

An aerial photograph of a city street grid, viewed from a high angle. The image is heavily blurred and has a monochromatic blue color scheme, with varying shades of blue creating a sense of depth and texture. The street lines form a complex, intersecting pattern across the frame.

ASSOCIATION OF BAY AREA GOVERNMENTS

Meeting Transcript

September 18, 2020

HOUSING METHODOLOGY COMMITTEE

FRIDAY, SEPTEMBER 18, 2020, 10:05 AM

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

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

10

11 **JESSE ARREGUIN, CHAIR:** OKAY. THANK YOU. THE ABAG CLERK OF THE
12 BOARD CONDUCT ROLL CALL TO FIRM IF A QUORUM IS PRESENT.

13

14 **CLERK OF THE BOARD:** COUNCILMEMBER ADAMS?

15

16 **SPEAKER:** HERE.

17

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

19

20 **SPEAKER:** HERE.

21

22 **CLERK OF THE BOARD:** ARREGUIN?

23

24 **SPEAKER:** HERE.

25

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1 **CLERK OF THE BOARD:** RUBY S. IS ABSENT. COUNCILMEMBER BONILLA?

2

3 **SPEAKER:** PRESENT.

4

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

6

7 **SPEAKER:** HERE.

8

9 **CLERK OF THE BOARD:** THANK YOU. SUPERVISOR BROWN?

10

11 **SPEAKER:** YES.

12

13 **CLERK OF THE BOARD:** MS. AMANDA BROWN STEVENS?

14

15 **SPEAKER:** HERE.

16

17 **CLERK OF THE BOARD:** MR. PAUL CAMPOS?

18

19 **SPEAKER:** HERE.

20

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

22

23 **SPEAKER:** HERE.

24

25 **CLERK OF THE BOARD:** SUPERVISOR DIANE DILLON?

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1

2 **SPEAKER:** HERE. HERE. HERE. SORRY.

3

4 **CLERK OF THE BOARD:** MR. FOREST EBBS?

5

6 **SPEAKER:** HERE.

7

8 **CLERK OF THE BOARD:** MAYOR PRO TEMPORE PAT EKLUND?

9

10 **SPEAKER:** HERE.

11

12 **CLERK OF THE BOARD:** MR. JONATHON FEARN IS ABSENT. VICTORIA
13 FIERCE?

14

15 **SPEAKER:** HERE.

16

17 **CLERK OF THE BOARD:** NEYSA FILGOR?

18

19 **SPEAKER:** HERE.

20

21 **CLERK OF THE BOARD:** MINDY GENTRY?

22

23 **SPEAKER:** HERE.

24

25 **CLERK OF THE BOARD:** HANCOCK IS ABSENT. WELTON JORDAN?

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1

2 **SPEAKER:** HERE.

3

4 **CLERK OF THE BOARD:** BRANDON KLINE IS ABSENT. JEFF LEVIN?

5

6 **SPEAKER:** PRESENT.

7

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

9

10 **SPEAKER:** PRESENT.

11

12 **CLERK OF THE BOARD:** TAWNY M?

13

14 **SPEAKER:** PRESENT.

15

16 **CLERK OF THE BOARD:** MR. FERNANDO MARTI?

17

18 **SPEAKER:** PRESENT.

19

20 **CLERK OF THE BOARD:** MR. RODNEY NICKENS?

21

22 **SPEAKER:** PRESENT.

23

24 **CLERK OF THE BOARD:** PAPPAS?

25

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1 **SPEAKER:** PRESENT.

2

3 **CLERK OF THE BOARD:** MAYOR JULIE PIERCE?

4

5 **SPEAKER:** HERE.

6

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

8

9 **SPEAKER:** HERE.

10

11 **CLERK OF THE BOARD:** DARIN RANELETTI?

12

13 **SPEAKER:** HERE.

14

15 **CLERK OF THE BOARD:** MATT REGAN? ABSENT. MS. JANE REILLY?

16

17 **SPEAKER:** HERE.

18

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

20

21 **SPEAKER:** HERE.

22

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

24

25 **SPEAKER:** HERE.

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1

2 **CLERK OF THE BOARD:** MS. ELISE SEMONIAN?

3

4 **SPEAKER:** HERE.

5

6 **CLERK OF THE BOARD:** AARTI SHRIVASTAVA?

7

8 **SPEAKER:** HERE.

9

10 **CLERK OF THE BOARD:** BEN SMITH IS ABSENT. MR. MATT WALSH?

11

12 **SPEAKER:** HERE.

13

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

15

16 **JESSE ARREGUIN, CHAIR:** THANK YOU VERY MUCH. WE'LL GO TO ITEM
17 TWO, THIS IS PUBLIC COMMENT ON ITEMS NOT ON OUR AGENDA THIS
18 MORNING. IS THERE ANY MEMBER OF THE PUBLIC WHO WISHES TO GIVE
19 PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA? IF SO PLEASE RAISE
20 YOUR HAND USING THE RAISED HAND ICON OR PRESS STAR NINE IF
21 YOU'RE PHONING IN. I SEE ONE RAISED HAND MR. CASTRO.

22

23 **CLERK OF THE BOARD:** JOSH ABRAMS. ONE MOMENT PLEASE.

24

25 **JESSE ARREGUIN, CHAIR:** FORMER HMC MEMBER.

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1

2 **SPEAKER:** THAT'S RIGHT. I WAS ON THE METHODOLOGY COMMITTEE, BUT

3 I RESIGNED BECAUSE I STARTED A CONSULTING PROJECT WITH ABAG

4 AND IT MIGHT HAVE CREATED A CONFLICT OF INTEREST. I AM

5 SPEAKING AS AN INDIVIDUAL TODAY FOR MYSELF. I AM PROPOSING TO

6 PUT FORWARD FOR THE METHODOLOGY COMMITTEE TO CONSIDER I

7 SUGGEST CAPPING ALLOCATION FOR THE LOWEST INCOME CITIES IN THE

8 REGION. THERE IS A HAND FULL OF CITIES IN THE REGION THAT

9 SUFFER FROM SEGREGATION AND POVERTY GIVING THESE LOW INCOME

10 ALLOCATIONS RISK GIVING THEM MORE AND HIGH RISKS DISPLACEMENT.

11 CITIES WITH HIGH CONCENTRATIONS WANT TO GROW THEY SHOULD THEY

12 CAN DO THIS AS PART OF A THOUGHTFUL PLANNING PROCESS THAT

13 SUPPORTS LOCAL RESIDENTS BUT WITH GENTRIFICATION. IT DOESN'T

14 FEEL RIGHT TO TELL THEM THEY HAVE TO CHANGE. CURRENTLY SOME OF

15 THE MOST SEGREGATED CITIES ARE EXPECTED TO GROW 12 PERCENT.

16 AGAIN, I WORRY, AT THAT LEVEL OF GROWTH WILL CAUSE

17 DISPLACEMENT. I SUGGEST CAPPING RHNA SO THEY GROW NO MORE THAN

18 FOUR PERCENT OVER EIGHT YEARS, THE PERCENTS ARE ARBITRARY, BUT

19 THE GOAL IS CLEAR REDUCING THE OUTSIDE GROWTH PRESSURE ON

20 CITIES. IN REALITY THIS WON'T AFFECT OTHER REGION'S RHNA

21 NUMBERS SIGNIFICANTLY BECAUSE WE'RE TALKING ABOUT

22 REDISTRIBUTING A PORTION OF RHNA OF MAYBE FIVE CITIES SPREAD

23 OVER THE REGION. BEST OPTION TO IDENTIFY THOSE CITIES IS THE

24 TCAC CALIFORNIA OPPORTUNITY MAPS WHICH THE COMMUNITY IS

25 ALREADY USING IN THE FACTORS, JUST USE THE BOTTOM TWO

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1 CATEGORIES AS OPPOSED TO THE TOP TWO. AND IN SPECIFIC TERMS OF
2 PROPOSAL, LIMIT RHNA UP TO FIVE LOW RESOURCE HIGH SEGREGATION
3 POVERTY COMMUNITIES TO FOUR PERCENT FOR GROWTH FOR THE
4 PLANNING PERIOD AND DIRECT STAFF TO COME UP WITH A METHODOLOGY
5 TO DETERMINE WHICH OF THOSE CITIES, WHICH ARE THOSE CITIES
6 USING THE OPPORTUNITY MAPS. THANK YOU.

7

8 **CLERK OF THE BOARD:** THANK YOU.

9

10 **JESSE ARREGUIN, CHAIR:** THANK YOU VERY MUCH JOSH. IS THERE ANY
11 OTHER NON-AGENDA PUBLIC COMMENT? IF SO PLEASE RAISE YOUR HAND
12 OR PRESS STAR NINE IF YOU'RE PHONING IN?

13

14 **SPEAKER:** MR. CHAIR, RICK BONILLA IS PRESENT NOW.

15

16 **JESSE ARREGUIN, CHAIR:** THANK YOU. GOOD TO SEE YOU. I DON'T SEE
17 ANY RAISED HANDS, MR. CASTRO. WAS THERE ANY NON-AGENDA PUBLIC
18 COMMENTS SUBMITTED IN WRITING?

19

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

21

22 **JESSE ARREGUIN, CHAIR:** THAT COMPLETES ITEM TWO PUBLIC COMMENT
23 WE'LL MOVE TO ITEM THREE THE CHAIR'S REPORT. THIS IS AN
24 INFORMATION ITEM. FIRST OUR MEETING TODAY WILL BE A FOUR HOUR
25 MEETING WITH THE GOAL OF ARRIVING AT A RECOMMENDATION TO THE

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1 ABAG REGIONAL PLANNING COMMITTEE AND EXECUTIVE BOARD ON A RHNA
2 METHODOLOGY. WE WILL TAKE A 15 MINUTE BREAK IN THE MIDDLE OF
3 THE MEETING. GOAL OF TODAY'S MEETING IS TO GET YOU TO VOTE ON
4 A FINAL RECOMMENDATION TO MTC ABAG STAFF AND TO THE VARIOUS
5 BOARDS ON A PROPOSED RHNA METHODOLOGY. AND I WANT TO REMIND
6 EVERYONE THAT WE ARE REQUIRED TO ALLOCATE ALL OF THE 441,176
7 UNITS GIVEN TO US BY STATE HCD IN A MATTER THAT MEETS THE
8 STATE REQUIREMENTS. TODAY IS ONLY THE FIRST MAJOR STEP IN THE
9 RHNA PROCESS. STAFF WILL MAKE A RECOMMENDATION BASED ON OUR
10 INPUT TO THE REGIONAL PLANNING COMMITTEE, AND THEN TO THE
11 EXECUTIVE BOARD. WHEN THE BOARD APPROVES THE PROPOSED
12 METHODOLOGY LOCAL GOVERNMENTS AND THE BOARD WILL HAVE
13 OPPORTUNITY TO PROVIDE COMMENT. THOSE COMMENTS WILL FORM A
14 DRAFT METHODOLOGY WHICH WILL BE SENT TO STATE AND HCD FOR
15 REVIEW AND COMMENT. JURISDICTIONS ARE CONCERNED ABOUT THE
16 HIGHER RHNA ALLOCATIONS THEY WILL RECEIVE AND THE SIGNIFICANT
17 WORK NEEDED TO ADJUST THEIR ZONING AND THEIR HOUSING ELEMENTS
18 TO MEET THESE NEW REQUIREMENTS. ABAG HAS RECEIVED \$18 MILLION
19 IN STATE REFUNDS TO HELP TOWNS AND CITIES AND COUNTIES ELEMENT
20 THEIR NEW ALLOCATION INTO THEIR HOUSING ELEMENTS. AND WE HAVE
21 ALREADY BEGUN TO DEVELOP THIS GRANT PROGRAM, STAY TUNED FOR
22 MORE INFORMATION ABOUT RESOURCES THAT ABAG WILL BE PROVIDING
23 COUNTIES AND LOCAL GOVERNMENTS TO ASSIST IN THE IMPLEMENTATION
24 OF THEIR HOUSING ELEMENTS AND WE REALLY SEE THIS AS A
25 COLLABORATIVE PROCESS WITH LOCAL GOVERNMENT. SO YOU'RE NOT

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1 ALONE. WE'RE HERE TO SUPPORT YOU IN THE IMPLEMENTATION OF
2 WHATEVER METHODOLOGY WE HAVE TO IMPLEMENT. BUT THERE IS NO
3 QUESTION, GIVEN THE NUMBERS, THAT EVERY COMMUNITY IS GOING TO
4 HAVE TO ABSORB SOME SORT OF INCREASE. SO, AFTER TODAY, WE CAN
5 ALL LOOK BACK ON THIS AS A SIGNIFICANT ACCOMPLISHMENT. NOT
6 JUST FOR ABAG, BUT FOR OUR REGION. AND KNOW THAT YOU'RE
7 INVOLVEMENT IN THIS COMPLICATED PROCESS HAS BROUGHT TOGETHER
8 VERY DIVERSE VOICES TO COME TOGETHER AND TO DEVELOP A
9 METHODOLOGY FOR THE ENTIRE BAY AREA, NOT JUST FOR INDIVIDUAL
10 COMMUNITIES. SO, FOR THE REMAINING MEETINGS AND ALL OF THE
11 CHALLENGING DECISIONS THAT HAVE BROUGHT US TO THIS POINT, YOU
12 HAVE MY DEEPEST THANKS AND THE THANKS OF THE ABAG EXECUTIVE
13 BOARD. AND WHILE WE'RE NOT MEETING IN THE METRO CENTER, STAFF
14 MADE SURE THAT WE WERE WELL FED AND FUELED FOR OUR DISCUSSIONS
15 WHILE WE WERE THERE AND SINCE WE ARE REMOTE AND NOT ABLE TO
16 MEET IN PERSON AND TO CELEBRATE THIS MILESTONE, AS A SMALL
17 TONING OF APPRECIATION FOR ALL THE WORK YOU HAVE DONE, YOU
18 WILL BE RECEIVING A THANK YOU NOTE AS WELL AS A GIFT
19 CERTIFICATE FOR \$25 FOR EITHER TRADER JOE'S OR SPROUTS FOR YOU
20 TO REPLENISH WHATEVER THIS PROCESS HAS TAKEN FROM YOU. SO WE
21 WANT TO PROVIDE A SMALL TONING OF APPRECIATION TO YOU FOR ALL
22 THE TIME YOU HAVE DEDICATED TO ABAG AND TO OUR REGION'S
23 PROCESS. AND THE HOPEFULLY AT SOME POINT WE WILL BE ABLE TO
24 COME TOGETHER AND ALSO CELEBRATE THIS MILESTONE IN PERSON AS
25 WELL. WE WILL BE CONTACTING YOU TO FIND YOUR PREFERENCE IN

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1 TERMS OF WHICH GIFT CERTIFICATE YOU WOULD LIKE AND PLEASE
2 EXPECT THAT GIFT IN THE MAIL. SO NOW TO FINISH EARNING THAT
3 GIFT AND TO COMPLETE THE WORK WE SET OUT TO DO, ONCE AGAIN
4 THANK YOU VERY MUCH FOR ALL YOUR WORK. THIS HAS BEEN AN
5 EXCELLENT PROCESS THAT HAS BROUGHT TOGETHER A DIVERSITY OF
6 OPINIONS THROUGHOUT OUR REGION. WE HAVE DONE A LOT OF HARD
7 WORK AND LET'S ARRIVE AT A METHODOLOGY TO PROVIDE TO ABAG. IN
8 MY CONTENTS OF THE PACKET THERE WERE THE NOTES FROM OUR LAST
9 MEETING CORRESPONDENCE FROM AND NOTES. I'LL ASK FOR DISCUSSION
10 OF MEMBERS OF HMC, IF SO PLEASE RAISE YOUR HAND OR PRESS STAR
11 NINE. DO I NOT SEE ANY RAISED HANDS. I WILL LET EVERYONE KNOW
12 I WILL BE CHAIRING THE ENTIRE MEETING, AND WILL BE BACKED UP
13 BY OUR CIVIC EDGE TEAM, IF NECESSARY. BUT, AS THIS IS THE LAST
14 MEETING, AND IN ORDER TO HELP FACILITATE THE DISCUSSION, I
15 WILL BE FACILITATING THE ENTIRE MEETING. I DON'T SEE ANY
16 RAISED HANDS. SO NOW I'LL ASK IF THERE IS PUBLIC COMMENT ON
17 THE CHAIR'S REPORT. IF SO PLEASE RAISE YOUR HAND OR PRESS STAR
18 NINE. I DO NOT SEE ANY RAISED HANDS. MR. CASTRO WRITTEN
19 COMMENTS SUBMITTED

20

21 **CLERK OF THE BOARD:** NONE.

22

23 **JESSE ARREGUIN, CHAIR:** THAT COMPLETES ITEM THREE. WE'LL GO TO
24 ITEM FOUR CONSENT CALENDAR ONE ITEM APPROVAL OF MINUTES OF
25 SEPTEMBER 4TH MEETING. COMMENTS OR MOTION TO APPROVE?

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1

2 **SPEAKER:** MOVE APPROVAL.

3

4 **SPEAKER:** SECOND.

5

6 **JESSE ARREGUIN, CHAIR:** ANY DISCUSSION? IF SO PLEASE RAISE YOUR
7 HAND OR PRESS STAR NINE. I DO NOT SEE ANY RAISED HANDS WE'LL
8 TAKE PUBLIC COMMENT ON ITEM FOUR APPROVAL OF THE MINUTES FROM
9 THE SEPTEMBER 4TH MEETING. ANY MEMBER COMMENTS? PUBLIC
10 COMMENTS?

11

12 **CLERK OF THE BOARD:** NONE SUBMITTED FOR THIS ITEM.

13

14 **JESSE ARREGUIN, CHAIR:** WITH THAT LET'S CALL THE ROLL ON THE
15 MOTION.

16

17 **CLERK OF THE BOARD:** [ROLL CALL VOTE] THANK YOU. MOTION PASSES
18 WITH ONE ABSTENTION.

19

20 **JESSE ARREGUIN, CHAIR:** THANK YOU VERY MUCH. WE'LL GO TO ITEM
21 FIVE. 5A RECOMMENDING A PROPOSED RHNA METHODOLOGY. FIRST WE'LL
22 HAVE A PRESENTATION FROM ABAG MTC STAFF, AND THEN WE WILL
23 DISCUSS THE VARIOUS OPTIONS. SO I WILL NOW TURN THE FLOOR OVER
24 TO GILLIAN ADAMS.

25

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1 **GILLIAN ADAMS:** THANK YOU. IF WE COULD PULL UP THE SLIDES
2 PLEASE. GILLIAN ADAMS REGIONAL HOUSING NEEDS PROCESS. WELCOME
3 TO THE FINAL MEETING. TODAY IS A VOTE WHERE YOU WILL MAKE A
4 FINAL RECOMMENDATION ON THE PROPOSED RHNA METHODOLOGY. GO TO
5 THE NEXT SLIDE PLEASE. AND ONE MORE PLEASE. TODAY I'M GOING TO
6 WALK THROUGH SOME OF THE RECOMMENDATIONS THAT THE HMC HAS MADE
7 TO GET US TO THIS POINT. AND THEN PRESENT ANALYSIS OF THE FOUR
8 METHODOLOGY OPTIONS HMC CAME TO CONSENSUS ABOUT CONTINUING TO
9 DISCUSS. TWO OPTIONS WERE DISCUSSED AT THE LAST MEETING AND
10 THE OTHER TWO ARE SLIGHTLY MODIFIED VERSIONS OF THOSE OPTIONS
11 THAT INCORPORATE ADJUSTMENTS SUGGESTED BY THE HMC. THIS
12 PRESENTATION IS GOING TO INCLUDE STAFF RECOMMENDATIONS ABOUT
13 THE POTENTIAL EQUITY ADJUSTMENT PROPOSED BY SEVERAL HMC
14 MEMBERS AT THE LAST MEETING. AND THE METHODOLOGY OPTIONS TO
15 SELECT FOR THE PROPOSED RHNA METHODOLOGY FOR THE BAY AREA.
16 FOLLOWING THE PRESENTATION HMC WILL HAVE THE OPPORTUNITY TO
17 DISCUSS DIFFERENT OPTIONS BEFORE VOTING ON A RECOMMENDED
18 METHODOLOGY TO BE TAKEN TO THE ABAG REGIONAL PLANNING
19 COMMITTEE AND FORWARDED FOR BOARD APPROVAL. AT ITS MEETING IN
20 JUNE HMC CAME TO CONSENSUS ON SEVERAL PRINCIPLES FOR GUIDANCE
21 ON THE RHNA METHODOLOGY INCLUDING ONE MORE HOUSING SHOULD GO
22 TO JURISDICTIONS WITH MORE JOBS THAN HOUSING AND TO
23 COMMUNITIES EXHIBITING RACIAL AND ECONOMIC EXCLUSION. TWO, THE
24 METHODOLOGY SHOULD FOCUS ON EQUITY AS REPRESENTED BY HIGH
25 OPPORTUNITY AREAS AND THE RELATIONSHIP BETWEEN HOUSING AND

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1 JOBS. ALTHOUGH THERE WAS NO CONSENSUS AT THE TIME ON WHICH
2 FACTORS TO USE FOR THIS. EQUITY FACTORS NEED TO BE PART OF THE
3 TOTAL ALLOCATION NOT JUST THE INCOME ALLOCATION. NUMBER FOUR
4 DO NOT LIMIT ALLOCATIONS BASED ON PAST RHNA. AND NUMBER FIVE
5 HOUSING IN HIGH HAZARD AREAS IS A CONCERN BUT RHNA MAY NOT BE
6 THE BEST PLACE TO ADDRESS IT. THESE PRINCIPLES HAVE GUIDED THE
7 HMC'S DELIBERATIONS OVER THE LAST SEVERAL MONTHS AND ARE
8 REFLECTED IN THE REMAINING METHODOLOGY OPTIONS UNDER
9 CONSIDERATION. NEXT SLIDE PLEASE. SO THERE ARE THREE PRIMARY
10 COMPONENTS OF THE RHNA METHODOLOGY, THE BASELINE ALLOCATION,
11 INCOME ALLOCATION APPROACH AND FACTORS AND WEIGHTS. FIRST STEP
12 IN VIEWING RHNA METHODOLOGY WAS BASELINE ALLOCATION USED TO
13 SIGN EACH JURISDICTION A STARTING SHARE OF THE REGION'S
14 HOUSING NEEDS. AS NOTED PREVIOUSLY, THE HMC CAME TO CONSENSUS
15 OF USING 2050 HOUSEHOLDS FROM THE PLANNED BAY AREA 2050
16 BLUEPRINT AS THE BASELINE ALLOCATION. WITH THIS APPROACH, A
17 JURISDICTION'S INITIAL SHARE OF THE HOUSING NEEDS IS BASED ON
18 ITS SHARE OF THE REGION'S TOTAL HOUSEHOLDS IN THE YEAR 2050.
19 USING HOUSEHOLDS IN 2050 TAKES INTO CONSIDER THE NUMBER OF
20 HOUSEHOLDS CURRENTLY LIVING IN A JURISDICTION AS WELL AS THE
21 NUMBER OF HOUSEHOLDS EXPECTED TO BE ADDED OVER THE NEXT
22 SEVERAL DECADES. HMC PREFERRED THIS OPTION BECAUSE IT CAPTURES
23 THE BENEFITS OF USING THE 2050 BLUEPRINT IN THE RHNA
24 METHODOLOGY BUT ALSO PROVIDING MIDDLE GROUND FOR HOUSEHOLD AND
25 EXPECTED HOUSING GROWTH IN THE PLAN. SECOND STEP IN BUILDING

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1 THE RHNA METHODOLOGY WAS SELECTING AN APPROACH ALLOCATING BY
2 INCOME. HMC CAME TO CONSENSUS OF USING BOTTOM-UP APPROACH
3 WHICH USES FACTORS AND WEIGHTS TO SEPARATE ALLOCATION IN FOUR
4 INCOME CATEGORIES. SOME OF THESE INCOME GROUP ALLOCATIONS
5 REPRESENT THE JURISDICTION'S TOTAL ALLOCATION. BOTTOM-UP
6 APPROACH ALLOWS FOR MORE FINE GRAINED CONTROL OVER ALLOCATIONS
7 FOR A PARTICULAR INCOME CATEGORY. THIS MORE TARGETED APPROACH
8 MORE DIRECTLY SUPPORTS STATUTORY FAIR HOUSING GOALS BY
9 ENABLING LOW INCOME UNITS SPECIFICALLY TO BE TARGETED TOWARD
10 OPPORTUNITY. AND ADDRESSES CONCERNS ABOUT DISPLACEMENT
11 PRESSURES, AS IT ALLOWS FOR A MORE TARGETED ALLOCATION OF
12 ABOVE MODERATE INCOME UNITS TO THOSE JURISDICTIONS WITH THE
13 HIGH PERCENTAGE OF LOW INCOME HOUSEHOLDS. THE FINAL PART OF
14 CONSTRUCTING THE RHNA METHODOLOGY IS SELECTING THE FACTORS
15 THAT ADJUST THE JURISDICTION'S BASELINE ALLOCATION UP OR DOWN.
16 THE FACTORS EFFECT A JURISDICTION'S ALLOCATION DEPENDS ON HOW
17 THE JURISDICTION SCORES ON THAT FACTOR RELATIVE TO OTHER
18 JURISDICTIONS IN THE REGION EACH FACTOR REPRESENTS DATA
19 RELATED TO A POLICY PRIORITY SUCH AS ACCESS TO OPPORTUNITY OR
20 PROXIMITY TO JOBS. THE HMC WILL ALSO DECIDE HOW HEAVILY TO
21 WEIGH EACH FACTOR IN THE METHODOLOGY. THE WEIGHT DETERMINES
22 THE SHARE OF THE REGION'S HOUSING NEEDS THAT WILL BE ASSIGNED
23 BY THAT PARTICULAR FACTOR SO IT REPRESENTS THE FACTOR
24 IMPORTANCE AND OVERALL ALLOCATION. NEXT SLIDE PLEASE. THIS
25 SLIDE REVIEWS SOME OF THE BENEFITS THE HMC HAS DISCUSSED ABOUT

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1 USING PLANNED BAY AREA AS PART OF THE RHNA METHODOLOGY.
2 NOTABLY THE BLUEPRINT REFLECTS MULTIPLE HMC PRIORITIES AS THE
3 BLUEPRINT GEOGRAPHIES PRIORITY DEVELOPMENT IN HIGH RESOURCE
4 AREAS, LOCATIONS CLOSE TO EXISTING JOB CENTERS AND AREAS NEAR
5 TRANSIT THE BLUEPRINT MAY BE SUITED TO ADDRESSING CONCERNS
6 ABOUT NATURAL HAZARDS THAN RHNA METHODOLOGY FACTOR THAT LIMITS
7 ALLOCATION IN HIGH HAZARD RISK AREAS. GROWTH GEOGRAPHIES IN
8 THE BLUEPRINT EXCLUDE AREAS WITH HIGH WILDFIRE RISK AND AREAS
9 OUTSIDE URBAN GROWTH BOUNDARIES. IN ADDITION THE INVESTMENT
10 INFRASTRUCTURE PROPOSED IN THE BLUEPRINT WOULD PROTECT NEARLY
11 ALL HOUSEHOLDS AT SEA LEVEL RISE. ANOTHER BENEFIT OF USING
12 PLANNED BAY AREA 2050 IN SOME FASHION IS THE BLUEPRINT USES
13 THE URBAN SIM MODEL TO UTILIZE WIDE VARIETY OF LAND USE DATA
14 WITH ACCESS TO SERVICES, JOBS AND DESTINATIONS AS INFORMED BY
15 PLANNED BAY AREA 2050 TRANSPORTATION INVESTMENTS. THESE
16 ANALYSIS CAN SUPPORT ABAG AND DEMONSTRATE HOW THE METHODOLOGY
17 ADDRESSES FACTORS OUTLINED IN HOUSING ELEMENT LAW AS WELL AS
18 OTHER TOPICS OF REGIONAL SIGNIFICANCE. INCORPORATING PLANNED
19 BAY AREA INTO THE 2050 RHNA METHODOLOGY WOULD ALSO COMMUNICATE
20 TO OUR LOCAL GOVERNMENT PARTNERS AND STAKEHOLDERS THAT WE'RE
21 MOVING TOWARD A UNIFIED VISION FOR THE BAY AREA'S FUTURE.
22 USING THE 2050 HOUSEHOLDS BASELINE PAIRED WITH EQUITY FOCUS
23 FACTORS THE HMC HAS PRIORITIZED WILL ALLOW THE REGION TO
24 ACCELERATE TOWARD AN EQUITABLE AND LESS SEGREGATED LAND USE
25 PATTERN IN THE NEAR TERM WHILE BUILDING TOWARD THE POSITIVE

