SHIFTING  
16 PATTERNS AND PROVIDING FOR BETTER ALIGNMENT OF JOBS/HOUSING  
17 AND BETTER ADDRESS GREENHOUSE GAS EMISSIONS, I THINK WE SHOULD  
18 REMEMBER WE'RE DOING ALL OF THAT BY LOADING THOSE INTO THE  
19 ALLOCATION FACTORS, WHICH ARE ADJUSTMENTS FROM THE BASELINE. I  
20 AM LEANING TOWARDS NARROWING DOWN THE BASELINE TO 2019  
21 HOUSEHOLDS OR 2050 HOUSEHOLDS. 2050 HOUSEHOLDS IS ESSENTIALLY  
22 TAKING 2019 HOUSEHOLDS AND THEN MODIFYING IT BY THE GROWTH  
23 PATTERN FROM THE BLUEPRINT, SO IT'S ESSENTIALLY USING THE  
24 BLUEPRINT'S GROWTH PATTERN AS A FACTOR, AND JUST FOLLOWING UP  
25 ON A COUPLE OF OTHER PEOPLE'S COMMENTS, I WOULD BE INTERESTED



MEETING TRANSCRIPT

1 IN SEEING WHAT WOULD HAPPEN IF WE ALSO PUT URBANIZED LAND AREA  
2 IN THERE AS A FACTOR. I WOULDN'T WANT TO USE THAT SOLELY AS  
3 THE BASELINE BUT I WOULD LIKE TO SEE WHAT HAPPENS IF WE USE IT  
4 AS A FACTOR.

5

6 **AMBER SHIPLEY:** THANKS JEFF. WE'RE GOING TO ADD THAT REQUEST TO  
7 STAFF TO THAT GOOGLE DOC THAT WAS IN THE CHAT AND COME BACK TO  
8 THAT AT THE END OF THE MEETING. CARLOS, VICTORIA, RICK.

9

10 **CARLOS ROMERO:** I THINK JEFF INDICATED BY POSITION. I'M IN  
11 FAVOR OF USING A HYBRIDIZED 2019/2050, BUT CERTAINLY JUST  
12 STICKING TO PLANNED BAY AREA, IT'S POTENTIALLY PROBLEMATIC  
13 BECAUSE ALL OF THE DEVELOPMENT, THE HOUSING DEVELOPMENT THAT  
14 ACTUALLY WINDS UP IN THE SOUTHERN PART OF THE NINE COUNTY BAY  
15 AREA. I'M NOT QUITE SURE THAT MAKES A LOT OF SENSE. AND  
16 CERTAINLY THE FACTORS THAT WE'RE TALKING ABOUT WOULD TAKE CARE  
17 OF SOME OF THOSE ISSUES. YES I'M FAVOR OF THE 2019, 2050  
18 APPROACH AND NARROWING DOWN THE OPTIONS AT THIS POINT. THANK  
19 YOU.

20

21 **AMBER SHIPLEY:** THANKS CARLOS. VICTORIA?

22

23 **VICTORIA FIERCE:** A LOT OF PEOPLE ALREADY POINTED OUT SOME  
24 THINGS ONE THING JEFF SAID IMMEDIATELY BEFORE THIS IS SORT OF  
25 ABOUT HOW THESE FACTORS THAT WE'RE WORKING ON SORT OF DO

**MEETING TRANSCRIPT**

1 ADJUST THESE THINGS, AND I'M KIND OF APPROACHING THIS FROM AN  
2 ENGINEERING MINDSET IN THAT WE'RE COMING UP WITH A GIANT MATH  
3 FORMULA AND MULTIPLYING A BUNCH OF NUMBERS TOGETHER AND THE  
4 COMMUNITY PROPERTY APPLIES SO THE ORDER DOESN'T NECESSARILY  
5 MATTER. IN THAT SENSE I LIKE THE 2019 HOUSEHOLDS AND THE 2050  
6 BLUEPRINT WITH THE UNDERSTANDING THAT THESE FACTORS THAT WE  
7 ARE WORKING ON -- WELL, THERE WAS SOMEBODY WHO SAID EARLIER  
8 THAT THE 2019 BLUEPRINT MIGHT ENFORCE THE STATUS QUO AND I  
9 WOULD ARGUE THE FACTORS WE'RE WORKING ON, THE WHOLE POINT OF  
10 THIS IS TO FIGHT AGAINST THAT. A LOT OF WORK IS GOING TO GO  
11 INTO THE FACTORS TO MAKE SURE WE DON'T REPEAT THE STATUS QUO  
12 AND REPEAT THESE PROBLEMS BUT I'M ALSO A HUGE FAN OF MAKING A  
13 DECISION SO WE HAVE LESS IN THE WAY. I LIKE THE 2019, I LIKE  
14 THE 2050. I'M LEANING TOWARDS 2050 BECAUSE IT SORT OF  
15 ACCOMMODATES FOR THE PLAN OF TRAJECTORY GROWTH THAN PREVIOUS  
16 MISTAKES. SO THAT'S MY COMMENT.

17  
18 **AMBER SHIPLEY:** THANKS VICTORIA. RICK ALAN AND DIANE.

19  
20 **RICK BONILLA:** THANK YOU. I FAVOR WHAT WE'RE TALKING ABOUT 2019  
21 AND 2050 BASELINE HOUSEHOLDS AND WHAT CARLOS MENTIONED ABOUT  
22 HYBRIDIZED I'M NOT SURE WHAT THAT'S GOING TO LOOK LIKE BUT  
23 WE'RE JUST DISCUSSING THESE THINGS AND NARROWING DOWN.  
24 IMPORTANT POINT FOR ME IS THE FOUR BIG FACTORS WE'RE WORKING  
25 ON HOUSING TRANSPORTATION ENTITLEMENT AND ECONOMY. I WANT TO

**MEETING TRANSCRIPT**

1 USE WHAT GETS US TO THE MOST EQUITABLE OUTCOME WHILE REDUCING  
2 GREENHOUSE GAS EMISSIONS, WHILE REDUCING CONGESTION, AND BY  
3 CREATING A JUSTICE FOR PEOPLE WHO ARE STRUGGLING JUST TO TRY  
4 TO LIVE HERE. SO THANK YOU.

5  
6 **AMBER SHIPLEY:** THANKS RICK. ALAN, TAWNY, THEN DIANE?

7  
8 **ELLEN CLARK:** I WANT TO ECHO THE OTHER SPEAKS. 2050 REFLECTING  
9 APPEARANCE WE WANT TO MOVE TOWARDS ENVIRONMENTAL GOALS AND  
10 OTHER THINGS. 2019 HOUSEHOLDS HAVE MERITS AS WELL. I THINK  
11 THAT SHOULD BE CONTINUED TO BE INCLUDED IN THE MIX BUT  
12 PERSONALLY I'M LEANING TOWARDS THE PLANNED BAY AREA 2050  
13 BASELINE. I THINK THE FACTORS, PIECE OF IT WHICH WE'RE GOING  
14 TO GET TO LATER GIVES US A REALLY GOOD OPPORTUNITY TO FINE  
15 TUNE THE NUMBERS AND ADJUST SOME OF THOSE OUTCOMES, PERHAPS  
16 ADDRESS SOME OF THE EFFECTS THAT ARE LESS DESIRABLE OR REACH  
17 CONSENSUS ON THE FACTOR APPROACH. THAT'S MY OVERALL DECISION.  
18 THANK YOU.

19  
20 **AMBER SHIPLEY:** THANKS ELLEN. TAWNY THEN DIANE.

21  
22 **SPEAKER:** HI. I WANTED TO CHIME IN. I THINK THERE IS A LOT OF  
23 CONVERSATION AROUND CONSISTENCY AND WHAT THE STATE'S LOOKING  
24 FOR AND OBJECTIVES AND SMOOTH MOVES WHAT NEYSA SAID ABOUT  
25 LOOKING FOR EQUITABLE OUTCOME AT THE END OF THE DAY THERE IS

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## MEETING TRANSCRIPT

1 SENSE OF DIRECTION WHICH WAY WEIGH GO AND WANT TO APPLY SOME  
2 POTENTIAL PITFALLS DEPENDING ON HOW THE METHODOLOGY IS BUILT  
3 IN THE STAFF REPORT AND IN THE LAST MEETING THERE WERE  
4 QUESTIONS AROUND DEMONSTRATING CONSISTENCY WHAT HCD IS LOOKING  
5 FOR AND JUST REAFFIRMING THAT WE'RE EVALUATING FOR THE FIVE  
6 OBJECTIVES AND THAT'S WHAT'S OUTLINED IN THE STATUTE. AND THAT  
7 IT'S REALLY GOING TO BE THERE FOR US TO -- HOW THE RHNA  
8 METHODOLOGY IS CONSISTENT TO THE PLAN. BUT THERE ARE A COUPLE  
9 OF CONSIDERATIONS IN THE STATUTE THEY WANT TO BRING UP THAT  
10 THE DEPARTMENT FEELS COMFORTABLE APPROVING A METHODOLOGY THAT  
11 DOESN'T INCLUDE SCS AS DIRECT INPUT TO THE PLAN GIVEN THEIR  
12 STATUTORY LANGUAGE AROUND TO FINISH RHNA BEFORE THE SCS IS  
13 DONE SPECIFICALLY STATES THAT IT'S THE INTENT OF THE  
14 LEGISLATURE -- OF THE LEGISLATURE THAT THE DRAFT ALLOCATION  
15 SHOULD BE DISTRIBUTED BEFORE THE COMPLETION OF THE UPDATE OF  
16 THE APPLICABLE REGIONAL TRANSPORTATION PLAN. BUT HAVING SAID  
17 THAT, YOU KNOW, ADDING IN THE SCS COULD CREATE CONFLICTING  
18 DEPENDING HOW IT'S BUILT. AND I THINK THIS COMMITTEE AND STAFF  
19 HAS BROUGHT THAT UP, PARTICULARLY AROUND AN SCS IS A LAND USE  
20 PROJECTIONS, ESTIMATING WHERE GROWTH IS, BASED ON LAND USE  
21 PRODUCTION, PROJECTIONS THAT COVER OVER A LONGER TIME HORIZON.  
22 OR IF THE LAND USE PROJECTIONS FACTORS -- IF THE PROJECTIONS  
23 INCORPORATES FACTORS THE SPEED TO WHICH JURISDICTION APPROVE  
24 HOUSING PERMITS OR THE JURISDICTION'S CURRENT ZONING CAPACITY,  
25 THAT ARGUABLY SHOULD NOT BE CONSIDERED AT ANY POINT IN THE

MEETING TRANSCRIPT

1 RHNA ALLOCATION BASED ON STATUTORY GUIDELINES. SO IN STATUTE  
2 IT SAYS THAT THE COUNCIL OF GOVERNMENTS MAY NOT LIMIT ITS  
3 CONSIDERATION OF SUITABLE HOUSING SITES OR LAND SUITABLE FOR  
4 URBAN DEVELOPMENT BASED ON EXISTING ZONING ORDINANCES. AND  
5 LAND USE RESTRICTIONS AS TO LOCALITY. SO JUST WANTING TO FLAG  
6 THAT. SO IT REALLY DEPENDS ON YOU SCS IS BUILT WHETHER THAT  
7 CAN BE PROBLEMATIC AND HOW IT'S DETERMINING RHNA. AND SO JUST  
8 WANTED TO FLAG THAT. AND WE'RE LOOKING FOR THE FIVE STATUTORY  
9 OBJECTIVES TO BE OUR GUIDING GOAL THERE. HAVING SAID THAT, WE  
10 HAVE APPROVED THE SCS AS THE COMPONENT. AND SO JUST FLAGGING  
11 THAT DEPENDING ON RHNA IS APPROVED BEFORE SCS IS FINALIZED AND  
12 FOLKS BROUGHT UP THAT CONCERN IN TERMS OF THAT BEING FINALIZE  
13 THE LATER HOW THAT MIGHT IMPACT WHAT THE ALLOCATION IS. SO IF  
14 YOU WANT TO INCREASE CERTAINTY ABOUT WHAT METHODOLOGY IS USED  
15 TO ACHIEVE THE STATUTORY OBJECTIVES, IT MAY BE BEST NOT TO  
16 HAVE THE BLUEPRINT BE A SIGNIFICANT, BUT IT'S OUR  
17 DETERMINATION THAT IT SHOULDN'T NECESSARILY BE A COMPONENT IN  
18 THE METHODOLOGY BUT AGAIN CONSISTENCY ISN'T CLEAR IN LAW SO WE  
19 HAVE ALLOWED IT BUT JUST WANTED TO SHARE WHERE IT MIGHT BE  
20 PROBLEMATIC TO INCLUDE IT AS AN INPUT FOR THIS GROUP.

21

22 **AMBER SHIPLEY:** THANKS TAWNY. DIANE AND THEN JANE.

23

24 **DIANE DILLON:** HI. I COULDN'T HEAR YOU. SORRY. YOU CALLED ON  
25 ME?



MEETING TRANSCRIPT

1

2 **AMBER SHIPLEY:** YEP. YOU'RE UP. DIONYSIAN OKAY. THANK YOU. SO  
3 JUST TO GIVE SOME INPUT HERE, LOOKING AT ATTACHMENT -- ITEM  
4 5A, TO APPENDIX. I WOULD SUPPORT 1A, THE BOTTOM-UP THREE  
5 FACTOR USING THE 2050 HOUSEHOLDS, OR 1B BOTTOM-UP USING 2050  
6 HOUSEHOLD OR 3A, THE INCOME SHIFT USING 2050 HOUSEHOLD. I HAVE  
7 GRAVE CONCERNS ABOUT USING URBANIZED LAND AS THE DEFINITION  
8 HAS BEEN PRESENTED TO US. THANKS.

9

10 **AMBER SHIPLEY:** GREAT. THANKS DIANE. JAMES?

11

12 **SPEAKER:** I FEEL LIKE I'M HEARING THE BULK OF THE PEOPLE SEEM  
13 TO BE TALKING ABOUT 2019 HOUSEHOLDS, 2015 HOUSEHOLDS, AND I DO  
14 WANT TO KIND OF -- BUT I THINK THERE IS A STRONG CONTINGENT, I  
15 THINK JULIE PIERCE MADE THE CASE THE CLEAREST, THAT IN TERMS  
16 OF CONSIDERING 2050, WE DO NEED TO BE THINKING ABOUT THE LONG-  
17 TERM PLAN OUTCOMES. AND I HEAR WHAT TAWNY IS SAYING TOO, THAT  
18 DOESN'T HAVE TO BE THE OVERRIDING FACTOR. AND I'M HEARING WHAT  
19 SUSAN IS SAYING AS WELL, THAT WE HAVE THE HERE AND NOW AND WE  
20 NEED TO RESPOND TO THAT. 2050 HOUSEHOLDS, THE BULK OF THE 2050  
21 HOUSEHOLDS IS THE 2019 HOUSEHOLDS WITH SOME ADDED GROWTH ON  
22 TOP. SO, I DO JUST WANT TO MAKE THE PROPOSAL THAT IT SEEMS TO  
23 ME THAT 2050 HOUSEHOLDS IS THAT THEN DIAGRAM CENTER POINT  
24 BETWEEN ALMOST -- WHAT ALMOST EVERYONE IS SAYING, AND WOULD  
25 PROBABLY BE THE BEST BASELINE IF WE COULD GET THERE. MAYBE



**MEETING TRANSCRIPT**

1 PEOPLE AREN'T READY TO GET THERE TODAY, BUT -- AND THEN WHAT  
2 FERNANDO AND JEFF ARE SAYING ABOUT MAYBE CONSIDERING URBANIZED  
3 AREA AS A FACTOR, NOT AS THE BASELINE, IS A WAY TO ADDRESS  
4 THESE ISSUES. SO I JUST WANT TO PUT THAT ON THE TABLE. I'M NOT  
5 SURE PEOPLE ARE READY TO GET THERE YET, BUT TO ME IT SEEMS  
6 LIKE WHERE WE'RE GOING TO END UP BASED OFF OF WHAT EVERYONE IS  
7 SAYING. SO.

8  
9 **AMBER SHIPLEY:** COOL. THANK YOU VERY MUCH JAMES. I LOVE THAT.  
10 SO I THINK WHAT WE SHOULD DO NOW, BECAUSE MY STOMACH IS  
11 GRUMBLING, AND I AM SURE YOURS ARE AS WELL, IF IT'S OKAY WITH  
12 YOU ALL HAVE OUR 15 MINUTE BREAK. SO LET'S DO PUBLIC COMMENT  
13 HEAR FROM EVERYONE IN THE AUDIENCE THEN HAVE OUR 15 MINUTE  
14 BREAK THEN COME BACK AND IF WE NEED TO DO A LITTLE MORE  
15 DISCUSSION WE COULD BUT MOVE QUICKLY TO A DECISION POINT ON  
16 THE BASELINE SO WE HAVE ENOUGH TIME FOR THE OTHER  
17 CONVERSATIONS WE NEED TO HAVE BEFORE OUR MEETING IS THROUGH.  
18 AND IF THAT FEELS OKAY WITH YOU GUYS, THEN DURING THE BREAK,  
19 IN ADDITION GRABBING A BITE TO EAT OR WHATEVER YOU NEED TO DO  
20 REMEMBER OUR DECISION POINTS ARE WITH THE RED, GREEN AND  
21 YELLOW SO IF YOU COULD WRITE ON A PIECE OF PAPER. I THINK  
22 SOMEONE USED HATS, HOWEVER CREATIVE YOU WANT TO BE, TO SHOW  
23 YOUR SORT OF POSITION ON THE -- AS WE TAKE A CONSENSUS LOOK AT  
24 HOW YOU'RE FEELING ABOUT THESE DECISION SAYS. SO YOU WILL NEED  
25 A PIECE OF PAPER THAT SAYS RED, GREEN, AND YELLOW ON IT WHEN

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## MEETING TRANSCRIPT

1 WE COME BACK FROM BREAK. AND I THINK WE'LL JUST PAUSE THERE.  
2 AND CHAIR ARREGUIN, OR FRED, I CAN PASS IT BACK TO YOU TO DO  
3 PUBLIC COMMENT ON THIS.

