

An aerial photograph of a city street grid, viewed from a high angle. The streets form a complex network of intersecting lines. The entire image is overlaid with a semi-transparent blue filter, giving it a monochromatic appearance. The text is positioned in the lower right quadrant of the image.

ASSOCIATION OF BAY AREA GOVERNMENTS

Meeting Transcript

October 15, 2020

1 **JOINT ABAG HOUSING COMMITTEE WITH MTC EXECUTIVE COMMITTEE**

2 **THURSDAY, OCTOBER 15, 2020, 4:30 PM**

3

4 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** WELCOME TO THE
5 ASSOCIATION OF BAY AREA GOVERNMENTS HOUSING COMMITTEE AND
6 METROPOLITAN TRANSPORTATION COMMISSION. I'M CALLING THE
7 MEETING TO ORDER. THIS SPECIAL JOINT MEETING OF THE ABAG
8 HOUSING COMMITTEE MEETING WITH THE MTC EXECUTIVE COMMITTEE IS
9 CALLED TO ORDER AT 4:35 P.M. WILL STAFF NOW PLAY THE COVID-19
10 MEETING ANNOUNCEMENT RECORDING? THE ABAG HOUSING COMMITTEE AND
11 THE MTC EXECUTIVE BOARD MEETING IS BEING CONDUCTED REMOTELY IN
12 LIGHT OF GOVERNOR NEWSOM'S STATE OF EMERGENCY DECLARATION
13 REGARDING THE COVID-19 OUTBREAK AND IN ACCORDANCE WITH
14 EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR NEWSOM ON MARCH
15 17TH, 2020, AND THE GUIDANCE FOR GATHERINGS ISSUED BY THE
16 CALIFORNIA DEPARTMENT OF PUBLIC HEALTH. THIS MEETING IS BEING
17 CONDUCTED VIA WEBCAST, TELECONFERENCE, AND ZOOM, VIDEO
18 CONFERENCE FOR COMMITTEE, COMMISSION, AND BOARD MEMBERS WHO
19 WILL BE PARTICIPATING IN THE MEETING FROM INDIVIDUAL REMOTE
20 LOCATIONS. MEMBERS OF THE PUBLIC WERE ENCOURAGED TO
21 PARTICIPATE REMOTELY THROUGH ZOOM. AN ATTENDEE LINK WAS
22 PROVIDED ON OUR PUBLISHED AGENDA AS WELL AS A TELEPHONE NUMBER
23 FOR ATTENDEES TO PARTICIPATE BY PHONE. DETAILS AND
24 INSTRUCTIONS FOR PARTICIPATING THROUGH ZOOM ARE AVAILABLE ON
25 THE ABAG WEB SITE. FOR THE FULL ZOOM EXPERIENCE, PLEASE MAKE

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1 SURE THAT YOUR APPLICATION IS UP TO DATE. MEMBERS OF THE
2 PUBLIC MAY PARTICIPATE BY PHONE OR BY ZOOM, OR MAY SUBMIT
3 COMMENTS BY E-MAIL TO INFO@BAYAREAMETRO.GOV BY 5:00 P.M. THE
4 DAY BEFORE THE SCHEDULED MEETING DATE. DUE TO CURRENT
5 CIRCUMSTANCES THERE MAY BE A LIMITED OPPORTUNITY TO ADDRESS
6 COMMENTS DURING THE MEETING. WRITTEN PUBLIC COMMENTS RECEIVED
7 WILL BE POSTED ONLINE AND ENTERED INTO THE RECORD BUT WILL NOT
8 BE READ ALOUD. AND AUTHORS OF WRITTEN CORRESPONDENCE WHO WOULD
9 LIKE TO SPEAK MAY DO SO DURING THE PUBLIC COMMENT PORTION ON
10 ITEMS ON THE AGENDA. SO WITH THAT, WILL THE ABAG CLERK OF THE
11 BOARD PLEASE CONDUCT A ROLL CALL?

12

13 **CLERK OF THE BOARD:** YES, MA'AM. MAYOR ARREGUIN?

14

15 **JESSE ARREGUIN:** PRESENT.

16

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

18

19 **CINDY CHAVEZ:** HERE.

20

21 **CLERK OF THE BOARD:** MAYOR PRO TEMPORE ECKLUND?

22

23 **PAT ECKLUND:** HERE.

24

Meeting Transcript

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1 **CLERK OF THE BOARD:** COUNCILMEMBER LEE? I THINK I SAW HIM. ONE
2 MOMENT. VICE MAYOR MACKENZIE?

3

4 **JAKE MACKENZIE:** PRESENT.

5

6 **CLERK OF THE BOARD:** SUPERVISOR MAR? IS ABSENT. COUNCILMEMBER
7 LYNETTE GIBSON MCELHANEY?

8

9 **CLERK OF THE BOARD:** SHE IS PRESENT. SHE'S ACTUALLY ON THE
10 ATTENDEE SIDE. I'LL PROMOTE HER.

11

12 **CLERK OF THE BOARD:** THANK YOU. MAYOR PIERCE?

13

14 **JULIE PIERCE:** HERE. THANK YOU.

15

16 **JULIE PIERCE:** I'M HERE.

17

18 **CLERK OF THE BOARD:** MAYOR PIERCE IS PRESENT.

19

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

21

22 **BELIA RAMOS:** HERE.

23

24 **CLERK OF THE BOARD:** MAYOR WILSON?

25

Meeting Transcript

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1 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** HERE.

2

3 **CLERK OF THE BOARD:** WAYNE LEE IS HERE. QUORUM IS PRESENT ON
4 THE ABAG SIDE.

5

6 **SCOTT HAGGERTY, MTC EXECUTIVE COMMITTEE CHAIR:** KIMBERLY CALL
7 THE ROLL FOR MTC PLEASE?

8

9 **CLERK OF THE BOARD:** COMMISSIONER HAGGERTY?

10

11 **SCOTT HAGGERTY, MTC EXECUTIVE COMMITTEE CHAIR:** I'M HERE.

12

13 **CLERK OF THE BOARD:** THANK YOU. COMMISSIONER PEDROZA? ABSENT.

14

15 **CLERK OF THE BOARD:** COMMISSIONER CORTESE? ABSENT. COMMISSIONER
16 GLOVER? COMMISSIONER GLOVER IS ABSENT. COMMISSIONER
17 JOSEFOWITZ? COMMISSIONER JOSEFOWITZ IS ABSENT.

18

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

20

21 **JAKE MACKENZIE:** PRESENT.

22

23 **CLERK OF THE BOARD:** COMMISSIONER RABBIT?

24

25 **DAVID RABBIT:** HERE.

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1

2 **CLERK OF THE BOARD:** AND COMMISSIONER SPERING?

3

4 **JAMES P. SPERING:** PRESENT.

5

6 **CLERK OF THE BOARD:** AND COMMISSIONER WORTH?

7

8 **AMY R. WORTH:** HERE.

9

10 **CLERK OF THE BOARD:** THANK YOU. QUORUM IS PRESENT.

11

12 **SCOTT HAGGERTY, MTC EXECUTIVE COMMITTEE CHAIR:** THANK YOU

13 KIMBERLY.

14

15 **CLERK OF THE BOARD:** YOU'RE WELCOME.

16

17 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** WILL THE ABAG CLERK

18 OF THE BOARD PLEASE MAKE THE ABAG COMPENSATION ANNOUNCEMENT?

19

20 **CLERK OF THE BOARD:** YES, MA'AM. ACCORDING TO STATE LAW I AM

21 MAKING THE FOLLOWING ANNOUNCEMENT, THE MEMBERS OF THE ABAG

22 BOARD IN ATTENDANCE AT THIS MEETING ARE ENTITLED TO RECEIVE

23 PER DIEM AN AMOUNT OF \$100 AS A RESULT OF CONVENING A MEETING

24 FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT PER DIEM. THANK

25 YOU.

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1

2 **SCOTT HAGGERTY, MTC EXECUTIVE COMMITTEE CHAIR:** ALL RIGHT.

3 KIMBERLY, YOU HAVE SOMETHING FOR MTC.

4

5 **CLERK OF THE BOARD:** YES I DO. AS AUTHORIZED BY STATE LAW I AM

6 MAKING THE FOLLOWING ANNOUNCEMENT. EACH MEMBER OF THE BOARD

7 HERE TODAY WILL BE ENTITLED TO RECEIVE \$100 PER MEETING

8 ATTENDED UP TO A MAXIMUM OF \$500 PER MONTH PER AGENCY. THIS

9 AMOUNT IS A PROVIDED AS A RESULT OF CONVENING A MEETING FOR

10 WHICH EACH MEMBER IS ENTITLED TO COLLECT SUCH AMOUNT.

11

12 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** THANK YOU. MOVING

13 ON TO PUBLIC COMMENT. ITEM NUMBER FOUR, THIS IS AN INFORMATION

14 ITEM. IS THERE ANY MEMBER OF THE PUBLIC WHO WISHES TO GIVE

15 PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA?

16

17 **CLERK OF THE BOARD:** I SEE ONE HAND RAISED IN THE ATTENDEES.

18

19 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** LET'S SEE. OKAY.

20

21 **CLERK OF THE BOARD:** SHALL I CALL THE SPEAKER?

22

23 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** YES.

24

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1 **CLERK OF THE BOARD:** THE ATTENDEE, BY THE NAME OF BEACOM,
2 PLEASE GO AHEAD.

3

4 **SPEAKER:** HI. HOW MUCH TIME WILL I HAVE? IF I CAN BE ANSWERED?
5 HOW MUCH TIME WILL I HAVE TO SPEAK?

6

7 **SCOTT HAGGERTY, MTC EXECUTIVE COMMITTEE CHAIR:** YOU HAVE TWO
8 MINUTES.

9

10 **SPEAKER:** THANK YOU. THIS IS MY FIRST TIME HERE. SO WITH TWO
11 MINUTES, THANK YOU. I LIVE IN THE SOUTH BAY. I HAVE BEEN -- I
12 AM A VERY INEXPERIENCED UNKNOWLEDGEABLE PERSON BUT I HAVE GOT
13 A LOT OF HEAR TOWARDS IDEAS OF WHAT CAN BE OPEN TOWARDS
14 ACCOUNT PRACTICES AND DATA COLLECTION. IT'S REALLY INTERESTING
15 WORK, AND IT'S ALLOWING TO MYSELF TO BE INTRODUCED TO
16 GOVERNMENT. AND IT'S JUST REALLY INTERESTING AND SAD, ACTUALLY
17 HOW GOVERNMENT WORKS SOMETIMES. BUT, YOU KNOW, I THINK ITS
18 EFFORTS CAN REALLY PULL US THROUGH THE ERA OF WAR, AND INTO A
19 NEW ERA OF PEACE AND BETTER, MORE OPEN DEMOCRATIC PRACTICES.
20 WITH THAT IN MIND, YOU'RE GOING TO BE TALKING ABOUT HOUSING
21 ISSUES TONIGHT. I WANTED TO REMIND OURSELVES BEFORE COVID
22 STRUCK, THE MTC ASKED THE SAN JOSE SOUTH BAY AREA TO WORK ON
23 PLANS OF HOUSING ISSUES, AND WHAT COULD BE MIXED INCOMING
24 IDEAS WITH HOUSING? SAN JOSE AND CITY THE SANTA CLARA IS DOING
25 SOME INTERESTING WORK AND THERE ARE REPORTS ABOUT THAT SUBJECT

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1 AS YOU WERE DEVELOPING YOUR OWN REPORTS WHICH WERE A BIT
2 CONSERVATIVE AND YOU NEED SOME HELP IN SAN JOSE. IT'S NOW A
3 YEAR LATER HOW CAN WE TALK ABOUT LOW INCOME, EXTREMELY LOW
4 INCOME, AND MIXED INCOME HOUSING IN GOOD TERMS, OPEN TERMS?
5 AND AS A DIRECTION OF HOW WE TALK ABOUT OUR FUTURE OF HOUSING?
6 AND I HOPE THAT'S WHAT THE EXCITEMENT AROUND HOUSING AT THIS
7 TIME CAN BE ABOUT. AND WE JUST WANT TO ADDRESS THAT MORE
8 CLEARLY WITH THE STATE OF CALIFORNIA AS WELL. THANK YOU VERY
9 MUCH.

10

11 **CLERK OF THE BOARD:** THANK YOU. THERE ARE NO OTHER PERSONS WITH
12 RAISED HANDS AND NO WRITTEN COMMENTS WERE RECEIVED FOR THIS
13 ITEM.

14

15 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** OKAY. THANK YOU.
16 MOVING ON TO COMMITTEE MEMBER ANNOUNCEMENTS. THIS IS AN
17 INFORMATION ITEM AS WELL, ANY ANNOUNCEMENTS FROM MEMBERS OF
18 THE COMMITTEE? ALL RIGHT. SEEING NONE. IS IT APPROPRIATE TO
19 STILL ASK FOR MEMBERS OF THE PUBLIC TO SPEAK?

20

21 **CLERK OF THE BOARD:** THERE ARE NO MEMBERS OF THE PUBLIC WITH
22 THEIR HANDS RAISED ON THIS ITEM.

23

24 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** OKAY.

25

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1 **SPEAKER:** COUNCILMEMBER MCELHANEY HAS RAISED HER HAND. I
2 BELIEVE TODAY IS THE LAST DAY FOR PEOPLE TO COMPLETE THERE ARE
3 CENSUS. FOR THOSE WHO ARE PAYING ATTENTION PLEASE TAKE NINE
4 MINUTES TO DO SO AS THE ADMINISTRATION HAS CUT SHORT THE
5 CENSUS RESPONSE TIME.

6

7 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** THANK YOU. THAT'S
8 VERY IMPORTANT.

9

10 **SCOTT HAGGERTY, MTC EXECUTIVE COMMITTEE CHAIR:** LORI, IF I
11 COULD I WOULD LIKE TO ACKNOWLEDGE THAT SUPERVISOR PEDROZA,
12 VICE CHAIR PEDROZA.

13

14 **ALFREDO PEDROZA, MTC EXECUTIVE COMMITTEE V. CHAIR:** THANK YOU
15 CHAIR. THAT'S CORRECT.

16

17 **JAMES P. SPERING:** DAVE CORTESE HAS JOINED US ALSO.

18

19 **DAVID CORTESE:** THANK YOU JIM.

20

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

22

23 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** ALL RIGHT. MOVING
24 ON TO ITEM NUMBER SIX. ANOTHER INFORMATIONAL ITEM. SO, I WOULD
25 LIKE TO NOTE, I'M HAPPY TO COCHAIR THIS MEETING. THE ABAG

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1 HOUSING COMMITTEE AND THE MTC EXECUTIVE COMMITTEE ALONGSIDE
2 CHAIR HAGGERTY. THE PURPOSE OF CONVENING THIS AS GIANT MEETING
3 IS AGENDA ITEM NUMBER TEN ABOUT THE EXPANDED REGIONAL HOUSING
4 PORTFOLIO, INCLUDING THE BAY AREA HOUSING FINANCE AUTHORITY.
5 THIS WORK IS A PARTNERSHIP BETWEEN ABAG AND MTC ACTING AS
6 STAFF. OUR JOINT MEETING TODAY WILL CONTINUE THE SPIRIT OF
7 COLLABORATION BETWEEN THE AGENCIES ON THIS TOPIC. THE OTHER
8 AGENDA ITEMS ARE PRIMARILY INTENDED FOR THE ABAG HOUSING
9 COMMITTEE. AND IN PARTICULAR AGENDA ITEM NUMBER NINE ABOUT A
10 NEW REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM RELATES TO
11 NEW FUNDING FOR LOCAL KNOW HOUSING EFFORTS THAT ABAG HAS BEEN
12 ALLOCATED BY THE STATE. NEXT MONTH THE HOUSING COMMITTEE WILL
13 MAKE A RECOMMENDATION TO THE ABAG EXECUTIVE BOARD TO APPROVE
14 THE DESIGN OF THE PROGRAM. OF COURSE THIS NEW HOUSING
15 TECHNICAL ASSISTANCE PROGRAM AND AGENDA ITEM 11 ABOUT
16 RESIDENTIAL BUILDING PERMIT ACTIVITY ARE BOTH GERMANE TO THE
17 EXPANDED REGIONAL HOUSING PORTFOLIO AS WELL. I'M GLAD TO BE
18 JOINED BY OUR MTC COLLEAGUES FOR THE DURATION OF THIS MEETING.
19 WE HAVE SEVERAL MEETING TOPICS ON OUR PLATE TODAY. ONE ITEM
20 THAT WE DO NOT HAVE ON OUR AGENDA, HOWEVER, IS A REGIONAL
21 HOUSING NEEDS ASSESSMENT. WHEN THIS COMMITTEE WAS CREATED, ITS
22 MANDATE WAS TO FOCUS ON HOUSING IMPLEMENTATION ACTION. THE
23 ABAG REGIONAL PLANNING COMMITTEE REMAINS THE APPROPRIATE BODY
24 TO ADVISE THE EXECUTIVE BOARD ON LONGER RANGE PLANNING ISSUES
25 LIKE RHNA. ABAG EXECUTIVE BOARD WILL TAKE UP RHNA AT ITS

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1 MEETING IMMEDIATELY FOLLOWING OURS. I ENCOURAGE MY COLLEAGUES
2 WHO ARE INTERESTED IN THE RHNA PROCESS TO ATTEND THE EXECUTIVE
3 BOARD MEETING IF THEY WOULD LIKE TO PROVIDE COMMENTS ON THAT
4 TOPIC. CHAIR HAGGERTY, DID YOU HAVE ANYTHING YOU WANT TO SAY?

5

6 **SCOTT HAGGERTY, MTC EXECUTIVE COMMITTEE CHAIR:** LET'S SEE WHAT
7 I'M TOLD TO SAY. NO. I THINK YOU'RE MOVING STRAIGHT TO YOUR
8 CONSENT CALENDAR.

9

10 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** RIGHT. JUST TO
11 CONFIRM ARE THERE ANY DISCUSSIONS BY MEMBERS ON THE CHAIR'S
12 REPORT? IS THERE ANYONE OF THE PUBLIC WHO WOULD LIKE TO SPEAK?

13

14 **CLERK OF THE BOARD:** THERE ARE NO HANDS RAISED IN THE PUBLIC
15 AND NO WRITTEN COMMENTS WERE RECEIVED.

