

An aerial photograph of a city street grid, viewed from a high angle. The streets form a complex pattern 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**

**November 13, 2020**

1

**ABAG HOUSING COMMITTEE**

2

**FRIDAY, NOVEMBER 13, 2020, 2:00 PM**

3

4

5

**LORI WILSON, CHAIR:** THIS SPECIAL MEETING OF THE ABAG HOUSING

6

COMMITTEE IS NOW CALLED TO ORDER. STAFF PLAY THE COVID-19

7

MEETING ANNOUNCEMENT? DUE TO COVID-19, THIS MEETING WILL BE

8

CONDUCTED AS A ZOOM WEBINAR, PURSUANT TO THE GOVERNOR'S

9

EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF

10

THE BROWN ACT. THIS MEETING IS BEING WEBCAST ON THE ABAG WEB

11

SITE. THE CHAIR WILL CALL UPON COMMISSIONERS, PRESENTERS,

12

STAFF, AND OTHER SPEAKERS BY NAME, AND ASK THAT THEY SPEAK

13

CLEARLY AND STATE THEIR NAMES BEFORE GIVING COMMENTS OR

14

REMARKS. PERSONS PARTICIPATING VIA WEBCAST AND ZOOM, WITH

15

THEIR CAMERAS ENABLED, ARE REMINDED THAT THEIR ACTIVITIES ARE

16

VISIBLE TO VIEWERS. COMMISSIONERS AND MEMBERS OF THE PUBLIC

17

PARTICIPATING VIA ZOOM WISHING TO SPEAK SHOULD USE THE RAISED

18

HAND FEATURE OR DIAL STAR NINE, AND THE CHAIR WILL CALL UPON

19

THEM AT THE APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE

20

CALLED UPON BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER. IT

21

IS REQUESTED THAT PUBLIC SPEAKERS STATE THEIR NAMES AND

22

ORGANIZATION, BUT PROVIDING SUCH INFORMATION IS VOLUNTARY.

23

WRITTEN PUBLIC COMMENTS RECEIVED AT [INFO@BAYAREAMETRO.GOV](mailto:INFO@BAYAREAMETRO.GOV) BY

24

5:00 P.M. YESTERDAY WILL BE POSTED TO THE ONLINE AGENDA AND

25

ENTERED INTO THE RECORD, BUT WILL NOT BE READ OUT LOUD. IF

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

8

9   **LORI WILSON, CHAIR:** THANK YOU. MR. CASTRO WOULD YOU MIND  
10   CONDUCTING ROLL CALL AND CONFIRMING WHETHER WE HAVE A QUORUM  
11   FOR THIS MEETING TODAY?

12

13   **CLERK OF THE BOARD:** MAYOR ARREGUIN?

14

15   **JESSE ARREGUIN:** PRESENT. SUPERVISOR CHAVEZ?

16

17   **CINDY CHAVEZ:** HERE. THANK YOU.

18

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

20

21   **PAT ECKLUND:** HERE.

22

23   **CLERK OF THE BOARD:** COUNCILMEMBER LEE?

24

25   **WAYNE LEE:** PRESENT.

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1

2 **CLERK OF THE BOARD:** VICE MAYOR MACKENZIE?

3

4 **JAKE MACKENZIE:** PRESENT.

5

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

8

9 **LYNETTE MCELHANEY:** PRESENT. MAYOR PIERCE?

10

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

12

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

14

15 **THERESE MCMILLAN:** FRED SHE'S ON AS AN ATTENDEE AND NEEDS TO BE  
16 MOVED OVER. I JUST GOT A TEXT.

17

18 **CLERK OF THE BOARD:** THANK YOU. WE'LL MOVE HER OVER NOW. THANK  
19 YOU. SUPERVISOR RAMOS IS HERE. VICE MAYOR ROMERO?

20

21 **CARLOS ROMERO, V. CHAIR:** I'M HERE, BUT I'M SHOWING UP AS BELIA  
22 RAMOS.

23

24 **CLERK OF THE BOARD:** OH OKAY.

25

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1 **CARLOS ROMERO, V. CHAIR:** CAN YOU HEAR ME?

2

3 **CLERK OF THE BOARD:** YES. AND MAYOR WILSON?

4

5 **LORI WILSON, CHAIR:** HERE.