4

5 **JESSE ARREGUIN, CHAIR:** YES. SO WE'RE GOING TO TAKE PUBLIC  
6 COMMENT. RIGHT NOW WE'RE JUST TALKING ABOUT THE BASELINE  
7 INPUT. WE'RE GOING TO DISCUSS THE INCOME ALLOCATION FACTOR  
8 AFTER. SO RIGHT NOW WE'RE GOING TO TAKE PUBLIC COMMENT ON THE  
9 ISSUE OF THE BASELINE ALLOCATION INPUT AND WE HAD A LOT OF  
10 DISCUSSION AROUND THAT OVER THE PAST, YOU KNOW, HOUR. SO IF  
11 MEMBERS OF THE PUBLIC WOULD LIKE TO TALK ABOUT THAT ISSUE, AT  
12 THIS TIME, PLEASE RAISE YOUR HAND USING THE RAISED HAND ICON,  
13 OR PRESS STAR NINE IF YOU ARE PHONING IN. THIS IS, ONCE AGAIN,  
14 ON THE BASELINE ALLOCATION INPUT. SO, MR. CASTRO, IF YOU CAN  
15 PLEASE CALL THE SPEAKERS

16

17 **CLERK OF THE BOARD:** MR. ARREGUIN IF I CAN CONFIRM THE TIME  
18 LIMIT PLEASE.

19

20 **JESSE ARREGUIN, CHAIR:** I ONLY SEE FIVE HANDS SO WHY DON'T WE  
21 GIVE EACH SPEAKER TWO MINUTES.

22

23 **CLERK OF THE BOARD:** YES, SIR OUR FIRST SPEAKER IS NOAH HURSH,  
24 GO AHEAD.

25



MEETING TRANSCRIPT

1 **SPEAKER:** THANK YOU. THIS IS NOAH HOUSCH COTATI APPARENTLY I'M  
2 NOT ON VIDEO. I THOUGHT I WAS. BUT ANYWAY, FIRST TO STAFF, I  
3 THINK YOU DID A TREMENDOUS AMOUNT OF WORK IN A RELATIVELY  
4 SHORT AMOUNT OF TIME AND I KNOW YOU WERE TRYING TO RESPOND TO  
5 ALL THE VARIOUS PERSPECTIVES OF THE HMC AND I THINK YOU DID A  
6 GOOD JOB OF THAT. AND THE NEW SLIDES WITH THE HEXAGONS THAT  
7 WAS HELPFUL FOR ME TO BE ABLE TO DISTILL ALL THIS SO THANK YOU  
8 VERY MUCH. AND NICE WORK ON THAT. SO I JUST WANT TO ENCOURAGE  
9 HMC TO REDUCE THE COMPLEXITY IN THEIR DECISION MAKING TODAY.  
10 PLEASE, NO NEW OPTIONS FROM STAFF. I THINK, YOU KNOW, THERE  
11 HAS BEEN A LOT OF KIND OF NEW INFORMATION, NEW OPTIONS THROWN  
12 INTO THE MIX, AND I THINK WE NEED TO KIND OF, YOU KNOW, STOP  
13 WITH NEW POTENTIAL DIRECTIONS AND START TO MAKE SOME  
14 DECISIONS. ALL THAT BEING SAID, I SHOULD SAY -- SORRY, I'M  
15 FROM THE CITY OF COTATI, AND HMC ALTERNATE SPEAKING AS A  
16 MEMBER OF THE PUBLIC. I DO HAVE SIGNIFICANT CONCERNS OR  
17 INCORPORATING THE BLUEPRINT FOR THE PLAN INTO THIS PROCESS.  
18 IT'S ADDED SIGNIFICANT COMPLEXITY INTO THE ALREADY CHALLENGING  
19 HMC PROCESS. THEY'RE TWO COMPLETELY DIFFERENT ESSENTIALLY  
20 PROCESSES AND GOALS IN THE PRIORITIES AND TIMELINES ARE  
21 COMPLETELY DIVORCE FROM EACH OTHER. AND MY OPINION IS THAT THE  
22 BLUEPRINT DRAFT SHOULD ACTUALLY SEEK TO USE INFORMATION FROM  
23 THIS PROCESS TO MEET THE BENEFITS AND NEEDS THAT GILLIAN  
24 IDENTIFIED ON SLIDE FIVE. YOU KNOW, THE BLUEPRINT IS AT A  
25 STAGE WHERE THEY'RE STILL ACCEPTING PUBLIC COMMENT. THERE HAS

**MEETING TRANSCRIPT**

1 BEEN A LOT OF AMAZING INPUT PROVIDING FROM THIS GROUP WHO ARE  
2 REPRESENTATIVE OF FOLKS THROUGHOUT THE BAY AREA, AND I THINK  
3 THAT COULD REALLY HELP TO INFORM THE DIRECTION OF THE  
4 BLUEPRINT ITSELF. AND WE SHOULDN'T BE LOOKING TO TRY TO DO IT  
5 THE OTHER WAY AROUND GIVEN THAT'S STILL A DRAFT. ALL THAT  
6 BEING SAID, I HEAR A LOT OF SUPPORT FOR INCORPORATING THE  
7 BLUEPRINT. AND SO I WOULD ENCOURAGE EVERYONE TO DECIDE TODAY  
8 TO GO WITH THE HOUSEHOLD DATA, 2019, AND 2050. AS EVERYONE  
9 KNOWS, A MAJORITY OF THE PATH'S ANALYSIS AND KIND OF WORK THAT  
10 WE HAVE DONE HAS BEEN BASED ON THAT 2019 DATA. THAT'S WHAT WE,  
11 AS REPRESENTATIVES, HAVE SHARED WITH OUR GROUPS. THAT'S WHAT  
12 WE HAVE PLAYED WITH ON THE INCOME SHIFT FACTORS, PRIMARILY, SO  
13 NOT JUST INCOME SHIFT, BUT THE VARIOUS FACTORS, THAT'S WHAT WE  
14 HAVE USED TO KIND OF DECIDE FOR OURSELVES WHAT WE THINK OUR  
15 BEST APPROACH IS, AND SO I DO THINK THAT'S CRITICAL. REGARDING  
16 THE --

17  
18 **JESSE ARREGUIN, CHAIR:** YOUR TIME IS UP. IF YOU COULD PLEASE  
19 WRAP UP YOUR COMMENTS.

20  
21 **SPEAKER:** JUST ENCOURAGING HMC TO MAKE SOME DECISIONS TODAY.  
22 REDUCE COMPLEXITY AND ALLOW SOME DECISIONS MAKING TO START TO  
23 BE MADE.



MEETING TRANSCRIPT

1 **CLERK OF THE BOARD:** THANK YOU. AND THE TIME LIMIT IS TWO  
2 MINUTES, PLEASE OUR NEXT SPEAKER IS DIANA ELROD, GO AHEAD.

3

4 **SPEAKER:** THANK YOU. MY NAME IS DIANA ELROD THE CONSULTANT  
5 REPRESENTING THE CITY OF LAFAYETTE TODAY. CITY URGES THE  
6 HOUSING METHODOLOGY COMMITTEE TO ADOPT THE BLUEPRINT AS THE  
7 RHNA BASELINE ALLOCATIONS ONLY THE BLUEPRINT CONTAINS THE  
8 TRULY FORWARD THINKING OPTIONS BY DIRECTING HOUSING GROWTH TO  
9 AREAS WHERE JOBS ARE OR WILL BE LOCATED. THE OTHER POSSIBLE  
10 BASELINES ARE BACKWARDS LOOKING AND WOULD PERPETUATE HISTORIC  
11 LAND USE PATTERNS THAT WOULD BE FAR FROM ACHIEVING GOALS  
12 ESPECIALLY WITH GREENHOUSE GAS REDUCTIONS. THANK YOU.

13

14 **CLERK OF THE BOARD:** THANK YOU. OUR NEXT SPEAKER IS ANNA  
15 DRISCOLL. GO AHEAD.

16

17 **SPEAKER:** HI. I AM ANNA DRISCOLL SPEAKING TODAY ON BEHALF OF  
18 ENTERPRISE COMMUNITY PARTNERS AND WE APPRECIATE EVERYONE'S  
19 THOUGHTFUL WORK AS YOU'RE APPROACHING THESE DECISIONS AND  
20 WOULD LIKE TO OFFER OUR THOUGHTS AND RECOMMENDATIONS BASED ON  
21 OUR EVALUATION OF THE ALTERNATIVES IN COLLABORATION WITH OUR  
22 PARTNERS PARTICULARLY FOCUSING ON REGIONAL HOUSING EQUITY, AND  
23 AFFIRMATIVELY FURTHERING FAIR HOUSING IN THE BAY AREA. TO THAT  
24 END WE BELIEVE THAT THE FUTURE YEAR 2050 HOUSEHOLDS APPROACH  
25 FROM THE DRAFT BLUEPRINT IS THE MOST APPROPRIATE BASELINE OF



MEETING TRANSCRIPT

1 THE OPTIONS WE HAVE. THIS APPROACH ALLOWS FOR EFFECTIVE  
2 STARTING POINT FOR DISTRIBUTING HOUSING NEED ACROSS THE REGION  
3 AND INCORPORATES BALANCES BOTH THE CURRENT DISTRIBUTION OF  
4 HOUSEHOLDS AND FUTURE TRAJECTORY OF THE REGION IMPORTANT  
5 CONSIDERATIONS LIKE HAZARDS AND DEVELOPMENT FEASIBILITY THAT  
6 THIS GROUP HAS IDENTIFIED AS KEY METRICS TO INCORPORATE AND WE  
7 BELIEVE THE 2019 HOUSEHOLDS BASELINE IS A STRONG OPTION FOR  
8 THE BASELINE APPROACH BUT WE FEEL THE OTHER ALTERNATIVES DO  
9 NOT ACHIEVE RHNA STATED OBJECTIVES AND WE WOULD LIKE TO ADD  
10 THAT ANY METHODOLOGY WILL NEED TO BE CALIBRATED BY A STRONG  
11 EVALUATIVE CRITERIA TO REACH THE OUTCOMES WE NEED. VARIOUS  
12 OPTIONS PRESENTED TODAY DO NOT ALLOCATE A FAIR SHARE OF  
13 PROPORTIONS TO SOCIO-ECONOMIC AND RACIAL EXCLUSION. WE WOULD  
14 LIKE TO SEE THIS GOAL GIVEN JURISDICTION HAVE HISTORICALLY  
15 RECEIVED THEIR FAIR SHARE OF HOUSING NEEDS. THANK YOU.

16  
17 **CLERK OF THE BOARD:** THANK YOU. NEXT SPEAKER IS SHAJUTI  
18 HOSSAIN.

19  
20 **SPEAKER:** HI I'M SHAJUTI HOSSAIN ATTORNEY FOR PUBLIC HOUSING  
21 ADVOCATES. I WOULD LIKE TO ECHO THE COMMENTS AND AGREE WITH  
22 THE NARROWING BASELINE DOWN TO EITHER 2019 OR 2050 HOUSEHOLDS,  
23 I THINK THAT MAKES SENSE TO KEEP LOOKING AT BOTH OF THOSE FOR  
24 THE NEXT MEETING AND PLAYING AROUND WITH THE DIFFERENT FACTORS  
25 AND WEIGHTS FOR NEXT TIME AND TO ECHO ANNA'S POINT ABOUT



MEETING TRANSCRIPT

1 NEEDING FAIR SHARE IN OUR REGION WE NEED TO HUNKER DOWN ON  
2 STRONG CRITERIA THAT REQUIRES EXCLUSIVE CITIES TO HAVE MORE  
3 THAN THEIR PROPORTION AT SHARE OF THE CURRENT SHARE OF THE  
4 REGION'S POPULATION. AND RIGHT NOW, THE OPTIONS IN THE PACKET  
5 ARE NOT REALLY DOING THAT, LIKE ONLY A FEW JURISDICTION ARE  
6 GETTING A FAIR SHARE, AND REALLY NOT ENOUGH. SO I LOOK FORWARD  
7 TO CONTINUE TALKING WITH YOU ALL THIS WEEKEND AND NEXT TIME  
8 ABOUT HOW TO MAKE SURE ALL OF OUR EXCLUSIVE JURISDICTION ARE  
9 MEETING THEIR FAIR SHARE. THANK YOU.

10

11 **CLERK OF THE BOARD:** THANK YOU. OUR LAST SPEAKER IS AVALON  
12 SCHULTZ.

13

14 **SPEAKER:** HI. I WANT TO THANK STAFF, THIS IS A HERCULEAN EFFORT  
15 TO TRY TO MAKE SENSE OF ALL OF THESE DIFFERENT OPTIONS. YOU  
16 HAVE DONE A GREAT JOB ESPECIALLY AROUND VISUALIZATION. I WANT  
17 TO EXPRESS, THE CITY OF SAN LEANDRO'S SUPPORT FOR USING THE  
18 BLUEPRINT, THE 2050 PROJECTIONS. I UNDERSTAND THE CONCERNS  
19 ABOUT NOT HAVING THE FINAL NUMBER SINCE IT'S STILL IN DRAFT  
20 FORM BUT I AGREE WITH THOSE WHO HAVE STATED IT'S FORWARD  
21 LOOKING EQUITABLE AND SUSTAINABLE VISION VERSUS BACKWARD  
22 VISIONS THAT HAVE PLAYED THE REGION HISTORICALLY. I APPRECIATE  
23 THE PEANUT BUTTER ANALOGY, SPREADING THE RESULTS ACROSS THE  
24 REGION. I DON'T THINK THAT SHOULD BE THE GOAL AND I FEEL THERE  
25 IS OPPORTUNITY TO HAVE A BOLD VISION. IT'S PROVING IMPOSSIBLE

MEETING TRANSCRIPT

1 TO SHIFT THE JOBS SO SHIFTING HOUSING MAKES SENSE. I  
2 APPRECIATE EVERYONE'S HARD WORK ON THIS AND VOICE OUR SUPPORT  
3 FOR USING BLUEPRINT 2050 AS THE BASELINE. THANK YOU.

4  
5 **CLERK OF THE BOARD:** THANK YOU. NO MEMBERS OF THE PUBLIC WITH  
6 THEIR HANDS RAISED AND JUST TO REITERATE WERE SIX PUBLIC  
7 COMMENTS SUBMITTED AND POSTED ONLINE.

8  
9 **JESSE ARREGUIN, CHAIR:** THANK YOU VERY MUCH. AMBER THAT  
10 COMPLETES PUBLIC COMMENT.

11  
12 **AMBER SHIPLEY:** 15 MINUTES MEANS 12:17 THAT WOULD BE THE TIME  
13 WE REQUEST YOU COME BACK SO YOU CAN GO GET A BITE TO EAT,  
14 SPREAD YOUR LEGS, COME BACK AND GET TO A DECISION POINT WHEN  
15 WE GET BACK SO WRITE ON A PIECE OF PAPER, GREEN, YELLOW, RED,  
16 AND WE'LL SEE YOU AT 12:17. (15 MINUTE BREAK)

17  
18 **JESSE ARREGUIN, CHAIR:** OKAY. HMC MEMBERS, IT'S 12:20 SO IF  
19 PEOPLE CAN PLEASE RETURN, WE CAN RECONVENE THE MEETING. AMBER,  
20 ARE YOU GOING TO TAKE IT FROM HERE?

21  
22 **AMBER SHIPLEY:** YEAH. I'M HAPPY TO, CHAIR. THANK YOU. IT SOUND  
23 LIKE WE HAVE SOME SENSE OF CONSENSUS, I'M HEARING CONSENSUS ON  
24 THE BASELINE AND I THINK WE'RE MOVING TOWARD A DECISION POINT  
25 ON A RECOMMENDATION TO ABAG STAFF. I THINK AT THIS POINT I





MEETING TRANSCRIPT

1 WOULD LIKE TO ASK IF ANYONE HAS BEEN -- FOLKS HAVE BEEN  
2 POSTING STUFF IN THE CHAT, I WANT TO ASK IF ANYONE WANTS TO  
3 SPEAK.

4

5 **JESSE ARREGUIN, CHAIR:** OPPORTUNITY TO SPEAK. DIRECTOR EKLUND I  
6 WOULD LIKE TO COMMENT THEN I'LL GO TO YOU. I HAVE BEEN  
7 LISTENING VERY INTENTLY TO WHAT EVERYONE HAS SAID. I WANT TO  
8 STATE MY PREFERENCE WHICH IS STAT RECOMMENDATION USING 2050  
9 HOUSEHOLDS AS THE BLUEPRINT BASELINE SOME OF THE PUBLIC  
10 COMMENTERS STATED REASONS WHY, TO ENSURE EQUITABLE  
11 DISTRIBUTION OF UNITS THROUGHOUT THE REGION AND I ALSO THINK  
12 THAT USING THE FORECASTED DEVELOPMENT PATTERN WILL ENSURE THAT  
13 OUR METHODOLOGY AFFIRMATIVELY FURTHERS FAIR HOUSING ALL  
14 COMMUNITIES WHICH IS SOMETHING WE HAVE STATED AT HMC WANT TO  
15 ACHIEVE AND IT'S AN ACTUAL STATUTORY REQUIREMENT NOW IN THIS  
16 RHNA CYCLE. I WANT TO SHARE SOME PRELIMINARY FEEDBACK THAT WE  
17 RECEIVED AT THE ABAG EXECUTIVE BOARD ON JULY 16TH. SEVERAL  
18 BOARD MEMBERS EXPRESSED SUPPORT FOR INCORPORATING PLANNED BAY  
19 AREA 2050 INTO THE METHODOLOGY. I BELIEVE USING PLANNED BAY  
20 AREA 2050 IN THE RHNA METHODOLOGY WILL INDICATE TO OUR LOCAL  
21 PARTNERS AND OTHER STAKEHOLDERS THAT WE'RE MOVING FORWARD WITH  
22 A UNIFIED VISION FOR THE BAY AREA'S FUTURE AND THE BLUEPRINT  
23 CAN SERVE AS A BRIDGE BETWEEN THE DEVELOPMENT PATTERN THAT  
24 EXISTS TODAY AND WHAT WE'RE ENVISIONING FOR 2050 AND THE LONG-  
25 TERM VISION OF THE PLAN CAN ALSO BE MODERATED IN THE SHIRT



MEETING TRANSCRIPT

1 TERM PERIOD OF RHNA TO ENSURE INCLUDING EQUITY GOALS CAN BE  
2 IMPLEMENTED SWIFTLY. STAFF HAVE GIVEN US A NUMBER OF OPTIONS  
3 TO WORKING WITH BUT AT THE END OF THE DAY USING PLANNED BAY  
4 AREA 2050 HOUSEHOLDS AS THE BASELINE IS IMPORTANT TO ENSURE  
5 ALIGNMENT WITH OUR LONG-TERM REGIONAL PLANNING EFFORTS THAT  
6 WE'RE ENGAGED IN WITH NOW, TO ENSURE EQUITY GOALS AND  
7 EQUITABLE DISTRIBUTION OF UNITS THROUGHOUT THE REGION. AND I  
8 THINK DIRECTOR EKLUND WANTED TO COMMENT.