16

17 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** SOUNDS GREAT. WITH
18 THAT I'LL MOVE TO ITEM SEVEN THE ABAG CONSENT CALENDAR.
19 APPROVAL OF THE ABAG HOUSING COMMITTEE MINUTES OF JULY 16,
20 2020. THIS IS AN ACTION ITEM IS THERE A MOTION AND A SECOND?

21

22 **SPEAKER:** MOTION TO APPROVE THE MINUTE OF THE CONSENT CALENDAR.

23

24 **CARLOS ROMERO, ABAG HOUSING COMMITTEE V. CHAIR:** SECOND BY
25 CARLOS ROMERO.

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1

2 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** MOTION BY LEE AND
3 SECOND BY ROMERO. ANY MEMBERS WISH TO DISCUSS THIS ITEM. ANY
4 MEMBERS OF THE PUBLIC WISH TO COMMENT ON THIS ITEM?

5

6 **CLERK OF THE BOARD:** NO HANDS RAISED AND NO WRITTEN COMMENT
7 SUBMITTED.

8

9 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** I'LL CALL FOR THE
10 VOTE. THE ABAG CLERK PLEASE DO THE ROLL CALL VOTE?

11

12 **CLERK OF THE BOARD:** YES, MA'AM. [ROLL CALL VOTE] MOTION PASSES
13 UNANIMOUSLY.

14

15 **SCOTT HAGGERTY, MTC EXECUTIVE COMMITTEE CHAIR:** OKAY. CAN WE GO
16 TO THE MTC CONCEPT CALENDAR. ANYBODY FROM THE PUBLIC OR ANY
17 WRITTEN COMMENTS?

18

19 **CLERK OF THE BOARD:** I HAVE RECEIVED NO WRITTEN PUBLIC COMMENT
20 FOR THIS ITEM AND THERE ARE NO MEMBERS OF THE PUBLIC WITH
21 THEIR HAND RAISED. ACTUALLY ONE JUST RAISED THEIR HAND.

22

23 **SCOTT HAGGERTY, MTC EXECUTIVE COMMITTEE CHAIR:** AND IT'S ON THE
24 MINUTES?

25

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1 **CLERK OF THE BOARD:** AS FAR AS I CAN TELL. IT'S MR. BEAKMAN
2 THAT JUST SPOKE ON PUBLIC COMMENT.

3

4 **SCOTT HAGGERTY, MTC EXECUTIVE COMMITTEE CHAIR:** MR. BEAK MON, I
5 WOULD REMIND YOU WE'RE ON APPROVAL OF THE MINUTES OF JUNE
6 12TH. IS THAT WHAT YEAR ASKING TO SPEAK ON?

7

8 **SPEAKER:** THANKS. I WANT TO SPEAK ON THE 2050 PLAN. HOLD ON
9 WE'RE DOING THE MINUTES RIGHT NOW.

10

11 **SPEAKER:** SORRY ABOUT THAT.

12

13 **SCOTT HAGGERTY, MTC EXECUTIVE COMMITTEE CHAIR:** DON'T EVER BE
14 SORRY. EARLY BIRD GOT THE WORM. CAN I HAVE A MOTION?

15

16 **JAMES P. SPERING:** SPERING MOVES.

17

18 **DAVID RABBIT:** RABBIT SECONDS.

19

20 **SCOTT HAGGERTY, MTC EXECUTIVE COMMITTEE CHAIR:** SORRY. I HAVE A
21 MOTION BY MACKENZIE. HIS MOUTH WAS MOVING.

22

23 **JAKE MACKENZIE:** NEVER MIND.

24

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1 **CLERK OF THE BOARD:** I'LL DO THE ROLL FOR THAT MOTION AND
2 SECOND. [ROLL CALL VOTE] THANK YOU. THE MOTION CARRIES
3 UNANIMOUSLY.

4

5 **SCOTT HAGGERTY, MTC EXECUTIVE COMMITTEE CHAIR:** THANK YOU.
6 LORI, I I'LL TURN IT BACK TO YOU. LORI, ARE YOU THERE?

7

8 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** OH SORRY. I DIDN'T
9 REALIZE THE PHONE WAS ON MUTE. WE'RE ON ITEM NUMBER NINE
10 REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM. THIS IS A
11 REPORT ON REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM DESIGN
12 AND FRAMEWORK. IT IS AN INFORMATION ITEM. HEATHER PETERS WILL
13 GIVE THE REPORT. MS. PETERS?

14

15 **HEATHER PETERS:** THANK YOU VERY MUCH. I'M HAPPY TO BE HERE. I'M
16 HEATHER PETERS, ABAG AND MTC'S PRINCIPLE REGIONAL HOUSING
17 PLANNER, AND THE PROJECT MANAGER FOR THE REAP GRANT. I AM HERE
18 TODAY TO UPDATE YOU ON THE REGIONAL HOUSING TECHNICAL
19 ASSISTANCE PROGRAM, WHICH IS FUNDED IN LARGE PART BY REAP.
20 THIS IS OUR INITIAL FRAMEWORK FOR A BRAND-NEW TECHNICAL
21 ASSISTANCE PROGRAM IN LIGHT OF THIS ONE TIME STATE FUNDING
22 ALLOCATION. WE'RE EXCITED ABOUT THE OPPORTUNITY TO HAVE BRAND-
23 NEW RESOURCES TO SUPPORT LOCAL JURISDICTIONS TO PLAN FOR MUCH
24 NEEDED HOUSING IN OUR REGION. THIS IS AN INFORMATIONAL ITEM,
25 AND WE'RE SEEKING INPUT BEFORE WE BRING OUR FULL PROPOSAL BACK

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1 TO YOU FOR YOUR RECOMMENDATION TO THE EXECUTIVE BOARD FOR
2 APPROVAL IN NOVEMBER. CAN I HAVE THE NEXT SLIDE PLEASE? NEXT
3 SLIDE. SECOND SLIDE. THERE WE GO. OKAY. FIRST I WOULD LIKE TO
4 SET A LITTLE BIT OF CONTEXT THAT REAP IS 1 OF 3 BIG PLANNING
5 GRANT PROGRAMS FROM THE STATE THAT ARE CURRENTLY RUNNING. THE
6 FIRST ONE IS A LOCAL SB2 PLANNING GRANTS WHICH PROVIDES
7 FUNDING AND TECHNICAL ASSISTANCE DIRECTLY TO LOCAL GOVERNMENTS
8 TO HELP THEM PREPARE, ADOPT AND IMPLEMENT PLANS AND PROCESSES
9 TO STREAMLINE HOUSING APPROVAL AND HOUSING PRODUCTION. THE
10 SECOND IS CALLED THE LOCAL EARLY PLANNING ACTION GRANTS KNOWN
11 AS LEAP. THEY PROVIDE FUNDING DIRECTLY TO LOCAL JURISDICTIONS,
12 AND TECHNICAL ASSISTANCE FOR THE PREPARATION AND ADOPTING OF
13 PLANNING DOCUMENTS AND PROCESS IMPROVEMENTS THAT ACCELERATE
14 HOUSING PRODUCTION AND FACILITATE COMPLIANCE TO IMPLEMENT THE
15 SIXTH CYCLE OF RHNA AND THAT INCLUDES ALL OF YOUR HOUSING
16 ELEMENTS. YOU CAN SEE THERE IS A LOT OF OVERLAP BETWEEN THE
17 GRANT PROGRAMS AND MANY OF THE SAME ARE ELIGIBLE THROUGH
18 SUPPORT THROUGH THE REAP PROGRAM, REGIONAL EARLY ACTION
19 PLANNING GRANTS. THOSE COME DIRECTLY TO ABAG AND AS THE NAME
20 IMPLYING, REAP HAS A REGIONAL FOCUS. THE PROGRAM ALLOWS
21 COUNCIL GOVERNMENTS AND ENTITIES TO COLLABORATE ON PROJECTS
22 THAT HAVE A BROADER REGIONAL IMPACT ON HOUSING. STAFF'S
23 PROPOSAL IS TO PRIMARILY FOCUS REAP FUNDING ON SUPPORTING
24 LOCAL JURISDICTIONS WITH A COMBINATION OF REGIONAL TECHNICAL
25 ASSISTANCE AND LOCAL FUNDING TO HELP CREATE HOUSING ELEMENTS

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1 THAT HELP COMPLY WITH A MYRIAD OF COMPLEX STATE LAWS. I WOULD
2 ALSO LIKE TO CLEAR UP CONFUSION THAT WE HAVE HEARD AND
3 EMPHASIZE THAT BY STATUTE, ALL OF THIS FUNDING IS FOR PLANNING
4 GRANTS ONLY. IT IS NOT AVAILABLE FOR FINANCING THE PRODUCTION
5 OF ACTUAL HOUSING UNITS. NEXT SLIDE PLEASE. SB2 LEAP AND REAP
6 ARE BRINGING UNPRECEDENTED PLANNING FUNDING TO THE BAY AREA.
7 ALMOST \$75 MILLION. AS YOU CAN SEE FROM THE PIE CHART TWO
8 THIRDS OF THE FUNDING WILL GO DIRECTLY TO LOCAL JURISDICTIONS
9 FROM THE STATE VIA SB2 AND LEAP PROGRAMS AND 1/3 OF THE
10 FUNDING WILL COME TO ABAG IN THE FORM OF REAP. AS YOU CAN SEE
11 FROM THE TABLE TO THE RIGHT OF THE PIE CHART, STATE SB2, AND
12 LEAP AWARDS WILL VARY BY THE POPULATION OF THE LOCAL
13 JURISDICTION. 41 OF OUR BAY AREA JURISDICTIONS HAVE ALREADY
14 BEEN AWARDED OVER \$500,000 EACH. ANOTHER 63 JURISDICTIONS WERE
15 AWARDED AT LEAST \$225,000 EACH. ONLY FIVE JURISDICTIONS WERE
16 AWARDED LESS, AND THAT'S BECAUSE THEY DID NOT APPLY FOR THE
17 FULL AWARD, BUT IT'S NOT TOO LATE, IF YOU HAVEN'T APPLIED FOR
18 YOUR AWARD PLEASE REACH OUT AND WE'LL HELP YOU. ATTACHMENT A
19 THE TO YOUR MEETING MATERIALS WILL LIST ALL 109 LOCAL AWARDS,
20 SO YOU CAN SEE WHAT YOUR LOCAL JURISDICTION HAS RECEIVED
21 DIRECTLY FROM THE STATE. NEXT PAGE PLEASE. NOW I'M GOING BRING
22 YOU UP TO SPEED ON THE STATUS OF REAP. IN FEBRUARY THE STATE
23 APPROVED AN ADDITIONAL REAP AWARD OF \$5.9.25 PERCENT OF THE
24 FULL AMOUNT. ABAG EXECUTIVE BOARD HAS SET THE BUDGET FOR THE
25 \$5.9 MILLION WHICH INCLUDES SUBSTANTIAL LOCAL SUPPORT THAT

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1 WE'LL TALK ABOUT TODAY. UNFORTUNATELY, DUE TO STATE BUDGET
2 DELAYS, THESE INITIAL FUNDS WERE NOT RECEIVED UNTIL JULY. BUT
3 WE'RE MAKING GOOD PROGRESS. WE HAVE OUR CONSULTANT ON BOARD,
4 AND WE'RE PUTTING THE FINISHING TOUCHES ON OUR PROGRAM DESIGN
5 AND ROLLING OUT PROJECTS TO SUPPORT OUR GOALS. THE LEAP GRANTS
6 ARE \$18 MILLION AND ALTHOUGH WE HAVE UNTIL THE END OF JANUARY
7 STAFF PROPOSES BRINGING BACK TO THE HOUSING COMMITTEE IN
8 NOVEMBER FOR YOUR RECOMMENDATION TO THE EXECUTIVE BOARD. NEXT
9 SLIDE PLEASE. WHAT YOU SEE HERE IS STAFF PROPOSAL FOR THE REAP
10 DELIVERY MODEL. AS YOU CAN SEE, IT'S DELIVERED IN TWO PARTS.
11 THE FIRST PART IS REGIONAL ASSISTANCE, AND THE SECOND PART IS
12 LOCAL ALLOCATIONS. TO THE LEFT OF THE LEDGER HERE, UNDER THE
13 HEADING REGIONAL ASSISTANCE, WE PROPOSE THE FUNDING BE FOCUSED
14 ON COLLABORATIONS ON PROJECTS THAT HAVE A BROADER REGIONAL
15 IMPACT ON HOUSING, PROVIDE REGIONALLY APPROPRIATE PRODUCTS TO
16 LEVERAGE LOCAL FUNDING, WORK WITH HCD TO PROVIDE LOCAL
17 JURISDICTIONS WITH SAFE HARBORS ON MANY OF THESE NEW LAWS AND
18 ACHIEVE ECONOMICS OF SCALE ON LOCAL COST AND ADMINISTRATIVE
19 BURDEN. THE ADDED VALUE ON THE RIGHT SIDE. LEDGER IS BY
20 SPENDING AT THE REGIONAL LEVEL ON THINGS WE KNOW EVERYBODY
21 NEEDS TO DO WE CAN ACHIEVE ECONOMIES OF SCALE AND REDUCE COST
22 TO EVERYONE. FOR EXAMPLE, WE KNOW THAT EVERY PLANNING
23 DEPARTMENT WILL NEED TO DIGEST THE MYRIAD OF STATE LAWS AND
24 MAKE PRESENTATIONS ON THESE NEW OBLIGATIONS TO ELECTED
25 OFFICIALS IN ALL 109 LOCAL BAY AREA JURISDICTIONS. BY USING

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1 REGIONAL FUNDING TO CREATE CUSTOMIZABLE TEMPLATES AND STAFF
2 REPORTS AS WELL AS SLIDE DECKS ON THE NEW LAWS AT THE REGIONAL
3 LEVEL LOCAL STAFF WILL BE ABLE TO FOCUS ON BEING ABLE TO
4 TAYLOR AND ADDRESS THE UNIQUE LOCAL CIRCUMSTANCE IN YOUR
5 AREAS. IN OTHER WORDS REGIONAL SPENDING WILL SAVE LOCAL FUNDS
6 FOR LOCAL PRIORITY. SPEAKING OF LOCAL FUNDS, ON THE RIGHT HAND
7 SIDE OF THE LEDGER HERE, YOU SEE THAT STAFF IS PROPOSING FOUR
8 TRANCHES OF LOCAL ALLOCATIONS. THESE FOUR TRANCHES ARE MEANT
9 TO SUPPLEMENT SB2 FUNDING DIRECTLY FROM THE STATE TO FUND
10 LOCAL PLANNING COLLABORATIVES WHICH I'LL DISCUSS MORE IN A
11 MOMENT AND FOR THE REGIONAL FUNDING BENCH. FIRST I WANT TO
12 PREVIEW SOME OF OUR REGIONAL WORK FOR YOU. CAN I HAVE THE NEXT
13 SLIDE PLEASE. WHAT YOU SEE HERE IS STAFF'S PROPOSAL FOR HOW WE
14 WILL DELIVER THE REGIONAL TECHNICAL ASSISTANCE. AND THERE WILL
15 BE THREE PRIMARY WAY IN WHICH THE LOCALS RECEIVE SUPPORT. ONE
16 IS THROUGH PLANNING COLLABORATIVES MOSTLY COUNTY BASED GROUPS
17 STAFF PAID BY COORDINATORS FOR ONGOING TECHNICAL ASSISTANCE.
18 THIS MAY SOUND FAMILIAR TO YOU BECAUSE IT'S BASED ON SOME OF
19 THE LOCAL MODELS THAT HAVE BEEN IN PLACE FOR A WHILE NOW
20 INCLUDING THE GREAT WORK BEING DONE IN SOLANO COUNTY BY SOLHIP
21 AND SAN MATEO COUNTY BY 21 ELEMENTS AND OTHER COUNTIES THAT
22 HAVE INFORMAL PLANNING COLLABORATIVES. THE SECOND DELIVERY
23 MODEL WILL BE WHAT WE CALL PEER COHORTS. THESE ARE LEARNING
24 COMMUNITIES OF JURISDICTIONS WITH SIMILAR CHARACTERISTIC OR
25 CHALLENGES. FOR EXAMPLE, CHARLES OF WHAT COUNTY YOU'RE IN

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1 LARGE CITIES SHARE SIMILAR CHALLENGES AND SMALL AGRICULTURAL
2 SIMILAR CHALLENGES. THIRD WILL BE WORK GROUPS SHORT-TERM DEEP
3 DIVE SESSIONS ON SPECIFIC HOUSING STRATEGIES SUCH AS YOU SEE
4 HERE, LIKE PARKING OR ADUS OR RESILIENCE PLANNING. THESE, ALL
5 THREE MODELS ARE INTENDED BY STAFF IN OUR PROPOSAL TO BE
6 FUNDED THROUGH THE REAP PROGRAM. HOWEVER THE COLLABORATIVES
7 HAVE THE OPTION OF BEING FUNDED DIRECTLY TO THE COUNTIES TO
8 HIRE THEIR OWN CONSULTANTS OR HIRE CONSULTANTS THROUGH OUR
9 PLANNING BENCH THAT I'LL DISCUSS IN A MOMENT. WE'RE WORKING
10 WITH PLANNING STAFF TO DETERMINE WHAT THEY WANT FIRST IN THE
11 FUNDING BUCKETS AND WE'RE MAKING GREAT PROGRESS. NEXT SLIDE.
12 THIS SLIDE DISCUSSES OUR VERY FIRST DELIVERABLES. THE CURRENT
13 AND EXISTING HOUSING LAW REQUIRES EACH JURISDICTION TO PRODUCE
14 CERTAIN DATA THAT GETS COPIED INTO YOUR HOUSING ELEMENT. WE
15 ARE PRODUCING THIS AT THE REGIONAL LEVEL TO SAVE LOCAL
16 JURISDICTIONS BOTH STAFF TIME AND CONSULTING EXPENSES, AND
17 WE'LL BE PROVIDING, IN ALL 109 JURISDICTIONS, LOCAL DATA,
18 CHARTS, AND GRAPHS THAT THEY WILL BE IMMEDIATELY ABLE TO CUT
19 AND PASTE INTO THEIR HOUSING ELEMENTS, ALTHOUGH THEY'RE FREE
20 SUPPLEMENT THEM OR CHANGE THEM IN ANY WAY THEY LIKE. A KEY
21 STATISTICS WILL BE DISAGGREGATED BY RACE. AND THIS IS TO
22 ASSIST WITH THE NEW AFFIRMATIVELY FURTHERING HOUSING, IN STATE
23 LAW, AND WE WILL BE ROLLING OUT ADDITIONAL DATA ON THAT METRIC
24 SOON. THIS TOOL WOULD BE PRESENTED ON OCTOBER 29TH IN A JOINT
25 WEBINAR WITH HCD WITH OUR GOAL OF NEGOTIATING WITH HCD THAT IF