6

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

8

9 **LORI WILSON, CHAIR:** MOVING ON NO AGENDA ITEM NUMBER TWO PUBLIC  
10 COMMENT. THIS IS AN OPPORTUNITY FOR ANY MEMBER OF THE PUBLIC  
11 TO SPEAK ON ANY ITEM THAT IS NOT ON THE AGENDA. THERE ARE ANY  
12 MEMBERS OF THE PUBLIC WHO WOULD LIKE TO SPEAK AT THIS TIME?  
13 NOT SEEING ANY HANDS RAISED MR. CASTRO WERE ANY SUBMITTED  
14 ELECTRICALLY.

15

16 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS SUBMITTED FOR THIS  
17 ITEM.

18

19 **LORI WILSON, CHAIR:** THANK YOU. MOVING ON TO ITEM NUMBER THREE,  
20 COMMITTEE MEMBER ANNOUNCEMENTS. IS THERE ANY MEMBER OF THE  
21 COMMITTEE WHO WOULD LIKE TO MAKE AN ANNOUNCEMENT AT THIS TIME?

22

23 **JESSE ARREGUIN:** MADAM CHAIR?

24

25 **LORI WILSON, CHAIR:** YES.

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1

2 **JESSE ARREGUIN:** I DON'T KNOW WHEN OUR NEXT MEETING IS, BUT I  
3 KNOW WE HAVE SOME DEPARTING COMMITTEE MEMBERS, AND WE'LL  
4 CERTAINLY RECOGNIZE THEM AT A FUTURE ABAG EXECUTIVE BOARD  
5 MEETING. BUT I WOULD LIKE TO TAKE THE OPPORTUNITY TO THANK  
6 OUTGOING HOUSING COMMITTEE MEMBERS FOR THEIR SERVICE NOT ONLY  
7 ON THIS BOARD BUT ON THE ABAG EXECUTIVE BOARD TO REALLY  
8 ADDRESSING THE HOUSING CRISIS AND REALLY ADDRESSING NOT JUST  
9 YOUR COMMUNITIES BUT THE ENTIRE REGION AND OBVIOUSLY WE'LL DO  
10 A RECOGNITION AT AN EXECUTIVE BOARD MEETING, BUT I WOULD BE  
11 REMISS IF I DIDN'T RECOGNIZE AND THANK THEM FOR THEIR SERVICE.

12

13 **JAKE MACKENZIE:** THANK YOU MR. PRESIDENT.

14

15 **LORI WILSON, CHAIR:** YES. THANK YOU WAS THAT WAS GOOD. IF WE  
16 COULD TAKE A MOMENT. WE DON'T OFTEN GET THE OPPORTUNITY TO DO  
17 THIS IN ZOOM. BUT IF WE COULD GIVE A ROUND OF THE APPLAUSE FOR  
18 THE OUTGOING BOARD MEMBERS, THAT WOULD BE GREAT. [APPLAUSE]  
19 ALL RIGHT IS THERE ANY MEMBER OF THE PUBLIC WHO WOULD LIKE TO  
20 SPEAK ON THE COMMITTEE MEMBER ANNOUNCEMENTS? I SHOULD ASK IS  
21 THERE ANY COMMITTEE MEMBERS WHO WOULD LIKE TO ANNOUNCE  
22 ANYTHING OR SAY ANYTHING? ALL RIGHT. I'M ASSUMING, WERE THERE  
23 ANY WRITTEN COMMENTS RECEIVED?

24

25 **CLERK OF THE BOARD:** THERE WERE NONE RECEIVED FOR THIS ITEM.