9

10 **PAT ECKLUND:** THANK YOU PRESIDENT ARREGUIN. THIS IS PAT EKLUND  
11 MAYOR PRO TEMPORE OF NOVATO AND I AGREE THAT USING THE  
12 BLUEPRINT 2050 HOUSEHOLDS, BUT I WANT TO ASK, WHY HAS THE  
13 HOUSEHOLD GROWTH BEEN NOT INCLUDED IN ANY OF TODAY'S  
14 DISCUSSION? BECAUSE I THOUGHT THAT WE WERE STILL LOOKING AT  
15 THE BLUEPRINT 250 HOUSEHOLD GROWTH AND THE HOUSEHOLDS NUMBERS,  
16 AS OPTIONS. SO CAN SOMEONE HELP ME TO UNDERSTAND WHY IT'S NOT  
17 INCLUDED IN HERE?

18

19 **GILLIAN ADAMS:** AS STAFF WE MADE THAT DECISION DURING FEEDBACK  
20 AND CONVERSATION OF THE LAST MEETING WHERE THERE WAS INTEREST  
21 IN EXPRESS IN HAVING THE BLUEPRINT PLAY A ROLE IN THE RHNA  
22 METHODOLOGY BUT ALSO SIGNIFICANT CONCERNS ABOUT THE WAY THAT  
23 USING HOUSEHOLD GROWTH FROM THE BLUEPRINT REALLY EMPHASIZED  
24 ALLOCATIONS TO THE SOUTH BAY AND KIND OF THE HEAVY EMPHASIS  
25 THERE. SO AS WE HAVE TALK ABOUT TODAY, THE HOUSEHOLDS 2050

**MEETING TRANSCRIPT**

1 USING THE SORT OF ENDPOINT OF THE BLUEPRINT TIME PERIOD  
2 INCORPORATING BOTH OF GROWTH FROM THE BLUEPRINT AS WELL AS  
3 EXISTING HOUSEHOLDS, AND SO IT KIND OF FIND THE MIDDLE GROUND  
4 WHAT WE HEARD FROM THE HMC AT THE LAST MEETING OF WHAT THEY  
5 WERE LOOKING FOR.

6  
7 **PAT ECKLUND:** THANK YOU FOR THE EXPLANATION.

8  
9 **AMBER SHIPLEY:** ANY OTHER HMC MEMBERS WANT TO WEIGH IN? OKAY.  
10 I'M GOING TO SHARE MY SCREEN JUST REALLY QUICKLY. CAN YOU ALL  
11 SEE THIS? THIS SLIDE?

12  
13 **SPEAKER:** YES.

14  
15 **AMBER SHIPLEY:** OKAY. GREAT. HERE ARE THE OPTIONS WE'RE LOOKING  
16 AT 2019 HOUSEHOLDS 2015-2050 FUTURE YEAR FUTURE 2050  
17 HOUSEHOLDS URBANIZED LAND AREA AND EXISTING. CENSUS WE SHOULD  
18 KEEP HOUSEHOLDS 2019 AND THE 2050 BLUEPRINT. I THINK WE SHOULD  
19 CALL A VOTE, SO HMC RECOMMEND TO STAFF THEY EITHER USE  
20 HOUSEHOLDS 2019 OR FUTURE YEARS 2050 DRAFT BLUEPRINT AS THE  
21 OPTION AND SORT OF DO AWAY WITH THE OTHER THREE AND THEN WE  
22 CAN SEE IF WE CAN NARROW IT DOWN FURTHER. BUT WE IS START WITH  
23 JUST THOSE TWO. SO I'M GOING TO STOP SHARING MY SCREEN. AT  
24 THIS POINT I'M GOING TO ASK ALL STAFF TO TURN OFF YOUR VIDEO  
25 SO ONLY HMC MEMBERS SHOULD BE SHOWING THEIR VIDEO. IF IT'S



MEETING TRANSCRIPT

1 POSSIBLE FOR YOU AS AN HMC MEMBER TO TURN ON YOUR VIDEO, PAUSE  
2 NOW WE'RE MOVING INTO A DECISION POINT.

3

4 **PAT ECKLUND:** SO AMBER, FOR THOSE OF US WHO DON'T HAVE A  
5 CAMERA, HOW ARE WE GOING TO SHOW A COLOR?

6

7 **AMBER SHIPLEY:** I THINK IT WORKED WELL LAST TIME FOR YOU TO PUT  
8 IT INTO THE CHAT, AND THEN WE'LL CAPTURE, I THINK IT WORKED  
9 ALL RIGHT WHEN WE DID IT A COUPLE OF MONTHS AGO. AND IF YOU  
10 PUT YOUR -- IF YOU PUT ALL PANELISTS AND ATTENDEES, WE'LL BE  
11 ABLE TO ADD YOUR THOUGHTS INTO THE CONSENSUS VOTE. DOES THAT  
12 SOUND OKAY, PAT?

13

14 **PAT ECKLUND:** AS LONG AS IT'S GOING TO BE COUNTED.

15

16 **AMBER SHIPLEY:** RIGHT. THAT'S THE WHOLE POINT OF THIS. JULIE,  
17 DID YOU HAVE YOUR HAND UP?

18

19 **JULIE PIERCE:** I WAS WONDERING, I'M NOT SURE WE HAD DISCUSSED  
20 DURING THE MEETING THE BLUEPRINT HOUSING GROWTH, THE ORIGINAL  
21 ONE WE TALKED ABOUT LAST TIME. I AGREE TO ADDING 2050  
22 HOUSEHOLDS, THE PROJECTIONS, BUT I DIDN'T HEAR THAT WE  
23 ELIMINATING HOUSING GROWTH FROM THE BLUEPRINT. THOSE NAMES ARE  
24 SO CLOSE IT'S VERY DIFFICULT TO DIFFERENTIATE.

25



MEETING TRANSCRIPT

1 **AMBER SHIPLEY:** YEAH. LET ME SHARE MY SCREEN AGAIN. ONE MOMENT.  
2 IT HELPS ME TO LOOK AT THIS. SO IN OUR CONVERSATION OVER THE  
3 LAST HOUR OR SO, I DEFINITELY HEARD HOUSEHOLDS 2019 NEEDED TO  
4 STAY IN THE RUNNING, AND DEFINITELY THE THIRD FUTURE YEAR 2050  
5 HOUSEHOLD DRAFT BLUEPRINT. I DIDN'T -- EITHER, MAYBE TWO  
6 COMMENTS ABOUT THE SECOND ONE. I THINK THAT'S THE ONE YOU'RE  
7 TALKING ABOUT HOUSE GROWTH 20 50.

8

9 **PAT ECKLUND:** I THINK THERE WERE THOSE OF US IN THE CHAT WHO  
10 FELT.

11

12 **JULIE PIERCE:** I THINK THERE WERE THOSE MUCH US IN THE CHAT WHO  
13 FELT THAT THE BLUEPRINT NEEDED TO STAY N.

14

15 **AMBER SHIPLEY:** SHIP -- OKAY. ANYONE WANT TO RESPOND TO THAT?

16

17 **PAT ECKLUND:** THIS IS PAT, AND I THOUGHT I HAD JUST ASKED THAT  
18 QUESTION AND GILLIAN SAID THAT STAFF HAD MADE THE DECISION TO  
19 ELIMINATE IT. I WAS -- IF I'M TALKING ABOUT SOMETHING ELSE  
20 THEN PLEASE CORRECT ME. BUT I AGREE WITH JULIE THAT WE HAD A  
21 DISCUSSION ABOUT IT BUT WE NEVER MADE A DECISION LAST TIME.  
22 AND SO THAT'S WHY IF THERE IS AN OPTION FOR KEEPING THE  
23 HOUSEHOLD GROWTH FOR THE BLUEPRINT, I WOULD LIKE TO HAVE THAT  
24 OPTION. AND I BELIEVE THAT WAS MY QUESTION EARLIER.

25



MEETING TRANSCRIPT

1 **GILLIAN ADAMS:** LET ME JUST CLARIFY WHAT I WAS SAYING WHICH IS  
2 WE DID NOT USE IT IN OUR ANALYSIS FOR THE PACKET AND MATERIALS  
3 FOR TODAY. I WAS NOT SUGGESTING THAT STAFF WAS TAKING IT OFF  
4 THE TABLE COMPLETELY. IT'S STILL AMONG THE LIST OF THINGS THAT  
5 THE HMC CAN DECIDE UPON. AND I THINK WHAT -- THE REASON THAT  
6 WE WERE SAYING, HOUSEHOLDS 2019 AND THE 2050 END YEAR  
7 BLUEPRINT WAS THAT WHAT PEOPLE WERE TALKING ABOUT IN THE  
8 DISCUSSION OVER THE LAST HOUR BUT WE CAN CERTAINLY WORK  
9 THROUGH -- AMBER, I DON'T KNOW EXACTLY WHAT YOU WOULD SUGGEST  
10 TO WORK THROUGH, IT SOUNDS LIKE THOSE ARE THE THREE.

11

12 **AMBER SHIPLEY:** WE CAN ALSO JUST GO ONE AT A TIME AND IF THERE  
13 IS A CONSENSUS TO KEEP AN OPTION IN, WE CAN KEEP IT IN. SO  
14 EVERYONE CAN HAVE OPPORTUNITY TO WEIGH IN ON EACH OF THESE  
15 OPTIONS SO MAYBE THAT WOULD ANSWER PAT AND JULIE, YOUR  
16 THOUGHTS. JEFF, DO YOU HAVE YOUR HAND UP?

17

18 **SPEAKER:** I DO. FIRST OF ALL, I CERTAINLY DIDN'T HEAR ANY  
19 CONSENSUS AT ALL AROUND NUMBERS 4 AND 5 AND I'M NOT SURE WE  
20 EVEN NEED TO SPEND MUCH MORE TIME ON THEM. AND I THINK THERE  
21 IS A LOT OF CONSENSUS AROUND 1 AND 3, I SUGGEST WE TAKE A POLL  
22 OF PEOPLE ON 1 AND 3 AND SEPARATELY TAKE A POLL ON ITEM TWO,  
23 WHERE I THINK THERE IS MORE DIVERGENCE OF OPINION THAN  
24 ANYWHERE ELSE.

25

**MEETING TRANSCRIPT**

1 **AMBER SHIPLEY:** ANOTHER WAY. TWO ROUND, OR ONE ROUND. WHY DON'T  
2 WE JUST GO --

3  
4 **SPEAKER:** THE PROBLEM WITH PUTTING THEM ALL TOGETHER IS PEOPLE  
5 WHO MIGHT NOT AGREE WITH 2050 GROWTH BUT ARE FINE WITH 2050  
6 HOUSEHOLDS AND 2019 HOUSEHOLDS WOULD BE UNCERTAIN ON HOW TO  
7 VOTE FOR THE PACKAGE.

8  
9 **AMBER SHIPLEY:** MY PROPOSAL IS TO GO ONE AT A TIME AND WE'LL DO  
10 A DECISION POINT ON KEEPING 2019 HOUSEHOLDS IN THE RUNNING.  
11 YOU GUYS, IF YOU DO GREEN CARD OR YOU DON'T RED CARD OR IN THE  
12 MIDDLE YELLOW. WE CAN GO DOWN THE LIST TO HAVE SPECIFIC  
13 FEEDBACK ON EACH ONE. DOES THAT SEEM -- IT SORT OF SEEMS WHERE  
14 WE'RE HEADED. I THINK THAT'S WHAT WE SHOULD DO. I'LL REMIND US  
15 OF THE MODIFIED DECISION MAKING PROCESS. GREEN MEANS STRONGLY  
16 SUPPORT YELLOW MEANS RESERVATIONS AND RED CARD MEANS STRONGLY  
17 DISAGREE OR OPPOSE THE DECISION. WE'RE GOING TO USE PAPER, OUR  
18 TECH GURU IS GOING TO TRY TO HELP US MAKE THIS AS ACCESSIBLE  
19 TO FOLKS WHO ARE WATCHING AT HOME, OR OUR ATTENDEES BY SHOWING  
20 THE GRID SCREEN INSTEAD OF A SPEAKER VIEW, SO INSTEAD OF JUST  
21 WATCHING ME COUNT WE'RE GOING TO GIVE THAT A GO AND SEE IF IT  
22 WORKS. AS A REMINDER 25 PERCENT OF YOU IS EIGHT PEOPLE SHOWING  
23 A RED CARD SHOWS DECISION BLOCKED AND IF HALF OF YOU, 16 SHOW  
24 YELLOW CARDS MORE THAN GREEN THE DECISION IS BLOCKED. SO WE'RE  
25 TRYING TO FIND CONSENSUS WHERE THERE ARE MORE GREENS THAN

MEETING TRANSCRIPT

1 YELLOW AND RED CARDS. SO WHY DON'T WE GO WITH OUR FIRST  
2 DECISION POINT. SHOULD HMC RECOMMEND ABAG STAFF USE 2019  
3 HOUSEHOLDS AS THE BASELINE, UNDERSTANDING THAT WE'RE ALSO  
4 GOING TO RECOMMEND THAT THEY USE OTHER BASELINES, BUT SHOULD  
5 WE USE -- SHOULD WE RECOMMEND THAT THEY USE 2019 HOUSEHOLDS.  
6 HOLD UP, IF YOU HAVE A VIRTUAL BACKGROUND, YOU'RE PROBABLY  
7 GOING TO NEED TO TAKE IT OUT SO WE CAN SEE. OKAY. I'M SEEING  
8 TEN REDS AND -- TEN REDS AND JESSE THIS WOULD BE THE TIME TO  
9 SHOW THE VIEW AND SCROLL THROUGH.

10

11 **SPEAKER:** YES WE'RE DOING THAT.

12

13 **PAT ECKLUND:** AMBER, DID YOU COUNT MINE TOO?

14

15 **AMBER SHIPLEY:** YEAH. I GOT IT. OKAY. SO WE'RE OVER EIGHT REDS.  
16 SO THIS DECISION POINT IS LOST. SO THAT MEANS HMC IS NOT  
17 RECOMMENDING ABAG STAFF USE 2019 HOUSEHOLDS AS THE BASELINE.  
18 SO WE'RE GOING TO LOOK FOR CONSENSUS ON THE NEXT POINT, AND  
19 THAT'S THE FUTURE HOUSING GROWTH BETWEEN 2015 AND 2050 FROM  
20 THE DRAFT BLUEPRINT. SO SHOULD THE HMC RECOMMEND THAT ABAG  
21 STAFF USE THIS FUTURE HOUSING GROWTH BETWEEN 2015 AND 2050  
22 FROM THE DRAFT BLUEPRINT AS THE BASELINE. RED MEANS NO THANK  
23 YOU. YELLOW IS, YOU KNOW, NOT EXCITED, NOT OPPOSED, AND GREEN  
24 MEANS YES, THIS IS WHAT YOU THINK THEY SHOULD USE AS THE  
25 BASELINE.





MEETING TRANSCRIPT

1

2 **NEYSA FILGOR:** AMBER JUST TO CLARIFY, IS THIS TWO OR THREE?

3

4 **AMBER SHIPLEY:** TWO. WE'RE GOING IN ORDER.

5

6 **NEYSA FILGOR:** THANK YOU.

7

8 **AMBER SHIPLEY:** THANK YOU. GREAT CLARIFICATION. DIANE, I CAN'T  
9 QUITE SEE. OKAY. I THINK YOU HAVE THE YELLOW. I'M SEEING MORE  
10 THAN EIGHT REDS. -- REDS. THIS DECISION POINT IS BLOCKED. NOT  
11 RECOMMENDING USING FUTURE HOUSING GROWTH AS THE BASELINE.  
12 MOVING TO THE THIRD BULLET POINT, THIS IS THE 2050 HOUSEHOLD  
13 FROM THE DRAFT BLUEPRINT. THIRD BULLET POINT, DOES HMC  
14 RECOMMEND THAT THIS FUTURE YEAR 2050 HOUSEHOLDS BE THE  
15 BASELINE.

16

17 **SPEAKER:** COULD YOU REPEAT THAT LAST PART I'M SORRY I DIDN'T  
18 GET IT.

19

20 **AMBER SHIPLEY:** DOES HMC RECOMMEND ABAG STAFF USE FUTURE YEAR  
21 2050 HOUSEHOLDS FROM THE DRAFT BLUEPRINT FOR THE BASELINE OF  
22 THE METHODOLOGY. GREEN MEANS YES. YELLOW IS MIDDLE OF THE  
23 ROAD, NOT OPPOSED, AND RED IS NO. I'M JUST SEEING A COUPLE OF  
24 YELLOW. I LOVE THE HATS. ALL RIGHT. I'M SEEING CONSENSUS ON  
25 THIS. DIANE, ARE YOU GREEN OR YELLOW? I SEE GREEN. OKAY. I

MEETING TRANSCRIPT

1 WOULD SAY THAT THERE IS CONSENSUS FROM THE HMC THAT ABAG STAFF  
2 SHOULD USE THE FUTURE YEAR 2050 HOUSEHOLDS AS THE DRAFT --  
3 FROM THE DRAFT BLUEPRINT AS THE BASELINE FOR THE METHODOLOGY.  
4 ARE YOU INTERESTED IN GOING THROUGH AND FINISHING UP WITH  
5 URBANIZED LAND AREA AND EXISTING JOBS? I SEE A LOT OF REDS.  
6 WE'LL STOP THERE. SOUNDS GOOD. OKAY GUYS. OKAY WELL  
7 CONGRATULATIONS ON MAKING THAT REALLY GREAT CONVERSATION INTO  
8 A DECISION POINT THEY REALLY FEEL WILL HELP YOU AS YOU MOVE  
9 FORWARD THE STRUCTURE OF THE METHODOLOGY. I JUST WANT TO SORT  
10 OF GUT CHECK WITH THE ABAG STAFF ABOUT THE NEED FOR  
11 CONVERSATION ON PLANNED BAY AREA -- GIVEN THE --

12

13 **GILLIAN ADAMS:** WE HAD STRUCTURED THE CONVERSATION WAS TO HAVE  
14 A DECISION ABOUT THE BASELINE AND THEN, IF WE WERE NOT GOING  
15 TO BE USING THE BLUEPRINT AS A BASELINE OPTION THEN WE HAD  
16 PROPOSED THAT BASELINE -- SORRY -- BLUEPRINT ALLOCATION  
17 FACTOR. AND SO I GUESS I WOULD PROPOSE TO THE COMMITTEE THAT  
18 SINCE WE'RE GOING TO BE WORKING ON OPTIONS THAT FOCUS ON THE  
19 2050 HOUSEHOLD FROM THE BLUEPRINT, THAT WE WOULD NOT NEED TO  
20 INCORPORATE ADDITIONAL BLUEPRINT FACTOR, BUT I GUESS I'M HOPE  
21 TO HEARING DISCUSSION IF PEOPLE WANT TO CONTINUE US TO  
22 CONSIDER THAT AS AN OPTION.

