

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**

**October 1, 2020**

**ASSOCIATION OF BAY AREA GOVERNMENTS**

**REGIONAL PLANNING COMMITTEE**

**THURSDAY, OCTOBER 1, 2020, 1:30PM**

**KAREN MITCHOFF, CHAIR:** GOOD AFTERNOON AND WELCOME TO THE  
OCTOBER 1ST ABAG REGIONAL PLANNING COMMITTEE. I AM MITCHOFF  
CHAIR, CONTRA COSTA COUNTY. ROLL THE MEETING ANNOUNCEMENT  
PLEASE. BEFORE THE PROCEDURE OF ROLL CALL I WOULD LIKE TO READ  
THE ADVISORY ON THE CONDUCT OF THIS MEETING DUE TO THE COVID-  
19 PANDEMIC. ABAG IS MEETING REMOTELY IN LIGHT OF GOVERNOR  
NEWSOM'S STATE OF EMERGENCY DECLARATION REGARDING THE COVID-19  
OUTBREAK AND IN ACCORDANCE WITH EXECUTIVE ORDER N- 29-20  
ISSUED BY GOVERNOR NEWSOM ON MARCH 17TH, 2020, AND THE  
GUIDANCE FOR GATHERINGS ISSUED BY THE CALIFORNIA DEPARTMENT OF  
PUBLIC HEALTH. THIS MEETING IS BEING CONDUCTED THROUGH  
WEBCAST, TELECONFERENCE AND ZOOM VIDEO CONFERENCE. FOR  
COMMISSION MEMBERS PARTICIPATING FROM INDIVIDUAL REMOTE  
LOCATIONS. MEMBERS OF THE PUBLIC ARE IS SAID IS SAID IS SAID  
IS SAID ENCOURAGED TO PARTICIPATE REMOTELY THROUGH ZOOM AND  
DETAILED INSTRUCTIONS ON PARTICIPATING THROUGH ZOOM ARE  
AVAILABLE ON THE ABAG WEB SITE. FOR THE FULL ZOOM EXPERIENCE  
PLEASE MAKE SURE THAT YOUR APPLICATION IS UP TO DATE. MEMBERS  
OF THE PUBLIC WERE ALSO PROVIDED A NUMBER IN WHICH THEY CAN  
OPERATE BY PHONE, AND MAY SUBMIT WRITTEN COMMENTS TO INFO AT

**October 1, 2020**

1 BAY AREA METRO.GOV BY 5:00 P.M. THE DAY BEFORE THE SCHEDULED  
2 MEETING DATE. DUE TO CURRENT CIRCUMSTANCES, THERE MAY BE A  
3 LIMIT THE OPPORTUNITY TO ADDRESS COMMENTS DURING THE  
4 COMMITTEE. WRITTEN PUBLIC COMMENTS RECEIVED WILL BE POSTED  
5 ONLINE AND ENTERED INTO THE PUBLIC RECORD BUT WILL NOT BE READ  
6 ALOUD. AND AUTHORS OF WRITTEN CORRESPONDENCE WHO WOULD LIKE TO  
7 SPEAK DURING THE MEETING MAY DO SO. PLEASE KNOW THAT TODAY'S  
8 MEETING IS BEING WEBCAST, IF BOARD MEMBERS AND STAFF MEMBERS  
9 CAN COMPLY SPEAK CLEARLY AND IDENTIFY YOURSELF. AND I'M SURE  
10 WE ALL KNOW, ABSORPTION WE HAVE PARTICIPATED IN MANY ZOOM  
11 MEETINGS PROBABLY EVERY SINGLE DAY, BUT IF YOU WOULD LIKE TO  
12 SPEAK PLEASE PRESS THE RAISED HAND BUTTON OR PRESS STAR NINE  
13 IF YOU ARE PHONING IN AND IF YOU ARE PARTICIPATING BY VIDEO  
14 AND YOUR CAMERA IS ACTIVE PLEASE KNOW YOU'RE VISIBLE TO  
15 VIEWERS. CHAT FEATURE IS ACTIVE AND IS SUBJECT TO PUBLIC  
16 DISCLOSURE. AND MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY  
17 ITEM ON THE AGENDA, PLEASE RAISE YOUR HAND OR PRESS STAR NINE,  
18 AND THE CLERK WILL CALL YOU IN THE ORDER OF RAISED HANDS. I  
19 WANT TO REITERATE THE PROCESS FOR VOTING. DUE TO TELEPHONIC  
20 AND VIDEO PARTICIPATION, THE CLERK WILL CONDUCT A ROLL CALL  
21 VOTE OVER ACTION ITEM ACCORD AND RECORD THE VOTE OR ABSTENTION  
22 OF EACH MEMBER PRESENT FOR THE ACTIONS.

23

24 **KAREN MITCHOFF, CHAIR:** THANK YOU. I'M GOING TO CALL FOR PUBLIC  
25 COMMENT AT THIS TIME BUT THIS IS ONLY FOR ITEMS THAT ARE NOT

**October 1, 2020**

1 ON THE AGENDA, IF YOU ARE GOING TO BE WANTING TO SPEAK UNDER  
2 PUBLIC COMMENT RELATIVE TO THE METHODOLOGY AND THE SUBREGION  
3 ISSUE, WE WILL HAVE TIME FOR PUBLIC COMMENT THEN. SO THIS IS  
4 ONLY FOR PUBLIC COMMENT ON ANY ITEM NOT ON THE AGENDA. FRED?

5

6 **CLERK OF THE BOARD:** CALL FOR QUORUM?

7

8 **KAREN MITCHOFF, CHAIR:** I'M SORRY, WHAT? SHOULD WE CONDUCT A  
9 ROLL CALL TO CONFIRM A QUORUM?

10

11 **KAREN MITCHOFF, CHAIR:** YES. CAN WE HAVE A ROLL CALL TO CONFIRM  
12 QUORUM? THANK YOU.

13

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

15

16 **SUSAN ADAMS:** PRESENT.

17

18 **CLERK OF THE BOARD:** JESSE ARREGUIN? MARILYN EZZY-ASHCRAFT?

19

20 **MARILYN EZZY-ASHCRAFT:** HERE. RICK BONILLA?

21

22 **RICK BONILLA:** I'M HERE.

23

24 **CLERK OF THE BOARD:** MARK BOUCHER?

25

## Meeting Transcript

October 1, 2020

1     **KAREN MITCHOFF, CHAIR:** I DON'T BELIEVE HE'S ON.

2

3     **CLERK OF THE BOARD:** MONICA BROWN?

4

5     **MONICA BROWN:** YES.

6

7     **CLERK OF THE BOARD:** PAUL CAMPOS? DAVID CANEPA?

8

9     **DAVID CANEPA:** HERE.

10

11    **CLERK OF THE BOARD:** KATHLEEN SHAW?

12

13    **KAREN MITCHOFF, CHAIR:** SHE'S MUTED BUT I HEARD HER.

14

15    **SPEAKER:** PRESENT.

16

17    **CLERK OF THE BOARD:** CINDY CHAVEZ?

18

19    **CINDY CHAVEZ:** HERE.

20

21    **CLERK OF THE BOARD:** ANGELA.

22

23    **SPEAKER:** PRESENT.

24

25    **CLERK OF THE BOARD:** DIANE DILLON? PAT EKLUND?

## Meeting Transcript

October 1, 2020

1

2 **PAT ECKLUND:** HERE.

3

4 **CLERK OF THE BOARD:** NEYSA FLIGORE?

5

6 **SPEAKER:** HERE.

7

8 **CLERK OF THE BOARD:** SCOTT HAGGERTY? HANCOCK? PRESENT.

9

10 **CLERK OF THE BOARD:** MELISSA JONES?

11

12 **CLERK OF THE BOARD:** RAFAEL MANDELMAN?

13

14 **SPEAKER:** PRESENT.

15

16 **CLERK OF THE BOARD:** NATHAN MILEY?

17

18 **SUP. NATHAN MILEY:** PRESENT.

19

20 **CLERK OF THE BOARD:** KAREN MITCHOFF?

21

22 **KAREN MITCHOFF:** PRESENT.

23

24 **CLERK OF THE BOARD:** DAVID RABBIT? BELIA RAMOS? MATT REGAN?

25

## Meeting Transcript

October 1, 2020

1 **SPEAKER:** HERE.

2

3 **CLERK OF THE BOARD:** KATIE RICE?

4

5 **SPEAKER:** HERE.

6

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

8

9 **KAREN MITCHOFF, CHAIR:** HE'S ON MUTE BUT HE'S THERE.

10

11 **SPEAKER:** HERE.

12

13 **CLERK OF THE BOARD:** MARK ROSS? ALEX?

14

15 **SPEAKER:** HERE.

16

17 **CLERK OF THE BOARD:** GREG SCHARFF?

18

19 **SPEAKER:** HERE.

20

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

22

23 **SPEAKER:** HERE.

24

25 **CLERK OF THE BOARD:** JAMES SPERING? SONJA TRAUSS?

## Meeting Transcript

October 1, 2020

1

2 **SONJA TRAUSS:** HERE.

3

4 **CLERK OF THE BOARD:** LORI WILSON? AND I SEE MARK BOUCHER IS ON.

5

6 **KAREN MITCHOFF, CHAIR:** OH HE IS. HI MARK, THERE YOU ARE.

7

8 **SPEAKER:** FRED, I SEE SCOTT HAGGERTY'S NAME ON THE SCREEN TOO.

9 AT LEAST I DID. YEAH. THERE HE IS.

10

11 **CLERK OF THE BOARD:** OH THERE HE IS. GOT HIM. COULDN'T HEAR

12 YOU. GOT YOU SIR. QUORUM IS PRESENT CHAIR MITCHOFF. GREAT.

13 THANK YOU VERY MUCH. NOW I WILL CALL FOR PUBLIC COMMENT NOT ON

14 ANY ITEM ON TODAY AGENDA. ANY COMMENT SUBMITTED?

15

16 **CLERK OF THE BOARD:** NO COMMENT SUBMITTED ON THIS ITEM. THERE

17 IS ONE ATTENDEE WITH THEIR HAND RAISED.

18

19 **KAREN MITCHOFF, CHAIR:** CALLER, GO AHEAD BUT THIS HAS TO BE ON

20 ANY ITEM NOT ON TODAY AGENDA. GO AHEAD. YOU HAVE TWO MINUTES.

21

22 **CLERK OF THE BOARD:** IT LOOKS LIKE IT'S MARK ROSS.

23



**October 1, 2020**

1   **KAREN MITCHOFF, CHAIR:** WE NEED TO MAKE HIM A PARTICIPANT I  
2   GUESS THIS'S PROBABLY WHY HE RAISED HIS HAND. MARK ARE YOU  
3   THERE?

4

5   **DIR. MARK ROSS:** YES I'M HERE.

6

7   **KAREN MITCHOFF, CHAIR:** WERE YOU RAISING YOUR HAND BECAUSE YOU  
8   NEED TO BE ENTERED INTO THE PARTICIPANT?

9

10   **SPEAKER:** OKAY. HELLO. I'M HERE.

11

12   **KAREN MITCHOFF, CHAIR:** GREAT. ANY OTHER RAISED HANDS FRED.

13

14   **CLERK OF THE BOARD:** NO RAISED HANDS FROM ATTENDEES AND NO  
15   WRITTEN COMMENTS SUBMITTED FOR THIS ITEM.

16

17   **KAREN MITCHOFF, CHAIR:** THANK YOU. THE CHAIR'S REPORT IS SIMPLY  
18   THIS. THIS IS GOING TO BE A VERY ACTION PACKED AGENDA. SO I AM  
19   ONLY GOING TO RECOGNIZE YOU IF YOU USE THE RAISED HAND MODE  
20   THAT'S THE ONLY WAY I CAN BE FAIR TO EVERYONE AND GET PEOPLE  
21   IN BASED ON THEIR ORDER OF RAISING THEIR HANDS. ALSO, WE'RE  
22   GOING TO HAVE MATT MALONEY MAKE THE PRESENTATION. IT'S IN YOUR  
23   PACKET. SO LET'S GO THROUGH THE PRESENTATION AND AT THE END OF  
24   THE PRESENTATION, I WILL ASK FOR QUESTIONS. PLEASE KEEP THEM  
25   AS SUCCINCT AS YOU CAN. SO THAT STAFF CAN GIVE A SUCCINCT

**October 1, 2020**

1 RESPONSE BECAUSE THEN WE'RE GOING TO GO INTO DISCUSSION. SO  
2 FIRST WILL BE QUESTIONS, AND JUST QUESTIONS, AND THEN ONCE  
3 WE'RE FINISHED WITH QUESTIONS ON THE REPORT, AND SOME OF THOSE  
4 MAY NOT BE ABLE TO BE ANSWERED RIGHT AWAY, BUT THEY SHOULD BE,  
5 THEN WE WILL GO BACK AND DO PUBLIC -- PARDON ME -- COMMITTEE  
6 DISCUSSION AND COMMENTS IS THEN WE WILL GO TO PUBLIC COMMENT.  
7 WE NORMALLY PUT THIS AS AN HOUR AND A HALF, TWO HOUR MEETING,  
8 IF YOU CAN HANG IN THERE. I DON'T WANT TO PUT TIME LIMITS  
9 OTHER THAN SPEAKING, BECAUSE I THINK THE SECOND ITEM IS NOT AS  
10 -- WILL NOT GENERATE AS MUCH DISCUSSION AS THE FIRST ITEM. SO  
11 THE BULK OF OUR MEETING WILL GO TO THAT. SO WITH THAT, WE HAVE  
12 A CONSENT CALENDAR. MAY I HAVE A MOTION TO APPROVE THE MINUTES  
13 OF SEPTEMBER 10TH, 2020?

14

15 **JAMES P. SPERING:** SO MOVED, SPERING.

16

17 **KAREN MITCHOFF, CHAIR:** THANK YOU JIM.

18

19 **SPEAKER:** AND RICK BONILLA.

20

21 **PAT ECKLUND:** AND MAYOR PRO TEMPORE SECONDS IT.

22

23 **KAREN MITCHOFF, CHAIR:** MR. BONILLA CAME IN SECOND. MOTION AND  
24 SECOND. ANY DISCUSSION? ALL THOSE PLEASE SAY AYE WITH A ROLL

**October 1, 2020**

1 CALL VOTE. JESSE'S GOING TO BE LATE HE'LL BE ON ABOUT WITH IT  
2 FIRST TIME HE SENT ME AN E-MAIL.

3

4 **CLERK OF THE BOARD:** [ROLL CALL VOTE]

5

6 **KAREN MITCHOFF, CHAIR:** FRED I'M SORRY TO INTERRUPT YOU BUT I  
7 SEE SUPERVISOR HAGGERTY AND MAYOR PRO TEMPORE PAT HAVE THEIR  
8 HAND UP. IS THIS IN RELATION TO THE MINUTES? SCOTT? DOES IT  
9 RELATE TO THE MINUTES? OKAY. PAT WOULD YOU LOWER YOUR HAND  
10 PLEASE? AND SCOTT --

11

12 **PAT ECKLUND:** I DO HAVE A QUESTION BEFORE WE MOVE ON.

13

14 **KAREN MITCHOFF, CHAIR:** AFTER THE MINUTES. OKAY I'M SORRY.  
15 FRED. PLEASE CONTINUE.

16

17 **CLERK OF THE BOARD:** [ROLL CALL VOTE CONTINUES] MOTION PASSES  
18 UNANIMOUSLY

19

20 **KAREN MITCHOFF, CHAIR:** ALL RIGHT. PAT YOU HAD YOU HAD A  
21 QUESTION BEFORE WE BEGIN OUR MEETING.

22

23 **PAT ECKLUND:** I WAS GOING TO SUGGEST WHY DON'T WE TAKE 5B FIRST  
24 SO WE CAN FOCUS ALL THE DISCUSSION ON 5A. THAT'S THE ONLY

**October 1, 2020**

1   THING I WAS GOING REQUEST. THERE WAS NO APPROVAL OF THE AGENDA  
2   I'M NOT SURE WHY IT'S NOT ON --

3

4   **KAREN MITCHOFF, CHAIR:** [INDISCERNIBLE] AGENDA.

5

6   **PAT ECKLUND:** ANYWAY, I WAS GOING TO SUGGEST WE TAKE UP 5B  
7   QUICKLY AND FOCUS THE REST OF IT ON 5A BECAUSE IT'S GOING TO  
8   BE AN ACTIVE DISCUSSION. THANK YOU.

9

10   **KAREN MITCHOFF, CHAIR:** OKAY. THAT'S A GOOD IDEA. I'M TURNING  
11   THIS OVER TO MATT MALONEY, THIS IS GILLIAN ADAMS TO PRESENT.  
12   APPEARS PIERCE KAREN CAN I MAKE A SUGGESTION, PART OF OUR  
13   DISCUSSION IN THAT FIRST ITEM MAY DRIVE THE SECOND ONE.

14

15   **KAREN MITCHOFF, CHAIR:** ALL RIGHT. THEN I'M GOING TO GO BACK TO  
16   THE FIRST ITEM. THAT MAKES -- WE'RE ALL GOING TO HAVE TO BE  
17   VERY PATIENT TODAY, EVERYBODY. ALL RIGHT. MATT AND GILLIAN,  
18   WOULD YOU PLEASE LEAD OFF ON ITEM 5A WHICH IS A RECOMMENDATION  
19   FOR THE RHNA PROPOSED METHODOLOGY?

20

21   **MATT MALONEY:** GOOD AFTERNOON MEMBERS OF THE COMMITTEE MY NAME  
22   IS MATT MALONEY DIRECTOR OF PLANNING WE HAVE A BIG MEETING  
23   TODAY GILLIAN ADAMS IS HERE DAVE VAUTIN, DANIEL SAVER, AKSEL  
24   OLSEN IS OTHERS, AND WE'RE ALL AVAILABLE TO ENGAGE IN THE  
25   CONVERSATION AND WITH THE Q&A WITH ALL OF YOU. TODAY THERE IS

**October 1, 2020**

1 AN ACTION BEFORE THE RPC IT'S TO RECOMMEND TO THE ABAG  
2 EXECUTIVE BOARD THE APPROVAL OF A PROPOSED METHODOLOGY FOR THE  
3 SIX CYCLE OF RHNA. FOR THE EXECUTIVE BOARD WOULD CONSIDER THE  
4 RECOMMENDED METHODOLOGY IN OCTOBER, AND AT THAT POINT THE  
5 PROPOSED METHODOLOGY WOULD BE RELEASED FOR A PERIOD OF PUBLIC  
6 COMMENT. AFTER OPENING THIS UP FOR PUBLIC COMMENT, WE WOULD  
7 THEN HAVE PUBLIC HEARINGS ON THIS IN NOVEMBER, AND WE WOULD  
8 RETURN IN DECEMBER WITH A DRAFT RHNA METHODOLOGY FOR APPROVAL.  
9 THE REASON I POINT ALL THAT IS THIS IS NOT THE BEGINNING OF  
10 THE DISCUSSION FOR RHNA BUT NOT THE END OF IT EITHER. IT'S  
11 FAIR TO SAY AT THIS POINT IN TIME WE'RE AT THE BEGINNING OF  
12 THE HOMESTRETCH PROCESS. THE FOCUS WE HAVE TODAY IS ON THE  
13 METHODOLOGY FOR RHNA. IT'S NOT NECESSARILY ON THE SPECIFIC  
14 ALLOCATIONS. THOUGH OF COURSE WE HAVE PROVIDED SOME OF THOSE  
15 PRELIMINARY ALLOCATIONS TO YOU, SO THAT YOU CAN UNDERSTAND HOW  
16 THE PROPOSED METHODOLOGY WOULD BE LIKELY TO PLAY OUT. OUR  
17 STAFF, AND THE GOOD NUMBER OF ALL OF YOU HAVE BEEN HARD AT  
18 WORK FOR ROUGHLY ONE YEAR, WITH THE HOUSING METHODOLOGY  
19 COMMITTEE, OR THE HMC. THE MISSION OF THAT GROUP IS TO DEVELOP  
20 AND REACH CONSENSUS UPON A METHODOLOGY GUIDING THE SIXTH CYCLE  
21 OF RHNA. THE HMC IS COMPRISED OF A BROAD SPECTRUM OF MEMBERS,  
22 37 NUMBERS IN TOTAL FROM ACROSS THE REGION. I THINK SOMEBODY  
23 NEEDS TO MUTE. JUST THOUGHT I WOULD THROW THAT OUT THERE. I'M  
24 HEARING BACKGROUND NOISE.  
25

**October 1, 2020**

1 **KAREN MITCHOFF, CHAIR:** YES. PLEASE MAKE SURE YOU MUTE YOURSELF  
2 EVERYONE. THANK YOU.

3

4 **MATT MALONEY:** JUST TO REVIEW, NINE ELECTED OFFICIALS ONE FROM  
5 EACH COUNTY, TEN FROM JURISDICTION PLANNING STAFF ONE FROM  
6 EACH COUNTY AND 16 REGIONAL STAKEHOLDERS REPRESENTING DIVERSE  
7 PERSPECTIVES FROM EQUITY TO OPEN SPACE TO PUBLIC HEALTH TO  
8 PUBLIC TRANSIT, LABOR, EQUITY, AND ADVOCATES FOR THE THREE PS  
9 OF HOUSING. EARLIER THIS MONTH, THIS GROUP, THE HOUSING  
10 METHODOLOGY COMMITTEE REACHED A CONSENSUS ON A METHODOLOGY.  
11 THIS IS SO-CALLED OPTION 8A AND THIS WAS DONE AFTER  
12 CONSIDERABLE DELIBERATION, INVESTIGATING NUMEROUS OPTIONS OVER  
13 THE COURSE OF A YEAR ENDING IN COMMITTEE ROLL CALL VOTE AND  
14 REFERRED METHODOLOGY TO ABAG STAFF AS STAFF WE BELIEVE THE HMC  
15 PROCESS WAS ROBUST ALL INTERESTS WERE REPRESENTED IN THE  
16 PROCESS, WE RESPECT THE DECISION MADE BY HMC AND WE DEFER THAT  
17 DECISION TO YOU TODAY. THE HMC HAD A ROBUST CONVERSATION ABOUT  
18 HOW AND WHETHER TO INCORPORATE PLANNED BAY AREA 2050, A PLAN  
19 THAT THIS COMMITTEE KNOWS WELL, AND IN THE END PLANNED BAY  
20 AREA 2050 WAS INCORPORATED AND THE COMMITTEE SUPPORTED THE USE  
21 OF THE 2050 HOUSEHOLDS TO FORM THE BASELINE OF THE ALLOCATION.  
22 THE HMC THEN HAD A ROBUST DISCUSSION ABOUT THE METHODOLOGY  
23 FACTORS. THE COMMITTEE ALLOWED ON A VET OF BASELINE CRITERIA  
24 TO UNDERSTAND HOW THE OPTIONS MEET THE OBJECTIVES OF RHNA AND  
25 FURTHER REGIONAL PLANNING GOALS WHAT WAS DEMONSTRATED IS THAT

**October 1, 2020**

1 THE OPTION BEFORE YOU TODAY PERFORMED EXTREMELY WELL IN  
2 ADVANCING THE STATUTORY OBJECTIVES OF RHNA AND IN THE END  
3 THAT'S CRUCIALLY IMPORTANT PART OF THIS DECISION. RESULTING  
4 OPTION 8A IN STAFF'S VIEW STRIKES A BALANCE BETWEEN THE FOCUS  
5 DEVELOPMENT PARTNER OF PLANNED BAY AREA 2050 AND REQUIREMENT  
6 FOR EQUITABLE DISTRIBUTION. FOR EXAMPLE, UNDER THIS  
7 RECOMMENDED DISTRIBUTION THE TOP 25 CITIES IN THE REGION  
8 ACCOUNT FOR OVER 72 PERCENT OF THE RHNA ALLOCATION. IN  
9 ADDITION, THE OPTION PERFORMS VERY WELL ON THE EQUITY RELATED  
10 METRICS DEVELOPED BY THE HMC, AND WE SEE IT AS AN OPTION THAT  
11 AFFIRMATIVELY FURTHERS FAIR HOUSING A STATUTORY OBJECTIVE OF  
12 THE RHNA PROCESS FURTHERMORE WE'RE MOVING FORWARD TOWARD THE  
13 TIME BLUEPRINT OF PLANNED BAY AREA 2050. THE RPC HEARD UPDATED  
14 STRATEGIES LAST MONTH AND THEY'RE NOW APPROVED BY BOTH M THIS.  
15 C AND ABAG COMMISSION. THIS IS IMPORTANT BECAUSE BETWEEN NOW  
16 AND DECEMBER THE DEVELOPMENT PATTERN FOR PLANNED BAY AREA 2050  
17 WILL UNDERGO SOME CHANGE BASED ON ADJUSTMENTS TO THE  
18 STRATEGIES THAT WERE APPROVED AS WELL AS ONGOING ADJUSTMENTS  
19 WE MAKE BETWEEN THE DRAFT AND THE FINAL TO ENSURE THAT THE  
20 FINAL BLUEPRINT IS THE BEST REPRESENTATION POSSIBLE OF THE  
21 STRATEGIES WITH THE BASELINE LAND USE OF THE REGION. RHNA IS A  
22 TOUGH PROCESS. THE NUMBER, WHICH IS 441,000, WE RECEIVED FROM  
23 THE STATE, IT'S MUCH BIGGER THAN LAST TIME WHEN IT WAS  
24 187,000. THERE IS SOME STICKER SHOCK TO THIS AND IT'S ALSO A  
25 ZERO SUM GAME ANY CHANGES RESULTING IN A JURISDICTION GETTING

**October 1, 2020**

1 LESS MEANS SOMEONE GETS MORE. WE KNOW IT WILL BE CHALLENGE BE  
2 FOR JURISDICTIONS TO UPDATE HOUSING ELEMENTS. WE SEE RHNA AS A  
3 CONTINUUM OF A RELATED PACKAGE OF EFFORTS TO ASSIST  
4 JURISDICTION IN MOVING FORWARD ON THEIR COMPLIANT HOUSING  
5 ELEMENTS. A COUPLE OF DAYS AGO WE SENT OUT A LETTER TO ALL  
6 JURISDICTIONS CITY MANAGERS AND PLANNING DIRECTORS INCLUDED,  
7 INFORMING THEM ABOUT THE UPCOMING EFFORT WITH THE SO-CALLED  
8 REAP GRANT PROGRAM. SO THIS IS A PACKAGE OF RESOURCES THAT  
9 WILL BE MADE AVAILABLE TO JURISDICTIONS TO ASSIST ON ALL THOSE  
10 NEXT STEPS WITH THE HOUSING ELEMENTS. WE AS STAFF HAVE MADE  
11 THIS REAP EFFORT A TOP PRIORITY AND THIS WILL BE SOMETHING  
12 THAT THE NEWLY FORMED HOUSING COMMITTEE WILL HEAR ABOUT LATER  
13 THIS MONTH. WITH THAT I'M GOING TO PASS IT ALONG TO MY  
14 COLLEAGUE GILLIAN ADAMS WHO WILL WALK THROUGH THE  
15 PRESENTATION. THANK YOU.