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1

2   **LORI WILSON, CHAIR:** ALL RIGHT. WITH THAT WE'LL MOVE TO ITEM  
3   FOUR, THE CHAIR'S REPORT. WE HAVE TWO ACTION ITEMS ON OUR  
4   AGENDA TODAY, AND BOTH OF THESE ARE RELATED TO THE NEW  
5   REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM FUNDED BY REAP.  
6   FOR BOTH ITEMS THIS COMMITTEE WILL MAKE A RECOMMENDATION TO  
7   THE EXECUTIVE BOARD WHICH WILL TAKE FINAL ACTION. FIRST ITEM  
8   IS TO APPROVE THE OVERALL DESIGN AND FRAMEWORK FOR THE HOUSING  
9   TECHNICAL ASSISTANCE PROGRAM INCLUDING TWO KEY COMPONENTS ONE  
10   REGIONAL TOOLS PRODUCTIONS AND OTHER FORMS OF TECHNICAL  
11   ASSISTANCE THAT WILL BE REFERRED BY LOCAL JURISDICTIONS TO  
12   ABAG AND TWO FINANCIAL ALLOCATIONS FOR LOCAL JURISDICTIONS  
13   THIS FRAMEWORK WILL GUIDE THE BUDGET FOR THE REMAINING \$18  
14   MILLION OF REAP FUND THAT ABAG IS ELIGIBLE TO APPLY FOR. THE  
15   SECOND ITEM IS A RESOLUTION TO AUTHORIZE STAFF TO APPLY FOR  
16   THE REMAINING 18 MILLION IN REAP FUNDS. THIS RESOLUTION IS A  
17   REQUISITE FOR HCD TO CONSIDER ABAG'S APPLICATION FOR THE  
18   REMAINING FUNDS. IS THERE ANY DISCUSSION ON THIS ITEM FROM ANY  
19   OF THE MEMBERS? HEARING NONE. JUST FOLLOWING UP, IS THERE ANY  
20   MEMBER OF THE PUBLIC WHO WOULD LIKE TO SPEAK ON THIS ITEM? OR  
21   WERE THERE ANY WRITTEN COMMENTS RECEIVED

22

23   **CLERK OF THE BOARD:** NO MEMBERS OF THE PUBLIC WITH THEIR HANDS  
24   RAISED AND NO WRITTEN COMMENTS WERE RECEIVED FOR THIS ITEM.

25



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1 **LORI WILSON, CHAIR:** OKAY. MOVING TO ITEM FIVE EXECUTIVE  
2 DIRECTOR'S REPORT. THIS IS AN INFORMATION ITEM, AND MS.  
3 MCMILLAN, DO YOU HAVE A REPORT FOR US TODAY?

4

5 **THERESE MCMILLAN:** ACTUALLY, I DON'T. I WANT TO OFFER, AGAIN,  
6 MY SINCEREST CONGRATULATIONS AND APPRECIATION TO ALL OF OUR  
7 MEMBERS. I HAVE THOROUGHLY ENJOYED WORKING WITH YOU, AND YOU  
8 KNOW, WISH YOU THE BEST IN YOUR NEW RESPECTIVE NEW JOURNEYS.  
9 AND, JUST, AGAIN, EXCITED THAT THIS IS ANOTHER MEETING OF A  
10 REALLY IMPORTANT COMMITTEE. AND WE'RE GOING TO BE TAKING UP  
11 SOME REALLY SIGNIFICANT ACTIONS THAT WILL BENEFIT OUR LOCAL  
12 JURISDICTIONS. SO I HOPE YOU'RE GOING TO BE AS IMPRESSED WITH  
13 THE WORK WITH THE TEAM HERE AS I HAVE BEEN AS EXECUTIVE  
14 DIRECTOR. SO, THANK YOU, MADAM CHAIR.

15

16 **LORI WILSON, CHAIR:** THANK YOU MS. MCMILLAN. DID ANYONE HAVE  
17 ANY QUESTIONS REGARDING THE REPORT -- OR REGARDING THE  
18 FAREWELL? IS THERE ANY MEMBER OF THE PUBLIC WHO WOULD LIKE TO  
19 SPEAK OR WRITTEN COMMENTS RECEIVED.

20

21 **CLERK OF THE BOARD:** NO MEMBERS OF THE PUBLIC WITH THEIR HANDS  
22 RAISED, NO WRITTEN COMMENTS RECEIVED IN WRITING.

23

24 **LORI WILSON, CHAIR:** ALL RIGHT. MOVING TO ITEM SIX, CONSENT  
25 CALENDAR. WE JUST HAVE THE ONE ITEM. AND THAT'S THE APPROVAL



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1 OF THE ABAG HOUSING COMMITTEE MINUTES AS OF OCTOBER 15TH,  
2 2020. I'LL ENTERTAIN A MOTION.

3

4 **JAKE MACKENZIE:** MACKENZIE WILL MOVE THE MOTION.

5

6 **JULIE PIERCE:** PIERCE, SECOND.

7

8 **LORI WILSON, CHAIR:** IS PIERCE. SO WE HAVE A MOTION BY VICE  
9 MAYOR MACKENZIE AND A MOTION BY MAYOR PIERCE. WITH THAT, ROLL  
10 CALL.