23

24 **AMBER SHIPLEY:** I'M SEEING SOME SHAKING HEADS. YEAH, WE HAVE  
25 SET ASIDE A FEW MINUTES TO TALK ABOUT MAKING SURE YOU ARE ALL



MEETING TRANSCRIPT

1 OKAY WITH THE PLANNED BAY AREA BLUEPRINT FACTOR. BUT IT SEEMS  
2 LIKE IT'S NOT A NECESSARY CONVERSATION. MICHAEL, DID YOU WANT  
3 TO SAY SOMETHING?

4

5 **SPEAKER:** I WAS JUST WONDERING IF I COULD PUT A MOTION ON THE  
6 FLOOR TO MOVE FORWARD WITH OPTION 1B BOTTOM-UP THREE FACTOR  
7 CONCEPT WITH ADJUSTED INCOME GROUPINGS, THAT'S WHERE THE  
8 MODERATE INCOME WAS COMING IN.

9

10 **AMBER SHIPLEY:** YOU'RE GOING RIGHT FOR IT MICHAEL.

11

12 **MICHAEL BRILLIOT:** I THOUGHT WHY NOT. LET ME DISCUSS.

13

14 **AMBER SHIPLEY:** IT SEEMS LIKE THE PLANNED BAY AREA 2050  
15 CONVERSATION IS NOT NECESSARY AT THIS POINT SO WE CAN MOVE  
16 INTO THE CONVERSATION ABOUT THE INCOME APPROACH WHICH IS THE  
17 NEXT BIG THING WITH THE STRUCTURE OF THE METHODOLOGY AND THEN  
18 WE CAN GET INTO MICHAEL'S THOUGHTS HERE. SO THIS IS AN  
19 OPPORTUNITY, WE START WITH CLARIFYING QUESTIONS ON THE INCOME  
20 APPROACH. I KNOW IT'S REALLY COMPLICATED, I CAN BARELY  
21 UNDERSTAND IT MYSELF AS GILLIAN HAS TRIED SO HARD. SO IF YOU  
22 HAVE QUESTIONS, THEN LET'S MOVE INTO DISCUSSION ABOUT THE  
23 INCOME APPROACH. AND IDEALLY, I THINK THIS IS A GOOD POINT.  
24 AARTI AND JEFF.

25

MEETING TRANSCRIPT

1   **AARTI SHRIVASTAVA:** I PROPOSE WE JUST DECIDE WHETHER TO CAN THE  
2   INCOME SHIFT, AND THEN WE CAN TALK ABOUT THREE FACTOR.

3

4   **SPEAKER:** CAN I ASK A QUICK QUESTION. SINCE I'M NEW TO ALL  
5   THIS. I JUST WANT TO BE SURE THEY UNDERSTAND THE DIFFERENCE  
6   BETWEEN LIKE THE REAL MEANINGFUL DIFFERENCE BETWEEN INCOME  
7   SHIFT AND BOTTOM-UP. IT SEEMS LIKE IN THAT APPENDIX TWO OF  
8   ATTACHMENT TWO OF ITEM 5A, WHEN YOU PLAY OUT THE NUMBERS WITH  
9   THE BASELINE APPROACH WE'RE LOOKING AT, THERE IS NOT A HUGE  
10   DIFFERENCE BETWEEN THE THREE OPTIONS, 3, 1B, AND 1A, BUT THE  
11   INCOME SHIFT IS BASICALLY JUST SAYING EACH CITY GETS A TOTAL  
12   NUMBER AND THEN WE DIVIDE OUT THE INCOME LEVELS WHEREAS THE  
13   BOTTOM-UP IS SAYING YOU GET EACH TYPE OF INCOME LEVEL AND SUM  
14   THEM. IS THAT CORRECT? WHAT MEANINGFUL DIFFERENCE -- I GUESS I  
15   DON'T REALLY UNDERSTAND HOW THOSE RESULT IN SUBSTANTIALLY  
16   DIFFERENT NUMBERS. BECAUSE IN SOME CASES THEY'RE SUBSTANTIALLY  
17   DIFFERENT BUT IN A LOT OF CASES THEY'RE VERY SIMILAR. SO IT'S  
18   LIKE -- I DON'T QUITE GET THE MATH, I GUESS.

19

20   **GILLIAN ADAMS:** I THINK THAT THE MAIN DIFFERENCE IS REALLY  
21   ABOUT THE APPROACH AND HOW WE COME ABOUT THE INCOME  
22   DISTRIBUTION. SO THE INCOME SHIFT IS VERY SORT OF A MECHANICAL  
23   APPROACH WHERE YOU KIND OF COMPARE JURISDICTION, INCOME  
24   DISTRIBUTION, SO YOU KIND OF GO INCOME CATEGORY BY INCOME  
25   CATEGORY COMPARE THE JURISDICTION TO THE REGION, SORT OF SEE A



MEETING TRANSCRIPT

1 DIFFERENCE, MULTIPLE IT BY WHATEVER INCOME SHIFT MULTIPLIER  
2 YOU CHOOSE. AND BECAUSE YOU HAVE ALREADY ESTABLISHED WHAT THAT  
3 JURISDICTION'S TOTAL ALLOCATION IS, IF YOU USE A SHIFT THAT  
4 SAYS, THIS JURISDICTION SHOULD HAVE A HIGHER SHARE OF LOWER  
5 INCOME UNITS, FOR EXAMPLE. SO IT'S A JURISDICTION THAT HAS A  
6 HIGHER SHARE OF LOWER INCOME HOUSEHOLDS AS PART OF THE REGION  
7 SO WE WANT TO GIVE OF THE TOTAL SHARE, THAT MEANS MODERATE  
8 INCOME AND ABOVE MODERATE INCOME UNITS WOULD GO DOWN AND THE  
9 FLIP SIDE IS TRUE WHERE IF A LOCAL JURISDICTION WAS KIND OF A  
10 HIGHER SHARE OF LOWER INCOME HOUSEHOLD EXISTING, AND YOU  
11 WANTED TO GIVE THEM -- YOU KIND OF TAKE -- YOU'RE GIVING A  
12 WEALTHIER JURISDICTION MORE LOW INCOME UNITS. YOU ALSO HAVE  
13 THE OPTION OF GIVING LOWER JURISDICTION MORE MARKET RATE UNITS  
14 AND THAT MIGHT, THE RATIONALE BEHIND THE BOTTOM-UP APPROACH IS  
15 YOU HAVE MORE CONTROL OVER HOW YOU'RE ALLOCATING UNITS BY  
16 INCOME. SO THE SHARE THAT YOU GIVE FOR VERY LOW IS NOT  
17 NECESSARILY TIED TO THE SHARE THAT YOU'RE GIVING FOR MARKET  
18 RATE. SO IT ALLOWS FOR MORE FINE TUNED CONTROL. SO IT DOESN'T  
19 NECESSARILY, AS YOU POINTED OUT, RESULT IN SIGNIFICANTLY  
20 DIFFERENT NUMBERS ACROSS THE BOARD, BUT IT ALLOWS FROM OUR  
21 FLEXIBILITY, AND AGAIN AS JEFF POINTED OUT WHEN WE GET TO  
22 TALKING ABOUT FACTORS AND WEIGHTS, YOU HAVE THE ABILITY TO  
23 ADJUST THOSE KIND OF JUST MORE FINE GRAINED WAY. AND ANYONE  
24 ELSE FEEL FREE TO WEIGH IN ON WHAT I BASED ON THAT.

25



MEETING TRANSCRIPT

1 **PAT ECKLUND:** GILLIAN, THIS IS PAT ECKLUND, I DON'T UNDERSTAND  
2 THE DIFFERENCE BETWEEN ONE -- OPTION 1A ABOUT THE BOTTOM-UP  
3 THREE FACTOR, AND OPTION B WITH ADJUSTED INCOME GROUPINGS. I  
4 DON'T UNDERSTAND THAT ADJUSTED INCOME GROUPINGS. YOU HAVE  
5 TRIED TO PLAIN -- EXPLAIN THAT IN THE PAST BUT I HAVEN'T  
6 GOTTEN IT YET. EXPLAIN THE OPTIONS RELATIVE TO 1A AND ONE B  
7 WITH ADJUSTED INCOME GROUPINGS.

8

9 **GILLIAN ADAMS:** WHAT I'M DOING IS THE STRUCTURE OF THE  
10 METHODOLOGY IS ESSENTIALLY THE SAME IT HAS THE SAME FACTORS  
11 AND WEIGHTS THAT LEAD TO AN ALLOCATION. IT'S JUST THAT IN THE  
12 WAY THAT WE HAVE BEEN DOING THE BOTTOM-UP METHODOLOGIES, WE  
13 HAVE TAKEN VERY LOW INCOME, AND LOW INCOME UNITS AND USED A  
14 SINGLE SET OF FACTORS TO ALLOCATE THOSE. AND THEN WE HAVE USED  
15 A DIFFERENT SET OF FACTORS TO ALLOCATE THE MODERATE AND ABOVE  
16 MODERATE INCOME UNITS. AND THEN WE HAVE KIND OF COMBINED THEM  
17 TOGETHER TO GIVE A JURISDICTION OF TOTAL ALLOCATION. AND THE  
18 ADJUSTMENT WOULD SAY THAT MODERATE INCOME UNITS INSTEAD OF  
19 BEING PART OF THE SAME FACTORS AS MARKET RATE UNITS, THE  
20 MODERATE INCOME UNITS WOULD BE GROUPED WITH VERY LOW AND LOW  
21 INCOME UNITS. SO WHATEVER FACTORS THAT HMC SELECTS FOR  
22 ALLOCATING THE LOWER INCOME UNITS MODERATE INCOME UNITS WOULD  
23 BE ALLOCATED USING THOSE FACTORS AS WELL. AND MARKET RATE  
24 WOULD BE ALONE IN ALLOCATING A DIFFERENT SET OF FACTORS.

25

MEETING TRANSCRIPT

1   **PAT ECKLUND:** WHAT'S THE PURPOSE OF DOING THAT? WHY ARE YOU  
2   PROPOSING THAT?

3

4   **GILLIAN ADAMS:** THE BASIC IDEA IS, HAS SOMEWHAT TO DO WITH HOW  
5   MODERATE INCOME UNITS ARE PROVIDED IN THE REGION. SO  
6   ORIGINALLY STAFF WAS THINKING OF THEM AS KIND OF PART OF -- OF  
7   BEING PROVIDED SIMILAR TO MARKET RATE UNITS. HOWEVER, YOU  
8   KNOW, THERE IS VERY FEW PLACES IN THE REGION THAT ARE ACTUALLY  
9   ABLE TO PROVIDE MODERATE INCOME UNITS THROUGH MARKET RATE  
10   DEVELOPMENT. IT USUALLY INVOLVES SOME KIND OF POLICY  
11   INTERVENTION, SUCH AS A JURISDICTION HAVING AN INCLUSIONARY  
12   HOUSING POLICY AND REQUIRING A CERTAIN NUMBER OF MODERATE  
13   INCOME UNITS AS PART OF THAT POLICY. SO THIS WAS AN IDEA PUT  
14   FORWARD BY SEVERAL MEMBERS AT THE LAST MEETING SUGGESTING THAT  
15   IT MIGHT BE A BETTER FIT TO THINK OF MODERATE INCOME UNITS AS  
16   GOING TO JURISDICTIONS IN THE SAME WAY THAT WE'RE DISTRIBUTING  
17   VERY LOW AND LOW INCOME UNITS. AND ESSENTIALLY WHAT IT DOES IS  
18   IT CHANGES -- IT DOESN'T CHANGER HOW THE OTHER INCOME GROUPS  
19   ARE ALLOCATED. IT JUST EFFECTS HOW MODERATE INCOME UNITS ARE  
20   ALLOCATED. AND IT CAN, I THINK WHAT WE HAVE SEEN IN OUR  
21   INITIAL ANALYSIS IS THAT IT DIRECTS MORE MODERATE INCOME UNITS  
22   TO JURISDICTION THAT TEND TO BE WEALTHIER, AND GIVE THEM A  
23   HIGHER NUMBER OF MODERATE INCOME UNITS WHICH ALSO MAKES THEIR  
24   TOTAL ALLOCATION GO UP.

25



MEETING TRANSCRIPT

1 **ALIX BOCKELMAN:** GILLIAN, THIS IS -- AND HMC MEMBERS THIS IS  
2 ALIX BOCKELMAN DEPUTY DIRECTOR OF POLICY. I WANT TO NOTE, THIS  
3 WAS PROVIDED TODAY, I THINK WE WILL HAVE MORE DISCUSSION ABOUT  
4 THIS AT YOUR NEXT MEETING, SO I THINK WE WEREN'T LOOKING FOR  
5 DECISIONS FROM YOU TODAY RELATED TO THIS AND GILLIAN PLEASE  
6 CLARIFY IF THAT'S TRUE.

7

8 **GILLIAN ADAMS:** THAT IS TRUE. I MEAN, CERTAINLY WE WOULD  
9 WELCOME ASKING QUESTIONS OR DISCUSSING AND PROVIDING INPUT ON  
10 WHAT THEY THINK BUT WE WERE NOT NECESSARILY GOING TO ASK THE  
11 COMMITTEE TO MAKE A DECISION TODAY.

12

13 **AMBER SHIPLEY:** GREAT. THANK YOU. PAT, DO YOU FEEL LIKE THAT  
14 ANSWERS YOUR QUESTION?

15

16 **PAT ECKLUND:** YEAH, IT DOES. I SURE WOULD LIKE TO SEE SOMETHING  
17 WRITTEN UP ABOUT IT. I AM NOT SURE HOW IT WOULD GET US TO DO  
18 MORE MODERATE HOUSING. I -- BUT I APPRECIATE THE EXPLANATION,  
19 BUT I NEED TO THINK ABOUT IT SOME MORE, I GUESS, AND READ UP  
20 ON IT.

21

22 **AMBER SHIPLEY:** GREAT. JEFF THEN MATT.

23

24 **SPEAKER:** THANKS TO FOLLOW UP ON PAT'S QUESTION FIRST. IT WON'T  
25 GET US TO PRODUCE ANY MORE MODERATE INCOME HOUSING THE AMOUNT





MEETING TRANSCRIPT

1 OF MODERATE INCOME HOUSING WE HAVE TO FOR THE REGION STAYS THE  
2 STAY IT EFFECTS WHERE THAT MODERATE INCOME HOUSING WOULD GO  
3 AND HOW WE DECIDE IT IF WE WOULD DECIDE IT IN THE SAME WAY AS  
4 LOWER INCOME OR ASIDE MARKET RATE BUT IT WOULDN'T EFFECT OF  
5 THE TOTAL FOR THE REGION. I THOUGHT I HEARD SOMEONE MAKE A  
6 MOTION, I WOULD CAUTION THAT WHATEVER WE'RE DOING TODAY NEEDS  
7 TO BE FRAMED AS SORT OF TENTATIVE STRAW VOTE KIND OF THINGS  
8 FOR DIRECTION FOR WHAT WE CONTINUE TO STUDY AND NOT A DECISION  
9 ON RECOMMENDATIONS. BECAUSE WE DID AGENDAIZE THIS AS  
10 INFORMATION AND WE SHOULD BE CAREFUL NEXT TIME TO AGENDAIZE  
11 THIS AS AN ACTION ITEM IF THE IDEA IS FOR US TO ACTUALLY  
12 FORMALLY MAKE A DECISION. BROWN ACT DOESN'T REQUIRE IT BE A  
13 STRAIGHT VOTE IT REQUIRES THAT IT BE A DECISION BY THE  
14 MAJORITY OF THE BODY SO WE HAVE TO BE CAREFUL HERE.

15

16 **AMBER SHIPLEY:** THANKS JEFF. NOW MATT THEN MONICA.

17

18 **MONICA BROWN:** YOU SAID MATT FIRST AND I'LL GO AFTER YOU.

19

20 **SPEAKER:** I'M REPRESENTING SOLANO COUNTY AS A SUBREGION AND  
21 WHILE I'M LOOKING OUT TO THE TOTAL ALLOCATION I'M ALSO LOOKING  
22 AT GOOD PLANNING FROM AND THAT WOULD MEAN NOT ALTHOUGH OF  
23 ALLOCATION TO NON-INCORPORATED SOLANO COUNTY. 1A AND 1B IN  
24 USING THE BLUEPRINT AS A BASELINE ALMOST DOUBLES WHAT  
25 UNINCORPORATED SOLANO'S COUNTY'S EVALUATION WOULD BE VERSUS

MEETING TRANSCRIPT

1 USING TWO A AND TWO B. THAT'S A LOT. THAT'S A LOT TO THE POINT  
2 WHERE WE WOULD NEVER GET A CERTIFIED HOUSING ELEMENT WITH  
3 THAT. SO I'M SENSITIVE TO HAVING A HUGE ALLOCATION COME TO THE  
4 COUNTY, EVEN IF THE SUBREGION'S TOTAL ALLOCATION IS SOMEWHAT  
5 REASONABLE. I'M JUST CONFUSED AS TO WHY THAT TOTAL IS  
6 VIRTUALLY TWICE WHAT 2A AND 2B PROVIDE FOR UNINCORPORATED  
7 COUNTY. I'M HAPPY THAT WE DON'T HAVE ANY KIND OF AN OFFICIAL  
8 VOTE ON THIS TODAY, BECAUSE I DO NEED TO TAKE A LOOK AT IT  
9 MORE. BUT THOSE ARE MY CONCERNS. JUST GOOD PLANNING PRACTICE  
10 WOULD NOT HAVE A LOT OF UNITS GOING TO UNINCORPORATED AREAS  
11 THAT DON'T HAVE CITY SERVICES. WE DON'T HAVE CITY WATER. WE  
12 DON'T HAVE CITY SEWER AVAILABLE. WE'RE VERY RURAL IN  
13 AGRICULTURE AND USING 2A AND 1B AS WRITTEN NOW WOULD KILL US.  
14 SO I JUST WANT TO THROW THAT OUT THERE.