16

17 **GILLIAN ADAMS:** THANKS MATT. IF WE COULD PULL UP THE SLIDES  
18 PLEASE. I'M GILLIAN ADAMS AND I'LL BE PROVIDING AN UPDATE ON  
19 THE PROPOSED RHNA METHODOLOGY THAT HMC RECOMMENDED AT ITS  
20 FINAL MEETING IN SEPTEMBER. NEXT SLIDE PLEASE. AS I THINK YOU  
21 ALL KNOW RHNA IS THE STATE-MANDATED PROCESS TO IDENTIFY THE  
22 SHARE OF THE REGION'S HOUSING NEEDS THAT EACH LOCAL GOVERNMENT  
23 MUST PLAN FOR OVER AN EIGHT YEAR PERIOD ABAG IS RESPONSIBLE  
24 FOR DEVELOPING A FORMULA THAT MEETS THE HOUSE NEEDS  
25 DETERMINATION THAT THE BAY AREA MEETS FOR THE STATE AMONG



**October 1, 2020**

1 CITY, TOWNS AND COUNTY IN THE REGION. EACH LOCAL GOVERNMENT  
2 MUST UPDATE THE HOUSING ELEMENT OF ITS GENERAL PLAN AND  
3 PROVIDE ZONING TO SHOW HOW IT CAN ACCOMMODATE ITS RHNA  
4 ALLOCATIONS. AS MATT MENTIONED ABAG CONVENES THE HOUSING  
5 METHODOLOGY COMMITTEE TO ADVISE STAFF ON THE METHODOLOGY. THE  
6 COMMITTEE WAS MADE UP OF ELECTED OFFICIALS AND STAFF  
7 REPRESENTING JURISDICTIONS IN EVERY BAY AREA COUNTY AS WELL AS  
8 STAKEHOLDERS TO PROVIDE MULTIPLE PERSPECTIVES ON DEVELOPING A  
9 RHNA METHODOLOGY. THE HMC MET 12 TIMES FROM OCTOBER 2019 TO  
10 SEPTEMBER 2020. OVER THE PAST YEAH, THE HMC DISCUSSED HOW TO  
11 DEVELOP A METHODOLOGY THAT ADVANCES THE FIVE OBJECTIVES  
12 IDENTIFIED IN THE HOUSING ELEMENT LAW AND IS CONSISTENT WITH  
13 THE FORECASTED PATTERN OF PLANNED BAY AREA 2050 AS REQUIRED BY  
14 LAW. THROUGHOUT THE METHODOLOGY DEVELOPMENT PROCESS AND  
15 STAFF'S RECOMMENDATION AND HMC'S DECISIONS WERE GUIDED BY  
16 PERFORMANCE EVALUATION METRICS THAT ASSESSED HOW SUCCESSFULLY  
17 DIFFERENT METHODOLOGY OPTIONS ACHIEVED THE STATUTORY  
18 OBJECTIVES. BASED ON HOW HCD RESIDE EVALUATED OTHER REGIONS  
19 METHODOLOGIES. GUIDED BY PERFORMANCE EVALUATION METRICS THAT  
20 ACCESS HOW SUCCESSFULLY DIFFERENT METHODOLOGY OPTIONS ACHIEVE  
21 STATUTORY OBJECTIVES. THESE METRICS BASED PRIMARILY ON HOW HCD  
22 HAS EVALUATED OTHER REGION'S METHODOLOGIES MORE INFORMATION  
23 ABOUT THESE METRICS WILL BE PROVIDED LATER IN THE  
24 PRESENTATION. AT ITS FINAL MEETING ON SEPTEMBER 18TH HMC  
25 RECOMMENDED A PROPOSED METHODOLOGY FOR ALLOCATING THE BAY

**October 1, 2020**

1 AREA'S HOUSE NEEDS THROUGHOUT THE REGION IN AN EQUITABLE  
2 MANNER. NEXT SLIDE PLEASE. AFTER SEVERAL MONTHS ARE  
3 CONSIDERING FACTORS TO INCLUDE IN THE METHODOLOGY IN JUNE THE  
4 HMC CAME TO CONSENSUS AROUND RECOMMENDATIONS TO GUIDE  
5 SELECTION OF THE RHNA METHODOLOGY. AHEAD AT GUIDING PRINCIPLES  
6 INCLUDED THAT MORE HOUSING SHOULD GO TO JURISDICTIONS WITH  
7 MORE JOBS THAN HOUSING, AND TO COMMUNITIES EXHIBITING RACIAL  
8 AND ECONOMIC EXCLUSION. AT THE METHODOLOGY SHOULD FOCUS ON  
9 EQUITY AS REPRESENTED BY THE HIGH OPPORTUNITY AREAS AND THE  
10 RELATIONSHIP BETWEEN HOUSING AND JOBS. EQUITY FACTORS NEED TO  
11 BE PART OF THE TOTAL ALLOCATION, NOT JUST THE INCOME  
12 ALLOCATION. AT THE ALLOCATION SHOULD NOT BE LIMITED BASED ON  
13 PAST RHNA, AND HOUSING AND HIGH HAZARD AREAS AS A CONCERN BUT  
14 RHNA MAY NOT BE THE BEST TOOL TO DETERMINE. PROPOSALS  
15 METHODOLOGY BY HMC. NEXT SLIDE. SO THERE ARE THREE PRIMARY  
16 COMPONENTS OF THE RHNA METHODOLOGY. THE BASELINE ALLOCATION,  
17 THE INCOME ALLOCATION APPROACH, AND FACTORS AND WEIGHTS. FIRST  
18 STEP IN BUILDING A RHNA METHODOLOGY WAS SELECTING A BASELINE  
19 ALLOCATION. THE BASELINE IS USED TO ASSIGN EACH JURISDICTION A  
20 BEGINNING SHARE OF THE REGION'S HOUSING NEEDS. AT ITS AUGUST  
21 13TH MEETING THE HMC CAME TO CONSENSUS TO MOVE FORWARD WITH  
22 USING 2050 HOUSEHOLDS FROM THE PLANNED BAY AREA 2050 BLUEPRINT  
23 AS THE BASELINE ALLOCATION. WITH THIS APPROACH, A  
24 JURISDICTION'S INITIAL SHARE OF THE REGIONAL HOUSING NEEDS  
25 DETERMINATION IS BASED ON A SHARE OF THE REGION'S TOTAL

**October 1, 2020**

1 HOUSEHOLDS IN THE YEAR 2050. USING HOUSEHOLDS IN 2050 TAKES  
2 INTO CONSIDERATION THE NUMBER OF HOUSEHOLDS THAT ARE CURRENTLY  
3 LIVING A JURISDICTION AS WELL AS A NUMBER OF HOUSEHOLDS  
4 EXPECTED TO BE ADDED OVER THE NEXT SEVERAL DECADES. THE HMC  
5 HAS CONSIDERED USING HOUSEHOLD GROWTH FOR THE 2050 BLUEPRINT  
6 AND EXISTING HOUSEHOLDS AS POTENTIAL BASELINE ALLOCATIONS  
7 ALTHOUGH THERE WAS SIGNIFICANT INTEREST IN INCORPORATING THE  
8 BLUEPRINT INTO THE RHNA METHODOLOGY THERE WAS CONCERN AMONG  
9 HMC MEMBERS THAT THE HEAVY EMPHASIS ON GROWTH NOT SOUTH BAY  
10 WAS INCONSISTENT WITH THE REQUIREMENT FOR RHNA TO DISTRIBUTE  
11 UNITS EQUITABLY THROUGHOUT THE REGION. IN THE END, THE HMC  
12 PREFERRED USING HOUSEHOLD IN 2050 IN THE BASELINE ALLOCATION  
13 BECAUSE IT CAPTURES THE BENEFITS OF THE USING THE PLAN IN THE  
14 METHODOLOGY BY ALSO PROVIDING MIDDLE GROUND BETWEEN BASELINE  
15 ON CURRENT NUMBER OF HOUSEHOLDS AND THE BASELINE BASED SOLO  
16 FORECASTED HOUSING GROWTH FROM THE BLUEPRINT. THE SECOND STEP  
17 IN BUILDING THE RHNA METHODOLOGY WAS SELECTING AN APPROACH FOR  
18 ALLOCATING UNITS BY INCOME. HMC CAME TO CONSENSUS AROUND USING  
19 THE BOTTOM-UP APPROACH WHERE THE METHODOLOGY INCLUDES USING  
20 ONE SET OF FACTORS AND WEIGHTS FOR ALLOCATING VERY LOW AND LOW  
21 INCOME UNITS AND SECOND SET OF FACTORS AND WEIGHTS FOR ABOVE  
22 MODERATE AND ABOVE MODERATE. ALLOCATIONS FOR TWO FORMULAS ARE  
23 ADDED TOGETHER FOR THE JURISDICTION'S TOTAL ALLOCATION.  
24 BOTTOM-UP APPROACH REQUIRES CONTROL FOR PARTICULAR INCOME  
25 CATEGORIES TARGETED APPROACH MORE DIRECTLY SUPPORTS STATUTORY

**October 1, 2020**

1 HOUSING GOALS BY ENABLING LOWER INCOME UNITS TO BE DIRECTED  
2 SPECIFICALLY TOWARD AREAS OF OPPORTUNITY. BOTTOM-UP APPROACH  
3 CAN ALSO HELP ADDRESS CONCERNS ABOUT EXACERBATING DISPLACEMENT  
4 PRESSURE BY ALLOWING FOR LOWER ALLOCATIONS OF MARKET RATE  
5 UNITS TO JURISDICTIONS WITH A HIGHER PERCENTAGE OF LOWER  
6 INCOME HOUSEHOLDS. THE FINAL PART OF CONSTRUCTING THE RHNA  
7 METHODOLOGY IS SELECTING FACTORS THAT ADJUST A JURISDICTION'S  
8 BASELINE ALLOCATION UP OR DOWN. THE TABLE AT THE BOTTOM OF THE  
9 SLIDE SHOWS THE FACTORS AND WEIGHTS THE HMC SELECTED FOR THE  
10 PROPOSED RHNA METHODOLOGY. EACH FACTOR REPRESENTS DATA RELATED  
11 TO THE METHODOLOGIES POLICY PRIORITIES, ACCESS TO HIGH  
12 OPPORTUNITY AREAS, AND PROXIMITY TO JOBS. THE ACCESS TO HIGH  
13 OPPORTUNITY AREAS FACTOR IS BASED ON THE JURISDICTIONS WITH A  
14 HIGHER PERCENTAGE OF HOUSEHOLDS LIVING IN AREAS THAT HAVE BEEN  
15 DESIGNATED HIGH RESOURCE OR HIGHEST RESOURCE ON THE  
16 OPPORTUNITY MAP DEVELOPED BY THE STATE. THE STATE EVALUATED  
17 CENSUS TRACTS USING 21 DIFFERENT INDICATORS RELATED TO  
18 ECONOMIC, EDUCATIONAL AND HEALTH OUTCOMES. THE JOB PROXIMATE  
19 FACTORS IDENTIFY A NUMBER OF JOBS ACCESSED FROM JURISDICTION'S  
20 30 MINUTE AUTO COMMUTE OR 45 MINUTE TRANSIT COMMUTE FACTORS  
21 EFFECT ON JURISDICTION'S ALLOCATION SAYS DEPENDS HOW THE  
22 JURISDICTION SCORES ON THE FACTOR RELATIVE TO OTHER  
23 JURISDICTIONS WITHIN THE REGION. A JURISDICTION WITH ABOVE  
24 AVERAGE SCORE ON FACTOR WOULD GET UPWARDS ADJUSTMENT BELOW  
25 FACTOR WOULD GET DOWNWARD ADJUSTMENT RELATIVE TO BASELINE

**October 1, 2020**

1 ALLOCATION REPRESENTATIVE IN THE TABLE SHOW WEIGHTS SELECTED  
2 TO FACTORS FOR DIFFERENT INCOME GROUPS. WEIGHT ASSIGNED TO  
3 EACH FACTOR REPRESENTS THE FACTOR RELATIVE IMPORTANCE IN THE  
4 OVERALL ALLOCATIONS AS THE WEIGHT DETERMINES THE SHARE OF THE  
5 REGION'S HOUSING NEEDS THAT WILL BE ASSIGNED BY THAT  
6 PARTICULAR FACTOR. NEXT SLIDE PLEASE. AS MENTIONED EARLIER,  
7 THE PROPOSED RHNA METHODOLOGIES USES YEAR 2050 HOUSEHOLDS FROM  
8 THE PLANNED BAY AREA 2050 BLUEPRINT AS THE BASELINE  
9 ALLOCATION. THIS SLIDE REVIEWS SOME OF THE BENEFITS HMC  
10 DISCUSSED ABOUT USING PLANNED BAY AREA AS PART OF THE RHNA  
11 METHODOLOGY. INCORPORATING THE PLAN INTO THE RHNA METHODOLOGY  
12 WOULD HELP TO COMMUNICATE TO OUR LOCAL GOVERNMENT PARTNERS AND  
13 OTHER STAKEHOLDERS THAT WE'RE MOVING TOWARD A UNIFIED VISION  
14 FOR THE BAY AREA'S FUTURE. THE BLUEPRINT REFLECTS HMC  
15 PRIORITIES WITH EQUITABILITY AND SUSTAINABILITY OUTCOMES FOR  
16 LONG RANGE PLANS EFFORTS DEVELOPMENT IN HIGH RESOURCE AREAS,  
17 LOCATIONS CLOSE TO EXISTING JOB CENTERS, AND AREAS NEAR  
18 TRANSIT. THE GROWTH GEOGRAPHIES IN THE BLUEPRINT ALSO EXCLUDE  
19 AREAS WITH HIGH WILDFIRE RISK AND AREAS OUTSIDE URBAN GROWTH  
20 BOUNDARIES FROM ADDITIONAL GROWTH. IN ADDITION, THE  
21 INFRASTRUCTURE INVESTMENTS PROPOSED IN THE BLUEPRINTS WOULD  
22 PROTECT NEARLY ALL HOUSEHOLD AT RISK OF SEA LEVEL RISE. AS A  
23 RESULT HMC CONCLUDED THE BLUEPRINT WAS MORE DIRECTLY SUITED TO  
24 ADDRESS CONCERNS ABOUT NATURAL HAZARDS THAN RHNA METHODOLOGY  
25 FACTOR FOR THAT ISSUE. USING THE 2050 HOUSEHOLDS BASELINE

**October 1, 2020**

1 PAIRED WITH THE EQUITY FOCUS FACTORS THAT THE HMC HAS  
2 PRIORITIZED WILL ENABLE THE REGION TO ACCELERATE TOWARD  
3 EQUITABLE AND LESS SEGREGATED LAND USE PATTERNS WHILE BROAD  
4 RANGE FOR THE BLUEPRINT IN THE LONG-TERM. THEREFORE 2050  
5 HOUSEHOLD BASELINE RECOMMENDED BY HMC RESULT IN ALLOCATION  
6 FOCUSED ON GROWTH PATTERNS WHILE ALLOCATION FACTORS SELECTED  
7 BY HMC ADJUST THE BASELINE TO MEET THE FAIR HOUSING AND EQUITY  
8 GOALS MANDATED BY STATE LAW. I WANT TO NOTE ABAG EXECUTIVE  
9 BOARD AND MTC COMMISSION ADOPTED CHANGES TO THE STRATEGIES FOR  
10 THE PLANNED BAY AREA 2050 FINAL BLUEPRINT LAST MONTH AS THE  
11 BLUEPRINT IS USED FOR THE BASELINE ALLOCATION AS THE PROPOSED  
12 METHODOLOGY THE CHANGES IN THE BLUEPRINT COULD LEAD TO CHANGES  
13 IN THE ALLOCATIONS THAT RESULT FROM THE RHNA METHODOLOGY. NEXT  
14 SLIDE PLEASE. THIS GRAPHIC PROVIDES AN OVERVIEW OF THE  
15 PROPOSED METHODOLOGY RECOMMENDED BY THE HMC. AT THE TOP YOU  
16 CAN SEE THE REGIONAL HOUSING NEEDS DETERMINATION BY INCOME  
17 CATEGORY THAT THE STATE HCD IDENTIFIED FOR THE BAY AREA. IN  
18 STEP ONE YOU CAN SEE THAT THE VERY LOW AND LOW INCOME UNITS  
19 HAVE BEEN GROUPED TOGETHER AND THE MODERATE AND ABOVE MODERATE  
20 INCOME UNITS HAVE BEEN GROUPED TOGETHER AS WELL. STEP TWO  
21 SHOWS PROPOSED ALLOCATION FACTORS AND WEIGHTS RECOMMENDED BY  
22 HMC. THE PROPOSED RHNA METHODOLOGY USES ONE GROUP OF FACTORS  
23 AND WEIGHTS TO ALLOCATE VERY LOW AND LOW INCOME UNITS WHILE  
24 ANOTHER SET OF FACTORS AND WEIGHTS ALLOCATES MODERATE AND  
25 ABOVE MODERATE INCOME UNITS GRAPHIC SHOWS WEIGHT ASSIGNED TO

**October 1, 2020**

1 EACH FACTOR AND THE RESULTING NUMBER OF UNITS ALLOCATED BY  
2 EACH FACTOR. THE THREE FACTORS FOR ALLOCATING LOWER INCOME  
3 UNITS ARE 70 PERCENT ACCESS TO HIGH OPPORTUNITY AREAS  
4 ALLOCATING -- 15 PERCENT JOBS PROXIMITY AUTO, AND 15 PERCENT  
5 TO JOB PROXIMITY TRANSIT. TWO FACTORS TO ALLOCATE HIGHER  
6 INCOME UNITS ARE 40 PERCENT ACCESS TO HIGH OPPORTUNITY AREAS  
7 WHICH ALLOCATES 104,003,037 UNITS AND 15 PERCENT JOBS  
8 PROXIMITY AUTO WHICH ALLOCATES -- IN TOTAL THE ACCESS TO HIGH  
9 OPPORTUNITIES FACTOR ALLOCATES 52 PERCENT OF THE REGION'S  
10 RHNA. WHILE FACTORS RELATED TO JOB PROXIMITY ALLOCATE 40  
11 PERCENT TO THE UNITS -- EXCUSE ME -- 48 PERCENT TO THE UNITS.  
12 STEP THREE OF THE METHODOLOGY EACH JURISDICTION'S BASELINE  
13 ALLOCATION IS ADJUSTED BASED ON HOW IT SCORES ON DIFFERENT  
14 ALLOCATION FACTORS. IF A JURISDICTION HAS MORE ACCESS TO  
15 OPPORTUNITY, OR BETTER JOB PROXIMITY RELATIVE TO THE REGION  
16 ITS ALLOCATION IS ADJUSTED UPWARD OTHERWISE IT'S ALLOCATION IS  
17 ADJUSTED DOWNWARD. JURISDICTION RECEIVED FOR INCOME GROUPS ARE  
18 DETERMINED BY THE JURISDICTION'S TOTAL ALLOCATION. NEXT SLIDE  
19 PLEASE. AS NOTED EARLIER THE POTENTIAL ALLOCATION SEEING NONE  
20 THESE MATERIALS ARE JUST -- [INDISCERNIBLE] AT THIS POINT  
21 THERE ARE MANY MORE STEPS IN THE RHNA PROCESS BEFORE  
22 JURISDICTIONS WILL RECEIVE THE FINAL ALLOCATIONS THAT WILL  
23 NEED TO BE INCORPORATED INTO THE HOUSING ELEMENT UPDATES.  
24 LOOKING AT HOUSING APPEAR NOW BASED ON THE PROPOSED RHNA  
25 METHODOLOGY THE MAP ON THE LEFT ILLUSTRATES THE POTENTIAL

**October 1, 2020**

1 GROWTH RATE THAT EACH JURISDICTION WOULD EXPERIENCE AS A  
2 RESULT OF THE TOTAL ALLOCATION FROM THE PROPOSED METHODOLOGY.  
3 THIS GROWTH IS RELATIVE TO THE JURISDICTIONS NUMBER OF  
4 HOUSEHOLDS IN 2019 JURISDICTIONS WITH THE DARKEST BROWN  
5 EXPERIENCE THE HIGHEST GROWTH RATES WHILE THOSE IN LIGHT GRAY  
6 EXPERIENCE THE LOWEST GROWTH RATES IN GENERAL THE LOWEST  
7 GROWTH RATES ARE IN THE SOUTH BAY AND ALONG THE PENINSULA AND  
8 THOSE WITH THE LOWEST GROWTH RATES ARE IN SONOMA A NAPA AND  
9 SOLANO COUNTIES AND NORTHERN AND EASTERN ENDS OF CONTRA COSTA  
10 COUNTY. IT'S IMPORTANT TO NOTE THAT THE REGION AS A WHOLE WILL  
11 GROW BY 16 AS A RESULT OF THE REGIONAL HOUSING NEEDS FOR THE  
12 CYCLE. ANY JURISDICTION THAT RECEIVES LESS THAN 16 PERCENT  
13 GROWTH RATE IS ASKED TO TAKE ON LESS HOUSING THAN THE REGIONAL  
14 AVERAGE. THE FACT THAT YOU SEE A LOT OF JURISDICTIONS  
15 HIGHLIGHTED HERE SPEAKS TO THE OVERALL HIGHER HOUSING NEEDS  
16 NUMBER THAT THE BAY AREA MUST PLAN FOR AND STATUTORY  
17 REQUIREMENT RHNA THAT ALL COMMUNITIES DO THEIR FAIR SHARE  
18 TOWARD MEETING THE REGION'S HOUSING NEEDS. THE MAP ON THE  
19 RIGHT SHOWS THE POTENTIAL TOTAL ALLOCATION OF RHNA UNITS TO  
20 BAY AREA JURISDICTIONS FOR THE 2023 TO 2031 RHNA CYCLE AS A  
21 RESULT OF THE PROPOSED METHODOLOGY. THE JURISDICTIONS WITH THE  
22 DARKEST PURPLE RECEIVE THE LARGEST TOTAL ALLOCATIONS LIGHT  
23 GRAY RECEIVE SMALLER ALLOCATIONS OF RHNA UNITS. AS YOU CAN SEE  
24 ON THE MAP, THE DISTRIBUTION OF RHNA IS FAIRLY CONCENTRATED  
25 WITH THE THREE LARGEST CITIES RECEIVING BY FAR THE LARGEST



**October 1, 2020**

1 ALLOCATIONS ACCOUNTING FOR MORE THAN 1/3 OF ALL RHNA UNITS. AS  
2 MATT NOTED EARLIER THE 25 JURISDICTIONS WITH THE HIGHEST RHNA  
3 ALLOCATIONS FROM THE PROPOSED METHODOLOGY WOULD ACCOUNT FOR 72  
4 PERCENT OF ALL RHNA UNITS. OUTSIDE OF THE THREE LARGEST  
5 CITIES, THE LARGEST RHNA ALLOCATIONS ARE MOSTLY FOUND IN  
6 SILICON VALLEY WHERE THERE IS BOTH PROXIMITY TO MAJOR  
7 EMPLOYMENT CENTERS AND HIGH ACCESS TO OPPORTUNITY. NEXT SLIDE  
8 PLEASE. THIS TABLE SHOWS HOW RHNA UNITS ARE DISTRIBUTED BY  
9 COUNTY THE NUMBERS IN THE FIRST COLUMN REPRESENT THE SUM OF  
10 ALLOCATIONS FOR ALL OF THE JURISDICTIONS IN EACH COUNTY. YOU  
11 CAN ALSO SEE EACH COUNTY'S SHARE OF RHNA UNITS BASED ON THE  
12 PROPOSED METHODOLOGY. AND HOW THIS SHARE COMPARES TO THE LAST  
13 RHNA CYCLE, AND TO THE SHARE OF EXISTING HOUSEHOLDS IN EACH  
14 COUNTY. SAN FRANCISCO AND THE JURISDICTION IN MARIN, SAN  
15 MATEO, AND SANTA CLARA COUNTIES WOULD RECEIVE A LARGER SHARE  
16 OF THE REGION'S HOUSING NEEDS THAN THEY DID IN THE 2015 TO  
17 2023 RHNA CYCLE. JURISDICTIONS IN ALAMEDA, CONTRA COSTA, AND  
18 SOLANO COUNTIES RECEIVE A SMALLER SHARE OF THE REGION'S RHNA  
19 FROM THE PROPOSED METHODOLOGY THAN THEY DID FROM THE CYCLE  
20 FIVE METHODOLOGY. THE SHARE OF THE ALLOCATION TO JURISDICTIONS  
21 IN SONOMA AND NAPA COUNTIES REMAINS UNCHANGED. WHEN COMPARING  
22 THE SHARE OF RHNA UNITS FROM THE PROPOSED METHODOLOGY TO THE  
23 COUNTY'S SHARE OF EXISTING HOUSEHOLDS ONLY SAN FRANCISCO AND  
24 JURISDICTIONS IN SAN MATEO AND SANTA CLARA COUNTIES RECEIVE A  
25 LARGER SHARE OF THE REGION'S RHNA COMPARED TO THEIR CURRENT

**October 1, 2020**

1 SHARE OF THE REGION'S HOUSEHOLDS. NEXT SLIDE PLEASE. THIS  
2 SLIDE SUMMARIZES SOME OF THE KEY TOPICS DISCUSSED BY HMC AT  
3 ITS FINAL MEETING PRIOR TO ITS VOTE ON THE RECOMMENDATION FOR  
4 THE PROPOSED RHNA METHODOLOGY. THE HMC DECIDED NOT TO MOVE  
5 FORWARD WITH THE POTENTIAL EQUITY ADJUSTMENT PROPOSED BY  
6 SEVERAL HMC MEMBERS. THIS PROPOSAL WOULD HAVE IMPOSED A FLOOR  
7 FOR THE NUMBER OF VERY LOW AND LOW INCOME UNITS ASSIGNED TO 49  
8 JURISDICTIONS THAT IT WERE IDENTIFIED AS EXHIBITING ABOVE  
9 AVERAGE RACIAL AND ECONOMIC EXCLUSION. THE HMC CONCLUDED THE  
10 PROPOSAL ADDED TO THE COMPLEXITY OF THE PROPOSED RHNA  
11 METHODOLOGY WITH ONLY MINIMAL IMPACT ON THE RESULTING  
12 ALLOCATIONS. THE HMC REVISITED THE QUESTION OF USING A  
13 JURISDICTION'S EXISTING SHARE OF HOUSEHOLD IN 2019 AS THE  
14 BASELINE ALLOCATION INSTEAD OF 2050 HOUSEHOLDS FROM THE  
15 BLUEPRINT. HOWEVER, THERE WAS BROAD AGREEMENT THAT  
16 INCORPORATING THE BLUEPRINT INTO THE RHNA METHODOLOGY WAS  
17 IMPORTANT TO ENSURE THE RHNA ALLOCATION ADVANCED BOTH THE  
18 EQUITY AND SUSTAINABILITY OUTCOMES IDENTIFIED IN PLANNED BAY  
19 AREA 2050. PARTICULARLY THOSE RELATED TO GREENHOUSE GAS  
20 EMISSIONS REDUCTION. SEVERAL HMC MEMBERS ALSO REITERATED THE  
21 FACT THAT USING 2050 HOUSEHOLDS REPRESENTS A COMPROMISE  
22 BETWEEN USING 2019 HOUSEHOLDS AS THE BASELINE AND USING THE  
23 FORECASTED GROWTH FROM THE BLUEPRINT AS THE BASELINE.  
24 INCLUDING THE BLUEPRINT IN THE RHNA METHODOLOGY ALSO ADDRESSES  
25 CONCERNS ABOUT NATURAL HAZARDS. WHILE THERE UNDERSTANDABLY

**October 1, 2020**

1 CONCERN FROM COMMITTEE MEMBERS ABOUT ENSURING THE BAY AREA  
2 GROWS WITH MINIMUM RISKS TO NATURAL HAZARDS. THE BLUEPRINT IS  
3 USED AS THE BASELINE ALLOCATION IN THE METHODOLOGY. BLUEPRINT  
4 IS NOT FOCUSED GROWTH IN AREAS WITH HIGH WILDFIRE RISK. LOCAL  
5 GOVERNMENTS CAN ALSO CONSIDER THE MOST APPROPRIATE PLACES FOR  
6 PLANNING IN HOUSING IN AREAS WITH LESS RISK OF WILDFIRE  
7 HAZARDS WHEN THEY UPDATE THE HOUSING ELEMENT OF THEIR GENERAL  
8 PLAN. SEVERAL HMC MEMBERS EXPRESSED CONCERNS REMAINING OPTIONS  
9 FOR DISCUSSION DID NOT GIVE ENOUGH WEIGHT TO JOB FACTORS AND  
10 THUS WERE NOT SUFFICIENTLY ALIGNED WITH PLANNED BAY AREA 2050  
11 THIS LEAD TO A QUEST TO REVISIT AN EARLIER OPTION THAT REDUCED  
12 THE INFLUENCE TO ACCESS TO HIGH OPPORTUNITY AREAS FACTOR AND  
13 INSTEAD FOCUSED PRIMARILY ON JOBS RELATED FACTORS ON  
14 ESPECIALLY JOBS PROXIMITY. OTHER HMC MEMBERS POINTED OUT THE  
15 FORECASTED DEVELOPMENT PATTERN IN THE PLANNED BAY AREA 2050  
16 BLUEPRINT ALREADY FOCUSES ON JOB GROWTH. AND TO ENSURE EVERY  
17 BAY AREA RECEIVE ITS FAIR SHARE OF HOUSING NEEDS SHOULD BE THE  
18 PRIMARY GOAL OF THE METHODOLOGY. -- ENCOURAGING MORE HOUSING  
19 IN THESE AREAS EVEN IF THEY'RE NOT NEAR TRANSIT COULD HELP  
20 ENABLE SHORTER COMMUTES AND ENABLE LESS GREENHOUSE GAS  
21 EMISSIONS. HMC PROPOSES MOVING FORWARD WITH THE METHODOLOGY AS  
22 A COMPROMISED OPTION THAT RETAINS EMPHASIS ON ALLOCATING UNITS  
23 TO HIGH RESOURCE AREAS ALSO FOCUSING UNITS TO JURISDICTIONS  
24 WHERE REGION ACCESS TO JOBS ARE REACHABLE BY 40 MINUTE TRANSIT  
25 COMMUTE. THE METHODOLOGY ALLOCATED 48 PERCENT OF ALL UNITS

**October 1, 2020**

1    BASED ON FACTORS RELATED TO JOBS PROXIMITY 25 JURISDICTIONS  
2    WITH THE LARGEST ALLOCATIONS RECEIVED 72 PERCENT OF ALL RHNA  
3    UNITS SUGGESTING THE PROPOSED METHODOLOGY DOES NOT RESULT IN A  
4    DISBURSED GROWTH PATTERN. LASTLY I WANT TO ACKNOWLEDGE THAT  
5    SOME HMC MEMBERS CONSISTENTLY RAISED CONCERNS ABOUT THE HIGH  
6    RATES OF GROWTH THAT SOME UNINCORPORATED AREAS WOULD  
7    EXPERIENCE FROM PROPOSED RHNA ALLOCATIONS. THESE ALLOCATIONS  
8    ARE DRIVEN IN PART BY THE NUMBER OF EXISTING HOUSEHOLDS IN  
9    UNINCORPORATED COUNTY AREAS. SINCE THE NUMBER OF EXISTING  
10    HOUSEHOLDS IS CAPTURED IN THE 2050 HOUSEHOLDS BASELINE.  
11    HOWEVER PLANNED BAY AREA 2050 FOCUSES ALL FUTURE GROWTH WITHIN  
12    EXISTING URBAN GROWTH BOUNDARIES THE PLAN LEADS TO MOST GROWTH  
13    OCCURRING IN CITIES WITH A SMALL SHARE OF GROWTH IN  
14    UNINCORPORATED AREAS IS FORECASTED IN SPHERES OF INFLUENCE  
15    AREAS WHICH ARE CURRENTLY UNINCORPORATED COUNTY LANDS BUT HAVE  
16    POTENTIAL TO BE ANNEXED IN THE FUTURE. MTC AND ABAG STAFF HAVE  
17    ENGAGE THE WITH LOCAL REGIONS TO PROPOSE THAT GROWTH ASSIGNED  
18    TO THE SPHERE OF INFLUENCE IN THE PLAN BE ASSIGNED TO THE  
19    RESPECTIVE CITIES ALLOCATION RATHER THAN THE UNINCORPORATED  
20    COUNTIES. ABAG MTC STAFF IS WAITING TO HEAR CONFIRMATION FROM  
21    AFFECTED JURISDICTIONS ABOUT THE PROPOSED CHANGE TO HAVE SOME  
22    OF THE RHNA UNITS ALLOCATED TO UNINCORPORATED AREAS REASSIGNED  
23    TO THE CITY. MTC ABAG STAFF IS COORDINATING WITH HCD TO ENSURE  
24    CHANGE IN HOW RESPONSIBILITY FOR RHNA UNITS IS SHARED AMONG  
25    THE UNINCORPORATED COUNTIES WOULD STILL FURTHER THE RHNA

**October 1, 2020**

1 OBJECTIVES. IT'S IMPORTANT TO NOTE LAW ALLOWS A COUNTY TO  
2 TRANSFER A PORTION OF ALLOCATION TO A CITY IF LAND IS ANNEX  
3 SAID AFTER RECEIVING RHNA ALLOCATION. NEXT SLIDE PLEASE. AS  
4 NOTED PREVIOUSLY HOUSING ELEMENT LAW REQUIRES THE RHNA  
5 METHODOLOGY TO BE CONSISTENT WITH THE FORECASTED DEVELOPMENT  
6 PATTERN WITH PLANNED BAY AREA 2050. THE APPROACH THE STAFF HAS  
7 IDENTIFIED FOR DETERMINING CONSISTENCY BETWEEN RHNA AND THE  
8 MAN IS BASED ON COMPARISON OF THE EIGHT YEAR HOUSING GROWTH  
9 AND THE 30 YEAR PLANNED BAY AREA HOUSING GROWTH. PLANNED BAY  
10 AREA 2050 GROWTH PROJECTIONS ARE IDENTIFIED AT THE COUNTY AND  
11 SUBCOUNTY LEVELS SINCE THEIR RHNA ALLOCATIONS ARE AT A  
12 JURISDICTION AT LEVEL THEY HAVE BEEN SUMMED TO ENABLE  
13 COMPARISON TO THE PLAN'S GROWTH ENABLED PROJECTIONS. IF THE  
14 GROWTH DOES NOT EXCEED THE PLAN'S 30 YEAR GROWTH AT THE COUNTY  
15 SUBCOUNTY LEVEL THEN RHNA AND THE PLAN WILL BE FOUND TO BE  
16 CONSISTENT. STAFF EVALUATED THE PROPOSED METHODOLOGY USING  
17 THIS APPROACH AND IT'S DETERMINED THERE ARE NO CONSISTENCY  
18 ISSUES. NEXT SLIDE PLEASE. HOUSING ELEMENT LAWLESS REQUIRES  
19 RHNA MEET FIVE STATUTORY OBJECTIVES AND STAFF USED THE  
20 PERFORMANCE EVALUATION METRICS TO ASSESS HOW THE METHODOLOGY  
21 MEETS THE REQUIRED OBJECTIVES. IN THE EVALUATION METRICS EACH  
22 STAFF OBJECTIVE HAS BEEN FRAMED A QUESTION THAT REFLECTS THE  
23 LANGUAGE HOUSING ELEMENT LAW USES TO DEFINE. THE ALLOCATION TO  
24 THE TOP JURISDICTIONS IN THE REGION TO A PARTICULAR  
25 CHARACTERISTIC SUCH AS JURISDICTIONS WITH THE MOST EXPENSIVE