11

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

14

15 **LORI WILSON, CHAIR:** THANK YOU. MOVING ON TO ITEM NUMBER SEVEN,  
16 THE REGIONAL -- THE REPORT ON THE REGIONAL HOUSING TECHNICAL  
17 ASSISTANCE PROGRAM DESIGN AND FRAMEWORK. THIS WILL BE AN  
18 ACTION ITEM. MS. PETERS?

19

20 **HEATHER PETERS:** GOOD AFTERNOON EVERYONE. MY NAME IS HEATHER  
21 PETERS, I AM THE PRINCIPLE REGIONAL HOUSING PLANNER HERE AT  
22 MTC ABAG, AND I AM ALSO THE PROJECT MANAGER FOR THE HOUSING  
23 TECHNICAL ASSISTANCE PROGRAM THAT'S PRIMARILY FUNDED BY REAP.  
24 I WANT TO ECHO, BEGINNING THE THANK YOU FOR ALL OF THE MEMBERS  
25 OF THIS COMMITTEE. IT'S A VERY IMPORTANT COMMITTEE, AND WE

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1 APPRECIATE ALL YOUR SERVICE ON IT. AND I VERY MUCH LOOK  
2 FORWARD TO HAVING YOUR INPUT ON THE OVERALL PROGRAM DESIGN, AS  
3 WELL AS YOUR RECOMMENDATION TO PASS THE RESOLUTION, AS CHAIR  
4 WILSON MENTIONED THIS MORNING -- WELL AT THE BEGINNING OF  
5 THIS, WE DO HAVE TWO AGENDA ITEMS. I'LL BE SPEAKING ON BOTH.  
6 THE FIRST IS THE OVERALL VIEW OF THE PROGRAM, AND THE BUDGET.  
7 PROGRAM DESIGN AND BUDGET. AND THE SECOND IS THE ACTUAL  
8 RESOLUTION AUTHORIZING STAFF TO BE ABLE TO MAKE THE  
9 APPLICATION TO HCD. DURING THE CONVERSATION, YOU WILL HEAR ME  
10 TALK ABOUT THE INITIAL ALLOCATION AND THE SECONDARY  
11 ALLOCATION, AND JUST TO FRAME THAT FOR YOU, YOU MAY RECALL  
12 THAT THE REAP MONEY IS COMING TO ABAG IN TWO TRANCHES. THEY  
13 HAVE ALREADY RECEIVED \$5.9 MILLION FROM HCD, AND THAT HAS  
14 ALREADY BEEN BUDGETED BY THE EXECUTIVE BOARD. AND WE ARE  
15 LOOKING TO APPLY FOR THE \$18 MILLION BALANCE. SO YOU WILL HEAR  
16 ME SHIFT BETWEEN TALKING ABOUT FUNDS THAT ARE ALREADY IN THE  
17 BANK AND FUNDS THAT WILL BE COMING, AND THAT'S WHAT I'M  
18 REFERRING TO. NEXT SLIDE PLEASE. CAN SOMEBODY GIVE ME A  
19 THUMB'S UP, IF YOU CAN SEE THE SLIDES. YES. I CAN SEE THEM  
20 NOW.

21

22 **LORI WILSON, CHAIR:** I CAN SEE THEM NOW. I WAS ABOUT TO ASK,  
23 WHEN YOU SAID NEXT SLIDE.