15

16 **MONICA BROWN:** I'M SOLANO COUNTY. MATT BROUGHT UP WHAT I WAS  
17 GOING TO BRING UP IN TERMS OF IF YOU LOOK AT IT WITH 2A, 2B,  
18 AND BENICIA IS IN MY DISTRICT SO IN BENICIA IF YOU DO THAT  
19 LOOKS GOOD BUT WHEN YOU GET TO 2A, 2B, WHEN YOU GO OVER INTO  
20 THE COUNTY AND HE'S RIGHT, AND MOST OF YOU LIKE ALMONDS AND  
21 TOMATOES AND THAT'S OUR NUMBER ONE AND NUMBER TWO IN SON OWE -  
22 - SOLANO COUNTY BUT I'M NOT SURE WHY. I'LL STUDY IT MORE. I  
23 THINK MATT'S CORRECT, WHAT DID WE PUT IN, MAYBE TEN HOMES IN  
24 THE LAST -- BECAUSE WE JUST DON'T HAVE IT. THAT'S WHY WE HAVE  
25 URBAN LIMIT LINES. I'M NOT OPPOSED -- IF YOU LIVE IF YOU COME

MEETING TRANSCRIPT

1 DOWN 680 YOU'RE GOING TO SEE TONS OF GROWTH. I DON'T HAVE A  
2 PROBLEM WITH THAT BUT I HAVE A PROBLEM WITH IF YOU KEEP  
3 PUSHING US OUT AND OUT AND OUT, HOW ARE THEY GOING TO GET  
4 THERE IF OUR GOAL IS TO BE NEAR TRANSIT? YOU HEARD ME. THANKS.

5

6 **AMBER SHIPLEY:** THANKS MONICA. >DAVE VAUTIN: THIS IS DAVE  
7 VAUTIN MTC STAFF T I WOULD LIKE TO RESPOND TO THE COMMENTS  
8 RAISED. FIRST LOOKING AT THE ABLE TO BOTH COMMENTERS, I  
9 BELIEVE YOU'RE REFERRING TO THESE OPTIONS 22A AND 2B THAT USES  
10 THE HOUSEHOLDS 2019 THAT WAS JUST TABLED IN THE PREVIOUS  
11 DISCUSSION. SO I THINK THE APPROPRIATE ROAD IS TO BE REALLY  
12 LOOKING AT BASED ON THE ACTION OF THE HMC OR THE PREFERENCE  
13 THAT WAS INDICATED EARLIER WOULD BE THAT BASELINE 2050  
14 HOUSEHOLDS IN THE CENTER OF THE PAGE TO GET TO THE CONCERN  
15 ABOUT THE UNINCORPORATED GROWTH ONE, THIS IS WHY WE DO A DRAFT  
16 BLUEPRINT IT'S AN OPPORTUNITY FOR US TO CHECK DATA AND  
17 NUMBERS. I WANT TO BE CLEAR ABOUT WHERE THAT GROWTH IN  
18 UNINCORPORATED SOLANO IS, IT IS WITHIN THE SPHERES OF  
19 INFLUENCE OF THE CITIES, WITHIN THE FAIRFIELD VACAVILLE AREA.  
20 IT IS NOT NEW SUBDIVISIONS OUTSIDE OF URBAN GROWTH BOUNDARIES.  
21 OUR MODELING AND ANALYSIS IS PROJECTING SOME GROWTH THAT  
22 GROWTH WOULD LIKELY BE WITHIN CITY LIMITS BECAUSE THOSE CITY  
23 LIMITS COULD BE EXPANDED IN THE FUTURE. THERE IS A LITTLE BIT  
24 OF ACCOUNTING EXERCISE SHOULD THAT GROWTH ARE ALLOCATED TO THE  
25 UNINCORPORATED COUNTY WHICH IS THE JURISDICTION OF THE LAND TO



MEETING TRANSCRIPT

1 BE DEVELOPED OR CITY EXIT IN THE FUTURE WE'RE GOING TO LOOK AT  
2 THAT IN COLLABORATION WITH OUR LOCAL PARTNERS. I JUST WANT TO  
3 BE CLEAR WE'RE NOT TALKING ABOUT GROWTH OUTSIDE OF URBAN  
4 GROWTH BOUNDARIES IN THE BLUEPRINT.

5

6 **MONICA BROWN:** POINT OF PERSONAL PRIVILEGE, THAT -- YOU CANNOT  
7 MAKE THAT ASSUMPTION THERE IS TOO MUCH GOING ON IN SOLANO  
8 COUNTY FOR THAT. WHAT I DON'T UNDERSTAND IS I'M LOOKING AT A  
9 PIECE OF PAPER THAT SAYS BLUEPRINT 2019HH, WHATEVER COLUMN  
10 YOU'RE REFERRING TO I DON'T HAVE ACCESS TO THAT. I'LL BE  
11 HONEST WITH YOU DAVE, I REALIZE, YOU CANNOT MAKE THAT  
12 ASSUMPTION. WE EITHER GROW INSIDE THE CITY LIMIT, NOT THE  
13 SPHERE, BECAUSE THAT JUST THEN MEANS THAT WE ARE GROWING OUT  
14 INTO AREA THAT I DON'T HAVE WATER, I DON'T HAVE SEWER, I DON'T  
15 HAVE ACCESS FOR PEOPLE TO GET TO ANY OF THEIR JOBS BECAUSE  
16 THEY'RE GOING TO HAVE TO GO ON A RURAL ROAD, SO I -- YOU KNOW,  
17 I DON'T LIKE THAT ASSUMPTION PLEASE DO NOT DO THAT AS WE GO  
18 THROUGH THIS. >DAVE VAUTIN: I JUST WANT TO CLARIFY, POINTS ALL  
19 WELL TAKEN, WE DID NOT MAKE THAT ASSUMPTION ALONE AS STAFF.  
20 STRATEGY FOR URBAN GROWTH BOUNDARIES OF WAS APPROVED BY THE  
21 BOARDS IN FEBRUARY OF 2020 THEY'LL HAVE OPPORTUNITY TO PROVE  
22 THAT STRATEGY AS IS OR MODIFY OR CONSTRAIN IT FURTHER SO  
23 THAT'S SOMETHING WE'LL BE SEEKING DIRECTION ON FOR THE FINAL  
24 BLUEPRINT AS WELL.

25



MEETING TRANSCRIPT

1 **AMBER SHIPLEY:** OKAY THANKS GUYS. AGAIN WE'RE FOCUSED ON AN  
2 INCOME ALLOCATION, IDEALLY DECISION POINT FOR THE STRUCTURE OF  
3 THE METHODOLOGY. NELL, TAWNY, THEN JAMES.

4  
5 **SPEAKER:** OKAY. I'M GOING TO TRY TO EXPLAIN SOMETHING THEY  
6 THINK IS HAPPENING IN SAN MATEO COUNTY WITH THE THREE VERSUS  
7 1B APPROACH BECAUSE IT SEEMS LIKE ONE -- THERE IS LIKE MAYBE  
8 SOME -- I THINK STAFFER HAD MENTIONED MAYBE THERE WAS SOME  
9 CONSENSUS AROUND THE BOTTOM-UP APPROACH, AND THAT THE 1B IS  
10 MORE REFINED. SO I HAVE JUST BEEN REALLY TRYING TO FOCUS ON 1B  
11 AS IT COMPARES TO THE INCOME SHIFT SINCE THERE IS ONLY ONE  
12 INCOME SHIFT OPTION AND I'M LOOKING IN THE 200 PAGES OF THE  
13 PDF, JUST FOR REFERENCE. SO IN SAN MATEO COUNTY, WE HAVE SOME  
14 INSANELY HIGH INCOME COMMUNITIES, AND THEN SOME VERY, VERY LOW  
15 INCOME COMMUNITIES. I HAPPEN TO WORK IN THE SECOND LOWEST  
16 INCOME COMMUNITY IN SAN MATEO COUNTY. SO IF YOU LOOK AT EAST  
17 PALO ALTO WHICH ALSO HAS LOWER INCOME AND SOUTH SAN FRANCISCO  
18 WHICH ALSO HAS LOWER INCOME AS A WHOLE, CITYWIDE, COMPARED TO  
19 SOME OF THE HIGHER INCOME COMMUNITIES, WHEN YOU ACTUALLY DO  
20 THE BOTTOM-UP APPROACH, THE SHARE OF THE TOTAL RHNA THAT'S  
21 DEVOTED TO ABOVE MODERATE ACTUALLY GOES UP. SO ALTHOUGH IT  
22 SEEMS LIKE THE INTENTION OF THE BOTTOM-UP APPROACH IS TO MAKE  
23 SURE THAT YOUR LOWER INCOME UNITS ARE GROWING SORT OF AS  
24 QUICKLY SO THAT YOU DON'T CAUSE DISPLACEMENT, IT SEEMS LIKE  
25 WHEN YOU LOOK AT THOSE COMMUNITIES THAT ARE ACTUALLY QUITE LOW



MEETING TRANSCRIPT

1 INCOME COMPARED TO THE COUNTY MEDIAN INCOME, THAT'S NOT WHAT'S  
2 ACTUALLY HAPPENING UNLESS I AM TOTALLY MISINTERPRETING THESE  
3 CHARTS. SO I JUST WONDER IF THAT'S AN UNINTENDED CONSEQUENCE  
4 THAT BY LOOKING AT THE WHOLE THAT WE'RE NOT SEEING BUT THAT'S  
5 WHAT I'M NOTICING PLAYING OUT BETWEEN THE INCOME SHIFT AND THE  
6 1B INCOME APPROACH IN SAN MATEO COUNTY.

7

8 **AMBER SHIPLEY:** ANY RESPONSE ON THAT.

9

10 **GILLIAN ADAMS:** LOOKING AT THAT SPECIFIC JURISDICTION OF EAST  
11 PALO ALTO, I DO SEE THAT THE TOTAL ALLOCATIONS ARE HIGHER WITH  
12 THE BOTTOM-UP AND IT LOOKS LIKE THE KIND OF SHARE OF MARKET  
13 RATE IS ALSO HIGHER, AND I THINK -- YOU KNOW, I THINK IT'S  
14 CHALLENGING TO KNOW WHETHER THAT'S AN IMPLICIT IN THE BOTTOM-  
15 UP APPROACH, OR SIMPLY THE FACTOR AND WEIGHTS THAT WE HAVE  
16 CHOSEN AS PART OF THAT APPROACH.

17

18 **SPEAKER:** IT SEEMS COUNTER INTUITIVE FOR THE BOTTOM-UP  
19 APPROACH. FOR EXAMPLE, AND I'M GOING TO USE SAN FRANCISCO  
20 BECAUSE I KNOW IT BEST, IF YOU GO FOR OPTION THREE COMPARED TO  
21 1B YOUR ABOVE MOD GROWS FROM 43 PERCENT TO ALMOST 48 PERCENT.  
22 SO, NOT NECESSARILY A BAD THING, AND I THINK THE OVERALL RHNA  
23 SHARE GROWING REALLY ISN'T THE QUESTION HERE, IT'S THAT IF  
24 WE'RE TARGETING THESE LOWER INCOME UNITS IN REAL COMMUNITIES  
25 OF NEED THAT ARE FACING DISPLACEMENT PRESSURE, THAN A REAL



MEETING TRANSCRIPT

1 SORT OF -- WOULDN'T THAT SHARE OF ABOVE MOD BE CONSISTENT  
2 ACROSS LIKE FROM OPTION THREE TO OPTION 1B OR IN FACT MAYBE  
3 GET SMALLER? IT JUST FEELS WEIRD THAT IT'S GROWING. AND THEN  
4 YOU SEE THE INVERSE IN THE HIGHER INCOME COMMUNITIES WHERE  
5 YOU'RE -- I DON'T THINK EITHER OUTCOME IS BAD, OR THE WRONG  
6 DECISION, JUST IS IT REALLY ACHIEVING WHAT WE'RE SAYING IT'S  
7 ACHIEVING?

8

9 **AMBER SHIPLEY:** OKAY. TAWNY.

10

11 **SPEAKER:** I WANTED TO GO BACK TO WHAT PAT WAS SAYING, I THINK  
12 IT WAS HELPFUL TO DOCUMENT THE INTENT OF GROUPINGS THE  
13 MODERATE WITH THE BELOW AND LOWER INCOME. BECAUSE MODERATE AND  
14 ABOVE MODERATE HAVE THE SAME HOUSING ELEMENT RULES SO I SEE  
15 YOU'RE TRYING TO ILLUSTRATE SOME OF THAT, BUT I'M JUST REALLY  
16 NOT SURE WHAT YOU'RE GOING TO ENCOURAGE US TO DO. THEY'RE NOT  
17 GOING TO BEHAVE DIFFERENTLY HAVING MORE UNITS BE MOD THAN  
18 ABOVE MOD. SO I GUESS HELPING SPELL OUT LIKE WHAT IS THE GROUP  
19 HOPING TO ACHIEVE FROM A ZONING PURPOSE FROM THE HOUSING  
20 ELEMENT APPROACH IN BUILDING THAT APPROACH. BECAUSE IT MAY NOT  
21 CHANGE THE ZONING LIKE HOW THE LOWER, LOW AND LOW INCOME  
22 WOULD, BUT MAYBE IT WOULD TRIGGER SB35. SO I THINK THAT'S  
23 HELPFUL TO KIND OF, AS YOU'RE LOOKING AT WRITING THAT DOWN OR  
24 INCLUDING THAT IN THE PACKET FOR NEXT TIME, JUST MAKING THAT  
25 CLEAR FOR THE GROUP.



MEETING TRANSCRIPT

1

2 **AMBER SHIPLEY:** THANKS TAWNY. JEFF?

3

4 **JEFFREY LEVIN:** RESPONDING TO NELL'S RESPONDING TO NELL'S  
5 CONCERN. A LOT OF WHAT YOU'RE SEEING ARE BEING DRIVEN BY THE  
6 FACTORS, NOT BY THE BOTTOM UP. THAT'S WHERE THE FACTORS REALLY  
7 MATTER AND THAT WOULD BE THE CONVERSATION WE'RE GOING TO FOCUS  
8 ON TWO WEEKS FROM NOW. AND I WOULDN'T TAKE THE BOTTOM-UP  
9 APPROACH, I THINK WHAT YOU'RE DRIVING IS THE BOTTOM-UP  
10 APPROACH COULD RESULT IN A NUMBER OF DIFFERENT THINGS BUT  
11 THAT'S WHERE THE FACTORS REALLY MATTER. SO I KNOW YOU'RE NEW  
12 AND I WOULD ENCOURAGE YOU TO PLAY WITH THE TOOL BECAUSE IT  
13 KIND OF LETS YOU SEE HOW THOSE THINGS PLAY OUT. I DO THINK --  
14 I GOT A LITTLE CONFUSED WITH JEFF'S POINT, IF WE ARE ABLE TO  
15 MOVE FORWARD ON THIS POINT TODAY, AND I DO THINK IT WOULD BE  
16 GREAT IF WE COULD, BECAUSE I THINK THERE IS TEN FACTORS OR  
17 SOMETHING, AND IT'S JUST A HUGE AMOUNT THAT WE'RE GOING TO  
18 MAKE DECISIONS ON, AND I DON'T THINK THE OPTIONS THAT HAVE  
19 BEEN PRESENTED -- I THINK STAFF HAS BEEN TRYING TO MAKE IT  
20 EASIER FOR PEOPLE TO WRAP THEIR MINDS AROUND BY PRESENTING  
21 OPTIONS THAT WERE VOTED ON EARLIER IN THE PROCESS BUT I DON'T  
22 THINK THOSE OPTIONS ARE WORKING FOR MANY OF US AND WE WANT TO  
23 DISAGGREGATE SOME OF THE FACTORS AND BREAK THEM DOWN AND  
24 THAT'S GOING TO BE A LOT SO I THINK MOVING FORWARD ON INCOME



MEETING TRANSCRIPT

1 SHIFT AND BOTTOM-UP AND MAKING DECISION TODAY WOULD BE VERY  
2 HELPFUL FOR US NEXT TIME.

3  
4 **AMBER SHIPLEY:** THANKS FOR DOING MY JOB FOR ME. JEFF.

5  
6 **SPEAKER:** YEAH. AGAIN, JUST TO CLARIFY. ONLY THING THAT CHANGES  
7 IN THIS SORT OF MODIFIED BOTTOM-UP APPROACH IS HOW A FIXED  
8 NUMBER OF MODERATE INCOME UNITS GET TO DIVIDE IT UP AMONG  
9 JURISDICTION. NUMBER OF VERY LOW, LOW, AND ABOVE MOD UNITS  
10 DOESN'T CHANGE. IT'S JUST HOW THE MODERATE UNITS GET  
11 ALLOCATED, AND IF I AM UNDERSTANDING SB35 CORRECTLY, IT'S NOT  
12 GOING TO HAVE ANY IMPACT ON SB35. BECAUSE SB35 LOOKS  
13 SPECIFICALLY AT PRODUCTION OF ABOVE MODERATE INCOME UNITS AND  
14 VERY LOW AND LOW INCOME UNITS. IT DOESN'T TAKE MODERATE INCOME  
15 PRODUCTION INTO ACCOUNT WHETHER YOU'RE IN TEN OR 50 PERCENT  
16 AFFORDABLE CATEGORY UNDER SB35 IT'S A FUNCTION OF WHETHER  
17 YOU'RE HITTING YOUR ABOVE MODERATE TARGETS AND LOWER INCOMES  
18 TARGETS. THE ONLY THING THIS IS DOING, IT'S IN THE FINE TUNING  
19 THE NEED FOR MODERATE INCOME. IT DOESN'T EFFECT ANYWHERE ELSE  
20 THAT WE'RE ALLOCATING.