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1 OUR LOCAL JURISDICTIONS USE THIS DATA AS PRESENTED, THEY WILL
2 HAVE A SAFE HARBOR. NEXT SLIDE PLEASE. THE NEXT EXAMPLE OF A
3 REGIONAL TOOL THAT WE'LL BE DELIVERING AT THAT SAME WEBINAR ON
4 THE 29th. IS AN INTERACTIVE SITE SELECTION TOOL. THE HOUSING
5 ELEMENT LAW HAS ALWAYS REQUIRED JURISDICTIONS TO DO A PARCEL
6 LEVEL ANALYSIS AND IDENTIFY SITES ONE BY ONE. THIS YEAR, THERE
7 ARE MANY MORE RESTRICTIONS ON WHAT SITES CAN BE USED, AND THIS
8 TOOL IS DESIGNED TO AUTOMATE A GREAT PART OF THAT PROCESS. IT
9 WILL MAP POTENTIAL SITES FOR HOUSING ELEMENT INVENTORIES IN
10 EACH OF THE 109 JURISDICTIONS. IT WILL AUTOMATICALLY SCREEN
11 THOSE SITES BASED ON HCD REQUIREMENTS AND COLOR THEM YELLOW,
12 RED, OR GREEN DEPENDING ON THEY'RE GOOD TO GO, SHOULD BE
13 CONSIDERED OR NEED A LITTLE EXTRA WORK, AND IT WILL FLAG WHAT
14 NEEDS TO BE DONE ON EACH SITE BY WAY OF HAVING IT QUALIFY FOR
15 HCD. IT WILL TAKE ALL THAT DATA AND YOUR STAFF WILL BE ABLE TO
16 SITE CLICK ON AND DOWNLOAD THE SITES THEY WANT AND IT WILL
17 AUTOMATICALLY PRE POPULATE HCD'S NEW COMPLICATED REPORTING
18 FORM. ONCE AGAIN OUR GOAL HERE IS TO PROVIDE SAFE HARBORS SO
19 JURISDICTIONS CAN HAVE PREDICTABILITY THAT IF THEY USE THIS
20 TOOL, THEY HAVE REASONABLE PREDICTABILITY THAT HCD WILL ACCEPT
21 THOSE SITES FOR THOSE INCOME LEVELS. NEXT SLIDE PLEASE. OUR
22 NEXT REGIONAL TOOL IS THE REGIONAL CONSULTING BENCH THAT I
23 MENTIONED A MOMENT AGO. AS YOU SEE HERE, OUR GOAL IS TO
24 PRODUCE A WIDE ARRAY OF CONSULTANTS IN EVERY POSSIBLE CATEGORY
25 THAT A LOCAL JURISDICTION WOULD NEED. AND TO USE OUR REGIONAL

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1 HALF TO ACHIEVE FAVORABLE PRICING FROM EVERYONE ON THE MOST
2 SOUGHT AFTER CONSULTANTS. THE BENCH WILL BE VERY DEEP AND
3 AVAILABLE TO ALL 109 LOCAL JURISDICTIONS AND IN MANY CASES
4 DEPENDING ON YOUR LOCAL PROCUREMENT REQUIREMENTS YOU MAY BE
5 ABLE TO OPT THE BENCH WITHOUT TIME ASK STAFF DOING LOCAL
6 PROCUREMENT OUR STAFF WILL WORK WITH YOURS ON THIS. IF YOU SO
7 CHOOSE ABAG WILL ALSO BE ABLE TO ADMINISTER THE FUNDS THAT YOU
8 GET ALLOCATED FROM REAP ON YOUR BEHALF, SAVING YOUR STAFF
9 EITHER FURTHER TIME ON ADMINISTERING CONTRACTS. AND PERHAPS
10 MOST IMPORTANTLY, ALL OF THE WORK PRODUCT PRODUCED THROUGH
11 THIS REGIONAL BENCH WILL BE SHARED WITH EVERYONE IN THE
12 REGION. SO WE WON'T HAVE A SITUATION WHERE ALL 109
13 JURISDICTIONS NEED TO HIRE A CONSULTANT TO GIVE THEM A
14 GENERALIZED REPORT AND LOCAL FUNDS CAN BE SPENT ON LOCAL
15 PRIORITIES. I HOPE YOU SEE THAT THE COLLABORATIVES AND DATA
16 TOOLS AND CONSULTING BENCH ARE JUST A FEW EXAMPLES OF HOW
17 REGIONAL ECONOMIES TO STALE AND -- SCALE CAN SAVE TIME AND
18 STRETCH FUNDING TO NOVEMBER. AS THEY SAY, THE WHOLE IS GREATER
19 THAN THE SUM OF THE PARTS. NEXT SLIDE PLEASE. I'LL NOW BE
20 WALKING YOU THROUGH STAFF'S RECOMMENDATIONS ON PROPOSED LOCAL
21 ALLOCATIONS OF REAP FUNDS. STAFF IS PROPOSING TO DELIVER THESE
22 IN FOUR TRANCHES AND OR RECOMMENDATION FOR DEVELOPING RESPONSE
23 LOCAL REQUEST FOR PREDICTABILITY AND FUNDING. AS YOU SEE HERE,
24 THREE TRANCHES WILL BE ARE DESIGNED TO BE NON-COMPETITIVE
25 PENDING APPROVAL BY THIS COMMITTEE AND EXECUTIVE BOARD IN

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1 NOVEMBER WHEN WE BRING FURTHER DETAIL. AND WITH THE IDEA THAT
2 THIS WILL SPEED DEPLOYMENT WITHOUT HAVING TO HAVE MULTIPLE
3 APPROVALS CAN AM BACK TO THIS COMMITTEE AND EXECUTIVE BOARD.
4 TWO OF THE CHALLENGES, THE FIRST TWO ARE FROM THE \$5.9 MILLION
5 IN AVAILABLE FUNDS THEY MENTIONED THAT THE BOARD HAS ALREADY
6 DESIGNATED TO BE SPENT ON SUPPORT OF RHNA SUBREGIONS AND
7 COUNTY COLLABORATIVES SUCH AS SOLHIP, 21 ELEMENTS AND OTHERS.
8 THE ADDITIONAL TWO TRANCHES, 3 AND 4, WILL BE FROM FUTURE
9 FUNDS. NOW THIS WILL BE PART OF THE APPLICATION THAT WE BRING
10 TO YOU IN NOVEMBER. AND THEY WON'T BE AVAILABLE QUITE YET,
11 BECAUSE IT WILL TAKE TIME TO PROCESS T BUT WE'RE RESPONDING
12 TO, AGAIN, THE NEED TO HAVE PREDICTABILITY. I WILL WALK YOU
13 THROUGH, NOW, EACH TRANCHE IN DETAIL, BUT PLEASE KNOW THAT
14 ATTACHMENT B IN YOUR MEETING MATERIALS CONTAINS EVEN FURTHER
15 DETAIL. NEXT SLIDE PLEASE. THE FIRST TRANCHE -- NEXT SLIDE
16 PLEASE. YOU THERE GO. THE FIRST TRANCHE IS THE LOCAL
17 ALLOCATION, THE \$500,000 THAT IS ALREADY IN OUR BANK ACCOUNT.
18 YOU WILL REMEMBER FROM THE PRIOR SLIDES THAT THE
19 COLLABORATIVES OF SOLHIP AND 21 ELEMENTS TENDS TO BE FUNDED BY
20 THIS AS WELL AS THE SUBREGIONS. WE CURRENTLY ONLY HAVE TWO
21 SUBREGIONS, AND SO WE'RE PROPOSING TO DESIGNATE 20,000 EACH
22 FOR THE WORK THAT THEY'RE DOING ON THE SUBREGION WORK, AND
23 THEN ADDITIONALLY, PER COUNTY, USING OBAG FORMULA, DIVVYING UP
24 THE REMAINING 480,000. BUT USING A FLOOR OF \$30,000. SO EVEN
25 THE SMALLER COUNTIES ARE GUARANTEED TO HAVE A MEANINGFUL

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1 AMOUNT OF MONEY. AGAIN, THIS TRANCHE IS DESIGNED TO BE NON-
2 COMPETITIVE. CAN I HAVE THE NEXT SLIDE PLEASE? TRANCHE TWO IS
3 PRETTY SIMPLE. IT'S A STRAIGHT DIVISION OF THE AVAILABLE FUNDS
4 AMONGST ALL NINE JURISDICTIONS, ALL 109 JURISDICTIONS, EVENLY
5 WHICH COMES TO \$20,000 PER JURISDICTION. THIS IS DESIGNED AS A
6 MINIMUM ALLOCATION, AS THE PRIOR TRANCHE WAS DESIGNED TO
7 ENSURE THAT EVERYONE CAN PARTICIPATE, BECAUSE THIS PLANNING
8 CYCLE IS DIFFICULT FOR EVERYONE. THE NEXT TRANCHES WILL
9 SUPPLEMENT THESE MINIMAL ALLOCATIONS. NEXT SLIDE PLEASE.
10 TRANCHES 3 AND 4, AS PROPOSED ARE A LITTLE MORE COMPLICATED.
11 WE'RE NOT TALKING ABOUT THE RHNA ALLOCATIONS HERE TODAY, AND
12 THAT WILL BE ADDRESSED AT THE EXECUTIVE BOARD. WHATEVER THE
13 RHNA FORMULA IS, THAT IS FINALLY AGREED UPON, THIS TRANCHE IS
14 DESIGNED TO PROVIDE ADDITIONAL SUPPORT TO THE JURISDICTIONS
15 THAT WILL HAVE THE GREATEST RESPONSIBILITY FOR RHNA.
16 JURISDICTIONS THAT RECEIVE AT LEAST 1,000 UNITS OF RHNA
17 ALLOCATION, BASED ON THE DRAFT RHNA METHODOLOGY, THAT WILL BE
18 APPROVED -- SLATED FOR APPROVAL IN DECEMBER, WOULD BE ELIGIBLE
19 TO PARTICIPATE IN TRANCHE THREE. AND THE TRANCHE, THE \$3
20 MILLION WOULD BE DISTRIBUTED PRORATA BASED ON THE NUMBER OF
21 UNITS QUALIFYING IN THAT TRANCHE. AGAIN, THIS IS RESPONDING TO
22 LOCAL INPUT, SEEKING ADDITIONAL SUPPORT FOR HIGH RHNA
23 ALLOCATIONS AND ALSO SEEKING PREDICTABILITY. THERE IS MORE
24 DETAIL IN ATTACHMENT B TO YOUR MEETING MATERIALS THAT GOES
25 INTO A LITTLE MORE DETAIL ON THE MAP. NEXT SLIDE PLEASE. THIS

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1 SLIDE IS JUST RECAPING WHAT I HAVE ALREADY TALKED TO YOU
2 ABOUT. THIS IS A PROPOSED ALLOCATION BY STAFF FOR DISCUSSION
3 AND INPUT. ON THE LEFT-HAND SIDE, REMINDING YOU THAT \$50
4 MILLION HAS ALREADY BEEN ALLOCATED DIRECTLY FROM THE STATE TO
5 THE LOCAL SB2 AND LEAP. IS THAT THE REAP ALLOCATIONS ARE
6 DESIGNED JUST TO SUPPLEMENT THAT FUNDING. AND WE'RE BRINGING
7 THIS TO YOU NOW, TO GIVE YOU PREDICTABILITY, AND WE'LL BE BACK
8 IN NOVEMBER WITH A FULL BUDGET, INCLUDING MUCH MORE FUNDING
9 FOR THE COLLABORATIVES AND MANY MORE DETAILS ON THE
10 COMPETITIVE TRANCHE, WHICH IS DESIGNED TO ALLOW ALL 109
11 JURISDICTIONS AN ADDITIONAL OPPORTUNITY TO ACHIEVE FUNDING
12 ALONG THE LINES OF OUR HOUSING PRIORITIES SET FORTH IN OUR
13 REGIONAL PLANNING. WE'LL BRING MORE DETAILS TO THAT IN
14 NOVEMBER. BUT WE WANTED TO HIGHLIGHT THAT WE ANTICIPATE HAVING
15 A JURISDICTION SET ASIDE SO THE SMALLER JURISDICTIONS DON'T
16 HAVE TO COMPETE WITH THE BIG ONES IN THE REGION. FINAL SLIDE,
17 PLEASE. THIS JUST DISCUSSES OUR NEXT STEPS. WE'RE GOING TO BE
18 ISSUING THE RFQ FOR THE REGIONAL BENCH. WE'RE WORKING WITH
19 COLLABORATIVES AND COHORTS WITH LOCAL STAFF AND WILL BE
20 FIRING THOSE UP, AND WE'LL BE COMING BACK TO THIS COMMITTEE
21 FOR RECOMMENDATIONS TO THE ABAG EXECUTIVE BOARD, FINAL PROGRAM
22 DESIGN IN NOVEMBER, WITH A GOAL OF APPLYING FOR A \$18 MILLION
23 GRANT BALANCE AS SOON AS POSSIBLE. WITH THAT, I WOULD BE HAPPY
24 TO TAKE ANY QUESTIONS.

25

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1 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** ARE THERE ANY
2 QUESTIONS FROM MEMBERS OF THE COMMITTEE? I SEE EKLUND AND LEE.
3 DO YOU WANT TO START? PAT?

4

5 **PAT ECKLUND:** THANK YOU. FIRST OF ALL, I HAVE TO ASK A
6 QUESTION. YOU KEEP SAYING THAT, 109 JURISDICTIONS, THERE IS
7 101 CITIES, AND NINE COUNTIES, SO, ARE YOU NOT INCLUDING A
8 CITY THAT'S NOT A MEMBER OF ABAG AND DOESN'T SACOG HAVE A
9 RESPONSIBILITY TO ALLOW THEM TO HAVE AN OPPORTUNITY TO COMPETE
10 FOR GRANTS? OR DID WE LOSE A COMMUNITY OUT THERE.

11

12 **HEATHER PETERS:** THAT'S A GREAT QUESTION. AND WHEN I STARTED AT
13 MTC AND ABAG I ALWAYS SAID 110 AND I WAS CORRECTED BY MY
14 COLLEAGUES. SAN FRANCISCO IS A CITY AND COUNTY.

15

16 **PAT ECKLUND:** OH THEY DON'T GET TO DOUBLE DIP?

17

18 **HEATHER PETERS:** [LAUGHTER] THEY GET PLENTY.

19

20 **PAT ECKLUND:** THAT HOUSE -- I WAS JUST LIKE, WAIT A MINUTE. WE
21 LOST SOMEBODY. [LAUGHTER] SO PLANNING. THIS IS PLANNING MONEY,
22 RIGHT?

23

24 **HEATHER PETERS:** YES. THIS IS ONLY PLANNING MONEY.

25

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1 **PAT ECKLUND:** RIGHT. SO WHEN I TOOK A LOOK AT THE PROPOSAL TO
2 DISTRIBUTE THE THOUSAND DOLLARS BASED ON THE NUMBER OF HOUSING
3 UNITS, I CALLED UP A COUPLE OF PLANNING DIRECTORS, IN OTHER
4 CITIES, NOT MINE -- AND I ASKED THEM, I SAID, THIS JUST
5 DOESN'T FEEL RIGHT. BECAUSE IF YOU'RE PLANNING, DOESN'T THE
6 COST THE SAME THING REGARDLESS OF 50 UNITS OR A THOUSAND
7 UNITS MAYBE THE SET ASIDE ARE DIFFERENT BUT THE PROGRAMS ARE
8 THE SAME. THEY SAID ABSOLUTELY, ACTUALLY SMALLER CITIES HAVE A
9 HARDER TIME DOING THE PLANNING, BECAUSE THEY DON'T HAVE THE
10 STAFF AND WE DON'T HAVE THE MONEY, WHERE THE BIGGER CITIES
11 ACTUALLY HAVE MORE RESOURCES THAT THEY CAN PUT TO IT. SO, I'M
12 NOT SURE THAT I AGREE WITH THE THOUSAND, YOU KNOW, A THOUSAND
13 DOLLARS PER UNIT STRICTLY. BECAUSE THEN YOU'RE GOING TO REALLY
14 AFFECT THE SMALLER CITIES AND THEY'RE NOT GOING TO BE
15 EFFECTIVELY PLAN. BECAUSE I THINK \$100,000 TO THE CITY OF SAN
16 FRANCISCO IS FAR DIFFERENT THAN \$100,000 TO SAN ANSELMO FOR
17 EXAMPLE, YOU KNOW, WHICH -- OR 30,000. I DON'T CARE WHAT
18 NUMBER YOU PUT. THE CONSULTANT IS GOING COST THE SAME AMOUNT
19 OF MONEY TO PUT TOGETHER THE PLANS AND STUFF LIKE THAT. SO WHY
20 DON'T WE HAVE A BLEND, PART OF THAT ON THE NUMBER OF UNITS,
21 BUT PART OF IT JUST AS A BASELINE? I REALIZE THE BASE IS
22 THERE, BUT LIKE ON THE ONE ROUND, THE FIRST ROUND OF MONEY
23 THAT YOU HAVE GIVEN OUT, MARIN COUNTY DIDN'T GET THIS MUCH SO
24 ALL OF THE CITIES AND COUNTIES PUT ALL OF OUR MONEY INTO ONE
25 BASKET TO DO SOMETHING THAT ALL 11 CITIES IN THE COUNTY NEEDED

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1 TO BE DONE. SO WE DIDN'T GET ANY MONEY OUT OF THAT. SO IT JUST
2 -- I'M A LITTLE UNCOMFORTABLE ABOUT THAT. SO IF YOU CAN HELP
3 ME UNDERSTAND WHY YOU DIDN'T HAVE A BLEND, OR SOMETHING?
4 BECAUSE IT'S GOING TO COST THE SAME REGARDLESS IF YOU ARE
5 SMALL OR BIG, OR THE NUMBER OF UNITS YOU HAVE.