24

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1 **HEATHER PETERS:** THIS IS A TIMELINE I WANT TO GIVE YOU CONTEXT  
2 AS TO WHERE WE ARE IN TIME. AS YOU CAN SEE, THERE IS  
3 APPROXIMATELY THREE YEARS, FOUR YEARS TIMELINE HERE. WE ARE IN  
4 NOVEMBER 2020. AND I WANTED TO GIVE YOU SOME CONTEXT AS TO THE  
5 SIGNIFICANCE OF THE COLOR YOU'LL SEE IN THIS PRESENTATION. ON  
6 THE TIMELINE YOU WILL SEE A NUMBER OF ELEMENT IN BLUE, AND  
7 THOSE ARE STATE DRIVEN REQUIREMENTS. SO, YOU WILL SEE IN  
8 JANUARY 2021, THAT'S WHEN THE DRAFT RHNA METHODOLOGY AND DRAFT  
9 ALLOCATIONS WILL BE COMING OUT. THAT'S BEEN THE SUBJECT OF A  
10 NUMBER OF CONVERSATIONS IN DIFFERENT COMMITTEES IN DIFFERENT  
11 EXECUTIVE BOARD MEETINGS. BUT IT DOES EFFECT OUR REAP GRANTS.  
12 SO I WANTED TO PLACE IT IN TIME IN JANUARY. IN THE END OF 2021  
13 IS WHEN THOSE ALLOCATIONS WILL ACTUALLY BE FINALIZED. AND IN  
14 JANUARY 2023, IS WHEN THE NEW HOUSING ELEMENTS WILL BE DUE FOR  
15 THE NEXT EIGHT YEAR CYCLE. ALSO YOU WILL SEE A NUMBER OF  
16 REFERENCES THROUGHOUT THE PRESENTATION IN DARK GREEN AND GOLD.  
17 THESE ARE FUNDING SOURCES COMING FROM THE STATE TO THE REGION  
18 AND THE LOCAL JURISDICTIONS. ALL OF YOUR LOCAL JURISDICTIONS.  
19 THE GREEN FUNDS ARE REPRESENTED -- ARE REPRESENTATIVE OF THE  
20 SB2 GRANTS AND LEAP GRANTS WHICH STANDS FOR LOCAL EARLY ACTION  
21 PLANNING GRANTS THAT ARE COMING DIRECTLY FROM THE STATE TO ALL  
22 OF YOUR LOCAL JURISDICTIONS. THE GOLD COLOR HERE REPRESENTS  
23 THE MONEY THAT IS COMING TO THE REGION, TO ABAG, TO WORK ON  
24 NOT ONLY SUPPORTING ALL OUR LOCAL JURISDICTIONS IN DOING THE  
25 REALLY HARD WORK ON HOUSING ELEMENTS AND HOUSING POLICY, BUT

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1 ALSO TO MAKE SURE THAT THERE IS A REGIONAL COMPONENT TO THE  
2 PROGRAM THAT IS BEYOND EACH INDIVIDUAL JURISDICTION'S  
3 PRIORITIES. AND, AS YOU CAN SEE, THE FUNDING HERE, FROM REAP,  
4 BEGAN WHEN WE RECEIVED THE FIRST DISBURSEMENT OF 5.9 MILLION  
5 THEY REFERENCED EARLIER IN JULY OF 2020 AND WE HAVE A DEADLINE  
6 TO APPLY FOR THE BALANCE IN JANUARY 2021. WE WOULD LIKE TO GET  
7 A JUMP ON THE MONEY TO GET IT INTO EVERYONE'S HANDS SOONER  
8 RATHER THAN LATER TO MEET THE BIG CHALLENGES AHEAD OF US.  
9 THERE IS ALSO A GREEN ARROW ON 2021, MOST OF THE LOCAL  
10 JURISDICTIONS HAVE ALREADY APPLIED FOR THEIR REAP FUNDING BUT  
11 THAT DEADLINE HAS BEEN EXTENDED TO THE END OF JANUARY 2021 TO  
12 ANYONE WHO HAS NOT YET APPLIED FOR IT. NEXT SLIDE PLEASE. THIS  
13 SLIDE SHOULD BE FAMILIAR TO YOU ALL. IT WAS PRESENTED TO YOU  
14 AT THE OCTOBER HOUSE COMMITTEE MEETING. BUT I AM BRINGING IT  
15 UP AGAIN HERE TO SET A REMINDER OF WHAT WE HAVE ALREADY TALKED  
16 ABOUT, AND IN CONTEXT FOR THE DISCUSSIONS WE'RE ABOUT TO HAVE.  
17 THIS IS A PIE CHART THAT REPRESENTS ALL OF THE FUNDING COMING  
18 FROM THE STATE OR LOCAL PLANNING SUPPORT. THIS IS, AGAIN, THE  
19 GREEN AND GOLD COLOR SCHEME, SO YOU CAN SEE APPROXIMATELY TWO  
20 THIRDS OF THE MONEY ALLOCATED FROM THE STATE THAT'S COMING  
21 INTO THE REGION IS GOING DIRECTLY TO LOCAL PLANNING GRANTS.  
22 I'M SORRY -- ARE YOU SEEING THE TIME SLIDE, OR THE PIE CHART?  
23  
24 **JAKE MACKENZIE:** PIE CHART.

25

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1   **PAT ECKLUND:** PIE CHART.