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1 RANGE OF OUTCOMES IN THE BLUEPRINT IN THE LONG-TERM. LASTLY
2 WHILE STAFF'S INITIAL ANALYSIS SHOW THAT THE PLAN IS NOT
3 REQUIRED TO ACHIEVE CONSISTENCY, USING THE BLUEPRINTS WOULD
4 INCREASE THE EXTENT TO WHICH RHNA IS CONSISTENT WITH THE PLAN
5 AS REQUIRED BY STATE LAW. I DO WANT TO ACKNOWLEDGE THAT THE
6 HMC IS CONSISTENTLY RAISED CONCERN ABOUT THE HIGH RATES OF
7 GROWTH THAT SOME UNINCORPORATED AREAS WOULD EXPERIENCE FROM
8 PROPOSED RHNA ALLOCATIONS. HOWEVER PLANNED BAY AREA 2050
9 FOCUSES ALL FUTURE GROWTH WITHIN EXISTING URBAN GROWTH
10 BOUNDARIES. PLAN THUS LEADS TO MOST GROWTH OCCURRING IN CITIES
11 WHILE SMALLER SHARE OF GROWTH IN UNINCORPORATED AREAS IS
12 FORECASTED IN SPHERES OF INFLUENCE WHICH ARE AREAS THAT ARE
13 CURRENTLY UNINCORPORATED COUNTY LAND BUT HAS POTENTIAL TO BE
14 ANNEXED IN THE FUTURE. IMPORTANTLY EVEN IF HMC SELECTED 2015
15 HOUSEHOLDS AS BASELINE METHODOLOGY THERE ARE HOUSEHOLDS
16 CURRENTLY IN UNINCORPORATED COUNTY LAND SO THE METHODOLOGY
17 WOULD STILL ALLOCATE IN THESE UNINCORPORATED AREAS. STAFF HAS
18 BEEN ENGAGING WITH LOCAL GOVERNMENT STAFF IN COUNTIES THAT
19 HAVE EXPRESSED CONCERN OF ABOUT THE POTENTIAL RHNA ALLOCATIONS
20 TO THE UNINCORPORATED AREAS AND WE ARE DISCUSSING ASSIGNING
21 AND SPHERE OF INFLUENCE GROWTH TO THE RESPECTIVE CITY'S RHNA
22 ALLOCATION RATHER THAN THE UNINCORPORATED COUNTY. STAFF IS
23 COORDINATING WITH HCD TO ENSURE ANY PROPOSED CHANGE IN HOW
24 RESPONSIBILITY OF UNITS IS SHARED AMONG CITIES AND THE
25 COUNTIES WOULD STILL FURTHER THE RHNA OBJECTIVES. IT'S

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1 IMPORTANT THAT HOUSING ELEMENT LAW INCLUDES A PROVISION THAT
2 ALLOWS A COUNTY TO TRANSFER A PROPORTION OF ITS RHNA
3 ALLOCATION TO A CITY IF LAND IS ANNEXED AFTER IT RECEIVES ITS
4 RHNA ALLOCATION FROM ABAG. NEXT SLIDE PLEASE. SO THIS SLIDE
5 SUMMARIZES THE OPTIONS THAT WE'RE DISCUSSING TODAY. HMC ALSO
6 CAME TO CONSENSUS ABOUT USING THE BOTTOM-UP INCOME ALLOCATION
7 APPROACH AND ALL OF THE REMAINING METHODOLOGY OPTIONS
8 REFLECTED. AFTER CONSIDERING SIX DIFFERENT OPTIONS AT ITS
9 SEPTEMBER 4TH MEETING THE HMC CAME TO CONSENSUS AROUND TWO
10 METHODOLOGY OPTIONS AS THE FOCUS FOR ITS REMAINING DISCUSSIONS
11 ABOUT SELECTING THE PROPOSED METHODOLOGY. OPTIONS SELECTED
12 LAST TIME WERE OPTION 5A5050 HIGH OPPORTUNITY AREAS AND JOBS
13 AND OPTION 6A MODIFIED HIGH OPPORTUNITY AREAS EMPHASIS FOR
14 EACH OF THESE OPTIONS THE COMMITTEE PROPOSED MODIFICATIONS TO
15 FACTORS AND WEIGHTS USED TO ALLOCATE VERY LOW AND LOW INCOME
16 UNITS WHICH RESULT IN OPTION 7A AND 8A. AS YOU CAN SEE THE
17 FOUR OPTIONS TODAY ARE IN LINE WITH HMC'S GUIDING PRINCIPLES
18 AND EMPHASIS TO HIGH ACCESS OPPORTUNITY AREAS FACTOR AND
19 RELATED TO JOBS. OPTION 5A AND 7A GIVE LOWER WEIGHT TO ACCESS
20 TO HIGH OPPORTUNITY AREAS FACTOR AND HIGHER WEIGHT TO THE JOB
21 RELATED FACTORS COMPARED TO OPTION 6A AND OPTION 8A. COMPARED
22 TO OPTION 5A AND 6A, OPTION 7A AND 8A REPLACE JOBS/HOUSING FIT
23 FACTOR WITH JOBS PROXIMATE AUTO AND FIT FACTOR. DIFFERENCE IS
24 THE WEIGHT ASSIGNED TO THE ACCESS TO HIGH OPPORTUNITY AREAS
25 FACTOR RELATIVE TO THE JOB PROXIMITY FACTORS. NEXT SLIDE

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1 PLEASE. THESE MAPS ARE SIMILAR TO THE ONES FROM PAST MEETINGS
2 THAT SHOW THE GROWTH RATES EACH JURISDICTION EXPERIENCES AS A
3 RESULT OF THE TOTAL ALLOCATIONS FROM EACH METHODOLOGY OPTION.
4 JURISDICTIONS WITH THE DARKEST BROWN EXPERIENCE THE HIGHEST
5 GROWTH RATE WHILE THOSE IN THE LIGHT GRAY EXPERIENCE THE
6 LOWEST GROWTH RATE. IN GENERAL THE FOUR OPTIONS DISTRIBUTE
7 RHNA UNIT IN A SIMILAR PATTERN. IN ALL OF THE OPTIONS THE
8 JURISDICTIONS WITH THE HIGHEST GROWTH RATE ARE GENERALLY IN
9 THE SOUTH BAY AND ALONG THE PENINSULA. AND THOSE WITH THE
10 LOWEST GROWTH RATES ARE IN SONOMA, NAPA, AND SOLANO COUNTIES
11 AND THE NORTHERN AND EASTERN PORTION OF CONTRA COSTA COUNTY.
12 AS A REMINDER OPTION 7A IS A VARIATION ON 5A AND OPTION 5A IS
13 A VARIATION OF 6A. OPTION 7A AND OPTION 8A DIRECT MORE RHNA
14 UNITS TO SAN FRANCISCO AND FEWER UNITS TO MANY OTHER
15 JURISDICTIONS THROUGHOUT THE REGION. IF THE ABOVE AVERAGE
16 ALLOCATIONS TO MO DISTRICT IN SILICON VALLEY REMAIN LARGELY
17 UNCHANGED ACROSS ALL OPTIONS. NEXT SLIDE PLEASE. AT THE
18 SEPTEMBER 4TH MEETING THE HMC DISCUSSED AN ALTERNATIVE METRIC
19 PROPOSED BY SEVERAL HMC MEMBERS FOR EVALUATING HOW
20 SUCCESSFULLY THE RHNA METHODOLOGY ADDRESSES FAIR HOUSING
21 ADDRESSING TWO COMPONENTS FIRST PART OF A SUGGESTION TO
22 IDENTIFY EXCLUSIONARY JURISDICTIONS THROUGH A COMPOSITE SCORE
23 BASED ON THE JURISDICTION'S DIVERGENCE INDEX SCORE AND THE
24 PERCENT OF THE JURISDICTION'S HOUSEHOLD ABOVE 20 PERCENT OF
25 THE AREA MEDIAN INCOME. SECOND PART WAS A RECOMMENDATION TO

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1 ENSURE THAT EACH JURISDICTION IDENTIFIED AS EXCLUSIONARY USING
2 THE COMPOSITE SCORE ITS SHARE AT LEAST PROPORTIONAL TO THE
3 SHARE OF THE REGION'S HOUSEHOLDS IN 2019. THE COMPOSITE SCORE
4 COMPOSED FOR THIS METRIC IDENTIFIED 49 JURISDICTIONS THAT MET
5 CRITERIA SUGGESTED FOR BEING RACIALLY AND ECONOMICALLY
6 EXCLUSIONARY. AT THE MEETING ON THE FOURTH HMC CAME TO
7 CONSENSUS AROUND ADDING THIS METRIC TO THE SET OF METRICS USED
8 TO EVALUATE METHODOLOGY OPTIONS. FOR TODAY'S MEETING THE
9 COMMITTEE ASKED STAFF TO BRING BACK INFORMATIONS ABOUT THE
10 SECOND PART OF THE PROPOSAL FROM HMC MEMBERS TO INCLUDE AN
11 EQUITY ADJUSTMENT IN THE RHNA METHODOLOGY. WHEN IMPLEMENTED
12 THIS PROPOSAL WOULD IMPOSE A FLOOR FOR THE VERY LOW AND LOW
13 INCOME UNITS ASSIGNED TO THE 49 JURISDICTIONS. IF THE
14 ALLOCATION FOR THE LOW RHNA WAS NOT PROPORTIONAL TO SHARE OF
15 HOUSEHOLD THEN LOW ALLOCATION WOULD BE INCREASED UNTIL
16 ACHIEVED PROPORTIONALITY. SINCE HCD ASSIGNS OF BAY AREA A
17 FIXED NUMBER OF LOW INCOME UNITS PROPOSED ADJUSTMENT WOULD BE
18 ASSIGN TO SOME JURISDICTIONS AND REASSIGNING THESE UNITS TO
19 JURISDICTIONS WHO IS ALLOCATION MUST BE INCREASED TO MEET THE
20 PROPORTIONALITY THRESHOLD. STAFF'S ANALYSIS INDICATES THAT
21 APPROXIMATELY 1800 TO 3700 LOWER INCOME UNITS WOULD NEED TO BE
22 REDISTRIBUTED DEPENDING ON THE METHODOLOGY OPTIONS. BASED ON
23 SUGGESTIONS FROM HMC MEMBERS AT THE LAST MEETING THE
24 REASSIGNED UNITS WOULD COME FROM THE 60 JURISDICTIONS WHO ARE
25 NOT IDENTIFIED AS EXCLUSIONARY ACCORDING TO HMC PROPOSED

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1 COMPOSITE SCORE IF THE HMC DECIDES TO USE THE EQUITY
2 ADJUSTMENT STAFF PROPOSES ALLOCATIONS WOULD BE REDUCED IN
3 PROPORTION TO THE INITIAL SHARE OF THE REGION'S LOWER INCOME
4 RHNA. FOR EXAMPLE, IF ONE OF THE JURISDICTIONS RECEIVED TEN
5 PERCENT OF THE REGION'S RHNA TEN PERCENT OF THE RHNA TO BE
6 DISTRIBUTED WOULD COME FROM THIS JURISDICTION. THIS METHOD FOR
7 THE EQUITY ADJUSTMENT HAS EQUITABLE IMPACT ON ALL
8 JURISDICTIONS FROM WHOM UNITS ARE TAKEN AND WOULD PREVENT ANY
9 JURISDICTION FROM HAVING A DISPROPORTIONATE LARGE REDUCTION
10 FROM ITS LOWER INCOME ALLOCATION. AS ALL THE AREA
11 JURISDICTIONS GREATLY NEED ADDITIONAL AFFORDABLE HOUSING
12 STAFFER WANTED TO ENSURE THAT NO JURISDICTION EXPERIENCED TOO
13 LARGE OF A REDUCTION IN ITS LOWER INCOME ALLOCATION AS A
14 RESULT OF THE PROPOSED EQUITY ADJUSTMENTS. NEXT SLIDE PLEASE.
15 AS NOTED PREVIOUSLY HOUSING ELEMENT LAW REQUIRES THE RHNA
16 METHODOLOGY TO BE CONSISTENT WITH THE FORECASTED DEVELOPMENT
17 PATTERN FROM PLANNED BAY AREA 2050. STAFF HAS IDENTIFIED FOR
18 DETERMINING CONSISTENCY BETWEEN RHNA AND THE PLAN IS BASED ON
19 COMPARISON OF THE EIGHT YEAR HOUSING GROWTH AND THE PLANNED
20 BAY AREA HOUSING GROWTH AND THE 2050 GROWTH PROJECTIONS AT THE
21 COUNTY AND SUBCOUNTY LEVELS. SINCE THEY'RE AT JURISDICTIONAL
22 LEVEL THEY HAVE BEEN SUMMED TO ENABLE COMPARISON WITH THE
23 PLAN'S GROWTH PROJECTIONS. IF THE EIGHT YEAR GROWTH FROM RHNA
24 DOES NOT SUPPORT THE GROWTH AT THE COUNTY OR SUBCOUNTY LEVEL
25 RHNA AND THE PLAN WILL BE FOUND TO BE CONSISTENT. THIS

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1 APPROACH PROVIDES HMC WITH SOME FLEXIBILITY WHILE STILL
2 ENSURING THAT NEAR TO MEDIUM TERM HOUSING GOALS REMAIN IN
3 ALIGNMENT WITH THE LONG RANGE HOUSING VISION IN PLANNED BAY
4 AREA 2050. USING THIS APPROPRIATE STAFF DETERMINED THERE ARE
5 NO CONSISTENCY ISSUES FOR ANY OF THE OPTIONS PRESENTED TODAY
6 AS THEY'RE CURRENTLY CONSTRUCTED. NEXT SLIDE PLEASE. HOUSING
7 ELEMENT LAW REQUIRES THE RHNA METHODOLOGY MEET FIVE STATUTORY
8 OBJECTIVES. AND STAFF USED THE PERFORMANCE EVALUATION METRIC
9 DISCUSSED PREVIOUSLY TO ASSESS HOW WELL THE FOUR METHODOLOGY
10 OPTIONS MET THE OBJECTIVES. FOLLOWING SLIDES PROVIDE RESULTS
11 OF THE FIVE OBJECTIVES. DESCRIBING OPTIONS WITH PROPOSED
12 METHODOLOGY AND MODIFICATIONS. REMAINING LARGELY UNCHANGED
13 WITH THE ADJUSTMENT IS INCLUDED SINCE THE PROPOSED ADJUSTMENT
14 REMOVES FEW UNITS ACROSS THE REGION. BAR GRAPHS ARE GROUPED SO
15 THE TOP GRAPH SHOW UNMODIFIED OPTIONS. WHILE THE BARS AT THE
16 BOTTOM SHOW RESULTS AFTER APPLYING PROPOSED EQUITY
17 ADJUSTMENTS. AS A REMINDER THE CHART LISTS METHODOLOGY IN
18 ASCENDING ORDER OPTION 8A AT THE TOP AND 5A AT THE BOTTOM.
19 OBJECTIVE ONE ARE MIXING OF HOUSING TYPES IN AN EQUITABLE
20 MATTER. FOCUS ADDRESSING ON QUESTIONS WITH MOST HOUSING COST.
21 CHART ON THE LEFT 1A ONE SHOWS THE PERCENT OF RHNA AS LOWER
22 INCOME UNITS THAT THESE JURISDICTIONS RECEIVE COMPARED TO THE
23 PERCENT THAT THE REST OF THE JURISDICTIONS IN THE REGION
24 RECEIVE. CHART ON THE RIGHT SHOWS WHETHER OR NOT JURISDICTIONS
25 RECEIVE AN ALLOCATION OF RHNA UNITS THAT IS AT LEAST

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1 PROPORTIONAL TO THEIR SHARE OF EXISTING HOUSEHOLDS. RESULTS
2 INDICATE THAT OPTION SA AND 5A APPEAR TO PERFORM BEST IN
3 FURTHERING OBJECTIVE ONE. OPTION 6A ASSIGNS A SLIGHTLY HIGHER
4 PERCENTAGE OF LOWER INCOME UNITS TO THE 25 JURISDICTIONS WITH
5 THE MOST EXPENSIVE HOUSING COST. WHILE BOTH OPTIONS PERFORM
6 SIMILARLY IN ASSIGNING A SHARE OF THE REGION'S HOUSING NEEDS
7 THAT IS GREATER THAN THE JURISDICTION'S SHARE OF EXISTING
8 HOUSEHOLDS. NEXT SLIDE PLEASE. OBJECTIVE TWO FOCUSES ON
9 PROMOTING INFILL DEVELOPMENT, EFFICIENT DEVELOPMENT PATTERNS,
10 AND REDUCING GREENHOUSE GAS EMISSIONS. THERE ARE THREE METRICS
11 FOR THIS OBJECTIVE. AND THEY ALL MEASURE THE AVERAGE GROWTH
12 RATE JURISDICTIONS RECEIVE FROM THE DIFFERENT METHODOLOGY
13 OPTIONS. TO ADDRESS THE ISSUES HIGHLIGHTED IN OBJECTIVE TWO,
14 THE THREE METRICS LOOK AT WHETHER RHNA UNITS ARE ALLOCATED TO
15 THE JURISDICTIONS WITH THE MOST JOBS, MOST ACCESS TO TRANSIT
16 AND THE LOWEST VEHICLE MILES TRAVELED. METRIC TWO A SHOWN HERE
17 LOOKS AT THE JURISDICTIONS WITH THE LARGEST SHARE OF THE
18 REGION'S JOBS. YOU CAN SEE THAT ALL OF THE OPTIONS PERFORM
19 STRONGLY, BUT OPTION 7A AND OPTION 8A RESULT IN SLIGHTLY HIGH
20 GROWTH RATES FOR JURISDICTIONS WITH THE MOST ACCESS TO JOBS
21 COMPARED TO OPTIONS 5A AND 6A. NEXT SLIDE PLEASE. THE SECOND
22 METRIC FOR OBJECTIVE TWO, METRIC 2B LOOKS AT THE JURISDICTIONS
23 WITH THE MOST LAND NEAR TRANSIT PRIORITY AREAS. METRIC 2B HAS
24 SIMILAR RESULTS TO MET RIM TWO. A WITH 7A AND OPTION 8A
25 RESULTING IN 25 JURISDICTIONS WITH THE MOST AREA ACRES NEAR

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1 TRANSIT EXPERIENCING HIGHEST GROWTH RATE IN THE METHODOLOGY.
2 NEXT SLIDE PLEASE. THE LAST METRIC FOR THIS OBJECTIVE MEASURES
3 WHETHER THE METHODOLOGY OPTIONS RESULT IN THE HIGHEST GROWTH
4 RATE IN JURISDICTIONS WITH THE LOWEST VEHICLE MILES TRAVELED.
5 ONCE AGAIN, OPTION 7A AND 8A APPEAR TO PERFORM BEST ON THIS
6 METRIC SIMILAR TO THE OTHER TWO METRICS FOR THIS OBJECTIVE
7 HOWEVER IT'S WORTH NOTING THAT ALL OF THE OPTIONS ARE
8 RELATIVELY SUCCESSFUL AT FURTHERING THE OBJECTIVES. TOP 25
9 JURISDICTIONS CONSISTENTLY EXPERIENCE HIGHER GROWTH RATE THAN
10 THE REST OF THE JURISDICTIONS IN THE REGION. NEXT SLIDE
11 PLEASE. OBJECTIVE THREE IS ABOUT PROMOTING A BETTER
12 RELATIONSHIP BETWEEN JOBS AND HOUSING, PARTICULARLY IN
13 IMPROVED JOBS/HOUSING FIT. METRICS FOR OBJECTIVE THREE FOCUS
14 ON THE JURISDICTIONS WITH THE MOST URBANIZED UNBALANCED
15 JOBS/HOUSING JOBS FIT LOW WAGE JOBS AND HOUSING AVAILABLE TO
16 LOW WAGE WORKERS. CHART SHOWS LOW INCOME JURISDICTIONS THE
17 RHNA RECEIVE COMPARISON. CHART ON THE RIGHT FOR METRIC 3A TWO
18 SHOWS WHETHER OR NOT JURISDICTIONS RECEIVE AN ALLOCATION OF
19 RHNA UNITS THAT'S PROPORTIONAL TO THEIR SHARE OF EXISTING
20 HOUSEHOLDS. RESULTS INDICATE OPTION 6A AND 5A APPEAR TO
21 PERFORM BEST IN OBJECTIVE THREE. BOTH OPTIONS ASSIGN THE
22 LARGEST PERCENTAGE OF LOWER INCOME UNITS TO THE 25
23 JURISDICTIONS WITH THE MOST IMBALANCED JOBS/HOUSING FIT AND IT
24 PERFORMS SIMILARLY IN ASSIGNING A SHARE OF THE REGION'S
25 HOUSING NEEDS THAT IS GREATER THAN THESE JURISDICTION'S SHARE

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1 OF EXISTING HOUSEHOLDS. NOTABLY, METRIC 3A ONE SHOWS THAT
2 OPTION 7A IS THE ONLY OPTION THAT DOES NOT ASSIGN THE
3 JURISDICTIONS WITH THE MOST IMBALANCED JOBS/HOUSING FIT, A
4 LARGER SHARE OF THEIR RHNA AS LOWER INCOME UNITS COMPARED TO
5 THE OTHER JURISDICTIONS. NEXT SLIDE PLEASE. OBJECTIVE FOUR IS
6 ABOUT ALLOCATING A LOWER SHARE OF RHNA UNITS IN THE INCOME
7 CATEGORY WHEN A JURISDICTION ALREADY HAS A DISPROPORTIONATELY
8 HIGH SHARE OF HOUSEHOLD IN THAT INCOME CATEGORY. METRIC FOR
9 OBJECTIVE FOUR MEASURES WHETHER JURISDICTIONS WITH THE LARGEST
10 PERCENTAGE OF HIGH INCOME RESIDENTS RECEIVE A LARGER SHARE OF
11 THEIR RHNA AS LOWER INCOME UNITS COMPARED TO THE JURISDICTIONS
12 WITH THE LARGEST PERCENTAGES OF LOW INCOME RESIDENTS. OPTION
13 6A PERFORMS BEST ON OBJECTIVE FOUR RESULTING IN JURISDICTIONS
14 WITH THE LARGEST PERCENTAGE OF HIGH INCOME RESIDENTS RECEIVING
15 THE LARGEST SHARE OF THEIR RHNA AS LOWER INCOME UNITS. OPTION
16 7A IS THE ONLY OPTION THAT DOES NOT ASSIGN THE JURISDICTION
17 WITH THE LARGEST PERCENTAGE OF HIGH INCOME RESIDENTS LARGE
18 SHARE OF RHNA IS LOWER INCOME UNITS COMPARED TO JURISDICTIONS
19 WITH THE LARGEST PERCENTAGE OF LOW INCOME RESIDENTS. NEXT
20 SLIDE PLEASE. OBJECTIVE FIVE IS ABOUT AFFIRMATIVELY FURTHERING
21 FAIR HOUSING. THERE ARE FOUR METRICS FOR THIS OBJECTIVE THAT
22 FOCUS ON THE ALLOCATION TO THE JURISDICTIONS WITH THE MOST
23 ACCESS TO RESOURCES, THOSE EXHIBITING THE MOST RACIAL AND
24 ECONOMIC EXCLUSION AND THOSE WITH DISPROPORTIONATE SHARES OF
25 HIGH-INCOME HOUSEHOLDS. THIS ANALYSIS INCLUDES THE ADDITIONAL

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1 METRICS PROPOSED BY SEVERAL HMC AT THE SEPTEMBER 4TH MEETING.
2 OPTION 5A AND 6A CONSISTENTLY PERFORM BETTER ON METRICS
3 RELATED TO OBJECTIVE FIVE. FIRST SET OF METRICS RELATED TO
4 OBJECTIVE FIVE FOCUS ON LARGEST PERCENTAGE OF HOUSEHOLDS
5 LIVING IN HIGH OPPORTUNITY AREAS. CHART ON THE LEFT FOR METRIC
6 5A ONE SHOWS PERCENT OF RHNA LOWER INCOME UNITS THESE
7 JURISDICTIONS RECEIVE COMPARED TO A PERCENTAGE OF THE REST OF
8 THE JURISDICTIONS. OPTION S ACHES PERFORMS BEST ON THIS METRIC
9 WITH JURISDICTIONS WITH MOST ACCESS TO OPPORTUNITIES RECEIVING
10 THE LARGEST SHARE OF RHNA AS LOWER INCOME UNITS. OPTION 7A IS
11 THE ONLY OPTION THAT DOES NOT ASSIGN THESE JURISDICTIONS. A
12 LARGER SHARE OF RHNA IS LOWER INCOME UNITS COMPARED TO OTHER
13 JURISDICTIONS. CHART ON THE RIGHT FOR METRIC 5A TWO SHOWS
14 WHETHER OR NOT JURISDICTIONS RECEIVE ALLOCATION OF RHNA UNITS
15 THAT'S PROPORTIONAL TO THEIR SHARE OF EXISTING HOUSEHOLDS.
16 OPTIONS 5A AND 6A HAVE STRONGEST PERFORMANCE ON THIS METRIC AS
17 THEY RESULT IN JURISDICTIONS WITH MOST ACCESS TO RESOURCES
18 RECEIVING THE LARGEST TOTAL UNIT ALLOCATIONS PROPORTIONAL TO
19 THEIR SHARE OF HOUSEHOLDS. NEXT SLIDE PLEASE. METRIC 5B
20 FOCUSES ON JURISDICTIONS THAT EXHIBIT RACIAL AND ECONOMIC
21 EXCLUSION WHICH IS DEFINED AS JURISDICTIONS THAT HAVE ABOVE
22 AVERAGE DIVERSION SCORES AND A PERCENTAGE OF HOUSEHOLDS ABOVE
23 120 PERCENT ABOVE THE MEDIAN AREA INCOME. IT MEASURES WHETHER
24 THESE JURISDICTIONS RECEIVE A SHARE OF TOTAL RHNA UNITS THAT
25 IS PROPORTIONAL TO THEIR SHARE OF THE REGION'S HOUSEHOLDS.