**October 1, 2020**

1 HOUSING COST AND ALLOCATIONS TO REST OF THE JURISDICTION IN  
2 THE REGION. THE GRAPH PROVIDES EVALUATION RESULTS FOR FIVE  
3 OBJECTIVES. METRICS FOR OBJECTIVE ONE ARE ABOUT INCREASING  
4 HOUSING SUPPLY AND THE MIX OF HOUSING TYPES IN AN EQUITABLE  
5 MANNER. THE QUESTIONS FOCUS ON THE JURISDICTIONS WITH THE MOST  
6 EXPENSIVE HOUSING COSTS. THE CHART ON THE LEFT FOR METRIC 1A  
7 ONE SHOWS THE PERCENT OF RHNA AS LOWER INCOME UNITS THAT THESE  
8 JURISDICTIONS RECEIVE COMPARED TO THE PERCENT THAT THE REST OF  
9 THE JURISDICTIONS IN THE REGION RECEIVE. THE CHART ON THE  
10 RIGHT SHOWS WHETHER OR NOT JURISDICTIONS RECEIVE AN ALLOCATION  
11 OF RHNA UNITS THAT IS AT LEAST PROPORTIONAL TO THEIR SHARE OF  
12 EXISTING HOUSEHOLDS. THE RESULTS SUGGEST THAT THE PROPOSED  
13 METHODOLOGY FURTHERS OBJECTIVE ONE. THE METHODOLOGY ASSIGNS  
14 THE HIGHER PERCENTAGE OF LOWER INCOME UNITS TO THE  
15 JURISDICTIONS WITH MOST EXPENSIVE HOUSING COSTS AND ASSIGNS A  
16 SHARE OF THE HOUSING NEEDS THAT IS GREATER THAN THESE  
17 JURISDICTION'S SHARE OF EXISTING HOUSEHOLDS. NEXT SLIDE  
18 PLEASE. OBJECTIVE TWO, FOCUSES ON PROMOTING INFILL  
19 DEVELOPMENT, EFFICIENT DEVELOPMENT PATTERNS AND GREENHOUSE  
20 EMISSIONS REDUCTIONS. THERE ARE THREE METRICS FOR THIS  
21 OBJECTIVE, AND THEY ALL MEASURE THE AVERAGE GROWTH RATE THAT  
22 JURISDICTIONS RECEIVE FROM THE METHODOLOGY. TO ADDRESS THE  
23 ISSUES HIGHLIGHTED IN OBJECTIVE TWO, THE THREE METRICS LOOK AT  
24 WHETHER RHNA UNITS ARE ALLOCATED TO THE JURISDICTIONS WITH THE  
25 MOST JOBS, THE MOST ACCESS TO TRANSIT, AND THE LOWEST VEHICLE

**October 1, 2020**

1 MILES TRAVELED. ON THE LEFT METRIC TWO A LOOKS AT  
2 JURISDICTIONS WITH THE LARGEST SHARE OF THE REGION'S JOBS. IN  
3 THE MIDDLE, METRIC 2B LOOKS AT THE JURISDICTIONS WITH THE MOST  
4 LAND IN TRANSIT PRIORITY AREAS. AND ON THE RIGHT, METRIC 2C  
5 LOOKS AT JURISDICTIONS WITH THE LOWEST VEHICLE MILES TRAVELED  
6 PER RESIDENT. THE RESULTS FOR THESE METRICS SUGGESTS THAT THE  
7 PROPOSED METHODOLOGY -- WHICH IS THE OBJECTIVE MOST CLOSELY  
8 ALIGNED WITH PLANNED BAY AREA 2050. ACROSS ALL METRICS THE  
9 GROUP CAP OF 25 JURISDICTIONS CONSISTENTLY EXPERIENCE  
10 SIGNIFICANTLY HIGHER GROWTH RATES THAN THE REST OF THE  
11 JURISDICTIONS IN THE REGION. NEXT SLIDE PLEASE. OBJECTIVE  
12 THREE IS ABOUT PROMOTING A BETTER RELATIONSHIP BETWEEN JOBS  
13 AND HOUSING. PARTICULARLY AN IMPROVED JOBS/HOUSING FIT. THE  
14 CONCEPT OF JOBS/HOUSING FIT IS BASED ON THE RATIO BETWEEN LOW  
15 WAGE JOBS AND HOUSING UNITS AFFORDABLE TO LOW-WAGE WORKERS.  
16 THE METRICS FOR OBJECTIVE THREE FOCUS ON THE JURISDICTIONS  
17 WITH THE MOST UNBALANCED JOBS/HOUSING FIT SO THE PLACES WHERE  
18 THERE ARE THE MOST LOW WAGE JOBS PER HOUSING UNIT FOR LOW-WAGE  
19 WORKER. LOWER INCOME UNITS THESE JURISDICTIONS RECEIVE  
20 COMPARED TO THE PERCENT THAT THE REST OF THE JURISDICTIONS  
21 RECEIVE. THE CHART ON THE RIGHT FOR METRIC 3A TWO SHOWS  
22 WHETHER OR NOT THESE JURISDICTIONS RECEIVE AN ALLOCATION OF  
23 RHNA UNITS THAT IS PROPORTIONAL TO THEIR SHARE OF EXISTING  
24 HOUSEHOLDS. THE RESULTS INDICATE THAT THE PROPOSED METHODOLOGY  
25 FURTHERS OBJECTIVE THREE, AS THE 25 JURISDICTIONS WITH THE

**October 1, 2020**

1 MOST IMBALANCED JOBS/HOUSING FIT RECEIVE A HIGHER SHARE OF  
2 THEIR RHNA AS LOWER INCOME UNITS COMPARED TO OTHER  
3 JURISDICTIONS. FURTHERMORE, THE ALLOCATION ASSIGNS THESE  
4 JURISDICTIONS A SHARE OF THE REGIONAL HOUSING NEEDS THAT IS  
5 MORE THAN 20 PERCENT GREATER THAN THEIR SHARE OF EXISTING  
6 HOUSEHOLDS. NEXT SLIDE PLEASE. OBJECTIVE FOUR IS ABOUT  
7 ALLOCATING A LOWER SHARE OF RHNA UNIT IN AN INCOME CATEGORY  
8 WHEN A JURISDICTION ALREADY HAS A DISPROPORTIONATELY HIGH  
9 SHARE OF HOUSEHOLD IN THAT INCOME CATEGORY. THE METRIC FOR  
10 OBJECTIVE FOUR MEASURES WHETHER JURISDICTIONS WITH THE LARGEST  
11 PERCENTAGE OF HIGH INCOME RESIDENTS RECEIVE A LARGER SHARE OF  
12 THEIR RHNA AS LOWER INCOME UNITS COMPARED TO THE JURISDICTIONS  
13 WITH THE LARGEST PERCENTAGE OF LOW INCOME UNITS. THE METRIC  
14 RESULTS FURTHER INDICATE THE METHODOLOGY MOVES OBJECTIVE FOUR  
15 AT HIGH INCOME RESIDENTS RECEIVE A SHARE OF THE LOWER INCOME  
16 UNITS WITH A DISPROPORTIONATELY LOW INCOME UNITS. NEXT SLIDE  
17 PLEASE. OBJECTIVE FIVE IS ABOUT AFFIRMATIVELY FURTHERING  
18 AFFAIR HOUSING. THERE ARE FOUR METRICS FOR THIS OBJECTIVE THAT  
19 FOCUS ON THE ALLOCATIONS TO THE JURISDICTIONS WITH THE MOST  
20 ACCESS TO RESOURCES THOSE EXHIBITING MOST RACIAL AND ECONOMIC  
21 EXCLUSION AND THOSE EXPERIENCING DISPROPORTIONATE SHARE OF  
22 HOUSEHOLDS THIS INCLUDES AN ADDITIONAL METRIC BASED ON EQUITY  
23 ADJUSTMENT PROPOSED BY SEVERAL HMC MEMBERS. FIRST SET OF  
24 METRICS RELATED TO OBJECTIVE FIVE FOCUS ON JURISDICTIONS WITH  
25 THE LARGEST PERCENTAGE OF HOUSEHOLDS LIVING IN HIGH



**October 1, 2020**

1 OPPORTUNITY AREAS. THE CHART ON THE LEFT FOR METRIC FIVE A ONE  
2 SHOWS THE PERCENT OF RHNA AS LOWER INCOME UNITS THAT THESE  
3 JURISDICTIONS RECEIVE COMPARED TO THE PERCENT THE REST OF THE  
4 JURISDICTIONS RECEIVE. CHART ON THE RIGHT METRIC 5A TWO SHOWS  
5 WHETHER OR NOT JURISDICTIONS RECEIVE AN ALLOCATION OF RHNA  
6 UNITS THAT'S PROPORTIONAL TO SHARE OF RHNA HOUSEHOLDS.  
7 PERFORMANCE IS STRONG ON THESE METRICS AS OPPORTUNITY RECEIVES  
8 SIGNIFICANT SHARE OF LOW INCOME UNITS. THE METHODOLOGY RESULT  
9 IN THE MOST ACCESS TO RESOURCES RECEIVING ALLOCATIONS THAT ARE  
10 NEARLY 50 PERCENT LARGER THAN THEIR SHARE OF HOUSEHOLDS. NEXT  
11 SLIDE PLEASE. ON THE LEFT METRIC 5B FOCUSES ON JURISDICTIONS  
12 THAT EXHIBIT RACIAL AND ECONOMIC EXCLUSION WHICH IS DEFINED AS  
13 JURISDICTIONS THAT HAVE BOTH ABOVE AVERAGE DIVERGENCE INDEX  
14 SCORES AND ABOVE AVERAGE PERCENTAGES OF HOUSEHOLDS ABOVE 120  
15 PERCENT OF THE MEDIAN AREA INCOME. STAFF HAS USED THE  
16 DIVERGENCE INDEX THROUGHOUT THE RHNA METHODOLOGY FOR  
17 JURISDICTION DETERMINATION. THE MORE A DEMOGRAPHICS DIVERGE  
18 FROM THE REGIONAL DISTRIBUTION THE HIGHER THE DIVERGENCE INDEX  
19 SCORE A HIGH SCORE DOESN'T INDICATE THAT A REGION IS RACIALLY  
20 HOMOGENOUS ONLY DIFFERS FROM THE DEMOGRAPHICS. -- METRIC 5B  
21 DETERMINES JURISDICTIONS THAT RECEIVE A SHARE PROPORTION AT TO  
22 HOUSEHOLDS. THE METHODOLOGY PERFORMS WELL ON THIS METRIC WITH  
23 THOSE EXPERIENCING RACIAL AND ECONOMIC EXCLUSION RECEIVING  
24 TOTAL ALLOCATIONS THAT ARE GREATER THAN THE SHARE OF THE  
25 REGION'S HOUSEHOLDS ON THE RIGHT METRIC 5C FOCUSES ON

**October 1, 2020**

1 JURISDICTIONS WITH THE LARGEST PERCENTAGE OF HIGH INCOME  
2 RESIDENTS AND MEASURES WHETHER THESE JURISDICTIONS RECEIVE A  
3 SHARE OF TOTAL HOUSING NEEDS THAT IS AT LEAST PROPORTIONAL TO  
4 THE SHARE OF HOUSEHOLDS. THE PROPOSED METHODOLOGY PERFORMS  
5 WELL ON METRIC 5C WITH THE MOST DISPROPORTIONATELY HIGH INCOME  
6 JURISDICTIONS RECEIVING A SHARE OF THE REGION'S HOUSING NEEDS  
7 THAT IS 26 PERCENT LARGER THAN THEIR SHARE OF HOUSEHOLDS. NEXT  
8 SLIDE PLEASE. THE METRICS ON THIS SLIDE REPRESENT A PROPOSAL  
9 FROM HMC MEMBERS DISCUSSED AT THE SEPTEMBER 4TH MEETING. THESE  
10 METRICS FOCUS ON THE 49 JURISDICTIONS IDENTIFIED USING HMC  
11 PROPOSED COMPOSITE SCORE MEASURING RACIAL AND ECONOMIC  
12 EXCLUSION ABOVE THE AVERAGE. METRIC 5B FOCUSES ON  
13 JURISDICTIONS EXPERIENCES RACIAL AND ECONOMIC EXCLUSION TOTAL  
14 SHARE OF UNITS MEASURES WHETHER JURISDICTIONS EXPERIENCING  
15 EXCLUDE DEMOGRAPHICS TAKE ON A FAIR SHARE OF LOW INCOME UNITS  
16 CHART ON THE LEFT FOR METRIC 5B ONE SHOWS ABOVE AVERAGE RACIAL  
17 ECONOMIC EXCLUSION RECEIVING A SHARE OF UNITS PROPORTIONAL TO  
18 SHARE OF HOUSEHOLDS. PROPOSED METHODOLOGY PERFORMS WELL IN  
19 THIS METRIC AND ASSIGNS THESE JURISDICTIONS A SHARE OF LOW  
20 INCOME UNITS THAT IS NEARLY 20 PERCENT GREATER THAN THE SHARE  
21 OF HOUSEHOLDS. CHART ON THE RIGHT METRIC 5D TWO SHOWS WHETHER  
22 OR NOT EACH JURISDICTION AMONG THE 49 RECEIVES AN ALLOCATION  
23 OF RHNA UNITS THAT IS PROPORTIONAL TO ITS SHARE OF EXISTING  
24 HOUSEHOLDS. THE METHODOLOGY ALSO PERFORMANCES WELL ON THIS  
25 METRIC: WITH 65 PERCENT OF THE 49 JURISDICTIONS RECEIVING

**October 1, 2020**

1 LOWER INCOMING ALLOCATIONS THAT ARE AT LEAST PROPORTIONAL TO  
2 THE JURISDICTION'S SHARE OF EXISTING HOUSEHOLDS. NEXT SLIDE  
3 PLEASE. NOW THAT HMC HAS CONCLUDED ITS WORK AND PROPOSE THE  
4 METHODOLOGY THEY WILL CONTINUE TO MOVE FORWARD IN THE  
5 METHODOLOGY PROCESS AS MATT NOTED EARLIER THIS IS AN EARLY  
6 STEP IN THE PROCESS WE'RE NOT AT THE END YET. THE COMMITTEE IS  
7 CONSIDERING HMC'S RECOMMENDATION OF THE PROSE PROPOSED  
8 METHODOLOGY. CONSIDERING RELEASE OF THE PROPOSED METHODOLOGY  
9 FOR PUBLIC COMMENT AT ITS MEETING ON OCTOBER 15TH IN EARLY  
10 DECEMBER THE PLANNED BAY AREA 2050 FINAL BLUEPRINT DATA FOR  
11 THE 2050 HOUSEHOLD BASELINE IS ANTICIPATED TO BECOME  
12 AVAILABLE. THE RPC AND EXECUTIVE BOARD WILL WEIGH IN ON  
13 FEEDBACK TO UPDATE THE FINAL BLUEPRINT DATA APPROVAL AND  
14 SUBMITTAL OF THE RHNA DRAFT METHODOLOGY TO HCD IS EXPECTED BY  
15 THE END OF 2020. AND WITH THAT I WOULD BE HAPPY TO TAKE ANY  
16 QUESTIONS.

17

18 **KAREN MITCHOFF, CHAIR:** AS HANDS ARE RAISED UP THEY MAY NEED TO  
19 REFER TO YOUR SLIDES GILLIAN. SO PERHAPS YOU SHOULD PUT THEM  
20 UP AND SHARE THE SCREEN, AND THEN I WILL HAVE MY OTHER LITTLE  
21 THING THAT I CAN SEE HANDS RAISED. MAYBE NOT. LET'S SEE, MATT  
22 REGAN, YOU HAVE YOUR HAND UP. GO AHEAD PLEASE.

23

24 **MATT REGAN:** THANKS MADAM CHAIR. STATEMENT TO THE QUESTION. I  
25 WAS A MEMBER OF THE RHNA METHODOLOGY COMMITTEE AND I HAVE TO

**October 1, 2020**

1 SAY I HAVE NEVER PARTICIPATED IN A PUBLIC COMMITTEE THAT WAS  
2 AS WELL BRIEFED AND WELL INFORMED THAT RECEIVED SUCH AN  
3 ILLUMINES AMOUNT OF DATA SO TO GILLIAN, AND MATT AND THE TEAM,  
4 I CAN'T GIVE YOU HIGH ENOUGH PRAISE. I WAS SKEPTICAL GOING IN  
5 THAT SUCH A DIVERSE GROUP OF STAKEHOLDERS COULD COME TO  
6 AGREEMENT AND THEY DID. THAT LEADS TO MY QUESTION SEVERAL OF  
7 US ON THAT COMMITTEE ARE MEMBERS OF THIS COMMITTEE. ARE WE  
8 ALLOWED TO VOTE ON THIS ITEM? ARE WE RECUSED.

9

10 **KAREN MITCHOFF, CHAIR:** YOU ARE ALLOWED TO VOTE ON THIS YES. A  
11 LOT OF YOU ARE ON THE RPC OR HMC AND I DON'T THINK WE WOULD  
12 HAVE A QUORUM IF WE DIDN'T ALLOW THAT. THE NEXT HAND RAISED I  
13 SEE IS SONJA TRAUSS. GO AHEAD SONJA.

14

15 **SONJA TRAUSS:** I HAD A QUICK QUESTION. THEY MENTIONED IT IN THE  
16 PRESENTATION BUT I ASSUME THIS IS GOING TO COME UP LATER. YOU  
17 CAN TALK, AGAIN, ABOUT HOW WILDFIRE RISK IS ACCOUNTED FOR IN  
18 THIS PLAN?

19

20 **GILLIAN ADAMS:** SO THE WAY THAT IT'S INCORPORATED INTO THE RHNA  
21 METHODOLOGY IS BY USING THE BLUEPRINT AS THE BASELINE  
22 ALLOCATION, SO THE WAY IT'S HANDLED IN THE BLUEPRINT IS THAT  
23 THE AREAS OF HIGH FIRE RISK ARE NOT ALLOCATED ADDITIONAL  
24 GROWTH IN THE PLAN.

25

**October 1, 2020**

1 **SONJA TRAUSS:** SORRY. IT'S HIGH FIRE RISK ACCORDING TO -- THERE  
2 IS I STATE MAP?

3

4 **MATT MALONEY:** WHEN WE DEVELOP OUR GROWTH GEOGRAPHIES FOR  
5 PLANNED BAY AREA 2050, SO THESE ARE THINGS LIKE THE PDAS, THE  
6 TRANSIT-RICH AREAS, AND SO ON, WE ENSURE TWO SORT OF KEEP OUT  
7 OF THAT ANY AREAS THAT ARE SO-CALLED HIGH FIRE RISK. I BELIEVE  
8 IT'S -- CAL FIRE HAS SOME DIFFERENT DESIGNATIONS FOR THIS. I  
9 BELIEVE VERY HIGH FIRE RISK AREAS CERTAINLY ARE EXCLUDED FROM  
10 THE GROWTH GEOGRAPHIES OF THE PLAN. THOSE ARE BASED ON THE  
11 FORECAST OF THE DEVELOPMENT PATTERN OF THE PLAN UNLESS IT  
12 PLAYS A ROLE IN RHNA IN THERE AS WELL. AND IF THERE IS  
13 ANYTHING TO BE AUGMENTED BY DAVE, FEEL FREE. >DAVE VAUTIN:  
14 DAVE VAUTIN MTC ABAG STAFF. CONFIRM WE USED CAL FIRE MAPPING.  
15 I WANT TO ACKNOWLEDGE CAL FIRE AND STATE ARE CONTINUING TO  
16 UPDATE THE MAPS THERE IS A NEW ITERATION ANTICIPATED IN THE  
17 FUTURE BUT WE USED THE MOST RECENT INFORMATION ON THE FIRE  
18 RISK DATA.

19

20 **SONJA TRAUSS:** OKAY THANKS.

21

22 **KAREN MITCHOFF, CHAIR:** THANK YOU. RICK BONILLA. RICK, YOU MAY  
23 BE MUTED.

24

**October 1, 2020**

1   **RICK BONILLA:** I HAVE A QUESTION. I RECEIVED INFORMATION FROM A  
2   COUNCILMEMBER IN BRISBANE AND BRISBANE AS YOU MAY HAVE SEEN IS  
3   CHART ERRED IN OUR INFORMATION FOR 147 PERCENT OF GROWTH RATE  
4   AND I GUESS THAT WOULD BE AN ADDITIONAL PLUS 2800 UNITS. SO HE  
5   PUT IT OUT TO ME AND HE SENT A LETTER THAT A LOT OF WHAT HE IS  
6   SEEING AS LANDS THAT ARE PROPOSED AS BEING BUILDABLE INCLUDE A  
7   PG&E SUBSTATION AND ACTIVE WASTE MANAGEMENT FACILITY, THE  
8   FORMER UNREGULATED GARBAGE DUMP, SOME OTHER AREAS THAT ARE NOT  
9   ACTUALLY GOING TO BE -- EVEN IF THEY ZONED THEM FOR BUILDING,  
10   THEY PROBABLY WOULDN'T BE ALLOWED. SO THIS BRINGS TO MIND A  
11   QUESTION. IF THIS -- THESE UNITS HERE TURNS OUT THEY DON'T --  
12   THEY CAN'T BE BUILT THERE, DO WE HAVE A PROCESS TO EXAMINE  
13   THIS AND LOOK AT WHERE WE MIGHT REALLOCATE SOME OF THOSE UNITS  
14   WHICH NEED TO GET BUILT SOMEWHERE? AND WHAT IS THE PROCESS FOR  
15   THEM TO GET THEIR LANDS AND THOSE USES EXAMINED BEFORE WE'RE  
16   FINAL?

17

18   **KAREN MITCHOFF, CHAIR:** OKAY. THANK YOU. MATT, CAN YOU ANSWER  
19   THAT?

20

21   **MATT MALONEY:** YEAH. I THINK DAVE IS READY TO ANSWER THAT ONE  
22   AS WELL. DAVE FEEL FREE. >DAVE VAUTIN: HAPPY TO TAKE THIS  
23   QUESTION. SO A COUPLE OF POINTS HERE ONE IS THAT EVERY  
24   JURISDICTION IN THE REGION HAD A NUMBER OF MONTHS, I THINK IT  
25   WAS ABOUT HALF A YEAR TO REVIEW ALL THE INPUT DATA FOR PLANNED

**October 1, 2020**

1 BAY AREA 2050. THAT WAS AN EFFORT CALLED BASIS THAT TOOK PLACE  
2 IN 2019 IN WHICH WE GOT GREAT FEEDBACK FROM MANY JURISDICTIONS  
3 NOW THAT BEING SAID IT'S A COMPLEX REGION WITH MILLIONS OF  
4 PARCELS AND WE HAVE GOTTEN GOOD FEEDBACK FROM BRISBANE. WE'RE  
5 HAPPY TO REMOVE SOME PARCELS THAT ARE GOING TO BE PERMANENTLY  
6 INDUSTRIAL IN TYPOLOGY GOING FORWARD AND THAT IT WILL BE A  
7 CORRECTION WE MAKE IN THE FINAL BLUEPRINT AT THE SAME TIME  
8 THERE ARE IS KEY PARCELS IN BRISBANE THAT ARE KEY GROWTH  
9 GEOGRAPHIES FOR ADDITIONAL HOUSING IN THE BLUEPRINT PROCESS.  
10 THE SO, AS WE MAKE THOSE TECHNICAL CORRECTIONS, THERE WILL  
11 STILL BE A SIGNIFICANT HOUSING FORECAST FOR THE CITY OF  
12 BRISBANE IN THE FINAL BLUEPRINT EVEN WITH THOSE ADJUSTMENT IN  
13 PLAY.

14

15 **RICK BONILLA:** I THOUGHT I SAW AN OPPORTUNITY FOR AN APPEAL. OF  
16 THE IS THAT THEIR LAST CHANCE AND TRY TO EFFECT SOME CHANGE?

17 >DAVE VAUTIN: I THINK THERE IS A COUPLE DIFFERENT PROCESS SAYS  
18 HERE ONE IS WE'RE MAKING THIS TECHNICAL CORRECTION IN THE  
19 FINAL BLUEPRINT FOR PLANNED BAY AREA 2050 BUT AS I SAY THAT  
20 WILL FEED INTO THE RHNA PROCESS AND THERE WILL CONTINUE TO BE  
21 SIGNIFICANT HOUSING PROJECTIONS FOR THAT TOWN THERE ARE A  
22 NUMBER OF STEPS RHNA ALSO HAS TO TAKE IN THE MONTHS AHEAD,  
23 OBVIOUSLY THIS IS THE PROPOSED METHODOLOGY STEP. WE HAVE THE  
24 DRAFT METHODOLOGY APPROVAL, AND THEN AS YOU JUST ACKNOWLEDGED,

**October 1, 2020**

1   THERE IS AN APPEALS PROCESS THAT WILL HAPPEN IN 2021, SO THAT  
2   IS ANOTHER AVENUE FOR THEM.

3

4   **RICK BONILLA:** THANK YOU.

5

6   **KAREN MITCHOFF, CHAIR:** KATHLEEN SHAW.

7

8   **KATHLEEN CHA:** RECOGNITION WE'RE GOING THROUGH THIS  
9   RECOMMENDATION OF CHANGES THEN WE'LL HAVE THE EXECUTIVE BOARD  
10   AND WE'LL GO THROUGH THE APPEALS, BUT THEN YOU TALKED ABOUT A  
11   PUBLIC HEARING ON THE PROPOSED METHODOLOGY, WHAT DO YOU EXPECT  
12   OUT OF THAT PUBLIC HEARING? AND ARE YOU -- IF -- IF THERE COME  
13   AND GREAT CHANGE OR WHAT HAVE YOU PROPOSED OUT OF THAT PUBLIC  
14   HEARING, WHAT IMPACT, OR WILL THEY ACTUALLY HAVE AN IMPACT TO  
15   MAKE ANY CHANGES? I'M JUST TRYING TO UNDERSTAND THE SCOPE OF  
16   WHAT, YOU KNOW, WHAT KIND OF CHANGES YOU COULD ANTICIPATE OR  
17   PEOPLE CAN PROPOSE WHEN YOU TALK ABOUT PUBLIC HEARINGS, OR YOU  
18   ARE ONLY TALKING ABOUT THAT JURISDICTION. JUST WANT SOME  
19   CLARIFICATION.

20

21   **GILLIAN ADAMS:** WHAT I WOULD SAY ABOUT THAT IS WE'RE GOING TO  
22   PUT OUT A REPORT THAT PROVIDES SOME OF THE DETAIL THAT WE HAVE  
23   GIVEN YOU TODAY TO DESCRIBE THE RHNA METHODOLOGY, THE PROPOSED  
24   METHODOLOGY, SO HOPEFULLY THAT WOULD ALLOW PEOPLE TO HAVE THE  
25   INFORMATION THEY NEED TO WEIGH IN. IT'S HARD FOR ME TO PREDICT



**October 1, 2020**

1 WHAT MEMBERS OF THE PUBLIC ARE GOING TO SAY ABOUT THIS. SO  
2 OBVIOUSLY WE WOULD TAKE THEIR FEEDBACK AND TRY TO INCORPORATE  
3 IT AS BEST WE CAN, IF IT SEEMS KIND OF REASONABLE, BUT I DON'T  
4 HAVE ANY WAY OF PREDICTING WHAT WE THINK MEMBERS OF THE PUBLIC  
5 ARE GOING TO SAY ABOUT IT.

6

7 **KATHLEEN CHA:** I'M NOT SAY THAT YOU WOULD PREDICT BUT I'M  
8 SAYING THE PUBLIC IS GOING TO WONDER WHATEVER FEEDBACK THEY  
9 GIVE, WILL IT BE LISTENED TO OR INCORPORATED AND HOW DO YOU  
10 PROPOSE TO, IN THIS SENSE COME BACK TO THE PUBLIC AND SAY, ALL  
11 RIGHT, HERE IS WHAT WE'RE HANDLING. I THINK WHEN YOU'RE  
12 PUTTING IT OUT YOU REALLY NEED SOME GOOD CLARIFICATION IN THE  
13 OUTREACH TO MAKE SURE PEOPLE UNDERSTAND WHAT THEY CAN PROPOSE  
14 AND WHAT CAN BE CHANGED. THAT'S WHAT I'M SAYING.

15

16 **KAREN MITCHOFF, CHAIR:** ALL RIGHT. THANK YOU. AMBER C.

17

18 **SPEAKER:** I WANT TO THANK STAFF AND THE COMMITTEE FOR ALL YOUR  
19 WORK. I HAVE BEEN FOLLOWING THE PROCESS AND IT'S WONDERFUL  
20 WHAT YOU HAVE BEEN ABLE TO ACCOMPLISH. I HAD A QUESTION. I  
21 UNDERSTAND THE NUMBERS IN THE PACKET WERE USED ON THE DRAFT  
22 BLUEPRINT AND THAT CHANGES WILL BE MADE BASED ON THE FINAL  
23 BLUEPRINT THAT WAS JUST APPROVED WITH NEW NUMBERS COMING OUT  
24 IN DECEMBER. ONE OF THE CHANGES MADE TO THE FINAL BLUEPRINT  
25 WAS THE TELECOMMUTE MANDATE, AND I WAS WONDERING, WHAT IF ANY,

**October 1, 2020**

1 CAN YOU IMAGINE IF IT'S GOING TO CHANGE JOB LOCATION AND  
2 ACCESS TO JOBS WHAT WOULD YOU CHANGE TO THE PROCESS IN  
3 PARTICULAR TO HAVING ON THE DISTRIBUTION NUMBERS? >DAVE  
4 VAUTIN: THAT'S A GREAT QUESTION. I THINK IT'S IMPORTANT TO  
5 RECOGNIZE THAT THE TELECOMMUTING STRATEGY IN THE FINAL  
6 BLUEPRINT IS 1 OF 35 STRATEGIES THAT INFLUENCE THE LOCATION OF  
7 HOUSING AND JOBS IT ALONE IS NOT GOING TO LEAD TO A  
8 TRANSFORMATIVE IMPACT AND IT'S IN THE CONTEXT OF A LOT OF  
9 OTHER STRATEGIES, IN A TELECOMMUTING STRATEGY IT MIGHT ALLOW  
10 FOR MORE GROWTH IN THE REGION'S PERIPHERY BUT WE HAVE  
11 DISCOURAGEMENT ANY GROWTH OUTSIDE OF URBAN GROWTH BOUNDARY. IF  
12 IT WAS OUTSIDE THE BLUEPRINT WE COULD SEE SIGNIFICANT CHANGE  
13 IN THE PATTERN. THERE IS GOING TO HAVE A BIGGER IMPACT IN THE  
14 FINAL GROWTH DISTRIBUTION WITH TELECOMMUTING WE CAN EXPECT TO  
15 SEE SIGNIFICANT CHANGES IN SELECT AREAS BUT YOU KNOW IT'S A  
16 LITTLE TOO EARLY TO SAY WHAT ONE SPECIFIC STRATEGY WILL DO.  
17 OTHER THAN TELECOMMUTING THE BOARD APPROVED STRATEGIES THAT  
18 INCLUDE OVER SEVERAL HUNDRED BILLION OF AFFORDABLE HOUSING  
19 FUNDING FOCUSED SPECIFICALLY ON HIGH RESOURCE AREAS THOSE  
20 STRATEGIES WILL HAVE A GREATER IMPACT ON THE LAND USE PATTERN  
21 CHANGES IN THE FINAL BLUEPRINT THAN TELECOMMUTING WILL.

22

23 **SPEAKER:** GREAT. THANK YOU.

24

25 **KAREN MITCHOFF, CHAIR:** ALL RIGHT. PAT EKLUND.

**October 1, 2020**

1

2 **PAT ECKLUND:** THANK YOU VERY MUCH CHAIR MITCHOFF. I HAVE BEEN  
3 TRYING TO FIND THE INFORMATION ON HOW CAL FIRE DETERMINES HIGH  
4 RISK ZONES IS HAVE BEEN UNABLE TO FIGURE OUT HOW THEY MAKE  
5 THAT DETERMINATION. CAN YOU SEND OUT THAT INFORMATION TO THE  
6 ABAG EXECUTIVE COMMITTEE AND BOARDS. >DAVE VAUTIN: WE CAN SEND  
7 THAT OUT. WE DID PROVIDE EARLY ON THE SOURCE DOCUMENTATION.

8

9 **PAT ECKLUND:** THAT WOULD BE GREAT. I HAVE NOT BEEN ABLE TO  
10 DETERMINE HOW THEY ARRIVED AT IT OR EVEN WHAT THE RIGHT MAP IS  
11 TO LOOK AT. SO I WOULD APPRECIATE THAT. THANK YOU.