21  
22 **AMBER SHIPLEY:** THANKS JEFF. IT MIGHT HELP ME, AS I'M LEARNING  
23 THIS ALONG WITH YOU, IF SOMEONE COULD TAKE ON ADVOCATING FOR  
24 THE BOTTOM-UP APPROACH, AND THEN SOMEONE ELSE COULD TAKE ON  
25 ADVOCATING, JUST WHAT IS THE ONE SENSE THIS IS WHY WE DO

MEETING TRANSCRIPT

1 BOTTOM-UP AND THIS IS THE COUPLE SENSE WHY WE WOULD DO BOTTOM-  
2 UP INCOME SHIFT. ANYBODY ELSE FEELING STRONGLY EITHER WAY? CAN  
3 YOU TAKE THAT ON? IT MIGHT HELP ME WITH A NARRATIVE OF HOW  
4 WOULD IT HELP. JEFF, I SEE YOUR HAND UP.

5

6 **JEFFREY LEVIN:** YES. I WILL ADVOCATE FOR THE BOTTOM-UP APPROACH  
7 BECAUSE A LOT OF THIS COMES OUT OF THE PROBLEMS THAT WE  
8 ENCOUNTERED IN PREVIOUS RHNA CYCLES. INCOME SHIFT APPROACH  
9 ALLOCATES THE TOTAL FIRST AND THEN SAYS WHAT PERCENTAGE OF  
10 YOUR TOTAL SHOULD BE VERY LOW E LOW, ET CETERA. JURISDICTIONS  
11 THAT GOT LOW TOTALS, IT DIDN'T REALLY MATTER THAT MUCH WHAT  
12 PERCENTAGE OF THEIR HOUSING WAS VERY LOW OR LOW IF THEY HAD  
13 SUCH A LOW TOTAL TO BEGIN WITH. AND IT BECAME A ZERO SUM GAME.  
14 WITH THE BOTTOM-UP APPROACH WE ARE ASKED WHERE SHOULD THE VERY  
15 LOW INCOME UNITS AND LOW INCOME UNITS GO ET CETERA AND IT'S  
16 NOT A GAME FOR JURISDICTION. THERE COULD BE JURISDICTIONS THAT  
17 GOT RELATIVELY HIGHER AMOUNTS OF BOTH VERY LOW AND ABOVE  
18 MODERATE DEPENDING ON HOW THE FACTORS PLAY OUT IT WON'T BE A  
19 TRADEOFF BETWEEN ONE CATEGORY AND ANOTHER. WE MAY -- AND SO IT  
20 GETS US, I THINK, TO A MORE EQUITABLE DISTRIBUTION IF WE'RE  
21 REALLY CONCERNED ABOUT AFFIRMATIVELY AFFIRMING FAIR HOUSING  
22 AND DEALING WITH RACIAL EQUITY. WE PRECLUDE A LOT OF THAT IF  
23 WE DECIDE THE TOTALS FIRST AND THEN THE INCOME SHARES AS  
24 OPPOSED LET'S TAKE EACH CATEGORY OF NEED AND DIVIDE IT UP AND



## MEETING TRANSCRIPT

1 TARGET IT. SO I'M VERY MUCH IN FAVOR OF US USING THE BOTTOM-UP  
2 APPROACH.

3

4 **AMBER SHIPLEY:** PERFECT. THANK YOU VERY MUCH JEFF. ANYONE ELSE  
5 WANT TO ADD TO THE BOTTOM-UP APPROACH, LIKE HOW WE TALK ABOUT  
6 IT, WHY YOU SUPPORT IT?

7

8 **MONICA BROWN:** I'M IN THE CHAT, THIS IS SUPERVISOR BROWN.

9

10 **AMBER SHIPLEY:** OKAY MONICA GO FOR IT.

11

12 **MONICA BROWN:** NO PROBLEM. I THINK DECISION .3 YOU SUCCINCTLY  
13 WROTE IT. IT'S CLEAR. AND THE OTHER WHO SPOKE IS ELOQUENT, I'M  
14 NOT.

15

16 **AMBER SHIPLEY:** AARTI.

17

18 **AARTI SHRIVASTAVA:** I WOULD STATE BOTTOM-UP APPROACH CAME  
19 CLOSE. I THINK THAT'S ANOTHER WAY TO LOOK AT IT.

20

21 **AMBER SHIPLEY:** GREAT. DOES ANYONE WANT TO TAKE ON THE INCOME  
22 SHIFT APPROACH TO HELP US UNDERSTAND WHY THAT WOULD BE THE  
23 PREFERRED ELEMENT?

24



MEETING TRANSCRIPT

1 **ELLEN CLARK:** I WANT TO VOICE MY OPINION FOR THE BOTTOM-UP  
2 APPROACH. IT SEEMS LIKE AN EQUITABLE TOOL AND WAY TO DIVIDE IT  
3 UP WITHOUT CONSEQUENCES.

4

5 **AMBER SHIPLEY:** GREAT. DOES ANYONE UNDERSTAND THE INCOME SHIFT  
6 ENOUGH TO WANT TO SAY WHAT IT IS AND WHY IT'S GOOD? NO TAKERS?  
7 SO, IF NO ONE'S SPEAKING UP ON BEHALF OF THE INCOME SHIFT,  
8 INCOME ALLOCATION APPROACH, IT KIND OF SEEMS LIKE THERE MIGHT  
9 BE CONSENSUS TO MOVE FORWARD WITH THE BOTTOM-UP APPROACH, AND  
10 IF THAT'S THE CASE, THEN WE -- LOOK AT YOU GUYS -- THEN WE  
11 COULD JUST MAKE THAT A DECISION POINT AND MOVE FORWARD. I SEE  
12 NODS. OKAY. ABAG STAFF, ARE YOU OKAY WITH MOVING TOWARD A  
13 DECISION POINT. OKAY. JESS THIS WOULD BE ANOTHER DECISION  
14 POINT WHERE IT WOULD BE GREAT IF YOU COULD SHOT GRID VIEW FOR  
15 THE AUDIENCE AND SORT OF SCROLL THROUGH. MTC ABAG STAFF, IF  
16 YOU COULD TURN OFF YOUR VIDEO THAT WOULD BE HELPFUL.

17

18 **JESSE ARREGUIN, CHAIR:** AMBER, I DON'T WANT TO COMPLICATE  
19 THINGS BUT DIDN'T WE DISCUSS TAKING PUBLIC COMMENT ON THIS  
20 PIECE.

21

22 **AMBER SHIPLEY:** OH MY GOODNESS. YES. I'M SORRY S THANK YOU VERY  
23 MUCH FOR REMINDING ME. I'M OFF MY RUN OF SHOW. I'M SO SORRY.  
24 YES. INDEED. SO I SHOULD TURN IT TO YOU, AND FRED, TO HANDLE

MEETING TRANSCRIPT

1 PUBLIC COMMENT ON THE INCOME APPROACH, AND THEN WE GO TO OUR  
2 DECISION POINT. I'M SO SORRY.

3

4 **JESSE ARREGUIN, CHAIR:** OKAY. WE'RE NOW GOING TO CALL PUBLIC  
5 COMMENT ON THE PROPOSED INCOME ALLOCATION APPROACH, IF YOU  
6 WOULD LIKE TO SPEAK ON THIS ITEM, PLEASE RAISE YOUR HAND USING  
7 THE RAISED HAND ICON OR PRESS STAR NINE. I SEE WE HAVE ONE  
8 RAISED HAND, MR. CASTRO. TWO MINUTES.

9

10 **CLERK OF THE BOARD:** SO THE TIME LIMIT IS TWO MINUTES FOR  
11 PUBLIC COMMENT. ERIN ECKHOUSE GO AHEAD.

12

13 **SPEAKER:** THANK YOU. MY NAME IS ERIN ECKHOUSE REGIONAL  
14 ORGANIZING DIRECTOR FOR YIMBY YES IN MY BACKYARD. I THINK THE  
15 BOTTOM-UP APPROACH IS GOOD. POINT OF LOOKING AT THE TOTAL  
16 NUMBER OF HOMES IN EACH INCOME LEVEL ALLOCATED TO CITIES  
17 RATHER THAN DOING IT AS A PERCENTAGE OF THAT JURISDICTION'S  
18 ALLOCATION IS REALLY IMPORTANT. YOU KNOW IT DOESN'T REALLY DO  
19 US MUCH GOOD IN TERMS OF ADVANCING AFFORDABLE HOUSING AND  
20 WEALTHY JOBS IN EXCLUSIONARY COMMUNITIES IF WE GIVE THEM 60  
21 PERCENT OF AN ALLOCATION, 50, IT JUST DOESN'T DO THAT MUCH.  
22 FOR THAT REASON, I'M REALLY CONCERNED THAT A LOT OF THE  
23 EVALUATION METRICS THAT STAFF HAS PRESENTED MEASURE SUCCESS  
24 BASED OFF A NUMBER OF JURISDICTION'S ALLOCATION IN DIFFERENT  
25 CATEGORIES. I THINK THAT IS A LESS GOOD APPROACH THAN LOOKING



MEETING TRANSCRIPT

1 AT THE TOTAL NUMBER ALLOCATED TO THEM IN THOSE CATEGORIES. AND  
2 THE METRIC THEY USE IN ONE CASE OF LOOKING AT THE TOTAL SHARE  
3 OF THAT JURISDICTION RELATIVE TO THAT JURISDICTION'S TOTAL  
4 SHARE OF THE BAY AREA'S HOUSEHOLDS. I THINK IT DOES A BETTER  
5 JOB OF ADDRESSING THE QUESTIONS WE WANT TO LOOK AT. IT'S NOT  
6 ABOUT, YOU KNOW, IS MORE OF THE CITIES NEW HOUSING IN THIS  
7 CATEGORY. IT'S ABOUT, IS THIS CITY ADDING A SIGNIFICANT AMOUNT  
8 OF NEW HOUSING IN THAT CATEGORY. SO I WOULD ENCOURAGE STAFF TO  
9 LOOK AT WAYS TO ADJUST EVALUATION METRICS TO ACCOUNT FOR THIS  
10 CONCERN THAT HAS REPEATEDLY COME UP FROM THE HMC. AND THEN I  
11 KNOW WE'RE NOT TALKING ABOUT ALLOCATION FACTORS BUT I JUST DO  
12 WANT TO ADDRESS THE CONCERNS THAT KEEP COMING UP FROM SOLANO  
13 COUNTY. UNINCORPORATED SOLANO COUNTY AND UNINCORPORATED NAPA  
14 COUNTY BOTH HAVE RELATIVELY HIGH JOBS TO HOUSING RATIOS I  
15 THINK THAT'S PARTLY BECAUSE THEY HAVE A LOW DENOMINATOR IN  
16 TERMS OF HOUSEHOLDS, I THINK THAT INDICATES SHORT ACKNOWLEDGES  
17 OF JOBS/HOUSING METRIC I WOULD ENCOURAGE YOU TO JOBS ON  
18 PROXIMITY INSTEAD.

19  
20 **JESSE ARREGUIN, CHAIR:** OKAY. THANK YOU VERY MUCH. DO I WANT  
21 SEE ANY OTHER RAISED HANDS MR. CASTRO. WERE THERE ANY WRITTEN  
22 COMMENTS ON THIS PARTICULAR ISSUE?

23  
24 **CLERK OF THE BOARD:** THERE WERE SIX ORIGINALLY SUBMITTED AND  
25 POSTED ONLINE.



MEETING TRANSCRIPT

1

2 **JESSE ARREGUIN, CHAIR:** GOOD. BACK TO YOU AMBER.

3

4 **AMBER SHIPLEY:** THANKS AGAIN. SORRY. I GOT EXCITED ABOUT OUR  
5 DECISION POINT. OKAY GUYS WE'RE AT A DECISION POINT. QUESTION  
6 S SHOULD THE HMC RECOMMEND ABAG STAFF USE THE BOTTOM-UP INCOME  
7 ALLOCATION APPROACH IN THE METHODOLOGY? IF YOU SHOW A GREEN  
8 CARD THAT MEANS YOU SUPPORT, A YELLOW IS SORT OF IN THE  
9 MIDDLE, AND RED MEANS YOU OPPOSE. AND WE NEED MORE  
10 CONVERSATION ABOUT THE INCOME APPROACH. SO IF YOU CAN GET YOUR  
11 CARDS UP, THAT WOULD BE REALLY HELPFUL. JESS THIS IS THE GRID  
12 VIEW. IT WOULD BE GREAT IF YOU COULD SCROLL THROUGH FOR THE  
13 AUDIENCE. OKAY. I'M SEEING ALMOST ALL GREENS, ONE RED AND A  
14 FEW YELLOW. SO I WOULD SAY THERE IS CONSENSUS THAT HHMC  
15 RECOMMENDS STAFF USE THE BOTTOM-UP INCOME ALLOCATION STRATEGY.  
16 CONGRATULATIONS TO YOU ALL ON MAKING REALLY IMPORTANT  
17 DECISIONS ABOUT THE STRUCTURE. OBVIOUSLY NONE OF THIS IS  
18 BINDING, AND YOU CAN MAKE A DECISION AT THE NEXT MEETING THAT  
19 YOU WANT TO SEE SOMETHING ELSE, BUT AT THE VERY LEAST THIS  
20 HELPS YOU MOVE TOWARD ULTIMATELY RECOMMENDATION ON A  
21 METHODOLOGY. SO BEFORE WE WRAP UP, I THINK IT WOULD BE HELPFUL  
22 TO JUST HEAR FROM YOU, UNDERSTANDING THAT WE HAVE TWO MORE  
23 MEETINGS BEFORE YOU ALL NEED TO MAKE A RECOMMENDATION. WHAT DO  
24 YOU NEED FROM ABAG STAFF, ARE THERE -- I SAW SOME THOUGHTS IN  
25 THE CHAT, LIKE ARE THERE PIECES OF INFORMATION OR IDEAS THAT



MEETING TRANSCRIPT

1 YOU WANT TO SHARE, SO THAT WE CAN BE PREPARED AS POSSIBLE ON  
2 THE AUGUST 28TH MEETING SO THAT IT WILL HELP YOU, NOW THAT WE  
3 HAVE THE STRUCTURE IN PLACE, KIND OF REFINE THE FACTORS, AND  
4 THINK ABOUT WHAT THAT METHODOLOGY WILL ULTIMATELY LOOK LIKE.

5

6 **SPEAKER:** YOU CAN PLEASE SHARE YOUR SCREEN THAT SHOWS THE LIST  
7 OF REQUESTS THAT HAVE BEEN SENT?

8

9 **AMBER SHIPLEY:** YEAH. I'M HAPPY TO SHOW WHAT YOU HAS BEEN  
10 SHARED SO FAR.

11

12 **SPEAKER:** IT LOOKED LIKE ALEAH WAS -- SORRY IF I'M PRESENTING -  
13 - I SENT A QUEST TO HER AND IT'S NOT BEEN ADDED.

14

15 **SPEAKER:** DO YOU MIND REPOSTING THAT? FOR SOME REASON I CAN'T  
16 SEE IT.

17

18 **SPEAKER:** IT WAS REALLY LONG.

19

20 **SPEAKER:** I'M GOING TO SCROLL THROUGH THE COMMENTS AND SEE IF I  
21 CAN FIND IT ON MY END.

22

23 **AMBER SHIPLEY:** CAN YOU ALL SEE MY SCREEN, IS THAT BIG ENOUGH  
24 TEXT? SO, SO FAR, THERE IS CLARITY ON OUR DECISION MAKING,  
25 LIKE WHEN IS THE ROLL CALL VOTE ON THE RECOMMENDATIONS HAPPEN.



MEETING TRANSCRIPT

1 FOR ABAG STAFF TO CLARIFY AHEAD OF THE NEXT MEETING. PROVIDING  
2 A STRIP THE OF GILLIAN'S PRESENTATION, THAT SEEMS EASY. ADDING  
3 URBANIZED LAND AREA AS FASTER VISUALIZATION TOOL THAT SEEMS  
4 HARDER WE'LL ASK STAFF ABOUT THE POSSIBILITY THERE. PROVIDING  
5 5A AS APPENDIX FIVE I THINK THEY'RE ON TRACK TO GET THAT DONE  
6 OR IN A DIFFERENT FORMAT. PROVIDE ACCESS TO THE ABAG  
7 JURISDICTION'S DATA FROM HCD'S RECENTLY RELEASED ANNUAL  
8 PROGRESS REPORT RECEIVABLES PARTICULARLY THE RHNA -- I'M NOT  
9 GOING TO READ THAT BUT BASICALLY PROVIDING THAT INFORMATION.  
10 DOCUMENT THE INTENT OF PLACING MODERATE WITH LOW AND VERY LOW  
11 INCOME IN THE SORT OF INCOME CATEGORIZATION, AND THEN IN ITEM  
12 5A ATTACHMENT TWO APPENDIX TWO, IN THE THIRD TRANCHE LABELED  
13 BASELINE ALLOCATIONS REPLACE THOSE WITH THE FOLLOWING CURRENT  
14 ALLOCATION AND CURRENT -- I'LL LET ABAG STAFF TALK ABOUT THAT  
15 IF THAT SEEMS FEASIBLE FOR THEM. IS THAT CAPTURING ALL OF THE  
16 REQUESTS THAT HAVE BEEN MADE SO FAR IN THE CHAT?

17

18 **SPEAKER:** AMBER, TO FOLLOW UP ON THE REQUEST FOR THE RHNA  
19 PERFORMANCE DATA, THANKS FOR SENDING THAT LIST IF WEEKEND GET  
20 THAT BY MPO IT LISTS EVERY CITY IN CALIFORNIA WHICH I DON'T  
21 THINK IS PARTICULARLY HELPFUL TO SEPARATE, IF WE CAN GET JUST  
22 THE BAY AREA CITIES THAT WOULD BE GREAT.

23

24 **GILLIAN ADAMS:** YEAH, WE CAN DO THAT.

25



MEETING TRANSCRIPT

1   **AMBER SHIPLEY:** GREAT. JAMES.