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1 THIS METRIC USES THE METHOD PROPOSED BY STAFF FOR DEFINING
2 JURISDICTIONS WITH RACIAL AND ECONOMIC EXCLUSION FOCUSING ON
3 THE 31 JURISDICTIONS THAT HAVE BOTH ABOVE AVERAGE DIVERGENT
4 SCORES AND ABOVE AVERAGE SHARES OF HOUSEHOLDS OVER THE 120
5 PERCENT OF AREA MEDIAN INCOME. AGAIN, OPTION 5A AND 6A
6 PERFORMED BEST WITH JURISDICTIONS EXHIBITING RACIAL AND
7 ECONOMIC EXCLUSION RECEIVING THE LARGEST TOTAL ALLOCATION
8 RELATIVE TO THEIR SHARE OF THE REGION'S HOUSEHOLD. WHILE THIS
9 METRIC FOCUSES ON ENSURING THESE JURISDICTIONS TAKE ON A FAIR
10 SHARE OF HOUSING, THE NEW METRIC PROPOSED BY HMC MEMBERS
11 EXAMINES WHETHER JURISDICTIONS TAKE ON A FAIR SHARE OF LOWER
12 INCOME UNITS. NEXT SLIDE PLEASE. THE NEXT METRIC FOR OBJECTIVE
13 FIVE FOCUSES ON JURISDICTIONS WITH THE LARGEST PERCENTAGE OF
14 HIGH INCOME RESIDENTS AND MEASURES WHETHER THESE JURISDICTIONS
15 RECEIVE A SHARE OF TOTAL HOUSING NEEDS THAT IS AT LEAST
16 PROPORTIONAL TO THEIR SHARE OF THE REGION'S HOUSEHOLDS.
17 SIMILAR TO THE OTHER METRIC FOR THIS OBJECTIVE OPTIONS 5A AND
18 6A PERFORM BEST. NEXT SLIDE PLEASE. THE METRICS ON THIS SLIDE
19 REPRESENT THE PROPOSAL FROM HMC MEMBERS DISCUSSED AT THE LAST
20 MEETING. THESE METRICS FOCUS ON THE 49 JURISDICTIONS
21 IDENTIFIED USING THE HMC PROPOSED COMPOSITE SCORE METHOD FOR
22 EXAMINING RACIAL AND ECONOMIC EXCLUSION THAT IS ABOVE THE
23 REGIONAL AVERAGE. THE CHART ON THE LEFT FOR METRIC FIVE B ONE
24 SHOWS WHETHER THE JURISDICTIONS WITH ABOVE AVERAGE RACIAL AND
25 ECONOMIC EXCLUSION RECEIVE A TOTAL SHARE OF LOWER INCOME UNITS

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1 AT LEAST PROPORTIONAL TO THEIR TOTAL SHARE OF HOUSEHOLDS. ALL
2 OF THE OPTIONS SIGN THESE 49 JURISDICTIONS A SHARE OF THE
3 REGION'S LOWER INCOME UNITS THAT'S GREATER THAN THEIR TOTAL
4 SHARE OF THE REGION'S HOUSEHOLDS. BUT OPTION SA PERFORMS BEST
5 AND ASSIGNS JURISDICTIONS SHARE OF LOWER INCOME UNITS IS 25
6 PERCENT GREATER THAN A SHARE OF THE REGION'S HOUSEHOLD. CHART
7 ON THE RIGHT FOR METRIC 5D TWO SHOWS WHETHER OR NOT EACH
8 JURISDICTION AMONG THE 49 RECEIVES AN ALLOCATION OF RHNA UNITS
9 THAT'S PROPORTIONAL TO ITS SHARE OF EXISTING HOUSEHOLDS.
10 OPTION 6A ALSO PERFORMS BEST ON THIS METRIC WITH 75 PERCENT OF
11 THE 49 JURISDICTIONS RECEIVING LOWER INCOME ALLOCATIONS THAT
12 ARE AT LEAST PROPORTIONAL TO THE JURISDICTION'S SHARE OF
13 EXISTING HOUSEHOLDS. YOU CAN SEE THE EFFECTS OF THE PROPOSED
14 EQUITY ADJUSTMENT IN THE RESULTS SHOWN ON THE BOTTOM RIGHT,
15 FOR THE ALLOCATIONS FOR ANY OF THE 49 JURISDICTIONS THAT DID
16 NOT MEET THE PROPORTIONALITY FLOOR HAVE BEEN INCREASED TO MEET
17 THIS THRESHOLD. NEXT SLIDE PLEASE. THE KEY DECISION TODAY IS
18 ABOUT WHAT METHODOLOGY THE HMC RECOMMENDS FOR ALLOCATING RHNA
19 IN THE BAY AREA. STAFF RECOMMENDS MOVING FORWARD WITH OPTION
20 6A, WHICH PERFORMS PARTICULARLY WELL ON METRICS FOR OBJECTIVE
21 ONE, OBJECTIVE THREE, OBJECTIVE FOUR, AND OBJECTIVE FIVE
22 ESPECIALLY WHEN CONSIDERING BOTH THE SHARE OF LOWER INCOME
23 UNITS AND THE TOTAL UNIT ALLOCATIONS ASSIGNED TO JURISDICTIONS
24 WITH THE HIGHEST HOUSING COST, THE MOST IMBALANCED
25 JOBS/HOUSING FIT, MOST ACCESS TO RESOURCES AND MOST HIGH

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1 INCOME RESIDENTS. OPTION 6A ALSO OUTPERFORMS OTHER METHODOLOGY
2 OPTIONS ON THE MU METRIC PROPOSED BY HMC MEMBERS FOR OBJECTIVE
3 FIVE WITH APPROXIMATELY 75 PERCENT OF JURISDICTIONS IDENTIFIED
4 AS EXHIBITING RACIAL AND ECONOMIC EXCLUSION RECEIVING AN
5 ALLOCATION OF LOWER INCOME UNITS THAT IS AT LEAST PROPORTIONAL
6 TO ITS SHARE OF EXISTING HOUSEHOLDS. FOR OBJECTIVE TWO OPTION
7 7A AND 8A PERFORMED BEST THESE OPTIONS WERE LESS EFFECTIVE
8 THAN OTHER OPTIONS ON THE METRICS FOR THE REST OF THE RHNA
9 OBJECTIVE. ON THIS OBJECTIVE OPTION 6A OUTPERFORMS OPTION 5A
10 WITH JURISDICTIONS WITH THE LARGEST SHARE OF THE REGION'S
11 JOBS, JURISDICTIONS WITH THE MOST LAND NEAR TRANSIT AND
12 JURISDICTIONS WITH THE LOWEST VMT RECEIVING ALLOCATIONS THAT
13 RESULT IN AVERAGE GROWTH RATES THAT ARE SIGNIFICANTLY HIGHER
14 THAN THE GROWTH RATE FOR OTHER JURISDICTIONS IN THE REGION.
15 OVERALL OPTION 6A APPEARS TO MOST SUCCESSFULLY FURTHER THE
16 RHNA OBJECTIVES AND ALIGN WITH HMC'S GUIDING PRINCIPLES. STAFF
17 ALSO RECOMMENDS THAT THE HMC SHOULD NOT USE THE EQUITY
18 ADJUSTMENT THAT WAS PROPOSED BY HMC MEMBERS AT THE LAST
19 MEETING. WHILE STAFF AGREES THAT THE METRIC PROPOSED BY HMC
20 CAN BE HELPFUL WHEN EVALUATING WHICH OPTION MOST EFFECTIVELY
21 FURTHERS FAIR HOUSING STAFF RECOMMENDS HMM MC SHOULD NOT USE
22 THIS METRIC TO CHANGE THE STRUCTURE OF THE RHNA METHODOLOGY.
23 QUESTIONS AT THE PROPOSED EQUITY ADJUSTMENT INCREASES
24 COMPLEXITY OF THE RHNA METHODOLOGY FOR MINIMAL IMPACT ON RHNA
25 ALLOCATIONS. PROPOSED EQUITY ADJUSTMENT WOULD SHIFT 1 TO 2

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1 PERCENT OF LOWER INCOME RHNA TO AREAS IDENTIFIED WITH
2 EXCLUSION. HOWEVER THE METHODOLOGY FOR THE COMPOSITE SCORE AND
3 ADJUSTMENT APPROACH IS COMPLICATED AND WOULD MAKE IT DIFFICULT
4 FOR POLICY MAKERS AND MEMBERS OF THE PUBLIC TO UNDERSTAND THE
5 RHNA METHODOLOGY. ADDITIONALLY, THE PROPOSED EQUITY ADJUSTMENT
6 REDISTRIBUTES LOWER INCOME UNIT IN WAYS THAT DO NOT
7 NECESSARILY LINE WITH HMC'S POLICY PRIORITIES. OPTION 6A12 OF
8 THE 49 JURISDICTIONS IDENTIFIED BY THE COMPOSITE SCORE DO NOT
9 RECEIVE A PROPORTIONAL ALLOCATION OF LOWER INCOME UNITS THREE
10 OF THOSE JURISDICTIONS RECEIVE BETWEEN 9697 PERCENT OF
11 ALLOCATION PROJECTIONS ARE MINIMAL. PROPOSALS DIRECT MORE TO
12 JURISDICTIONS EXHIBITING RACIAL EXCLUSION THREE JURISDICTIONS
13 HAVE SIGNIFICANT BLACK AND LATIN X POPULATIONS ANOTHER FIVE OF
14 THE 12 JURISDICTIONS ARE IN RURAL PARTS OF THE REGION WITH
15 LIMITED ACCESS TO JOBS AND RESOURCES. MORE OVER SOME OF THE
16 JURISDICTIONS AMONG THE GROUP OF 60 THAT WOULD HAVE THEIR
17 LOWER INCOME ALLOCATIONS REDUCED BECAUSE OF THE EQUITY
18 ADJUSTMENT ARE HIGHER COST CITIES WITH THE MOST ACCESS TO
19 JOBS, TRANSIT, AND HIGH OPPORTUNITY AREAS SUCH AS MOUNTAIN
20 VIEW AND WALNUT CREEK. IMPORTANTLY ALLOCATIONS FOR
21 JURISDICTIONS AFFECTED BY THE PROPOSED EQUITY ADJUSTMENT WOULD
22 BE BASED SOLELY ON DEMOGRAPHIC CHARACTERISTIC RATHER THAN
23 OTHER FACTORS HMC HAS INCORPORATED INTO THE METHODOLOGY.
24 EQUITY ADJUSTMENT DOES NOT TAKE INTO ACCOUNT OTHER FACTORS
25 THAT HMC HAS EMPHASIZED WHEN DECIDING HOW TO ALLOCATE LOWER

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1 INCOME UNITS INCLUDING ACCESS TO OPPORTUNITY AND PROXIMITY TO
2 JOBS. THEREFORE THE EQUITY ADJUSTMENT MAY ULTIMATELY IMPEDE
3 HMC'S INTENT TO DRIVE FACTORS TO LOW AND LOW INCOME UNITS IN A
4 WAY THAT INCREASES ACCESS TO OPPORTUNITY FOR ALL HOUSEHOLDS.
5 NEXT SLIDE PLEASE. AS I MENTIONED EARLIER WE MADE IT THROUGH
6 THE LAST MEETING AND TODAY YOU WILL HAVE ONE MORE OPPORTUNITY
7 TO DISCUSS THE METHODOLOGY OPTIONS BEFORE YOU VOTE ON A
8 PROPOSED METHODOLOGY TO RECOMMEND TO THE ABAG REGIONAL
9 PLANNING COMMITTEE AND THE EXECUTIVE BOARD. THANK YOU. WITH
10 THAT I'M HAPPY TO TAKE ANY QUESTIONS.

11

12 **JESSE ARREGUIN, CHAIR:** THANK YOU VERY MUCH GILLIAN AND THANK
13 YOU FOR ALL YOUR WORK THROUGHOUT THIS PROCESS. SO HERE IS HOW
14 WE'RE GOING TO PROCEED. SO WE'RE GOING TO FIRST DISCUSS AND
15 TAKE ACTION ON THE EQUITY ADJUSTMENT, IS THEN WE'RE GOING TO
16 GO TO A DECISION ON THE METHODOLOGY. I'LL GOING TO GO TO
17 PUBLIC COMMENT FIRST AND THEN WE'LL HAVE DISCUSSION AND
18 POTENTIAL ACTION. SO I'M NOW GOING TO CALL FOR PUBLIC COMMENT
19 ON -- AND IF WE COULD PULL SLIDE NINE UP. AND JUST KEEP THAT
20 UP DURING THE DISCUSSION. SLIDE NINE? I AM NOW GOING TO CALL
21 FOR PUBLIC COMMENT ON THE EQUITY ADJUSTMENT TO THE RHNA
22 METHODOLOGY PROPOSED BY HMC MEMBERS. IF YOU WOULD LIKE TO
23 SPEAK ON THE PROPOSED EQUITY ADJUSTMENT, PLEASE RAISE YOUR
24 HAND AT THIS TIME, OR PRESS STAR NINE. ONCE AGAIN, LAST CALL

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1 FOR PUBLIC COMMENT ON THE PROPOSED EQUITY ADJUSTMENT. I SEE WE
2 HAVE ONE RAISED HAND MR. CASTRO

3

4 **CLERK OF THE BOARD:** OUR FIRST SPEAKER IS SHAJUTI HOSSAIN. GO
5 AHEAD PLEASE.

6

7 **SPEAKER:** HI. THIS IS SHAJUTI HOSSAIN FROM PUBLIC ADVOCATES I
8 WANT TO EXPRESS SUPPORT FOR THE EQUITY ADJUSTMENT. THERE ARE
9 SOME JURISDICTIONS THAT ARE NOT RECEIVING THEIR PROPORTIONAL
10 SHARE OF VLI AND LI IN THAT LIST, AND SOME OF THOSE
11 JURISDICTIONS HAVE VERY HIGH JOBS/HOUSING FIT RATIOS. SO FOR
12 EXAMPLE, DALY CITY HAS A JOBS/HOUSING FIT OF 4.25 LIVERMORE IS
13 -- SOME CITIES DO NEED A LOT MORE AFFORDABLE HOMES TO BALANCE
14 OUT THAT JOBS/HOUSING FIT AND OPTION 6A ISN'T FULLY REACHING
15 THEM. SO I WOULD ASK YOU ALL TO CONSIDER ADOPTING THE EQUITY
16 ADJUSTMENT.

17

18 **JESSE ARREGUIN, CHAIR:** THANK YOU. ANY OTHER PUBLIC COMMENT ON
19 PROPOSED EQUITY ADJUSTMENT. I DO NOT SEE ANY RAISED HANDS. MR.
20 CASTRO ANY COMMENTS SUBMITTED ON THIS PARTICULAR PROPOSAL.

21

22 **CLERK OF THE BOARD:** THERE WERE COMMENTS SUBMITTED IN WRITING
23 ON THE METHODOLOGY THAT WAS SUBMITTED TO MEMBERS AND ALSO
24 POSTED ONLINE.

25

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1 **JESSE ARREGUIN, CHAIR:** THANK YOU. I'LL BRING IT BACK TO HMC
2 AND OPEN UP FOR QUESTIONS AND DISCUSSION ON THE PROPOSED
3 EQUITY ADJUSTMENT. HMC, COLLEAGUES IF YOU COULD RAISE YOUR
4 HAND. SUPERVISOR BROWN.

5

6 **SPEAKER:** I RAISED MY HAND PRIOR TO KNOWING WHAT THE QUESTION
7 IS, BUT DO I HAVE A QUESTION ON SLIDE SIX BUT THAT'S NOT THE
8 QUESTION THAT YOU HAVE ASKED, SO IF I COULD BE KEPT IN THE
9 LOOP.

10

11 **JESSE ARREGUIN, CHAIR:** OKAY. SOUNDS GOOD. DO ANY OF THE HMC
12 MEMBERS WHO PROPOSED THE EQUITY ADJUSTMENT WISH TO OFFER
13 COMMENTS AT THIS TIME BEFORE WE GO TO A RED CARD, GREEN CARD,
14 YELLOW CARD TEMPERATURE CHECK? SUPERVISOR BROWN RAISED HER
15 HAND AGAIN BUT THAT'S FOR THE METHODOLOGY DISCUSSION. JEFF
16 LEVIN? JEFF, YOU ARE RECOGNIZED. THEN WE'LL GO TO FERNANDO.
17 JEFF YOU'RE CURRENTLY MUTED. OKAY. WHY DON'T WE GO TO FERNANDO
18 THEN GO BACK TO JEFF.

19

20 **FERNANDO MARTI:** THANK YOU. I THINK ONE OF -- AND SHAJUTI MADE
21 AN EXCELLENT POINT AROUND THE REASONING WHY WE WANT TO HAVE AN
22 ADJUSTMENT AND IT SEEMS INHERENTLY UNFAIR THAT IN ALL OF US,
23 AND I THINK THERE IS A GENERAL CONSENSUS AROUND AFFIRMATIVELY
24 FURTHERING FAIR HOUSING WITHIN THIS GROUP, THAT JURISDICTIONS
25 THAT WE HAVE POINTED OUT AS POTENTIALLY HAVING MORE LOW INCOME

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1 AND VERY LOW INCOME HOUSING WOULD ACTUALLY RECEIVE LESS THAN
2 THEIR SHARE OF THE POPULATION. I THINK WHAT SOME OF US WERE
3 DISCUSSING THIS, WE THOUGHT WHAT WOULD BE A -- AN APPROPRIATE
4 MULTIPLIER AS A BASELINE IT SEEMS AT LEAST A MINIMUM TO
5 MAINTAIN PROPORTIONALITY. JUST TO PUT THAT AS A CAVEAT, THAT
6 SEEMS LIKE A MINIMUM AMOUNT OF FAIRNESS.

7

8 **JESSE ARREGUIN, CHAIR:** THANK YOU. AS WE CONTINUE DISCUSSION ON
9 THIS PARTICULAR PROPOSAL, IF PEOPLE CAN GET RED, YELLOW AND
10 GREEN CARDS READY BECAUSE WE'RE GOING TO TAKE A TEMPERATURE
11 CHECK TO ASSESS WHEN THERE IS CONSENSUS ON INCORPORATING THIS
12 INTO THE METHODOLOGY. I'M GOING TO GO TO JEFF BEFORE YOU GO TO
13 DARIN. JEFF LEVIN? JEFF YOU'RE MUTED. I'M GOING TO GO TO DARIN
14 RANELLETTI NOW.

15

16 **DARIN RANELETTI:** THANKS. BIG APPRECIATION TO STAFF AND THE
17 MEMBERS OF THE COMMITTEE THAT ARE WORKING ON THIS. I REALLY
18 APPRECIATE IT. JUST A COUPLE OF QUESTIONS. I WAS HOPING THAT
19 STAFF COULD JUST MAYBE WALK US THROUGH AGAIN, AND I APOLOGIZE
20 I'M NOT SURE IF I'M NOT GETTING -- I UNDERSTAND THE
21 IDENTIFICATION OF THE EXCLUSIONARY JURISDICTIONS, BUT THEN HOW
22 DOES THE -- HOW DOES THE REALLOCATION WORK? WHAT
23 PROPORTIONALITY ARE YOU LOOKING AT TO SEE IF THERE IS AN
24 INADEQUATE PROPORTIONALITY IN NECESSITATING THE REASSIGNMENT?
25 JUST EXPLAIN THAT MORE CLEARLY MAYBE WITH AN EXAMPLE. AND THEN

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1 TWO, DO YOU HAVE ANY THOUGHTS ON WHY THERE MIGHT BE PLACES
2 LIKE YOU HAD MENTIONED, MOUNTAIN VIEW, WALNUT CREEK THAT UNDER
3 THIS SCENARIO ARE ACTUALLY REDUCING THE AMOUNT OF LOWER INCOME
4 UNITS AND WHY THAT MIGHT BE HAPPENING.

5

6 **JESSE ARREGUIN, CHAIR:** IS THAT A QUESTION FOR GILLIAN AND MTC
7 ABAG STAFF?

8

9 **DARIN RANELETTI:** YES.

10

11 **JESSE ARREGUIN, CHAIR:** I'M GOING TO ASK AKSEL OLSEN TO ANSWER
12 THAT SINCE HE'S THE ONE RUNNING THE NUMBERS.

13

14 **AKSEL OLSEN:** SURE. ONE OF THE EXHIBITS SHOW THE LIST OF THE 49
15 CITIES THAT ARE COLORED IN RED AND GREEN, WHICH CITIES ARE
16 MEETING OR ARE IN DEFICIT, AS IT WERE, AND NOT MEETING THE
17 PROPORTIONALITY TEST, SO ALL WE DO WAS TAKE THOSE CITIES THAT
18 DIDN'T MEET THE FULL PROPORTIONALITY AND SAID WHAT IS THE
19 DEFICIT TO BRING THEM UP TO FULL 100 FROM 80 PERCENT. WE
20 DIDN'T HAVE THE MULTIPLIER THAT FERNANDO WAS TALKING ABOUT WE
21 JUST HAD A PROPORTIONALITY ADJUSTMENT. AND THE REASON IT WOULD
22 COME OUT OF CITIES LIKE MOUNTAIN VIEW IS BECAUSE THEY WERE NOT
23 ON THE LIST OF THE 49. SO WE TOOK IT FROM THE OTHER GROUP OF
24 CITIES THAT WAS LIKE THE POOL OF TALL UNITS TO MOVE TO THE
25 CITIES THAT HAD THE DEFICIT. SO SOME OF THOSE CITIES MIGHT BE

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1 COUNTER INTUITIVE AS SUPPLYING AFFORDABLE UNITS TO THE
2 JURISDICTIONS. THAT WAS OF THE MECHANICS TO BRING UP TO
3 PROPORTIONALITY BUT REQUIRED MOVING THEM FROM THE OTHER CITIES
4 WHERE WE TOOK THEM FROM.

5

6 **DARIN RANELETTI:** SO THE PROPORTIONALITY IS THE -- CAN YOU
7 EXPLAIN THAT AGAIN? THE PROPORTIONALITY TEST? IT'S THE
8 PERCENTAGE OF UNITS THAT ARE VLI AND LI UNITS THAT ARE
9 ALLOCATED TO A JURISDICTION COMPARED TO THEIR SHARE OF
10 HOUSEHOLDS TODAY?

11

12 **AKSEL OLSEN:** YES IN 2019. SO WE SAID WHAT IS YOUR ALLOCATION
13 OF VLI AND LA UNITS, LET'S SAY IT'S AT TWO PERCENT BUT YOUR
14 SHARE OF HOUSEHOLD IS THREE PERCENT THEN YOU'RE BELOW
15 PROPORTIONALITY, HOW DOES IT STACK UP WITH BIG AND SMALL
16 CITIES TO GET ROUGHLY THE SAME SHARE OF RHNA IN THE AFFORDABLE
17 LEVELS RELATIVE TO YOUR EXISTING HOUSEHOLD SHARE OF THE
18 REGION. SO.

19

20 **DARIN RANELETTI:** THANK YOU.

21

22 **AKSEL OLSEN:** THAT'S WHAT HAPPENED.

23

24 **DARIN RANELETTI:** THANK YOU.

25

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1 **JESSE ARREGUIN, CHAIR:** THANK YOU. I'LL GO BACK TO JEFF. OKAY.
2 ANY OTHER QUESTIONS OR COMMENTS ON THE PROPOSED EQUITY
3 ADJUSTMENT? PLEASE RAISE YOUR HAND. SUPERVISOR BROWN I KNOW
4 WANTS TO SPEAK ON ANOTHER ITEM. OKAY. I DON'T SEE ANY OTHER
5 RAISED HANDS. SORRY. CARLOS ROMERO. VICE MAYOR ROMERO.

6

7 **CARLOS ROMERO:** THANK YOU. I WANT TO CERTAINLY AT THIS POINT
8 SPEAK IN FAVOR OF THE EQUITY ADJUSTMENT. I KNOW THERE IS THIS
9 CONCERN THAT THIS OVERLY COMPLICATES THE ALLOCATIONS YET THE
10 ALLOCATIONS IN AND OF THEMSELVES ARE A BIT COMPLEX. I THINK
11 THIS ADDS A SMALL LAYER TO THAT, BUT IT CERTAINLY SHOWS, AND I
12 THINK HCD WILL CERTAINLY AGREE THAT WE ARE INDEED TRYING TO
13 MEET THE AFFIRMATIVELY FURTHERING FAIR HOUSING REQUIREMENT
14 THAT IS IN THE NEW RHNA ALLOCATION LEGISLATION. AND I THINK IN
15 ADDITION TO THAT, YOU KNOW, GIVEN HOW THESE -- HOW STAFF HAS
16 PROPOSED TO MAKE THESE ALLOCATIONS, IT CLEARLY IS A DOABLE FIX
17 FOR THIS FLOOR THAT I THINK GETS THE ENTIRE NINE COUNTIES A
18 LITTLE CLOSER TO A MORE EQUITABLE AND FAIR DISTRIBUTION
19 PARTICULARLY ALONG THE LINES OF THE LOW INCOME UNITS. SO I
20 WOULD CERTAINLY SPEAK IN SUPPORT OF THIS EQUITY ADJUSTMENT.
21 THANK YOU.

22

23 **JESSE ARREGUIN, CHAIR:** THANK YOU. RODNEY NICKENS.

24

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1 **RODNEY NICKENS:** THANK YOU CHAIR. I WOULD ALSO LIKE TO SPEAK IN
2 SUPPORT OF THE EQUITY ADJUSTMENT. I RECOGNIZE THAT STAFF HAS
3 DONE A TREMENDOUS AMOUNT OF WORK TO GET US TO THIS STAGE IN
4 THE PROCESS, AND I COMMEND STAFF FOR ALL OF THEIR HARD WORK.
5 HOWEVER, WE ALSO RECOGNIZE THAT NO METHODOLOGY APPROACH IS
6 GOING TO BE PERFECT. WHILE THIS EQUITY ADJUSTMENT COUPLED WITH
7 THE METHODOLOGY APPROACH THAT WE ARE MOVING FORWARD WITH WILL
8 MOVE US MORE IN THE DIRECTION OF AFFIRMATIVELY FURTHERING FAIR
9 HOUSING. SO I WOULD LIKE TO ASSOCIATE MYSELF WITH THE COMMENTS
10 OF MY COLLEAGUES AND AS WELL AS SHAJUTI IN THAT THIS EQUITY IS
11 CRITICAL TO ULTIMATELY MOVE US IN THE DIRECTION OF ACHIEVING
12 POLICY GOALS SO I WOULD LIKE TO ADVOCATE FOR ADOPTING THAT
13 APPROACH.

14

15 **JESSE ARREGUIN, CHAIR:** THANK YOU VERY MUCH. ANY OTHER
16 QUESTIONS OR COMMENTS ON THE EQUITY ADJUSTMENT PROPOSAL? I'LL
17 JUST EXPRESS MY OPINION AT THIS TIME. I WANT TO THANK THE HMC
18 MEMBERS WHO HAVE DEVELOPED THIS PROPOSAL. AND WE ARE ALL
19 COMMITTED TO IMPLEMENTING THE NEW STATUTORY REQUIREMENTS TO
20 AFFIRMATIVELY FURTHER FAIR HOUSING. I THINK THAT HAS BEEN AN
21 UNDERLYING PRINCIPLE OF OUR WORK OVER THE PAST SEVERAL MONTHS
22 TO NOT ONLY MEET STATUTORY OBJECTIVES BUT TO ADDRESS ECONOMIC
23 AND RACIAL SEGREGATION IN THE REGION. I DO BELIEVE, HOWEVER,
24 THAT A NUMBER OF METHODOLOGY OPTIONS WILL GET US TO THAT GOAL.
25 AND SPEAKING AS A LOCAL GOVERNMENT OFFICIAL, WHO, I'M GOING TO

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1 HAVE TO IMPLEMENT THIS, AND THINKING ABOUT WHEN THIS GOES TO
2 THE ABAG EXECUTIVE BOARD, I THINK THIS IS GOING TO ADD AN
3 ADDITIONAL LAYER OF COMPLEXITY IN THE IMPLEMENTATION OF THE
4 RHNA AND OUR EXPLANATION OF THE RHNA TO LOCAL GOVERNMENT
5 OFFICIALS AND LOCAL GOVERNMENT STAFF AND THE ACTUAL IMPACT IS,
6 FRANKLY, MARGINAL. SO THEREFORE, I WILL NOT BE SUPPORTING THE
7 EQUITY ADJUSTMENT. BUT I APPRECIATE THE WORK. I SUPPORT THE
8 GOALS. I THINK WE CAN GET TO THOSE GOALS WITH SOME OF THE
9 METHODOLOGY OPTIONS THAT HAVE BEEN PRESENTED. FOREST EBBS?

10

11 **FORREST EBBS:** THANK YOU. I WANT TO ADD, I THINK WE ALSO WANT
12 TO BE AWARE THAT WE'RE WANTING TO MAINTAIN A DEGREE OF
13 TRANSPARENCY AND CLARITY. THIS PROCESS IS ALREADY VERY
14 COMPLEX. I'M ALREADY HEARING ABOUT IT FROM OTHER AGENCIES AND
15 OTHER CITIES. PEOPLE ARE ALREADY A LITTLE CONFUSED OR A COUPLE
16 STEPS AHEAD OR BEHIND THE PROCESS AS WE MOVE FORWARD WE'RE
17 GOING TO HAVE TO BE AWARE OF THAT, THAT WE'RE GOING TO HAVE TO
18 EXPLAIN THIS TO OUR LOCAL JURISDICTIONS AND NEIGHBORING CITIES
19 AND THE MORE COMPLICATED IT BECOMES AT SOME POINT YOU LOSE
20 CREDIBILITY IF IT CAN'T BE EASILY UNDERSTOOD AND EXPLAINED. SO
21 I TEND TO FAVOR A MORE SIMPLIFIED STREAMLINED APPROACH
22 WHENEVER POSSIBLE ESPECIALLY IF THERE AREN'T SIGNIFICANT
23 IMPACTS ON THE OUTCOME.

24

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1 **JESSE ARREGUIN, CHAIR:** THANK YOU. JEFF, DO YOU WANT TO JOIN
2 THE DISCUSSION AT THIS POINT? JEFF, YOU'RE MUTED.

3

4 **JEFFREY LEVIN:** SORRY. EARLIER MY COMPUTER LOCKED UP. I WANT TO
5 SPEAK IN FAVOR OF THE EQUITY ADJUSTMENT. I THINK THOSE WHO PUT
6 THIS PROPOSAL FORWARD ARE CONCERNED THAT A NUMBER OF
7 JURISDICTIONS WOULD ESSENTIALLY BE MOVING BACKWARDS IN TERMS
8 OF RACIAL EQUITY WITHOUT SOME SORT OF ADJUSTMENT. I WILL NOTE,
9 THERE WERE SOME OBJECTIONS IN THE STAFF REPORT THAT THE CITIES
10 THAT WOULD GET ADJUSTMENTS AREN'T NECESSARILY HIGH JOB
11 CENTERS, BUT AS THE PUBLIC SPEAKER NOTED, MANY OF THOSE
12 JURISDICTIONS, WHILE THEY AREN'T LARGE JOB CENTERS PER SE FOR
13 THE REGION STILL HAVE SIGNIFICANT JOBS/HOUSING FIT ISSUES.
14 THAT IS THEY HAVE A MUCH HIGHER NUMBER OF LOW WAGE JOBS THAN
15 THEY DO AFFORDABLE HOUSING. SO UPPING THE ALLOCATIONS FOR THE
16 LOWER INCOME NUMBERS FOR THOSE CITIES WOULD ADJUST THAT SO
17 THEY COULD HAVE FEWER LOWER INCOME COMMUTERS INTO THE AREA. SO
18 THEY MAY NOT AT THE REGIONAL LEVEL BE SIGNIFICANT BUT IN TERMS
19 OF LOCAL DYNAMICS AND IN TERMS OF PROVIDING BETTER ACCESS TO
20 OPPORTUNITY AND STILL MAINTAINING THE CONCERN THEY THINK ALL
21 OF US HAVE ABOUT ALSO DEALING WITH RELATIONSHIP BETWEEN JOBS
22 AND HOUSING, I DO THINK THAT THE EQUITY ADJUSTMENT MAKES SOME
23 SENSE. AND I DON'T THINK IT'S NECESSARILY THAT DIFFICULT FOR
24 US TO EXPLAIN THAT AS A LAST STEP IN DOING THE METHODOLOGY, WE
25 MADE SOME ADJUSTMENTS TO ESSENTIALLY A DOZEN CITIES IN ORDER

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1 TO ENSURE WE MET THE REQUIREMENTS FOR AFFIRMATIVELY FURTHERING
2 FAIR HOUSING. THANK YOU.