12

13 **KAREN MITCHOFF, CHAIR:** THANK YOU. CINDY CHAVEZ.

14

15 **CINDY CHAVEZ:** THANK YOU. AND FOR THE COMMITTEE FOLKS AND STAFF  
16 PEOPLE WHO WORKED ON THIS. WELL DONE. AMAZING BODY OF WORK. I  
17 WANTED TO JUST -- DAVE, REVISIT THE ISSUE THAT YOU RAISED  
18 ABOUT THE AVAILABILITY OF URBAN GROWTH BOUNDARIES AND HOW THE  
19 WORK DONE BY THE COMMITTEE AND OUR RHNA APPROACH IS GOING TO  
20 FACILITATE INFILL DEVELOPMENT VERSUS NOT. AND THE CONCERN I  
21 HAVE ABOUT THE RESPONSE RELATIVE TO THE URBAN GROWTH  
22 BOUNDARIES IS THAT IN SOME COMMUNITIES, THEY -- I'M NOT SURE  
23 IT'S AS BLACK AND WHITE AS TO WHERE IT'S APPROPRIATE TO BUILD  
24 AND NOT BUILD GIVEN THE CLIMATE CHALLENGES THAT WE'RE HAVING  
25 AND GIVEN THE -- WELL, FRANKLY ALL OF THE CHALLENGES WE'RE

**October 1, 2020**

1 HAVING NOW INCLUDING FIRES, COULD YOU SPEND MORE TIME ABOUT  
2 HOW THAT WAS CONSIDERED BY THE COMMITTEE AND WHAT ARE THE  
3 TOOLS THAT YOU SEE AVAILABLE TO PROTECT, FOR EXAMPLE -- REALLY  
4 WHAT I'M THINKING ABOUT ARE GREENFIELDS. IRRESPECTIVE OF WHAT  
5 SIDE OF ANY BOUNDARY THEY'RE ON AND WHETHER OR NOT THEY'RE  
6 CONTIGUOUS TO A CITY IN PARTICULAR. >DAVE VAUTIN: A COUPLE OF  
7 POINTS ON THAT AND MAYBE I COULD USE MORE CLARIFICATION ON THE  
8 QUESTION BUT A COUPLE OF POINTS ON THAT TOPIC. SINCE 2010MTC  
9 AND ABAG HAVE HAD A CONSISTENT POLICY ON HOW WE HANDLE URBAN  
10 GROWTH BOUNDARIES IN OUR LONG RANGE PLANS PLANNED BAY AREA  
11 2013, 2015 AND 2050 THEY HAVE FOCUSED GROWTH WITHIN EXISTING  
12 URBAN GROWTH BOUNDARIES THOSE HAVE DIFFERENT NAMES IN  
13 DIFFERENT PARTS OF THE REGION BUT WE WORK TO ASSEMBLE THE  
14 LOCAL BOUNDARIES AND USE THEM IN OUR LONG RANGE PLANNING. FOR  
15 THE RHNA PROCESS THE USE OF THE 2050 BLUEPRINT DATA DOES MEAN  
16 THAT INFORMATION IS INTEGRATED BUT AT THE SAME TIME, THE USE  
17 OF 2050 HOUSEHOLDS ALSO INCLUDE THE UNINCORPORATED AREAS THAT  
18 SEE RELATIVELY LIMITED GROWTH OUTSIDE OF URBAN GROWTH  
19 BOUNDARIES ARE SEEING SOME AMOUNT OF RHNA. THAT'S WHY ONE OF  
20 THE THINGS WE HAVE BEEN TALKING TO COUNTIES AND CITIES ABOUT  
21 IS WHETHER THEY WOULD LIKE TO BASICALLY SHIFT SOME OF RHNA  
22 ALLOCATIONS TO SOME OF THE UNINCORPORATED AREAS INTO THE  
23 CITY'S RHNA TO BASICALLY DOUBLE DOWN ON THE PLANNED BAY AREA  
24 2050 APPROACH OF FOCUSING GROWTH IN EXISTING CITIES. SO, THAT  
25 IS SOMETHING THAT IS AN ACTIVE DISCUSSION UNDERWAY INCLUDING

**October 1, 2020**

1 IN SANTA CLARA COUNTY. THERE IS SOME DIFFERENT CONVERSATIONS  
2 HAPPENING BETWEEN CITIES AND THE COUNTY THAT DETERMINE WHETHER  
3 THERE IS CONSENSUS ON THAT RHNA ADJUSTMENT. I'M NOT SURE IF I  
4 DIRECTLY ANSWERED YOUR QUESTION.

5

6 **CINDY CHAVEZ:** NO. YEAH. I THINK YOU DID. LET ME JUST SAY WHAT  
7 I'M CONCERNED ABOUT, IS THAT I REPRESENT AN URBAN PART OF  
8 SANTA CLARA AND HAVE IT OUTSIDE MY WINDOW. MY CONCERN IS THAT  
9 WE MAKE SURE WE'RE CONSIDERING UNINTENDED CONSEQUENCES OF  
10 PUSHING WHAT BECOMES EASIER IN THE FIGHT BETWEEN CITIES  
11 COUNTIES AND DEVELOPERS IS GREENFIELDS VERSUS THIS MORE  
12 URBANIZED INFILL DEVELOPMENT. AND SO I -- I'M A LITTLE  
13 CONCERNED THAT THE -- THAT BY NOT -- AND FRANKLY, I THINK NOT  
14 ALL OF OUR PLANS ARE AS UP TO DATE AND REFLECTIVE OF OUR NEW  
15 ENVIRONMENTAL POLICY. THAT'S MY CONCERN. YOU DO NOT WANT TO BE  
16 CREATING THE POLITICAL SPACE TO BUILD IN AREAS THAT IT DOESN'T  
17 MAKE SENSE RELATIVE TO CLIMATE CHANGE AND FIRES AND FLOODING  
18 AND ALL THE OTHER ISSUES WE'RE GOING TO HAVE TO BE CONTENDING  
19 WITH. MY CONCERN IS IN TERMS OF WHERE WE ARE IN THE PROCESS  
20 RIGHT THIS MOMENT IS THAT WE MAY BE DOING THAT. AND THAT'S  
21 REALLY AN ISSUE I JUST WANTED TO RAISE UP. AND I UNDERSTAND  
22 THE POINT YOU RAISED. I JUST SEE THAT IT -- THAT REGIONALLY, I  
23 CAN SEE WHAT THE CHALLENGES ARE GOING TO BE FOR US. RELATIVE  
24 TO BALANCING CLIMATE PROTECTION AND DEVELOPMENT. BUT THANK YOU  
25 FOR THAT.

**October 1, 2020**

1

2 **KAREN MITCHOFF, CHAIR:** OKAY. THANK YOU. SUSAN ADAMS.

3

4 **SUSAN ADAMS:** I HAVE A QUESTION FOR DAVE YOU'RE TALKING ABOUT  
5 SHIFTING THE NUMBERS FROM COUNTIES TO CITY, WILL THAT REQUIRE  
6 AGREEMENT BY THE CITIES OR CAN THE COUNTIES JUST SAY, WE CAN'T  
7 BUILD THIS OUT, AND GIVEN ALL OF OUR DIFFERENT VARIABLES, SO  
8 HERE YOU GO, NINE CITIES IN SONOMA COUNTY WE'RE GOING TO TAKE  
9 WHAT WE HAVE BEEN GIVEN AND GIVE IT TO YOU. >DAVE VAUTIN: A  
10 COUPLE OF POINTS THERE, WE ARE LOOKING FOR MORE OF A CONSENSUS  
11 TRYING TO GET BOTH THE COUNTY AND RESPECTIVE CITIES TO  
12 DEMONSTRATE THERE IS CONSENSUS TO THAT PART OF THE REGION. IN  
13 SOLANO COUNTY THAT CONSENSUS IS EMERGING. IT'S STILL  
14 CONVERSATION GOING ON IN SONOMA AND SANTA CLARA. I WANT TO BE  
15 CLEAR, WHAT WERE CALLED IN PREVIOUS CYCLES RHNA TRADES WHERE  
16 PEOPLE HANDED OFF, THAT'S NOT WHAT WE'RE DOING HERE. WHAT  
17 WE'RE DOING BASICALLY IS, WE HAVE WORKED WITH HCD AND TALKED  
18 TO THEM ABOUT ASSIGNING THE SPHERE OF INFLUENCE HOUSEHOLDS TO  
19 THE RESPECTIVE CITIES SO IT'S REALLY ABOUT WHAT BOUNDARIES ARE  
20 USED TO SUM UP THE GROWTH PATTERN AND PLACE IT INTO RHNA. IT'S  
21 NOT PURELY A MATHEMATICAL EXERCISE IT'S REALLY ABOUT TAKING  
22 THOSE AREAS WHERE THERE MIGHT BE SOME ENVISIONED FUTURE GROWTH  
23 ON THEY EDGE OF A CITY THAT WOULD OTHERWISE SHOW UP IN RHNA  
24 AND INTEGRATED INTO THE CITIES NUMBERS.

25

**October 1, 2020**

1   **SUSAN ADAMS:** AS WE'RE TALKING ABOUT FIRES SUPERVISOR DAVID  
2   RABBIT IS UNABLE TO BE HERE WITH US BECAUSE HE'S AT OUR FIRE  
3   CAMP AND AS I MENTIONED TO FRED, IF YOU WALK OUT OF THE HOUSE  
4   IT SMELLS LIKE THE HOUSE ACROSS THE STREET IS ON FIRE. I  
5   SUPERVISOR THE HELP OF STAFF ON THIS. THANK YOU VERY MUCH.

6

7   **KAREN MITCHOFF, CHAIR:** SUSAN THANKS FOR MENTIONING THAT.  
8   THAT'S WHERE DIANE DILLON IS IN NAPA COUNTY. I SEE YOU HAVE  
9   YOUR HAND UP. I WANT TO GIVE YOU A CHANCE BUT I WANT TO MAKE  
10   SURE IF ANYONE ELSE HAS QUESTION. NOT SEEING HANDS GOING UP.  
11   SONJA GO AHEAD.

12

13   **SONJA TRAUSS:** I DON'T THINK THIS IS THE RIGHT PLACE OR TIME TO  
14   START RELITIGATING ALL THE FIRE STUFF. I THINK THAT DOING  
15   MANAGED RETREAT FOR NOT JUST FIRE BUT FLOODING ALL OVER THE  
16   STATE IS GOING TO BE ITS WHOLE OWN SEPARATE PROCESS. YOU KNOW,  
17   IT'S GOING TO INVOLVE HAVING TO HAVE A BUYOUT PROGRAM. RIGHT?  
18   FOR PLACES THAT ARE ACTUALLY JUST TOO DANGEROUS. SO THIS IS  
19   REALLY NOT THE PLACE FOR THAT. I HAVE TO LEAVE AT THREE. CAN I  
20   HAVE AN ALTERNATE COME TAKE MY PLACE.

21

22   **KAREN MITCHOFF, CHAIR:** I'M SORRY. SAY THAT AGAIN.

23

24   **SONJA TRAUSS:** I HAVE TO LEAVE AT 3:00. CAN I HAVE AN ALTERNATE  
25   TAKE MY PLACE?

**October 1, 2020**

1

2 **KAREN MITCHOFF, CHAIR:** I DON'T THINK WE HAVE ALTERNATES.

3

4 **SONJA TRAUSS:** I HAVE ONE.

5

6 **KAREN MITCHOFF, CHAIR:** MR. PAUL, CAN YOU TELL US IF WE CAN DO  
7 THAT?

8

9 **ADRIENNE WEIL, COUNSEL:** WE DON'T HAVE A PROVISION FOR  
10 ALTERNATES FOR THIS BODY.

11

12 **SONJA TRAUSS:** ALL RIGHT THEN, ALL RIGHT, IF I HAVE TO LEAVE  
13 BEFORE WE VOTE, I VOTE TO DO WHAT THE, YOU KNOW, WHAT THE  
14 METHODOLOGY COMMITTEE PROPOSED, BECAUSE THEY SPENT A LOT OF  
15 TIME ON IT AND THAT'S THEIR JOB. THEY'RE THE SUBCOMMITTEES IN  
16 CHARGE OF IT AND I SUPPORT THEIR DECISIONS.

17

18 **KAREN MITCHOFF, CHAIR:** I APPRECIATE THAT SONJA BUT INFORM  
19 YOU'LL BE COUNTED ABSENT. WE CAN'T DO PROXY VOTES EITHER.  
20 CORRECT ADRIENNE?

21

22 **ADRIENNE WEIL, COUNSEL:** YES CHAIR, THAT IS CORRECT.

23

24 **KAREN MITCHOFF, CHAIR:** OKAY. THANK YOU. ALL RIGHTY. I DO NOT  
25 SEE ANY OTHER QUESTIONS. SO, I AM GOING TO GO TO COMMENTS. AND



**October 1, 2020**

1 I HAVE A FEELING THIS IS GOING TO TAKE A LITTLE BIT LONGER,  
2 AGAIN. AS SUCCINCT AS YOU CAN, IT'S 2:46 WHICH MEANS WE HAVE  
3 BEEN DOING THIS FOR AN HOUR AND A HALF, BE WHICH IS FINE BUT  
4 AT SOME POINT WE'RE GOING TO START LOSING PEOPLE. SO I DON'T  
5 SEE ANY HANDS UP. THERE WE GO. JULIE PIERCE. THANK YOU.

6

7 **JULIE PIERCE:** THANK YOU MADAM CHAIR. I ALSO WANT TO REALLY  
8 SINCERELY THANK THE STAFF AND ALL OF THE COMMITTEE MEMBERS WHO  
9 HAVE SPENT THIS PAST YEAR GETTING US TO THIS STAGE. IT HAS  
10 BEEN A MONUMENTAL LIFT. I WILL ALSO SAY THAT WHILE I AGREE  
11 WITH ALL OF THE COMMENTS AND PRAISE THAT HAVE GONE INTO THE  
12 COMMENTS EARLIER TODAY, I WILL ALSO SAY THAT, DUE TO COVID AND  
13 THE WAY WE HAVE BEEN HAVING TO MEET, I WOULD NOT CONSIDER IT  
14 TO BE AS COLLABORATIVE A PROCESS AS MOST OF US WOULD HAVE  
15 PREFERRED. THESE MEETINGS HAVE BEEN VERY HEAVY ON  
16 PRESENTATION. THEY HAVE BEEN SYSTEMATIC COMMENTS FROM VARIOUS  
17 FOLKS WITH VERY LITTLE BACK AND FORTH. AND THEN THERE HAS BEEN  
18 THE TIME FOR A GREEN CARD, A YELLOW CARD OR A RED CARD TO BASE  
19 CONSENSUS AND I'M NOT SURE EVERYONE UNDERSTOOD WHAT WAS AT  
20 STAKE EVERY STEP OF THE WAY. IT REALLY WAS COMPLICATED. AND I  
21 KNOW WE GOT SOME REALLY, REALLY SMART PEOPLE ON THIS, AND I  
22 WILL SAY THIS IS THE THIRD TIME I HAVE BEEN THROUGH THIS  
23 PROCESS. IT WAS MORE CONVOLUTED THIS TIME THAN IT'S BEEN  
24 BEFORE, AND I THINK THERE WAS LESS CONSENSUS THAN THERE HAS  
25 BEEN BEFORE. I THINK THERE WAS A BIT MORE CONFUSION IN FACT.

**October 1, 2020**

1 SO, IT WAS REALLY EASY TO BE OVERWHELMED BY THE VOLUME OF  
2 INFORMATION AND ALL OF THE OPINIONS. SO, IN MY OPINION, NONE  
3 OF THE OPTIONS THAT REMAINED ON THE TABLE AT THE END OF THE  
4 PROCESS REALLY ADHERE TO OUR INITIAL STATED GOAL TO ALIGN WITH  
5 PLANNED BAY AREA 2050. THE GREENHOUSE GAS AND VEHICLE MILES  
6 TARGETS THAT WE HAVE TO ACHIEVE WITH THIS PLAN AS REQUIRED BY  
7 STATE LAW ARE GOING TO BE NEARLY IMPOSSIBLE TO REACH. YOU  
8 KNOW, WE THROUGH IN THIS IDEA, MTC DID, OF ADDING THE 60  
9 PERCENT OFFICE WORKERS MUST COMMUTE. I -- I KEEP HEARING OTHER  
10 OFFICES SAY WE CAN'T EXIST THAT WAY. SO I'M NOT SURE THAT  
11 THAT'S A REALITY. SO, PROXIMITY TO JOBS BY BOTH AUTO AND  
12 TRANSIT SHOULD BE THE HEAVIEST CRITERIA FOR WHERE NEW HOUSING  
13 SHOULD GO. THE QUALITY OF LIFE FOR OUR WORKERS IS SEVERELY  
14 IMPACTED BY SPENDING MANY HOURS OF THEIR DAY COMMUTES.  
15 FAMILIES IN COMMUNITIES BOTH SUFFER. WHEN OUR RESIDENTS CANNOT  
16 PARTICIPATE, BECAUSE THEY JUST SPEND TOO MUCH TIME IN THEIR  
17 CAR POLLUTING OUR ATMOSPHERE. SO, OPTIONS 1 AND 4 WERE THE  
18 BEST AT LIMITING SMALL AND HELPING US MEET THE GREENHOUSE GAS  
19 AND VEHICLE MILES TRAVELED TARGETS. THE PROPOSED METHODOLOGY  
20 BEFORE THE REGIONAL PLANNING COMMITTEE TODAY HAS DRAMATICALLY  
21 INCREASED THE HOUSING ALLOCATIONS TO THE UNINCORPORATED AREAS  
22 OF THE REGION OUTSIDE OF URBAN GROWTH BOUNDARIES THAT WERE  
23 APPROVED BY VOTERS AND CANNOT BE CHANGED EXCEPT BY THE VOTERS.  
24 SO, THIS WHOLE IDEA OF WORKING ON SPHERE OF INFLUENCE, IF  
25 EVERYBODY'S NUMBERS ARE GOING TO NO WAY UP ANYWAY, I THINK

**October 1, 2020**

1 SOME OF THE CITIES ARE GOING TO BE VERY HARD PRESSED TO ACCEPT  
2 THE SPHERE OF INFLUENCE NUMBERS. SO, MANY OF THOSE, AS WE HAVE  
3 NOTED ARE ALSO HIGH HAZARD AREAS AND WHEN YOU LOOK AT THE BAY  
4 AREA, I DON'T DISAGREE THAT THIS IS PROBABLY NOT A PLACE TO  
5 PUT HIGH HAZARD AREAS AS A CONSIDERATION. I DON'T THINK THERE  
6 ARE MANY COUNTIES IN THE BAY AREA THAT DON'T HAVE PARTS OF  
7 THEIR COUNTY THAT ARE HIGH HAZARD AREAS. I LIVE A QUARTER MILE  
8 FROM THE BASE OF MOUNT DIABLO. IT'S A TINDER BOX READY TO GO  
9 UP AT THE NEXT LIGHTENING STRIKE. WE ALL HAVE THOSE AREAS, THE  
10 BERKELEY HILLS, THE MISSION HILLS AREA DOWN IN SAN JOSE. WE  
11 HAVE PLACES THROUGHOUT THE BAY AREA THAT ARE LIKE THAT.  
12 UNFORTUNATELY THE NORTH BAY HAS JUST GOTTEN REALLY WHAMMY THIS  
13 LAST FEW YOURS, AND BUT OUR TIME WILL COME AGAIN, AS IT DID IN  
14 '77 FOR US. SO I AM VERY CONCERNED ABOUT THIS. THIS HAS  
15 DRAMATICALLY INCREASED THE ALLOCATIONS TO SMALL COMMUNITIES  
16 FURTHER FROM HIGH QUALITY TRANSIT AND JOB CENTERS RATHER THAN  
17 ONE OF THE PREVIOUS ITERATIONS THAT MORE CLOSELY ALIGN TO  
18 PLANNED BAY AREA 2050 GROWTH SCENARIO. NOT THE HOUSEHOLDS, ARE  
19 THE GROWTH SCENARIO. WE IN THE CONTRA COSTA AND THE TRI-VALLEY  
20 AREA HAVE BEEN WORKING VERY CLOSELY WITH OUR STAFF SINCE THE  
21 LAST HOUSING METHODOLOGY COMMITTEE MEETING, AND TRYING TO  
22 FIGURE OUT WHERE WE WENT SIDEWAYS. AND WE WOULD LIKE VERY MUCH  
23 TO HAVE THE OPPORTUNITY TO PRESENT OUR ALTERNATIVES TO THE  
24 ABAG BOARD AND TO HAVE THE REGIONAL PLANNING COMMITTEE HEAR US  
25 OUT. DURING THIS PROCESS, I FREQUENTLY HEARD THE CHARGE FROM

**October 1, 2020**

1 SOME JURISDICTIONS HAVE NOT DONE THEIR FAIR SHARE, THAT THEY  
2 SHOULD BE FORCED TO CARRY THEIR WEIGHT, AND EVEN PUNISHED WITH  
3 HIGHER NUMBERS. THOSE COMMENTS DIDN'T GENERALLY COME DURING  
4 THE COURSE OF A FORMAL MEETING, THEY CAME OUTSIDE OF THAT, BUT  
5 THAT SENTIMENT WAS BEHIND A LOT OF THE VOTES. IF THE CURRENT  
6 HOUSING CYCLE EVERY SINGLE ONE OF OUR 101 CITIES AND NINE  
7 COUNTIES HAVE A CERTIFIED HOUSING ELEMENT BY HCD, AND WHERE  
8 THEY HAVE IDENTIFIED THE LOCATIONS FOR HOUSING, THAT THEY HAVE  
9 BEEN ALLOCATED. MANY OF THOSE -- MANY FACTORS GO INTO WHY  
10 THOSE UNITS HAVE NOT BEEN BUILT YOU'RE ALL FAMILIAR WITH  
11 THOSE. I HAVE FURTHER HEARD THAT FOR EQUITY REASONS, THE NEW  
12 HOUSING NEEDS TO BE PLACED HEAVILY IN HIGH OPPORTUNITY AREAS.  
13 I DON'T DISAGREE WITH THAT AT ALL. EVERYBODY SHOULD HAVE  
14 ACCESS TO HIGH OPPORTUNITY AREAS. BUT IF WE'RE GOING TO BE  
15 BUILDING THOUSANDS OF NEW HOMES NEAR JOBS, SHOULD WE NOT ALSO  
16 BE FOCUSING THE RESOURCES ON THOSE AREAS THAT ARE NEW? SHOULD  
17 WE NOT BE MAKING THEM HIGH RESOURCES? RATHER THAN ONLY PUTTING  
18 JURISDICTIONS OUT IN THE FRINGES ARE AS THE HIGH RESOURCES  
19 AREAS THAT WE FOCUS ON? I THINK WE HAVE TO STOP DOING THE SAME  
20 THING WE HAVE ALWAYS DONE, AND THINK FOR THE --  
21 [INDISCERNIBLE] PLANNED BAY AREA 2050, AND WE HEARD, WHEN WE  
22 APPROVED THE BLUEPRINT IS ANTICIPATING THE COST OF  
23 IMPLEMENTATION AT OVER \$1.4 TRILLION. TO ACHIEVE THE GOALS IN  
24 PLANNED BAY AREA 2050. I THINK A LOT OF THOSE GOALS SHOULD BE  
25 IN CREATING NEW HIGH RESOURCE AREAS CLOSE TO WHERE THE JOB

**October 1, 2020**

1 CENTERS ARE WHERE THE QUALITY OF LIFE FOR THOSE CAN BE A WHOLE  
2 LOT BETTER NOT PUTTING THEM IN SUBURBS AND NOT PUTTING THEM IN  
3 GREENFIELD AREAS. IF YOU TRULY WANT TO ALIGN RHNA WITH FUTURE  
4 GROWTH WITH PLANNED BAY AREA 2050 AND ACCOMPLISH THE GOALS  
5 THAT WE SET OUT THERE, THEN I PROPOSE WE GO BACK TO THE 2050  
6 GROWTH BASELINE, AND SHOW THAT TO THE ABAG EXECUTIVE BOARD AS  
7 AN ALTERNATIVE. USING THE SAME FACTORS AS WE PUT IN OPTION 8A  
8 WITH THE 2050 HOUSEHOLDS, THE 2050 GROWTH BASELINE, I THINK  
9 PROPERLY PROTECTS THE AREAS OUTSIDE OF URBAN GROWTH  
10 BOUNDARIES, FOCUSES NEW HOUSING IN THE AREAS THAT ARE  
11 CURRENTLY BIG JOB CENTERS, AND SORELY LACKING IN -- TODAY --  
12 [INDISCERNIBLE] PROJECTING THIS TO GROW BY OVER 40 PERCENT  
13 WHICH REQUIRES MORE HOUSING IN THE FUTURE. SO, IF YOU'RE  
14 ADDING JOBS IN THE RANGE OF 40, 45 PERCENT, YOU BETTER BE  
15 ADDING A WHOLE LOT MORE HOUSING TO MAKE UP FOR WHAT'S NOT  
16 THERE ALREADY. SO I WOULD LIKE TO HAVE THE OPPORTUNITY TO  
17 PROPOSE THIS ALTERNATIVE TO THE ABAG BOARD FOR CONSIDERATION,  
18 AND AGAIN, I REALLY, REALLY APPRECIATE ALL THE WORK THAT  
19 EVERYONE HAS CONTRIBUTED TO THIS PROCESS. BUT LIKE MUCH IN  
20 THIS COVID YEAR, I THINK WE HAVE GONE OFF TRACK. AND I WOULD  
21 ASK FOR YOUR SUPPORT FOR A SECOND ALTERNATIVE TO BE PRESENTED  
22 TO THE BOARD FOR THIS INCREDIBLY IMPORTANT DECISION. THANK  
23 YOU.

24

25 **KAREN MITCHOFF, CHAIR:** THANK YOU JULIE. SUSAN ADAMS.

**October 1, 2020**

1

2 **SUSAN ADAMS:** THANK YOU VERY MUCH. I WOULD LIKE TO THANK THE  
3 STAFF, WE HAVE RECEIVED UNPARALLEL SUPPORT FROM THE SONOMA  
4 COUNTY PLANNING STAFF SO I APPRECIATE THAT. TO TACK ON TO THE  
5 END OF WHAT SUPERVISOR PIERCE SAID, WE'RE NOT JUST BEING  
6 TASKED TO BUILD THOUSANDS OF HOMES, WE'RE BEING TASKED TO MAKE  
7 ROOM FOR 441,000 HOMES. AND I THINK GIVEN THE PROCESS, COVID  
8 NOTWITHSTANDING, I REMEMBER WHEN I WAS YOUNG, I ASKED MY  
9 FATHER, WHY DOESN'T BARC COME UP TO SONOMA COUNTY AND HE SAID  
10 WE HAVE TO GET 50 AGENCIES TO ALL AGREE AND THAT'S NEVER GOING  
11 TO HAPPEN. WE'RE IN ONE OF THOSE SITUATIONS RIGHT NOW WHERE WE  
12 GOT TO GET A LOT OF PEOPLE TO AGREE ON SOMETHING VERY COMPLEX.  
13 UP IN SONOMA COUNTY, I THINK I SPEAK FOR OUR GROUP WHEN I SAY  
14 WE'RE HAPPY WITH THE METHODOLOGY IT WAS SET BEFORE WE KNEW THE  
15 NUMBERS BUT WE ARE ANXIOUS FOR IN PROPOSED NUMBERS THAT THEY  
16 GO THROUGH TRUTH TESTING SPECIFICALLY WHAT DO THE AREAS LOOK  
17 LIKE TODAY GIVEN PLANNED BAY AREA. WE THINK THERE MIGHT BE  
18 ERRORS SIGNIFICANT 2050 -- AND WE ASK ABAG STAFF CONTINUE TO  
19 WORK WITH LOCAL JURISDICTIONS TO MAKE SURE THAT THE DATA AND  
20 DEVELOPMENT -- THOSE JURISDICTIONS WILL BE UNABLE TO EVERY GET  
21 CERTIFIED HOUSING ELEMENT WHICH IS EQUALS NO MONEY FOR  
22 HOUSING. THIS CONCERNS US GREATLY HERE. THE NUMBERS ARE GOOD  
23 FOR SOME AREAS BUT VERY BAD FOR OTHER AREAS AS MENTIONED. AND  
24 FINALLY, I UNDERSTAND THE PROCESS HERE THAT WE'RE GOING TO  
25 VOTE TODAY, AND IT'S GOING TO GO UP TO THE EXECUTIVE COMMITTEE

## Meeting Transcript

October 1, 2020

1 AND THAT THEY'RE ABLE TO TAKE OUR NUMBERS AND SET THEM ASIDE  
2 AND SAY THANK YOU VERY MUCH FOR YOUR WORK, WE REALLY WANT TO  
3 FOCUS ON THAT. I LOOK FORWARD TO SEEING WHAT HAPPENS AS WE  
4 MOVE FORWARD. AND THANK YOU VERY MUCH FOR YOUR TIME.

5

6 **CARLOS ROMERO:** KAREN, I DON'T THINK WE'RE ABLE TO HEAR YOU.

7

8 **SUSAN ADAMS:** WERE YOU ABLE TO HEAR ME? I'M SORRY.

9

10 **CARLOS ROMERO:** WE CAN HEAR YOU. I THOUGHT KAREN WAS SPEAKING.

11

12 **SUSAN ADAMS:** OKAY. I CAN'T HEAR KAREN EITHER.

13

14 **KAREN MITCHOFF, CHAIR:** SUSAN, I HEARD YOU. CARLOS GO AHEAD.

15

16 **CARLOS ROMERO:** FIRST OF ALL, I, LIKE THE OTHER SPEAKERS MOST  
17 DEFINITELY WANT TO THANK STAFF FOR A YEAR LONG PROCESS THAT  
18 WAS INCREDIBLY CONCLUSIVE THAT I BELIEVE ALLOWED BOTH OF US  
19 WHO WERE ON THE HOUSING METHODOLOGY COMMITTEE AS WELL AS  
20 ADVOCATES FOR VARIOUS SIDES WHETHER IT WAS LABOR, AFFORDABLE  
21 HOUSING FOLKS, THE HOUSING CONSTRUCTION SIDE,  
22 ENVIRONMENTALISTS, THE YIMBYS, AND EVEN NIMBYS, TO WEIGH IN  
23 THROUGHOUT THIS PROCESS. IT IS A PROCESS THAT HAS BEEN -- IT'S  
24 BEEN OPEN AND INCLUSIVE. AND I THINK IT WOULD BE A HUGE ERROR  
25 FOR THE REGIONAL PLANNING COMMITTEE IN WHAT MIGHT BE 30

**October 1, 2020**

1 MINUTES OR 20 MINUTES TO COMPLETELY THROW OUT THE CONCLUSION  
2 AND ULTIMATELY THE SYNTHESIS THAT THE HOUSING METHODOLOGY  
3 COMMITTEE CAME UP WITH, AND BY THE WAY, I DON'T ALWAYS AGREE  
4 WITH MR. REGAN, WE'RE FRIENDS BUT CERTAINLY BOTH OF US AGREE  
5 WE'RE COMING FROM SLIGHTLY DIFFERENT PERSPECTIVES BUT WHAT IS  
6 PROPOSED IS PROBABLY THE BEST COMPROMISE WE CAN COME UP WITH.  
7 I COMPLETELY AND TOTALLY SUPPORT 6A. IT WAS THE SECOND RUNNER  
8 UP AND I'M NOT HERE SAYING LET US PUT 66 ABACK ON BECAUSE I  
9 DIDN'T GET WHAT I WANTED. IT TURNS OUT TO BE A COMPROMISE FOR  
10 ALL OF US 8A REQUIRES ALL OF US TO TAKE A PORTION OF THE  
11 SIGNIFICANT LEAVE INCREASED RHNA ALLOCATION AND IN WHICH,  
12 ULTIMATELY, AS WE ALL KNOW, IF THE EXECUTIVE COMMITTEE OF ABAG  
13 TO ENGAGE IN A DISINTEGRATION OF THE HMC PROCESS, THEY COULD.  
14 IS PERHAPS THEY WILL HAVE MORE TIME IF THEY WANT TO, TO DO  
15 THAT, BUT I, WITH ALL DUE RESPECT TO THE PREVIOUS SPEAKERS WHO  
16 WOULD LIKE TO HAVE EVERYTHING CHANGED, INCLUDING THE BASELINE,  
17 WHICH TOTAL CHANGES ALL OF THE NUMBERS IN THE ANALYSIS, WE  
18 WOULD NOT HAVE BEFORE US AT THIS POINT, TO MEET IT IS FOLLY.  
19 AGAIN, WITH ALL DUE RESPECT, TO THE SPEAKERS, I THINK WE  
20 SHOULD AGAIN DEFEND AND STAND BY THE HMC PROCESS, MANY OF US  
21 ON THIS CALL PARTICIPATED IN THAT PROCESS. I HOPE TO HEAR FROM  
22 OTHERS. I KNOW MR. REGAN HAS SUPPORTED THIS, BUT I HOPE TO  
23 HEAR FROM OTHERS ALSO SUPPORTING A PROCESS THAT WAS INCLUSIVE  
24 AND THAT REALLY STAFF SPENT HUNDREDS AND HUNDREDS OF HOUSING  
25 ANSWERING OUR QUESTIONS, REDOING THE NUMBERS, DOING THE



**October 1, 2020**

1 ANALYSIS THAT WE REQUESTED THROUGHOUT THE LAST YEAR. SO,  
2 AGAIN, WE SHOULD STICK WITH 8A, AND IF FOR SOME REASON OTHER  
3 VOICES PREVAIL AT THE EXECUTIVE BODY OF ABAG, TO ACTUALLY  
4 REOPEN THIS AND LOOK AT IT, SO BE IT, BUT I THINK IT WOULD BE  
5 IRRESPONSIBILITY OF THIS GROUP, OF THE RPC, TO, WITHIN 15 OR  
6 20 MINUTES CHANGE THE PROPOSAL THAT GOES UP TO THE EXECUTIVE  
7 COMMITTEE OF ABAG. THANK YOU.