2

3   **SPEAKER:** YEAH. THANK YOU. I THINK AS I PLAYED WITH THE TOOL,  
4   THE ONLINE TOOL, THE ACCESS TO HIGH OPPORTUNITY AREAS HAS  
5   CERTAINLY STOOD OUT. I THINK GIVEN THE TIME THAT WE'RE IN, IT  
6   SEEMED THAT, YOU KNOW, A DISMANTLING BAY AREA FAIR HOUSING IS  
7   AN EXTREMELY IMPORTANT ISSUE, AND THEN I THINK, EVEN THOUGH  
8   WE'RE IN A DIFFICULT PERIOD, AND AN UNCLEAR PERIOD COMING OUT  
9   OF CORONAVIRUS, JOBS ACCESS CONTINUES TO BE A MAJOR ISSUE  
10   GOING FORWARD. SO THOSE TWO SEEM LIKE THE MAIN ISSUES. THERE  
11   IS, LIKE, SIX DIFFERENT WAYS TO GET AT JOBS ACCESS. UM, BUT I  
12   WAS CURIOUS IN THE STAFF PRESENTATION, ABOUT THIS IDEA OF  
13   COMBINING HIGH OPPORTUNITY, AS ALMOST LIKE A COMBINED FACTOR,  
14   AND THAT SEEMED A VERY -- OR KIND OF COMBINED WITH THE  
15   BASELINE. I DON'T KNOW IF I UNDERSTOOD IT, FULLY. BUT IT DOES  
16   SEEM LIKE ONE OF THE KEY FACTORS THAT SHOULD BE SUBSTANTIALLY  
17   WEIGHTED FOR ALL INCOME GROUPS, FRANKLY, TO GET AT THIS FAIR  
18   HOUSING ISSUE, AND I'M JUST WONDERING HOW -- DID I  
19   MISUNDERSTAND THAT? OR WHAT WAS STAFF'S CONCEPT ON THAT? HOW  
20   WOULD THAT WORK? OH, AND I JUST WANTED TO ADD, I FEEL LIKE  
21   IT'S MISSING A LITTLE BIT FROM THE CONCEPTS THAT KEEP BEING  
22   USED, LIKE THE THREE FACTOR, AND -- OR IT'S JUST NOT ELEVATED  
23   TO THE DEGREE THAT IT PERHAPS SHOULD BE.

24



MEETING TRANSCRIPT

1 **GILLIAN ADAMS:** SO -- I'M SORRY. SO YOUR QUESTION IS ABOUT HOW  
2 WE PAIR THE BLUEPRINT GROWTH AS A FACTOR WITH HIGH RESOURCE  
3 AREA?

4

5 **SPEAKER:** YEAH. YEAH. IS THAT ONE OF THE -- I'M SORRY IF I'M  
6 MISSING IT.

7

8 **GILLIAN ADAMS:** YEAH. SO THE HIGH RESOURCE -- OR I THINK HIGH  
9 OPPORTUNITY FACTOR AREA IS SOMETHING WE HAD FROM THE BEGINNING  
10 AND IT'S BASED ON THE OPPORTUNITY MAPPING DONE BY THE STATE.  
11 SO WHEN WE WERE TRYING TO THINK OF A WAY TO INCORPORATE THE  
12 BLUEPRINT IN THE METHODOLOGY SO OBVIOUSLY WE JUST MADE A  
13 DECISION ABOUT USING IT AS A BASELINE BUT THAT SORT OF  
14 ALTERNATE OPTION WAS TO USE THE BLUEPRINT GROWTH AS A FACTOR.  
15 AND BECAUSE OF SOME OF THE CONCERNS THAT FOLKS SAID AT THE  
16 LAST MEETING, WE PAIRED THAT CAN THE HIGH OPPORTUNITY AREAS TO  
17 KIND OF, I THINK WHAT YOU'RE GETTING AT IS TRYING TO GET MORE  
18 TOWARD AFFIRMING AFFIRMATIVE FAIR HOUSING. I THINK THAT'S NOW  
19 OFF THE TABLE.

20

21 **SPEAKER:** WHAT I WOULD PROPOSE PUTTING ON THE TABLE IS  
22 COMBINING IT WITH THE 2050 HOUSEHOLDS, SO NOT THE GROWTH, BUT  
23 THE ACTUAL -- WHAT WE HAVE DECIDED ON, THE BASELINE.

24

25 **GILLIAN ADAMS:** RIGHT.

MEETING TRANSCRIPT

1

2 **SPEAKER:** AND IS THERE -- OR, I THINK WE JUST NEED A WAY TO GO  
3 BACK TO THESE EXAMPLES, AND REALLY ELEVATE THAT, YOU KNOW, THE  
4 THREE FACTOR, THE JOBS/HOUSING, AND REALLY ELEVATE THAT ISSUE  
5 AND ACCESS TO OPPORTUNITY AS ONE OF THE FACTORS.

6

7 **GILLIAN ADAMS:** OKAY. YEAH. I MEAN CERTAINLY I THINK WE  
8 CONSISTENTLY HEARD FROM EVERYONE ON THE HMC ABOUT THE NEED TO  
9 EMPHASIZE THAT AS A FACTOR. AND I THINK NOW THAT WE HAVE,  
10 AGAIN, THE STRUCTURE IN PLACE, WE CAN HAVE THE CONVERSATION  
11 ABOUT, YOU KNOW, HOW MUCH OF THAT FACTOR AND WHAT OTHER  
12 FACTORS TO COMPARE IT WITH.

13

14 **AMBER SHIPLEY:** GREAT. AARTI.

15

16 **AARTI SHRIVASTAVA:** NOW THAT WE'RE USING PLANNED BAY AREA AS  
17 THE BASELINE, I THINK IT WOULD BE HELPFUL TO SEE WHAT FACTORS  
18 WENT INTO THE DEVELOPMENT OF PLANNED BAY AREA. I KNOW IT'S  
19 HARD TO QUANTIFY SINCE IT'S A BIT OF A BLACK BOX BUT I THINK  
20 IT WOULD HELP THE TEAMS TO LOOK AT THE, YOU KNOW, WHAT WENT  
21 INTO THAT AS WE TRY TO DEVELOP THE FACTORS THAT WE SHOULD BE  
22 USING TO PUT ON TOP OF THE PLANNED BAY AREA.

23

24 **NEYSA FILGOR:** I AGREE.

25

**MEETING TRANSCRIPT**

1 **AARTI SHRIVASTAVA:** FOR NEXT TIME. >DAVE VAUTIN: THIS IS DAVE  
2 VAUTIN STAFF, I WOULD BE HAPPY TO PROVIDE MORE INFORMATION ON  
3 THAT. THERE IS A LOT MORE MATERIAL ON THE BLUEPRINT WEB SITE  
4 THAT YOU CAN REVIEW, THE STRATEGIES WERE DESCRIBED BY THE  
5 BOARD IN JANUARY THAT'S AVAILABLE THERE IS A NUMBER OF  
6 TECHNICAL RESOURCES AVAILABLE AGAIN IT'S NOT A FACTOR BASED  
7 PROCESS THE PLAN IS ABOUT FORECASTING THE IMPACTS OF PUBLIC  
8 POLICIES. SO, FOR EACH OF THE 25 STRATEGIES, THEY PLAY A ROLE  
9 IN INFLUENCING THE GROWTH PATTERN IN THE PLAN. SO IT'S NOT AS  
10 SIMPLE AS SAYING, WELL, THE FORMULA IS 10 PERCENT RELATED JOB  
11 NOT BASED ON THE INFLUENCE OF THE DIFFERENT POLICIES THAT WERE  
12 APPROVED FOR STUDY.

13  
14 **AARTI SHRIVASTAVA:** I UNDERSTAND THAT, DAVE, BUT I THINK IT  
15 WOULD HELP, BECAUSE IF 2019 WERE THE BASE, THEN THERE WOULD BE  
16 A WHOLE DIFFERENT DISCUSSION ABOUT HOW DO WE FACTORS.

17  
18 **AMBER SHIPLEY:** GREAT. THANKS. NELL.

19  
20 **SPEAKER:** JUST A QUICK QUESTION. I'M LOOKING AT THE INTERACTIVE  
21 TOOL THING AND UNDER THE FACTORS AT THE TOP, YOU HAVE GOT A  
22 LINK TO A PDF CALLED RHNA FACTORS. TRANSIT ONES, ARE THOSE  
23 ABOUT TRANSIT INFRASTRUCTURE OR TRANSIT SERVICE? SORT OF  
24 WONDER, YOU KNOW, BECAUSE WE GOT A LOT OF TRANSIT  
25 INFRASTRUCTURE, WE DON'T HAVE GOOD SERVICE, THERE IS A BIG

## MEETING TRANSCRIPT

1 DIFFERENCE FOR A LOT OF COMMUNITIES, PARTICULARLY, YOU KNOW,  
2 ALONG 101 I WOULD SAY, AND SORT OF CALTRAIN'S -- ANYWAY -- SO  
3 JUST SORT OF WONDERING, IF IT -- IF WE'RE TALKING ABOUT TRAIN  
4 LINES, AND BUS ROUTES, OR HOW FREQUENTLY THEY STOP.

5

6 **GILLIAN ADAMS:** THE TRANSIT FACTOR THAT WE HAVE CURRENTLY ON  
7 THE RHNA VISUALIZATION TOOL IS ABOUT -- ABSOLUTELY YOU CAN  
8 STEP IN AND CORRECT ME IF I AM WRONG IT'S ABOUT THE ACRES NEAR  
9 TRANSIT FACILITIES. AND THIS WAS BASED ON THE IDEA THAT, YOU  
10 KNOW, THAT KIND OF THE -- THE UNIVERSE OF WHERE TRANSIT CAN  
11 BE, RIGHT? AND I THINK IT -- ACTUALLY I'M SORRY -- AKSEL, YOU  
12 CAN CHIME IN? I THINK I'M GETTING THIS WRONG?

13

14 **AKSEL OLSEN:** WE HAVE TWO IN THERE IT LOOKS AT AREA GEOGRAPHY.  
15 THERE ARE AREAS IN THERE THAT SORT OF INDIRECTLY HAS SERVICE  
16 IN THERE BUT IT'S ULTIMATELY AN AREA BASED MEASURE. I THINK WE  
17 HAVE ANOTHER ONE IN THERE THAT'S ABOUT TRANSIT ACCESSIBILITY  
18 THAT'S MORE ABOUT HOW MANY JOBS YOU CAN GET TO FROM TRANSIT.  
19 SO IT HAS A LITTLE BIT OF THE SERVICE LEVEL IN THERE. SORT OF  
20 INDIRECTLY, BUT IT'S IN THERE. >DAVE VAUTIN: JUST MAYBE TO  
21 CLARIFY ON THAT, THOUGH TRANSIT PRIORITY AREAS ARE BASICALLY  
22 RAIL STATIONS, FERRY TERMINALS, AND THEN 59 MINUTE FREQUENCY  
23 BUS ROUTES SO THAT'S WHERE THE FREQUENCY COMES INTO PLAY IN  
24 THAT GEOGRAPHIC APPROACH.

25

**MEETING TRANSCRIPT**

1 **SPEAKER:** JUST TO FOLLOW UP TO THIS AS A REQUEST FOR NEXT TIME,  
2 IF THIS IS THE BEST DOCUMENT WE HAVE FOR THE DEFINITIONS OF  
3 THE FACTORS, I DON'T HAVE ENOUGH INFORMATION TO SAY WHICH  
4 FACTORS SHOULD PLAY A ROLE IN DECISION MAKING. IF THERE IS A  
5 BETTER DOCUMENT THAT WE SHOULD BE LOOKING AT, WOULD YOU MIND  
6 SHARING THE LINK, AND IF THERE IS NOT A BETTER DOCUMENT, COULD  
7 YOU IMPROVE THIS ONE? LIKE MORE -- BECAUSE THE DEFINITIONS IN  
8 THIS ARE PRETTY -- I MEAN, THEY'RE MAX, ONE SENTENCE LONG.

9  
10 **SPEAKER:** YEAH. THAT DOCUMENT IS BRIEF ON PURPOSE BECAUSE IT'S  
11 MENTIONED TO ACCOMPANY THE TOOL. FOR PAST REPORTS IN PAST HMC  
12 MEETINGS WE HAD GONE INTO MORE DETAIL WHEN WE WERE DISCUSSING  
13 THE FACTORS AND I WOULD BE HAPPY TO SHARE THOSE PRIOR STAFF  
14 REPORTS WITH YOU AS WELL.

15  
16 **AMBER SHIPLEY:** THANKS ELI. THANKS NELL. FERNANDO?

17  
18 **FERNANDO MARTI:** HI. I FOUND THE EXERCISED WE DID PREVIOUS TO  
19 THE LAST HMC MEETING WHERE WE WERE GIVEN HOMEWORK TO GO  
20 THROUGH THE VISUALIZATION TOOL AND PROVIDE FEEDBACK WAS VERY  
21 USEFUL. I DON'T KNOW IF WAS -- HOPEFULLY IT WAS USEFUL FOR  
22 STAFF, IT WAS USEFUL FOR ME, ANYWAYS TO BE ABLE TO UNDERSTAND  
23 HOW THE DIFFERENT FACTORS IMPACT AND UNDERSTANDING THE PROS  
24 AND CONS OF WHAT WAS CHOSEN. SO IT MIGHT BE USEFUL TO GIVE  
25 OURSELVES SOME HOMEWORK BETWEEN NOW AND TWO WEEKS FROM NOW

August 13, 2020



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## MEETING TRANSCRIPT

1 WHEN WE MEET AGAIN, ESPECIALLY, I THINK WE WILL BE -- IT  
2 SOUNDS LIKE WE MIGHT BE ELIMINATING ONE OF THE FACTORS, SINCE  
3 I THINK, I'M NOT ENTIRELY SURE IF THE GROWTH FACTOR IS NO  
4 LONGER RELEVANT, SINCE WE HAVE NOW INCORPORATED AND INTO THE  
5 BASELINE AND PERHAPS AN URBANIZATION FACTOR. BUT WE HAVE GOT A  
6 SINGLE BASELINE AND IT MIGHT BE REALLY USEFUL FOR EACH OF US  
7 TO GO THROUGH THAT PROCESS OR I GUESS WE CAN TALK COLLECTIVELY  
8 OUTSIDE OF THIS AND BACK. I THINK THERE ARE SOME GOOD REASONS  
9 FOR BALANCING OUT DIFFERENT FACTORS ON THE AFFORDABLE HOUSING  
10 SIDE OR ON THE MARKET RATE SIDE. MAYBE WE WANT TO SIMPLIFY IT.  
11 THAT WAS MY APPROACH, IS IF WE KIND OF LOAD UP ONE FACTOR FOR  
12 THIS AND ONE FACTOR FOR THAT, WHAT ARE WE LEARNING? ARE WE  
13 REACHING THE PARTICULAR GOALS THAT EACH OF US ARE BRINGING TO  
14 THIS, FOR US AROUND AFFIRMATIVELY FURTHERING FAIR HOUSING AND  
15 TRYING TO PROTECT AT-RISK COMMUNITIES THAT WAS KIND OF THE  
16 BALANCING ACT THAT I WAS TRYING TO REACH THROUGH THAT. SO I  
17 WOULD SUGGEST WE HAVE SOME HOMEWORK AND REPLY TO YOU ALL WITH  
18 WHAT WE LEARNED.

19

20 **AMBER SHIPLEY:** LOVE THAT IDEA. PARTICULARLY AS YOU COME INTO  
21 THE AUGUST 28TH MEETING. NEEDING TO TALK ABOUT FACTORS,  
22 SPENDING SOME TIME FIGURING OUT WHAT YOU WOULD WANT,  
23 PERSONALLY, IT MAKES A LOT OF SENSE. AARTI?

24





MEETING TRANSCRIPT

1 **AARTI SHRIVASTAVA:** I DON'T MEAN TO DOMINATE BUT I WAS  
2 WONDERING IF WE COULD TAKE ONE FINAL VOTE ON WHETHER WE SHOULD  
3 CONSIDER THE ADJUSTED INCOME GROUPINGS, THAT WOULD KIND OF,  
4 WITH THE BOTTOM-UP THREE FACTOR THAT WOULD PUT ONE ENTIRE  
5 ISSUE TO BED.

6

7 **GILLIAN ADAMS:** AMBER, I GUESS -- I NOTICED THERE WAS AN 88 ON  
8 OUR LIST OF REQUESTS TO STAFF ABOUT SOMEBODY MAKING THE CASE  
9 FOR THAT. AND I GUESS I WOULD LIKE TO ASK -- THIS CAME FROM  
10 HMC MEMBERS SO I GUESS I WOULD LIKE TO, BEFORE WE MAKE A  
11 DECISION POINT ON THAT FOR SOMEBODY TO KIND OF EXPLAIN WHY  
12 THEY THINK SHIFTING MODERATE IS A GOOD IDEA. BECAUSE I THINK  
13 THERE IS STILL A LOT OF CONFUSION ABOUT THAT.

14

15 **AMBER SHIPLEY:** GREAT. I CAN'T DO IT. I'M GOING TO RELY ON AN  
16 HMC MEMBER FOR THAT. IF ANYONE IS BRAVE ENOUGH. FERNANDO?

17

18 **FERNANDO MARTI:** ALL RIGHT. I'LL ATTEMPT. I THOUGHT JEFF DID  
19 IT. I THINK WHILE IT IS TRUE THAT THERE IS TRUE THAT SOME  
20 MODERATE INCOME HOUSING THAT IS PRODUCED THROUGH MARKET RATE  
21 MECHANISMS MOST OF IT WE CAN EXPECT TO HAPPEN THROUGH  
22 AFFORDABILITY MECHANISMS, AND IN PARTICULAR, RIFFING ON SB35,  
23 AND THE LINKAGE THAT THAT MAKES TO APPROVAL'S PROCESS, I THINK  
24 IT'S THROUGH THAT LENS, MARKET RATE HOUSING, OR ABOVE  
25 MODERATE, IS SEEN AS ONE PARTICULAR PIECE, AND CITIES ARE

MEETING TRANSCRIPT

1 BEING -- JURISDICTION ARE BEING ASKED WHETHER THEY ARE GOING  
2 TO MEET THEIR RHNA GOALS ON MARKET RATE HOUSING OR ABOVE  
3 MODERATE HOUSING SEPARATE FROM THE OTHER AFFORDABILITY  
4 CATEGORIES. AND SO SINCE THAT IS, I THINK, ONE OF THE THINGS  
5 THAT WILL HAVE THE GREATEST IMPACT FOR A LOT OF CITIES, I  
6 THINK WOULD BE VERY USEFUL TO UNDERSTAND THAT. OTHER SIDE OF  
7 IT I THINK IS ALSO HOW CITIES THEN CHOOSE TO INVEST IN  
8 MODERATE INCOME HOUSING AS WELL AS AFFORDABLE HOUSING, LOW AND  
9 EXTREMELY LOW INCOME AFFORDABLE HOUSING NOW THAT WE HAVE  
10 EXPANDED TAX CREDITS THROUGH THE STATE THAT ARE SPECIFICALLY  
11 TO ADDRESS THE MODERATE INCOME NEED.