3

4 **JESSE ARREGUIN, CHAIR:** THANK YOU JEFF. MAYOR PIERCE?

5

6 **JULIE PIERCE:** THANK YOU. I JUST WANTED TO CLARIFY HOW WE'RE
7 ASKING THE QUESTION WE'RE ABOUT TO VOTE ON. ARE WE VOTING TO
8 ACCEPT THE STAFF RECOMMENDATION THAT WE NOT USE THE EQUITY
9 ADJUSTMENT? OR ARE WE VOTING UP OR DOWN ON THE EQUITY
10 ADJUSTMENT ITSELF?

11

12 **JESSE ARREGUIN, CHAIR:** WE -- WHAT I'M RECOMMEND SUGGEST THAT
13 WE VOTE UP OR DOWN ON WHETHER TO INCLUDE THE EQUITY ADJUSTMENT
14 IN THE METHODOLOGY.

15

16 **JULIE PIERCE:** THAT MAKES IT SIMPLER.

17

18 **JESSE ARREGUIN, CHAIR:** ON YELLOW YOU WANT MORE DISCUSSION, RED
19 YOU DON'T WANT IT. I APPRECIATE THAT CLARIFICATION. OKAY. IT
20 SOUND LIKE WE'RE READY TO DO A TEMPERATURE CHECK ON WHETHER
21 THERE IS CONSENSUS TO INCLUDE THIS IN THE METHODOLOGY. I'M
22 GOING TO ASK AMBER AT THE CIVIC EDGE TEAM TO HELP US IN THE
23 FACILITATION OF THIS. AMBER I'M GOING TO TURN IT OVER TO YOU
24 FOR THE RED CARD GREEN CARD PART BECAUSE YOU DO IT SO WELL.

25

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1 **AMBER SHIPLEY:** SOUNDS GREAT. I WAS GOING TO ASK IF WE COULD
2 STOP SHARING OUR SCREEN AND FOR TECH FOLKS THIS IS THE MOMENT
3 WHERE WE WANT TO SHARE THE GRID VIEW WITH THE AUDIENCE AS
4 THEY'RE WATCHING ALSO ASK STAFF TO TURN OFF YOUR VIDEO SO IT'S
5 EASY FOR US TO SEE WHAT'S GOING ON. AND FOR THE HMC MEMBERS,
6 IF YOU CAN GET YOUR RED, YELLOW GREEN NOTES READY TO GO. IF I
7 UNDERSTAND THE DECISION POINT IS ON ADOPTING THE EQUITY
8 ADJUSTMENT PROPOSAL IN WHATEVER METHODOLOGY YOU SELECT?

9

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

11

12 **AMBER SHIPLEY:** BY THE END OF THE DAY. AND SO GREEN MEANS YOU
13 SUPPORT THAT PROPOSAL, RED MEANS YOU WANT TO BLOCK IT AND
14 YELLOW IS YOU'RE IN THE MIDDLE OF THE DISCUSSION. WE HAVE 31
15 MEMBERS PRESENT WE'RE LOOKING FOR EIGHT RED CARDS. THERE IS 16
16 YELLOW CARDS AND I'LL ASK MY COLLEAGUES TO HELP ME OUT HERE.
17 JUST HOLD UP YOUR CARDS TO YOUR SCREEN.

18

19 **SPEAKER:** I'M SEEING 8, 9 --

20

21 **AMBER SHIPLEY:** NINE RED. SO THE DECISION POINT WAS BLOCKED. I
22 THINK YOU CAN MOVE ON WITH YOUR --

23

24 **JESSE ARREGUIN, CHAIR:** OKAY. SO USING OUR MODIFIED CONSENSUS
25 PROCESS, THERE IS NOT CONSENSUS TO MOVE THIS FORWARD, SO IT'S

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1 NOT GOING TO BE PART OF THE METHODOLOGY. OKAY. SO THAT'S DONE.
2 SO NOW LET'S GO TO THE METHODOLOGIES. SO, IF STAFF CAN PULL UP
3 SLIDE SEVEN? SO WE HAVE ALL THE OPTIONS IN FRONT OF US. THANK
4 YOU. SO, BEFORE WE GO TO COMMITTEE DISCUSSION, I AM NOW GOING
5 TO OPEN THE FLOOR FOR PUBLIC COMMENT ON THE PROPOSED
6 METHODOLOGY OPTIONS. SO, THIS IS THE OPPORTUNITY TO COMMENT ON
7 5A, 6A, 7A, 8A, OR SOME OTHER OPTION. IF ATTENDEES WISH TO
8 OFFER COMMENT ON THE PROPOSED METHODOLOGY OPTION THIS IS THE
9 TIME. PLEASE RAISE YOUR HAND OR PRESS STAR NINE. I SEE ONE
10 RAISED HAND. TWO RAISED HANDS. MR. CASTRO CALL THE SPEAKERS.
11 TWO MINUTES PER SPEAKER.

12

13 **CLERK OF THE BOARD:** OUR FIRST SPEAKER IS JOHN. GO AHEAD
14 PLEASE. JOHN SWIECKI, UNMUTE YOURSELF, PLEASE.

15

16 **SPEAKER:** SORRY. MY NAME IS JOHN SWIECKI COMMUNITY DEVELOPMENT
17 DIRECTOR FOR THE CITY OF BRISBANE. I WOULD LIKE TO THANK THE
18 COMMITTEE FOR YOUR EFFORTS I RECOGNIZE YOU HAVE A DIFFICULTY
19 TASK IN FRONT OF YOU I WANT TO POINT OUT THAT THE CITY OF
20 BRISBANE THE PLANNED BAY AREA 2050 AS A BENCHMARK STARTING
21 POINT IS AN UNREASONABLE STARTING POINT AND ESTABLISHES AN
22 UNREALISTICALLY HIGH BENCHMARK FOR BRISBANE IT DOESN'T TAKE
23 INTO ACCOUNT HOUSEHOLDS AND EXPECTED FUTURE GROWTH. PROPOSED
24 OPTIONS RESULT IN 27 TO 2900 UNIT INCREASE IN BRISBANE WHICH
25 IS MORE THAN 100 PERCENT INCREASE IN A SINGLE RHNA CYCLE OF

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1 EIGHT YEARS. I'M NOT AWARE OF ANY OTHER JURISDICTION RECEIVING
2 SUCH AN ONEROUS OBLIGATION AND IS NEITHER FAIR NOR REALISTIC.
3 CONSEQUENCES OF THE CITY OF BRISBANE WITH AN UNATTAINABLE RHNA
4 ALLOCATION WHILE THE CITY'S PREVIOUS RHNA ALLOCATIONS OF THE
5 80 SOMETHING UNITS, RECOGNITION OF ADDRESSING REGIONAL HOUSING
6 NEEDS AND HAS AMENDED THE PLAN TO DOUBLE IN SIZE ALREADY BY
7 2,000 UNITS AND IT'S -- WE REALLY FEEL WE HAVE DONE OUR FAIR
8 SHARE AND THAT SHOULD BE RECOGNIZED AND WE HOPE THE
9 SUBCOMMITTEE WILL APPLY SOME ELEMENT OF REASON AND FAIRNESS IN
10 MAKING YOUR FINAL RECOMMENDATION. THANKS FOR YOUR TIME.

11
12 **JESSE ARREGUIN, CHAIR:** THANK YOU.

13
14 **CLERK OF THE BOARD:** OUR NEXT SPEAKER IS SHAJUTI HOSSAIN, GO
15 AHEAD PLEASE.

16
17 **SPEAKER:** HI THIS IS SHAJUTI HOSSAIN AGAIN FROM PUBLIC
18 ADVOCATES. I WANT TO THANK YOU ALL FOR LIFTING UP EQUITY
19 THROUGHOUT THIS PROCESS. WE REALLY WORKED WITH YOU ALL, MANY
20 OF YOU CLOSELY OVER THE LAST FEW MONTHS ON BRINGING
21 AFFIRMATIVELY FURTHERING FAIR HOUSING TO LIGHT. I'M GRATEFUL
22 FOR THAT, AND I'M SO GLAD TO SEE SO MANY OF YOU RECOGNIZING
23 RACIAL AND INEQUITY IN THE REGION. I OPEN YOU SUPPORT OPTION
24 6A. WE TALKED ABOUT IT LAST TIME. AND THERE WAS SUPPORT. I
25 WOULD LOVE TO SEE CONTINUED SUPPORT FOR THAT TODAY.

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1

2 **CLERK OF THE BOARD:** NEXT SPEAKER IS AARON ECKHOUSE.

3

4 **SPEAKER:** HELLO THANK YOU. MY NAME IS AARON ECKHOUSE FROM
5 CALIFORNIA YIMBY. I THINK THIS COMMITTEE HAS DONE GENERALLY A
6 REALLY EXCELLENT JOB AT A CHALLENGING AND COMPLEX TASK. I
7 THINK YOU HAVE CORRECTLY IDENTIFIED THE KEY FACTORS FOR THIS
8 ALLOCATION TO BE ACCESS TO OPPORTUNITY, AND ACCESS TO JOBS.
9 AND IT'S REALLY ENCOURAGING TO ME TO SEE THE COMMITTEE ON THAT
10 TRACK. I THINK 6A IS A GOOD METHODOLOGY. I THINK 8A IS A GOOD
11 METHODOLOGY. I THINK I WOULD BE PRETTY HAPPY IF YOU SELECTED
12 EITHER, I THINK BOTH GENERALLY SCORED PRETTY WELL ON ADVANCING
13 ACCESS TO OPPORTUNITY AND AFFIRMATIVELY FURTHERING FAIR
14 HOUSING AND PUTTING HOUSING NEAR JOBS IN AREAS WHERE IT WILL
15 HELP US MEET OUR CLIMATE GOALS. SO I THINK BOTH OF THOSE ARE
16 GOOD METHODOLOGIES, AND I'M REALLY EXCITED TO -- FOR HOW THIS
17 PROCESS HAS MOVED FORWARD AND THANK YOU FOR THE WORK YOU HAVE
18 BEEN DOING.

19

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

21

22 **CLERK OF THE BOARD:** OUR NEXT SPEAKER IS AREMA.

23

24 **SPEAKER:** HI. THANK YOU. I SUPPORT THE PLANNED BAY AREA 2050
25 AND THAT'S A GREAT OPTION WITH THE METHODOLOGY 6A, I REALLY

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1 COMMEND THE STAFF FOR DOING WHATEVER THEY HAVE DONE IN COMING
2 UP WITH SUPPORT OF THIS. I THINK WE WANT MAY WANT TO MAKE SURE
3 THAT WE LOOK AT THE JOBS/HOUSING FIT AND ALSO COMBAT
4 DISCRIMINATION IN WHAT WE HAVE SEEN IN AREAS THAT HAVE
5 PATTERNS OF SEGREGATION, HOW DO WE DO THIS AND THAT'S ALL
6 CAPTURED IN OPTION 6A PLEASE VOTE YES ON THIS. WE NEED TO
7 FURTHER FAIR HOUSING. THANK YOU.

8

9 **CLERK OF THE BOARD:** THANK YOU. NEXT CALLER ENDING IN 7750. GO
10 AHEAD PLEASE. CALLER WITH THE NUMBER ENDING IN 7750. GO AHEAD.

11

12 **SPEAKER:** HI THERE. CAN YOU HEAR ME?

13

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

15

16 **SPEAKER:** HI THIS IS JUSTINE MARK US STATE AND ENTERPRISE
17 PARTNERS. I WANT TO RECOGNIZE AGENCY MEMBERS AND STAFF FOR THE
18 LONG ROAD THAT IT'S TAKEN TO GET HERE. WE SEE OPTION 6A AS THE
19 CULMINATION OF A LOT OF HARD WORK AND A LOT OF COMPROMISE TO
20 PLANS THE OBJECTIVES OF RHNA AND TO REALLY CENTER SOCIAL AND
21 RACIAL EQUITY IN A WAY THAT IS AT THE CUTTING EDGE OF THE
22 STATE. AND WE THINK THAT ABAG HAS AN OPPORTUNITY TO BE A
23 LEADER IN THIS AND OPTION 6A IS THE STRONGEST OPTION TO GET US
24 THERE. I WANT TO ALSO HIGHLIGHT THE FACT THAT THE 2050
25 POPULATION BASELINE ALSO REFLECTS THIS KIND OF COMPROMISE AND

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1 WORK THAT THIS GROUP HAS DONE TOGETHER OVER THE LAST SEVERAL
2 MONTHS. AND WE CERTAINLY SUPPORT CONTINUING TO USE THAT AS A
3 BASELINE AS WELL. SO THANK YOU ALL FOR YOUR LEADERSHIP. AND I
4 ENCOURAGE YOU TO MOVE FORWARD WITH OPTION 6A BOTH TODAY, AND
5 TO CARRY THAT WITH DILIGENCE AND PERSEVERANCE INTO THE
6 UPCOMING COMMITTEE MEETINGS AND TO THE ABAG EXECUTIVE BOARD.
7 THANK YOU.

8

9 **JESSE ARREGUIN, CHAIR:** THANK YOU. OUR NEXT SPEAKER IS KELSEY
10 BANES. GO AHEAD PLEASE.

11

12 **SPEAKER:** GOOD MORNING EVERYONE. MY NAME IS KELSEY BANES I'M
13 WITH THE GROUP PENINSULA FOR EVERYONE A PROHOUSING ADVOCACY
14 GROUP ADVOCATING FOR MORE HOUSING AT ALL INCOME LEVELS I WANT
15 TO THANK THIS COMMITTEE FOR ALL YOUR HARD WORK. I HAVE BEEN
16 WATCHING MEETINGS AS I CAN, AND THIS HAS NOT BEEN AN EASY
17 TASK. BUT I THINK THERE IS A REALLY GREAT OUTCOME WHEN I LOOK
18 AT MY REGION I SEE A LOT OF GROWTH IN PLACES WHERE IT MAKES
19 SENSE TO HAVE GROWTH AND IN A WAY THAT IS GOING TO FURTHER
20 EQUITY FOR THE ENTIRE BAY AREA. I LIVE IN PALO ALTO AND WATCH
21 OUR COUNCIL VERY CLOSELY AND HAVE JUST SEEN NOT ENOUGH
22 BUILDING OF HOUSING IN MY CITY, AND THEN IN MY PREVIOUS ROLE,
23 I WORKED WITH HOMELESS VETERANS IN SANTA CLARA COUNTY AND SAN
24 MATEO COUNTY AND WHAT I SAW IN THAT ROLE WAS HOW DIFFICULT IT
25 IS TO GET HOUSED IN SAN MATEO COUNTY IF YOU'RE EXTREMELY LOW

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1 INCOME IT'S NEXT TO IMPOSSIBLE. SO, EVEN THOUGH SOME OF THE
2 TINY JURISDICTIONS IN SAN MATEO COUNTY ARE SEEING REALLY BIG
3 GROWTH RATES, I ACTUALLY THINK THAT'S WHAT WE NEED IN SAN
4 MATEO COUNTY, GIVEN HOW DIRE THE HOUSING SHORTAGE IS FOR
5 EXTREMELY LOW INCOME PEOPLE IN SAN MATEO COUNTY. I THINK
6 THAT'S ALL I HAVE TO SAY BUT AGAIN THANKS TO THE COMMITTEE FOR
7 YOUR WORK AND LOOKING FORWARD TO THIS PLAN BEING IMPLEMENTED.

8

9 **JESSE ARREGUIN, CHAIR:** THANK YOU VERY MUCH. SO ONCE AGAIN,
10 THIS IS THE TIME FOR PUBLIC COMMENT ON ALL THE PROPOSED
11 METHODOLOGIES. SO IF YOU WISH TO OFFER PUBLIC COMMENT, PLEASE
12 RAISE YOUR HAND. IF YOU'RE PHONING IN YOU CAN PRESS STAR NINE
13 AND BE ADDED TO THE QUEUE. I DO NOT SEE ANY OTHER RAISED
14 HANDS. MR. CASTRO?

15

16 **CLERK OF THE BOARD:** NO RAISED HANDS AND AS PREVIOUSLY NOTED
17 THE PUBLIC COMMENTS THAT WERE SUBMITTED WERE POSTED AND E-
18 MAILED TO MEMBERS.

19

20 **JESSE ARREGUIN, CHAIR:** THANK YOU VERY MUCH. COLLEAGUES LET'S
21 KICK OFF THE DISCUSSION. WE NEED TO NARROW DOWN TO A
22 METHODOLOGY. SO, LET'S OPEN IT UP FOR QUESTIONS AND
23 DISCUSSION. AND SEE WHERE WE LAND, AND SEE IF THERE IS A
24 MOTION. GO FIRST, SUPERVISOR BROWN.

25

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1 **MONICA BROWN:** I HAVE TWO QUESTIONS. ONE, ARE WE LOOKING AT THE
2 2019, OR ARE WE DOING 2050? AND IN ADDITION THAT, THE OTHER
3 QUESTION THEY HAVE, WHEN WE WERE GOING OVER SLIDE SIX, IS
4 THAT, I MEAN WHEN IT TALKS ABOUT -- LET'S SEE, BAY AREA 2050
5 FOCUSES NEARLY ALL FUTURE GROWTH WITHIN EXISTING GROWTH
6 BOUNDARIES WHICH LEADS TO SHARE OF ET CETERA ET CETERA. YOU
7 CAN TECHNICALLY SAY THAT ALL UNINCORPORATED AREA IS A SPHERE
8 OF SOME CITY. SO I DON'T REALLY KIND OF BUY THAT. MY CONCERN
9 IS, AND I KNOW YOU HAVE HEARD FROM OTHER FOLKS DEALING WITH
10 THE UNINCORPORATED AREA IS, A, WE STILL DON'T HAVE THE
11 INFRASTRUCTURE, STILL DON'T HAVE THE WATER, ALL OF THAT AND
12 READING THROUGH -- AND BY THE WAY I LOVE THE SPREADSHEET HERE
13 -- BUT LOOKING THROUGH HOUSEHOLDS IF WE USE 2019, AT LEAST FOR
14 SOLANO COUNTY -- AND YES I'M BEING VERY, YOU KNOW, DILIGENT
15 WITH MY COUNTY -- AT LEAST GIVES US LESS IN TERMS OF OUR
16 GROWTH WHEREAS 2050 IS LIKE TRIPLE THE AMOUNT. SO I KIND OF
17 NEED TO KNOW, HAVE WE MADE THAT DECISION? AND THE OTHER IS
18 THAT, I REALLY AM CONCERNED THAT WE'RE NOT KEEPING THE GROWTH
19 IN CITY LIMITS. I JUST HAVE THAT CONCERN. SO I WANTED TO STATE
20 THAT. AND THEN DOWN THE ROAD IF I CAN FIGURE OUT WHICH ONE
21 WE'RE LOOKING AT, NOT THE 6A, THE 5A I'M JUST CURIOUS ABOUT
22 ARE WE DOING 2019 OR ARE WE DOING 2050? AND IT DOES SEEM WEIRD
23 TO DO 2050 WHEN WE'RE STILL ASKING FOR PUBLIC COMMENTS FROM
24 OUR CONSTITUENTS. THANK YOU.
25

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1 **JESSE ARREGUIN, CHAIR:** THANK YOU. I COULD KICK IT OFF AND TURN
2 IT OVER TO STAFF. SO WE MADE A DECISION IN LATE AUGUST TO GO
3 WITH THE 2050 FUTURE HOUSEHOLDS AS THE BASELINE INPUT. AND SO
4 THAT WAS THE DECISION THAT REACHED CONSENSUS OF THE HMC. I'LL
5 ASK GILLIAN AND STAFF TO COMMENT AS WELL.

6

7 **GILLIAN ADAMS:** I THINK THAT'S A GOOD SUMMARY OF WHERE THINGS
8 STAND THE BOARD MADE A DECISION PREVIOUSLY, AND WE HAD
9 COMMENTS ABOUT THE PLUSES OF USING PLANNED BAY AREA AS PART OF
10 THE METHODOLOGY. I GUESS IT'S UP TO THE COMMITTEE MEMBERS IF
11 THEY WANT TO REVISIT THAT. BUT I -- BUT YES, WE HAVE A
12 DECISION SORT OF IN PLACE THAT WE'RE GOING TO MOVE FORWARD
13 WITH 2050 GOALS.

14

15 **JESSE ARREGUIN, CHAIR:** SUPERVISOR BROWN, DID YOU HAVE ANY
16 OTHER QUESTIONS AT THIS TIME?

17

18 **MONICA BROWN:** SO THE RATIONALE TO ASK FOR 2019 WAS FOR WHAT?
19 BECAUSE I DO RECALL THE 2050, THANK YOU FOR REMINDING ME,
20 EVERY MEETING BLENDS TOGETHER AND I STILL FEEL LIKE I'M LIVING
21 IN AUGUST. SO THE QUESTION I HAVE IS BY LOOKING AT 2019 THAT
22 AT LEAST HELPS SOLANO COUNTY BETTER IN TERMS OF OUR
23 ALLOCATION. AND SO I'M JUST KIND OF CURIOUS WHAT WAS THE
24 RATIONALE FOR LOOKING AT BOTH, AGAIN, 2019 AND 2050, IF YOU

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1 COULD REFRESH OR MAYBE SOMEBODY CAN REFRESH MY MEMORY ON THAT
2 PLEASE?

3

4 **JESSE ARREGUIN, CHAIR:** I THINK THAT WAS A REQUEST FROM JANE
5 REILLY.

6

7 **JANE RILEY:** IT WAS.

8

9 **JESSE ARREGUIN, CHAIR:** AT THE ANALYSIS, SO WE COULD --

10

11 **JANE RILEY:** I'M HAPPY TO SPEAK TO THAT. THANKS MONICA. YES.
12 SONOMA COUNTY, THE NORTH BAY COUNTIES, THEY DO BETTER, THE
13 UNINCORPORATED AREAS, UNDER THAT 2019. THAT'S TRUE. I AM THE
14 ONE THAT ASKED FOR THAT DATA, AND I ASKED FOR THE SAME
15 ANALYSIS FOR THESE OPTIONS TO BE DONE USING BOTH SETS OF DATA.
16 I HAVE HAD A CHANCE TO REVIEW THAT, AND WHILE OUR
17 UNINCORPORATED COUNTIES DO COME OUT BETTER FOR THE BAY AREA AS
18 A WHOLE, I AM NOW CONVINCED THAT THAT'S NOT THE BEST WAY TO
19 GO. AND I CAN TALK ABOUT -- WHEN I GET TO MY TALKING PART I'LL
20 TALK A LITTLE BIT ABOUT THE REASONS FOR THAT.

21

22 **JESSE ARREGUIN, CHAIR:** THANK YOU. OKAY. NOW I'M GOING TO GO TO
23 JEFF LEVIN.

24

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1 **JEFFREY LEVIN:** THANK YOU. AS ONE OF THE PEOPLE WHO ACTUALLY
2 ASKED THAT WE LOOK AT WHAT'S ESSENTIALLY IN OPTIONS 7A, 8A BY
3 SORT OF BY SPLITTING THE FACTORS AND THANK YOU VERY MUCH TO
4 STAFF FOR DOING ALL OF THE ANALYSIS IN SUCH A SHORT PERIOD OF
5 TIME. I AM PERSUADED THAT OPTION 6A IS A BETTER OPTION AND
6 I'LL MOST CERTAINLY BE SUPPORTING THAT. THROUGHOUT THIS THERE
7 HAS REALLY BEEN SORT OF TWO LINES OF THOUGHT HERE. ONE THAT
8 THE METHODOLOGY SHOULD FAIRLY HEAVILY FOLLOW THE ISSUE OF
9 WHERE THE JOBS ARE. AND THERE HAVE BEEN FOLKS SPEAKING VERY
10 MUCH TO THE NEED FOR THE RHNA TO REALLY FOCUS ON WHERE JOBS
11 AND JOB GROWTH ARE. AND OTHERS, MYSELF INCLUDED, WHO HAVE
12 ARGUED FOR MAKING SURE THAT WE TAKE INTO ACCOUNT THE RACIAL
13 EQUITY ISSUES, THE ISSUE OF AFFIRMATIVELY FURTHERING FAIR
14 HOUSING AND THE LONG-STANDING PRINCIPLE IN RHNA ITSELF, THAT
15 THE WHOLE IDEA IS TO ALLOCATE FAIR SHARES TO ALL JURISDICTIONS
16 AND MAXIMIZE OPPORTUNITIES FOR FOLKS AT ALL ECONOMIC LEVELS. I
17 THINK 6A PERFORMS WELL AND BALANCES THOSE CONCERNS. A LOT OF
18 THOUGHT HAS BEEN GIVEN TO ACCESS TO HIGH OPPORTUNITY AREAS AND
19 IT'S EFFECTED BY THE PRESENCE OF JOBS IT'S NOT AS IF THE
20 FACTOR IGNORES JOBS ALTOGETHER AND WHAT WE'RE ESSENTIALLY
21 DOING HERE IS BALANCING SOMETHING THAT IS EXCLUSIVELY BUILT
22 AROUND JOBS WITH SOMETHING THAT ALSO DEALS WITH THE
23 OPPORTUNITY ISSUES INCLUDING JOBS AND TO NOTE THAT
24 PARTICULARLY, SINCE WE MOVED BEYOND THE 2019 HOUSEHOLDS AND
25 DECIDED TO USE 2050 HOUSEHOLDS AS OUR BASELINE, THAT ALSO

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1 INCORPORATES JOB GROWTH INTO IT. SO I WOULD SAY TO THOSE WHO
2 ARE CONCERNED THAT THE RHNA MAY NOT ADEQUATELY PLACE HOUSING
3 WHERE JOBS ARE, I THINK WE HAVE ACTUALLY GIVEN A GREAT DEAL OF
4 WEIGHT TO DOING THAT BUT HAVE DONE IT IN A WAY THAT'S TRYING
5 TO BETTER BALANCE THE DISTRIBUTION AROUND THE BAY AREA KEEPING
6 IN MIND THAT WE ARE GOING FROM LAST ROUNDS REGIONAL NUMBER OF
7 188,000 TO THIS ROUND'S NUMBER OF 440,000. EVERYBODY IS GOING
8 TO GET A HUGE INCREASE. AND I THINK WE ARE ALL DEALING WITH
9 THAT. I DO NOT THINK IT MAKES SENSE FOR PEOPLE TO BE ARGUING
10 THAT WE ARE TAKING ON SO MUCH MORE THAN WE TOOK ON IN THE LAST
11 ROUND. THE REGION IS TAKING ON SO MUCH MORE THAN IT TOOK IN
12 THE LAST ROUND. AND SO UNLESS PLACES ARE SEEING SIGNIFICANT
13 DEVIATION FROM THE REGIONAL AVERAGE IN THE INCREASE WHICH IS
14 AT 2.4 TIMES THE LAST NUMBER, I UNDERSTAND THE CONCERN. BUT I
15 DON'T THINK THAT'S NECESSARILY A LEGITIMATE ARGUMENT GIVEN THE
16 OVERALL CONSTRAINT WE HAVE WHICH IS THE MUCH LARGER NUMBER
17 WHICH TAKES INTO ACCOUNT NOT ONLY THE ISSUES OF GROWTH AND
18 HOUSING TO ACCOMMODATE THAT GROWTH, BUT ALSO TAKES INTO
19 ACCOUNT A NUMBER OF FACTORS HAVING TO DO WITH THE FAILURE OF
20 THE REGION TO MEET ITS HOUSING NEEDS IN THE PAST. SO THIS TIME
21 THERE ARE OTHER FACTORS THAT HAVE GONE INTO THE REGIONAL
22 NUMBER THAT DEAL WITH EXISTING PROBLEMS. AND I THINK 6A KIND
23 OF BALANCES ALL OF THOSE ISSUES, PARTICULARLY WITH THE USE OF
24 THE COMPROMISED BASELINE THAT WE CAME UP WITH. I THINK WE ARE
25 TRYING TO ADDRESS BOTH THE EXISTING HOUSING PROBLEMS AND

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1 ACCOMMODATE GROWTH THAT WE'RE TRYING TO DEAL WITH THE JOBS AND
2 TRANSPORTATION NEXUS WHILE AT THE SAME TIME DEALING WITH THE
3 EQUITY AND FAIR HOUSING. SO I THINK 6A STRIKES A PARTICULARLY
4 GOOD BALANCE AMONG ALL OF THOSE CONCERNED SO THAT'S CERTAINLY
5 WHAT I'LL BE SUPPORTING.