8

9 **KAREN MITCHOFF, CHAIR:** THANK YOU CARLOS. GREGORY SCHARFF?

10

11 **GREG SCHARFF:** THANK YOU. AND I WILL ALSO ADD MY THANKS TO  
12 STAFF AND FOR ALL OF THE MEMBERS OF THE HOUSING METHODOLOGY  
13 COMMITTEE. I CAN SEE IT WAS A HUGE AMOUNT OF WORK. BUT I WOULD  
14 ASSOCIATE MY COMMENTS WITH JULIE PIERCE'S. I THINK SHE SUMMED  
15 IT UP REALLY WELL AND I FULLY SUPPORT WHAT SHE SAID. I ALSO  
16 THINK THERE ARE SOME OTHER ISSUES HERE THAT WE SHOULD THINK  
17 ABOUT. I WAS SURPRISED THAT WE PASSED THE 60 PERCENT  
18 TELECOMMUTE RULE. I THINK THAT'S GOING -- IF WE DO THAT, I  
19 THINK THAT WILL COMPLETELY CHANGE THE WAY HOUSING IS DONE, AND  
20 NOT NECESSARILY IN THE CORE PARTS OF THE CITIES BUT PEOPLE WHO  
21 LIVE IN MUCH LESS EXPENSIVE AREAS IN THE BAY AREA BASED ON  
22 THAT. SO, IF WE DO THINK THAT'S GOING TO HAPPEN, I THINK WE'RE  
23 NOT REALLY PLANNING FOR IT THROUGH THIS. I ALSO THINK BY  
24 PUTTING A LOT OF THE HOUSING IN MY EXPENSIVE AREAS -- I MEAN,  
25 I UNDERSTAND WHY WE'RE DOING THAT -- BUT I DO WORRY THAT WE'LL

**October 1, 2020**

1 ACTUALLY CREATE LESS HOUSING THAN IF WE LOOKED AT IT IN OTHER  
2 WAYS. AND ONE OF THE GOALS HAS TO BE TO CREATE AS MUCH HOUSING  
3 AS WE POSSIBLY K SO I THINK THERE ARE A LOT OF CONCERNS I HAVE  
4 HERE AS WELL, SO I JUST WANTED TO SAY I SUPPORT WHAT JULIE  
5 PIERCE SUGGESTED. THANK YOU.

6

7 **KAREN MITCHOFF, CHAIR:** THANK YOU. NEXT IS PAT EKLUND.

8

9 **PAT ECKLUND:** THANK YOU VERY MUCH CHAIR MITCHOFF. I HAVE SAID  
10 THIS BEFORE, AND I'LL SAY IT AGAIN. I THINK THE STAFF DOES A  
11 FANTASTIC JOB. GILLIAN, AND MATT AND DAVE, THERE IS NO  
12 QUESTION IN MY MIND THAT YOU PUT 150 PERCENT OF YOUR TIME AND  
13 EFFORT INTO THIS. AND I WAS CONTINUALLY AMAZED ON HOW WELL IT  
14 WAS ORGANIZED. AND YOU ALWAYS REMINDED US WHERE WE WERE, AND  
15 WHERE WE ARE, AND WHERE WE'RE GOING. SO THAT, I REALLY  
16 APPRECIATE IT VERY, VERY MUCH. BUT I DID WANT TO TELL THE  
17 REGIONAL PLANNING COMMITTEE, THEY WAS ONE OF THE FOUR THAT DID  
18 NOT SUPPORT THE RECOMMENDATION. AND I DIDN'T SUPPORT IT FOR A  
19 VARIETY OF REASONS AND I'M GOING TO GO THROUGH, I THINK THERE  
20 IS ONLY FOUR OR FIVE THAT I'M GOING TO MENTION. ONE IS, IS  
21 THAT I HAD ASKED THE COMMITTEE TO HAVE LESS -- LET'S HAVE A  
22 DISCUSSION ABOUT HAVING A BASELINE ON THE HOUSEHOLD GROWTH,  
23 THAT IS IN PLANNED BAY AREA. AND THEY VOTED TO NOT EVEN HAVE  
24 THAT DISCUSSION. TO MEET, THAT WAS A VIOLATION OF OUR BASIC  
25 PRINCIPLES IF THERE ARE COMMITTEE MEMBERS THAT HAVE AN

**October 1, 2020**

1 INTEREST IN TALKING ABOUT IT. THAT IS THE OPTION THAT JULIE  
2 PIERCE IS ASKING US TO LOOK AT, AGAIN, AND I SUPPORT HER  
3 REQUEST. THAT WE BRING AN ALTERNATIVE OPTION TO THE EXECUTIVE  
4 BOARD. YOU DON'T WANT TO, IN MY OPINION, BASE FUTURE GROWTH  
5 FOCUSED ON EXISTING HOUSEHOLDS AND FUTURE GROWTH. AND SO I --  
6 THAT WAS THE PRIMARY REASON WHY I VOTED AGAINST THE  
7 RECOMMENDATION. SECONDLY, O IS THE HIGH OPPORTUNITY AREAS. I  
8 TOTALLY UNDERSTAND THAT WE WANT TO PROVIDE MORE OPPORTUNITIES  
9 FOR VERY LOW AND LOW INCOME TO BE IN HIGH OPPORTUNITY AREAS.  
10 THE HIGH OPPORTUNITY AREAS AS DESIGNATED BY THE STATEWIDE MAP,  
11 IT'S NOT REALLY INTENDED TO BE USED IN PLACING HOMES, BUT  
12 WHERE IT'S USED HERE, I CAN UNDERSTAND IT, BUT WHERE I DID NOT  
13 SUPPORT IT IS BECAUSE THEY ARE DEFINING THE HEADWAY, AND  
14 IDENTIFYING THE HIGH OPPORTUNITY AREAS WITH A 30 MINUTE  
15 HEADWAY, WHICH DOES NOT REALLY ADHERE TO OUR INTENT OF TRYING  
16 TO REDUCE THE GREENHOUSE EMISSIONS. SO I YOU THINK IF WE'RE  
17 GOING TO INCLUDE HIGH OPPORTUNITY AREAS THEY NEED TO BE WITHIN  
18 THE 15 MINUTE HEADWAY. THAT'S WHAT I RECOMMEND BECAUSE IT'S  
19 NOT GOING TO ACHIEVE GREENHOUSE GAS EMISSIONS, AND WE WANT  
20 VERY LOW AND LOW INCOME TO TAKE TRANSIT, AND THEY'RE NOT GOING  
21 TO DO IT AT A 30 MINUTE HEADWAY AT ALL. I AGREE WITH THE  
22 BOTTOMS UP APPROACH. AND THE HIGH FIRE AREAS I ASKED ABOUT THE  
23 MAPS BECAUSE WHEN I LOOK AT THE CAL FIRE MAP THAT WE'RE BASING  
24 THE HIGH FIRE ZONES, THE FIRES IN SONOMA COUNTY ARE NOT  
25 DESIGNATED AS HIGH FIRE AREAS. SO I'M NOT SURE WE'RE USING THE

**October 1, 2020**

1 RIGHT MAPS OR THE RIGHT RESOURCES. I THINK AT LEAST OUR FIRE  
2 DISTRICT, AND I THINK OTHER DISTRICTS ARE LOOKING AT WILDLAND  
3 URBAN INTERFACE ZONES WUIZS, THAT'S WHY I WANT TO SEE THE MAP  
4 BECAUSE THE MAP THAT CAL FIRE HAS POSTED THAT THEY DESIGNATE  
5 AS HIGH FIRE AREAS DOES NOT INCLUDE THE CITIES THAT ARE  
6 BURNING UP IN SONOMA. SO TO ME, THAT'S A PROBLEM THERE. AND I  
7 THINK THE LAST ISSUE IS THE PERCENTAGE OF THE 60 -- I THINK  
8 IT'S THE 60 -- NO, THE 70 PERCENT IN TERMS OF THE DISTRIBUTION  
9 OF THE VERY LOW AND LOW, THE COMMITTEE IS RECOMMENDING 70  
10 PERCENT GO TO THE HIGH OPPORTUNITY AREAS AND ONLY 15 PERCENT  
11 GOES -- OR 30 PERCENT GOES TO JOB PROXIMITY. I AGREE, AND I  
12 BELIEVE THIS IS ONE OF JULIE'S SUGGESTIONS THAT WE RELOOK AT  
13 THAT PERCENTAGE AND REALLY, IN MY OPINION, THE HIGH  
14 OPPORTUNITY AREAS NEEDS TO BE A LITTLE BIT LOWER IN THAT  
15 PERCENTAGE. AND JOB PROXIMITY SHOULD BE HIGHER, AGAIN WE WANT  
16 TO PUT HOUSING WHERE THE JOBS ARE, AND I AGREE THAT WE NEED TO  
17 HAVE SOME HIGH OPPORTUNITY AREAS BUT I DO NOT THINK IT SHOULD  
18 BE DONE AT THAT PERCENTAGE. WILL AND LASTLY WITH THE SPHERE OF  
19 INFLUENCE, I DO NOT BELIEVE THAT CITIES THAT HAVEN'T ADOPTED  
20 IT URBAN GROWTH BOUNDARY SHOULD TAKE ON THAT SPHERE OF  
21 INFLUENCE, AND I THINK THAT WHEN COUNTIES HAVE ASKED FOR  
22 PRIORITY DEVELOPMENT AREAS IN THE UNINCORPORATED AREA, THEY  
23 SHOULD NOT BE ALLOWED TO NECESSARILY RELOCATE THOSE HOUSING  
24 NUMBERS SORTED WITH THOSE PDAS TO THE CITIES. SO, ANYWAY, SO  
25 THOSE ARE MY COMMENTS. AGAIN, I DID NOT VOTE IN FAVOR OF THIS

**October 1, 2020**

1    OPTION, AND I WILL PROBABLY NOT BE VOTING FOR THIS EITHER, BUT  
2    I WILL BE SUPPORTING BRINGING AN ALTERNATIVE OPTION TO THE  
3    ABAG EXECUTIVE BOARD.

4

5    **KAREN MITCHOFF, CHAIR:** THANK YOU PAT. NEYSA.

6

7    **NEYSA FILGOR:** WE HAD MANY MEETINGS AS OTHERS HAVE SAID, BUT WE  
8    DID A LOT OF WORK, A LOT OF GOOD WORK AND SO I WANT TO APPLAUD  
9    STAFF AND THANK THE COMMITTEE MEMBERS. I ALSO SUPPORT THE  
10   RECOMMENDATION BEFORE US, OF 8A. IT IS NOT PERFECT. IT WAS NOT  
11   MY FIRST CHOICE, LIKE MANY OTHERS ON THE RPC, BUT THERE ARE  
12   THREE MAIN REASONS WHY 8A WAS THE SELECTED OPTION, AND I THINK  
13   27 OF THE HMC MEMBERS SUPPORTED IT AND ONLY FOUR DID NOT.  
14   FIRST, WE HAVE TO REALIZE THAT OUR METHODOLOGY HAS TO MEET THE  
15   STATUTORY OBJECTIVES OF RHNA, AND 8A UNLIKE THE OTHER  
16   PROPOSALS THAT WERE BEFORE HMC MET ALL THE STATUTORY  
17   OBJECTIVES AS GILLIAN SHOWED AT THE BEGINNING OF THIS MEETING  
18   IN DIFFERENT WAYS. THIS ALSO INCLUDED REDUCING THE GAS HOUSE  
19   EMISSIONS, GHG GREENHOUSE GAS EMISSIONS. THE EQUITABLE  
20   DISTRIBUTION THROUGHOUT THE BAY AREA REGIONS, THIS WAS AGAIN  
21   THE BEST COMPROMISE BASED ON THE DIFFERENT VIEWPOINTS. WE ALL  
22   REPRESENT DIFFERENT JURISDICTIONS, UNINCORPORATED,  
23   INCORPORATED, CITIES AND COUNTIES, SO WE AT THE END, I THINK  
24   SAID, THE PURPOSE WAS TO FIND A METHODOLOGY THAT WOULD SERVE  
25   THE ENTIRE REGION WELL AND NOT JUST OUR OWN CITIES AND OUR OWN

**October 1, 2020**

1 JURISDICTIONS AND THROUGHOUT THE PROCESS THAT'S WHAT WE  
2 FOCUSED ON, AND I THINK WE REACHED A GOOD RESOLUTION. IT  
3 WASN'T MY IDEAL, BUT IT MEETS STATUTORY OBJECTIVES. SO I'M  
4 CONCERNED WHEN WE HAVE MEMBERS PROPOSING AT THIS STAGE A NEW  
5 BASELINE, OR TO REORDER THE FACTORS AND WEIGHTS. THIS WOULD  
6 REALLY REQUIRE A DEEP ANALYSIS. AND FOR US TO AGAIN SEE THE  
7 NUMBERS, SEE HOW THIS MEETS THE STATUTORY OBJECTIVES BEFORE WE  
8 CAN MOVE THIS FORWARD AND IT'S A DELAY THAT IS UNCALLED FOR.  
9 IT'S A DELAY BECAUSE WE HAVE ACTUALLY DISCUSSED ALL THESE  
10 THINGS ALREADY AND AS AN HMC COMMITTEE FOR DIFFERENT REASONS  
11 WE LOOKED AT IT AND DECIDED THAT WE WEREN'T GOING TO  
12 INCORPORATE THOSE FACTORS. I WAS PART OF THE GROUP INITIALLY  
13 PUSHING THAT IT SHOULD BE 70 PERCENT FOR THE HIGH OPPORTUNITY  
14 AREAS. THIS HAS BEEN DISCUSSED AND VETTED BY HMC, STAFF MET US  
15 WITH OUTSIDE HMC MEETINGS SO THAT WE COULD UNDERSTAND THE  
16 MATERIAL AND MAKE THE RIGHT DECISION. LASTLY I WOULD ADD THE  
17 441,000 NUMBER IS NOT GOING TO CHANGE THAT'S THE NUMBER WE ALL  
18 HAVE TO WORK WITH, AND WHEN YOU LOOK AT THE DISTRIBUTION,  
19 GOING BACK TO IT BEING A FAIR OR EQUITABLE DISTRIBUTION  
20 THROUGHOUT THE REGION, IT'S NOT PERFECT. I AM FROM SANTA CLARA  
21 COUNTY AND WE HAVE 33 PERCENT OF THAT NUMBER, WHICH IS THE  
22 HIGHEST, AGAIN, THE LAST TIME WE WERE 31 PERCENT WHICH WAS THE  
23 HIGHEST BACK THEN AS WELL. I'M SAYING IT IS THE BEST PROPOSAL  
24 SO I SUPPORT IT AND I HOPE THE MAJORITY OF HMC MEMBERS --  
25 EXCUSE ME RPC MEMBERS WILL SUPPORT IT. HMC DID THEIR JOB SPENT

**October 1, 2020**

1 A LOT OF TIME GOING THROUGH THE MATERIALS AND STAFF WAS VERY  
2 RESPONSIVE. SO I WANT TO ECHO WHAT OTHER MEMBERS HAVE SAID,  
3 WHERE THIS IS THE BEST COMPROMISE LET'S MOVE IT FORWARD, AND I  
4 WANT TO THANK EVEN THE MEMBERS WHO VOTED AGAINST IT AND ARE  
5 TODAY ASKING FOR ANOTHER OPTION WILL JOIN US SO WE CAN MOVE  
6 THE PROCESS FORWARD. IT IS A GOOD COMPROMISE.

7

8 **KAREN MITCHOFF, CHAIR:** THANK YOU NEYSA. RICK BONILLA.

9

10 **RICK BONILLA:** THANK YOU VERY MUCH. I HAVE BEEN GETTING A  
11 QUESTION FROM SOMEONE WHO IS WATCHING. WE HAVE HEARD PUBLIC  
12 COMMENT ON THIS ITEM?

13

14 **KAREN MITCHOFF, CHAIR:** NO. WE HAVE NOT HAD PUBLIC COMMENT ON  
15 THIS ITEM.

16

17 **RICK BONILLA:** GOOD. I HAVE SOMEBODY WAITING TO DO THAT. HERE  
18 ARE MY COMMENTS. WE SPENT A -- FIRST, STAFF, EVERYBODY, THE  
19 ENTIRE CREW, DID A GREAT JOB OF FACILITATING A PROCESS  
20 BRINGING MULTI-FACETED INFORMATION TO US. LISTENING TO  
21 EVERYBODY, INCORPORATING ALL OF THE COMMENTS IN ONE WAY OR  
22 ANOTHER, VERY THOUGHTFULLY. THE PROCESS AS NEYSA SAID IS NOT  
23 PERFECT BUT AMONGST OUR GROUP OF MEMBERS IT IS A COMPROMISE  
24 AND NOT GOING TO PLEASE EVERYBODY. WITH THAT SAID, WE HAD A  
25 HUGE TASK, AND WE FOUND THE NUMBER OF 441,000 UNITS TO BE

**October 1, 2020**

1 BUILT IN THIS VERY LARGE METROPOLITAN AREA, WITH GREAT GROWTH  
2 POTENTIAL. I MEAN, JUST THE INFILL POTENTIAL ALONE IS HUGE. WE  
3 ALSO HAVE TO MEET THE STATE'S ENVIRONMENTAL MANDATES. WE ARE  
4 CONSIDER OF AND ARE WILLING TO MEET THIS OPTION OF OUR EQUITY  
5 GOALS AND WE'RE AFFIRMATIVELY FURTHERING FAIR HOUSING. I WAS  
6 ONE OF THE 27 VOTES IN FAVOR OF THIS PARTICULAR OPTION. SO I  
7 NEED TO SAY THAT AS I HAVE SAID BEFORE, I HAVE MANY OTHER  
8 KINDS OF SETTINGS LIKE THIS WHERE WE NOW HAVE A CHOICE THAT A  
9 PROCESS HAS BEEN FOLLOWED A RECOMMEND HAS BEEN MADE WE NEED TO  
10 SUPPORT THE PROCESS RECOGNITION THE EXECUTIVE BOARD CAN TAKE  
11 THEIR OWN PROCESS AND DO THEIR OWN EVALUATION THIS IS THE 27  
12 OUT OF THE REST OF US DECIDED WAS OUR ISSUE, OUR CHOICE TO  
13 MUST HAVE FORWARD TO THE EXECUTIVE BOARD. SO, I SUPPORT THAT,  
14 AND THOSE ARE MY COMMENTS. THANK YOU.

15

16 **KAREN MITCHOFF, CHAIR:** THANK YOU RICK. ON SCOTT HAGGERTY IS  
17 NEXT. THANK YOU. SCOTT WAS HAVING PROBLEMS WITH HIS MIC. SCOTT  
18 I'M GOING TO GO TO EZZY A.

19

20 **EZZY ASHCRAFT:** THANK YOU. EXCELLENT REPORT. VERY WELL DONE. I  
21 AM SPEAKING IN FAVOR OF ADOPTING THE HOUSING METHODOLOGY  
22 COMMITTEE'S RECOMMENDATION, AND THIS IS WHY. I AM PERSUADED BY  
23 THE HMC VOTE OF 27 TO 4 IN FAVOR OF THIS PARTICULAR  
24 ALTERNATIVE FOR ALL THE REASONS THAT WERE WELL LAID OUT IN THE  
25 REPORT. I KNOW THAT THE HMC IS A VERY DIVERSE GROUP



**October 1, 2020**

1 REPRESENTING DIFFERENT GEOGRAPHIC REGIONS, DIFFERENT  
2 VIEWPOINTS, BUT THE FACT THAT THEY PASSED THIS SO  
3 OVERWHELMINGLY, 27 TO 4 PERSUADES ME AND IT SHOULD PERSUADE  
4 THE REST OF US, I DON'T THINK THIS IS THE VENUE TO COME  
5 FORWARD WITH THE MINORITY VOTE TO TRY TO UNDO WHAT WAS DONE BY  
6 THE FULL COMMITTEE. AND, MORE IMMEDIATE HE, OUR STATE IS ON  
7 FIRE, AND OUR HEARTS GO OUT TO ALL OF YOU WHO'S COUNTIES AND  
8 CITIES ARE DIRECTLY IMPACTED RIGHT NOW, BUT WE'RE ALL  
9 INTERCONNECTED. SO WHETHER WE HAVE FIRES RAGING IN OUR  
10 JURISDICTIONS WE HAVE POLLUTED IMPACTS FROM THE SMOKE I HAVE  
11 FIREFIGHTERS WHO ARE ON THE WAY FROM ALAMEDA TO THE GLASS FIRE  
12 IN FRESNO. WE ALL HAVE MUTUAL AID AND THE STATE IS ON FIRE DUE  
13 IN LARGE PART TO CLIMATE CHANGE BROUGHT ABOUT BY THE IMPACT OF  
14 GREENHOUSE EMISSIONS WHICH HAPPENS WHEN PEOPLE HAVE TO TRAVEL  
15 LONG DISTANCES TO GET TO WORK BECAUSE THEY DON'T HAVE PLACES  
16 THEY CAN AFFORD TO LIVE NEAR WHERE THEY WORK. SO WE AS A BODY  
17 NEED TO ADDRESS THAT, AND THE NEED IS IMMEDIATE. IT'S RIGHT  
18 OUTSIDE OUR DOORS AND WINDOWS THAT YOU SHOULD KEEP CLOSED  
19 RIGHT NOW. THE OTHER THING WE HAVE ALL BEEN IMPACTED BY IN  
20 THESE LAST HORRENDOUS SIX MONTHS OR MORE IS THE COVID-19  
21 CRISIS. AND ONE OF THE THINGS THAT COVID-19 HAS SHOWN US IS  
22 THE DISPARATE IMPACT THIS DISEASE HAS HAD ESPECIALLY ON OUR  
23 LESS ADVANTAGED COMMUNITIES, OUR COMMUNITIES OF COLOR. AND WE  
24 HAVE AN OBLIGATION AND NOW AN OPPORTUNITY TO CORRECT THAT  
25 IMBALANCE. AND SO LET'S NOT SHIRK THAT RESPONSIBILITY. THAT

**October 1, 2020**

1 OPPORTUNITY. AND THE LAST THING I WOULD SAY, BECAUSE I WILL  
2 JUST SAY THIS ABOUT COVID, WE HEAR THAT WE'RE ALL IN TOGETHER,  
3 WHICH IS TRUE TO A POINT, BUT WE AREN'T ALL IMPACTED EQUALLY  
4 BY COVID. WE KNOW THAT. SO, AGAIN, LET'S HELP CORRECT SOME OF  
5 THESE IMBALANCES, AND FINALLY, I WOULD JUST LEAVE YOU WITH AN  
6 ADAGE THAT I REMEMBER AND REMIND MYSELF FREQUENTLY AS MAYOR,  
7 DON'T LET THE PERFECT BE THE ENEMY OF THE GOOD? DO WE EVER GET  
8 EVERYTHING WE WANT IN A PIECE OF LEGISLATION OR A PROPOSAL, WE  
9 DO NOT, BUT NEYSA FILGOR SAID IT SO WELL, WE REPRESENT A  
10 REGION, A HUGE REGION THAT THE NINE BAY AREA COUNTIES OF ABAG,  
11 SO WE HAVE TO LOOK TO WHAT IS BEST FOR THE ENTIRE REGION. BUT  
12 BY DOING SO, WE'RE HELPING OUR CONSTITUENTS AS WELL. SO I ASK  
13 YOUR SUPPORT. THANK YOU.

14

15 **KAREN MITCHOFF, CHAIR:** THANK YOU. I JUST TEXTED SCOTT TO SEE  
16 IF HE COULD CALL IN. SCOTT, ARE YOU THERE? OKAY. I CAN'T HEAR  
17 HIM. BUT WE TEXTED ME BACK. I THINK WHEN THIS GOES TO THE  
18 BOARD, I WOULD LIKE TO SEE HOW THE NUMBERS LOOK FOR JULIE'S  
19 PROPOSAL, AND EVEN THE ONE THAT CARLOS SAID CALM IN SECOND  
20 PLACE. I NEED THE FULL PICTURE TO BE MORE INFORMED. OKAY  
21 GREAT. OTHER THAN SCOTT, I DON'T SEE ANY OTHER HANDS RAISED.  
22 ANYBODY ELSE WANT TO MAKE A COMMENT? BECAUSE THIS IS NOT AN  
23 ACTION ITEM. IT'S JUST AN INFORMATIONAL ITEM. SO MATT AND  
24 GILLIAN, OBVIOUSLY, THANK YOU. EVERYBODY HAS THANKED YOU. YOU  
25 HAVE DONE TREMENDOUS WORK. WHEN WE WERE ON PHONE YESTERDAY, I

**October 1, 2020**

1 SAID THE SAME THING. I THINK -- AND WE APPRECIATE THE WORK  
2 THAT THE HOUSING METHODOLOGY COMMITTEE DID, AND THERE WAS  
3 QUITE A DIFFERENCE IN THE VOTES, BUT I STILL THINK THAT WE  
4 NEED TO ADDRESS THE ISSUES SUCH AS SCOTT RAISED AND OTHERS  
5 HAVE RAISED SO WE COULD SEE THOSE NUMBERS SO THERE COULD BE A  
6 COMPARISON FOR OUR MEETING ON OCTOBER 15TH WHICH IS WHO WEEKS  
7 FROM TONIGHT. AM I HEARING DISSENT ABOUT THAT FROM STAFF?

8

9 **MATT MALONEY:** I BELIEVE THIS IS AN ACTION ITEM.

10

11 **KATHLEEN CHA:** IT SAYS ON THE AGENDA IT'S AN ACTION ITEM.

12

13 **KAREN MITCHOFF, CHAIR:** YOU'RE CORRECT. I WAS LOOKING AT  
14 SOMETHING ELSE. ALL RIGHT. WOULD SOMEONE LIKE -- I'M GOING TO  
15 STATE THE MOTION. WOULD SOMEONE --

16

17 **EZZY ASHCRAFT:** KAREN, EXCUSE THE INTERRUPTION, BUT DID I HEAR  
18 THAT WE HAVE PUBLIC COMMENT.

19

20 **KAREN MITCHOFF, CHAIR:** EXCUSE ME. THANK YOU FOR REMINDING ME.  
21 DO WE HAVE MEMBERS OF THE PUBLIC WHO WISH TO ADDRESS US? NOW  
22 FRED DID SEND OUT LETTERS THAT WE RECEIVED FROM JURISDICTIONS  
23 AND INDIVIDUALS, SO YOU ALL SHOULD HAVE THAT IN YOUR PACKET,  
24 THAT BECOMES PART OF THE PUBLIC RECORD, BUT IS THERE ANYONE

**October 1, 2020**

1 ELSE WHO WISHES TO ADDRESS US UNDER PUBLIC COMMENT ON THIS  
2 ITEM?

3

4 **CLERK OF THE BOARD:** CHAIR MITCHOFF, THIS IS FRED, I SEE THAT  
5 JAMES SPERING HAS RAISED HIS HAND.

6

7 **KAREN MITCHOFF, CHAIR:** IT DIDN'T COME UP. JIM GO AHEAD BEFORE  
8 PUBLIC COMMENT. THERE IT IS. IT CAME UP AFTERWARDS.

9

10 **JAMES P. SPERING:** KAREN DID YOU CALL ON ME? JIM SPERING?

11

12 **KAREN MITCHOFF, CHAIR:** YES I DID.

13

14 **JAMES P. SPERING:** I WANT TO THANK STAFF, GREAT WORK AND ALL,  
15 BUT I HOPE THE MOTION DOESN'T PRECLUDE THIS MINORITY POSITION  
16 AT LEAST THEY SHOULD HAVE AN OPPORTUNITY TO PRESENT THEIR  
17 POSITION AT THE MEETING. I UNDERSTAND ALL THE HARD WORK AND  
18 EVERYTHING BUT SOME ISSUES HAVE BEEN RAISED THEY THINK ARE  
19 JUST WORTHY OF DISCUSSION. I DON'T THINK IT'S GOING TO CHANGER  
20 THE OUTCOME, BUT I REALLY WOULD FEEL UNCOMFORTABLE IF WE  
21 DISMISS CONCERNS RAISED BY THE PEOPLE AND CONCERNS THEY HAVE  
22 RAISED.

23

24 **KAREN MITCHOFF, CHAIR:** THANK YOU. JIM. I AGREE. I WOULD STATE  
25 A MOTION BUT I WANT SOMEBODY TO MOVE IT. THE MOTION IS THAT WE

**October 1, 2020**

1 SEND ON TO THE EXECUTIVE COMMITTEE THE RECOMMENDATION OF THE  
2 PROPOSED METHODOLOGY, WHICH IS 8A, AND ALSO THAT WE ASK STAFF  
3 TO ALSO INCLUDE IN THEIR REPORT THAT EVENING THE QUESTIONS,  
4 CONCERNS THAT WERE RAISED TODAY RELATIVE TO EVERYONE. UNLESS  
5 SOMEBODY JUST WANTED IT TO BE ONE MOTION AND THEN A SECOND  
6 MOTION BE MADE. JIM WOULD YOU MIND MAKING THAT MOTION?

7

8 **PAT ECKLUND:** I'LL MAKE THAT FOR YOU KAREN.

9

10 **RICK BONILLA:** WE HAVE MORE PUBLIC COMMENT.

11

12 **KAREN MITCHOFF, CHAIR:** I'M SO SORRY. I DON'T KNOW WHY I KEEP  
13 FORGETTING PUBLIC COMMENT. FORGET THE MOTION -- WHEN YOU ARE  
14 CHAIR YOU HAVE TO GO THROUGH THREE DIFFERENT SCREENS TO GET  
15 EVERYBODY. THIS'S ON ME. MAY I HAVE PUBLIC COMMENT. I SEE WE  
16 HAVE 14 PEOPLE -- NOW 15 PEOPLE WHO WOULD LIKE TO SPEAK. FRED,  
17 I'M GOING TO LIMIT THEM TO TWO MINUTES EACH.