12

13 **AARTI SHRIVASTAVA:** IF I MAY JUST CLARIFY SOMETHING, GILLIAN,  
14 IF THE NON-ADJUSTED INCOME GROUPED, WE'RE USING A SEPARATE SET  
15 OF FACTORS TO ALLOCATE HOUSING, IS THOSE ARE 40 PERCENT ACCESS  
16 TO HIGH OPPORTUNITY AREAS, 40 PERCENT JOBS/HOUSING FIT 20  
17 PERCENT PROXIMITY TO TRANSIT, AND MODERATE TO ABOVE MODERATE  
18 IS 50 AUTO PROXIMITY, JOB PROXIMITY TO AUTO, 30 PERCENT  
19 TRANSIT AND 20 PERCENT JOBS/HOUSING BALANCE. THEN WHEN YOU  
20 MOVE THE MODERATE INTO THE VERY LOW, LOW INCOME CATEGORY  
21 YOU'RE USING THAT FACTOR THAT'S THE DIFFERENCE RIGHT. SO  
22 HONESTLY THE DECISION THAT NEEDS TO BE MADE IS, ARE IS THAT  
23 THE RIGHT FACTOR TO USE FOR MODERATE INCOME HOUSING? BECAUSE  
24 IT DOESN'T CHANGE THE FACT THAT YOU HAVE TO MAKE -- YOU HAVE  
25 TO HAVE, YOU KNOW, POLICY CHANGES TO MAKE MODERATE HOUSING

**MEETING TRANSCRIPT**

1 HAPPEN, THE BIGGER ISSUE IS, IS THAT THE RIGHT SET OF FACTORS  
2 TO USE FOR MODERATE INCOME HOUSING?

3  
4 **GILLIAN ADAMS:** I THINK SORT OF ON PRINCIPLE, YES, BUT I GUESS  
5 THE WAY THAT WE'RE STRUCTURING THIS IS A LITTLE BIT DIFFERENT  
6 IN THE SENSE THAT, YOU KNOW, AGAIN, WE CAN -- WE CAN MAKE A  
7 DECISION ABOUT WHETHER, JUST ON PRINCIPLE, ON KIND OF FOR THE  
8 REASONS THAT FERNANDO JUST SAID, MODERATE SEEMS MORE LIKE VERY  
9 LOW AND LOW INCOME UNITS OR MORE LIKE ABOVE MODERATE UNITS.  
10 AND THEN ONCE WE DECIDE ON THAT THEN WE CAN DECIDE ON WHAT ARE  
11 THE RIGHT FACTORS FOR ALLOCATING MARKET RATE UNITS AND WHAT  
12 ARE THE RIGHT FACTORS FOR ALLOCATING AFFORDABLE UNITS. I THINK  
13 THE QUESTION THIS'S ON THE TABLE RIGHT NOW IS DO WE THINK THAT  
14 MODERATE INCOME UNITS ACT LIKE AFFORDABLE UNITS OR MARKET RATE  
15 UNITS. AND THEN THERE IS THE SECONDARY QUESTION OF WHAT ARE  
16 THE RIGHT FACTORS TO MAKE THOSE THINGS HAPPEN.

17  
18 **AARTI SHRIVASTAVA:** OKAY. SO I THINK WE'RE BOTH SAYING THE SAME  
19 THING WHICH S YOU KNOW, THE ISSUE IS, ARE MODERATE INCOME  
20 UNITS DO THEY HAVE THE SAME -- SHOULD THEY HAVE THE SAME SORT  
21 OF SET OF TOGGLES, RIGHT?

22  
23 **GILLIAN ADAMS:** RIGHT. SHOULD THEY HAVE THE SAME TOGGLES ASIDE  
24 MARKET RATE UNITS OR AFFORDABLE RATE UNITS.

MEETING TRANSCRIPT

1   **AARTI SHRIVASTAVA:** OKAY.

2

3   **MICHAEL BRILLIOT:** THIS IS MICHAEL DESPITE PUTTING A MOTION ON  
4   THE FLOOR FOR PURPOSES OF DISCUSSION. I THINK PEOPLE ARE STILL  
5   TRYING TO GET THEIR HEAD AROUND THIS ISSUE AND YOU'RE NOT  
6   REALLY ASKING FOR A VOTE ON THIS PER SE YOU'RE ASKING FOR A  
7   VOTE ON BOTTOM-UP VERSUS INCOME. MY SUGGESTION IS LET PEOPLE  
8   DIG INTO THIS ON AND WE'LL COME BACK TO THIS AT THE NEXT  
9   MEETING IF THAT SOUND OKAY TO PEOPLE AND STAFF FOR THE  
10   TIMELINE.

11

12   **AARTI SHRIVASTAVA:** IT ACTUALLY SOUND GOOD TO ME NOW THAT  
13   GILLIAN EXPLAINED THAT WE WILL BE REDOING THE FACTORS I WANT  
14   SURE IF YOU WERE GOING START USING THAT AS A BASE AND ADD  
15   ADDITIONAL FACTORS ON TOP. SO LET'S STAY WHERE WE ARE.

16

17   **SPEAKER:** IF I CAN MAKE ONE MORE CASE FOR THE REASONING. YOU  
18   KNOW, I THINK FOR A LOT OF US, WHO ARE CONCERNED ABOUT HIGH  
19   RESOURCE HIGH OPPORTUNITY AREAS AND FAIR HOUSING, THE ISSUES  
20   IN THOSE JURISDICTION ARE OFTEN ABOUT AFFORDABILITY THAT  
21   IMPACTS NOT JUST LOW INCOME RESIDENTS BUT MODERATE INCOME  
22   RESIDENTS AND GIVEN THOSE HIGH RESOURCE JURISDICTION ARE OFTEN  
23   HIGH RENT AREAS AS WELL THAT MEANS THAT THE MARKET RATE  
24   HOUSING IS HIGHLY UNLIKELY TO BE ACCESSIBLE TO MODERATE INCOME  
25   FOLKS. AND INsofar AS WE'RE LOOKING AT -- I MEAN THIS MIGHT



MEETING TRANSCRIPT

1 LOOK DIFFERENT WITH OTHER LENSES AND OTHER GOALS BUT INsofar  
2 AS WE'RE TRYING TO UNDERSTAND THROUGH A LENS OF AFFORDABILITY  
3 WITHIN HIGH RESOURCE AREAS, I THINK IT MAKES SENSE TO LUMP  
4 MODERATE AND LOW INCOME TOGETHER.

5

6 **AMBER SHIPLEY:** THANKS FERNANDO. FOREST.

7

8 **FORREST EBBS:** JUST TO CONFUSE THINGS A LITTLE BIT MORE. I  
9 THINK IT'S A GOOD IDEA TO GIVE TIME TO THINK ABOUT IT.  
10 MODERATE HOUSING PLAYS A DIFFERENT ROLE IN DIFFERENT  
11 COMMUNITIES IN A CITY LIKE ANTIOCH, WE STRUGGLE TO GET  
12 MODERATE HOUSING BUILT BECAUSE IT COMPETES WITH MARKET RATE  
13 HOUSING. NOW THE SAME CAN'T BE SAID FOR OAKLAND AND FREMONT. I  
14 DON'T WANT TO OVERSIMPLIFY MODERATE HOUSING BECAUSE IT PLACE A  
15 DIFFERENT ROLE IN EVERY SINGLE COMMUNITY AND I HAVE ALSO WORK  
16 IN COMMUNITIES WHERE ALL YOU GET IS MODERATE BECAUSE THE  
17 DEVELOPER CAN STILL COVER COST IN THAT AND THERE IS A WILLING  
18 BUYER AND IT WILL SUBSIDIZE A LITTLE BIT BUT IT'S A TOUGH  
19 STARTING POINT FOR LOW HOUSING.

20

21 **AMBER SHIPLEY:** NELL?

22

23 **SPEAKER:** MY COMMENT WAS GOING TO BE SIMILAR TO FORESTS IT'S  
24 PARTICULAR TO A JURISDICTION. BUT THIS MIGHT BE A BIG DATA ASK  
25 IF YOU DON'T ALREADY HAVE IT HANDY FROM AN EARLIER SESSION BUT

MEETING TRANSCRIPT

1 I WOULD BE CURIOUS TO KNOW WHAT PERCENTAGE OF JURISDICTION IN  
2 THE NINE COUNTY BAY AREA HAVE MODERATE INCOME PRICES WITHIN  
3 TEN PERCENT OF MARKET PRICES. BECAUSE THEN I THINK -- LIKE IF  
4 -- I WOULD WAGER TO GUESS IT'S PROBABLY LIKE 30 PERCENT, IS 30  
5 PERCENT IS A PRETTY BIG MINORITY MIGHT JUSTIFY HAVING MODERATE  
6 ADDRESSED SEPARATE FROM LOW AND VERY LOW BUT IF IT'S ONLY LIKE  
7 FIVE PERCENT THEN YOU KNOW, FOR THE SAKE OF THE WHOLE MAYBE  
8 JUST GROUP THOSE MODERATE IN WITH THE LOWER INCOME CATEGORIES.  
9 AND THEN WE KNOW IT SHOULD DEFINITELY BE SEPARATE IF IT'S  
10 BELOW THE 50 PERCENT JUST SORT OF WE GOT TO KNOW HOW MANY  
11 COMMUNITIES ARE ACTUALLY IMPACTED BY HAVING MODERATE INCOME  
12 PRICING TOO CLOSE TO MARKET RATE PRICES. TO REALLY MAKE A  
13 DECISION ABOUT THIS. AT LEAST FOR ME.

14

15 **AMBER SHIPLEY:** OKAY. JAMES, JEFF, THEN CARLOS.

16

17 **SPEAKER:** I DON'T NECESSARILY HAVE A STRONG OPINION ON WHERE  
18 MODERATE INCOME GOES THOUGH I WOULD POINT OUT THAT I'M NOT  
19 SURE THE WAY IT WAS BEING COMMENT -- THE COMMENT ABOUT IT,  
20 LIKE THAT JURISDICTION ARE ONLY GOING TO BE PARTICULARLY  
21 CONCERNED ABOUT ABOVE MODERATE IN THIS PROCESS. I MANY THE  
22 REALITY BECAUSE OF SB35 BECAUSE OF THE REALITY OF SB35 IS IT  
23 HAS NOTHING TO SAY ABOUT MODERATE. [LAUGHTER] SO TRULY  
24 MODERATE IS IN A REALM OF ITS OWN IGNORED BY THE LEGISLATION.  
25 AND THE OTHER THING I WOULD POINT OUT ABOUT MODERATE INCOME

MEETING TRANSCRIPT

1 HOUSING IS WE'RE COUNTING ADU AND MARKET BASE -- AND THERE IS  
2 OTHER STATE LEGISLATION THAT'S SORT OF COMING DOWN THE PIKE  
3 THAT IS INDICATING WE RETREAT FROM MODERATE KIND OF IN THE  
4 REALM OF MODERATE BUT I DON'T HAVE STRONG FEELINGS EITHER WAY.  
5 JUST WANTED TO ADD THOSE INTO THE MIX.

6

7 **AMBER SHIPLEY:** JAMES THEN JEFF THEN CARLOS.

8

9 **SPEAKER:** ONE THING IF STAFF IS GOING TO BE USING THE HOUSING  
10 PERFORMANCE DATA COMING FROM THE STATE IS THAT WHEN CITIES  
11 FILE THEIR ANNUAL PROGRESS REPORT AND INFORM ON HOW MANY  
12 MODERATE INCOME UNITS THEY'RE PRODUCING THEY ACTUALLY INDICATE  
13 WHETHER THOSE UNIS ARE DEED RESTRICTED OR WHETHER THEY'RE JUST  
14 NATURALLY OCCURRING AND PRICED AT A LEVEL THAT IS AFFORDABLE  
15 TO MODERATE IT WOULD BE USEFUL TO KNOW WHICH JURISDICTIONS ARE  
16 CLAIMING NOT DEED RESTRICTED MODERATE INCOME THAT WILL GIVE  
17 INDICATION OF PLACES THAT WE THINK ARE AT LEAST MARKET, AS  
18 OPPOSED TO PLACES THAT ARE ONLY ABLE TO HIT MODERATE THROUGH  
19 DEED RESTRICTED. IT WOULD BE A GOOD WAY OF MONITORING THE  
20 DATA.

21

22 **AMBER SHIPLEY:** THANK YOU. CARLOS.

23

24 **CARLOS ROMERO:** I THINK THAT DATA POINT WILL BE HELPFUL BUT  
25 PARTICULARLY SPEAKING FOR COMMUNITIES OF COLOR THAT ARE



MEETING TRANSCRIPT

1 LOCATED IN LARGE CITIES THAT ARE CLEARLY ON THE PATH OF  
2 GENTRIFYING OR THREE QUARTERS OF THE WAY DONE OR COMMUNITIES  
3 LIKE EAST PALO ALTO UNINCORPORATED FAIR OAKS WHERE INDEED  
4 YOU'RE KIND OF IN THE EYE OF THE STORM IN TERMS OF CHANGING  
5 HOUSING, TRANSIT, AND THE DEMANDS FOR HIGHER HOUSING MOST OF  
6 THE DEVELOPERS DO NOT BUILD TO POINT WHERE THEY CAN JUST BREAK  
7 EVEN THEY CLEARLY ARE LOOKING AT MAXIMIZING THEIR PROFITS IN  
8 PALO ALTO, OAKLAND, AND EAST SAN FRANCISCO THE MODERATE  
9 HOUSING CAN'T BE BUILT WITHOUT THAT SUBSIDY SO IT MAKES A LOT  
10 OF SENSE TO LOOK AT IT AS BEING PROPOSED. CERTAINLY IN EAST  
11 PALO ALTO THAT HAS BEEN OUR EXPERIENCE WE'RE GETTING NO  
12 MODERATE HOUSING AND WE HAVE ABOUT 1,050 UNITS AT THIS POINT  
13 THAT ARE EITHER TITLED OR IN THE PROCESS OF TITLING. ONLY  
14 MONITORING THAT WOULD COME OUT OF IT IS INCLUSIONARY ORDINANCE  
15 THAT GOES UP TO 25 PERCENT OF THE PROJECT. SO YEAH, I'M JUST -  
16 - IT'S EMPIRICAL DATA POINT FOR SOME. THANK YOU.

17

18 **AMBER SHIPLEY:** THANKS CARLOS. I SEE RICK.

19

20 **RICK BONILLA:** HI. I WANT TO ADD, WHAT CARLOS SAID IS  
21 APPROPRIATE WHEN APPLIED TO THE CITY OF SAN MATEO ALSO. WE GET  
22 VERY LITTLE MODERATE RATE. PRICE FOR MODERATE RENTAL IS  
23 CERTAINLY SO CLOSE TO THE MARKET RATE RENTAL FOR THE SAME  
24 NUMBER OF BEDROOMS, THAT OUR STAFF IS EVEN SAYING THAT WE  
25 SHOULDN'T BE PUSHING FOR IT BECAUSE PEOPLE WILL JUST TAKE





MEETING TRANSCRIPT

1 MARKET RATE. BUT I BELIEVE THAT THERE IS REALLY A PLACE FOR  
2 IT, THE MODERATE RATE, AND I THINK WE SHOULD CONTINUE TO SEEK  
3 TO PROVIDE FOR IT AS A REQUIREMENT, BECAUSE I KNOW MANY PEOPLE  
4 -- I AM A RETIRED CARPENTER AND I AM LUCKY I BOUGHT A HOUSE IN  
5 1991 BUT MANY PEOPLE COMING UP HERE BEHIND ME CAN'T BUY A  
6 PLACE HERE IN SAN MATEO AT ALL. WE HAVE ONE DEVELOPER WHO  
7 WE'RE PUSHED TO FORCE MODERATE RATE FOR SALE BECAUSE HE HAS A  
8 750 DEVELOPMENT HE'S ABLE TO SQUEEZE SOME OF THAT OUT. BUT  
9 OTHERWISE, IT'S A VERY DIFFICULT PROBLEM. SO THOSE ARE MY  
10 COMMENTS.

11  
12 **AMBER SHIPLEY:** THANKS RICK. SO IF FEELS LIKE WE'RE SORT OF  
13 REACHING THE END OF OUR DISCUSSION TODAY, AND WE HAVE A LIST  
14 OF REQUESTS, MOST OF WHICH SEEM DOABLE FOR ABAG STAFF, AND SO  
15 I THINK, SPEAKING FOR THEM, THEY'RE GOING TO DO THEIR VERY  
16 BEST TO ADDRESS EACH OF THOSE REQUESTS AND IDEAS, AND I WILL  
17 PERSONALLY THANK ALL OF YOU FOR COMING TO THIS CONVERSATION.  
18 IT'S REALLY WONDERFUL TO BE A PART OF. AND JUST KNOW THAT YOU  
19 HAVE ANOTHER BIG DAY ON THE 28th TO MAKE A LOT OF DECISIONS,  
20 SO AS MUCH TIME AS YOU CAN SPEND WITH THE MATERIALS AHEAD OF  
21 TIME, AND THE TOOL MOVING INTO THE MEETING ON THE 28th, I  
22 THINK WILL BE ALL BE BETTER FOR IT. SO I'M ENDING MY ROLE AS  
23 FACILITATOR AND HANDING IT BACK TO YOU CHAIR ARREGUIN.

August 13, 2020



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## MEETING TRANSCRIPT

1   **JESSE ARREGUIN, CHAIR:** THANK YOU. THAT COMPLETES THIS ITEM.  
2   PUBLIC COMMENT. SO LET'S NOW ADJOURN THE MEETING. NEXT SPECIAL  
3   MEETING OF THE ABAG HOUSING METHODOLOGY COMMITTEE IS ON AUGUST  
4   28TH AND WITH THAT THIS MEETING IS ADJOURNED. THANK YOU ALL SO  
5   MUCH. I THINK YOU MADE SOME IMPORTANT DECISIONS TODAY AND  
6   THANK YOU FOR ALL YOUR TIME AND WORK TODAY. [ADJOURNED]  
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