6

7 **JESSE ARREGUIN, CHAIR:** THANK YOU. JANE REILLY?

8

9 **JANE RILEY:** WELL THAT WAS TIMELY. I'M GLAD TO FOLLOW JEFF. I
10 KIND OF LIKE 7A JEFF, SO THANKS FOR BLOWING THAT ARGUMENT.
11 TOO, EXACTLY TO JEFF'S POINT, WE ALL HAVE TO TAKE A HUGE
12 INCREASE. LAST CYCLE, THE 5th CYCLE OF THE BAY AREA WAS
13 187990. OUR RHNA NOW FOR THE ENTIRE BAY AREA FROM HCD IS
14 441,600 UNITS, WE ALL HAVE TO DO OUR PART AND THAT'S 135
15 PERCENT INCREASE AND FRANKLY AS SOMEONE WHO DOES HOUSING WORK
16 ALL OVER THE STATE WHEN OUR INCREASE WAS ONLY 135 PERCENT I
17 THOUGHT YIPPEE, THIS IS GOING TO BE GOOD. MUCH BETTER THAN IT
18 IS IN SOUTHERN CALIFORNIA. HOWEVER, UNDER 6A, THAT WE'RE
19 CONSIDERING TODAY -- AND I SAW THE MAPS THAT SHOW THE LOWEST
20 GROWTH RATE IN THE NORTH BAY COUNTIES, BUT I WANT TO TALK JUST
21 A SECOND ABOUT THOSE UNINCORPORATED COUNTIES NORTH BAY
22 UNINCORPORATED COUNTIES NAPA SOLANO SONOMA AND MARIN OUR
23 INCREASE ISN'T 135 PERCENT WHICH WE WOULD BE MORE THAN HAPPY
24 TO TAKE. OUR INCREASE IS BETWEEN 417 AND 2,000 PERCENT OF THAT
25 PROPORTIONAL INCREASE THAT THE BAY AREA GOT. AND MEANWHILE

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1 THERE ARE CITIES THAT HAVE A LOT OF EMPLOYMENT AND THEY'RE ON
2 BART AND THEY'RE SEEING INCREASES AS WELL AS 18 PERCENT. SO
3 THAT TO ME SAYS THERE IS SOMETHING THAT'S A MISS IN THIS
4 METHODOLOGY. AND I'M WONDERING WHAT THAT IS. UNINCORPORATED
5 COUNTIES CAN'T TAKE ON LARGER PORTIONS OF THAT INCREASE THAN
6 THE CITIES, PUSHING GROWTH AWAY FROM EMPLOYMENT CENTERS, WE
7 HAVE BEEN HEARING THIS ALL DAY AND INTO UNINCORPORATED
8 COUNTIES CREATES SPRAWL AND IT CONTRADICTS THE VMT AND CLIMATE
9 ACTION GOALS. YOU CAN'T HAVE IT BOTH WAYS. AS PLANNERS WE HAVE
10 TO BALANCE. WE'RE TRYING TO BALANCE. NOT SURE WHAT'S GOING ON
11 HERE, BUT IT ISN'T -- IT'S UNSEEMLY, AND I THINK THE MOST
12 IMPORTANT THING I WANT TO SAY HERE IS, IT'S DRIVING
13 COMMUNITIES, UNINCORPORATED COMMUNITIES TO NOT BE ABLE TO HAVE
14 A CERTIFIED HOUSING ELEMENT. AND I WRITE HOUSING ELEMENTS. I
15 KNOW WHAT THE NEW REQUIREMENTS ARE FOR HOUSING SITES. I KNOW
16 WHAT THE STATUTORY REQUIREMENTS ARE THAT HCD HAS TO LOOK AT
17 THEY DON'T WANT GET TO DO ANY FLUFFING. THEY DON'T GET TO, YOU
18 KNOW, APPLY ONE STANDARD MORE HEAVILY THAN THEY DO ANOTHER
19 STANDARD, THEY HAVE TO DO WHAT THEY HAVE TO DO. AND I CAN TELL
20 YOU THAT IT'S GOING TO BE A STRUGGLE FOR JURISDICTIONS IT'S
21 135 PERCENT IF WE'RE ALL TAKING ON THAT AVERAGE INCREASE TO
22 FIND ADEQUATE SITES FOR HOUSING. WE'RE TALKING ABOUT AN
23 UNINCORPORATED JURISDICTION TAKING ON A 500 PERCENT OR A 2,000
24 PERCENT HIGHER THAN WHAT IT WAS LAST TIME, YOU'RE TALKING
25 ABOUT ON HAVING A JURISDICTION THAT'S GOING TO BE UNABLE TO

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1 EVER HAVE A CERTIFIED HOUSING ELEMENT BECAUSE THERE IS NO
2 INFRASTRUCTURE AND THERE IS NO WAY TO GET LAND THAT'S GOING TO
3 ACCEPTABLE TO HCD ZONING FOR HOUSING THERE'S JUST NOT ENOUGH
4 OF IT TO BE ABLE TO MEET THOSE RHNA NUMBERS. WITHOUT A
5 CERTIFIED HOUSING ELEMENT THERE IS NO MONEY FOR HOUSING. SO WE
6 ARE NOT DOING HOUSING ANY FAVORS WHEN WE'RE DRIVING THESE
7 NUMBERS THAT ARE SO LARGE, ESPECIALLY IN UNINCORPORATED AREAS,
8 THAT IT'S GOING TO BE IMPOSSIBLE FOR THEM TO HAVE A CERTIFIED
9 HOUSING ELEMENT. I THINK THAT'S THE MOST IMPORTANT THING THAT
10 I GOT TO SAY HERE TODAY. OTHER THING I WANT TO SAY IS THANK
11 YOU, THANK YOU, THANK YOU TO ABAG AND PLANNED BAY AREA STAFF.
12 THEY HAVE BEEN MEETING WITH US. WE'RE REALLY GOING THROUGH,
13 POURING THROUGH ALL THE DATA, FINDING AREAS WHERE WE THINK
14 THERE HAVE BEEN PROBLEMS AND STAFF IS WORKING WITH US TO FIX
15 THOSE. ONE THING THAT DO I WANT TO POINT OUT HERE, AND I THINK
16 THIS IS ALSO REALLY IMPORTANT, IS WHAT I'M FINDING IS SOME OF
17 THE AREAS OF PLANNED BAY AREA, ASSUMING ARE GOING TO BE SLATED
18 IN THE FUTURE FOR HIGH DENSITY GROWTH -- WELL, HIGH DENSITY
19 FOR AN UNINCORPORATED COUNTY AT LEAST THRIVE UNITS AN ACRE,
20 THESE ARE ENVIRONMENTS THAT ARE UNWANTED THEY HAVE LOWLAND
21 COST AND THEY'RE WHERE POOR PEOPLE LIVE NOW. THEY'RE ALONGSIDE
22 OUR FREEWAYS, THEY ARE IN OUR FLOOD ZONES, THEY ARE NEXT TO
23 INDUSTRY. THERE IS A REASON THAT THE LAND USE PATTERNS OVER
24 THE LAST 20 TO 30, 40 YEARS HAVE BEEN WHAT THEY ARE, AND IT'S
25 UP TO US NOT TO PERPETUATE THAT. THERE'S AN EQUITY ISSUE HERE

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1 AND WE HAVE TO BE CAREFUL ABOUT THE AREAS WE'RE ASSUMING ARE
2 GOING TO BE APPROPRIATE FOR LOW INCOME HOUSEHOLDS AND THEY'RE
3 NOT THE AREAS THAT ARE LONG THE HIGHWAYS OR IN THE FLOOD
4 ZONES. WE HAVE TO BE CAREFUL ABOUT THAT AND I THANK THE
5 PLANNED BAY AREA STAFF AND ABAG STAFF BECAUSE THEY'RE WORKING
6 HARD WITH US TO FOCUS IN ON THOSE AREAS TO MAKE SURE THEY'RE
7 NOT GOING TO BE A PART OF THIS METHODOLOGY MOVING FORWARD.
8 >DAVE VAUTIN: THIS IS DAVE VAUTIN WITH MTC ABAG STAFF. IF I
9 MAY CHAIR, PRESIDENT ARREGUIN RESPOND TO JANE'S QUESTION ABOUT
10 WHY UNINCORPORATED AREAS ARE SEEING THIS TREND IN THE RHNA
11 ALLOCATION. THERE ARE TWO KEY DIFFERENCES BETWEEN RHNA CYCLE
12 FIVE AND RHNA CYCLE SIX THAT ARE CAUSING THIS. ONE, IS THAT IN
13 RHNA CYCLE FIVE, THE BASELINE WAS THE LONG RANGE PLAN'S
14 GROWTH, NOT THE FUTURE YEAR HOUSEHOLDS. AND WHAT THIS MEANT
15 WAS THAT IF THE PREVIOUS PLANNED BAY AREA AND THIS ONE AS WELL
16 DON'T HAVE A LOT OF GROWTH IN UNINCORPORATED AREAS, THEY HAD
17 SMALL RHNAS AS WELL. SO IF YOU IMAGINE A SITUATION WHERE THERE
18 WAS ZERO GROWTH THE RHNA WOULD BE NEAR ZERO FOR THOSE
19 LOCATIONS. BUT THERE ARE EXISTING HOUSEHOLDS AND THIS IS
20 CURRENT SUM OF HOUSEHOLDS AND THAT FUTURE GROWTH, THE BASELINE
21 RHNA FOR THESE UNINCORPORATED AREAS IS HIGHER DUE TO THAT. SO
22 THAT'S ONE KEY CONTRIBUTOR. SECOND KEY CONTRIBUTOR IS THE
23 HANDLING OF SPHERE INFLUENCE AREAS IN THE RHNA PROCESS. SO IN
24 THE LAST CYCLE OF RHNA A NUMBER OF COUNTIES AGREED TO
25 BASICALLY ASSIGN THE SPHERE OF INFLUENCE GROWTH ALLOCATIONS TO

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1 THE RESPECTIVE CITIES. THERE WAS A CONSENSUS REACHED EARLIER
2 IN THE RHNA PROCESS LAST CYCLE. SO THAT MEANT THE CITIES TOOK
3 ON A GREATER SHARE. THEY BASICALLY TOOK ON THE AREAS THAT THEY
4 MIGHT ANNEX IN THE FUTURE. AT THIS POINT WE'RE STILL TALKING
5 TO SEVERAL COUNTIES WHO ARE INTERESTED IN DOING THAT THIS
6 CYCLE INCLUDING SONOMA COUNTY AND WE'RE CONTINUING TO TALK TO
7 HCD TO MAKE SURE THAT WOULD ALL BE OKAY. BUT THOSE TWO FACTORS
8 KIND OF IMPORTANT DIFFERENCES BETWEEN THE TWO RHNA CYCLES ARE
9 WHAT'S DRIVING THIS. AND SO WE'LL CONTINUE THOSE DISCUSSIONS
10 ON THE HANDLING OF SPHERE OF INFLUENCE WHICH WOULD BE A
11 POTENTIAL WAY TO SHIFT THAT BALANCE A BIT BETWEEN THE COUNTIES
12 AND CITIES IN SPECIFIC COUNTIES, CASE BY CASE BASIS.

13

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

15

16 **JANE RILEY:** THANKS DAVE. APPRECIATE THAT CLARIFICATION. IT'S
17 STILL DISPROPORTIONATE. I UNDERSTAND THE METHODOLOGY HAS
18 CHANGED. IT'S STILL DISPROPORTIONATE. THANK YOU TO YOUR STAFF
19 AND EVERYBODY FOR SITTING DOWN WITH US AND GOING THROUGH
20 THOSE. AND I HOPE WE WILL REMEMBER WHEN WE'RE GOING THROUGH
21 THOSE ON AN EARLY ZOOMED IN BASIS THAT WE DON'T WANT TO PUT
22 FLOOD ZONES AND AREAS ALONG FREEWAYS INTO MORE AFFORDABLE
23 HOUSING. THANK YOU.

24

25 **JESSE ARREGUIN, CHAIR:** THANK YOU. DARIN RANELLETTI?

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1

2 **DARIN RANELETTI:** THANK YOU. I'M GOING TO BE SUPPORTING OPTION
3 6A. AND I WANTED TO AMPLIFY WHAT JEFF SAID ABOUT CONCERNS THAT
4 SOME OF THE COMMITTEE MEMBERS OR THE PUBLIC OR DECISION MAKERS
5 MIGHT BE PUTTING EMPHASIS ON JOBS AND TRANSIT AND I THINK
6 USING PLANNED BAY AREA AS A BASELINE DOES INCORPORATE JOBS AND
7 TRANSIT. SO WHAT WE'RE REALLY DOING IS SAYING THAT GIVEN THIS
8 NATIONAL RECOGNITION AROUND RACIAL INJUSTICE, THAT AS A
9 REGION, WE'RE SENDING A MESSAGE THAT WE DON'T WANT TO WAIT
10 UNTIL 2050. WE WANT TO ACCELERATE HOUSING JUSTICE NOW. SINCE
11 THE INEQUITIES IN SOCIETY RELATED TO HEALTH, WEALTH,
12 EDUCATION, CRIMINAL JUSTICE, ALL ARE DRIVEN BY HOUSING
13 INEQUITIES, THAT THAT'S A PRIORITY TO ADDRESS IN THE SHORT-
14 TERM. SO IT'S REALLY ABOUT PRIORITIZING THE TIMING. AND WE'RE
15 NOT IGNORING JOBS AND TRANSIT. THAT'S IN THERE. WE'RE JUST
16 SAYING THAT EQUITY IS A PRIORITY THAT NEEDS TO HAPPEN SOONER
17 RATHER THAN LATER. THANKS.

18

19 **JESSE ARREGUIN, CHAIR:** THANK YOU. MAYOR PRO TEMPORE EKLUND?

20

21 **PAT ECKLUND:** THANK YOU VERY MUCH, CHAIR ARREGUIN. I FIRST
22 WANTED TO MENTION THAT, RELATIVE TO THE 2050 HOUSEHOLDS THAT
23 WE DECIDED, THAT WAS WITHOUT ANY DISCUSSION ABOUT USING THE
24 BASELINE OF THE HOUSEHOLD FUTURE GROWTH. WHICH, IT GOT NINE
25 RED CARDS TO NOT EVEN TALK ABOUT IT. WHICH WAS VERY

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1 FRUSTRATING TO ME. SO I PLAN ON RAISING THIS ISSUE AT THE ABAG
2 EXECUTIVE BOARD, ONLY BECAUSE IT'S NOT FAIR THAT THERE WASN'T
3 A DISCUSSION ON IT. BECAUSE THAT WAS USED LAST CYCLE. I WANT
4 TO MAKE A PITCH FOR 7A. I, AS MOST OF THE COMMITTEE MEMBERS
5 KNOW, THAT I AM NOT A BIG SUPPORTER OF PUTTING HIGH
6 OPPORTUNITY AREAS IN THE METHODOLOGY FOR DETERMINING WHERE THE
7 HOUSING NUMBERS GO. BUT IF WE ARE GOING TO INCLUDE HIGH
8 OPPORTUNITY AREAS, IT SHOULD BE BALANCED WITH THE PROXIMITY TO
9 THE JOBS. AND THAT'S WHY I LIKE 7A. BECAUSE THE HIGH
10 OPPORTUNITY AREAS GETS 50 PERCENT, AND THE PROXIMITY TO JOBS
11 IS ALSO 50 PERCENT. AND FOR THE VERY LOW AND LOW IT'S SPLIT
12 BETWEEN AUTO AND TRANSIT WHEREAS FOR MODERATE AND ABOVE
13 MODERATE I THINK IT JUST HAS THE AUTO THERE. BUT I FEEL THAT
14 THAT IS BETTER BECAUSE IF THE -- AS WHAT WAS SAID EARLIER BY
15 JANE, IS THAT WHEN YOU GET SO MUCH HIGHER NUMBERS THAN WHAT
16 YOU HAVE GOTTEN IN PAST RHNA CYCLES, YOU'RE NOT GOING TO BE
17 ABLE EVEN TO FIND THE PROPERTY WITH WHICH TO ZONE. SO FOR
18 THOSE OF US THAT ARE SMALLER CITIES, IT HELPS US OUT A LITTLE
19 BIT MORE. SO I AM NOT GOING TO SUPPORT 6A, AND I URGE OTHER
20 COMMITTEE MEMBERS TO REALLY LOOK AT 7A THAT'S A LOT MORE
21 BALANCED. AND I THINK IT'S FAIR. THANK YOU.

22

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

24

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1 **DIANE DILLON:** YES. THANK YOU. I HAVE A QUESTION AND A COMMENT.
2 AND MY QUESTION IS REALLY ABOUT THE CALCULATOR. WE -- SHOULD
3 WE BE USING THE CALCULATOR? OR THE APPENDIX FOUR, THE BIG
4 EXCEL SPREADSHEET, TO SEE HOW THESE ALL WORK OUT? YOU KNOW,
5 WHAT THE NUMBERS ARE PROJECTED TO BE. AND I REALIZE IT'S JUST
6 A PROJECTIONS BASED ON WHAT WE'RE DISCUSSING HERE. BECAUSE WE
7 COME OUT, WHEN -- I HAVEN'T PERSONALLY DONE IT BUT MY
8 WONDERFUL STAFF WHO ARE QUITE CAPABLE COME OUT WITH VERY
9 DIFFERENT NUMBERS WITH THE CALCULATOR AND WHAT'S ON THE
10 SPREADSHEET -- SO THAT'S MY QUESTION. I WANT TO ECHO WHAT JANE
11 SAID INCLUDING HER THANK YOUS TO STAFF, IS HER COMMENTS ABOUT
12 HOW IT'S JUST DIFFERENT IN RURAL COUNTIES. I MEAN, I HOPE
13 EVERYBODY HERE UNDERSTANDS THAT URBANIZED LAND CAN BE A PARCEL
14 OF TEN ACRES BUT IS NOT SUBDIVIDABLE WITHOUT A VOTE OF THE
15 PEOPLE. THAT'S HOW WE WORK IN OUR COUNTY. AND YOU CAN HAVE
16 NINE AND A HALF ACRES OF GRAPES ON IT AND IT'S URBANIZED BY
17 DEFINITION IN IT'S BEING USED WITH A HOUSE ON IT. SO WE'RE
18 CONCERNED ABOUT THE DEFINITION OF URBANIZED LAND I APPRECIATE
19 THE PASSION OF THE -- I THINK WE ALL DO -- OF THE HOUSING
20 ADVOCATES HERE. THE COLLABORATIVE EFFORT IS AMAZING. I WOULD
21 LOVE TO SEE THAT COLLABORATIVE EFFORT IN MY BOARDROOMS AND AT
22 EACH OF THE BOARDROOMS OF CITIES AND TOWNS WHEN IT COMES TO
23 THE HARD JOB OF ELECTED'S OF CHANGING THE HOUSING ELEMENT
24 ADOPTING ZONING AND APPROVING PROJECTS. NAPA COUNTY, I THINK,
25 IS THE ONLY COUNTY IN THE STATE WHERE THE AGRICULTURAL

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1 COMMUNITY TAXES ITSELF TO PRODUCE INCOME FOR HOUSING AND PUTS
2 MILLIONS OF DOLLARS INTO HOUSING, WHICH WE PUT INTO OUR CITIES
3 BECAUSE WE DON'T WANT TO PAVE OVER AG-LAND. WE HAVE SPENT
4 HUNDREDS OF THOUSANDS OF DOLLARS THAT'S PROBABLY IN SEVEN
5 FIGURES, FIGHTING NIMBYS. THAT'S WHAT OUR REAL PROBLEM IS. AND
6 THANK YOU CHAIR FOR YOUR INDULGENCE IN MY TIME HERE, CALL ME
7 OLD FASHIONED, BUT CLIMATE ACTION IS THE PROBLEM WE NEED TO
8 SOLVE WITHIN THE NEXT TWO YEARS. SO I WOULD RESPECTFULLY ASK
9 PEOPLE TO SUPPORT ALTERNATIVE 7A, FOR ITS INCLUSION, SPECIFIC
10 INCLUSION, OF PROXIMITY TO TRANSIT. I BELIEVE WE CAN GET TO
11 THE HOUSING INJUSTICE SITUATION WE HAVE, THROUGH OTHER
12 AVENUES. BUT WE HAVE GOT TO FORCE HOUSING NEAR TRANSIT TO
13 REDUCE GREENHOUSE GAS EMISSIONS. THANK YOU.

14

15 **JESSE ARREGUIN, CHAIR:** THANK YOU. SO GILLIAN, COULD YOU OR
16 ANOTHER MEMBER OF STAFF ADDRESS SUPERVISOR DILLON'S FIRST
17 QUESTION AROUND THE -- I THINK IT'S A QUESTION OF WHICH DATA
18 SET TO LOOK AT, TO UNDERSTAND THE IMPACT OF THE VARIOUS
19 OPTIONS?

20

21 **GILLIAN ADAMS:** RIGHT. SO FOLKS SHOULD BE LOOKING AT THE
22 SPREADSHEET VERSUS THE TOOL. WE HAVE BECOME AWARE THAT THERE
23 IS SOME DISCREPANCIES IN THE TOOL. I DON'T THINK THEY'RE
24 PARTICULARLY SIGNIFICANT BUT THE SPREADSHEET IS THE ONE THAT
25 YOU SHOULD BE LOOK AT AND TO BE CAN CLEAR WE SENT OUT A

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1 REVISED COPY OF THE SPREADSHEET AND PDF OF THAT THIS MORNING.
2 WE FOUND AN ERROR LAST NIGHT. SO THAT'S THE ONE THAT HAS BEEN
3 CORRECTED IN THE TITLE. SO LOOK AT THAT ONE.

4

5 **JESSE ARREGUIN, CHAIR:** OKAY. THANK YOU. OKAY. I'M NOW GOING TO
6 GO TO COUNCILMEMBER FLIGORE.

7

8 **NEYSA FLIGOR:** THANK YOU CHAIR. AND LET ME START BY THANKING
9 STAFF FOR ALL THE WORK THEY HAVE DONE OVER THE LAST SEVERAL
10 MONTHS ESPECIALLY DURING THESE UNPRECEDENTED TIMES. I ECHO ALL
11 THE THANKS IT'S SINCERELY APPRECIATED. WE KNOW THIS IS NOT
12 EASY WORK. IT'S TIME CONSUMING AND YOU HAVE A LOT OF DIFFERENT
13 OPINIONS AND VIEWS BEING SHARED. SO THANK YOU VERY MUCH FOR
14 ALL THE WORK YOU HAVE DONE. I CAME IN TRYING TO SUPPORT OPTION
15 8A I WENT THROUGH THE MATERIAL A COUPLE OF TIMES AND HEARING
16 GILLIAN'S PRESENTATION. I REINFORCED MY SUPPORT FOR 8A. I HAVE
17 CLARIFYING QUESTIONS GILLIAN. BASED ON YOUR PRESENTATION AND
18 THE DOCUMENTATION IT'S CLEAR THAT 8A DOES WELL UNDER OBJECTIVE
19 TWO SIMILAR TO WHAT WE JUST HEARD FROM DIANE DILLON WHERE, I
20 LOOK AT ALL OF THE FIRES THAT AND EVERYTHING THAT IS HAPPENING
21 AROUND THE COUNTRY. CLIMATE CHANGE SHOULD BE A BIG COMPONENT
22 OF OUR MISSION. SO 8A PERFORMS REALLY WELL AROUND OBJECTIVE
23 TWO. AS TO THE OTHER OBJECTIVES, BASED ON MY REVIEW, IT
24 DOESN'T PERFORM POORLY. IT MAY NOT BE THE BEST AS OPTION 6A
25 MAYBE, BUT IT PERFORMS OKAY. OPTION 7A I THINK PERFORMS POORLY

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1 WITH SOME OF THE METRICS UNDER SOME OF THE OBJECTIVES BUT
2 ACROSS THE BOARD 8A PERFORMS OKAY OR WELL, AND UNDER OBJECTIVE
3 TWO, WHICH HAS THE GHG EMISSIONS FACTOR PERFORMS REALLY WELL.
4 BUT WHEN YOU ALSO LOOK AT THE DISTRIBUTION THROUGHOUT THE NINE
5 BAY AREA COUNTIES AND REGIONS 8A DOES A MORE FAIR DISTRIBUTION
6 OF THE HOUSING ALLOCATION. AND SO, YOU KNOW, I COULD GO DOWN
7 THE LIST OF THE DIFFERENT REASONS WHY 8A, I THINK, IS THE BEST
8 OPTION TO MEET ALL OF THE OBJECTIVES AND OUR GOALS THAT THIS
9 COMMITTEE WAS TASKED WITH, AND I HAVE HEARD FROM THE
10 PROPONENTS OF 6A, AND I UNDERSTAND THEIR CONCERNS AND THEIR
11 PERSPECTIVES. BUT WHEN YOU LOOK AT 8A, 8A ALSO PROMOTES
12 EQUITY. IT ADDRESSES THE RACIAL INJUSTICES. IT DOES ALL THOSE
13 THINGS AS WELL. IT MAY NOT BE, YOU KNOW, AS 6A DOES, BUT IT
14 DOES GET US THERE. AND WE ALSO HAVE OBJECTIVE TWO, WHICH
15 SHOULD BE A PRIORITY FOR THIS COMMITTEE. SO FOR ALL THOSE
16 REASONS, I AM INCLINED TO SUPPORT 8A AND I HAVEN'T HEARD
17 ANYTHING THAT HAS CHANGED MY MIND AND I HAVE CONCERNS ABOUT
18 EQUAL DISTRIBUTION THROUGHOUT THE BAY AREA REGIONS. THANKS
19 AGAIN.

20

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

22

23 **VICTORIA FIERCE:** THANKS. I WANT TO ECHO EARLIER COMMENTS ABOUT
24 THE 2019 BASELINE VERSUS THE PLANNED BAY AREA ONES. 2019
25 BASELINE, TO ME, LOOKS LIKE IT DOES DO BETTER FOR PUTTING LESS

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1 HOUSING INTO THE UNINCORPORATED AREAS OF THE COUNTIES. BUT
2 HAVING SAID THAT, I'M NOT TOO KEEN ON CHANGING HORSES THIS
3 CLOSE TO THE END OF THE RACE. SO I'M HAPPY TO STICK WITH 2050
4 BUT 2019 MIGHT BE BETTER BUT MAYBE THAT SHIP HAS SAILED. AND
5 AMONG THE OPTIONS I'M PRETTY CONVINCED THAT OPTION 8A IS THE
6 BEST ONE SORT OF WHAT A COMMENT EARLIER 6A THEY ARE BOTH
7 PRETTY GOOD AND SUBMITTING MY OPINION ON 8A WITH WHAT NEYSA
8 SAID MAYBE IT DOESN'T DO EXACTLY AS GOOD AS 6A WITH EQUITY AND
9 I WOULD LIKE TO HEAR SOME OF MY OTHER PEOPLE ON THE BODY SPEAK
10 TO THAT, BUT I THINK THERE IS A REALLY STRONG ARGUMENT TO BE
11 MADE THAT THE GREENHOUSE GAS EMISSIONS SHOULD BE OUR NUMBER
12 ONE PRIORITY RIGHT NOW. BECAUSE, YOU KNOW, WE HAVE MORE
13 WILDFIRES, AND THERE IS MORE SMOKE, LESS BREATHABLE AIR, ALL
14 THE EQUITY IN THE MAP DOESN'T MATTER IF PEOPLE CAN'T LIVE OUT
15 HERE. FOR THAT REASON I'M SUPPORTING OPTION 8A. I'M NOT GOING
16 TO FIGHT AGAINST 6A, IT'S GREAT TOO BUT I'M PUSHING FOR 8A. I
17 AM GOING TO ASK SOME OF MY COLLEAGUES SUPPORTING 6A TO
18 CONSIDER THE MARGINAL BENEFIT FROM 8A.

19

20 **JESSE ARREGUIN, CHAIR:** THANK YOU VERY MUCH. VICE MAYOR ROMERO?