6

7 **HEATHER PETERS:** THANK YOU FOR ALL OF THAT INPUT, I'LL TRY TO
8 UNPACK IT AND FEEL FREE TO JUMP IN IF I FORGET SOMETHING
9 BECAUSE IT WAS A LOT. FIRST OF ALL, THE MARIN COLLABORATIVES,
10 WHERE YOU HAVE POOLED YOUR MONEY IS ONE OF THOSE GREAT
11 EXAMPLES OF LOCAL JURISDICTIONS WORKING TOGETHER. THE STATE
12 ROLLED THIS MONEY OUT IN SORT OF A CART BEFORE THE HORSE
13 FASHION. IN A PERFECT WORLD, THEY WOULD HAVE DESIGNED -- THEY
14 WOULD HAVE GIVEN THE REGIONAL MONEY FIRST, WE WOULD HAVE TOLD
15 THE LOCALS HERE IS WHAT WE'RE GOING TO PROVIDE FOR YOU, SO YOU
16 DON'T NEED TO SPEND MONEY ON LOCAL CONSULTANTS TO DO X, Y, OR
17 Z. AND THEN ASK THE LOCALS TO APPLY FOR THEIR MONEY TO FOCUS
18 THEIR MONEY ON LOCAL PRIORITIES REGARDLESS OF THE FACT THAT
19 THE STATE HAS SENT THE MONEY OUTBACK WARDS, BECAUSE OF THE
20 LEGISLATURE, HCD, WHICH IS THE ADMINISTRATOR OF SB2, LEAP, AND
21 REAP, IS VERY RECEPTIVE TO REJIGGERING WHAT LOCALS HAVE
22 PRIORITIZED. FOR EXAMPLE, IN MARIN WHERE YOU HAVE PUT ALL OF
23 YOUR LOCAL MONEY INTO THAT COLLABORATIVE, WE'LL WORK WITH YOU
24 SO THAT WE WILL FUND THAT COLLABORATIVE AND YOU CAN GET YOUR
25 LOCAL MONEY FOR YOUR LOCAL NEEDS. SO, THERE IS THAT PIECE. ON

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1 THE PIECE OF THE PLANNING ACTIVITIES THEMSELVES, MEAN BEING
2 THE SAME, YOU KNOW, I'M VERY MUCH INTERESTED IN HAVING OUR
3 STAFF HAVE CONVERSATIONS WITH SOME OF THE PEOPLE YOU SPOKE
4 WITH TO GET MORE NUANCES ON THAT. SO PLEASE REACH OUT TO US.
5 AND JUST ONE THING ON THE MATH, AGAIN, I POINTED OUT IN THE
6 ATTACHMENT B, THE MATH IS WORKED OUT THERE, IT'S NOT 1,000 PER
7 UNIT, IT IS THE FIRST CUT IS ANYONE WHO HAS 1,000 UNITS GETS
8 TO PARTICIPATE IN THAT POOL. AND AGAIN, THE REGIONAL BUCKET,
9 AND THE MINIMUM BUCKET WERE INTENDED TO MAKE SURE THAT
10 EVERYBODY PARTICIPATES WITH A MEANINGFUL AMOUNT OF MONEY, AND
11 THAT THE THIRD TRANCHE WAS REALLY INTENDED TO GO TO THOSE
12 FOLKS THAT HAVE HIGHER PLANNING NEEDS. SO, AGAIN, HAPPY TO
13 HEAR MORE CONVERSATION ABOUT THAT, AND WE'LL INCORPORATE IT IN
14 NOVEMBER.

15

16 **PAT ECKLUND:** YEAH. I'M GLAD TO PASS THAT INFORMATION ALONG TO
17 YOU. AND THE OTHER QUESTION I HAVE IS, HAVE YOU ASKED THE
18 LOCALS, THE STAFF THAT'S DOING THE WORK, WHAT IS IT THAT ABAG
19 CAN DO FOR THEM FOR THIS CYCLE? AND HOW DO THEY THINK THIS
20 ADDITIONAL MONEY SHOULD BE USED IN THIS LAST -- IN THE THIRD
21 TRANCHE?

22

23 **HEATHER PETERS:** THAT'S A GREAT QUESTION. [LAUGHTER] TRANCHE, I
24 MISSPOKE IT SEVERAL TIMES. TRANCHE, I'M NOT SURE WHERE IT
25 COMES FROM. BUCKET IS WHAT I CALL IT. SO, WE HAVE DONE A GREAT

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1 DEAL OF OUTREACH TO LOCAL PLANNING STAFF, BUT IT CAN NEVER BE
2 ENOUGH, SO WE'RE CONSTANTLY LOOKING FOR INPUT. WE HAVE
3 ACCEPTED THESE PROGRAM DESIGN ELEMENTS COLLABORATIVES, PEERS
4 AND COHORTS AND THE IDEA THAT WE'LL BE BRINGING THIS
5 RECOMMENDATION OF FUNDING TO THEM. THIS SLIDE DECK THAT YOU'RE
6 SEEING HERE IN THIS MEETING IS THE FIRST PUBLIC DISCUSSION OF
7 THE PROPOSED GRANTS, WHICH WE WANTED TO GET INPUT FROM LOCAL
8 ELECTED OFFICIALS ON, SO WE HAVEN'T DISCUSSED THAT IN DETAIL
9 WITH YOUR LOCAL PLANNERS. HOWEVER, WE HAVE GONE TO THE
10 PLANNING DIRECTORS MEETINGS WE HAVE A CONSULTANT REACHING OUT
11 TO THEM DIRECTLY, AND PLEASE HAVE THEM CONTACT ME DIRECTLY.

12

13 **PAT ECKLUND:** SO OUR PLANNERS IN MARIN MEET ONCE A MONTH, I
14 WOULD HIGHLY RECOMMEND YOU GO THERE AND REALLY HAVE A
15 DISCUSSION ABOUT, IS THIS THE BEST WAY TO USE THE MONEY.
16 BECAUSE THERE IS LIMITED MONEY. AND IF WE'RE GOING TO MAKE IT
17 THROUGH TOGETHER, WE HAVE GOT TO MAKE SURE THAT EVERY THERE IS
18 USED WISELY. AND I HAVE EXPERIENCE WITH REGIONAL AGENCIES
19 WHERE THE MONEY HAS, MAYBE NOT HAS BEEN USED TO THE BEST,
20 HIGHEST USE. SO, I REALLY THINK THAT WE NEED TO GET MORE INPUT
21 FROM THE PEOPLE THAT ARE ACTUALLY ON THE GROUND, DOING THE
22 WORK.

23

24 **HEATHER PETERS:** YES. THANK YOU.

25

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1 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** ALL RIGHT. I
2 BELIEVE WAYNE LEE HAD HAS HAND UP NEXT. I DON'T KNOW IF ANYONE
3 ELSE DID. IF YOU CAN USE THE RAISE HAND ICON. I SAW PUBLIC
4 COMMENT HANDS BUT WE'RE STILL IN COMMITTEE MEMBER COMMENTS AT
5 THIS TIME.

6

7 **WAYNE LEE:** THANK YOU VERY MUCH MADAM CHAIR. FIRST OF ALL I
8 COMMEND STAFF. IT'S EXCITING AND IT'S GOING TO BE VERY
9 HELPFUL. THIS IS STILL IN KIND OF IN THE WORKS, RIGHT? SO IT'S
10 NOT -- OKAY. SO, I'M WONDERING IF WE CAN DO SOME SORT OF
11 INCENTIVE TO HELP MUNICIPALITIES BUILD LOW INCOME HOUSING. I
12 KNOW THE RHNA NUMBERS INCLUDE THAT. BUT I THINK ONE THING
13 THAT'S NOT AN ISSUE SO MUCH IS MARKET BASED HOUSING. IT'S, YOU
14 KNOW, I THINK THAT THERE IS ENOUGH INCENTIVE OF THAT, BUT
15 GETTING THE LOW INCOME HOUSING IS VERY CHALLENGING FOR
16 MUNICIPALITIES I WONDER IF THERE IS EXTRA MONEY OR INCENTIVE
17 TO GET CITIES TO LOOK AT THAT. I REALLY DON'T THINK -- I
18 REALLY THINK THAT IT'S GOING TO HAVE TO BE A PUBLIC PRIVATE
19 PARTNERSHIP IN ORDER FOR THOSE HOUSING TO BE BUILT. AND ALSO
20 IS THERE MORE CONSIDERATION FOR SAFETY? BECAUSE AS THESE
21 HOUSES ARE BEING BUILT AND BECAUSE OF THE SB 330, WE'RE
22 LOOKING AT BUILDING WITHOUT BUILDING THE INFRASTRUCTURE. SO
23 I'M LOOKING AT LONGER POLICE AND FIRE RESPONSE TIMES TO OUR
24 CITIZENS, AND SO, YOU KNOW, WITHOUT THE -- I SEE THERE IS AN
25 ECONOMIC PORTION THERE, WHICH IS VERY FABULOUS. THAT'S A

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1 CRITICAL PARK IN -- PART IN MAKING SURE OUR COMMUNITIES ARE
2 SAFER AND BUILT IN A BALANCED WAY, TO SUPPORT THE RESIDENTS.
3 SO I WONDER IS THERE A SAFETY ANALYSIS COMPONENT OF THE
4 PROJECT? THANK YOU.

5

6 **HEATHER PETERS:** GREAT. YEAH. WE SHARE ALL OF YOUR CONCERNS
7 THERE. LET ME START WITH JUST REITERATING THAT THE GRANT
8 ITSELF BY STATUTE CAN ONLY BE USED FOR PLANNING FOR HOUSING.
9 IT CAN'T BE USED FOR SUBSIDIZING ACTUAL UNITS. BUT MY
10 COLLEAGUE WILL BE COMING UP NEXT TO TALK ABOUT SOME PLANS FOR
11 FINANCING ACTUAL UNITS. BUT AS FAR AS THE PLANNING GOES, YOU
12 MAKE AN EXCELLENT POINT THAT THE HOUSING CAN'T BE BUILT UNTIL
13 IT'S PROPERLY PLANNED FOR AND ZONED FOR. SO THROUGH THESE
14 COLLABORATIVES, COHORTS AND WORK GROUPS, WE'LL BE WORKING WITH
15 YOUR LOCAL STAFF AND PROVIDING PAID STAFF TO THE LOCAL
16 COLLABORATIVES, SO THAT THEY CAN FOCUS ON THE COUNTY'S NEEDS.
17 SO EACH COUNTY CAN SET PRIORITIES FOR THAT STAFF TIME. SOME OF
18 THE PRIORITIES WE HAVE HEARD THROUGH OUR INITIAL DISCUSSIONS
19 VERY MUCH INCLUDE WHAT YOU'RE TALKING ABOUT. WE WILL BE
20 PROVIDING A WORK GROUP THAT HELPS TALK ABOUT RESILIENCE AND
21 PLANNING AND NATURAL HAZARDS, SO THEY'LL BE DOING DEEP DIVES
22 INTO FIRE HAZARDS, SEA LEVEL RISE, FLOODS, ALL SORTS OF
23 NATURAL HAZARDS AND HOW TO BEST PLAN TO BE IN SYNC WITH THEM
24 INSTEAD OF EXACERBATING THEM. WE -- ACTUALLY, I DIDN'T
25 MENTION, BUT STAFF ON OUR RESILIENCE TEAM HAS BEEN ABLE TO

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1 SECURE A SIGNIFICANT AMOUNT OF FUNDING FROM FEMA TO WORK WITH
2 US THROUGH THESE COLLABORATIVES AND COHORTS AND WORK GROUPS TO
3 REALLY PROVIDE DEEP TECHNICAL ASSISTANCE ON THAT TYPE OF
4 PLANNING, INCLUDING THE SAFETY ELEMENTS. THEY WILL BE
5 GATHERING ALL THE MATERIALS FROM ALL THE DIFFERENT PLACES,
6 GREAT SOURCES THAT ARE WORKING ON THIS, AND WORKING WITH YOUR
7 PLANNERS THAT ARE INTERESTED. WE CAN DO AN ACTUAL COHORT ON
8 THAT. SO I HOPE I ADDRESSED EVERYTHING.

9

10 **WAYNE LEE:** MAYBE I DIDN'T SPEAK WELL. BUT I THINK YOU SPOKE
11 WELL ON THE RESILIENCY PLANNING. BUT I'M TALKING ABOUT JUST
12 BASIC SERVICES. SO AS WE POOLED OUT WE DON'T GET IMPACT FEES,
13 BUT WE DON'T GET IMPACT FEES FOR OPERATIONS AND MAINTENANCE
14 AND LABOR COST. SO, IF WE COULD HAVE SOME SORT OF WAY TO MAKE
15 SURE THAT STAFF, YOU KNOW, MAKE SURE THAT WE PLAN OUT THOSE
16 THINGS, YOU KNOW, HOW MUCH DOES THE CITY HAVE TO RAISE, HOW
17 MUCH DOES THE CITY HAVE TO HAVE IN ORDER TO SUPPORT THE
18 ADDITIONAL POPULATION. AND I'M NOT TRYING TO DISSUADE THE
19 INCREASE IN POPULATION, I'M JUST SAYING WE OUGHT TO MAKE SURE
20 WE PLAN AHEAD SO WHEN THIS NEW POPULATION COMES AND ARISES, WE
21 HAVE THE FIRE AND POLICE SERVICES THAT ARE AVAILABLE SO THAT
22 WE DON'T SUFFER IN SERVICES TO THE COMMUNITY. THAT'S WHAT I'M
23 TRYING TO SAY.

24

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1 **HEATHER PETERS:** THANK YOU FOR THE CLARIFICATION. THEY'RE
2 PLANNING GRANTS, WE HAVE TO FOCUS ON PLANNING, HOWEVER AS PART
3 OF THAT INFRASTRUCTURE PLANNING IS DEFINITELY A USE FOR ANY
4 THREE OF THESE GRANT SOURCES, AND THE SITE PACKETS, THE SITE
5 ANALYSIS TOOL THAT WE'LL BE PREVIEWING ON OCTOBER 29TH WILL
6 HAVE DATA LAYERS IN THERE ABOUT EXISTING AND PLANNED
7 INFRASTRUCTURE. SO YOUR PLANNERS, AS THEY'RE REVIEWING AND
8 SELECTING THEIR SITES, WILL BE ABLE TO IDENTIFY GAPS IN THAT
9 SERVICE AND ALSO WE CAN PROVIDE TECHNICAL ASSISTANCE ON
10 APPLYING FOR STATE INFRASTRUCTURE GRANTS, WHICH IS A TOTALLY
11 SEPARATE BUCKET OF MONEY.

12

13 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** ALL RIGHT. I SAW
14 LYNETTE, YOU HAD YOUR HAND UP BUT WROTE YOUR COMMENTS IN THE
15 CHAT, DID YOU JUST WANT AN ANSWER FROM THE CHAT OR DID YOU
16 WANT TO STATE YOUR QUESTION?

17

18 **LYNETTE GIBSON MCELHANEY:** SHE CAN ANSWER FROM THE CHAT.

19

20 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** DID YOU SEE THAT?

21

22 **SPEAKER:** COULD YOU READ IT PLEASE?

23

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1 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** -- EXPANDING
2 SECTION-EIGHT TYPE HOUSING FOR LMA RESIDENTS AND ALSO CURIOUS
3 ABOUT HOW TO INCENTIVIZE HOME OWNERSHIP IN THE CONDO MARKET.

4

5 **HEATHER PETERS:** YEAH. UNFORTUNATELY MOST OF THOSE TYPES OF
6 USES WOULD BE FALLING INTO THE NEXT PRESENTATION THAT YOU WILL
7 HEAR OF OUR REGIONAL EXPANDED HOUSING PORTFOLIO. SO, THOSE
8 WOULD MOSTLY BE METHODS FOR ACTUALLY OBTAINING HOUSING VERSUS
9 PLANNING. SO, FOR EXAMPLE, THE PLANNING GRANTS WOULD BE
10 GENERAL PLANS, SPECIFIC PLANS, SAFETY ELEMENTS, HOUSING
11 ELEMENTS, THE ACTUAL PLANNING DOCUMENTS. NOT THE PROVIDING OF
12 THE HOUSING.

13

14 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** OKAY. SO OUR NEXT
15 HAND WAS RAISED BY CINDY CHAVEZ. DID YOU TAKE IT DOWN? WERE
16 YOU GOOD?

17

18 **CINDY CHAVEZ:** I AM. THANK YOU.

19

20 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** OKAY. GREAT. IS
21 THERE ANY OTHER QUESTIONS FROM MEMBERS OF EITHER COMMITTEE? IF
22 NOT WE'RE GOING TO GO AHEAD AND MOVE OVER TO PUBLIC COMMENTS.
23 FRED, YOU CAN OVERSEE THAT?

24

25 **CLERK OF THE BOARD:** OUR FIRST SPEAKER IS MR. BEAKMAN.

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1

2 **SPEAKER:** HI. I FOUND AGENDA EARLIER AND AM NOW ALL CAUGHT UP.
3 THANKS IT WAS NICE TO HEAR THAT WITH THIS ITEM YOU'LL BE
4 STARTING WITH NON-COMPETITIVE FUNDING ITEMS, AT FIRST, AND
5 IT'S JUST NICE TO HEAR THOSE WORDS. I'LL SPEND A FEW SECONDS
6 TO TALK ABOUT THE IDEA OF A FUNDING ISSUES OVERALL. THESE
7 SOUND LIKE TRADITIONAL PLANS AND IDEAS AND WAYS TO FUND
8 PROGRAMS. AND I GUESS IT'S NICE TO HEAR, IN THIS ERA OF COVID.
9 AND I JUST WANTED TO REMIND THAT THE FUNDING SOURCE AT THE
10 STATE LEVEL AT THIS TIME GOING THROUGH THE FEDERAL LEVEL AND
11 CARES ACT, I HOPE THAT WE CAN BE OPEN TO THOSE IDEAS AND IT'S
12 DIFFICULT FOR ALL OF US TO GRASP WHAT THAT FUNDING REALLY IS
13 FREE US OF, AND HELPS LOCAL COMMUNITIES. AND JUST SIMPLY PUT,
14 WE'RE GOING TO HAVE TO REALLY CONSIDER 3088, AND IT'S GOING TO
15 HAVE TO BE EXPANDED. IT'S GOING TO HAVE TO BE WORKED ON MORE.
16 IT'S GOING HAVE TO ADDRESS MORE ISSUES IN THE FUTURE, I'M
17 GUESSING, AT THIS POINT. I JUST THOUGHT MY PURPOSE IN LIFE AT
18 THIS TIME IS TO OFFER THESE KIND OF WORDS AND INFORMATION TO
19 PREPARE YOURSELVES, AND WE CAN BE OPEN TO GOOD, WELL REASONED
20 FUNDED IDEAS IN THIS DIFFICULT TIME. THANK YOU.