18

19 **CLERK OF THE BOARD:** YES, MA'AM. OUR FIRST SPEAKER IS CLIFF  
20 LENTZ, GO AHEAD PLEASE.

21

22 **SPEAKER:** GOOD AFTERNOON EVERYONE. I JUST WANT TO SAY THAT I  
23 HAVE BEEN WATCHING YOUR MEETINGS FROM THE BEGINNING, SUPER  
24 IMPRESSED BY ALL OF YOU. YOU REALLY REPRESENT OUR CITIES AND  
25 COUNTY IN AN HONORABLE AND INTELLIGENT WAY. SO, GREAT JOB. OF

**October 1, 2020**

1 COURSE, I HAVE GOT TO THANK COUNCILMEMBER BONILLA FOR BRINGING  
2 UP OUR CASE AND I ALSO WANT TO THANK PDA2050 STAFF WILLINGNESS  
3 TO WORK WITH THE CITY OF BRISBANE. I'M EXCITED ABOUT THIS  
4 BECAUSE I SUPPORT REGIONAL PLANNING USING PBA2050 AND WHATEVER  
5 VERSION YOU USE TO WORK OUT TO DETERMINE RHNA NUMBERS FOR  
6 CITIES AND COUNTIES MAKES SENSE. OF COURSE THOUGH, IF IT  
7 IDENTIFIES AREAS FOR HOUSING THAT ARE FEASIBLE. IN 2018 THE  
8 CITY OF BRISBANE PASSED MEASURE JJ WHICH WILL ALLOW HOUSING ON  
9 THE BAY LANDS AND THROUGH THIS ACTION, WE'LL MOST LIKELY  
10 DOUBLE OUR POPULATION. AND THIS IS SOMETHING THAT THE SHORTS  
11 APPROVED BY TEN POINTS. SO IT WASN'T A SQUEAKER. WE ARE  
12 COMMITTED TO WORKING WITH THE DEVELOPER TO BUILD A THRIVING  
13 NEW NEIGHBORHOOD IN OUR CITY. WE WANT TO BE PART OF THE  
14 SOLUTION TO DEALING WITH THE HOUSING CRISIS, BUT WE HAVE TO BE  
15 GIVEN GOALS THAT ARE REALISTIC, AND ACHIEVABLE. THE PEOPLE OF  
16 BRISBANE ARE WILLING TO INCREASE HOUSING NUMBERS BY 100  
17 PERCENT. AND I HAVE HEARD A LOT OF CITIES AND COUNTIES TAKING  
18 ON THEIR FAIR SHARE. I THINK WE ARE COMMITTED TO DO THAT. I  
19 LOOK FORWARD TO WORKING WITH STAFF, OUR SAN MATEO COUNTY  
20 REPRESENTATIVES ON BOTH ABAG AND MTC TO IDENTIFY THESE SITES  
21 THAT ARE APPROPRIATE, AND THAT WE ALSO RESPECT THE SIGNIFICANT  
22 EFFORT ON BEHALF OF OUR CITIZENS TO DEAL WITH THE HOUSING  
23 CRISIS. SO THANK YOU FOR ALL YOUR WORK. BOTH REPRESENTATIVES  
24 AND STAFF, AND ENJOY THE REST OF YOUR DAY. THANKS.  
25

**October 1, 2020**

1 **KAREN MITCHOFF, CHAIR:** THANK YOU. FRED, NEXT SPEAKER?

2

3 **CLERK OF THE BOARD:** NEXT SPEAKER IS TIM FRANK. GO AHEAD SIR.

4

5 **SPEAKER:** CAN YOU HEAR ME NOW?

6

7 **KAREN MITCHOFF, CHAIR:** YES.

8

9 **SPEAKER:** TERRIFIC. THANK YOU VERY MUCH I WOULD ALSO LIKE TO  
10 CONGRATULATE STAFF ON HAVING DONE A REALLY GOOD JOB OF  
11 PROVIDING INFORMATION TO THIS COMMITTEE. I HAVE BEEN TRACKING  
12 THIS COMMITTEE FROM THE VERY GET-GO AND HAVE BEEN IMPRESSED  
13 WITH NOT JUST THE WORK OF STAFF BUT WITH THE QUALITY OF  
14 DELIBERATION AMONG THE MEMBERS OF THE COMMITTEE. IT'S BEEN A  
15 VERY DIVERSE GROUP OF PEOPLE WHO HAVE PARTICIPATED AND THE  
16 DEGREE OF CONSENSUS THAT I SAW AT THE END OF THE QUITE  
17 IMPRESSIVE. THE I WOULD HAVE PREFERRED TO SEE 6A SELECTED AND  
18 I FINISHING THERE IS ANOTHER ALTERNATIVE PRESENTED, IT WOULD  
19 BE IMPORTANT TO MAKE SURE THAT 6A ALONG WITH THE EQUITY  
20 ADJUSTMENT IS ESSENTIAL. BECAUSE THAT IS THE NUMBER TWO RUNNER  
21 UP IN TERMS OF SUPPORT IT RECEIVED AT THE COMMITTEE, SOMETHING  
22 THAT SHOULD BE LOOKED AT TOO. BUT, I AM PERSUADED BY CARLOS  
23 ROMERO'S COMMENTS THAT THE PROCESS HAS BEEN GOOD AND THAT IT'S  
24 REALLY IMPORTANT FOR THIS COMMITTEE TO ACTUALLY SIGNAL SUPPORT  
25 FOR THAT PROCESS WHICH INVOLVES DEEP DELIBERATION FOR PEOPLE

**October 1, 2020**

1 WHO DID A LOT OF HOMEWORK. AND THE RESULT, THOUGH A COMPROMISE  
2 FROM MY PERSPECTIVE, IS A GOOD ONE, AND I THINK THAT IT WOULD  
3 SERVE THE EXECUTIVE COMMITTEE WELL TO ACTUALLY GET A  
4 RECOMMENDATION FROM THIS COMMITTEE THAT IS REFLECTING THE  
5 QUALITY OF THAT WORK, AND STRONGLY SUPPORTING IT. SO THANK  
6 YOU.

7

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

9

10 **CLERK OF THE BOARD:** NEXT SPEAKER IS AARON ECKHOUSE. GO AHEAD.

11

12 **SPEAKER:** HELLO. THANK YOU. MY NAME IS AARON ECKHOUSE BAY AREA  
13 REGIONAL ORGANIZING DIRECTOR FOR YIMBY YES IN MY BACKYARD. AS  
14 SOMEONE WHO ATTENDED EVERY HMC MEETING BOTH THE ONES IN PERSON  
15 AND THE ONES LATER OVER ZOOM, I CAN ECHO EVERYONE IN  
16 COMMENDING ALL THE MEMBERS OF HMC AND MTC STAFF FOR THIS GREAT  
17 WORK IN THIS PROCESS. I KNOW THAT THEY PUT A LOT OF THOUGHT  
18 AND WORK INTO DEVELOPING THIS METHODOLOGY. I THINK THEY  
19 PRIORITIZED THE RIGHT THINGS IN TERMS OF HOUSING NEAR JOBS AND  
20 HOUSING IN AREAS WHERE THOSE RESIDENTS WILL HAVE THE GREATEST  
21 SOCIO-ECONOMIC OPPORTUNITIES. I THINK THOSE ARE BOTH CRITICAL  
22 FACTORS AND I THINK YOU SEE REFLECTED IN THE PERFORMANCE  
23 METRICS USED THIS IS A GOOD METHODOLOGY THAT ACHIEVES GOOD  
24 RESULTS ACHIEVES EQUITABLE AND SUSTAINABLE DEVELOPMENT  
25 PATTERNS, AND I WOULD REALLY URGE THIS COMMITTEE TO UPHOLD THE



**October 1, 2020**

1   PROCESS OF THE HMC, AGAIN, AS SOMEBODY WHO WATCHED EVERY  
2   MEETING, IT WAS A SOUND PROCESS. AND IT PRODUCED, I THINK,  
3   SOUND RESULTS AND I WOULD ENCOURAGE YOU TO PASS ALONG THAT  
4   RECOMMENDATION TO ABAG.

5

6   **KAREN MITCHOFF, CHAIR:** THANK YOU. NEXT SPEAKER.

7

8   **CLERK OF THE BOARD:** RODNEY NICKENS.

9

10   **SPEAKER:** THANK YOU MADAM CHAIR. I JOIN THE CHORUSES OF THOSE  
11   WHO HAVE BEEN SINGING THE PRAISES OF WORK ASK STAFF THUS FAR  
12   AND ASSOCIATE MYSELF WITH THE COMMENTS OF MR. ROMERO. I ALSO  
13   HAD THE HONOR AND PRIVILEGE OF SERVING ON THE HOUSING  
14   METHODOLOGY COMMITTEE I WORK AT THE NON-PROFIT HOUSING  
15   ASSOCIATION THE REGIONAL POLICY MANAGER I HAVE TO SAY THIS IS  
16   ONE OF THE MOST COLLABORATIVE AND INCLUSIVE PROCESSES THAT I  
17   HAVE EVER PARTICIPATED IN I RECOMMENDATION THE EXECUTIVE BOARD  
18   APPROVE THE HOUSING METHODOLOGY'S PROPOSAL OPTION EIGHT A2050  
19   HOUSEHOLD PROJECTIONS AS ITS BASELINE. I WOULD BE REMISS IF I  
20   DIDN'T SAY WE'RE AT A MOMENT OF RACIAL RECKONING UNLIKE ANY IN  
21   OUR NATION'S HISTORY. THIS IS A TIME TO ADDRESS THE PAINFUL  
22   LEGACY OF RACIAL DISCRIMINATION. EFFECTIVELY SHUT DOORS  
23   THROUGH DISCRIMINATORY POLICY AND OUTRIGHT RACIAL  
24   DISCRIMINATION NOW IS THE TIME TO TURN THE PAGE AND WRITE A  
25   CHAPTER IN OUR REGION'S HISTORY A CHAPTER REGARDLESS OF RACE

**October 1, 2020**

1 AND INCOME PEOPLE CAN HAVE ACCESS TO SAFE AND AFFORDABLE  
2 HOMES. COMMUNITIES THAT HAD LOWER RHNA SHARES TENDED TO BE  
3 WHITER AND MORE AFFLUENT THIS IS AN OPPORTUNITY TO CHANGER  
4 THAT TO INTEGRATE COMMUNITIES AND PROMOTE HOUSE INTEGRATION IN  
5 THE BAY AREA AND ENSURE OUR RHNA COMPLIES WITH THE STATUTORY  
6 REQUIREMENTS TO AFFIRMATIVELY FURTHER FAIR HOUSING. OPTION  
7 EIGHT A PROVIDES US AN OPPORTUNITY TO DO THAT. WHILE  
8 ADDRESSING THE SHORTAGE OF HOUSING IN AFAR TOO MANY  
9 NEIGHBORHOODS. THE HOUSING METHODOLOGY -- TO DIVE INTO THE  
10 DETAILS THAT IS WHAT WE DID. OPTION 6A WOULD HAVE DONE A  
11 BETTER JOB BUT 8A WAS THE STRONGEST COMPROMISE I ASK THAT YOU  
12 UPHOLD THE WORK OF HMC AND HONOR THE METHODOLOGY APPROACH  
13 MOVING FORWARD. THANK YOU.

14

15 **KAREN MITCHOFF, CHAIR:** NEXT SPEAKER.

16

17 **CLERK OF THE BOARD:** KEVIN REILLY. GO AHEAD.

18

19 **SPEAKER:** HELLO EVERYONE. FIRST I WOULD LIKE TO SHARE MY  
20 THOUGHTS TO THANK THE COMMITTEE MEMBERS. IT WAS A LOT OF WORK  
21 THAT HAS BEEN DONE THANK YOU FOR LETTING ME SPEAK I AM KEVIN  
22 REILLY SPEAKING FOR GREENBELT ALLIANCE AND ANTIOCH NATIVE, I  
23 SUPPORT THE PROPOSAL BY THE HOUSING METHODOLOGY COMMITTEE AND  
24 I URGE YOU TO APPROVE IT I HAVE SEEN ANTIOCH DEVELOPING A LOT  
25 OF SURROUNDING LAND IN THE PAST DECADES TO HOUSE THE WORKING

**October 1, 2020**

1 CLASS WHO HAVE TO DRIVE LONG HOURS AND LONG DISTANCES TO GET  
2 TO THE JOB IT EFFECTS PERSONAL HEALTH AND FAMILY TIME FOR A  
3 LOT OF COMMUTING EMPLOYEES. HMC PROPOSAL IS CRITICAL TO OUR  
4 REGIONAL EFFORTS TO BUILD NEW HOUSING OR TO NOT BUILD NEW  
5 HOUSING IN HIGH FIRE HAZARD AREAS WHEN JURISDICTIONS UPDATE  
6 HOUSING ELEMENTS THEY HAVE LOCAL CONTROL OVER WHERE THEY CAN  
7 CHOOSE TO SITE NEW HOUSING AND PRIORITIZE NEW BUILDING WITHIN  
8 URBANIZED LAND THAT IS ALREADY LOW FIRE RISK. COMMUTE TIMES  
9 ARE WHAT ARE MOST IMMEDIATELY RELATABLE TO ME AND PERHAPS YOU  
10 AND MANY OTHERS. RESIDENTS IN ANTIOCH COMMUTING ALMOST TWO  
11 HOURS IN EACH DIRECTION AND HMC PROPOSAL ENSURES HOMES WILL BE  
12 BUILT CLOSER TO JOBS FURTHERING ECONOMIC GOALS AS WELL AS NEED  
13 TO MITIGATE CLIMATE CHANGE. THIS CAN GIVE PEOPLE THE OPTION OF  
14 BIKING TO WORK AND COMMUTING AND COMING HOME TO SPEND TIME  
15 WITH THEIR FAMILIES. FUTURE OF OUR REGION IS IN YOUR HANDS AND  
16 WE NEED TO DO EVERYTHING WE CAN TO INCREASE THIS HOUSING  
17 PRODUCTION IN A WAY THAT WILL REDUCE GREENHOUSE GAS EMISSIONS  
18 AND INCREASE THE QUALITY OF LIFE. AND THAT'S WHAT THIS  
19 METHODOLOGY WILL DO. THE PROPOSAL TODAY IT'S A STRONG  
20 COMPROMISE THAT PRIORITIZES THE NEEDS OF THE REGION AS A WHOLE  
21 --

22

23 **KAREN MITCHOFF, CHAIR:** WRAP UP. YOU HAVE REACHED YOUR TWO  
24 MINUTES.

25

**October 1, 2020**

1 **SPEAKER:** THANK YOU. I REASONABLE YOU TO RECOMMEND THE HMC  
2 PROPOSAL TO THE ABAG EXECUTIVE BOARD. THANK YOU.

3

4 **KAREN MITCHOFF, CHAIR:** FRED, OUR NEXT SPEAKER PLEASE.

5

6 **CLERK OF THE BOARD:** SCOTT LITTLEHALE. GO AHEAD.

7

8 **KAREN MITCHOFF, CHAIR:** BEFORE YOU GO AHEAD MR. LITTLEHALE, I  
9 APPRECIATE EVERYBODY WHO IS SPEAKING, THANKING STAFF. IT'S  
10 TAKING TIME AWAY FROM YOUR SPEAKING, AND SO WE WILL TELL STAFF  
11 OVER AND OVER THAT THEY DID A GREAT JOB. BUT IN ORDER FOR YOU  
12 TO HAVE THE MOST TIME TO GIVE YOUR MESSAGE, I WOULD SUGGEST  
13 YOU SKIP THE THANK YOUS. THANK YOU. GO AHEAD MR. LITTLEHALE.

14

15 **SPEAKER:** GOOD AFTERNOON CHAIRWOMAN MITCHOFF, THIS IS SCHOLTE  
16 LITTLEHALE. I SERVED ON THE HMC AND I WOULD JUST LIKE TO  
17 HEARTILY ECHO AND ENDORSE THE COMMENTS OF RODNEY NICKENS FROM  
18 THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA. I  
19 WANT TO ADD TO HIS COMMENTS A LITTLE BIT OF STATISTICAL  
20 NOTARY. I CAME INTO THIS PROCESS REPRESENTING NORTHERN  
21 CALIFORNIA CARPENTERS REGIONAL COUNCIL AND OCCUPYING AN  
22 ALLOCATED SEAT FOR THE PROCESS BUT WE DIDN'T HAVE A DOG IN THE  
23 HUNT. IT WAS A -- WE APPROACHED IT AS A TECHNICAL ISSUE,  
24 WITHOUT A SET AGENDA. AND I DON'T OFTEN FIND MYSELF IN  
25 AGREEMENT WITH MATT REGAN ON POLICY ISSUES, BUT ON THIS, WE

**October 1, 2020**

1 DID FIND COMMON GROUND IN A PROCESS THAT WAS VERY  
2 DELIBERATIVE, AND EXTREMELY DETAILED. I COMMEND THE PROCESS  
3 AND BELIEVE THAT IT'S IMPORTANT FOR THE RPC, FOR THE SAKE OF,  
4 IF NOTHING ELSE, FUTURE PARTICIPATION BY MEMBERS OF THE  
5 STAKEHOLDER SECTORS TO RECOGNIZE THE DEPTH OF WORK THAT WAS  
6 PUT INTO IT. THAT SAID, AS PROMISED, HERE IS THE BIT OF  
7 STATISTICAL NOTARY HERE. AS COMMENTED IN THE STAFF  
8 PRESENTATION, 72 PERCENT OF THE HOUSING NEEDS DETERMINATION IS  
9 GOING TO GO INTO THE TOP 25 JURISDICTIONS. THAT'S BECAUSE  
10 OPTION 8A HAVE, IN ITS ALLOCATIONS FOR MODERATE AND ABOVE  
11 MODERATE HOUSING A 60 PERCENT WEIGHT FOR JOB PROXIMITY BY  
12 AUTO. SO JOB PROXIMITY FACTORED HEAVILY INTO THIS IN ADDITION  
13 THE CONSIDERATIONS OF THE 2050 HOUSEHOLD BLUEPRINT. THE -- HOW  
14 WILL THIS CHANGE SORT OF THE ALLOCATION OF HOUSING UNITS  
15 ACROSS THE NINE COUNTY BAY AREA? WELL, ONLY 12 JURISDICTIONS  
16 WILL HAVE SORT OF AN EXCEPTIONAL GROWTH OF UNITS, THAT IS IN  
17 TERMS OF A GROWTH OVER EXISTING UNITS GREATER THAN ONE  
18 STANDARD DEVIATION THAN SORT OF THE AVERAGE GROWTH OF EXISTING  
19 UNITS ALMOST ALL OF THOSE UNITS ARE IN SILICON VALLEY OR IN  
20 THE PENINSULA IN THE URBAN TRANSPORTATION CORRIDORS. THIS  
21 TAKES INTO ACCOUNT THE -- I HEARD EXPRESSED TONIGHT, AND I  
22 URGE YOU TO ENDORSE OPTION 8A.

23

24 **KAREN MITCHOFF, CHAIR:** MR. LITTLEHALE THANK YOU FOR YOUR  
25 COMMENTS. FRED GO AHEAD.

**October 1, 2020**

1

2 **CLERK OF THE BOARD:** NEXT CALLER IS NUMBER ENDING IN 7915. GO  
3 AHEAD PLEASE.

4

5 **SPEAKER:** HI. THIS IS TOM S FROM BERKELEY. LOOKING AT THE  
6 MATERIALS FOR TODAY'S MEETING, ONE OF THE THINGS I NOTICED IS  
7 THAT BERKELEY IS SUPPOSED TO BUILD -- SUPPOSED TO NET 7,700  
8 NEW UNIT IN EIGHT YEARS. BERKELEY HAS LESS THAN TEN SQUARES  
9 MILES OF BUILDABLE AREA, ALL OF IT IS -- THERE ARE FEW PARCELS  
10 THAT EVER COME AVAILABLE FOR NEW DEVELOPMENT YET SOMEHOW YOU  
11 GOT IN YOUR HEADS BERKELEY IS GOING TO ADD BETWEEN 18 AND 19  
12 NEW UNITS PER WEEK EVERY SINGLE WEEK FOR YEARS. THAT'S ABSURD.  
13 IT'S NOT REALISTIC. IT'S NOT REALITY BASED, AND SO I HOPE  
14 AFTER YOU TAKE YOUR VOTE AND SO ON, THAT MAYBE YOU REFLECT A  
15 LITTLE BIT ON THAT DYNAMIC, THAT A COMMITTEE OF WELL  
16 INTENTIONED PEOPLE, I HAVE NO DOUBT, CAN SIT DOWN AND TALK  
17 THEMSELVES THAT FAR AWAY FROM THE ON-THE GROUND REALITY OF  
18 WHAT IS POSSIBLE. I REALLY EXPECT THAT THIS RHNA SYSTEM IS  
19 GOING TO COME CRASHING DOWN PETTY SOON PARTLY AS A RESULT OF  
20 THESE KIND OF ABSURDITIES. AND I JUST WANT TO CALL ATTENTION  
21 TO THAT, BECAUSE ALL THE PRETTY WORDS DON'T DISGUISE THAT  
22 BASIC ON THE GROUND FACTOR.

23

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

25

**October 1, 2020**

1 **CLERK OF THE BOARD:** JANE REILLY. GO AHEAD.

2

3 **JANE RILEY:** I AM ALSO AN HMC COMMITTEE MEMBER. I WAS ONE OF  
4 THE 27 THAT VOTED IN FAVOR OF THE DRAFT METHODOLOGY 8A AND I  
5 DID THAT BECAUSE IT'S THE BEST OPTION FOR THE BAY AREA AS I  
6 WHOLE IT'S NOT THE BEST OPTION FOR MY JURISDICTION  
7 UNINCORPORATED SONOMA COUNTY BUT BEST FOR THE REGION AT A  
8 WHOLE. FOR THIS METHODOLOGY TO WORK FOR THE REGION WE NEED TO  
9 PUT ASIDE OUR LOCAL JURISDICTIONAL AND POLITICAL NEEDS AND WE  
10 NEED TO THINK IN REGIONAL TERMS AND THAT'S OUR JOB HERE. TODAY  
11 WE'RE DISCUSSING METHODOLOGY, AND THE CHOSEN METHODOLOGY MAKES  
12 NEWS OF THE DRAFT PLANNED BAY AREA 2050. I HAVE BEEN THROUGH  
13 SEVERAL RHNA HOUSING ELEMENT CYCLES AND I RECOGNIZE TWO THINGS  
14 THAT ARE DRIVING THE HIGHER ALLOCATIONS IN UNINCORPORATED  
15 AREAS, ONE IS PUTTING THE SPHERE OF INFLUENCE ALLOCATIONS IN  
16 THE COUNTIES RATHER THAN IN THE CITIES, I THINK THAT'S DRIVING  
17 A LOT OF IT, AND THERE ARE SOME AREAS IN PLANNED -- SOME AREAS  
18 IN THE PLANNED BAY AREA DATA THAT WE NEED TO FIX ON, AND WE'RE  
19 WORKING WITH ABAG STAFF. NO ONE HAS GIVEN ABAG STAFF MORE THAN  
20 I HAVE. WE'RE WORKING WITH ABAG STAFF NOW WILL CONTINUE  
21 WORKING WITH THEM TO GET THAT CORRECTED. I VERY MUCH  
22 APPRECIATE THAT ONGOING WORK AND DEDICATION TO THE REGION. I  
23 WANT TO ECHO RODNEY FOR A MINUTE AND SAY A BIT ABOUT EQUITY  
24 PROPOSED METHODOLOGY 8A IT ACHIEVES GOOD SCORES IN AGGREGATE  
25 BUT THE PROOF IS IN THE DETAILS AND SOME THINGS WE'RE FIND

**October 1, 2020**

1 SUGGEST THAT PLANNED BAY AREA DATA IS CONTINUING TO PERPETUATE  
2 EXISTING LAND USE PATTERNS WITH HIGHER DENSITY IN LOW INCOME  
3 HOUSEHOLDS THAT HAVE LOWLAND VALUES BECAUSE THEY FLOOD OR ARE  
4 ADJACENT TO FREEWAYS.

5

6 **CLERK OF THE BOARD:** TIME.

7

8 **KAREN MITCHOFF, CHAIR:** MS. REILLY, I NEED TO STOP YOU. THANK  
9 YOU FOR YOUR COMMENTS. GO AHEAD FRED.

10

11 **CLERK OF THE BOARD:** NEXT SPEAKER IS SHAJUTI HOSSAIN GO AHEAD.

12

13 **SPEAKER:** HI I'M SHAJUTI AN ATTORNEY WITH PUBLIC ADVOCATES. WE  
14 HAVE BEEN DEALING WITH A LOT OF UNEXPECTED THING LATELY LIKE  
15 THE PANDEMIC AND WILDFIRES THAT REMINDS US WHERE WE NEED TO  
16 PLAN FOR A FUTURE REGARDLESS OF WHAT HAPPENS. I ATTENDED ALL  
17 OF THE HMC MEETINGS AND I SHARE THIS WITH YOU TODAY THEY ASK  
18 YOU TO RECOMMEND TO THE ABAG BOARD OPTION 6A MODIFIED HIGH  
19 OPPORTUNITY AREAS EMPHASIS USING THE 2050 HOUSEHOLDS BASELINE.  
20 AND AN EQUITY ADJUSTMENT. STAFF HAVE FOUND THAT 6A IS THE BEST  
21 WAY TO MEET ALL OF RHNA'S LEGAL REQUIREMENTS BECAUSE IT  
22 ALLOCATES HOMES CLOSE TO JOBS WHICH IMPROVES ECONOMY MITIGATES  
23 CLIMATE CHANGE AND IT ALLOCATES A FAIR SHARE OF HOMES  
24 ESPECIALLY HOMES THAT ARE AFFORDABLE TO OUR DIVERSE ESSENTIAL  
25 WORKERS IS ALLOCATES THEM TO RACIALLY AND ECONOMICALLY



**October 1, 2020**

1 EXCLUSIVE JURISDICTIONS. THE RHNA IS NOW LEGALLY REQUIRED TO  
2 DO ALL OF THIS, THE NEW LEGAL REQUIREMENT TO AFFIRMATIVELY  
3 FURTHER FAIR HOUSING TO COMBAT RACIAL SEGREGATION THE STATE  
4 MADE THE CHANGE BECAUSE PAST RHNAS HAVE GOT DONE THAT. OTHER  
5 OPTIONS BROUGHT UP TODAY ARE NOT LIKELY TO COMPLY WITH THE  
6 LEGAL REQUIREMENTS HMC NARROWED DOWN OPTIONS TO THE LAST THREE  
7 AT ITS LAST MEETING ULTIMATELY RECOMMENDED 8A, 6A WAS A CLOSE  
8 RETURN UP, MAKING SURE JURISDICTIONS ARE COMBATTING RACIAL  
9 SEGREGATION. THE 2050 BASELINE HOUSEHOLD IS IMPORTANT BECAUSE  
10 IT BALANCES CONSISTENCY WITH PLANNED BAY AREA WHILE ENSURING  
11 THAT WE MEET RHNA REQUIREMENTS. UNDER THE BASELINE THE BIG  
12 CITIES GET A THIRD OF THE TOTAL NUMBER AND 25 LARGE  
13 JURISDICTIONS GET TWO THIRDS OF THE TOTAL. EQUITY ADJUSTMENT  
14 ENSURES THAT EVERY EXCLUSIVE CITY OR COUNTY DOES ADHERE --  
15 [INDISCERNIBLE] EQUITABLE TO THEM. THANK YOU.

16

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

18

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

20

21 **CLERK OF THE BOARD:** NEXT SPEAKER IS DARIN RANELLETTI. GO  
22 AHEAD.

23

24 **DARIN RANELETTI:** GOOD AFTERNOON. DARIN RANELLETTI MEMBER OF  
25 HMC. I RECOMMEND OPTION 8A IT'S A COMPROMISE THAT'S WHY YOU'RE

**October 1, 2020**

1 HEARING MANY NOT SUPER THRILLED ABOUT THE OPTION. 8A IS A GOOD  
2 CHOICE WE SHOULD RESPECT THE HMC PROCESS THEY SPENT A YEAR  
3 LOOKING AT A VARIETY OF OPTIONS AND TWEAKING THIS WAY OR THAT  
4 WAY I WOULD CAUTION YOU TO DO THAT IT'S UNCLEAR WHAT THAT  
5 EFFECT WOULD HAVE ON MODEL PERFORMANCE, IT LEADS DOWN A RABBIT  
6 HOLE. THE OPTION THAT MAKES SENSE TO LOOK AT IS OPTION 6A THE  
7 RUNNER UP IT WAS THE STAFF RECOMMENDATION AND PERFORMS BEST  
8 ACROSS ALL THE METRICS MY BIGGEST QUESTION IS NOW WE'RE NOT  
9 GOING TO HAVE TIME, ON THE CURRENT ELEMENT WE'RE DON'T GET  
10 ALLOCATIONS UNTIL THE END OF NEXT YEAR THAT GIVES US ONE YEAR  
11 TO PREPARE ALLOCATIONS IN THE EIR. I TALKED TO THE PLANNING  
12 DEPARTMENT AND THEY'RE NERVOUS ABOUT MEETING THE TIMELINE WITH  
13 THE MUCH LARGER ALLOCATIONS. I ENCOURAGE US TO MUTUAL FORWARD  
14 AS QUICKLY AS POSSIBLE SO WE CAN GET ON WITH THE WORK. THANK  
15 YOU VERY MUCH.

16

17 **KAREN MITCHOFF, CHAIR:** THANK YOU VERY MUCH. NEXT SPEAKER.

18

19 **CLERK OF THE BOARD:** FERNANDO MARTI, GO AHEAD.

20

21 **FERNANDO MARTI:** HI THERE. I WAS A MEMBER OF THE HMC. I AM  
22 ASKING YOU TO RESPECTFULLY SUPPORT THE DECISION OF THE HOUSING  
23 METHODOLOGY COMMITTEE ON POSITION 8A. AS OTHERS HAVE SAID THIS  
24 WAS A COMPROMISED POSITION, AND ALONG WITH OTHERS, I THINK I  
25 WAS PART A GROUP OF MANY WHO SUPPORTED OPTION 6A, BUT THIS IS

**October 1, 2020**

1 WHERE WE ENDED UP AS A GOOD COMPROMISE NEGOTIATED POSITION  
2 THAT GETS US TO A FAIR BALANCE ACROSS MANY GOALS THAT WE WERE  
3 TRYING TO ACHIEVE. I FIND IT VERY FRUSTRATING THAT NOW IT  
4 SEEMS LIKE THERE IS AN EFFORT TO GO BACKWARDS AND IF WHAT THIS  
5 COMMITTEE IS DOING IS OPENING UP PREVIOUS OPTIONS, THEN OPTION  
6 SIX A WAS OF THE RUNNER UP AND IF YOU WERE GOING TO BE  
7 CONSIDERING OTHERS IT WOULD SEEM THAT WOULD ALSO BE WHERE YOU  
8 WOULD BE GOING. BUT IN REALITY, I THINK WHAT WE WOULD LOVE TO  
9 SEE IS TO RESPECT THE POSITION OF THE HMC AND THE HARD WORK WE  
10 DID OVER THE COURSE OF A YEAR TO GET TO A POSITION THAT WAS  
11 COMPROMISED BASED ON 2050 HOUSEHOLDS AND THAT REALLY LOOKED AT  
12 RANGE OF OPTIONS INCLUDING WHAT WE SEE HAPPENING AROUND  
13 INCREASING REGIONAL SEGREGATION. WE KNOW THAT POOR FOLKS ARE  
14 BEING PUSHED OUT OF THE INNER CITIES AND AT THE SAME TIME  
15 BEING LOCKED OUT OF OPPORTUNITY CITIES LARGELY BECAUSE WE  
16 HAVEN'T ZONED UP IN LAND FOR MULTI-HOUSING IN THOSE AREAS  
17 THAT'S PART OF WHAT WE HOPE TO ACCOMPLISH THROUGH OPTION 8A  
18 AND AS OTHERS HAVE POINTED OUT IT IS NOT DONE EXCLUSIVELY  
19 THROUGH THAT LENS BUT ALSO PROXIMITY TO JOBS, BOTH OF THOSE  
20 THINGS ARE EXTREMELY IMPORTANT AND THAT IS WHAT EIGHT A TRIES  
21 TO BALANCE OUT. THANK YOU VERY MUCH.