21

22 **CARLOS ROMERO:** YES. I WANT TO SPEAK IN FAVOR OF STAFF
23 RECOMMENDATION FOR 6A, CERTAINLY ECHOING JEFF AND DAN RS
24 PREVIOUS COMMENT. I THINK IT'S IMPORTANT FOR THE NINE COUNTY
25 BAY AREA TO MOVE CLOSER TO ADDRESSING THE INEQUITY THAT

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1 HISTORICALLY HAS BEEN PRESENT THROUGHOUT OUR COMMUNITIES AND
2 THE ONLY WAY WE CAN MOVE CLOSER TO THAT IS TO BEGIN DOING THAT
3 BY THE WAY WE ALLOCATE OUR VERY LOW AND LOW INCOME UNITS. IF
4 WE LOOK AT 6A, 6A IS DOING A LOW AND VERY LOW ALLOCATION
5 THROUGH 70 PERCENT ACCESS TO HIGH OPPORTUNITY AREAS. AND 30
6 PERCENT TO JOBS/HOUSING FIT. HOWEVER ON THE MODERATE AND ABOVE
7 MODERATE UNITS WHICH THOSE COMPRISE A LARGER NUMBER OF UNITS,
8 40 PERCENT, THE FORMULA IS 40 PERCENT FOR ACCESS TO HIGH
9 OPPORTUNITY AREAS AND 60 PERCENT FOR THE JOBS PROXIMITY AUTO
10 ISSUE WHICH ADDRESSES THE GHG ENVIRONMENTAL CONSIDERATIONS
11 THAT PEOPLE HAVE TALKED ABOUT ON THIS CALL. I THINK 6A AS
12 STAFF HAS STATED IS SUPERIOR, AND CERTAINLY MEETS MORE OF THE
13 CONDITIONS THAT WE SET FORWARD, AND PERFORMS BEST. AS FOR
14 PLANNED BAY AREA 2050, 2019, THAT CLEARLY WAS A COMPROMISE
15 THAT IS THE 2050 HOUSEHOLDS WAS A COMPROMISE THAT THIS GROUP
16 CAME UP WITH, AND I REMIND FOLKS ON THE CALL, THAT THE
17 EXECUTIVE BOARD, I THINK IT WAS TWO MEETINGS AGO, CHAIR,
18 ASSERTED INDEED THE 2050 HOUSEHOLD BASELINE WAS INDEED THE
19 DIRECTION IN WHICH WE SHOULD BE GOING. SO I DON'T THINK IT
20 MAKES ANY SENSE TO RELOOK AT THE 2019 NUMBERS EVEN THOUGH
21 IDEALLY I WOULD LOVE TO HAVE THEM, THIS IS ABOUT COMPROMISING
22 TO GET TO A FINAL RHNA ALLOCATION. AND I BELIEVE WE ARE DOING
23 THAT. AND ACTUALLY, I WILL ALSO SAY, FINALLY, IN CLOSING, AS
24 BOTH HOUSING ADVOCATES, PROFESSIONALLY THAT IS WHAT I DO, I
25 SELL AFFORDABLE HOUSING, AND CONSULT AS SUCH, WE -- AND

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1 CERTAINLY AS EQUITY ADVOCATES, THIS IS A COMPROMISE TO SAY 6A
2 WORKS WITHOUT A FLOOR THAT WOULD ACTUALLY MAKE SOME CITIES
3 HAVE PARITY IN THEIR VERY LOW INCOME HOUSING. SO 6A IS A, I
4 BELIEVE, COMPROMISE ALL THE WAY AROUND, THAT THIS COMMITTEE
5 SHOULD CERTAINLY CONSIDER, AND APPROVE, GIVEN ALL OF ITS
6 SUPERIOR QUALITIES COMPARED TO EITHER 5, 6, 7, OR EIGHT. THANK
7 YOU.

8

9 **JESSE ARREGUIN, CHAIR:** THANK YOU. FOREST EBBS.

10

11 **FORREST EBBS:** THESE ARE ALL REVOLUTIONARY OPTIONS IN THE SENSE
12 THAT WE KNOW, I'LL TOUCH ON THE DISCUSSION ABOUT
13 UNINCORPORATED VERSUS INCORPORATED, THOSE AREN'T STATIC.
14 DIFFERENCE BETWEEN ONE COUNTY AND ANOTHER IS POLICY. AND
15 POLICIES IS INFORMED BY CULTURE, AND IF THE CULTURE IS THAT
16 CITIES ARE NEVER TO EXPAND AND THAT INCORPORATED AREAS SHALL
17 BE STATIC AND THEIR BOUNDARIES LIMITED FOREVER YOU'RE RIGHT
18 THERE'S GOING TO BE A CONSTRAINT THAT'S GOING TO BE DIFFICULT
19 TO WORK AROUND. THE CITY THAT I WORK IN, ANTIOCH, HAS GROWN
20 BECAUSE IT HAS INCORPORATED PREVIOUSLY UNINCORPORATED LAND BUT
21 THAT TOOK A CULTURE SHIFT OF BUY-IN FOR POPULATION AND THE
22 GOAL WAS TO PROVIDE MORE HOUSING AND THAT'S WHAT WAS ACHIEVED.
23 I WOULD ENCOURAGE THE GROUP NOT TO LOOK AT CURRENT CORPORATE
24 BOUNDARIES AS CONSTRAINTS THAT WE HAVE TO WORK AROUND. AND YOU
25 KNOW IN TERMS OF BEING INCORPORATED, UNINCORPORATED AREAS

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1 BEING EXPECTED TO CARRY THEIR FAIR SHARE THAT'S REALLY A
2 GRIEVANCE WITH THE STATE LAW. FRANKLY. STATE LAW DOES NOT
3 EXEMPT UNINCORPORATED AREAS FROM THIS OBLIGATION, THEY'RE
4 EXPECTED TO PARTICIPATE. AND THERE IS A VARIETY OF WAYS OF
5 DOING THAT. THERE'S NOTHING THAT PRECLUDES A COUNTY FROM
6 ENGAGING IN URBAN DEVELOPMENT. THERE ARE LOTS OF GOOD EXAMPLES
7 OF FINE URBAN COMMUNITIES THAT ARE IN UNINCORPORATED COUNTIES.
8 I GET IT THAT SOME COUNTIES HAVEN'T TRADITIONALLY PARTICIPATED
9 IN THAT. THEY HAVE REALLY LEFT IT TO THE CITIES. BUT AT THE
10 END OF THE DAY, ALL FOUR OF THESE OPTIONS ARE GOING TO REQUIRE
11 A RADICAL SHIFT IN POLICY IN ALL OF THESE COMMUNITIES AND
12 ESPECIALLY THOSE COMMUNITIES THAT HAVEN'T GROWN. I SORT OF SEE
13 IT AS THERE ARE CITIES THAT HAVE PRODUCED HOUSING AND CITIES
14 THAT HAVE PRODUCED JOBS AND COMMUNITIES THAT HAVE PRODUCED
15 NEITHER AND FOR THE THIRD GROUP THIS IS GOING TO BE A HUGE
16 CHANGE NO MATTER WHAT. SO ALL THAT TO SAY, I LIKE THESE
17 OPTIONS. I THINK 5A AND 7A WOULD GET THE JOB DONE. I ALSO
18 THINK THAT 6A AND 8A WOULD PROBABLY BE EVEN MORE FORCEFUL IN
19 THAT. BUT I WOULD LIKE TO HEAR THE REMAINDER OF THE
20 DISCUSSION. THANK YOU.

21

22 **JESSE ARREGUIN, CHAIR:** THANK YOU. MAYOR PIERCE?

23

24 **JULIE PIERCE:** THANK YOU MR. CHAIR. I WANT TO ECHO THE COMMENTS
25 THANKING STAFF ON, AND FRANKLY ALL OF THE COMMITTEE MEMBERS.

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1 THIS HAS BEEN A -- AND CONTINUES TO BE A MONUMENTAL LIFT. IT'S
2 A REALLY COMPLICATED ISSUE. THERE ARE A LOT OF DIFFERENTLY
3 PERSPECTIVES WE HAVE TO LOOK AT. NONE IN MY OPINION OF THE
4 RECENT ALTERNATIVES ARE REALLY A GOOD FIT FOR PLANNED BAY AREA
5 2050. AND ULTIMATELY, VEHICLE MILES TRAVELED, GREENHOUSES ARE
6 GOING TO BE NEARLY IMPOSSIBLE TO MEET THE TARGETS THAT HAVE
7 BEEN SET FOR US BY THE STATE. AND, FRANKLY, WHILE TECHNICALLY
8 WE CAN HAVE RHNA TOTALLY SEPARATED, WE DECIDED WE WANTED TO
9 ALIGN WITH PLANNED BAY AREA 2050. I THINK THAT'S THE RIGHT
10 THING TO DO. AND WE CAN'T LOOK AT HOUSEHOLD NUMBERS LIKE
11 PEANUT BUTTER. I THINK THE -- OF THE RANGE OF OPTIONS WE HAVE
12 LOOKED AT -- AND I'M NOT SURE HOW MANY WE'RE UP TO NOW -- IT
13 SEEMS LIKE IT'S CLOSE TO 20 WHEN YOU COUNT ALL OF THE ONES IN
14 THE VARIATIONS THAT WE HAVE LOOKED AT OVER THE LAST SEVERAL
15 MONTHS -- TO ME, ONLY THE VERY FIRST ONE, AND 4 REALLY ADDRESS
16 THE JOBS/HOUSING BALANCE. OF THE ONES TODAY, ONLY SEVEN IS
17 REALLY SOMEWHAT CONSISTENT WITH PLANNED BAY AREA 2050. WE HAD
18 A REALLY GOOD DISCUSSION LAST NIGHT AT ABAG ABOUT PLANNED BAY
19 AREA 2050, AND THE BLUEPRINT AND THE OVERALL PLAN IS REALLY
20 COMPLEX. THERE ARE A LOT OF FACTORS THAT ARE GOING INTO THAT.
21 STAFF HAS TOLD US THAT WE SHOULD ANTICIPATE NEEDING TO SPEND
22 OVER \$1.4 TRILLION FROM A WIDE VARIETY OF SOURCES AND WITH
23 MANY PARTNERS TO TRY TO REACH THE GOALS THAT WE'RE SETTING OUT
24 IN PLANNED BAY AREA 2050. I THINK ONE OF THOSE THINGS THAT WE
25 PROBABLY NEED TO ADD TO PLANNED BAY AREA 2050 IS ADDING HOURS

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1 TO THE LOW RESOURCE AREAS TO BRING THEM UP CLOSER TO THE HIGH
2 RESOURCE AREAS. THAT MEANS ACCESSES TO OPPORTUNITY, TO
3 EDUCATION, ALL OF THOSE THINGS THAT SOME OF THE HIGHER
4 RESOURCE AREAS HAVE, EVEN IF THEY MAY BE OUT ON THE FRINGES OF
5 THE BAY AREA. AND I THINK IT'S REALLY IMPORTANT THAT WE DO
6 THAT. TO LIFT THOSE AREAS UP, RATHER THAN JUST SPREADING THE
7 HOUSING, LIKE PEANUT BUTTER TO THE FRINGES OF THE BAY AREA,
8 PARTICULARLY IN A LOT OF THE UNINCORPORATED AREAS FOR THOSE
9 COUNTIES, WHO HAVE TRADITIONALLY NOT DEVELOPED, MAYBE THEIR
10 AGRICULTURAL, MAYBE THERE ARE OTHER CONSTRAINTS, BUT I THINK
11 IT'S REALLY IMPORTANT THAT WE ACKNOWLEDGE THAT NOT ALL
12 COUNTIES ARE ALIKE. IN SOME CASES IT'S EASIER TO ANNEX
13 UNINCORPORATED LAND AND MAKE THEM URBAN BECAUSE THE
14 INFRASTRUCTURE IS THERE. IN OTHER AREAS THAT INFRASTRUCTURE IS
15 NOT THERE. WE HEARD FROM PAST PRESIDENT DAVID RABBIT LAST
16 NIGHT THAT IN THE CASE OF SONOMA COUNTY, THEY WOULD HAVE TO
17 ADD THE EQUIVALENT OF A WHOLE NEW CITY IN ORDER TO ADD THE
18 NUMBERS THAT ARE REQUIRED OF SONOMA UNINCORPORATED COUNTY. AND
19 SO THAT'S A REALLY PROBLEMATIC ISSUE THAT WE NEED TO FIGURE
20 OUT A WAY TO ADDRESS. AND I DON'T KNOW THAT WE'RE REALLY THERE
21 YET. I REALLY APPRECIATE THAT STAFF IS WORKING WITH THE
22 COUNTIES. I DO THINK THAT THE HAZARD FACTOR IS A REALLY HARD
23 ONE. I DON'T THINK THAT THERE ARE ANY OF OUR COUNTIES THAT ARE
24 REALLY EXEMPT FROM HAVING HAZARD AREAS. I LIVE A QUARTER A
25 MILE FROM MOUNT DIABLO. IN 1977, THREE-QUARTERS OF THAT

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1 MOUNTAIN BURNED, RIGHT DOWN TO THE FENCES ON THE NORTH SIDE,
2 THE SOUTH SIDE, THE EAST SIDE, IT WAS A FLAGRANT FIRE THAT
3 LASTED WEEKS AND WEEKS. AND SO IT WAS PRETTY DANGEROUS. IT'S
4 RIPE TO BURN AGAIN. SO, BUT FOR ONE LIGHTENING STRIKE IN THE
5 WRONG PLACE, CONTRA COSTA IS GOING TO BE IN IT AGAIN AS WELL,
6 AND SO IS THE BERKELEY HILLS ARE RIPE AGAIN. I MEAN, THERE
7 JUST ISN'T ANY PLACE THAT ISN'T GOING TO HAVE A HIGH HAZARD
8 ISSUE. SO I THINK WE HAVE TO COME UP WITH BETTER WAYS OF
9 ADDRESSING THAT. WHEN IT COMES DOWN TO IT. RHNA CAN'T DO ALL
10 OF IT. AND FOR PLANNED BAY AREA 2050, PROXIMITY TO JOBS, BY
11 BOTH AUTO AND TRANSIT SHOULD BE OUR HEAVIEST WEIGHT. QUALITY
12 OF LIFE FOR THE WORKERS IS SEVERELY IMPACTED BY SPENDING HOURS
13 AND HOURS EVERY DAY ON THE ROAD. FAMILIES AND COMMUNITIES
14 SUFFER WHEN RESIDENTS ARE NOT IN TOWN, WHEN THEY CANNOT
15 PARTICIPATE. OPTIONS 1 AND 4 ARE BEST AT LIMITING SPRAWL.
16 MEETING GREENHOUSE GAS TARGETS AND LOWERING VMT ARE THE
17 PRIMARY THINGS WE HAVE TO DO THROUGH PLANNED BAY AREA 2050 AND
18 I THINK WE HAVE TO LOOK AT CONSISTENCY. I CAN'T SAY THIS
19 LOUDLY ENOUGH. I REALLY THINK ADDING HOURS TO THE AREAS THAT
20 ARE LACKING RESOURCES, WHEN IT'S DOWN IN THE CENTRAL CORE
21 CLOSER TO JOBS, CLOSER TO TRANSIT IS GOING TO BE A FAR BETTER
22 WAY OF MEETING THESE TARGETS, THAN TO SPREAD, LIKE PEANUT
23 BUTTER, ALL OVER THE BAY AREA, THESE HUGE NUMBERS PUTTING
24 HOUSING WHERE THE JOBS ALREADY ARE IS GOING TO BE THE BEST
25 SOLUTION. THANK YOU.

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1

2 **JESSE ARREGUIN, CHAIR:** THANK YOU. MINDY GENTRY.

3

4 **MINDY GENTRY:** THANK YOU VERY MUCH. I WOULD LIKE TO ECHO THE
5 OTHER COMMITTEE MEMBERS AND THANK ABAG STAFF FOR SPENDING AN
6 EXORBITANT AMOUNT OF TIME IN PUTTING ALL OF THIS INFORMATION
7 TOGETHER FOR US AS WELL AS ESCORTING US ACROSS THE FINISH
8 LINE. I HAVE SOME SERIOUS CONCERN WITH THE FOUR OPTIONS.
9 THEY'RE PROBLEMATIC. OPTIONS DON'T WEIGH THE JOBS/HOUSING
10 BALANCE EFFICIENTLY AND ALL THE WAYS ARE BEING SPREAD IN SUCH
11 A MATTER THAT DON'T ADDRESS GROWTH PRINCIPLES AND SPRAWL. IT'S
12 ALSO PLACING HOUSING UNITS DISPROPORTIONATE IN URBAN AND
13 SUBURBAN AREAS WHICH WILL ONLY INCREASE CONGESTION IN OUR
14 TRANSPORTATION AND TRANSIT SYSTEMS. AND THEY'RE ALSO BEING
15 PLACED IN AREAS THAT LACK ADEQUATE INFRASTRUCTURE. AND BY
16 DOING THIS, IT'S GOING TO NOT PUT US IN CONFORMANCE WITH OUR
17 GREENHOUSE GAS REDUCTION MANDATES. THEY'RE REQUIRED BY A.B. 32
18 AND SB THREE EFFECTIVE. HOUSING NEEDS TO BE PLACED IN A MATTER
19 THAT ENCOURAGES SMART GROWTH IN PLACES WHERE JOBS ARE. IT'S
20 EASY TO PUT HOUSING NEXT TO JOBS THAN TO PUT THE JOBS WHERE
21 HOUSES ARE. IN ADDITION IF WE PUT HOUSING IN PLACES THAT DO
22 NOT HAVE ADEQUATE INFRASTRUCTURE IT'S GOING TO POTENTIALLY NOT
23 RESULT IN ACTUAL HOUSING PRODUCTION, WHICH IS REQUIRED TO
24 SOLVE THE SUPPLY PROBLEM THAT WE'RE FACING. AND I FEAR THAT
25 IT'S GOING TO THREATEN TO TURN THIS PROCESS, THIS LARGELY

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1 ACADEMIC EXERCISE, BUT NOT REALLY PRODUCING RESULTS THAT WE SO
2 SEVERELY NEED IN THIS STATE BECAUSE WE HAVE A SUPPLY CRISIS. I
3 WOULD PREFER TO SEE METHODOLOGY THAT PROVIDES JOBS/HOUSING
4 WEIGHT ON THE BALANCE AND A METHODOLOGY THAT INVOLVES THE
5 IMPORTANCE TO HIGH RESOURCE AREAS TO ENSURE WE'RE FURTHERING
6 FAIR HOUSING AND I DON'T THINK WE'RE THERE YET WITH THESE
7 OPTIONS.

8

9 **JESSE ARREGUIN, CHAIR:** THANK YOU. SCOTT LITTLEHALE.

10

11 **SCOTT LITTLEHALE:** THANK YOU. I WANTED TO SUPPORT THE USE OF
12 THE 2050 BASELINE. I WANTED TO POINT OUT THAT WHEN I LOOK AT
13 THE DISTRIBUTION ACROSS JURISDICTIONS OF SEVERAL OF THESE
14 ALLOCATIONS, THAT THE TOP 25 JURISDICTIONS HAVE ABOUT 70
15 PERCENT OR MORE OF THE RHNA ALLOCATION OF THE TOTAL RHNA
16 ALLOCATION. SO 25 JURISDICTIONS GET 70 PLUS PERCENT AND THAT'S
17 ONLY VARIES SOMEWHAT. [INDISCERNIBLE] -- SO THERE ARE ALREADY
18 A SIGNIFICANT CONCENTRATION AND I THINK THAT'S DRIVEN BY THE
19 2050 COMPROMISE THAT WAS WE MORE OR LESS AGREED TO WITH
20 CONSENSUS ACCORDING TO THE BODIES RULES. AND JUST TO POINT AT
21 SORT OF -- THIS IS UNINTENDED TO SINGLE OUT ANYONE, BUT THERE
22 WAS A PROJECT THAT I WAS VERY FAMILIAR WITH IN AN
23 UNINCORPORATED AREA OF THE COUNTY THAT WAS A BROWNFIELD SITE
24 IN THE NORTH BAY AND IT INVOLVED 900 UNITS WELL THE TOTAL
25 ALLOCATION NUMBERS THAT WOULD BE UNDER SOME OF THE

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1 METHODOLOGIES THAT ARE BEING CONSIDERED TODAY FOR THAT
2 UNINCORPORATED COUNTY ARE UNDER 900 UNITS. THAT PROJECT DID
3 NOT MOVE FORWARD DUE TO LOCAL PROCESSES. BUT MY POINT THERE IS
4 THAT THERE ARE BROWNFIELD SITES AND OTHER APPROPRIATE SITES
5 FOR HOUSING DEVELOPMENT IN SOME OF THESE UNINCORPORATED AREAS.
6 I HAVE BEEN INVOLVED WITH METHODOLOGY 6A AND 8A, AND I'M
7 SOMEWHAT TORN BY THEM. JOBS PROXIMITY IS VERY IMPORTANT TO
8 WORKING PEOPLE HAS BEEN HIGHLIGHTED BY VARIOUS MEMBERS. AS ARE
9 EQUITY CONSIDERATIONS IN TERMS OF THE DISTRIBUTION OF HOUSING
10 AND IN PARTICULAR VERY LOW AND LOW INCOME HOUSING. SO, I LOOK
11 AT THE DATA TO SEE WHAT THE CONSEQUENCES WERE FOR THE TOP 25
12 JURISDICTIONS OF GOING BETWEEN 8A AND 6A, FOR VERY LOW INCOME,
13 AND I WAS SOMEWHAT SURPRISED TO SEE THE HIGH DEGREE OF
14 CONCENTRATION OF AN INCREASE IN VERY LOW INCOME AND LOW INCOME
15 UNITS TO TWO CITIES, SAN FRANCISCO AND OAKLAND. WHICH WENT
16 FROM 33,000 COMBINED LOW INCOME AND VERY LOW INCOMING TO
17 40,000 LOW INCOME AND VERY LOW INCOME. THAT'S ROUGHLY, I
18 BELIEVE THAT'S 20 PERCENT OR SO OF THE TOTAL OF LOW INCOME AND
19 VERY LOW INCOME GOING TO TWO CITIES. AND I KNOW, I'M NOT A
20 PLANNER, SO I TEND TO THINK IN MORE POLITICAL ECONOMIC TERMS.
21 AND I THINK ABOUT THE FACT THAT WE HAVE TWO CITIES THAT HAVE,
22 THEMSELVES, HAVE VOTERS APPROVE FUNDING MEASURES TO SUPPORT
23 SUBSIDIZED AFFORDABLE HOUSING THAT IS AFFORDABLE FOR LOWER
24 INCOME HOUSEHOLDS, AND THE 8A METHODOLOGY, WHILE IT LOGICALLY
25 SHIFTS MORE ALLOCATION OF UNITS, BECAUSE OF THEIR TRANSIT

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1 RESOURCES AND THEIR PROXIMITY TO JOBS, ALSO WOULD SHIFT EITHER
2 SOME OF THE BURDEN OF FUNDING OF THESE UNITS IN ADDITION, OF
3 COURSE, ZONING. AND I WANT TO HIGHLIGHT THAT THE 8A ALLOCATION
4 HAS THIS VERY CONCENTRATED IMPACT TO THE CONSIDERATION OF
5 OTHER MEMBERS. SOMETHING THAT I'M WREST LEVELLING WITH AS WE
6 SPEAK HERE TODAY. AND I'LL CLOSE MY COMMENTS THERE THAT THERE
7 ARE GOING TO BE TRADEOFFS BETWEEN MY TWO FAVORITE METHODS, 8A
8 AND 6A, AND THOSE TRADE-OFFS ARE SIGNIFICANT FOR SOME OF THE
9 CITIES THAT WILL BE FACING SOME OF THE LARGEST ALLOCATIONS
10 GOING FORWARD. SO, WITH THAT, I LOOK FORWARD TO LISTENING TO
11 THE REST OF MY COLLEAGUE'S COMMENTS. THANK YOU. COUNCILMEMBER
12 BONILLA.

13

14 **RICK BONILLA:** THANK YOU MR. CHAIR. I AM IN SUPPORT OF THE 2050
15 BASELINE, WHICH WE DID SPEND A LOT OF TIME ON ARRIVING AT THAT
16 CONCLUSION. AND SO I STILL THINK IT'S THE BEST CHOICE SO I'M
17 HAPPY TO SUPPORT THAT RIGHT NOW. ADDITIONALLY, COMING FROM SAN
18 MATEO WHERE WE DO HAVE EVERY MODERN HOUSING SHORTAGE, HIGH GHG
19 EMISSIONS AS A RESULT OF THE INTERSECTION OF 280, 101, AND 92,
20 WE STILL HAVE THE DIESEL BURNING CALTRAIN, WE'RE CHANGING THAT
21 AND WILL SOON BE OUT OF THAT BUT WE'RE SUFFERING ALL OF THE
22 MODERN AILS, AND I HAVE LOOKED VERY CLOSELY AT ALL OF THE --
23 ESPECIALLY THE SPREADSHEET AND ALLOCATIONS. I FEEL CONCERN FOR
24 PEOPLE REGARDING THE URBAN AREAS. BUT I LIKE WHAT FOREST EBBS
25 SAID ABOUT THE FACT THAT IT'S REALLY AN ARGUMENT WITH THE

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1 STATE AND THAT'S POLICY THAT WILL HAVE TO BE LOOKED AT AND
2 THOUGHT ABOUT. KNOWING SCOTT LITTLEHALE, I DO SEE
3 OPPORTUNITIES IN THOSE UNINCORPORATED AREAS. SAN MATEO DOESN'T
4 HAVE ANY. WE'RE TOTALLY BUILT UP. WE'RE ALL INFILL SO I THINK
5 PLANNED BAY AREA 2050 AND 6A WORK BEST FOR US. THAT'S ALL I
6 HAVE TO SAY.

7

8 **JESSE ARREGUIN, CHAIR:** THANK YOU. TAWNY M.

9

10 **SPEAKER:** HI. THANK YOU CHAIR. I WANTED TO VOICE APPRECIATION
11 FOR ABAG'S TASK AND ALL HMC COMMITTEE MEMBERS WHO HAVE SPENT A
12 LOT OF TIME EFFORT AND ENERGY INTO WHAT WOULD BE A CHALLENGING
13 PROCESS IT'S NOT EASY TO PLANS ALL OF THE DIFFERENT COMPETING
14 CONCERNS AND HISTORICAL CHALLENGES OF THE AREA, AND SO, I
15 REALLY WANT TO COMMEND EVERYONE FOR LANDING ON A FEW
16 METHODOLOGIES THAT ARE REALLY LOOKING AT THE IMPORTANCE OF
17 HIGH OPPORTUNITY AREAS AND JOBS/HOUSING FIT AND HOW THAT
18 REALLY CONTRIBUTES TO BOTH SUPPORTING EQUITY AND ADDRESSING
19 THE HISTORICAL INEQUITIES, WHERE WE HAVE BEEN EXCLUSIONARY,
20 AND IN HOW OUR -- WHERE WE'RE HOUSING FOLKS OR NOT HOUSING
21 FOLKS. AND SO, YOU KNOW, LOOKING AT OUR CLIMATE PRIORITIES AND
22 TRYING TO BALANCE THAT WITH EQUITY CONCERNS AND LOOKING AT THE
23 OPTIONS AVAILABLE TO US, I'M, YOU KNOW, I'M REALLY PLEASED TO
24 SEE THAT THE EQUITY HAS REMAINED A FOCUS IN A LOT OF THE HMC
25 MEMBERS WHO ARE LOOKING FOR THE BAY AREA TO SHOW LEADERSHIP

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1 HERE, AND ACCELERATE RACIAL JUSTICE NOW, THAT, I JUST AM
2 PLEASED TO SEE THE COMMITMENT TO THAT. I KNOW IT'S NOT EASY,
3 THE PATH THAT WE HAVE BEEN ON, AND JUST ENCOURAGE THE
4 CONTINUED COMMITMENT AND SUPPORT AS WE MOVE FORWARD. THANK
5 YOU.

6

7 **JESSE ARREGUIN, CHAIR:** THANK YOU. ELLEN CLARK.