21

22 **CLERK OF THE BOARD:** THANK YOU. OUR NEXT SPEAKER IS ROB EAST
23 WOOD. GO AHEAD.

24

25 **SPEAKER:** HI. CAN YOU HEAR ME?

October 15, 2020

1

2 **CLERK OF THE BOARD:** YES, SIR.

3

4 **SPEAKER:** I'M ROB EAST WOOD PLANNING MANAGER FOR THE COUNTY OF
5 SANTA CLARA AND THIS YEAR I'M CHAIR OF SCAPRO, SANTA CLARA
6 PLANNING ASSOCIATION OF OFFICIALS. I WANT TO SPEAK OF
7 COLLABORATION THAT'S WHAT SOME OF THIS FUNDING GO INTO. IN
8 SANTA CLARA WE WERE DOING A SUBREGIONAL ADVISORY WORKING
9 GROUP, THAT DIDN'T WORK OUT BUT WE SETUP A PLAN COLLABORATIVE
10 IT'S MODELS OF WHAT HAPPENS IN SAN MATEO COUNTY HOUSING
11 CONSULTANT TO PROVIDE SHARED SERVICES FOR ALL THE
12 JURISDICTIONS TO LOOK AT HOUSING STRATEGIES AND LOOK AT
13 HOUSING ELEMENTS. IT'S A NEW PROCESS THERE IS A LITTLE BIT OF
14 GROWING PAINS BUT I WANT TO LET YOU KNOW AND THIS IS
15 REPRESENTING THE OTHER PLANNING DIRECTORS THEY SPOKE TO
16 EARLIER, THAT THE PROCESS IS WORKING SO FAR. THAT WE HAVE SEEN
17 A GREAT VALUE IN HAVING COLLABORATION, SHARED CONSULTANT. A
18 LOT OF SCALE IN USING SHARED STRATEGIES BETWEEN THE CITIES AND
19 THE COUNTY AND HAVING ONE RESOURCE, AND IF IT'S POSSIBLE,
20 FUNDED FROM ABAG, THAT JUST HELPS US ON THE SHARED STRATEGIES
21 FOR HOUSING. SO WITH THAT I'LL CLOSE UP AND AM AVAILABLE FOR
22 ANY QUESTIONS.

23

24 **CLERK OF THE BOARD:** THANK YOU. THERE ARE NO OTHER SPEAKERS AND
25 NO WRITTEN COMMENTS WERE SUBMITTED FOR THIS ITEM.

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1

2 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** ALL RIGHT. THANK
3 YOU FOR ALL WHO SPOKE ON THIS PARTICULAR ITEM. AS THIS IS AN
4 INFORMATIONAL ITEM, WE'LL MOVE ON TO ITEM NUMBER TEN, REGIONAL
5 HOUSING PORTFOLIO, UPDATE ON THE EXPANDING REGIONAL HOUSING
6 PORTFOLIO. NOW THIS IS AN INFORMATIONAL ITEM. DANIEL SAVER
7 WILL GIVE THE REPORT. MR. SAVER?

8

9 **DANIEL SAVER:** YES. THANK YOU CHAIR. AND IF I CAN ASK THE TECH
10 FOLKS TO WIND UP THE PRESENTATION. THANK YOU VERY MUCH. GOOD
11 EVENING EVERYONE MY NAME IS DANIEL SAVER ASSISTANT FOR HOUSING
12 AND LOCAL PLANNING FOR ABAG AND MTC AND I AM HERE TO GIVE YOU
13 AN UPDATE ON THE REGIONAL HOUSING PORTFOLIO. GO TO THE NEXT
14 SLIDE. JUST TO SETUP A LITTLE BIT OF BACKGROUND, YOU WILL
15 RECALL THE COMMISSION APPROVED A FRAMEWORK TO LAUNCH THE
16 REGIONAL EXPANDED HOUSING PROFESSIONAL THIS CAME UP IN THE
17 CONTEXT OF CONVERSATIONS ABOUT WHETHER OR NOT TO MOVE FORWARD
18 WITH A REGIONAL REVENUE MEASURE AT THE BALLOT THIS NOVEMBER IN
19 LIGHT OF THAT NEW AUTHORITY GRANTED BY A.B. 1487. IN LIGHT OF
20 THE CURRENT CIRCUMSTANCES THE BOARD AND THE COMMISSION CHOSE
21 NOT TO PURSUE THAT PATH BUT TO INSTEAD CONTINUE TO BUILD
22 MOMENTUM TOWARD EXPANDING REGIONAL HOUSING AND IN PART OF
23 PREMISE OF ALL OF THIS WORK IS THE HOUSING PLAN IS COMPLEX IN
24 ORDER TO ADDRESS IT IN A COMPREHENSIVE WAY WE NEED TO HAVE A
25 MULTI-PRONGED SET OF PARTNERS AND RESOLUTION TOOLS. WITH THAT

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1 IN MIND THE ORIGINAL FRAMEWORK SET FORWARD BY THE BOARD AND
2 COMMISSION IS ROOTED IN A PARTNERSHIP APPROACH AND THE IDEA IS
3 TO HAVE ALL THE TOOLS IN THE TOOLBOX AVAILABLE AS APPROPRIATE.
4 SO THIS COLLABORATION REALLY TRIES TO SIT WAIT ABAG IN A
5 LEADING ROLE IN LIGHT OF ITS HISTORIC ROLE LEADING A LOT OF
6 HOUSING PLANNING IN THE REGION AND BAHFA AND MTC ARE NECESSARY
7 PARTNERS. SO BAHFA, BAY AREA HOUSING FINANCE AUTHORITY STOOD
8 UP BY A.B. 1487 IS A SIGNATURE NEW TOOL BUT IT IS INTENDED AND
9 WE BELIEVE THAT IT CAN BE DESIGNED TO COMPLIMENT EXISTING
10 TOOLS SUCH AS ACFA OVER ON THE ABAG SIDE OF THE HOUSE ET
11 CETERA SO MOVE TO THE NEXT SLIDE. THIS IS JUST AGAIN A LITTLE
12 BIT OF A REMINDER ABOUT THE GUIDING PRINCIPLES THAT WERE
13 ADOPTED BY THE COMMISSION AND THE BOARD BACK IN JUNE TO FRAME
14 OUR WORK MOVING FORWARD. AND SO JUST VERY QUICKLY, YOU CAN SEE
15 THE KEY PRINCIPLES INCLUDE A COLLABORATIVE MULTI-AGENCY
16 STRATEGIC, ROOTING OURSELVES IN THE THREE PS FRAMEWORK
17 PROTECTING TENANTS PRESERVING EXISTING HOUSING AND PRODUCING
18 NEW AFFORDABLE HOUSING. TO EMBRACE INNOVATION AND CREATIVITY
19 BECAUSE WE NEED TO TAKE ON THIS CRISIS IN NEW WAYS IF WE'RE
20 REALLY GOING TO MAKE A DENT AND IMPORTANTLY TO HAVE A MULTI-
21 SECTOR PARTNERSHIP. THERE WAS A COMMENT IN THE PRIOR AGENDA
22 ITEM ABOUT PUBLIC PRIVATE PARTNERSHIPS AND I THINK THAT WILL
23 BE CRITICAL TO THESE EFFORTS AS WELL. ADDITIONALLY, WE'LL HAVE
24 AN EQUITY FOCUSED APPROACH BUILDING ON THE EQUITY PLATFORM
25 THAT HAS BEEN PUT OUT UNDER DIRECTOR MCMILLAN'S LEADERSHIP.

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1 ALSO NOTING WE NEED TO ACHIEVE SCALE WE DON'T WANT TO JUST
2 NIBBLE AROUND THE EDGES OF THE HOUSING PROBLEM WE WANT TO
3 TACKLE THEM WITH THE URGENCY NEEDED. THESE ARE VERY LOFTY
4 GOALS THIS IS A PERIOD OF SIGNIFICANT CONSTRAINT WE NEED TO
5 ENSURE WE DO ALL OF THIS IN A WAY THAT IS FINANCIALLY
6 SUSTAINABLE. WE DON'T WANT TO BITE OFF MORE THAN WE CAN CHEW.
7 MOVE TO THE NEXT SLIDE. AND THIS GRAPHIC IS A SNAPSHOT OF THE
8 CURRENT RELATIONSHIP BETWEEN THE GOVERNING ENTITIES AND THEIR
9 HOUSING WORK. SO THERE IS KIND OF A LOT THIS SLIDE. BUT LET ME
10 PULL OUT KEY POINT FOR YOU. THE FIRST ONE IS TO HIGHLIGHT UP
11 HERE IN THE TOP, YOU SEE A DOTTED LINE GOING BETWEEN THE BAHFA
12 BOARD AND ABAG EXECUTIVE BOARD. WHICH IS TO SAY THAT THERE IS
13 STATUTORILY REQUIRED SHARED DECISION MAKING BETWEEN ABAG AND
14 BAHFA IT'S AN INSTITUTIONAL PARTNERSHIP. THE SECOND ITEM TO
15 HIGHLIGHT YOU CAN SEE THESE COLORS ARE BLENDED GOING ACROSS
16 WHICH REPRESENTS THERE IS NOT ALWAYS A RIGID DISTINCTION. SO
17 FOR EXAMPLE, A BALLOT MEASURE, TO RAISE FUNDS ACROSS THE BAY
18 AREA IS OVER HERE IN THE MIDDLE OF THE BAHFA ACTIVITIES, BUT
19 THE DECISION TO PLACE A MEASURE ON THE BALLOT AND THE
20 EXPENDITURE PLAN IS A JOINT DECISION TO BE MADE BETWEEN THE
21 BAHFA BOARD AND ABAG EXECUTIVE BOARD. SO, DON'T TAKE THE BOXES
22 TO BE TOO RIGID. THE FIRST-DEGREE MURDER IS, AS I SAID, THIS
23 IS A SNAPSHOT OF THE CURRENT SET OF RELATIONSHIPS. THIS IS
24 SUBJECT TO CHANGE PENDING GUIDELINES FROM POLICY MAKERS FROM
25 ALL OF YOU HERE AS WELL AS POTENTIAL RESOURCE OPPORTUNITIES

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1 MOVING FORWARD. AND THE FOURTH THING TO HIGHLIGHT IS THAT, YOU
2 KNOW, THERE MAY BE SOME DEGREE OF COMPLEXITY, AND THE MAIN
3 PART OF THIS GRAPHIC, BUT AT THE BOTTOM, YOU SEE KIND OF
4 UNDERLYING IT ALL THERE IS A SINGLE CONSOLIDATED STAFF SERVING
5 ALL THESE OF THESE BOARDS AND IMPLEMENTING ALL OF THE PROGRAMS
6 TOGETHER. I DO THINK THIS HELPS US ENSURE THAT THERE IS KIND
7 OF GOOD STITCHING TOGETHER OF THE VARIOUS COMPONENT PIECES. SO
8 THIS IS JUST A KIND OF REPRESENTATIONAL GRAPHIC TO TRY TO HELP
9 WRAP OUR MINDS AROUND THIS NEW JOINT PROJECT THAT WE ARE
10 EMBARKING ON TOGETHER. SO WE CAN MOVE TO THE NEXT SLIDE. SO
11 WHEN THE BOARD AND COMMISSION APPROVED THE INITIAL STRATEGIC
12 FRAMEWORK IN JUNE IT INCLUDED A THREE PHASE IMPLEMENTATION
13 PLAN. I AM HERE TODAY TO PRESENT ON OUR PROGRESS DURING PHASE
14 ONE, WHICH IS FOCUSED ON PLANNING. AND REALLY, ALSO TO PROPOSE
15 A PATH FOR PHASE TWO, WHICH IS THE FOCUS ON THE EARLY STAGE
16 PILOT ACTIVITY. SO THAT'S KIND OF JUST TO SITUATE OURSELVES
17 KRON LOGICALLY WHERE WE ARE. WE CAN MOVE TO THE NEXT SLIDE. SO
18 IN TERMS OF LOOKING BACKWARDS, PHASE ONE, A QUICK REPORT ON
19 WHERE WE ARE. IN JUNE, THE BOARD APPROVED, AND THE COMMISSION
20 TOGETHER, APPROVED A DETAILED WORK PLAN. ESSENTIALLY FOR THE
21 FIRST THREE MONTHS OF THIS PROJECT. AND I'M PLEASED TO REPORT
22 THAT WE HAVE MADE SUBSTANTIAL PROGRESS WITH ALL OF THE ITEMS
23 IN THE WORK PLAN. THERE IS FOUR CATEGORIES THAT YOU CAN SEE
24 HERE INCLUDING SUPPORTING OUR REGIONAL HOUSING COMMITTEE. SO
25 SINCE THAT JUNE APPROVAL WE HAVE SUPPORTED THE FORMATION OF

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1 THE ABAG HOUSING COMMITTEE, WHICH MET FOR THE FIRST TIME IN
2 JULY, ALSO THERE WAS THE ACTIVATION OF THE BAHFA BOARD BACK IN
3 JUNE AND WE HAVE BEEN ENGAGING WITH MEMBERS OF THE BAHFA
4 ADVISORY COMMITTEE. THE SECOND BIG CATEGORY RELATES TO THE
5 BUSINESS PLAN FOR THE EXPANDED REGIONAL HOUSING PORTFOLIO AND
6 STAFF AT THIS POINT HAS GOTTEN VERY CLOSE TO FINALIZING AN RFP
7 THAT WE EXPECT TO RELEASE LATER THIS MONTH, HOPEFULLY, WITH
8 THE GOAL OF GETTING A CONSULTANT ON BOARD IN EARLY 2021. AND
9 THAT BUSINESS PLAN IS CRITICAL TO SET THE STAGE FOR ULTIMATELY
10 PHASE THREE THE BIGGER FUNDING PROGRAMS AND WHAT WE CAN DO IF
11 THERE IS A BALLOT MEASURE OR LARGE APPROPRIATION. WHICH BRINGS
12 US TO THE THIRD CATEGORY STATE AND FEDERAL HOUSING EFFORTS IN
13 LIGHT OF OUR CURRENT CIRCUMSTANCES, WITH COVID, AND IMPACTS ON
14 BUDGET, NO ONE WOULD BE SURPRISED TO KNOW THAT THERE WASN'T
15 SIGNIFICANT MOVEMENT AT THE STATE OR FEDERAL LEVEL ON ANY SORT
16 OF APPROPRIATION THAT WOULD BE APPROPRIATE FOR US TO ENGAGE
17 ON. I THINK WE WILL CONTINUE TO BE IN OUR LEGISLATIVE TEAM IS
18 ACTIVELY ENGAGED WITH PARTNERS ACROSS THE STATE TO JUST TRACK
19 WHAT'S GOING ON AND TO THINK ABOUT THINGS IN THE UPCOMING
20 SESSION. BUT NO BIG NEWS THERE UP UNTIL NOW TO BE HONEST. THE
21 FOURTH ITEM IS TO EXPLORE AND PURSUE PARTNERSHIP
22 OPPORTUNITIES. WE HAVE BEEN DOING A LOT OF RELATIONSHIP
23 BUILDING WITH STAKEHOLDERS IN THE HOUSING SECTION AND
24 POTENTIAL PHILANTHROPIC PARTNERS AS WELL AS A NUMBER OF PUBLIC
25 AGENCIES. REALLY THOSE PARTNERSHIP OPPORTUNITIES IS WHAT PAVED

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1 THE PATH FOR US TO EXPLORE THE PILOTS THAT WE'LL BE DISCUSSING
2 HERE IN THE REMAINDER OF THE PRESENTATION. SO, WE CAN MOVE TO
3 THE NEXT SLIDE. SO THAT WAS PHASE ONE, PLANNING FOR HOW WE'RE
4 GOING TO MOVE FORWARD. GETTING TO PHASE TWO, REALLY, AS WE
5 WERE SETTING OURSELVES UP FOR THIS, THE GOAL, OVERALL GOAL OF
6 THE REGIONAL HOUSING EXPANDED PORTFOLIO IS TO TRANSFORM
7 HOUSING IN THE BAY AREA SO ALL RESIDENTS CAN ENJOY A SAFE
8 STABLE AND AFFORDABLE HOME. THAT'S A BOLD GOAL IT WILL TAKE
9 TIME AND SIGNIFICANT NEW RESOURCES TO DELIVER ON THAT GOAL
10 WE'RE TALKING ABOUT PHASE THREE. SO FOR PHASE TWO, IN THE
11 INTERIM, YOU KNOW, WITH THE IMPACT OF COVID, AS I SAID WE'RE
12 OPERATING IN A VERY FISCALLY CONSTRAINED ENVIRONMENT WE'RE
13 COGNIZANT OF THAT. WE HAVE TO BE STRATEGICALLY MODEST IN OUR
14 GOALS FOR PHASE TWO. THIS GOES BACK TO THE GUIDING PRINCIPLE
15 RELATED TO FINANCIAL SUSTAINABILITY. ALL OF THAT SAID, HERE
16 ARE THE WAY THAT WE'RE ORIENTING OURSELVES AROUND THE PHASE
17 TWO PROJECTS. AND OUR GOAL HERE, THE OVERARCHING KIND OF
18 UMBRELLA THOUGHT IS TO STRENGTHEN THE CAPACITY OF THE REGION
19 ACROSS ALL THREE PS AND WE WOULD LIKE TO DO THAT HITTING THREE
20 TARGETS. THE FIRST IS TO MAKE A MEANINGFUL IMPACT. THERE IS A
21 LOT OF NEED OUT THERE RIGHT NOW. WE WANT TO BE ABLE TO
22 CONTRIBUTE MEANINGFULLY TO ALLEVIATE THAT SECOND IS CONCEPT
23 APPROACH, AT SOME POINT WHEN WE GO TO THE BALLOT IN THE FUTURE
24 WE WOULD LIKE TO BE ABLE TO SAY TO VOTERS OR STATE LEGISLATURE
25 WHOEVER IT MAY BE THAT WE HAVE A TRACK RECORD OF SUCCESS AT