22

23 **KAREN MITCHOFF, CHAIR:** THANK YOU. NEXT SPEAKER.

24

25 **CLERK OF THE BOARD:** KEN CHAN GO AHEAD.

**October 1, 2020**

1

2 **SPEAKER:** HELLO MEMBERS OF THE REGIONAL PLANNING COMMITTEE  
3 THANK YOU FOR YOUR LEADERSHIP AS WE GET THROUGH THIS PANDEMIC  
4 TOGETHER. I'M KEN CHAN WE WORK WITH COMMUNITIES AND LEADERS  
5 FOR QUALITY AFFORDABLE HOMES. I LIVE IN FREMONT WITH COVID-19  
6 I WOULD MAKE AN HOUR AND A HALF COMMUTE EVERY DAY NAVIGATE  
7 EXPRESS WAY TRAFFIC AT FACEBOOK AND CRAWL UP 101 JUST TO GET  
8 TO SAN MATEO FOR WORK. THERE ARE MORNING WHERE IT'S A STRUGGLE  
9 TO GET OUT OF BED GET INTO MY CAR SIT IN TRAFFIC GO TO MY  
10 OFFICE FOR 8 TO 10 HOURS AND REPEAT THE PROCESS IN THE  
11 OPPOSITE DIRECTION THIS IS NOTHING SHORT OF BRUTE ALLY AM  
12 HOWEVER PRIVILEGED TO HAVE A PLACE TO LIVE ACCESS TO RELIABLE  
13 TRANSPORTATION AND IN SPITE OF COVID TO BE ABLE TO CONTINUE TO  
14 WORK FROM HOME WHERE A LOT OF OUR BAY AREA RESIDENTS ENJOY THE  
15 SAME LUXURIES THAT I HAVE ACCESS TO MANY OF OUR LOW INCOME AND  
16 SERVICE COMMUNITY MEMBERS DO NOT. THEY NEED TO TAKE MULTIPLE  
17 BUS TRANSFERS THROUGH CONGESTED STREETS TO GET TO BART  
18 CALTRAIN OR SMART TO DO THEIR PLACES OF WORK ON THE OTHER SIDE  
19 OF THE BAY THEY TOO DESERVE TO HAVE ACCESS. I AM HERE TO ASK  
20 YOU TO RECOMMEND ADOPTION MONTHS PROPOSED EIGHT A IT'S A  
21 COMPROMISE THAT PRIORITIZE THE NEED OF OUR REGION AS A WHOLE  
22 AND ENSURES THE HOMES WILL BE CLOSER TO JOBS OF ALL OF OUR  
23 COMMUNITY MEMBERS IN THE BAY AREA. THANK YOU.

24

25 **KAREN MITCHOFF, CHAIR:** THANK YOU SIR. NEXT SPEAKER PLEASE.

**October 1, 2020**

1

2 **CLERK OF THE BOARD:** JUSTINE MARK US.

3

4 **SPEAKER:** GOOD AFTERNOON MY NAME IS JUSTINE MARK US POLICY  
5 DIRECTOR AT ENTERPRISE PARTNERS WE ADVOCATE FOR POLICIES TO  
6 CREATE AND PRESERVE AFFORDABLE HOUSING FOR LOW INCOME  
7 FAMILIES. I WANT TO ECHO MANY OF THE COMMENTS MADE BY SPEAKER  
8 BEFORE ME AND ASK YOU TODAY TO HONOR AND RECOMMEND TO THE ABAG  
9 EXECUTIVE BOARD THE HMC PROPOSAL OPTION 8A WHICH IS A PLANNED  
10 BAY AREA 2050 HOUSEHOLDS PROJECTIONS AS ITS BASELINE. LIKE  
11 MANY MEMBERS HAVE DISCUSSED, I ATTENDED ALL OF THE HMC  
12 MEETINGS AND GOT TO SEE FIRST HAND THIS DIVERSE SET OF LOCAL  
13 ELECTED OFFICIALS CITY AND COUNTY STAFF AND COMMUNITY  
14 STAKEHOLDERS DIVE DEEP INTO THE TECHNICAL DETAIL AND COME  
15 TOGETHER ON A BALANCE AND EQUITABLE COMPROMISE. I PERSONALLY  
16 WOULD HAVE PREFERRED OPTION SIX A WITH THE EQUITY ADJUSTMENT  
17 BUT WE'RE MAKING A DECISION FOR THE REGION AS A WHOLE AND THE  
18 COMPROMISE THAT PROTECTED OUR INTEREST WAS OPTION EIGHT A MORE  
19 OVER AS MR. RANELETTI MENTIONED WE DON'T HAVE TIME TO GO  
20 THROUGH THE PROCESS AGAIN. WE NEED TO MOVE FORWARD WITH HOUR  
21 HOUSING CHALLENGES. I WANT TO UNDERScore THE IMPORTANCE OF  
22 OPTION 8A USING 2050 BASELINE WHICH IS CRITICAL TO BALANCING  
23 CONSISTENTLY WITH PLANNED BAY AREA AS WELL AS MEETING  
24 OBJECTIVES OF THE RHNA PROCESS ESPECIALLY AFFIRMATIVELY  
25 FURTHERING FAIR HOUSING ALTERNATIVELY USING PLANNED BAY AREA

**October 1, 2020**

1 2050 BASELINE WILL POSE THREAT TO AFFIRMATIVELY FURTHERING  
2 FAIR HOUSING, A STATUTORY REQUIREMENT OF RHNA. FOCUSING A  
3 PLANNED BAY AREA HOUSEHOLDS RATHER THAN GROWTH REPORTS  
4 OVERRELIANCE ON EXISTING LAND USE PATTERNS WHICH WE KNOW  
5 UNDERMINES ACCESS TO OPPORTUNITY FOR EVERYONE ACROSS THE  
6 REGION WE THANK YOU FOR YOUR LEADERSHIP AND URGE YOU TO  
7 RECOMMEND OPTION EIGHT A TO THE ABAG EXECUTIVE BOARD. THANK  
8 YOU.

9

10 **KAREN MITCHOFF, CHAIR:** THANK YOU MS. MARCUS. NEXT SPEAKER.

11

12 **CLERK OF THE BOARD:** VADIM. GO AHEAD.

13

14 **SPEAKER:** HI. I WOULD JUST LIKE TO SAY THAT I THINK OPTION 6A  
15 IS PROBABLY THE BEST, AND THE FAIREST, BUT BECAUSE THE HMC HAS  
16 RECOMMENDED OPTION 8A, A COMPROMISE, I THINK YOU SHOULD ADOPT  
17 THIS. I GENERALLY THINK THAT THE HOUSING NEEDS ALLOCATION IS  
18 FAR TOO LOW. SAN FRANCISCO' IS PROBABLY ONE FIFTH OF WHAT IT  
19 SHOULD BE. THAT'S WHERE I LIVE. ARE BUT GIVEN THAT SOME PEOPLE  
20 BELIEVE IT'S TOO HIGH, I THINK WE SHOULD ADOPT OPTION 8A.

21

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

23

24 **CLERK OF THE BOARD:** DEREK SAGE HORN.

25

**October 1, 2020**

1 **SPEAKER:** HI THIS IS DEREK FROM OAKLAND. I JUST WANTED TO  
2 RECOMMEND THAT THE COMMITTEE OR THE BODY UPHOLD THE HMC'S  
3 DETERMINATION AND SUPPORT.

4

5 **SPEAKER:** ARE YOU THERE?

6

7 **SPEAKER:** HELLO?

8

9 **KAREN MITCHOFF, CHAIR:** YOU'RE FINE SIR. GO AHEAD.

10

11 **SPEAKER:** DEREK OF OAKLAND I SUPPORT HMC'S DETERMINE, SUPPORT  
12 8A, LIKE THE SPEAKER FROM THE GREENBELT ALLIANCE I GREW UP IN  
13 ANTIOCH AND I AM FAMILIAR WITH THE TWO HOUR COMMUTE MY PARENTS  
14 MADE ON A DAILY BASIS FOR MANY YEARS IT PUTS A LOT OF STRESS  
15 AND TOLL ON PEOPLE THEY DON'T HAVE TIME TO SPEND WITH THEIR  
16 FAMILIES AND DO OTHER THINGS ENRICHING THEIR LIVES WE NEED TO  
17 EXPAND OUR REGIONAL GROWTH PATTERN IN A EQUITABLE WAY AND  
18 ENHANCE HIGH OPPORTUNITY FOR ALL TYPES OF CALIFORNIANS AND  
19 THEN WE ALSO NEED TO ADDRESS OUR CLIMATE GOALS OPTION 8A IS A  
20 GOOD COMPROMISE. I THINK WE WOULD HAVE PREFERRED TO HAVE MORE  
21 HOUSING IN HIGH OPPORTUNITY AREAS, BUT THAT'S WHAT'S BEFORE  
22 US. I URGE YOU TO UPHOLD HMC'S RECOMMENDATION, AND MOVE  
23 FORWARD, SO CITIES LIKE OAKLAND IS START THEIR HOUSING ELEMENT  
24 PROCESS. THANK YOU.

25

**October 1, 2020**

1 **KAREN MITCHOFF, CHAIR:** THANK YOU SIR. NEXT SPEAKER PLEASE.

2

3 **CLERK OF THE BOARD:** ADAM BUCKBINDER. GO AHEAD.

4

5 **SPEAKER:** HI MY NAME IS ADAM BUCKBINDER A PLANNING COMMISSIONER  
6 IN THE CITY OF CAMPBELL ALTHOUGH I'M SPEAKING FOR MYSELF THIS  
7 SEEMS LIKE A DRY PROCESS HOWEVER, I HAVE SEEN PEOPLE IN NEW  
8 CITY -- [INDISCERNIBLE] I WOULD LIKE TO URGE THE PLANNING  
9 COMMITTEE TO UPHOLD OPTION 8A WITH HMC.

10

11 **KAREN MITCHOFF, CHAIR:** PLEASE MUTE YOURSELF WHOEVER IS A  
12 COMMITTEE MEMBER THANK YOU. GO AHEAD.

13

14 **SPEAKER:** I HAVE BEEN FOLLOWING THIS PROCESS WITH GRIT INTEREST  
15 AND I AM EXCITED MY CITY WILL HAVE -- THIS IS THE VALUE OF  
16 COMPROMISE. LET'S MOVE FORWARD. THANK YOU FOR YOUR TIME. I  
17 YIELD THE BALANCE.

18

19 **KAREN MITCHOFF, CHAIR:** THANK YOU VERY MUCH. NEXT SPEAKER  
20 PLEASE.

21

22 **CLERK OF THE BOARD:** JEFF LEVIN.

23

24 **SPEAKER:** THANK YOU. JEFF LEVIN, MEMBER OF THE HMC I AM  
25 SPEAKING IN SUPPORT OF THE COMMITTEE'S RECOMMENDATION WHILE I



**October 1, 2020**

1 PERSONALLY SUPPORTED SIX A WITH AN EQUITY ADJUSTMENT I RESPECT  
2 THE LARGE MAJORITY OF THE COMPETE RECOMMENDED EIGHT A AND I  
3 URGE YOU TO DO THE SAME THING. HAVING SERVED AS A  
4 REPRESENTATIVE THIS PROCESS WAS THOUGHTFUL AND DELIBERATIVE.  
5 HMC REPRESENTS DEEP BACKGROUND IN PLANNING WE SPENT A YEAR TO  
6 WORK THROUGH THE DISCUSSION. OUR BIGGEST CHALLENGE IS WE HAVE  
7 TO ACCOMMODATE A MUCH BIGGER NUMBER OF UNITS THAN IN THE PAST,  
8 THE REGION'S NUMBER IS DOUBLE THE CURRENT ROUND EVERY  
9 JURISDICTION IS GOING TO GET STICKER SHOCK AND SEE THE NUMBER  
10 GO UP IT'S A CONSEQUENCE OF A GREATER REGIONAL NEED WHILE RHNA  
11 MUST BE CONSISTENT WITH PLANNED BAY AREA IT IS NOT IDENTICAL  
12 WE CAN'T SET OUR OWN GOALS AND RHNA HAS ITS OWN STATUTORY  
13 REQUIREMENTS THAT REQUIRE TAKE INTO ACCOUNT FACTORS OTHER THAN  
14 JOBS/HOUSING BALANCE AND GREENHOUSE EMISSIONS IN PARTICULAR  
15 THERE'S A STATUTORY REQUIREMENT TO AFFIRMATIVELY FURTHER HAIR  
16 HOUSING AND ANOTHER REQUIREMENT TO ENSURE AREAS THAT  
17 HISTORICALLY HAVE LOW PERCENTAGES OF LOW INCOME RESIDENTS GET  
18 HIGHER ALLOCATIONS GOING FORWARD. THE RECOMMENDED FORMULA  
19 ACTUALLY CONCENTRATED 38 PERCENT OF THE HOUSING IN THREE  
20 CITIES 55 PERCENT IN TEN AND TOP 25 JURISDICTIONS ARE EITHER  
21 TRANSIT-RICH JOB RICH OR BOTH REMAINING 28 PERCENT IS SPREAD  
22 OUT ACROSS 80 JURISDICTIONS KEEPING WITH THE REQUIREMENT THAT  
23 EVERYONE DOES THEIR FAIR SHARE WITH RESPECT TO THE BASELINE I  
24 THINK IT'S A FAIR COMPROMISE AND REFLECTS THE FACT THAT RHNA  
25 IS NOT JUST ABOUT FUTURE GROWTH IT IS ALSO ABOUT --

**October 1, 2020**

1

2 **KAREN MITCHOFF, CHAIR:** THANK YOU VERY MUCH. NEXT SPEAKER  
3 PLEASE.

4

5 **CLERK OF THE BOARD:** IRA KAPLAN.

6

7 **SPEAKER:** HI. MY NAME IS IRA KAPLAN. I LIVE IN TELEGRAPH HILL  
8 IN SAN FRANCISCO. I AM CALLING TO REQUEST THAT YOU SUPPORT  
9 METHODOLOGY OPTION 8A BECAUSE I WANT MORE PEOPLE TO BE ABLE TO  
10 LIVE IN NEIGHBORHOODS LIKE MINE. PRIOR TO THE PANDEMIC, I  
11 WALKED TO WORK, WHICH WAS WONDERFUL. IT'S GOOD FOR MY OWN  
12 HEALTH BUT IT ALSO MEANS THAT MY CARBON EMISSIONS FROM  
13 COMMUTING WERE EXTREMELY LOW IT WAS JUST BASICALLY THE AIR  
14 THAT I BREATHE. ALSO PUTTING HOUSING IN URBANIZED AREAS LIKE  
15 MINE MEANS THAT I'M NOT AT WILDFIRE RISK WHERE I LIVE HERE. I  
16 DON'T LIVE IN THE WILDLAND URBAN SPRAYS. AND SO I AM SAFE FROM  
17 WILDFIRES, AND I THINK THAT THAT'S THE TYPE OF PLACE WHERE WE  
18 NEED TO BE PUTTING HOUSING. MY NEIGHBORHOOD IS A HIGH  
19 OPPORTUNITY AREA, I THINK THAT WE SHOULD HAVE MORE HOUSING IN  
20 HIGH OPPORTUNITY AREAS LIKE MINE SO THAT MORE FAMILIES CAN  
21 EXPERIENCE ALL OF THOSE WONDERFUL OPPORTUNITIES. AND I THINK  
22 THAT WE SHOULD MAKE MORE NEIGHBORHOODS LOOK MORE LIKE MY  
23 NEIGHBORHOOD FROM BEING MAYBE SPRAWL AND LESS WALKABLE. THANK  
24 YOU FOR YOUR TIME.

25

**October 1, 2020**

1 **KAREN MITCHOFF, CHAIR:** THANK YOU. NEXT SPEAKER PLEASE.

2

3 **CLERK OF THE BOARD:** ROBERT FRUCHTMAN.

4

5 **SPEAKER:** GOOD AFTERNOON COMMISSIONERS MY NAME IS ROBERT  
6 FRUCHTMAN I LIVE IN SAN FRANCISCO. I HAVE BEEN FOLLOWING THE  
7 PROCESS FOR THE LAST FEW MONTHS BAY AREA COMMUTERS LONG HOURS  
8 TO SAN FRANCISCO. 50 YEARS AGO WE LOOKED COMPLETELY DIFFERENT  
9 WE WERE A MIDDLE CLASS CITY THAT HAD ENOUGH HOUSING FOR MORE  
10 THAN 100 PERCENT OF OUR WORKERS BUT THAT IS NO LONGER TRUE SAN  
11 FRANCISCO HAS DOUBLED ITS WORKFORCE TO OVER 7,000 PEOPLE BUT  
12 WE CAN HOUSE ROUGHLY 50 PERCENT WHICH IS TOTAL OPPOSITE OF 50  
13 YEARS AGO WE ARE A WEALTHY CITY WITH THE HIGH RESOURCE CENSUS  
14 TRACKS THE RECOMMENDATION OF THE HOUSING METHODOLOGY COMMITTEE  
15 SHOULD REFLECT BOTH OF THESE THINGS AND IT LARGELY DOES IT'S  
16 NOT A PERFECT RESULT WE ONLY HAVE A LIMITED NUMBER OF HOUSING  
17 UNITS TO ALLOCATE BUT IT DOES MAKE SIGNIFICANT PROCESS TOWARDS  
18 ADDRESSING SAN FRANCISCO'S JOBS/HOUSING BALANCE ISSUES MUCH  
19 GREATER THAN IT HAS IN THE PAST, AND STAFF HAVE DETERMINED  
20 THAT THE CHOSEN OPTION WOULD AFFIRMATIVELY FURTHER FAIR  
21 HOUSING. OF COURSE I WOULD PREFER SAN FRANCISCO RECEIVE AN  
22 ALLOCATION OF OVER 300,000 UNITS TO RESOLVE ITS JOBS/HOUSING  
23 IMBALANCE BUT OF COURSE THERE ARE OTHER JURISDICTIONS WHICH  
24 NEED HOMES AS WELL. THERE ARE OTHER CITIES AND COUNTIES WHICH  
25 WILL HAVE TO PLAN FOR MORE HOUSING COMPARED TO PREVIOUS

**October 1, 2020**

1 ELEMENTS AS STATED BUT THAT IS A MARKER OF SUCCESS FOR THE  
2 PROCESS. EXCLUSIONARY JURISDICTIONS HAVE NOT BUILT ENOUGH  
3 HOUSING IN THE PAST SO THEY WILL HAVE TO WORK TO MEET PAST FOR  
4 THOSE WHO HAVE BEEN PRICED OUT. THANK YOU VERY MUCH.

5

6 **KAREN MITCHOFF, CHAIR:** THANK YOU SIR. NEXT SPEAKER PLEASE.

7

8 **CLERK OF THE BOARD:** NICO NAGLE.

9

10 **SPEAKER:** HI. SUPERIOR QUICK HERE MY NAME IS NICO N SPEAKING ON  
11 BEHALF OF THE BAY AREA HOUSING COALITION. SPEAKING IN SUPPORT  
12 OF THE RECOMMENDATION 8A. BECAUSE WE ARE SUPPORTIVE OF AN  
13 ALLOCATION THAT DOES CONCENTRATE NEW HOMES IN HIGH OPPORTUNITY  
14 AREAS. APPRECIATE YOU TAKING YOUR TIME, AND I WILL YELLED THE  
15 BALANCE.

16

17 **KAREN MITCHOFF, CHAIR:** THANK YOU SIR. NEXT SPEAKER PLEASE.

18

19 **CLERK OF THE BOARD:** KARL WITH THE NUMBER ENDING IN 6187, GO  
20 AHEAD.

21

22 **SPEAKER:** GOOD AFTERNOON MY NAME IS SARAH OGALVIE. I LIVE IN  
23 SAN FRANCISCO, AND I ORGANIZE THE SAN FRANCISCO YIMBY. WE WERE  
24 PRESENT AT A PREVIOUS MEETING WHERE WE ADVOCATED TO MAINTAIN,  
25 IF NOT ELEVATE A SIGNIFICANT THE 440K PLUS UNITS THAT WERE

**October 1, 2020**

1 ULTIMATELY ALLOTTED TO THE BAY AREA. WE STRONGLY BELIEVE THAT  
2 THAT NUMBER SHOULD HAVE BEEN HIGHER AND WILL CONTINUE TO SEEK  
3 FURTHER HOUSING IN THIS REGION. HOWEVER, TODAY, I ASK ALL OF  
4 THE REGIONAL PLANNING COMMITTEE TO HONOR AND RECOMMEND THE  
5 ABAG EXECUTIVE BOARD, THE HOUSING METHODOLOGY COMMITTEE'S RHNA  
6 PROPOSAL, THE HIGH OPPORTUNITY AREAS, EMPHASIS AND JOBS  
7 PROXIMITY METHODOLOGY KNOWN AS OPTION 8A WHICH USES THE  
8 PLANNED BAY AREA 2050 HOUSEHOLDS PROJECTIONS AS ITS BASELINE.  
9 HMC PROPOSAL IS SENSITIVE TO OUR REGIONAL IMPERATIVE TO NOT  
10 BUILD HOUSING IN HIGH FIRE AREAS AS WE HAVE SEEN FROM  
11 DEVASTATION VERY RECENTLY WE NEED TO HONOR THAT COMMITMENT TO  
12 BUILDING IN DENSE URBAN AREAS AND ALLOWING FAMILIES TO LIVE IN  
13 THE HIGH OPPORTUNITY REGIONS WHERE THEY WORK, WHERE THEY  
14 THRIVE, WHERE THEY ARE ABLE TO, HOPEFULLY RECOVER OUR ECONOMY  
15 DOWN THE LINE. WHEN JURISDICTIONS UPTAKE HOUSING ELEMENTS THEY  
16 HAVE COMPLETELY LOCAL CONTROL OVER WHERE THEY CHOOSE TO SITE  
17 NEW HOUSING ABLE TO PRIORITIZE BUILDING WITHIN PRIORITIZED  
18 LAND THAT IS LOW FIRE RISK AT THIS POINT IN TIME CITIES LIKE  
19 MINE REALLY NEED TO START DOING THINGS LIKE WHAT PORTLAND OR  
20 WHAT MINNEAPOLIS HAVE DONE THEY NEED TO START EXPANDING THEIR  
21 SINGLE FAMILY ZONED AREAS TO ALLOW FOR MORE HOUSING. WE NEED  
22 MORE DUPLEXES, TRIPLEXES, TRIPLEXES, MULTI-FAMILY AND SENIOR  
23 HOUSING IN LOW DENSITY AREAS.

24

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

**October 1, 2020**

1

2 **KAREN MITCHOFF, CHAIR:** NEXT SPEAKER PLEASE.

3

4 **CLERK OF THE BOARD:** CHELSEA BANES.

5

6 **SPEAKER:** THANK YOU. MY NAME IS KELSEY BANES, I AM WITH  
7 PENINSULA FOR EVERYONE A CHAPTER OF YIMBY ACTION I WOULD LIKE  
8 TO AGREE WITH THE VAST MAJORITY OF COMMENTERS TODAY URGING YOU  
9 TO UPHOLD THE HMC RECOMMENDATION FOR OPTION 8A. I AM GOING TO  
10 FOCUS MY COMMENTS ON MY PERSONAL STORY, AS A RESIDENT OF PALO  
11 ALTO, AND AS A RESIDENT OF THE BAY AREA WHY I GROUP. I MOVED  
12 BACK TO THE BAY AREA IN 2016 FOR A FELLOWSHIP IN SUBSTANCE  
13 ABUSE AND HOMELESSNESS AT THE VA. I MOVED, AND IN ORDER TO  
14 MAKE IT ON A POST-DOCTORAL FELLOW SALARY, I LIVED WITH MY MOM  
15 IN SAN LEANDRO AND COMMUTED TO MENLO PARK IN PALO ALTO WHERE I  
16 DID MY ROTATIONS. DOING IN COMMUTE AS DESCRIBED, TOOK A REAL  
17 MENTAL AND PHYSICAL TOLL. IT'S EXTREMELY GRUELING TO SIT IN  
18 THAT TRAFFIC EVERY DAY TO MAKE IT TO THE PENINSULA. I WAS ABLE  
19 EVENTUAL TOW MOVE TO THE PENINSULA, AS SOMEONE WHO WAS  
20 PRIVILEGED TO BE ABLE TO HAVE, EARN A PROFESSIONAL SALARY ONCE  
21 MY CLINICAL TRAINING WAS COMPLETED. SO WHEN I WAS HIRED AS A  
22 PSYCHOLOGIST I WAS ABLE TO FINALLY MOVE TO PALO ALTO AND I  
23 RENTED A ONE BEDROOM COTTAGE MY HALF OF THE RENT WAS 1600 A  
24 MONTH IT WAS A GREAT PLACE TO LIVE. I COULD WALK TO MY JOB  
25 UNFORTUNATELY THAT WAS SOLD ALONG WITH THE TWO APARTMENTS IN

**October 1, 2020**

1 THE BACK FOR THREE AND A HALF MILLION DOLLARS AND ALL THREE  
2 UNITS WERE DID DEMOLISHED TO BUILD ONE SINGLE FAMILY RESIDENT.

3

4 **KAREN MITCHOFF, CHAIR:** TIME IS UP.

5

6 **SPEAKER:** THEY HAVE SINCE TAKEN NO ACTION. PALO ALTO IS SAYING  
7 THEY CAN'T DO ANYTHING OR THEY CAN'T MEET THIS --

8

9 **KAREN MITCHOFF, CHAIR:** SORRY. WE HAVE MANY MORE SPEAKERS.  
10 THANK YOU FOR YOUR COMMENTS.

11

12 **JAMES P. SPERING:** HOW MANY MORE SPEAKERS DO WE HAVE?

13

14 **KAREN MITCHOFF, CHAIR:** IT SAYS WE HAVE SEVEN MORE. I HAVE  
15 GIVEN TWO MINUTES IN ARE TAKING LESS BUT I'M TRYING TO WATCH  
16 THE CLOCK HERE.

17

18 **CLERK OF THE BOARD:** DARYL OWENS. GO AHEAD.

19

20 **SPEAKER:** HI. THIS IS DARYL OWENS EAST BAY FOR EVERYONE. I  
21 RECOMMEND YOU DO WHAT HMC REQUESTS GO WITH 8A IT'S NOT  
22 PERFECT. THIS IS A COMPROMISE AFTER MANY MONTHS THAT FOCUSES  
23 HOUSING ON JOB AREAS AND WILL PUT PEOPLE WITHIN SHORT WALKING  
24 TO WORK WE NEED TO DO THIS AS SOON AS POSSIBLE BERKELEY AND  
25 MANY CITIES HAVE PARKING LOTS THEY CAN ADD HOUSING ON AND

**October 1, 2020**

1 INCREASE DENSITY ON HOUSING AND SINGLE FAMILY AREAS. DON'T  
2 LISTEN TO NIMBY THEY'RE NOT THE ONES COMMUTING TO WORK AND  
3 LIVING IN HIGH FIRE ZONES. THANK YOU SIR.

4

5 **CLERK OF THE BOARD:** NEXT SPEAKER IS SABEEK PRADHAM, GO AHEAD.

6

7 **SPEAKER:** SORRY. I WAS ON MUTE. HI MY NAME IS SABEEK, FIRST  
8 GENERATION IMMIGRANT FROM NEPAL. I HOPE EVERYONE REMEMBERS THE  
9 WILDFIRE SMOKE A FEW WEEKS AGO, THE AIR QUALITY WE HAVE BEEN  
10 FACING, IT'S GOING TO BECOME MORE COMMON, IN HIGH COMMUNITY  
11 AREAS LIKE THE BAY AREA KEY DRIVERS LONG COMMUTES PEOPLE WHO  
12 CANNOT LIVE NEAR JOB CENTERS IN THE PENINSULA, INCREASE DRIVES  
13 FROM WALNUT CREEK, TRACY OR IN THE CENTRAL VALLEY THAT IS IN  
14 THE A SUSTAINABLE SITUATION. LAST WEEK MTC DECIDED TO PROMOTE  
15 A 60 PERCENT WORK FROM HOME MANDATE BECAUSE THEY FELT THAT WAS  
16 OF THE ONLY WAY TO MEET THE CARBON EMISSIONS REDUCTION GOALS.  
17 WHEN I MOVED TO SAN FRANCISCO FROM REDWOOD CITY. I WAS ABLE TO  
18 DRASTICALLY SHRINK MY CARBON EMISSIONS. COMMUTING WILL BE  
19 SHORTER NON-CAR TRIPS BECOME VIABLE WHEN DISTANCES ARE SHORTER  
20 STUDY AFTER STUDY SHOT WAY TO REDUCE CARBON RICH EMISSIONS IS  
21 -- I URGE YOU TO RECOMMEND THE HMC'S ALLOCATIONS AND USE THIS  
22 OPPORTUNITY TO TAKE A STAND AGAINST OUR HOUSING AND CLIMATE  
23 CRISIS. THANK YOU VERY MUCH. THANK YOU SIR. NEXT SPEAKER  
24 PLEASE.

25



**October 1, 2020**

1 **CLERK OF THE BOARD:** JORDAN GRIMES.

2

3 **SPEAKER:** GOOD AFTERNOON JORDAN GRIMES LEADER OF ADVOCACY GROUP  
4 PENINSULA FOR EVERYONE. I WANT TO COMMEND THE HARD WORK AND  
5 PREVIOUS SPEAKERS AS WELL AS COUNCIL MEMBERS ROMERO AND  
6 BONILLA AND URGE RPC TO MOVE FORWARD WITH THE EIGHT A  
7 COMPROMISE. INDEED THE BAY AREA HAS SPENT TIME LETTING HIGH  
8 RESOURCE AREAS AND JOB SUBURBS, ON THE PENINSULA TO WALL  
9 THEMSELVES OFF. WHILE I PREFER 8A, THE COMPROMISE OF OPTION  
10 EIGHT A REVERSES THE TREND TO CORRECT HISTORIC WRONGS. HEARING  
11 RPC MEMBERS AND ELECTED OFFICIALS FROM THE SAME AFFLUENT  
12 COMMITTEES WHO SERVED ON THE METHODOLOGY COMMITTEE TRYING TO  
13 SCUTTLE THE WORK AT THE 11th HOUR IT'S EXTREMELY 'TIS  
14 HEARTENING I DON'T KNOW WHAT ELSE TO SAY. CALL IT WHAT IT IS  
15 SOUR GRAPES. IT'S NOT SURPRISING THAT COUNCIL MEMBERS FROM  
16 AFFLUENT AREAS ARE NOT IN SUPPORT OF AN EQUITABLEs MODEL.  
17 PLEASE UPHOLD THE WORK OF THE HOUSING METHODOLOGY COMMITTEE I  
18 URGE YOU TO ADVANCE 8A. THANK YOU.

19

20 **KAREN MITCHOFF, CHAIR:** THANK YOU SIR. NEXT SPEAKER PLEASE.

21

22 **CLERK OF THE BOARD:** SYD KAPUR.