2

3   **HEATHER PETERS:** THANK YOU ALL. SO THE PIE CHART, AS YOU CAN  
4   SEE, IS TWO THIRDS OF THE GREEN MONEY COMES DIRECTLY IN THE  
5   STATE'S LOCALS, 1/3 IS COMING TO THE REGION, AND THAT'S THE  
6   CONVERSATION WE'RE HAVING TODAY. ON THE RIGHT HAND SIDE OF THE  
7   SLIDE IS INFORMATION YOU HAVE SEEN PREVIOUSLY THAT SHOWS A  
8   BREAK DOWN OF THE LEVELS OF SB2 AND LEAP FUNDING COMING TO  
9   DIFFERENT JURISDICTIONS IN THE REGION. IT TOTALS ALMOST \$50  
10   MILLION, AND IN YOUR PACKET, AND IN ATTACHMENT A, THERE IS A  
11   SUMMARY OF HOW MUCH OF THOSE FUNDS EACH OF THE 109 LOCAL  
12   JURISDICTIONS ARE GETTING FROM THE STATE. AND THAT SHOULD ALSO  
13   BE FAMILIAR. THE NEXT SLIDE PLEASE. THIS NEXT SLIDE IS GIVING  
14   YOU A HIGH LEVEL OVERVIEW OF THE OUTREACH THAT WE HAVE BEEN  
15   DOING OVER MORE THAN EIGHT MONTHS NOW. TO MAKE SURE THAT THE  
16   PROGRAM RECOMMENDATIONS THAT STAFF IS MAKING TO YOU TODAY, AND  
17   TO THE EXECUTIVE BOARDS LATER THIS MONTH, CLEARLY REFLECT THE  
18   PRIORITIES SET BY YOUR LOCAL PLANNING STAFF AS WELL AS OUR  
19   DECISION MAKERS ON THE ABAG EXECUTIVE BOARD AND OUR VARIOUS  
20   COMMITTEES. AS YOU CAN SEE HERE, AND IN ATTACHMENT B, WHICH  
21   LISTS ALL OF THE TOUCH POINTS IN DETAIL, BUT THEY'RE  
22   SUMMARIZED HERE ON THE SLIDE, THE PROGRAM HAS ALREADY BEEN  
23   DISCUSSED AT TWO GENERAL ASSEMBLIES IN BOTH FEBRUARY AND JUNE.  
24   WE HAVE HAD TWO DETAILED LETTERS GO OUT TO ALL OF OUR CITY AND  
25   COUNTY MANAGERS AND PLANNING DIRECTORS AND COMMUNITY

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1 DEVELOPMENT DIRECTORS INVITING FEEDBACK THROUGH ONE-ON-ONE  
2 MEETINGS, THROUGH SEVERAL TOUCH POINTS THAT WE HAVE HAD WITH  
3 STANDING MEETINGS OF PLANNING DIRECTORS AND COMMUNITY  
4 DEVELOPMENT DIRECTORS, BOTH AT THE COUNTY LEVEL AS WELL AS A  
5 COUPLE OF TOUCHES WITH BAFTA AND MANY ON THE LIST. WE HAVE  
6 PRESENTED TO LOCAL LEAGUE OF CITIES, TO RPC AND THE ABAG  
7 EXECUTIVE BOARD ONCE BEFORE IN MAY AND COMING UP AGAIN. WE  
8 HAVE HAD A NUMBER OF WEBINARS BUT I WANTED TO CALL OUT MOST  
9 RECENTLY, JUST RECENTLY, OCTOBER 29TH, WE HAD A WEBINAR THAT  
10 WAS ATTENDED BY MORE THAN 130 LOCAL PLANNERS TO LAUNCH SOME OF  
11 THE DATA TOOLS I'LL BE DISCUSSING. AND WE WERE WITH YOU IN  
12 OCTOBER, WE'RE BACK HERE AGAIN. WHAT WE HAVE ALREADY THROUGH  
13 ALL OF THIS OUTREACH WAS FAIRLY CONSISTENT AND PROBABLY COMES  
14 TO NO SURPRISE TO ANY OF YOU. WE HAVE HEARD THAT THE NEW STATE  
15 LAWS THAT ARE COMING DOWN ON HOUSING, ARE COMING SO FAST, AND  
16 SO FURIOUS, WITH SUCH COMPLEXITY, THAT IT'S VERY HARD TO KEEP  
17 UP WITH, EVEN IN THE BEST OF TIMES. WE HAVE HEARD LOUD AND  
18 CLEAR THAT THE RHNA INCREASES THAT THE STATE HAS ASSIGNED TO  
19 THE REGION, AND THAT THE HOUSING METHODOLOGY COMMITTEE, AND  
20 THAT THE BOARD ARE ASSIGNING LOCALLY ARE POSING UNPRECEDENTED  
21 PLANNING CHALLENGES. WE HAVE HEARD, ALSO, THAT UNDER -- LIKE I  
22 SAID, UNDER THE BEST OF TIMES, THIS WOULD BE CHALLENGING, BUT  
23 LOCAL STAFF, AND LOCAL BUDGETS ARE SEVERELY CONSTRAINED,  
24 FACING THE CHALLENGES BROUGHT UP BY COVID, AND THE WILDFIRES  
25 THROUGHOUT THE REGION. FINALLY, WE HEARD THAT SOME OF THE