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1 THE REGIONAL LEVEL. AND THIRD NEED TO BUILD CAPACITY AND
2 EXPERTISE. SO IF WE WERE TO RECEIVE SIGNIFICANT NEW CAPITAL
3 RESOURCES THERE WOULD BE SUFFICIENT CAPACITY TO ACTUALLY
4 DEPLOY THOSE SWIFTLY. WE DON'T WANT TO GET RESOURCES AND THEN
5 BE STUCK SPENDING A LOT OF TIME TRYING TO FIGURE OUT WHAT TO
6 DO WITH THEM. WE WANT TO PLAN FOR THAT IN ADVANCE. SO WE CAN
7 MOVE TO THE NEXT SLIDE. REALLY BUILDING OFF OF THAT THIRD
8 POINT IN TERMS OF BUILDING CAPACITY, WE KNOW THAT WE NEED TO
9 BUILD CAPACITY BOTH AT A LOCAL LEVEL AND REGIONALLY. THIS
10 SLIDE TALKS ABOUT THE LOCAL AND THE NEXT ONE FOCUSES ON THE
11 REGIONAL LEVEL. SO AS FAR AS IT GOES, AT A LOCAL LEVEL IN
12 TERMS OF CAPACITY, IT'S ABSOLUTELY CRITICAL TO RECOGNIZE THAT
13 LOCAL JURISDICTIONS ARE IN A FRONTLINE ROLE OF IMPLEMENTING
14 HOUSING PROGRAMS. AND SO, IF -- THAT SAID, MANY LOCAL
15 GOVERNMENTS ARE STRUGGLING WITH CAPACITY, BOTH AFTER THE
16 DISILLUSION OF REDEVELOPMENT AS WELL AS IN LIGHT OF BUDGET
17 CONSTRAINTS BECAUSE OF COVID. BUT THE RELATIONSHIP BETWEEN THE
18 EXPANDED REGIONAL HOUSING PORTFOLIO AND LOCAL GOVERNMENTS IS
19 TO COMPLIMENT AND FORTIFY THE EFFORTS OF THE LOCAL
20 GOVERNMENTS. IT'S MEANT TO BE A SUPPORT FOR THE LOCALS. AND SO
21 WE PROSE TO AT LEAST START THIS PROCESS BY DEVELOPING A PUBLIC
22 SECTOR COHORT OF LOCAL HOUSING STAFF. SO REGULARLY CONVENING
23 LOCAL HOUSING STAFF ACROSS THE REGION. THIS WILL ENABLE US TO
24 IDENTIFY LONGER TERM TECHNICAL ASSISTANCE NEEDS ONCE WE HAVE
25 ADDITIONAL RESOURCES ARE AS WELL AS TO IDENTIFY BEST

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1 PRACTICES. A LOW COST ITEM. WITH THESE ACTIVITIES WE BELIEVE
2 WE HAVE CURRENT CAPACITY TO DO AS EXISTING STAFF. THIS IS
3 RIGHT IN THE WHEELHOUSE OF WHAT ABAG AND MTC DO. THIS IS
4 SOMETHING WE'RE CURRENTLY PLANNING AND THAT WE HAVE THE
5 RESOURCES TO LAUNCH. MOVE TO THE NEXT SLIDE. SO THIS RELATES
6 TO BUILDING REGIONAL CAPACITY AND EXPERTISE. SO AT THE
7 REGIONAL LEVEL, WE NEED TO BUILD THAT CAPACITY BOTH AT THE
8 STAFF IS PROGRAM LEVEL AS WELL AS KIND OF IN THE SENSE OF DATA
9 AND TECHNOLOGY. THIS IS A NEW SET OF ACTIVITIES FOR US. SO WE
10 NEED TO BE COGNIZANT OF THE FACT THAT WE NEED TO BRING IN NEW
11 EXPERTISE AND CAPACITY TO BEAR BUT THE ACTIVITY IS TO GET US
12 TO LAUNCH SEVERAL NEW PILOTS. AND THOSE WILL BE DESIGN TO
13 INCREMENTALLY BUILD OUR STAFFING CAPACITY AND EXPERTISE AS
14 WELL AS THE TECHNOLOGICAL INFRASTRUCTURE SO THAT IF WE ARE TO
15 COME INTO LARGE CAPITAL RESOURCES WE ARE PREPARED TO ACTUALLY
16 ADMINISTER THEM AND DEPLOY THEM SWIFTLY. SO ONE MAJOR POINT TO
17 UNDERLINE IS THIS LAST BULLET, THAT THE LAUNCH OF THE BULLET
18 IS CONTINGENT UPON SECURING NEW RESOURCES. IN ORDER TO ADVANCE
19 THESE PILOTS AND I'M GOING TO RUN THROUGH ALL FIVE OF THEM AS
20 QUICKLY AS I CAN, KNOWING THERE IS ONE PRESENTATION BEFORE OUR
21 BIG MEETING TONIGHT. WE DON'T HAVE STAFFING CAPACITY TO RUN
22 ALL OF THESE RIGHT NOW. I WANT TO BE CLEAR WE'RE NOT COMING
23 OUT OF GATE AND LAUNCHING ALL FIVE RIGHT OFF THE BAT. WE NEED
24 TO FIND NEW PARTNERSHIPS AND ATTRACT RESOURCES IN ORDER TO DO
25 THEM. THERE IS SOME WORK TO GET STARTED NOW AND TO LAY THE

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1 FOUNDATION FOR THE PILOTS BUT IF WE WANT TO EXECUTE ON THEM AS
2 DESIRED WE NEED TO BRING NEW RESOURCES TO BEAR. MOVE TO THE
3 NEXT SLIDE. AND AS I SAID, I AM SEEING THE TIME I'LL TRY TO GO
4 THROUGH THESE QUICKLY AND IF THERE ARE QUESTIONS ABOUT
5 SPECIFIC PILOTS, I WOULD INVITE THOSE AFTER THE PRESENTATION.
6 AND THERE IS MORE INFORMATION IN YOUR PACKET AS WELL. SO THE
7 FIRST TWO PILOTS ARE REALLY DATA AND TECHNOLOGY PROJECTS. THIS
8 FIRST ONE WOULD PLACE US IN A ROLE OF SUPPORTING THE
9 DEVELOPMENT OF A REGIONAL AFFORDABLE HOUSING SEARCH AND
10 APPLICATION PLATFORM, ESSENTIALLY SAN FRANCISCO HAS ALREADY
11 LAUNCHED A VERY SUCCESSFUL PILOT ON THIS. THE BACKGROUND IS
12 THAT IF YOU'RE LOOKING FOR AFFORDABLE HOUSING, IT'S VERY
13 COMPLEX TO FIGURE OUT HOW TO DO THAT. YOU HAVE TO APPLY TO
14 SEPARATE BUILDINGS. THERE IS NO CRAIGSLIST FOR AFFORDABLE
15 HOUSING. SO, THIS IS A WEB SITE THAT CENTRALIZES THAT
16 INFORMATION TO FACILITATE THE SEARCH FOR AFFORDABLE HOUSING
17 FOR HOUSING SEEKERS. THERE ARE A NUMBER OF JURISDICTIONS
18 ALREADY WORKING ON THIS, IN A COLLABORATIVE NATURE. AND SO WE
19 WOULD BE ABLE TO STEP IN AND SUPPORT THAT WORK MOVING FORWARD.
20 SO WE CAN GO AHEAD AND GO TO THE NEXT SLIDE. THE SECOND PILOT,
21 THERE WE GO, WOULD BE TO -- GO BACK. THERE WE GO. THANK YOU.
22 TO DEVELOP REALLY AN AFFORDABILITY HOUSING PIPELINE DATABASE.
23 AS OF RIGHT NOW THERE IS NO COMPREHENSIVE REGIONAL REGULARLY
24 UPDATED PIPELINE. THIS IS A BARRIER TO DATA DRIVEN ANALYSIS OF
25 THE FUNDING GAP. AND ANALYSIS OF THE DIFFERENT BARRIERS THAT

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1 EXIST TO AFFORDABLE HOUSING, PRODUCTION, PRESERVATION,
2 PRIMARILY ACROSS THE REGION. SO THIS IS SOMETHING THAT WE
3 COULD TAKE ON ACTUALLY TO DESIGN A NEW DATA MANAGEMENT SYSTEM,
4 KEEP IT VERY REGULARLY UPDATED. THIS WOULD ALLOW US TO
5 QUANTIFY THE FUNDING GAP AT A REGIONAL LEVEL, AND TO BETTER
6 UNDERSTAND THE VARIATIONS ACROSS COUNTIES THAT COULD THEN
7 INFORM FUNDING POLICY GUIDELINES DOWN THE ROAD WHEN WE DO HAVE
8 NEW CAPITAL RESOURCES. SO, NEXT SLIDE. NOW WE'RE SWITCHING
9 MORE TO OTHER TYPES OF PROGRAMS. SO THIS IS RELATED TO THE
10 PRESERVATION PRONG OF THE THREE PS PRESERVATIONS REFERS TO THE
11 STRATEGY THAT STABILIZES CURRENTLY HOUSING FOR LOW INCOME
12 RESIDENTS THIS STRENGTHENS EXISTING PROGRAMS BOTH ON MTC AND
13 ABAG SIDE TO LEVERAGE THEM TOGETHER FOR MAXIMUM BENEFIT. ON
14 THE MTC SIDE THERE IS THE BAY AREA PRESERVATION PILOT PROGRAM,
15 A REVOLVING LOAN FINISHED -- FUND SEEDED WITH \$10 MILLION FROM
16 MTC. THERE IS A FEW PROGRAM CHANGES THAT WE FEEL WOULD BE ABLE
17 TO DEPLOY THAT MONEY EFFECTIVELY AND EFFICIENTLY AND SPREAD IT
18 THROUGHOUT THE REGION. ON THE BAYREN ABAG SIDE TO REDUCE
19 UTILITY COST AS WELL AS OTHER COMPONENTS THAT ARE CRITICAL TO
20 ANY PRESERVATION DEAL. SO BY TAKING THE FINANCING THAT WE HAVE
21 AND COMBINING IT WITH THE COST SAVINGS PROGRAMS THROUGH BAYREN
22 WE MAY BE ABLE TO UNLOCK ADDITIONAL PRESERVATION DEALS THAT
23 WOULD -- [INDISCERNIBLE] NORMALLY. THERE IS AN ADVANTAGE TO
24 HAVING THESE AROUND ONE ROOF. MOVING TO THE NEXT SLIDE.
25 REGIONAL HOMELESSNESS PREVENTION SYSTEM DESIGN. SO

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1 HOMELESSNESS, AS I'M SURE, NO ONE NEEDS TO KNOW IT'S AN ISSUE
2 ACROSS OUR REGION AND MORE IMPORTANT DURING THE AGE OF COVID-
3 19 WE ARE PARTNERING TO FIGURE OUT WHAT REGION WE COULD PLAY
4 IN THIS SPACE. WE'RE DIPPING OUR TOES CAREFULLY AND LEANING ON
5 PARTNERSHIP PROVIDERS. THERE IS AN EFFORT MANY OF YOU
6 CONNECTED TO, CALLED THE REGIONAL IMPACT COUNCIL, A MULTI-
7 STAKEHOLDER GROUP CHARGED WITH DEVELOPING BOLD ACTIONS TO END
8 HOMELESSNESS AND THE IDEA THERE HAS EMERGED TO DESIGN A
9 REGIONAL PREVENTION SYSTEM SO THE IDEA HERE IS TO HAVE SOME
10 CONSISTENCY AS WELL AS PRODUCE RESOURCES AND TOOLS THAT COULD
11 FACILITATE THE WORK HAPPENING LOCALLY. SO THE IDEA IS NOT THAT
12 THE REGION OR ABAG OR MTC OR BAHFA WOULD BE PROVIDING HOMELESS
13 SERVICES DIRECTLY. THE IDEA IS THAT WE WOULD BE PARTNERS WITH
14 OTHERS WHO ARE OUT THERE DOING THIS AND TO FACILITATE OUR
15 REGIONAL APPROACH KNOWLEDGE BEST PRACTICES. MOVE ON TO THE
16 NEXT ONE. PILOT NUMBER FIVE, THIS IS THE PROTECTION P OF THE
17 THREE PS. AND SO, YOU KNOW, DISPLACEMENT, SIMILARLY TO
18 HOMELESSNESS IS A PREEXISTING CHALLENGE THAT WE HAVE IN THE
19 BAY AREA MADE URGENT BY COVID. MANY JURISDICTIONS AND
20 ORGANIZATIONS HAVE RENTAL ASSISTANCE AND MORTGAGE ASSISTANCE
21 PROGRAMS BUT THERE NO REGIONAL NETWORK TO SHARE BEST
22 PRACTICES. THIS PILOT WOULD DEVELOP A REGIONAL NETWORK IN
23 ORDER TO DO EXACTLY THAT. TO HELP FACILITATE KNOWLEDGE ACROSS
24 JURISDICTIONS, ET CETERA. THIS ONE POTENTIAL OPPORTUNITY HERE
25 IS THAT IF THERE WERE SOME NEW FEDERAL PACKAGE, THAT INCLUDED

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1 FUNDING, SOME CONVERSATIONS THAT ARE HAPPENING RIGHT NOW ARE
2 TALKING ABOUT INCLUDING RENTAL ASSISTANCE. THE IDEA AGAIN IS
3 NOT THAT BAHFA OR ABAG OR MTC WOULD BE CUTTING RENTAL
4 ASSISTANCE CHECKS. THE IDEA IS THAT WE WOULD BE WORKING WITH
5 THE EXISTING NETWORKS, JURISDICTION, COUNTY LOCAL PROVIDERS TO
6 MAKE SURE THAT EVERYONE FEELS COMFORTABLE AND KNOWS HOW TO
7 DEPLOY THOSE DOLLARS MORE EFFECTIVELY TO GET THEM TO RESIDENTS
8 TO KEEP THEM IN THEIR HOME. NEXT SLIDE. THOSE ARE THE FIVE
9 PILOTS THERE IS A LOT THERE. I INVITE QUESTIONS IF YOU HAVE
10 MORE. THIS JUST LAYS OUT SOME QUICK NEXT STEPS. ONE OF THE
11 NEXT ITEMS THAT WE HAVE IS TO LAUNCH A CONCEPT PAPER. REALLY
12 THAT'S JUST ABOUT A PUBLIC LAUNCH OF THE IDEAS LAID OUT HERE.
13 LAYING OUT SOME OF THE WORK THAT WE HAVE DONE, WHAT WE PLAN TO
14 DO, AND SPECIFICALLY HIGHLIGHTING THE PILOT, AND TRYING TO
15 CREATE A PUBLIC NARRATIVE AROUND WHAT WE'RE DOING, WHICH IS
16 READYING THE REGION FOR TRANSFORMATIONAL CHANGE. WE DON'T HAVE
17 THE RESOURCES RIGHT NOW TO PROVIDE THAT TRANSFORMATIONAL
18 CHANGE WE KNOW WE NEED CAPITAL TO DO THAT. BUT HOW DO WE
19 PREPARE THE REGION SO WHEN RESOURCES COME WE ARE RIGHT OUT THE
20 GATE WITH THEM. THE NEXT ITEM IS TO SEEK AND SECURE RESOURCES
21 TO FUND THE PILOTS. WE PLAN ON WORKING ON THAT THIS WINTER. WE
22 HAVE SECURED RESOURCES FOR THE BUSINESS PLAN AND AS MENTIONED
23 WE EXPECT TO GET OUR CONSULTANTS ON BOARD IN EARLY 2021 TO
24 START THE METHODOICAL PLANNING THERE. THEN WE WILL LAUNCH
25 PILOTS AS RESOURCES PERMIT, AND MONITOR ONGOING STATE AND

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1 FEDERAL LEGISLATIVE AND FUNDING OPPORTUNITIES. SO, WITH THAT,
2 WE CAN MOVE TO THE NEXT SLIDE, WHICH IS JUST THE FINAL ONE.
3 WITH MY CONTACT INFORMATION, IF YOU HAVE ANY QUESTIONS, I
4 ENCOURAGE TO YOU REACH OUT. AND I APPRECIATE THAT THERE HAVE
5 BEEN SEVERAL OF YOU WHO HAVE INDEED REACHED OUT WITH IDEAS AND
6 CONNECTING US TO YOUR LOCAL STAFF. SO I ENCOURAGE EVERYBODY
7 ELSE TO PLEASE CONTINUE TO DO THAT. AND WITH THAT, WE CAN TURN
8 OFF THE SCREEN SHARE AND GO TO QUESTIONS.

9

10 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** ALL RIGHT IT LOOKS
11 LIKE OUR FIRSHAND RAISED IS LIZ GIBBONS.

12

13 **LIZ GIBBONS:** I'LL SEND MY QUESTION TO STAFF.

14

15 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** PAT?

16

17 **PAT ECKLUND:** OKAY. I WAS TRYING TO FIND MY HAND THERE. WILL
18 THE CONCEPT PAPER IN NOVEMBER BE SENT TO THE CITIES FOR
19 COMMENT? I HAVE TO TELL YOU WHEN YOU SAY CONVENE THE STAFF,
20 STAFF ARE GOING TO HAVE PROBLEMS COMING BECAUSE THEY'RE SO
21 OVERWORKED. SO, I'M NOT SURE THAT YOU'RE GOING TO GET WHAT YOU
22 WANT OUT OF THERE. BUT I WOULD LOVE TO HAVE AN OPPORTUNITY TO
23 TALK WITH OUR PLANNERS IN OUR COUNTY AND SEND SOME COMMENTS
24 BACK TO YOU IF WE HAVE THAT OPPORTUNITY TO DO THAT. AND I
25 IMAGINE EACH OF THE COUNTIES MIGHT WANT TO DO THAT AS WELL.

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1 SO, IS THAT SOMETHING THAT WE COULD DO? ON I WOULD HAVE YOU
2 COME TO THE MEETING TOO, AND GET DIRECT FEEDBACK AS WELL.

3

4 **DANIEL SAVER:** YEAH. SO CERTAINLY I WANT TO ENCOURAGE ALL
5 FEEDBACK. THE CONCEPT PAPER AS ITS CURRENTLY ENVISIONED IS
6 REPACKAGING THE MEMO THAT YOU SEE IN YOUR MATERIALS. SO IF YOU
7 SEND THAT TO THE STAFF THAT YOU'RE THINKING OF, THEY COULD
8 LOOK AT THAT AND SEE WHAT WE'RE PLANNING. WE DID, I WILL SAY,
9 WE DID SPEAK TO THE DIRECTORS OF ALL OF THE HOUSING PROGRAMS
10 IN EACH COUNTY, AND THEY ACTUALLY WERE THE ONES WHO SUGGESTED
11 THE IDEA OF TRYING TO GET EVERYONE TOGETHER. THEY ARE ALL
12 BUSY, BUT ONE OF THE THINGS THAT THEY MENTIONED IS THEY WOULD
13 LOVE TO GET THE CHANCE TO CHAT WITH THEIR COLLEAGUES ON THE
14 HOPE THAT IF THEY INVESTED A COUPLE OF HOURS EVERY QUARTER
15 THEY WOULD BE ABLE TO SAVE ADDITIONAL HOUSING BY FINDING
16 MUTUALLY BENEFICIAL EFFICIENCIES THERE. BUT I WOULD LOVE TO
17 KEEP --

18

19 **PAT ECKLUND:** OKAY. GREAT. THEN I KNOW, I HAVE ALREADY GOT THE
20 MATERIALS. SO I'LL DO IT. THANK YOU.