8

9 **ELLEN CLARK:** THANK YOU CHAIR ARREGUIN. I WANTED TO ECHO THANKS
10 TO ABAG STAFF. I KNOW THIS HAS BEEN AN INCREDIBLY COMPLEX
11 PROCESS WITH A REALLY DIVERSE GROUP OF VOICES IN THE ROOM, AND
12 YOU HAVE DONE AN OUTSTANDING JOB OF BRINGING THOSE
13 PERSPECTIVES INTO THE METHODOLOGY SO FAR. REGARDING THE OPTION
14 SPECIFICALLY, I DID WANT TO ECHO MANY OF THE POINTS THAT MAYOR
15 PIERCE RAISED. I THINK THERE IS A VERY VALID CONCERN ABOUT THE
16 BALANCING OF THESE OPTIONS RELATIVE TO PLANNED BAY AREA, AND
17 SPECIFICALLY ENVIRONMENTAL GOALS THAT ARE IN THERE. YOU KNOW,
18 FRANKLY, I FEEL AN EQUITY AND FAIR HOUSING OBJECTIVES ARE
19 BUILT INTO MANY, MANY ASPECTS AND LAYERS OF THE METHODOLOGY
20 THUS FAR STARTING WITH PLANNED BAY AREA AS THE BASELINE, AND
21 THROUGH THE REALLY SIGNIFICANT WEIGHTING THAT'S GIVEN ACCESS
22 TO HIGH OPPORTUNITY AREAS. SO WITH THAT, I DO SHARE THE
23 CONCERNS THAT WERE EXPRESSED ABOUT REALLY THAT NONE OF THESE
24 REALLY QUITE GET THERE AS FAR AS FURTHERING SOME OF THE REALLY
25 IMPORTANT GOALS OF PLANNED BAY AREA IN ADDITION TO THE EQUITY

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1 GOALS THAT ARE IMPORTANT AS WELL, AND IN FACT MAY WORK AGAINST
2 THEM, BECAUSE RHNA WILL RESULT IN ACTUAL REZONINGS OF PROPERTY
3 IN THESE CITIES, AND PLANNED BAY AREA IS A POLICY DOCUMENT
4 LOCAL ZONING AND RHNA RESULTS IN ZONING CHANGES AND IN THE END
5 MAY RUN COUNTER TO THOSE IMPORTANT OBJECTIVES. WITH THAT, I
6 AGREE WITH THE STATEMENT THAT PERHAPS OPTION FOUR THAT WAS SET
7 ASIDE AT THE LAST MEETING, TO ME, FELT LIKE PERHAPS ONE OF THE
8 BETTER OPTIONS PROPOSED. 7A IS THE ONE THAT PROBABLY COMES
9 CLOSEST. THOSE ARE MY COMMENTS. THANK YOU.

10

11 **JESSE ARREGUIN, CHAIR:** THANK YOU. RODNEY NICKENS.

12

13 **RODNEY NICKENS:** THANK YOU MR. CHAIR. I WOULD LIKE TO THANK MY
14 COLLEAGUES FOR THIS ROBUST AND DYNAMIC DISCUSSION. I KNOW THIS
15 IS A CHALLENGING PROBLEM TO SOLVE AND THIS IS A VERY
16 COMPLICATED PROCESS AND I REALLY DO COMMEND THE STAFF AS WELL
17 AS YOU, MR. CHAIR, FOR USHERING US THROUGH THIS PROCESS. I
18 WOULD LIKE TO SPEAK IN SUPPORT OF OPTION 6A STAFF
19 RECOMMENDATION. WITHOUT THE ADJUSTMENT THIS IS THE BEST OPTION
20 TO ACHIEVE OUR STATUTORY OBJECTIVES AS WELL AS ALL OTHER
21 OBJECTIVES WE'RE ATTEMPTING TO ACHIEVE IN THIS PROCESS. AS
22 ALLUDED TO WE ARE IN AN IMPORTANT MOMENT IN OUR NATION'S
23 HISTORY WE ARE EXPERIENCING A RACIAL RECKONING IN OUR COUNTRY
24 THAT DEMANDS WE ALL RISE TO THE CHALLENGE AND BEGIN TO FACE
25 OUR REGION'S LEGACY OF RACIAL INJUSTICE AND BEGIN TO MAKE BOLD

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1 SOLUTIONS AND BE PROACTIVE ABOUT ADDRESSING THAT, AND I THINK
2 THIS APPROACH IS A STEP IN THAT DIRECTION. AND WILL ENSURE
3 THAT WE CAN BUILD A BAY AREA WHERE EVERYONE IN OUR REGION, OUR
4 ESSENTIAL WORKERS, LOW INCOME FAMILIES OF COLOR, HAS ACCESS TO
5 HIGH OPPORTUNITY AREAS AND NEIGHBORS IN SAFE AND AFFORDABLE
6 HOMES. SO I WOULD LIKE TO ASSOCIATE MYSELF IN WITH MY
7 COLLEAGUES JEFF, FERNANDO, CARLOS, AND URGE HMC TO SUPPORT
8 OPTION 6A.

9

10 **JESSE ARREGUIN, CHAIR:** THANK YOU. JAMES PAPPAS.

11

12 **JAMES PAPPAS:** THANK YOU. I WANT TO JOIN EVERYONE IN THANKING
13 ABAG STAFF AND OUR COLLEAGUES ON THE COMMITTEE, PARTICULARLY
14 STAFFER, FOR JUST ALL THE WORK OF TURNING OUT THESE NUMBERS
15 AND RESPONDING TO REQUESTS, AND FOR THE COMMITTEE FOR
16 PERSEVERING. OBVIOUSLY THESE NUMBERS ARE INTIMIDATING AND
17 THEY'RE POLITICALLY INTIMIDATING AND TECHNICALLY INTIMIDATING
18 FOR PEOPLE AROUND THE BAY, BUT I THINK WE ARE MOVING TOWARDS A
19 MORE EQUITABLE APPROACH THAT IS REALLY EXCITING, AND SO I
20 THINK THAT'S THE -- I AM DEFINITELY SYMPATHETIC TO THE
21 CONCERNS THAT HAVE BEEN RAISED ABOUT WANTING TO MEET THE GHG
22 AND VMT REDUCTION GOALS OF PLANNED BAY AREA. I DO THINK THAT
23 WHEN I LOOK AT THE OPTIONS AND HOW THEY PLAY OUT ON THE
24 MAPPING TOOL THAT MTC AND ABAG STAFF HAD PROVIDED, THAT,
25 ACTUALLY THE -- MOST OF THE OPTIONS DO CONCENTRATE GROWTH, AND

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1 AS SCOTT MENTIONED, YOU KNOW, 70 PERCENT OF THE GROWTH IS
2 GOING TO THOSE TOP 25 CITIES. SO I'M PRETTY CONFIDENT BETWEEN
3 THE CHOICE TO USE THE 2050 BASELINE AND THE APPROACHES THAT
4 WE'RE TAKING, WE ACTUALLY ARE MOVING IN A PRETTY POSITIVE
5 DIRECTION. AND IT'S NOT JUST EVENLY DISTRIBUTING GROWTH ALL
6 AROUND, THERE IS STILL GOING TO BE JOBS AND HOUSEHOLD IN MORE
7 SPREAD OUT PARTS OF THE BAY AREA, AND THAT'S A REALITY THAT WE
8 NEED TO DEAL WITH, AND THEY CAN ALSO GROW MORE EFFICIENTLY IN
9 A LOCATION EFFICIENT WAY WHERE VMT IS REDUCED BUT I AM
10 CONFIDENT THAT THE PATHS WE'RE GOING DOWN ARE BOTH PURSUING
11 EQUITY AND ATTENDING OUR GHG GOALS. I WANT TO EXPRESS SUPPORT
12 FOR OPTION 6A. I DO THINK IT'S THE OPTION THAT IS MOVING MOST
13 STRONGLY TOWARDS AN EQUITY OUTCOME FOR THE PROCESS. I DID WANT
14 TO OFFER, HEARING SOME OF THE COMMENTS THAT WERE MADE ABOUT
15 OPTION 8A THAT THERE COULD BE KIND OF A HYBRID BETWEEN 6A AND
16 8A AND WHAT I WOULD SUGGEST IS 15 PERCENT TRANSIT,
17 JOBS/HOUSING TRANSIT AND 15 PERCENT JOBS/HOUSING FIT AND I
18 THINK THIS WOULD ADDRESS THE INTEREST THAT SOME PEOPLE HAD
19 THAT RECOGNIZING LOWER INCOME WORKERS, PEOPLE, DO RELY
20 DISPROPORTIONATELY ON TRANSIT, THAT WE NEED TO ADDRESS TRANSIT
21 PROXIMITY IN SOME WAY IN THE PLANNING PROCESS. BUT IT ALSO
22 RECOGNIZES THAT JOBS/HOUSING FIT IS AN IMPORTANT METRIC, GIVEN
23 THAT THERE ARE MANY JURISDICTIONS THAT SIMPLY DON'T HAVE
24 HOUSING OR ZONING THAT WOULD ACCOMMODATE HOUSING FOR PEOPLE
25 WORKING IN THEIR COMMUNITIES, AND OF COURSE RETAINING THAT 70

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1 PERCENT FOCUS ON ACCESS TO HIGH OPPORTUNITY AREAS WHICH IS SO
2 IMPORTANT FOR THE EQUITY OUTCOMES. SO I WANTED TO OFFER THAT
3 HYBRID APPROACH IF THAT WOULD HELP SQUARE, CREATE KIND OF A
4 COMPROMISE BETWEEN THOSE TORN BETWEEN 6A AND 8A BUT IN GENERAL
5 I WANTED TO VOICE MY SUPPORT FOR OPTION 6A. THANK YOU.

6

7 **JESSE ARREGUIN, CHAIR:** THANK YOU. ELISE SEMONIAN.

8

9 **SPEAKER:** I DON'T SEE -- COMMERCIAL AND NOT HOUSING AND I AM
10 OPPOSED TO THE BASELINE ALLOCATION BECAUSE WE DIDN'T PUT
11 EMPHASIS -- WITHOUT ADDRESSING THE HOUSING DEMANDS THAT THE
12 JOBS HAVE CREATED RAISING HOUSING PRICES ALL OVER THE BAY AREA
13 CONTRIBUTING TO EXCLUSION AREAS AND HIGH RESOURCE AREAS AND
14 CONTRIBUTING TO A LOT OF ENVIRONMENTAL IMPACTS EMPLOYEES DO
15 NOT LIVE CLOSE TO WHERE THEY WORK. I THINK THE SMALLER HIGH
16 RESOURCE AREAS ARE GOING TO ZONE FOR HOUSING IF WE'RE REQUIRED
17 TO, BUT IT'S NOT REALISTICALLY GOING TO BE DEVELOPED IF THE
18 LOTS ARE SMALL AND THE LOTS ARE VERY EXPENSIVE AND THEY'RE
19 ALREADY DEVELOPED. SO I JUST THINK THERE SHOULD BE A DIFFERENT
20 BASELINE OR SOME SORT OF FLOOR OF HOUSING UNITS FOR THE
21 JURISDICTIONS THAT ARE CREATING MORE JOBS THAN HOUSING IN
22 ORDER TO FURTHER OUR ENVIRONMENTAL GOALS AND THEN ULTIMATELY
23 TO REALISTICALLY CREATE THESE HOUSING UNITS. BUT I ALSO WANT
24 TO THANK STAFF FOR ALL THE HARD WORK DURING THIS PROCESS. YOU
25 GUYS HAVE PRODUCED A TREMENDOUS AMOUNT OF INFORMATION AND THE

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1 TOOLS HAVE BEEN VERY HELPFUL, AND I REALLY APPRECIATE ALL THE
2 HARD WORK THAT YOU HAVE PUT INTO THIS FOR US.

3

4 **JESSE ARREGUIN, CHAIR:** THANK YOU. COUNCILMEMBER ADAMS.

5

6 **SUSAN ADAMS:** THANK YOU VERY MUCH. I WOULD LIKE TO THANK
7 EVERYONE FOR THANKING STAFF AND ALSO MAYOR ARREGUIN FOR YOUR
8 LEADERSHIP DURING THIS PROCESS. I LIKE OF THE RESPONSE FROM
9 JANE REILLY AND JULIE PIERCE. I WOULD LIKE TO MAKE HER AN
10 HONORARY CITIZEN FOR US TODAY. DAVID RABBIT SAID THAT IN ORDER
11 TO MEET THESE NUMBERS SONOMA COUNTY WILL HAVE TO HAVE A TENT
12 CITY. I WOULD LIKE TO ADDRESS WHAT'S BEEN DISCUSSED ABOUT
13 WHETHER THIS IS EASY TO EXPLAIN, THE WHOLE PROCESS TO TAKE
14 WHAT'S GONE ON HERE FOR OVER A YEAR, ALL OF THE WORK TAKING
15 ALL OF THESE NUMBERS MASSAGING THIS AND COMING OUT AND
16 EXPLAINING TO THE MAYOR AND COUNCILS IN SONOMA COUNTY WE'RE
17 GOING TO HAVE MORE THAN A THOUSAND PERCENT INCREASE IN RHNA
18 NUMBERS THIS IS AN ISSUE WE NEED TO TAKE UP WITH THE STATE,
19 HOWEVER THE DISCUSSION STARTS HERE AND I THINK IT'S REALLY
20 IMPORTANT TO GO ON THE RECORD SAYING THAT WE STRONGLY OBJECT
21 TO THE INCREASE ESPECIALLY FOR SONOMA COUNTY. OPTIONS BEFORE
22 US, I AGREE WILL MAKE IT ALMOST IMPOSSIBLE FOR US TO HAVE AN
23 APPROVED HOUSING ELEMENT, AND I ECHO AGAIN WHAT JANE REILLY
24 HAS SAID THAT IN DOING SO WE DO NO FAVORS TO BUILDING MORE
25 HOUSING. SO, THANK YOU VERY MUCH. APPRECIATE IT.

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1

2 **JESSE ARREGUIN, CHAIR:** THANK YOU. NELL SELANDER.

3

4 **NELL SELANDER:** OH HI EVERYONE. I ALSO JUST WANT TO ECHO A BIG
5 THANKS TO ABAG STAFF. VOLUME OF INFORMATION IS TREMENDOUS. AND
6 I REALLY APPRECIATE IT. AND ALSO THE CHAIR FOR FACILITATING
7 THIS WHOLE MEETING. I KNOW IT'S A BIG UNDERTAKING. BUT I THINK
8 IT'S GOING REALLY WELL AND I WANTED TO SORT OF ECHO A LOT OF
9 WHAT I HAVE HEARD WHICH IS, YOU KNOW, THIS IS A COMPROMISE,
10 AND I DON'T THINK ONE OF THESE FEELS PERFECT. THERE IS JUST
11 SOMETHING -- I'M LIKE TRYING TO GRASP AT WHAT WOULD MAKE IT
12 JUST A HAIR BETTER BUT I THINK THAT'S THE POINT OF COMPROMISE
13 EVERYONE IS NOT QUITE GETTING EXACTLY WHAT THEY WANT. RIGHT?
14 BUT I WANT TO SAY AND I APPRECIATE VICTORIA FOR BRINGING IT
15 UP. I HAVE TAKEN A CLOSER LOOK AT 8A AND IT'S PROBABLY WHERE
16 I'M AT RIGHT NOW IT JUST FEELS LIKE IT'S REALLY GETTING AT
17 WHAT THE CORE OF OPPORTUNITY IS ALL ABOUT. WHEN YOU THINK
18 ABOUT OPPORTUNITY GLOBALLY, THROUGHOUT THE WHOLE WORLD, IT'S
19 INSIDIOUS IT'S NOT IN SMALLER SUBURBAN COMMUNITIES IT'S IN
20 CITIES BROWSE OF ACCESS TO OPPORTUNITY. AND YOU NEED TO SORT
21 OF BE CRAMMED IN THERE SO YOU BUMP INTO YOUR HIGHER INCOME
22 NEIGHBOR AND YOUR KID GETS TO GO TO THEIR HOUSE AFTER SCHOOL
23 AND HAVE ACCESS TO SOMETHING YOU DON'T HAVE ACCESS TO. SO I
24 THINK THAT'S REALLY WHAT 8A GETS AT IT'S ABOUT ACCESS TO
25 OPPORTUNITY AND ABOUT PROXIMITY TO THAT ACCESS, NOT JUST FIT.

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1 AND SO I JUST WANTED TO GIVE A PLUG FOR 8A, AND SAY THAT IT
2 ALSO ISN'T PERFECT, BUT I THINK IT REALLY DOES PROVIDE ACCESS
3 FOR LOWER INCOME HOUSEHOLDS IN THAT CLOSE END PROXIMATE
4 ENVIRONMENT THAT TRULY DOES CREATE OPPORTUNITY. AND I THINK
5 THAT'S ALL I HAVE GOT FOR RIGHT NOW.

6

7 **JESSE ARREGUIN, CHAIR:** THANK YOU VERY MUCH. OKAY. WITH THAT I
8 THINK THIS IS A GOOD TIME TO TAKE OUR 15 MINUTE BREAK. AND SO
9 WE'LL BE BACK AT 12:45, A LITTLE OVER 15 MINUTES, AND WE CAN
10 CONTINUE THE DISCUSSION AND TRY TO ARRIVE AT A DECISION. THANK
11 YOU. [BREAK] [BREAK]

12

13 **JESSE ARREGUIN, CHAIR:** OKAY. IT IS 12:45 IF HMC MEMBERS CAN
14 JOIN US. WE'RE GOING TO RECONVENE. WE'RE BACK IN SESSION. AND
15 WHERE WE WERE, IS WE WERE HAVING A DISCUSSION ABOUT THE
16 VARIOUS OPTIONS. AND SO I'M GOING TO SEE IF THERE IS ANY
17 ADDITIONAL COMMENTS AT THIS TIME BEFORE I RECOMMEND A PATH
18 FORWARD. IS THERE ANYONE WHO HAS NOT SPOKEN ABOUT THE VARIOUS
19 OPTIONS THAT WOULD LIKE TO OFFER COMMENTS AT THIS TIME? IF SO,
20 PLEASE RAISE YOUR HAND. OKAY. I DON'T SEE ANY RAISED HANDS AT
21 THIS POINT. WHAT I WAS GOING TO RECOMMEND IS THAT WE CONDUCT A
22 NUMBER OF WHAT ARE STRAWFUL AND BINDING VOTES TO SEE WHERE THE
23 MAJORITY IS. I WAS KEEPING A TALLY OF PEOPLE'S METHODOLOGY
24 OPTIONS WHILE THEY WERE SPEAK. [INDISCERNIBLE] THERE WERE AN
25 EQUAL NUMBER OF PEOPLE WHO EXPRESSED SUPPORT POWER THOSE.

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1 THERE WAS SUPPORT FOR ITEM OPTION 8A AND THERE WAS JUST
2 CONCERN IN GENERAL AROUND ALL THE OPTIONS THAT ARE PRESENTED
3 TODAY, WHETHER THEY ADEQUATELY ADDRESSED GHG REDUCTIONS AND
4 JOBS/HOUSING BALANCE. SO WHAT I'M GOING TO RECOMMEND, AND I'M
5 GOING TO ASK AMBER FROM CIVIC EDGE TO ASSIST IN THIS PROCESS,
6 IS THAT WE, GIVEN THE SUPPORT EXPRESSED, THAT WE NARROW THE
7 STRAW POLL TO OPTIONS 6A, 7A, AND 8A, AND SEE WHICH ONES HAVE
8 THE MOST SUPPORT, AND THEN EITHER NARROW DISCUSSION OR
9 ENTERTAIN MOTIONS AT THAT POINT. AND SO, FOR PURPOSES OF THIS
10 STRAW POLL, WE'RE JUST BE RED CARD USE GREEN CARD IF YOU
11 SUPPORT THAT OPTION, RED CARD IF YOU DO NOT SUPPORT THAT
12 OPTION. THAT WOULD BE MY RECOMMENDATION OF HOW WE SHOULD
13 CONDUCT THIS STRAW POLL. SO, I'M GOING TO ASK AMBER, AND THE
14 CIVIC EDGE STAFF TO ASSIST US, AND COLLEAGUES, WE SHOULD ALL
15 HAVE OUR BETWEEN CARDS, YELLOW CARD, AND RED CARDS. WE'RE JUST
16 GOING TO USE THE GREEN AND RED CARDS FOR THIS EXERCISE.

17

18 **AMBER SHIPLEY:** CHAIR, WHAT ALLOWS IT TO MOVE FORWARD. LIKE
19 WHAT IS THE --

20

21 **JESSE ARREGUIN, CHAIR:** WELL, THIS ISN'T A CONSENSUS BASED
22 DECISION WE'RE JUST GOING TO SEE WHICH GETS THE MOST SUPPORT.
23 IF CIVIC EDGE STAFF CAN KEEP TALLY OF THE NUMBER OF GREENS AND
24 REDS THAT WOULD BE HELPFUL.

25

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1 **AMBER SHIPLEY:** SURE THING. FOR TECH, COULD YOU SHARE THE
2 FRIDAY BUT SCREENS FOR THE ATTENDEES WHO ARE WATCHING AND
3 STAFF, IF YOU WANT STOP SHARING VIDEOS.

4

5 **CARLOS ROMERO:** CAN I ASK A CLARIFYING QUESTION? YOU SAID THERE
6 WERE A COUPLE OF OPTIONS THAT WERE TIED BASED ON YOUR
7 TALLYING. IS THAT CORRECT?

8

9 **JESSE ARREGUIN, CHAIR:** 6A AND 7A.

10

11 **CARLOS ROMERO:** THANK YOU VERY MUCH.

12

13 **JESSE ARREGUIN, CHAIR:** WE'RE GOING TO TAKE A STRAW VOTE. IT'S
14 NOT A BINDING VOTE, NOT A CONSENSUS BASED VOTE. SO WE'RE NOT
15 ELIMINATING OPTIONS IT'S JUST TO SEE WHERE WE'RE AT AS HMC,
16 WHICH ONE GETS THE MOST SUPPORT. SO WE ARE NOW VOTING ON 6A,
17 GREEN CARD MEANS YOU SUPPORT 6A BEING THE METHODOLOGY, RED
18 CARD MEANS YOU DON'T.

19

20 **SPEAKER:** WELTON CAN YOU CONFIRM YOU HAVE GREEN?

21

22 **WELTON JORDAN:** IT'S GREEN.

23

24 **SPEAKER:** OKAY.

25

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1 **SPEAKER:** I HAVE GOT 12 GREENS.

2

3 **SPEAKER:** OKAY. AND 16 REDS?

4

5 **SPEAKER:** YES. 16 REDS.

6

7 **SPEAKER:** OKAY. THERE YOU GO. 6A IS 12 GREENS, 16 REDS.

8

9 **JESSE ARREGUIN, CHAIR:** 12 GREEN 16 REDS. THANK YOU. LET'S GO
10 TO OPTION 7A. AND ONCE AGAIN GREEN CARD MEANS YOU SUPPORT THAT
11 OPTION, RED CARD MEANS YOU DON'T.

12

13 **AMBER SHIPLEY:** GREAT.

14

15 **SPEAKER:** I'M NOT SURE WHAT COLOR YOU ARE HOLDING UP. NEYSA,
16 COULD YOU CLARIFY?

17

18 **SPEAKER:** IT'S RED.

19

20 **SPEAKER:** IF YOU PUT IT BY YOUR FACE IT'S EASIER TO SEE, DIANE
21 DILLON. THERE YOU GO.

22

23 **SPEAKER:** NEYSA, CAN YOUR COLOR -- IT LOOKS YELLOW TO ME.

24

25 **SPEAKER:** IT IS YELLOW.

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1

2 **SPEAKER:** OKAY.

3

4 **SPEAKER:** I THINK WE'RE JUST DOING RED OR GREEN.

5

6 **SPEAKER:** I HAVE GOT 16 REDS RIGHT NOW.

7

8 **JESSE ARREGUIN, CHAIR:** OKAY.

9

10 **AMBER SHIPLEY:** AND GREEN --

11

12 **SPEAKER:** I HAD TEN AT LAST COUNT.

13

14 **AMBER SHIPLEY:** OKAY. YEAH. ME TOO. OKAY. SO 7A IS TEN GREENS,
15 16 REDS.

16

17 **JESSE ARREGUIN, CHAIR:** OKAY. LET'S NOW GO TO OPTION 8A.

18

19 **AMBER SHIPLEY:** ALL RIGHT. THANKS FOR HANGING IN WITH US GUYS.

20

21 **ELLEN CLARK:** AMBER MY COMPUTER WENT OFFLINE AND I MISSED THE
22 QUESTION NOW. WHAT ARE WE ON?

23

24 **AMBER SHIPLEY:** 8A.

25

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1 **SPEAKER:** I HAVE GOT 18 GREEN.

2

3 **AMBER SHIPLEY:** OKAY. SAY THE NUMBERS ONE MORE TIME.

4

5 **SPEAKER:** I HAD 18 GREEN.

6

7 **AMBER SHIPLEY:** 18 GREEN. 13 RED.

8

9 **SPEAKER:** ELLEN HAS UP A YELLOW, AND I THINK THERE WAS NO
10 YELLOW ALLOWED, JUST TO CLARIFY THAT.

11

12 **AMBER SHIPLEY:** THERE YOU GO. ALL RIGHT. 14.

13

14 **JESSE ARREGUIN, CHAIR:** WHAT WAS THE TALLY?

15

16 **AMBER SHIPLEY:** 19 GREENS AND 13 REDS. OKAY. ALL RIGHT.

17

18 **JESSE ARREGUIN, CHAIR:** I HEARD FROM SOME HMC MEMBERS THAT THEY
19 THOUGHT NEITHER OF THESE OPTIONS WERE SATISFACTORY IN TERMS OF
20 GHG REDUCTION AND GROWTH. WHATEVER METHODOLOGY WE STAND ON WE
21 CAN COMMITTED COMMENTS ALONG WITH WHATEVER THE MAJORITY
22 DECISION WAS. IT SEEMS LIKE 8A GOT MORE SUPPORT THAN THE OTHER
23 THREE OPTIONS, OF THE THREE OPTIONS THAT WE JUST DID A STRAW
24 POLL O SO ULTIMATELY, WE NEED TO MAKE A MOTION. SO I WOULD
25 SUGGEST, GIVEN THE STRONG SUPPORT FOR 8A, THAT THAT MIGHT BE

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1 APPROPRIATE TO RECOMMEND. BUT, YOU KNOW, IT IS THE WILL OF THE
2 COMMITTEE. MAYOR PIERCE?

3

4 **JULIE PIERCE:** THANK YOU MR. CHAIR. I WAS WONDERING IF WE MIGHT
5 ALSO SEND A SECOND OPTION. I WOULD LOVE TO SEE WHAT THE
6 REACTION IS IN THE SUPPORT LEVEL FOR GOING BACK TO NUMBER
7 FOUR. 4A. I MEAN JUST AS A STRAW POLL. I THINK THERE IS A REAL
8 ALTERNATIVE THERE, THAT ADHERES MORE CLOSELY TO PLANNED BAY
9 AREA. AND, I THINK WE OUGHT TO TAKE A LOOK AT SUPPORTING THAT.

10

11 **JESSE ARREGUIN, CHAIR:** OKAY. SO MAYOR PIERCE IS SUGGESTING
12 THAT WE TAKE A STRAW POLL ON 4A AND ENTERTAIN WHETHER THAT
13 COULD BE A SECOND RECOMMENDATION MADE TO THE VARIOUS
14 COMMITTEES.

15

16 **SUSAN ADAMS:** I SECOND THAT.

17

18 **JESSE ARREGUIN, CHAIR:** I THINK THAT'S APPROPRIATE. JUST TO SEE
19 WHERE THE HMC IS ON THAT PARTICULAR OPTION IN ORDER TO
20 ENTERTAIN WHETHER THAT COULD BE A SECONDARY RECOMMENDATION.
21 BECAUSE THERE CLEARLY IS DIFFERENCE OF OPINION ON THE HMC.
22 I'LL GO TO MAYOR PRO TEMPORE EKLUND BEFORE WE DO THAT STRAW
23 VOTE.

24

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1 **PAT ECKLUND:** THANK YOU VERY MUCH, CHAIR ARREGUIN. A COUPLE OF
2 QUESTIONS. FIRST OF ALL, IF WE'RE GOING TO VOTE ON FOUR,
3 OPTION FOUR, CAN STAFF PUT IT UP ON THE SCREEN SO THAT WE CAN
4 REMIND OURSELVES WHAT THAT OPTION IS. BECAUSE FRANKLY, I DON'T
5 REMEMBER. AND IF IT WAS DISCUSSED AT THE LAST MEETING, IT
6 WOULD BE HELPFUL FOR STAFF TO IDENTIFY WHAT DOCUMENT IT
7 INCLUDED, SO WE CAN BRING IT UP. MY OTHER QUESTION IS -- OR MY
8 QUESTION IS, IS IT AN OPTION FOR US NOT TO HAVE ANY ADDITIONAL
9 FACTORS OR WEIGHTS? SO THAT'S JUST THE QUESTION. WHETHER OR
10 NOT WE HAVE THE OPTION, TO NOT INCLUDE ANY OTHER FACTORS.
11 BECAUSE THE ONLY OTHER FACTOR THAT WAS BEING CONSIDERED WAS
12 EQUITY. THAT DID NOT GET ENOUGH VOTES TO GO FORWARD. AND SO
13 NOW, WE'RE LOOKING AT, YOU KNOW, THESE DIFFERENT HIGH -- HOAS
14 AND JOB PROXIMITY AND STUFF LIKE THAT. BUT I THINK THERE IS AN
15 OPTION THAT WE DON'T HAVE TO HAVE ANY ADDITIONAL FACTORS. BUT
16 I WOULD LIKE TO GET STAFF CLARIFICATION ON THAT. THANK YOU.

17

18 **JESSE ARREGUIN, CHAIR:** OKAY. I'LL GO TO GILLIAN ABOUT THAT
19 QUESTION.

20

21 **GILLIAN ADAMS:** JUST TO CLARIFY THE IDEA WOULD BE THAT YOU WANT
22 TO USE JUST OF THE BASELINE TO ALLOCATE UNITS?