23

24 **SPEAKER:** HI THIS IS SYD KAPUR YIMBY ACTION IN THE EAST BAY. I  
25 WANT TO EMPHASIZE WHAT A GREAT STEP FORWARD THIS HOUSING

**October 1, 2020**

1 METHODOLOGY IS COME PAIRED TO PREVIOUS RHNA CYCLES. LIKE  
2 HISTORICALLY, CALIFORNIA HAS HAD ALMOST NO RULES ABOUT HOW  
3 THESE RHNA NUMBERS SHOULD BE DIVIDED AMONG CITIES. CITIES  
4 COULD CHOOSE TO HAVE A REALLY ALMOST ZERO ALLOCATION BECAUSE  
5 THAT CITY HADN'T GROWN IN THE PAST THERE USED TO BE NO  
6 REQUIREMENT TO ACCOUNT FOR HOUSING JOBS BALANCE, MAKING SURE  
7 THAT IT INCREASES EFFH LIKE AFFIRMATIVELY FURRING FAIR HOUSING  
8 BY ALLOWING FOR MORE SUBSIDIZED HOUSING DEVELOPMENT IN THOSE  
9 AREAS. THIS IS A MASSIVE IMPROVEMENT OVER ANY UNIT PLAN THAT  
10 ANY REGIONAL PLANNING BOARD HAS MADE IN THE PAST. SURE SOME  
11 THINGS AREN'T PERFECT MAYBE THEY COULD BE BETTER BUT THIS IS A  
12 REALLY GREAT ACCOMPLISHMENT AND I WANT YOU GUYS TO APPROVE IT  
13 AND LIKE BE PROUD OF THE WORK THE AGENCY HAS DONE HERE BE  
14 PROUD OF THE WORK SENATOR SCOTT WIENER DID A FEW YEARS AGO  
15 WHEN HE REFORM THE RULES AROUND THIS ALLOCATION PROCESS. THANK  
16 YOU.

17

18 **KAREN MITCHOFF, CHAIR:** THANK YOU. NEXT SPEAKER PLEASE.

19

20 **CLERK OF THE BOARD:** THAT WAS OUR LAST SPEAKER.

21

22 **KAREN MITCHOFF, CHAIR:** WONDERFUL. THANK YOU ALL FOR YOUR  
23 PUBLIC COMMENT. I SEE MAYOR ARREGUIN WAS ABLE TO JOIN US AND  
24 OUR PRESIDENT. JESSE DID YOU WANT TO MAKE COMMENTS.

25

**October 1, 2020**

1   **JESSE ARREGUIN:** THANK YOU. I'M ON TWO DIFFERENT ZOOM MEETINGS  
2   AT THE SAME TIME. SORRY YOU CAN'T SEE MY FACE. IN ADDITION  
3   SERVING AS PRESIDENT OF ABAG I ALSO CHAIRED THE HOUSING  
4   METHODOLOGY COMMITTEE AND I WANT TO SPEAK IN SUPPORT OF THE  
5   COMMITTEE'S RECOMMENDATION. AS WAS STATED OUR STAFF DID A  
6   TREMENDOUS JOB PROVIDING A GREAT DEAL OF DATA AND ANALYSIS BUT  
7   THE COMMITTEE MEMBERS WHO REPRESENT A BROAD CROSS SECTION OF  
8   THE REGION NOT JUST ELECT THE OFFICIALS BUT STAKEHOLDERS FROM  
9   THE BUILDING INDUSTRY, EQUITY GROUPS, ENVIRONMENTAL LEADERS  
10  SPENT COUNTLESS HOURS EVALUATING THE OPTIONS, DISCUSSING THE  
11  OPTIONS, AND ARRIVING AT A CONSENSUS POSITION. 8A DOESN'T  
12  REFLECT EVERYONE'S PREFERENCE. I PERSONALLY SUPPORTED OTHER  
13  OPTIONS BUT I VOTED FOR OPTION EIGHT A AND HELPED OUR  
14  COMMITTEE ARRIVE AT A CONSENSUS BUT IT BEST ACCOMPLISHES OUR  
15  STATUTORY OBJECTIVES AND AT THE END OF THE DAY ON THIS  
16  COMMITTEE WE HAVE TO REPRESENT OUR DIFFERENT JURISDICTIONS BUT  
17  WE ALSO HAVE TO THINK REGIONALLY. THIS PERSPECTIVE BALANCES  
18  OUR OBJECTIVE AND ADDRESSES HOUSING AFFORDABLE CRISIS. WHAT I  
19  ASKED AT THE END OF THE HMC PROCESS IS THAT ANY MEMBERS WHO  
20  DID NOT SUPPORT THE RECOMMENDATION OR HAVE ALTERNATIVES THEY  
21  WANT TO PUT FORWARD THOSE ALTERNATIVES COULD BE PUT IN THE  
22  FORM OF A LETTER OR VERBAL COMMENTS TO THE ABAG EXECUTIVE  
23  BOARD SO I ENCOURAGE AND WELCOME THOSE MEMBERS OF THE HMC AND  
24  THOSE MEMBERS OF THIS COMMITTEE WHO WANT TO SUPPORT  
25  ALTERNATIVES TO PRESENT THOSE ALTERNATIVES TO THE EXECUTIVE

**October 1, 2020**

1 BOARD. AT THE END OF THE DAY THE EXECUTIVE BOARD MAKES THE  
2 FINAL DECISION SO WE HAVE TO BALANCE THE PROCESS. IT'S A CLEAR  
3 PROCESS AND I WILL BE VOTING FOR OPTION 8A TODAY.

4

5 **KAREN MITCHOFF, CHAIR:** THANK YOU JESSE. I DON'T SEE ANY MORE  
6 COMMENTS. MARILYN DID YOU WANT TO MAKE A COMMENT?

7

8 **EZZY ASHCRAFT:** NO. DID I NOT LOWER MY HAND? SORRY.

9

10 **KAREN MITCHOFF, CHAIR:** DID YOU WANT TO MAKE ANOTHER COMMENT? I  
11 WANT TO CALL ON JULIE BECAUSE SHE'S ASKED TO MAKE THE MOTION.  
12 THE JULIE PIERCE.

13

14 **JULIE PIERCE:** I WANT TO APPRECIATE ALL THE WORK I SAID IT  
15 BEFORE AND I'LL SAY IT AGAIN EVERYONE WHO SPEND THE LAST YEAR  
16 OF THEIR LIVES IS TO BE COMMENDED IT WAS A DEEP DIVE FOR ALL  
17 OF US I WANT TO MAKE THE POINT THAT WE DIDN'T DECIDE ON THE  
18 BASELINE UNTIL BETWEEN THE JULY AND AUGUST MEETINGS SO ALL OF  
19 THESE SCENARIOS HAVE COME IN THE LAST COUPLE OF MONTHS IT'S  
20 BEEN INTENSE THERE HAVE BEEN CLOSE TO 21 DIFFERENT  
21 ALTERNATIVES WHEN YOU CONSIDER ALL THE VARIATIONS ON SCENARIOS  
22 THAT WE HAVE LOOKED AT. IT'S TAKEN A LOT TO ANALYZE. AND, YOU  
23 KNOW, SOME PEOPLE GET PAID TO DO THIS 24/7. I DON'T. THIS IS  
24 ONLY PART OF MY JOB. SO I HAVE TRIED TO DO THAT. WE HAVE HAD  
25 STAFF HELPING US. I WOULD LIKE TO MAKE A MOTION THAT WE

**October 1, 2020**

1 FORWARD OPTION 8A AS THE RECOMMENDATION FROM THE HOUSING  
2 METHODOLOGY COMMITTEE, AND WE ALLOW PRESENTATIONS BY  
3 ALTERNATIVE SCENARIOS TO BE PRESENTED TO THE ABAG BOARD SO THE  
4 ABAG BOARD CAN HEAR A BROADER VOICE THAN JUST ONE SCENARIO.  
5 AND THAT SCENARIO FOR US IN CONTRA COSTA WOULD BE OPTION 8A,  
6 USING THE 2050 GROWTH SCENARIO.

7

8 **PAT ECKLUND:** AND I'LL SECOND THAT MOTION.

9

10 **JULIE PIERCE:** AND THE OPTIONS FACTOR WOULD BE THE SAME.

11

12 **KAREN MITCHOFF, CHAIR:** MOVED BY PIERCE SECONDED BY EKLUND. ANY  
13 DISCUSSION?

14

15 **CARLOS ROMERO:** THIS IS CARLOS ROMERO.

16

17 **KAREN MITCHOFF, CHAIR:** GO AHEAD CARLOS.

18

19 **CARLOS ROMERO:** THAT COULD BE DONE ANYWAY WITHOUT THE MOTION.  
20 THAT IS, PEOPLE COULD MAKE THEIR LOBBYING POINTS AND PRESENT  
21 THEIR PREFERRED COMMENTS EITHER AS COUNTIES OR INDIVIDUALS AT  
22 THE EXECUTIVE COMMITTEE MEETING. WHAT -- I JUST WANT TO MAKE  
23 SURE THAT WE'RE NOT ENDORSING A DIVERGENT PROCESS BY SAYING  
24 THAT THESE OTHER ON OPTIONS SHOULD MOVE FORWARD FOR  
25 DISCUSSION. I THINK INDIVIDUALLY COUNTIES OR ENTITY COULD DO

**October 1, 2020**

1 THAT AT THE EXECUTIVE BOARD. I THINK IT SHOULD BE A CLEAN  
2 VOTE.

3

4 **JULIE PIERCE:** MY CONCERN WITH THAT IS THAT IT'S GOING TO TAKE  
5 A LITTLE BIT OF TIME TO EXPLAIN IT AND THREE MINUTES DOESN'T  
6 CUT IT.

7

8 **KAREN MITCHOFF, CHAIR:** OKAY THANK YOU. JIM SPERING?

9

10 **JAMES P. SPERING:** THE REASON I WANT TO SUPPORT THE MOTION IS  
11 IT GIVES US SOME STRUCTURE TO THE EXECUTIVE COMMITTEE MEETING,  
12 BECAUSE IF YOU DON'T ADD THAT IN THIS MOTION IT'S GOING TO BE  
13 A FREE-FOR-ALL AND IT'S GOING TO BE EXACTLY WHAT WE'RE GOING  
14 THROUGH TODAY. SO WHAT I WOULD SUGGEST IS LET THAT MINORITY  
15 POSITION BE HEARD AND LET THEM MAKE THEIR PRESENTATION. I  
16 DON'T THINK STAFF SHOULD DO IT. LET JULIE AND WHOEVER, AND  
17 GIVE THEM AN OPPORTUNITY AND GIVE THEM JUST THREE MINUTIS  
18 THINK IS VERY SHORT SIGHTED. I SUPPORT THE MOTION. I THINK  
19 IT'S FAIRLY BENIGN IT RECOGNIZES THIS MINORITY POSITION, AND  
20 YOU KNOW, THE WAY IT'S BEING PORTRAYED THAT IT ISN'T GOING TO  
21 ADDRESS SOME OF THESE HOUSING NEEDS I THINK IT'S JUST NOT WELL  
22 FOUNDED. SO IT JUST ADDS STRUCTURE TO IT AND THE MEETING IS  
23 GOING TO GO A LOT SLOWER IF YOU DON'T GIVE THEM THE  
24 OPPORTUNITY TO DO IT.

25

**October 1, 2020**

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

2

3   **EZZY ASHCRAFT:** MY PREFERENCE IS WE HAVE A VOTE ON THE STAFF  
4   RECOMMENDATION. IF THE ISSUE IS THAT SPEAKERS ONLY HAVE THREE  
5   MINUTES TO SPEAK TO AT THE EXECUTIVE BOARD I THINK THAT CAN BE  
6   APPROACHED A DIFFERENT WAY SIMPLY TO ASK THE EXECUTIVE BOARD  
7   TO GRANT MEMBERS OF THIS BODY MORE TIME. BUT, I DO PREFER A  
8   CLEAN VOTE. THANK YOU.

9

10   **KAREN MITCHOFF, CHAIR:** THANK YOU. NEYSA.

11

12   **NEYSA FILGOR:** THANKS CHAIR AND I WANT TO ECHO WHAT MARILYN  
13   JUST SAID I SUPPORT SEPARATING THE MOTION. AND JUST TO BE  
14   CLEAR, THERE ARE TWO, AT LEAST TWO DIFFERENT MINORITY  
15   POSITIONS ON, SO IF WE WERE TO MAKE A MOTION THAT INCLUDED ANY  
16   MINORITY POSITIONS, THEN I RECOMMEND THAT THOSE TWO INCLUDE  
17   IT. SO MY PROPOSAL IS WE DO A CLEAN MOTION ON THE RECOMMENDED  
18   PROPOSAL FROM HMC WHICH IS 8A AND THEN A SEPARATE PROPOSAL, A  
19   SEPARATE MOTION THAT SAYS, YOU KNOW, FOR THESE TWO DIFFERENT  
20   GROUPS THAT WANT TO PRESENT 6A, AND THE OTHER MINORITY  
21   POSITION, THEN THEY'RE ALLOWED TO DO SO. BUT I WOULD REALLY  
22   APPRECIATE KEEPING THEM SEPARATE. WE SUPPORT 8A AND THEN HAVE  
23   THE TWO OTHER MINORITY GROUPS FIGURE OUT HOW THEY WANT TO  
24   PRESENT THEIR MINORITY PROPOSALS TO THE BOARD.

25

**October 1, 2020**

1 **EZZY ASHCRAFT:** ARE YOU PRESENTATION SUBSTITUTE MOTION NEYSA?

2

3 **KAREN MITCHOFF, CHAIR:** I'M GOING TO BE -- HOLD ON. I HAVE GOT  
4 MORE SPEAKERS AND THEN I'LL --

5

6 **EZZY ASHCRAFT:** BUT SHE CAN ANSWER THE QUESTION I IMAGINE.

7

8 **KAREN MITCHOFF, CHAIR:** SHE'S NOT PRESENTING A SUBSTITUTE.

9

10 **EZZY ASHCRAFT:** I DIDN'T HEAR HER RESPONSE.

11

12 **KAREN MITCHOFF, CHAIR:** I'M GOING TO BE THE PARLIAMENTARIAN. IN  
13 MY OPINION ADRIENNE, I'LL LOOK TO YOU. BECAUSE --

14

15 **NEYSA FILGOR:** AND CHAIR I'M FINE IN LIGHT OF A TIME LET'S  
16 CONTINUE. GO AHEAD WITH WHAT YOU'RE ABOUT TO SAY CHAIR.

17

18 **ADRIENNE WEIL, COUNSEL:** OKAY I'M JUST NOT REALLY CLEAR WHAT IS  
19 HAPPENING RIGHT NOW. WE HAVE A MOTION BY JULIE. WE'RE WAITING  
20 FOR A SECOND.

21

22 **KAREN MITCHOFF, CHAIR:** WE HAVE A SECOND ALREADY.

23

24 **ADRIENNE WEIL, COUNSEL:** OKAY. WE HAVE A SECOND. AND THEN I'M  
25 NOT SURE WHAT'S BEING PROPOSED RIGHT NOW.



**October 1, 2020**

1

2 **KAREN MITCHOFF, CHAIR:** NIECE A LOUD LIKE TO SPLIT THE MOTION  
3 AND FROM MY PERSPECTIVE, I HAVE TO GO BACK TO THE MAKER OF THE  
4 MOTION TO SEE IF SHE WILL AMEND HER MOTION.

5

6 **ADRIENNE WEIL, COUNSEL:** OKAY. I AGREE WITH THAT CHAIR.

7

8 **KAREN MITCHOFF, CHAIR:** THANK YOU. ALL RIGHT. AND I WANT TO  
9 FINISH PUBLIC COMMENT BEFORE I ASK JULIE. SO, SONJA TRAUSS,  
10 THEN MATT REGAN THEN SUSAN ADAMS.

11

12 **SONJA TRAUSS:** YEAH. I DISAGREE WITH THE CHARACTERIZATION OF  
13 TODAY AS A FREE-FOR-ALL. I THOUGHT IT WAS A PRETTY STRAIGHT  
14 FORWARD DISCUSSION AND THEN PUBLIC COMMENT WAS NEAR UNANIMOUS  
15 TO JUST SUPPORT 8A, SO I WOULD LIKE -- I CAN JUST DO A MOTION  
16 THAT WE SUPPORT EIGHT A, WE SUPPORT WHAT THE AGENCY PROPOSED?

17

18 **KAREN MITCHOFF, CHAIR:** NO THERE IS A MOTION ON THE FLOOR  
19 ALREADY SO YOU WOULD HAVE TO MAKE AN AMENDED MOTION.

20

21 **SONJA TRAUSS:** OKAY. CAN I DO THAT?

22

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

24

**October 1, 2020**

1 **SONJA TRAUSS:** OKAY. I WOULD LIKE TO MAKE AN AMENDED MOTION  
2 THAT WE PROPOSE THAT WE ACCEPT THE 8A THAT WE DO WHAT THE  
3 HOUSING METHODOLOGY COMMITTEE RECOMMENDS.

4

5 **KAREN MITCHOFF, CHAIR:** DO I HAVE A SECOND TO THE --

6

7 **EZZY ASHCRAFT:** I WILL SECOND. OF THE.

8

9 **KAREN MITCHOFF, CHAIR:** WHO SECONDED?

10

11 **EZZY ASHCRAFT:** MARILYN ASHCRAFT.

12

13 **KAREN MITCHOFF, CHAIR:** MOVED BY SONJA AND SECONDED BY MARILYN  
14 ASHCRAFT TO MOVE FORWARD WITH OPTION 8A. WE HAVE A MOTION. ANY  
15 DISCUSSION IN I'M SORRY. I'M VIOLATING MY OWN RULES, BEFORE WE  
16 HAVE A SECOND, IT'S ON THE FLOOR, BUT I WANT TO HEAR FROM MATT  
17 AND SUSAN FIRST.

18

19 **MATT REGAN:** THANK YOU CHAIR MITCHOFF. I WAS A MEMBER OF THE  
20 HOUSING METHODOLOGY COMMITTEE. I MISSED THE MEETING AND VOTE  
21 FOR FINAL COMMITMENT IT WAS A WAS A COMPROMISED VOTE AND I  
22 WOULD HAVE COMPROMISED A LOT OF MY BELIEFS AND POSITIONS TO  
23 SUPPORT 8A. THE I THINK THE PROCESS SERVED TOO MANY MASTERS  
24 THE WHOLE WAY THROUGH THE END PRODUCT IS FAR FROM A  
25 METHODOLOGY THAT I THINK TAKES US IN ANY DEFINITIVE DIRECTION.

**October 1, 2020**

1 IT TAKES US INTO A LOT OF DIFFERENT DIRECTIONS TO SERVE  
2 MULTIPLE FACTOR. I THINK OFFERING AN ALTERNATIVE MOTION TO  
3 BRING FORWARD AN ALTERNATIVE METHODOLOGY, I THINK THAT'S A  
4 PANDORA'S BOX BECAUSE THERE ARE AS MANY PEOPLE THAT SAT ON  
5 THAT COMMITTEE THERE ARE AS MANY PEOPLE WHO HAD DIFFERENT  
6 IDEAS OF WHAT THE END PRODUCT SHOULD BE, 6A WAS THE MOST  
7 POPULAR SECOND CHOICE, SO DO WE I HAVE MOTION FOR 6A AND  
8 MOTION FOR FIVE A.

9

10 **KAREN MITCHOFF, CHAIR:** WE ACTUALLY DO.

11

12 **MATT REGAN:** IF WE GO DOWN THAT RABBIT HOLE, HOW MANY  
13 DIFFERENTLY MOTIONS ARE WE GOING TO GET?

14

15 **KAREN MITCHOFF, CHAIR:** WE'RE NOT. THE WAY I SEE IT IS WE HAVE  
16 TWO MOTIONS THE ALTERNATIVE FORWARD AND OTHERS CAN PRESENT OR  
17 THE SUBSTITUTE MOTION IS JUST TO SEND THE ALTERNATIVE FORWARD.

18

19 **MATT REGAN:** I AM SUPPORTING WE MOVE FORWARD WITH 8A AS OUR  
20 MOTION.

21

22 **KAREN MITCHOFF, CHAIR:** THANK YOU. SUSAN ADAMS.

23

24 **SUSAN ADAMS:** I WOULD SECOND THE MOTION THAT WE SEND EIGHT A TO  
25 THE EXECUTIVE COMMITTEE.

**October 1, 2020**

1

2 **KAREN MITCHOFF, CHAIR:** THANK YOU YOUR MY LAST PERSON, I CAN  
3 CALL THE MOTION. ANY PUBLIC COMMENT ON THE SUBSTITUTE MOTION  
4 IF YOU HAVE ALREADY SPOKEN IN SUPPORT ON WHAT IT IS, I WOULD  
5 APPRECIATE YOU REFRAINING FROM ADDITIONAL PUBLIC COMMENT. IF  
6 YOU HAVE A DIFFERENT POINT OF VIEW, I WILL ENTERTAIN PUBLIC  
7 COMMENT. IS THERE ANYONE MR. CASTRO?

8

9 **CLERK OF THE BOARD:** THERE ARE NO ATTENDEES WITH THEIR HANDS UP  
10 FOR PUBLIC COMMENT.

11

12 **KAREN MITCHOFF, CHAIR:** OKAY. ON THE SUBSTITUTE MOTION TO JUST  
13 FORWARD OPTION 8A, MAY WE HAVE I ROLL CALL VOTE, PLEASE.

14

15 **CLERK OF THE BOARD:** CHAIR MITCHOFF, I SEE CARLOS ROMERO'S HAND  
16 RAISED.

17

18 **KAREN MITCHOFF, CHAIR:** I'M SORRY. THE MOTION IS ON THE TABLE.  
19 WE'RE MOVING FORWARD.

20

21 **CARLOS ROMERO:** THAT WAS A MISTAKE.

22

23 **KAREN MITCHOFF, CHAIR:** ROLL CALL VOTE.

24

**October 1, 2020**

1 **CLERK OF THE BOARD:** [ROLL CALL VOTE] THE VOTE PASSES WITH  
2 SEVEN NOS AND ONE ABSTENTION.

3

4 **KAREN MITCHOFF, CHAIR:** ALL RIGHT. SCOTT HAGGERTY TEXTED ME  
5 THAT HE'S VOTING NO ALSO. I KNOW THAT DOESN'T CHANGE THE VOTE.  
6 SUBSTITUTE MOTION NO CURRENT MOTION HAS LOST. WOULD YOU LIKE  
7 TO MAKE A MOTION?

8

9 **JULIE PIERCE:** I WOULD ASK THAT WE ALLOW ALTERNATIVE --

10

11 **PAT ECKLUND:** I'LL SECOND THAT MOTION FOR SAKE OF DISCUSSION.  
12 THANK YOU.

13

14 **KAREN MITCHOFF, CHAIR:** IS THERE A SECOND? PAT EKLUND. ALL  
15 RIGHT. COMMENTS LET ME PULL UP MY COMMENT TO SEE WHO IS LISTED  
16 FIRST. THAT WOULD BE LORI WILSON. GO AHEAD.

17

18 **LORI WILSON:** HI I'M COMFORTABLE HAVING ALTERNATIVE PROPOSALS I  
19 THINK THERE WERE TWO, AND GIVE THEM A TIME SO THAT TWO  
20 ALTERNATIVES COULD BE PRESENTED FOR A TIME OF FIVE OR SEVEN  
21 MINUTES. I THINK A MOTION COULD BE AMENDED FOR THAT OR IT  
22 COULD BE A SUBSTITUTE MOTION SINCE NOTED FROM THE DISCUSSION  
23 THERE ARE MULTIPLE -- AT THE -- [INDISCERNIBLE]

24

25 **CLERK OF THE BOARD:** MADAM CHAIR?

**October 1, 2020**

1

2 **KAREN MITCHOFF, CHAIR:** WHO IS ASKING MY ATTENTION? WHO JUST  
3 SAID MADAM CHAIR -- JESSE, I HAVE GOT SUSAN ADAMS. CAN I GO  
4 WITH SUSAN FIRST.

5

6 **SUSAN ADAMS:** GO WITH MAYOR ARREGUIN.

7

8 **KAREN MITCHOFF, CHAIR:** JESSE GO AHEAD.

9

10 **JESSE ARREGUIN:** WELL I AM THE PRESIDENT OF ABAG NO, I THINK IT  
11 NECESSITATES A MOTION I AM HAPPY TO WORK WITH THE CLERK AND  
12 EXECUTIVE DIRECTOR TO STRUCTURE THE PRESENTATION AT THE  
13 EXECUTIVE BOARD TO ALLOW OTHER INFORMATION ALTERNATIVES.

14

15 **KAREN MITCHOFF, CHAIR:** ALL RIGHT. IS THAT ACCEPTABLE?

16

17 **SPEAKER:** THAT WAS MY COMMENT.

18

19 **JULIE PIERCE:** YES THAT IS ACCEPTABLE THANK YOU VERY MUCH.

20

21 **KAREN MITCHOFF, CHAIR:** SO WE'RE NOW GOING TO MOVE ON TO THE  
22 NEXT ITEM WHICH IS 5B IN THE INTEREST OF TIME, GILLIAN, CAN  
23 YOU JUST DO A REAL HIGH LEVEL REPORT? I'M GOING TO ASSUME, AND  
24 WOULD REQUEST, HOPEFULLY THAT EVERYBODY HAS READ THE STAFF

**October 1, 2020**

1 REPORT, AND AS I READ IT, IT LAYS OUT THE VARIOUS SUBREGIONS  
2 THAT WANT TO COME TOGETHER. SO, DO WE NEED A STAFF REPORT?

3

4 **JULIE PIERCE:** I CAN INTERRUPT REAL QUICK?

5

6 **KAREN MITCHOFF, CHAIR:** I WAS GOING TO ASK FOR COMMENTS JULIE.  
7 IS THERE ANYONE WHO NEEDS THE STAFF REPORT BY GILLIAN. THEN I  
8 HAVE A MOTION AND I'LL COME TO YOU JULIE.

9

10 **JULIE PIERCE:** NO. I WAS GOING TO MAKE A MOTION. THAT WE ACCEPT  
11 THE STAFF RECOMMENDATION WITH THE CONDITION THAT IF WE CHANGE  
12 THE METHODOLOGY, THOSE NUMBERS ARE SUBJECT TO CHANGE.

13

14 **KAREN MITCHOFF, CHAIR:** DO I HAVE A SECOND?

15

16 **LORI WILSON:** SECOND.

17

18 **KAREN MITCHOFF, CHAIR:** MOVED BY PIERCE SECONDED BY WILSON. DO  
19 WE HAVE PUBLIC COMMENT ON THIS FRED?

20

21 **CLERK OF THE BOARD:** SEEING NO MEMBERS OF THE PUBLIC WITH THEIR  
22 HAND RAISED AND NO WRITTEN COMMENTS SUBMITTED.

23

24 **KAREN MITCHOFF, CHAIR:** JESSE, DID YOU WANT TO MAKE ANOTHER  
25 COMMENT?

**October 1, 2020**

1

2 **JESSE ARREGUIN:** [INDISCERNIBLE]

3

4 **KAREN MITCHOFF, CHAIR:** THAT'S OKAY. CARLOS, YOUR HAND IS UP.

5 BUT I ASSUME YOU FORGOT TO TAKE IT DOWN. JIM SPERING.

6

7 **CARLOS ROMERO:** I WAS GOING TO SAY SOMETHING BUT IT'S ALREADY

8 BEEN SAID.

9

10 **KAREN MITCHOFF, CHAIR:** JIM SPERING.

11

12 **JAMES P. SPERING:** I DON'T THINK THIS MOTION IS NECESSARY. TO

13 PUT US THROUGH THE VOTE IT SEEMS MEANINGLESS.

14

15 **KAREN MITCHOFF, CHAIR:** IT IS ASKING FOR APPROVAL ON THE

16 AGENDA.

17

18 **JULIE PIERCE:** I THINK WE NEED TO ASK STAFF WHAT THE

19 RAMIFICATIONS ARE WHEN WE NEED TO DO THAT WHETHER WE NEED THAT

20 CONTINGENCY.

21

22 **KAREN MITCHOFF, CHAIR:** THANK YOU. IF YOU COULD ANSWER

23 SUPERVISOR SPERING'S QUESTION.

24



## Meeting Transcript

October 1, 2020

1 **GILLIAN ADAMS:** TO ANSWER MAYOR PIERCE'S QUESTION IF WE CHANGE  
2 THE METHODOLOGY TO SOMETHING OTHER THAN OPTION 8A IT WILL  
3 CHANGE THE REGION'S SHARES BECAUSE IT'S BASED ON THE  
4 ALLOCATIONS THAT GO TO EACH OF THE JURISDICTIONS AND THE  
5 SUBREGIONS.

6

7 **KAREN MITCHOFF, CHAIR:** OKAY. SO THAT ANSWERS MR. SPERING'S  
8 COMMENT, THAT IF WE DO CHANGE IT, SO, DO WE STILL NEED TO  
9 APPROVE THIS GOING FORWARD? SO IT'S BEFORE THE EXECUTIVE  
10 COMMITTEE AND THEN IT COULD CHANGE AT THE EXECUTIVE COMMITTEE?  
11 STAFF?

12

13 **GILLIAN ADAMS:** THAT IS MY UNDERSTANDING.

14

15 **KAREN MITCHOFF, CHAIR:** ALL RIGHT. JIM, IS THAT OKAY WITH YOU?

16

17 **JAMES P. SPERING:** YES.

18

19 **KAREN MITCHOFF, CHAIR:** ALL RIGHT. ANY FURTHER -- JESSE, YOU  
20 STILL HAVE YOUR HAND UP DID YOU WANT TO MAKE ANOTHER COMMENT.

21

22 **JESSE ARREGUIN:** NO. I APOLOGIZE.

23

**October 1, 2020**

1 **KAREN MITCHOFF, CHAIR:** NO PROBLEM. I HAVE BEEN KNOWN TO DO THE  
2 SAME. WE HAVE NO PUBLIC COMMENT AND I SEE NO FURTHER HANDS  
3 RAISED. ALL RIGHT. WOULD YOU CALL THE ROLL FRED? THANK YOU.

4

5 **CLERK OF THE BOARD:** ON THE MOTION FOR ITEM 5B. [ROLL CALL  
6 VOTE]

7

8 **PAT ECKLUND:** JUST TO CLARIFY WE CAN MAKE CHANGES TO THIS AFTER  
9 WE GET TO THE EXECUTIVE BOARD CORRECT?

10

11 **KAREN MITCHOFF, CHAIR:** YES.

12

13 **CLERK OF THE BOARD:** [ROLL CALL - CONTINUED]

14

15 **KAREN MITCHOFF, CHAIR:** DID YOU JUST CALL SUPERVISOR HAGGERTY?

16

17 **CLERK OF THE BOARD:** NO. [ROLL CALL] MOTION PASSES UNANIMOUSLY.

18

19 **KAREN MITCHOFF, CHAIR:** WONDERFUL. THANK YOU ALL FOR BEING SO  
20 SUCCINCT IN YOUR COMMENTS. IT WAS VERY HELPFUL. I KNOW THIS  
21 WAS A LONG MEETING. SOME OF YOU HAVE MEETINGS TONIGHT. THANK  
22 YOU ALL FOR YOUR COOPERATION AND CONVERSATION AND AGAIN MATT,  
23 THIS WILL GO TO THE ABAG EXECUTIVE BOARD ON OCTOBER 15TH, AND  
24 THEN IT WILL COME BACK TO THE RPGN IN NOVEMBER FOR A PUBLIC  
25 HEARING. THAT IS MY UNDERSTANDING.

## Meeting Transcript

October 1, 2020

1

2 **MATT MALONEY:** THAT IS CORRECT.

3

4 **KAREN MITCHOFF, CHAIR:** ALL RIGHT. HAVE A GOOD EVENING

5 EVERYONE. [ADJOURNED]



*Broadcasting Government*