21

22 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** OKAY. IT LOOKS LIKE
23 WE HAVE JESSE ARREGUIN.

24

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1 **JESSE ARREGUIN:** THANK YOU MADAM CHAIR. I JUST WANT TO THANK
2 DANIEL AND ALL THE STAFF FOR THE EXCELLENT WORK. AND I THINK
3 THIS NOT ONLY ADVANCES THE THREE PS, BUT I THINK POSITIONS
4 ABAG WELL TO BE ABLE TO LEVERAGE PRIVATE AS WELL AS POTENTIAL
5 STATE AND FEDERAL FUNDING TO SUPPORT PRESERVATION AND
6 PROTECTION, AND I THINK, I REALLY WANT TO EMPHASIZE THE
7 PROTECTION PIECE. I AM SURE ALL OF OUR COMMUNITIES ARE -- HAVE
8 BEEN IMPACTED BY THE COVID-19 PANDEMIC. PEOPLE HAVE LOST THEIR
9 JOBS. PEOPLE ARE STRUGGLING TO PAY THEIR RENT, AND I THINK
10 THIS IS GOING TO BE A REALLY CRITICAL AREA THAT WE'RE ALL
11 GOING HAVE TO FOCUS ON, NOT ONLY IN THE NEXT FEW MONTHS, BUT
12 EVEN AFTER THE STATE OF EMERGENCY IS LIFTED. IF WE CAN EXPAND
13 OUR RESOURCES TO KEEP OUR RESIDENTS HOUSED AND HELP STEM THE
14 TIED OF HOMELESSNESS I THINK THAT IS EXTREMELY IMPORTANT AND A
15 BIG PIECE OF THE ECONOMIC RECOVERY WE'RE ALL ENGAGED IN. SO I
16 WANT TO EXPRESS MY SUPPORT FOR THE VARIOUS PILOTS. I THINK
17 THEY HAVE PROOF OF CONCEPT. I THINK THEY COULD BE WELL
18 POSITIONED TO LEVERAGE PRIVATE AS WELL AS GOVERNMENT GRANTS,
19 AND I WANT TO EXPRESS MY SUPPORT TO WORKING WITH OUR STAFF,
20 AND WITH OTHER STAKEHOLDERS TO HELP SEEK SOME OF THAT FUNDING
21 SO THAT WE CAN MAXIMIZE THE IMPACT OF SOME OF THESE PROGRAMS.
22 THANK YOU.
23

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1 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** ALL RIGHT. OF IT
2 LOOKS LIKE WE HAVE ANOTHER MEMBER'S HAND RAISED. JAKE
3 MACKENZIE?

4

5 **JAKE MACKENZIE:** QUICKLY TO FOLLOW UP ON PAT ECKLUND'S
6 COMMENTS. I HAVE BEEN TRYING TO GET THE MAYORS AND COUNCIL
7 MEMBERS ASSOCIATION IN SONOMA COUNTY TO ACTUALLY CONSIDER
8 DOING A VIRTUAL MEETING, AND IT SEEMS TO ME THAT AT THE
9 MOMENT, I KNOW THAT OUR PLANNING DIRECTORS MEET MONTHLY, AND I
10 KNOW THEY HAVE BEEN TALKING AMONGST THEMSELVES AND I KNOW THEY
11 HAVE BEEN DRAFTING LETTERS WHICH WE'LL BE HEARING ABOUT LATER
12 ON TONIGHT. BUT I BELIEVE THERE HAS BEEN A DISCONNECT WITH THE
13 ELECTED OFFICIALS, AND SO I WAS BUSILY SENDING OFF YET ANOTHER
14 MEMO TO THE MAYOR AND COUNCIL MEMBERS ASSOCIATION LEADERSHIP
15 TO PLEAD WITH THEM TO HAVE A MEETING OF THE ELECTED'S WITH THE
16 PLANNING DIRECTORS. BECAUSE I HONESTLY DON'T BELIEVE THAT MOST
17 OF OUR ELECTED'S IN SONOMA COUNTY ARE UP TO SPEED ON WHAT'S
18 GOING ON THESE ARE MAJOR CHANGES THAT WE HAVE BEEN PRESENTED
19 WITH THIS EVENING. MAJOR CHANGES. SO, THAT'S IT THANK YOU.

20

21 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** THANK YOU. IS THERE
22 ANY OTHER MEMBERS OF THE COMMITTEE WHO WOULD LIKE TO SPEAK? IF
23 NOT WE'LL MOVE IT TO MEMBERS OF THE PUBLIC WHO WOULD LIKE TO
24 SPEAK ON THIS ITEM. IT LOOKS LIKE THERE IS AT LEAST TWO HANDS

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1 RAISED. IF YOU ARE A MEMBER EFFORT PUBLIC -- OF THE PUBLIC WHO
2 WOULD LIKE TO SPEAK. I'LL TURN IT OVER TO FRED CASTRO.

3

4 **CLERK OF THE BOARD:** WOULD YOU LIKE TO CONFIRM THE NUMBER OF
5 MINUTES GIVEN TO EACH PUBLIC SPEAKER?

6

7 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** YEAH. YOU KNOW
8 WHAT, WE'LL KEEP IT WITH TWO MINUTES, BUT I WOULD ASK THAT
9 EVERYONE, IF THEY CAN, BE CONCISE, TRY TO DO IT BRIEFLY AND
10 UNDER TWO MINUTES.

11

12 **CLERK OF THE BOARD:** YES. THANK YOU. OUR FIRST SPEAKER IS BARRY
13 RODER, GO AHEAD.

14

15 **SPEAKER:** GOOD AFTERNOON MY NAME IS BARRY R AND I MANAGE DATA
16 PROJECTS FOR THE SAN FRANCISCO MAYOR'S OFFICE OF HOUSING AND
17 COMMUNITY DEVELOPMENT I COMANAGED THE DAHLIA SAN FRANCISCO
18 HOUSING PORTAL LAUNCHED IN 2016. DEFINING THE PROCESS FOR
19 HOUSING IN SAN FRANCISCO AND UTILIZING DATA FROM 5 MILLION
20 PLUS SITE VISITS AND HALF A MILLION APPLICATIONS TO DATE IN
21 ORDER TO INFORM HOUSING POLICY. SINCE 2017 I HAVE COORDINATED
22 THE PLANT FORM DOORWAY WHICH INCLUDES SITES IN SAN MATEO
23 COUNTY, SAN JOSE, ALAMEDA COUNTY AND BEHALF OF MY DOORWAY
24 STEERING COLLEAGUES, BARBARA AND ROSE OF SAN MATEO COUNTY
25 RACHEL V AND DAVE B., OF SAN JOSE AND JENNIFER PIERCE OF SAN

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1 JOSE ARE EXCITED TO WORKING ON THESE PROJECTS WITH BAHFA AND
2 DANIEL SAVER AND WE ARE HAPPY TO ANSWER QUESTIONS AT A LATER
3 DATE. THANK YOU FOR YOUR TIME.

4

5 **CLERK OF THE BOARD:** NEXT SPEAKER IS MR. BEAKMAN.

6

7 **SPEAKER:** THANK YOU. I LIKE WHAT MAYOR ARREGUIN SAID, AND WHAT
8 I HEARD AT THE END OF THE PRESENTATION AS MTC IS LEARNING THE
9 ROLE OF HOW TO BE A FACILITATOR. THAT'S REALLY IMPORTANT, I
10 FEEL, AT THIS TIME. I HAVE DESCRIBED TO YOU, EARLIER, THAT,
11 YOU KNOW, THE MTC CAME TO SAN JOSE AREA A YEAR OR TWO AGO,
12 ASKING ABOUT MIXED INCOME IDEAS OF HOUSING. AND SAN JOSE AND
13 THE CITY OF SANTA CLARA DELIVERED THEM WITH GOOD EXAMPLES OF
14 WHAT THEY'RE WORKING ON AND WORKING TOWARDS. AND WE HAVE TO
15 DEVELOP A WAY, AND WAYS TO BETTER TALK ABOUT VERY LOW INCOME
16 AND EXTREMELY LOW INCOME AND MIX INCOME HOUSE USE IN OUR
17 LIVES. WE HAVE RULES REGULATIONS AND PROCEDURES MTC HAS TO
18 LEARN A JOB TO FACILITATE THAT BETTER AND SOMETHING HAS TO
19 WORK THAT REALLY CAN ADDRESS THE POTENTIAL OF WHAT MIXED
20 INCOME HOUSING IS CAPABLE OF. I MEAN, IT'S REALLY IMPORTANT
21 GOOD WORK, AND WE JUST NEED DIFFERENT WAYS TO BE TALKING ABOUT
22 AFFORDABLE HOUSING IN THE FUTURE. AND I HOPE THE MTC IS -- IT
23 SEEMS LIKE YOU HAVE PLANS SET FOR THIS YEAR, BUT YOU KNOW, IN
24 THE NEXT FEW YEARS THAT YOU'RE GOING TO BE LEARNING HOW TO
25 FACILITATE THESE THINGS AT THE STATE AND LOCAL LEVEL ABOUT

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1 IDEAS OF MIXED INCOME HOUSING. IT'S IMPORTANT, AND ALSO TO
2 MENTION, WITH ALL THE DEFUND STUFF THAT'S BEEN HAPPENING THIS
3 PAST YEAR AND HOW IT CAN HELP COMMUNITIES AND POLICING AND
4 DEFINE THE FUTURE OF POLICING ITSELF AND IN GOOD TERMS. I
5 REALLY, I HOPE WE LOOK INTO WAYS TO BE DOING THIS. THANK YOU.

6

7 **CLERK OF THE BOARD:** THANK YOU. OUR NEXT SPEAKER IS NATALIE
8 BONNEWIT.

9

10 **SPEAKER:** GOOD EVENING ABAG HOUSING COMMITTEE AND MTC EXECUTIVE
11 COMMITTEE. MY NAME IS NATALIE AND I AM HERE ON BEHALF OF THE
12 NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA TO
13 SUPPORT THE TRANSITION OF PHASE TWO IMPLEMENTATION AND DISCUSS
14 THE VALUE OF THE PILOT TO DEVELOP A REGIONAL AFFORDABLE
15 HOUSING PIPELINE DATABASE AS ONE OF THE PROGRAMS THAT HELPS
16 MEET THE OBJECTIVES OF THE REGIONAL HOUSING PORTFOLIO. AS
17 MENTIONED THE PILOT PROGRAM IS A REGIONAL PIPELINE DATABASE OF
18 ALL HOUSING PROJECTS IN THE NINE COUNTY BAY AREA THAT ARE IN
19 PRE DEVELOPMENT IN CONSTRUCTION PHASES IN THE NEXT 1 TO 5
20 YEARS. BY UNDERSTANDING THE AFFORDABLE HOUSING PIPELINE
21 REGIONAL WE CAN ESTIMATE FUNDING NEEDED ACROSS THE REGION AND
22 BETTER UNDERSTANDS HOW THE PIPELINE COMPARES TO NEEDS
23 GEOGRAPHICALLY AS WELL AS BETTER UNDERSTAND CAPACITY NEEDS TO
24 COMPLIMENT AND FORTIFY LOCAL GOVERNMENTS AFFORDABLE HOUSING
25 PRODUCTION. HAVING THIS DATA CAN HELP FACILITATE STRATEGIC

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1 RESOURCE PERCENT AND LAY THE FOUNDATION FOR GREATER REGIONAL
2 COORDINATION AND THUS CREATE EFFICIENCIES. THE PIPELINE CAN BE
3 USED TO FORM ADVOCACY AT STATE AND FEDERAL LEVEL AND TRACKING
4 METRICS AND FUNDING SOURCES FOR CAPITAL RESOURCES. THE
5 REGIONAL HOUSING PIPELINE IS CRITICAL ALONG WITH OTHER PILOTS
6 TO MEET THE OBJECTIVE WITH ISSUES WE HAVE IN THE REGION. WE'RE
7 THRILLED TO SEE THE PROGRESS TO DATE OF BAHFA AND THE REGIONAL
8 HOUSING PORTFOLIO MOVING TO THE PHASE OF IMPLEMENTATION AND
9 WE'RE EXCITED TO CONTINUE TO PARTNER TOWARDS ACHIEVING
10 TRANSFORMATIONAL AND STRUCTURAL CHANGE IN THE REGION. THANK
11 YOU VERY MUCH.

12

13 **CLERK OF THE BOARD:** THANK YOU. OUR NEXT SPEAKER IS JUSTIN
14 MARCUS.

15

16 **CLERK OF THE BOARD:** HI THIS IS JUSTINE MARCUS. I WANT TO
17 EXPRESS MY GRATITUDE AND SUPPORT TO ALL OF YOU AND THE
18 PROGRESS THAT'S BEEN MADE TO DATE ON THE REGIONAL HOUSING
19 PORTFOLIO WORK. WE APPRECIATE THE WORK YOU ALL CONTINUE TO
20 PLAY AND THE COLLABORATIVE APPROACH YOU HAVE TAKEN TO MOVING
21 THIS WORK FORWARD. IN PARTICULAR, I JUST WANT TO UNDER SCORE
22 THE IMPORTANCE OF THE PRESERVATION PILOT THAT STAFF SHARED
23 TODAY TO ADDRESS OUR HOUSING AFFORDABLE RISE. WE KNOW WE NEED
24 TO NOT ONLY PRODUCE NEW HOUSING BUT PRESERVE THE HOUSING WE
25 HAVE THAT CURRENTLY AFFORDABLE TO LOW AND MODERATE INCOME

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1 HOUSEHOLDS. IN OUR RESEARCH WE HAVE SEEN THAT EVERY YEAR WE'RE
2 LOSING TENS OF THOUSANDS OF THESE UNITS DUE TO RISING COST AND
3 PRESERVING THIS HOUSING IS PERMANENTLY AFFORDABLE WITH
4 ANTIDISPLACEMENT STRATEGIES THAT KEEP FAMILIES HOUSED STABLE
5 AND STRONG. MANY LOCAL JURISDICTIONS HAVE BEEN GROWING
6 PRESERVATION WORK OVER THE LAST SEVERAL YEARS HAVING THE
7 REGION LEAN IN ASK SUPPORT THIS WORK THROUGH THE BAY AREA
8 PILOT AND ENLISTING PROGRAMMATIC EFFORTS WE'LL GET TO SCALE OF
9 CAPACITY OF LOCALS WHO ARE DOING THIS WORK. WE'RE THRILLED TO
10 SEE THE PRESERVATION THREE PS SUPPORTED BY YOU ALL AND LOOK
11 FORWARD TO WORKING IN PARTNERSHIP WITH YOU ALL.

12

13 **CLERK OF THE BOARD:** NO OTHER MEMBERS OF THE PUBLIC WITH THEIR
14 HANDS RAISED. NO PUBLIC COMMENT RECEIVED FOR THIS ITEM.

15

16 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** ALL RIGHT. BRING IT
17 BACK UP. IT LOOKS LIKE WE HAVE -- I SEE A RAISED HAND IN THE -
18 -

19

20 **JESSE ARREGUIN:** TWO THINGS. LEADING TO THE RHNA DISCUSSION. BY
21 ACQUIRING EXISTING MARKET RATE HOUSING AND THEN MAKING IT DEED
22 RESTRICTED AFFORDABLE, THAT'S ONE WAY THAT JURISDICTIONS CAN
23 MEET THEIR LOW INCOME AND MODERATE INCOME TARGETS.
24 PRESERVATION IS ONE STRATEGY TO HELP MEETING OUR HOUSING
25 STRATEGIES MANDATE. THERESE, JUSTICE POINT OF INFORMATION.

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1 THIS IS FOR INFORMATION TODAY. YOU'RE NOT ASKING FOR A VOTE.

2 SO IS STAFF GOING TO PROCEED WITH THE PHASE PLAN?

3

4 **THERESE MCMILLAN:** I WOULD HAVE DANIEL JUMP IN AND HELP ANSWER

5 THIS QUESTION. I DO BELIEVE THAT WE WANTED TO CERTAINLY

6 CONTINUE DISCUSSIONS AND WITH HOW, IN PARTICULAR, WE MIGHT BE

7 ABLE TO APPROACH, AS DANIEL POINTED OUT, SECURING ADDITIONAL

8 FUNDING TO HELP WITH THESE ELEMENTS, BECAUSE WITHOUT THAT, YOU

9 KNOW, WE'RE PRETTY MUCH STUCK AT THE DEVELOPMENT LEVEL.

10 DANIEL, DID YOU WANT TO ADD ANYTHING HERE?

11

12 **DANIEL SAVER:** I WOULD ADD THEY AGREE. AND WE'LL PLAN TO COME

13 BACK TO THE COMMITTEE ONCE WE HAVE A BETTER UNDERSTANDING OF

14 RESOURCES AND ANY KIND OF KEY DECISIONS AS WE MOVE FORWARD. SO

15 YES WE'RE PLANNING TO MOVE THIS FORWARD, BUT WE WILL COME BACK

16 TO YOU BEFORE KIND OF LAUNCHING ANYTHING BIG. CERTAINLY.

17

18 **THERESE MCMILLAN:** THAT WOULD BE GOOD.