23

24 **PAT ECKLUND:** SO ACCORDING TO WHAT WE HAVE ALREADY DECIDED, WE
25 HAVE DECIDED THAT THERE WOULD BE THE BASELINE AND ALSO THE

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1 BOTTOMS UP INCOME ALLOCATION. AND I BELIEVE THOSE ARE THE TWO
2 FACTORS THAT WE HAVE MADE DECISIONS ON ALREADY. THE 2050
3 HOUSEHOLDS FROM PLANNED BAY AREA AS THE BASELINE ALLOCATION
4 AND THEN THE BOTTOM'S UP INCOME ALLOCATION. SO.

5

6 **GILLIAN ADAMS:** SO, I MEAN EFFECTIVELY, THERE IS NO REQUIREMENT
7 -- YOU KNOW, THERE IS NOTHING STATUTORY IF THAT'S WHAT YOU
8 MEAN BY REQUIREMENT, THAT WE HAVE FACTORS ADDED. WE -- I THINK
9 WE WERE ESSENTIALLY SAYING WE WOULD ALLOCATE OUR UNIT IN RHNA
10 WITH JUST THE BASELINE. SO IF THERE ARE NO FACTORS THEN THE
11 BOTTOM-UP DOESN'T REALLY APPLY. BECAUSE THE FACTORS ARE
12 SPECIFIC TO THE PARTICULAR INCOME GROUPS. I GUESS WHAT I WOULD
13 SAY IS, I THINK THAT APPROACH IS PRETTY MUCH UNWINDING ALL OF
14 THE WORK THAT WE HAVE DONE. SO I WOULDN'T RECOMMEND IT, AND I
15 THINK WE DO HAVE TO DEMONSTRATE HOW WE'RE MEETING ALL OF THE
16 RHNA OBJECTIVES AND HOW WE HAVE ADDRESSED ALL OF THE FACTORS
17 SO I'M NOT SURE THAT SOMETHING THAT JUST RELIES SOLELY ON
18 PLANNED BAY AREA WOULD GO FAR ENOUGH IN DOING THAT.

19

20 **JESSE ARREGUIN, CHAIR:** OKAY. SUPERVISOR BROWN?

21

22 **MONICA BROWN:** SO, AGAIN, I'M PUTTING MY TEACHER HAT ON. WE
23 ALREADY ELIMINATED 4A WHEN WE MET ON SEPTEMBER 4TH BECAUSE I
24 HAVE ALL MY WONDERFUL NOTES BECAUSE I KEEP EVERYTHING. AND
25 I'LL BE HONEST WITH YOU, AND IT HAS NOTHING TO DO WITH THE

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1 PEOPLE WHO BROUGHT IT FORWARD. I JUST KIND OF VENT THAT,
2 BECAUSE WE HAVE ALREADY TAKEN CARE OF IT. WE'RE DOWN TO THREE,
3 AND SO, I WILL BE VOTING AGAINST IT MERELY FOR THE FACT THAT
4 WE TOOK CARE OF IT WHENEVER SEPTEMBER 4TH WAS, AND WE NEED TO
5 MOVE FORWARD. AND SO I JUST NEEDED TO HAVE MY TWO CENTS OUT
6 THERE.

7

8 **JESSE ARREGUIN, CHAIR:** THANK YOU. MICHAEL BRILLIOT?

9

10 **MICHAEL BRILLIOT:** I WAS JUST A LITTLE CONFUSED HERE BECAUSE I
11 THOUGHT I ACTUALLY PREFER 4A OVER THE OPTIONS THAT WERE
12 PRESENTED TODAY, 6, 7, AND 8, BUT MIND SUGGEST WE CAN'T NOW
13 VOTE ON FOUR VERSUS EIGHT, SO I JUST WANTED TO CLARIFY THERE
14 WAS THE IDEA WE VOTE FOR 4A AS SORT OF A SECONDARY? CLARIFY?

15

16 **JESSE ARREGUIN, CHAIR:** I HEARD MAYOR PIERCE SUGGEST AND MAYOR
17 PIERCE JUMPED IN, WAS THAT, SHOULD THE COMMITTEE CONSIDER
18 SENDING FORWARD TWO OPTIONS TO THE EXECUTIVE BOARD, A PRIMARY
19 AND SECONDARY OPTION AND WHAT MAYOR PIERCE HAD ASKED IS
20 WHETHER WE CAN SEE WHETHER THERE WOULD BE SUPPORT FOR 4A BEING
21 THE SECONDARY OPTION. CORRECT? SHE'S SHAKING HER HEAD.
22 ULTIMATELY, YOU KNOW, WE'RE GOING TO -- SOMEBODY'S GOING TO
23 HAVE TO MAKE A MOTION FOR ONE OF THESE OPTIONS AND SOMEBODY
24 CAN MAKE A SUBSTITUTE MOTION. THAT WOULD BE IN ORDER. MICHAEL,
25 ANYTHING ELSE?

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1

2 **MICHAEL BRILLIOT:** NO.

3

4 **JESSE ARREGUIN, CHAIR:** THANK YOU. JEFF LEVIN?

5

6 **JEFFREY LEVIN:** THANK YOU. AND I SHARE THE CONCERN OF SEVERAL
7 OTHER SPEAKERS ABOUT US ESSENTIALLY BACK TRACKING AND THINKING
8 OVER DECISIONS WE HAVE ALREADY MADE. I WOULD OPPOSE US
9 RECONSIDERING 4A AT THIS POINT. IT'S VERY LATE IN THE GAME.
10 AND WITH RESPECT TO THE QUESTION THAT YOU ARE ASKING ABOUT
11 SENDING A SECONDARY RECOMMENDATION, GIVEN THAT THESE ARE TWO
12 FAIRLY OPPOSED PHASEs, I WOULD NOT BE IN FAVOR OF DOING
13 SOMETHING THAT ITS THE COMMITTEE PROPOSED THIS ONE AND AS AN
14 ALTERNATIVE THAT ONE AND WHAT WE'RE REALLY SAYING I THINK IS A
15 MAJORITY SUPPORT THIS IS BUT THERE IS A MINORITY THAT SUPPORTS
16 THAT, SO IF THOSE WHO ARE IN THE MINORITY WANT TO SUBMIT SOME
17 SORT OF MINORITY REPORT TO THE BOARD, I THINK THAT'S VERY
18 DIFFERENT FROM HAVING THE BOARD AS A WHOLE RECOMMENDING
19 MINORITY POSITION AS AN ALTERNATIVE. AND I WOULD CERTAINLY NOT
20 FAVOR US DOING THAT. I WOULD LIKE TO NOTE, FOR THOSE WHO ARE
21 CONCERNED ABOUT GHG AND JOBS/HOUSING BALANCE, THAT BOTH
22 OPTIONS 6A AND 8A ALLOCATE MORE THAN HALF THE HOUSING TO JUST
23 TEN JURISDICTIONS. WE ARE CONCENTRATING THE BULK OF THE
24 HOUSING IN A RELATIVELY SMALL NUMBER OF SPACES NO MATTER WHICH
25 ONE OF THESE WE USE. AND IT'S, I THINK, UNFORTUNATE THAT MUCH

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1 OF WHAT WE HAVE LOOKED AT IN THE TOOL AND ELSEWHERE HAS
2 FOCUSED ON THE GROWTH RATES FOR JURISDICTIONS AS OPPOSED TO
3 WHERE THE ACTUAL NUMBERS ARE GOING. WITH GROWTH RATES, YOU
4 HAVE 300 UNITS BUT SOMEBODY WHO HAS A MUCH BIGGER BASE TO
5 BEGIN MAY GET A SMALLER GROWTH RATE IT'S TAKING A MUCH LARGER
6 SHARE OF THE REGION'S HOUSING NEEDS AND I THINK WE NEED TO PAY
7 ATTENTION TO WHAT IS ESSENTIALLY THE KEY QUESTION OF RHNA,
8 WHICH IS, WHO IS TAKING WHAT SHARE OF THE NEW HOUSING THAT WE
9 ARE PLANNING FOR? AND AROUND THESE SCENARIOS, YOU KNOW, NO
10 MATTER HOW WE SLICE AND DIES THIS, IT IS CLEAR THAT LARGE CORE
11 CITIES ARE TAKING HALF OR MORE OF THE ALLOCATION. SO, THE IDEA
12 THAT WE ARE SOMEHOW SPREADING THESE NUMBERS ACROSS THE REGION
13 LIKE BUTTER, I THINK IS JUST NOT AN ACCURATE OF PORTRAYING
14 WHAT'S ACTUALLY GOING ON HERE.

15

16 **JESSE ARREGUIN, CHAIR:** OKAY. THANK YOU JEFF. JAMES PAPPAS?

17

18 **JAMES PAPPAS:** I WANTED TO JUST RECOGNIZE, AS SCOTT WAS
19 POINTING OUT ABOUT OPTION 8A, I THINK IT HAS EQUITY BENEFITS.
20 ITS MAIN DIFFERENCE FROM 6A IS IT MOVES ALMOST 10,000 UNITS OF
21 LOW INCOME CAPACITY INTO SAN FRANCISCO. AND I THINK WE HAVE TO
22 COME BACK TO SOMETHING THEY THINK JEFF LEVIN HAS REMINDED US
23 REPEATEDLY THROUGHOUT THIS PROCESS THAT REALLY, THE PROCESS IS
24 ABOUT ENCOURAGING CITIES TO ZONE FOR SOME MODICUM OF MULTI-
25 FAMILY HOUSING. THAT'S A VERY IMPORTANT SOCIAL OUTCOME THAT WE

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1 HAVE TO REMEMBER. SO I THINK, FROM WHAT I UNDERSTAND OF THE
2 CONTEXT IN SAN FRANCISCO, WE ARE A PROHOUSING CITY, WE HAVE A
3 PROHOUSING MAYOR, I THINK THERE IS A LOT OF APPETITE FROM OUR
4 BOARD OF SUPERVISORS TO EMBRACE AFFORDABLE HOUSING. SO I'M NOT
5 REACTING TO HAVING AMBITIOUS AFFORDABLE HOUSING GOALS BUT I AM
6 CONCERNED THAT WE'RE SYPHONING OFF AFFORDABLE HOUSING FROM
7 OTHER JURISDICTIONS WHO REALLY NEED TO STEP UP AND ALLOW
8 MULTI-FAMILY HOUSING IN THOSE JURISDICTIONS WITH 8A. SO I
9 WOULD REPEAT, IF I WERE GOING TO PUT A SECOND OPTION FORWARD,
10 IT WOULD BE A HYBRID BETWEEN 6A AND 8A. IT'S A MINOR
11 DIFFERENCE BUT IT DOES PUT A 5 TO 10,000 UNITS BACK INTO OTHER
12 JURISDICTION -- OF LOW INCOME HOUSING BACK INTO OTHER
13 JURISDICTIONS THAT IS GOING TO PUSH THEM TO ZONE FOR HOUSING
14 THAT ACTUALLY WILL CREATE HOMES FOR LOWER INCOME PEOPLE. AND
15 TALKING ABOUT EQUITY WE NEED TO RECOGNIZE THAT IS THE
16 FUNDAMENTAL TOOL THAT RHNA IS GIVING US. SO I WOULD JUST PUT
17 THAT BACK ON THE TABLE OF A HYBRID APPROACH THAT IT WOULD BE
18 15 PERCENT JOBS/HOUSING FIT, 15 PERCENT TRANSIT, 70 PERCENT
19 HIGH OPPORTUNITY AREAS FOR THE LOW INCOME ALLOCATION. AND
20 SUGGEST THAT THAT BE A SECOND OPTION. YOU

21

22 **JESSE ARREGUIN, CHAIR:** THANK YOU. FERNANDO MARTI.

23

24 **FERNANDO MARTI:** THANK YOU JAMES, THAT WAS A GOOD POINT. I
25 HASN'T THOUGHT ABOUT THAT AS AN APPROACH. BUT WHATEVER

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1 APPROACH, RESPECTFULLY, CHAIR, I THINK THAT WE DON'T WANT
2 PERHAPS TO CREATE A PRECEDENT WHERE WE'RE GOING BACKWARDS ON
3 THINGS THAT MANY OF US THOUGHT WERE ALREADY DECISIONS IN TERMS
4 OF THE FOUR OPTIONS THAT WERE BEFORE US TODAY. SO I WANT TO
5 REGISTER MY OPPOSITION OF GOING BACK TO LOOKING AT OPTION FOUR
6 THAT, I THINK WAS A DISCUSSION THAT WE SHOULD HAVE BEEN HAVING
7 EARLIER, AND FORWARDED TO TODAY WITH ALL OF THE ANALYSIS
8 NECESSARY. AND SO, I THINK, YOU KNOW, WE HAVE LANDED AT
9 OPPOSITION, I THINK, ON 8A, AND GENERAL TEMPERATURE CHECK ON
10 IT. YOU KNOW, I STILL LEAN TOWARDS 6A OR TO SOME BLENDING OF
11 THEM. BUT I THINK PART OF WHAT OUR TASK AS THE HMC IS, IS TO
12 GIVE CLARITY TO ABAG ON THE DECISIONS THAT THEY WILL HAVE TO
13 DEAL WITH, AND OF COURSE, THE FULL ABAG WILL BE LOOKING AT,
14 YOU KNOW, ALL SORTS OF THINGS THAT WILL BE COMING UP, I THINK
15 A CLEAR RECOMMENDATION OF HMC WILL REALLY HELP TO GUIDE THE
16 DECISIONS. WANT TO MAKE SURE THAT WE DON'T HAVE ALTERNATES AND
17 OPTIONS, I THINK, AS JEFF SAID, HAVING A MINORITY REPORT FROM
18 SOMEBODY SAYING HEY, WE REALLY, REALLY WANTED THIS AND HERE IS
19 THE REASONS WHY, I THINK THE HMC -- CLEAR RECOMMENDATION TO
20 ABAG.

21

22 **JESSE ARREGUIN, CHAIR:** THANK YOU. VICTORIA FIERCE?

23

24 **VICTORIA FIERCE:** YEAH. I JUST WANT TO ECHO A LOT OF WHAT
25 PEOPLE HAVE BEEN SAYING IS THAT, YOU KNOW, IT IS KIND OF NOT

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1 REALLY FEASIBLE TO GO BACK IN TIME AND CONSIDER OPTION FOUR. I
2 DID TAKE A FEW MINUTES TO GO BACK AND LOOK AT HOW IT PERFORMED
3 ON THE METRICS AND IT'S PROBABLY WORST AT POSITIVELY AFFIRMING
4 FURTHERING FAIR HOUSING. SITTING HERE LISTENING TO A LOT OF
5 THIS DISCUSSION I'M HEARING A LOT OF THE SAME ARGUMENTS FOR
6 AND AGAINST VARIOUS THINGS AND WE JUST DID A PRETTY GOOD STRAW
7 POLL ON A TEMPERATURE CHECK ON WHAT PEOPLE FEEL TO THAT
8 EFFECT, I WANT TO MAKE A MOTION THAT THE COMMITTEE RECOMMENDS
9 8A.

10

11 **JESSE ARREGUIN, CHAIR:** OKAY. THERE IS A MOTION. IS THERE A
12 SECOND?

13

14 **NELL SELANDER:** I WOULD SECOND IT.

15

16 **JESSE ARREGUIN, CHAIR:** SECONDED BY NELL SELANDER. THANK YOU.
17 FRED, DO YOU HAVE THAT?

18

19 **CLERK OF THE BOARD:** MOTION BY FIERCE, SECOND BY NELL SELANDER.

20

21 **JESSE ARREGUIN, CHAIR:** THANK YOU FOR PUTTING A MOTION ON THE
22 FLOOR. COUNCILMEMBER ADAMS.

23

24 **SUSAN ADAMS:** I APPRECIATE THE MOTION TO MOVE THINGS FORWARD
25 VICTORIA. A POINT OF CLARIFICATION AFTER WE VOTE TODAY AND

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1 THIS MOVES TO THE ABAG EXECUTIVE COMMITTEE, ARE THEY FREE TO
2 GO BACK AND LOOK AT FOUR ARE THEY FREE TO GO BACK AND LOOK AT
3 ON OTHER THINGS THAT WE HAVE SET ASIDE, 8A THANK YOU VERY MUCH
4 FOR YOUR TIME, WE'RE GOING TO GO TO 4A IS THAT A POSSIBILITY?

5

6 **JESSE ARREGUIN, CHAIR:** I'LL CHECK WITH GILLIAN BUT TECHNICALLY
7 THE EXECUTIVE BOARD CAN ARRIVE AT A COMPLETELY DIFFERENT
8 DECISION. I MEAN, I THINK WE SHOULD GIVE SOME DEFERENCE TO THE
9 WORK OF HMC SINCE WE HAVE BEEN WORKING HARD OVER THE LAST
10 YEAR, BUT TECHNICALLY THAT IS AN OPTION, RIGHT?

11

12 **GILLIAN ADAMS:** SURE. OBVIOUSLY IT'S THE EXECUTIVE BOARD THAT
13 MAKES THE FINAL DECISION. AND SO, AS CHAIR ARREGUIN HAS
14 MENTIONED, I THINK WE HAVE BEEN TRYING TO COMMUNICATE TO THEM
15 AND HE HAS AS WELL, TO THE BOARD THE DESIRE TO SHOW DEFERENCE
16 TO ALL OF THE WORK BUT THEY ARE THE FINAL DECISION MAKER.

17

18 **SUSAN ADAMS:** THANK YOU. I APPRECIATE YOU CLARIFYING THAT.
19 HAVING SERVED ON A PLANNING COMMISSION FOR 14 YEARS BEFORE
20 BEING ELECTED TO A CITY COUNCIL, NOW AND AGAIN WE PUT A LOT OF
21 TIME AND EFFORT INTO SOMETHING AND IT WENT TO CITY COUNCIL AND
22 THEY VOTED THE EXACT OPPOSITE. I THOUGHT THAT'S WHERE I'M
23 GOING TO SERVE BECAUSE THAT'S WHERE THE LAST DECISION IS MADE.
24 BUT I APPRECIATE YOUR CANDOR. THANK YOU, JULIE. YOU TIPPED
25 YOUR HAND A LITTLE BIT THERE. I APPRECIATE THE MOTION FORWARD.

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1

2 **JESSE ARREGUIN, CHAIR:** VICE MAYOR ROMERO?

3

4 **CARLOS ROMERO:** YES. I TOO AGREE WITH MONICA'S COMMENT ABOUT
5 GOING BACK AND CHANGING THE RULES IN THE MIDDLE OF THE GAME
6 HERE. I THINK WE SHOULD STICK WITH THE OPTIONS WE HAVE BEFORE
7 US. HOWEVER, SEEING THAT THERE IS A MOTION ON THE FLOOR, I
8 WANTED TO KNOW IF IT WOULD BE POSSIBLE TO MAKE A FRIENDLY
9 AMENDMENT TO THAT MOTION IN WHICH WE WOULD INCLUDE JAMES
10 PAPPAS'S -- WHAT SHOULD I SAY -- SLIGHT REWAITING SO THAT WE
11 COULD INDEED MOVE CLOSER TO THE EQUITY AND FURTHERING FAIR
12 HOUSING KIND OF GOALS THAT WE HAVE.

13

14 **JESSE ARREGUIN, CHAIR:** THAT WOULD BE 70 PERCENT HIGH
15 OPPORTUNITY AREAS, 15 PERCENT JOB PROXIMITY TO TRANSIT, AND 15
16 PERCENT JOBS/HOUSING FIT?

17

18 **CARLOS ROMERO:** THAT'S CORRECT.

19

20 **JESSE ARREGUIN, CHAIR:** SO YOU ARE ASKING IF THAT WOULD BE
21 ACCEPTABLE AS A FRIENDLY AMENDMENT TO VICTORIA?

22

23 **CARLOS ROMERO:** RIGHT. TO THE MAKER, CORRECT.

24

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1 **VICTORIA FIERCE:** NORMALLY I WOULD SAY YES, BUT I THINK GIVEN
2 THAT I'M KIND OF WEARY OF MAKING LAST MINUTE CHANGES ON THINGS
3 WHEN WE DON'T HAVE METRICS, I TOTALLY UNDERSTAND THE SUPPORT
4 OF THE IDEA YOU'RE ASKING FOR BUT I'M ALSO WEARY. SO I'M NOT
5 GOING TO ACCEPT THE AMENDMENT.

6

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

8

9 **CARLOS ROMERO:** THANK YOU.

10

11 **JESSE ARREGUIN, CHAIR:** MICHAEL BRILLIOT.

12

13 **MICHAEL BRILLIOT:** I WAS LOWERING MY HAND. I WANT TO REITERATE,
14 AS MUCH AS THERE ARE OTHER ALTERNATIVES THAT I PREFER. I THINK
15 WE NEED TO MOVE FORWARD AND MAKE A MOTION ON THE FLOOR. I
16 SUPPORT THE MOTION FOR METHODOLOGY A.

17

18 **JESSE ARREGUIN, CHAIR:** THANK YOU. SUPERVISOR BROWN? YOU'RE
19 MUTED.

20

21 **MONICA BROWN:** I KNOW SOMETIMES MY MOUSE WORKS AND SOMETIMES IT
22 DOESN'T. IT'S A FRIDAY AFTERNOON. I WAS JUST GOING TO CALL FOR
23 THE QUESTION.

24

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1 **JESSE ARREGUIN, CHAIR:** OKAY. AND SO THIS IS WHAT I WILL
2 SUGGEST. SO IF THERE IS A MAJORITY OF THE HMC TO APPROVE THIS
3 MOTION, THEN I WOULD ASK STAFF TO INCORPORATE IN THE REPORT TO
4 THE REGIONAL PLANNING COMMITTEE AND THE EXECUTIVE BOARD ANY
5 COMMENTS FROM MEMBERS THAT THEY WOULD LIKE TO BE INCORPORATED
6 AS SORT OF A MINORITY REPORT, AND I HEARD MAYOR PIERCE,
7 COUNCILMEMBER ADAMS, A FEW OTHERS WHO WANTED ADDITIONAL, SORT
8 OF CONCEPTS AND STATEMENTS TO BE CONSIDERED BY THE EXECUTIVE
9 BOARD. I THINK IT'S ONLY APPROPRIATE TO GIVE THOSE WHO HAVE
10 MINORITY OPINION THE OPPORTUNITY FOR THOSE VIEWS TO BE
11 TRANSMITTED TO THE DECISION MAKING BODIES. STAFF, IS THAT
12 ACCEPTABLE? GILLIAN IS SHAKE HER HEAD. SUPERVISOR BROWN
13

14 **MONICA BROWN:** AGAIN GOT TO HAVE ANY OFFENSE TO ANYBODY I'M
15 GOING TO TELL YOU WHY OBJECT TO THAT. WE HAVE WORKED HARD TO
16 COM TO CONSENSUS OF 8A, RIGHT? IT'S THE MOTION? SO TO ME IT'S
17 KIND OF A SLAP IN THE FACE TO ALL OF US WHO HAVE SAT HERE AND
18 COMPROMISED A LITTLE BIT OF OUR VALUES TO GET TO POINT WHERE WE
19 BELIEVE IT WILL BE GOOD FOR THE NINE COUNTIES AND IF THE VOTE
20 IS THAT WE'RE GOING TO ACCEPT IT THEN I WOULD LIKE TO HAVE IT
21 PERSONALLY STATED THAT SUPERVISOR MONICA BROWN IS OBJECTING TO
22 HAVING A MINORITY REPORT. IF YOU WANT TO TALK TO THE PEOPLE
23 WHO WILL BE VOTING, HEY, I HAVE NO PROBLEM WITH THAT, BUT I
24 JUST DON'T LIKE THAT. I THINK IT GIVES US -- WE HAVE SPENT A
25 FULL YEAR AND NOW THERE IS SOME SORT OF AN OBJECTION BECAUSE

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1 MAYBE IT ISN'T MOVING IN THE WAY THAT SOME PEOPLE WANT, AND I
2 JUST DON'T PERSONALLY LIKE THAT. I JUST THINK IT GIVES
3 GOVERNMENT A BAD ATTEST SO THAT'S WHERE I'M AT.

4

5 **JESSE ARREGUIN, CHAIR:** HERE IS WHAT I'M GOING TO PROPOSE. WE
6 DON'T NEED TO HAVE EXTENSIVE DISCUSSION ABOUT THIS. I WOULD
7 ENCOURAGE THOSE HMC MEMBERS WHO WOULD LIKE TO TRANSMIT THEIR
8 OWN SPECIFIC COMMENTS TO THE EXECUTIVE BOARD, THEY HAVE THE
9 RIGHT TO DO THAT. THEY CAN GET TOGETHER, WRITE A LETTER, IT
10 WON'T BE AN OFFICIAL PART OF THE REPORT GOING TO THE EXECUTIVE
11 BOARD. THAT'S -- I THINK THAT'S PROBABLY THE BEST WAY TO
12 PROCEED. I JUST WANT TO BE RESPECTFUL FOR THOSE OTHER OPINIONS
13 AS WELL. THAT'S THE REASON I HAD SUGGESTED THAT. THAT SOUNDS
14 LIKE A GOOD OUTCOME. I DON'T SEE ANY OTHER RAISED -- OH, MAYOR
15 PRO TEMPORE EKLUND.

16

17 **PAT ECKLUND:** THANK YOU. I SENT YOU A LITTLE CHAT SAYING MY
18 RAISED HAND THING WASN'T WORKING. IF WE'RE GOING TO VOTE, CAN
19 WE DO A ROLL CALL VOTE.

20

21 **JESSE ARREGUIN, CHAIR:** WE DO HAVE A TO DO A ROLL CALL VOTE. WE
22 DID TAKE PUBLIC COMMENT. I DON'T THINK WE HAVE TO TAKE PUBLIC
23 COMMENT AGAIN, CORRECT? LEGAL COUNSEL?

24

25 **MATTHEW LAVRINETZ:** YES YOU DID TAKE PUBLIC COMMENT.

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1

2 **JESSE ARREGUIN, CHAIR:** I DID CALL FOR PUBLIC COMMENT AT THE
3 BEGINNING OF THE DISCUSSION. LET'S CALL A VOTE ON THE MOTION
4 WHICH IS TO RECOMMEND TO STAFF AND THE BOARD METHODOLOGY 8A
5 BOTTOM-UP APPROACH AS WELL AS USING 2050 HOUSEHOLDS AS THE
6 BASELINE.

7

8 **CLERK OF THE BOARD:** ROLL CALL VOTE ON THE MOTION. [ROLL CALL
9 VOTE] THANK YOU. MOTION PASSES FOUR NOS AND ONE ABSTENTION.

10

11 **JESSE ARREGUIN, CHAIR:** OKAY. WE HAVE A METHODOLOGY.

12

13 **MICHAEL BRILLIOT:** YEA.

14

15 **JESSE ARREGUIN, CHAIR:** THAT COMPLETES ITEM FIVE. BEFORE WE
16 ADJOURN AS THIS IS THE LAST MEETING OF THE ABAG HOUSING
17 METHODOLOGY COMMITTEE ON BEHALF OF THE ENTIRE ABAG EXECUTIVE
18 BOARD, I SINCERELY THANK EACH AND EVERY ONE OF YOU FOR YOUR
19 DEDICATION AND PERSEVERANCE OVER THIS PAST YEAR AS WE HAVE
20 PUSHED THROUGH THIS IMPORTANT WORK FOR OUR REGION. AND I WANT
21 TO EXPRESS MY GRATITUDE TO MTC ABAG PLANNING STAFF MEMBERS FOR
22 THEIR TIRELESS WORK IN REPORTS AND MATERIALS TO SUPPORT OUR
23 WORK. I LOOK FORWARD TO THE END GOAL IN THE RHNA PROCESS WITH
24 THE FINAL ALLOCATION NEXT YEAR. AND ONCE AGAIN THANK YOU ALL.
25 WE'RE SO FORTUNATE, SUCH DEDICATED KNOWLEDGEABLE

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1 REPRESENTATIVES FROM THROUGHOUT OUR REGION WHO HAVE BEEN ABLE
2 TO COME TO SOME CONSENSUS AND MAKE A DECISION WHICH IS
3 IMPORTANT FOR THE FUTURE OF OUR REGION AND TO INCREASE HOUSING
4 OPPORTUNITIES THROUGHOUT OUR REGION. SO THANK YOU ALL SO VERY
5 MUCH. I'M SORRY WE COULDN'T MEET IN PERSON BUT YOU WILL BE
6 GETTING A GIFT FROM ABAG OF APPRECIATION FOR ALL YOUR WORK.
7 AND, UNLESS ANYONE HAS ANY ADDITIONAL COMMENTS, THIS MEETING
8 OF THE ABAG HOUSING METHODOLOGY COMMITTEE IS ADJOURNED. THANK
9 YOU ALL SO VERY MUCH. [ADJOURNED]



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