19

20 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** ALL RIGHT. IF THERE

21 IS NO FURTHER DISCUSSION ON THIS ITEM, WE'LL MOVE TO ITEM 11

22 BAY AREA RESIDENTIAL ACTIVITY UPDATE. INFORMATIONAL ITEM GIVEN

23 BY ADA CHAN.

24

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1 **SPEAKER:** MY NAME IS ADA CHAN, I'LL PRESENT INFORMATION ON THE
2 CURRENT RHNA HOUSING CYCLE. I'M GOING TO GO THROUGH IT FAST
3 BECAUSE WE'RE RUNNING OUT OF TIME. IF THE SLIDE SHOW COULD BE
4 TEED UP. NEXT SLIDE PLEASE. REALLY QUICKLY. THE SOURCES OF
5 DATA THAT THIS IS BASED ON IS THE ANNUAL PROGRESS REPORT THAT
6 YOUR STAFF PROVIDES TO HCD ON ALL RESIDENTIAL PERMITS ISSUED.
7 THIS IS IN COMBINATION WITH DATA THAT WE HAVE COLLECTED, ABAG
8 HAS COLLECTED, IN 2015, 2016, AND 2017 WE DID SURVEYS ASKING
9 FOR SUPPORTING PARCEL LEVEL DATA. WE'RE THE ONLY ENTITY IN THE
10 STATE THAT IS MAPPING ALL RESIDENTIAL PERMIT THAT IS ISSUED IN
11 THE REGION. SO THAT HAS REALLY STARTED TO PROVIDE YOU THE
12 ABILITY TO DO POLICY DECISIONS AND LOOKING AT GROWTH AREAS AND
13 POLICY ISSUES. WE HAVE NOT BEEN ABLE TO DO THAT FOR 2018 AND
14 2019. IN 2017, AS PART OF SB35, THERE WAS A SIGNIFICANT CHANGE
15 IN DATA THAT WAS COLLECTED. AND WE'RE BEING KIND OF CHALLENGED
16 RIGHT NOW IN HOW WE'RE INTEGRATING THAT DATA. WE'RE PARTNERING
17 WITH STANFORD UNIVERSITY THAT'S CREATING PROGRAMMING SO THAT
18 IN THE FUTURE WE'RE GOING TO BE ABLE TO INTEGRATE THE NEW
19 DATABASE FROM HCD SEAMLESSLY BUT AT THIS TIME WE'LL ONLY BE
20 PROVIDING INFORMATION ON BUILDING PERMITS. NEXT SLIDE.
21 GENERALLY, THE REGION IS ON TRACK FOR MEETING ITS REGIONAL
22 HOUSING NEEDS DESIGNATION. WE ARE 63 PERCENT THROUGH THE
23 CYCLE, AND WE ARE MEETING THAT TOTAL NUMBER AT ABOUT 67
24 PERCENT OF OUR TOTAL ASSIGNMENT. WHAT WE DO SEE IS THAT WE ARE
25 BUILDING MORE AFFORDABLE HOUSING AFFORDABLE TO ABOVE MODERATE

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1 INCOME RESIDENTS AND WE ARE VERY FAR BEHIND ON ISSUING PERMITS
2 FOR LOW, VERY LOW AND MODERATE INCOME. WHAT YOU CAN SEE OVER
3 THE LAST FIVE YEARS IS THAT IT HAD BEEN GROWING. WE HAD A
4 TURNING POINT LAST YEAR WHERE DEVELOPMENT STARTED TO DROP
5 AGAIN BUT WE ARE ON PAR FOR MEETING OUR REGIONAL HOUSING NEEDS
6 DESIGNATION. NEXT SLIDE. SO THE TOP, YOU CAN SEE WE'RE AT 67
7 PERCENT, ABOVE MODERATE UNITS EXCEEDED OUR EIGHT YEAR
8 ASSIGNMENT. MODERATE INCOME UNITS ONLY AT 36 PERCENT. LOW
9 INCOME UNITS AT 25, AND VERY LOW AT 15 PERCENT. I HAVE
10 ATTACHED, IN YOUR PACKETS INFORMATION THAT KIND OF SHOWS YOU
11 WHAT THOSE INCOME LEVELS ARE FOR YOUR JURISDICTIONS AND FOR
12 YOUR NEIGHBORING JURISDICTIONS. NEXT SLIDE. NEXT SLIDE PLEASE.
13 WHAT IS IMPORTANT TO NOTE IS THAT IN THE REGIONAL HOUSING
14 NEEDS DESIGNATION, TYPICALLY HOW IT HAS LOOKED OVER THE LAST
15 THREE CYCLED IS ABOUT 42 PERCENT IS FOR ABOVE MODERATE INCOME
16 HOUSING. 25 PERCENT, VERY LOW, OR RECENT 1, 15 PERCENT LOW, SO
17 AT ABOUT 40 PERCENT ALSO SO AROUND 20 PERCENT AT MODERATE THAT
18 IS TYPICALLY HOW THE INCOME LEVELS OF HOUSING HAS BEEN
19 DESIGNATED FOR US AS A REGION. AND WHAT YOU CAN SEE BY HOW
20 WE'RE BUILDING IS THAT WE'RE BUILDING 80 PERCENT ABOVE
21 MODERATE RATE INCOMING HOUSING. SIX PERCENT VERY LOW, SIX
22 PERCENT LOW AND NINE PERCENT MODERATE. THIS IS THE FIRST TIME
23 IN THREE CYCLES THAT WE HAVE BUILT IN THIS WAY EXCEEDING KIND
24 OF THE ABOVE MARKET RATE UNITS, SO EXTREMELY. TYPICALLY AT THE
25 END OF EIGHT YEARS WE HAVE PRODUCED ABOUT 70 PERCENT OF ALL OF

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1 OUR TOTAL UNITS HAVE BEEN ABOVE MODERATE AND THE REST, THE
2 REMAINING 30 PERCENT HAVE BEEN LOW, VERY LOW, IS MODERATE.
3 NEXT SLIDE PLEASE. SO, YOU CAN SEE, WHEN YOU BREAK IT DOWN BY
4 INCOME LEVEL, THAT WHILE WE HAVE GREATLY EXCEEDED GENERALLY
5 ACROSS THE REGION OUR AFFORDABLE -- OUR HOUSING AFFORDABLE TO
6 ABOVE MODERATE ALL OF THE OTHER INCOME CATEGORIES ARE REALLY
7 CHALLENGED. NEXT SLIDE PLEASE. IF YOU COULD BACK UP ONE MORE.
8 SORRY ABOUT THAT. THIS ONE WE WANTED TO HIGHLIGHT TWO POINTS
9 THAT KIND OF, WHILE THE TOTAL NUMBER OF WHAT'S BEING ASSIGNED
10 TO US VERY WIDELY BY REGION, SO ON THE PREVIOUS SLIDE YOU
11 COULD SEE THAT PEOPLE WERE DOING 100 PERCENT OF THEIR NUMBERS,
12 WHICH YOU CAN SEE HERE IS THE TOTAL NUMBERS VARY GREATLY. SO
13 IT KIND OF REINFORCES THE OTHER SLIDE REINFORCES THAT WE'RE
14 DOING WELL BUT WHEN YOU LOOK AT WHAT WE'RE COMPARED TO, OUR
15 JURISDICTIONS WITH THE SMALLEST AMOUNT OF AFFORDABLE HOUSING
16 HAD TO BUILD EIGHT, AND WE HAVE OTHER JURISDICTIONS THAT HAD
17 TO PRODUCE 14,000 UNITS OF AFFORDABLE HOUSING. SO JUST TO
18 UNDERSTAND FOR YOU, JUST HOW WIDELY THEY VARY. THAT THAT'S
19 WHAT'S HAPPENING IN THE REGION. SO THAT WAS REALLY QUICK. I
20 KNOW YOU HAVE TO RUNOFF TO ANOTHER MEETING. IF YOU HAVE ANY
21 QUESTIONS THERE ARE ATTACHMENT IN YOUR PACKET BOTH ON
22 PRODUCTION BY JURISDICTION LEVEL. SO THAT'S SOMETHING YOU
23 COULD REFERENCE AND WE ALSO HAVE THE INCOME LEVELS.
24

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1 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** ALL RIGHT IT LOOKS
2 LIKE WE HAVE JIM SPERING, THEN AMY WORTH.

3

4 **JAMES P. SPERING:** IN THE FUTURE, WHEN YOU SHOW THOSE SLIDES,
5 YOU CAN SHOW WHAT THAT MODERATE INCOME COST OF THAT HOUSE IS
6 IN YOU KNOW, IT'S REALLY, YOU KNOW, MODERATELY PRICED HOUSE IN
7 SOLANO COUNTY CERTAINLY COULD BE VERY LOW IN SAN FRANCISCO OF
8 THE SO I THINK IT'S IMPORTANT THAT YOU SHOW THOSE VALUES. AND
9 ONE OF THE REASONS I SAY THAT IS, A LOT OF THE HOUSES BEING
10 BOUGHT IN SOLANO COUNTY ARE PEOPLE COMING OUT OF THE BAY AREA
11 BECAUSE THE HOUSING IS AFFORDABLE. AND WE GET ZERO CREDIT FOR
12 THAT. AND SO, IN THE FUTURE, COULD YOU START SHOWING THOSE,
13 YOU KNOW, MODERATE AND THE ABOVE -- ALL THE SCALE, START
14 SHOWING THE PRICE OF THOSE HOMES. AND THE LAST THING I WANT TO
15 SAY, YOU KNOW, VERY LOW, FOR SOLANO COUNTY, YOU CAN'T EVEN
16 TAKE A PERMIT OUT FOR WHAT THAT COST IS, AND SO IT'S JUST NOT
17 REALISTIC, ESPECIALLY IN OUR COUNTY, TO EXPECT A HOUSE TO SELL
18 FOR THAT LOW, LOW PRICE, THE COST OF THE PERMIT IS HIGHER THAN
19 THE HOUSE PROJECTED. IF YOU COULD DO THAT.

20

21 **SPEAKER:** TO HIGHLIGHT WHAT COMMISSIONER SPERING WAS SAYING,
22 THE MEDIAN INCOME FOR A FAMILY OF FOUR RANGES FROM 85,000 TO
23 123,000. AND LOW INCOME FAMILY RANGES FROM 41,000 TO 78,000. I
24 HAVE THE INCOME LEVELS ATTACHED AS ONE OF THE ATTACHMENTS. I
25 DIDN'T PUT IT ON THE SLIDE JUST SO YOU COULD SEE THAT WHAT

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1 MIGHT BE LOW INCOME IN ONE COMMUNITY LIKE SAN FRANCISCO AND
2 MARIN IS MODERATE IN SOLANO AND IT IS PRETTY STARK.

3

4 **JAMES P. SPERING:** I'M NOT TALKING ABOUT INCOME. I'M TALKING
5 ABOUT THE PRICE OF THE HOUSE.

6

7 **SPEAKER:** AND CONSTRUCTION COST? OR SALES PRICE?

8

9 **JAMES P. SPERING:** SALE PRICE.

10

11 **SPEAKER:** OKAY. THAT WILL BE INTERESTING.

12

13 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** ALL RIGHT. GOING ON
14 TO AMY WORTH.

15

16 **AMY R. WORTH:** THANK YOU MADAM CHAIR. AIDE A I WANT TO THANK
17 YOU FOR THAT REPORT AND FOR ALL OF THE MATERIALS YOU
18 PRESENTED. I THINK IT'S GREAT. I'M ALWAYS LOOKING FOR THOSE
19 MEDIAN INCOME LEVELS AND WHAT'S A FAMILY OF FOUR. IT'S
20 TERRIFIC. THANK YOU VERY MUCH. YOU MADE THE COMMENT THAT IN
21 PREVIOUS CYCLES, YOU KNOW, CITIES AFTER THE END OF THE 8TH
22 YEAR WERE PRETTY MUCH ABLE TO FULFILL ALL THE COMMITMENTS, AND
23 I GUESS WHAT I'M REALLY STRUGGLING WITH IS WHAT IS DIFFERENT?
24 AND I THINK I CAN ANSWER PART OF MY QUESTION, WHEN YOU LOOK AT
25 WHAT IS REQUIRED, TO BUILD, WE BUILT, YOU KNOW, 72 UNIT VERY

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1 LOW AFFORDABLE HOUSING PROJECT IN ORINDA SEVERAL YEARS AGO,
2 RIGHT AFTER THE REDEVELOPMENT ERA. WE DIDN'T HAVE A
3 REDEVELOPMENT DISTRICT. SO WE WEREN'T LOOKING TO USE THAT
4 MONEY. BUT WHAT, AT THE TIME, IT SEEMS THAT SO MUCH OF THE LOW
5 INCOME PRODUCTION COMPLETELY STOPPED, AND THE OTHER PIECE OF
6 IT IS, IN THE PAST, WHEN YOU HAD SORT OF GREENFIELD
7 DEVELOPMENT OF HOUSING, THERE WAS A LOT MORE CAPACITY TO TAKE
8 A PORTION OF THAT AND EITHER DO IN LIEU PAYMENTS, OR MIXED
9 USE, OR SOME OTHER -- PICK A DEVELOPMENT, AND -- SO, I GUESS
10 THE OTHER THING -- AND I DON'T NEED THE ANSWER NOW -- WOULD BE
11 TO REALLY UNDERSTAND HOW THE REVENUE FLOW IS AFFECTING OUR
12 INABILITY TO PRODUCE TRULY LOW INCOME HOUSING? BECAUSE BASED
13 ON SB 375, ANY OF THE OTHER FORMULAS, WE REALLY CAN'T BUILD
14 ENOUGH HOUSING IN THE MARKET TO PRODUCE THE AMOUNT OF
15 AFFORDABLE HOUSING THAT WE NEED THROUGHOUT THE REGION. SO, YOU
16 KNOW, NOW OR IN THE FUTURE, IT WOULD BE REALLY HELPFUL TO SEE
17 A LITTLE BIT OF ANALYSIS OF THAT, AND TO REALLY -- BECAUSE
18 THEN IS REALLY BEGS THE QUESTION, YOU KNOW, WHERE DO WE GET
19 THAT MONEY. AND THE OTHER THING IS, OF COURSE, MOST ALL OF THE
20 AFFORDABLE HOUSING STANDALONE PROJECTS, THEIR PROFORMA IS
21 FREELAND. AND SO, THAT'S ANOTHER CHALLENGE. ARE THERE WAYS TO
22 INCREASE, IN OUR COMMUNITIES, THE AVAILABILITY OF POTENTIAL
23 FREE LAND. THANK YOU VERY MUCH.
24

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1 **SPEAKER:** JUST TO CLARIFY, WE HAVE NEVER MET OUR AFFORDABLE
2 HOUSING NEEDS.

3

4 **AMY R. WORTH:** AT 70 PERCENT.

5

6 **SPEAKER:** OR EXTREMELY MET OUR ABOVE MARKET RATE AND KIND OF
7 NOT BROUGHT THE REST ALONG. [LAUGHTER] I'LL FOLLOW UP WITH
8 YOU.

9

10 **AMY R. WORTH:** THAT WOULD BE GREAT. BECAUSE MY GUESS CITIZEN
11 PERCENTAGES OF OUR PRODUCTION IN THE PREVIOUS CYCLES WAS
12 HIGHER THAN IT IS NOW.

13

14 **SPEAKER:** YES.

15

16 **AMY R. WORTH:** YEAH. THANK YOU.

17

18 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** ALL RIGHT GIVEN THE
19 TIME WE'LL GO TO PUBLIC COMMENT. WEE HAVE ONE PUBLIC COMMENT.
20 WE'LL DO THAT BRIEFLY AND GET ON TO OUR NEXT MEETING. FRED.

21

22 **CLERK OF THE BOARD:** OUR FIRST SPEAKER IS MR. BEAKMAN, GO
23 AHEAD.

24

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1 **SPEAKER:** I'LL TRY TO MAKE IT UNDER A MINUTE. THANK YOU VERY
2 MUCH FOR THIS ITEM. IT REALLY WAS SELF-EXPLANATORY. YOUR
3 EFFORTS YOU WANT TO ADDRESS VERY LOW AND EXTREMELY LOW INCOME
4 HOUSING AT THIS TIME. IT'S IMPORTANT. AND THANK YOU THAT YOU
5 ARE. LIKE I HAVE SAID BEFORE, WHAT I TRIED TO SAY EARLIER
6 TONIGHT, THE MTC, YOU KNOW, BACK IN EITHER THE EARLY PART OF
7 2018 OR 19, THEY CREATED A MIXED INCOME REPORT THAT WAS
8 PLEASING MORE TO THE IDEAS OF MODERATE INCOMING AND HIGHER
9 INCOME IDEAS, AND THEY ASKED THE CITY OF SAN JOSE ADVICE AND
10 HELP HOW TO MAKE A MORE MIXED INCOME PACKAGE THAT WOULD
11 INCLUDE, YOU KNOW, \$50,000 LEVEL, AND \$40,000 LEVEL, AND
12 \$60,000 LEVEL. SAN JOSE CAME THROUGH WITH THAT. SANTA CLARA
13 HAS BEEN WORKING ON SUCH AN APARTMENT PROJECT AND IT'S A VERY
14 INTERESTING PROJECT. THIS WAS IN 2018 AND 2019. THAT'S WHAT
15 INTRODUCED ME TO THIS SUBJECT AND I GOT VERY EXCITED AT THE
16 TIME. I'M ALMOST DONE. IF I CAN HAVE A FEW MORE -- A BIT MORE
17 TIME HERE. WITH COVID-19, THINGS HAVE BEEN PUT ON HOLD. AND
18 I'M INTERESTED. THIS SEEMS LIKE THE TIME YOU'RE WANTING TO ASK
19 THESE QUESTIONS, AND THINGS ARE NEW TO ME. THANK YOU FOR YOUR
20 PATIENCE WITH MYSELF TO LEARN WHAT IS THAT PROCESS THAT WILL
21 BE HAPPENING AT THIS TIME, AND HOW CAN IT BE FACILITATED TO
22 INTRODUCE, YOU KNOW, VERY LOW AND EXTREMELY LOW INCOME TO
23 MIXED INCOME IDEAS THAT ARE. FASCINATING TO WORK WITH.
24
25 **CLERK OF THE BOARD:** NO COMMENTS SUBMITTED FOR THIS ITEM.

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1

2 **LORI WILSON, ABAG HOUSING COMMITTEE CHAIR:** ALL RIGHT. THANK
3 YOU EVERYONE FOR THE COMMENTS AND DISCUSSION. WE'LL MOVE TO
4 ITEM 12, ADJOURNMENT, THE NEXT MEETING OF THE ABAG HOUSING
5 COMMITTEE MEETING -- I MEAN WITH THE MTC EXECUTIVE COMMITTEE
6 WILL BE HELD ON A DATE AND TIME TO BE DULY NOTED. THIS MEETING
7 OF THE ABAG HOUSING COMMITTEE WITH THE MTC EXECUTIVE COMMITTEE
8 IS ADJOURNED AT 6:18 P.M. [ADJOURNED



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