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1 LOCAL JURISDICTIONS, SOME OF YOUR STAFF HAVE BEEN IN RECEIPT  
2 OF THOSE SB2 PLANNING GRANTS FOR QUITE A WHILE NOW, AND HAVE  
3 ATTEMPTED TO GO OUT WITH RFPS AND ENGAGE CONSULTANTS TO HELP  
4 THEM WITH THE WORK, AND UNFORTUNATELY SOME OF THOSE ESPECIALLY  
5 IN THE SMALLER JURISDICTIONS ARE COMING BACK WITH NO BIDS IT'S  
6 A ROBUST TIME AS YOU CAN IMAGINE WITH ALL OF THE MONEY BEING  
7 AVAILABLE, AND IT'S A BIT DIFFICULT FOR FOLKS TO GET AHOLD OF  
8 THE CONSULTANTS ESPECIALLY WITH STAFF CHALLENGES. NEXT SLIDE.  
9 THIS NEXT SLIDE GIVES YOU GRANULAR FEEDBACK THAT WE HAVE  
10 RECEIVED. WE ARE QUITE SOMETIME AGO DID A JOINT PLANNING STAFF  
11 SURVEY IN THE REGION WITH HCD, AND IN THAT SURVEY, 80 PERCENT  
12 OF YOUR LOCAL PLANNING STAFF INDICATED THAT THEY WOULD EITHER  
13 BE INTERESTED OR VERY INTERESTED IN A COUPLE OF THE KEY  
14 COMPONENTS THAT WE HAVE INCLUDED IN OUR PROGRAM DESIGN. ONE  
15 BEING THE PLANNING COLLABORATIVES OF JURISDICTIONS IN THEIR  
16 COUNTY, AND THE SECONDING A COHORT OF JURISDICTIONS FACING  
17 SIMILAR PLANNING CHALLENGES. FOR EXAMPLE, OUR LARGE CITIES  
18 WOULD LIKE TO WORK TOGETHER ON SOME OF THEIR CHALLENGES, AND  
19 SMALL AGRICULTURAL TOWNS FACE VERY UNIQUE CHALLENGES AND THEY  
20 WOULD BENEFIT FROM WORKING TOGETHER. IN THE BAR CHART HERE,  
21 YOU CAN SEE WE ALSO DID A LITTLE POLL WHEN WE HAD OUR WEBINAR,  
22 AND WE ASKED WHAT ARE YOUR LOCAL JURISDICTION'S PRIMARY NEEDS  
23 FOR HOUSING ELEMENTS SUPPORT AT THIS TIME? AND THIS IS HOT OFF  
24 THE PRESSES JUST A COUPLE OF WEEKS AGO. AND THE STRONG, STRONG  
25 PRIORITY, BY THE LOCAL STAFF, WAS TECHNICAL ASSISTANCE. YOU



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1 CAN SEE OVER 50 PERCENT OF THEM RANK AS THEIR TOP PRIORITY.  
2 AND CLOSELY, TOGETHER, MORE FUNDING AND POLICY GUIDANCE BOTH  
3 CAME IN AT JUST ABOVE AND BELOW 20 PERCENT SUPPORT AS THE  
4 SECOND AND THIRD PRIORITIES AND MORE STAFF BEING ANOTHER  
5 OPPORTUNITY. BUT MUCH LESS CONCERN. ALSO, INCLUDED ON THIS  
6 SLIDE, IS AN EXAMPLE OF THE TYPES OF COMMENTS WE HAVE HEARD  
7 NOT ONLY THROUGH THE WEBINAR BUT THROUGHOUT OUR ENGAGEMENT. IN  
8 THE BOX HERE, YOU CAN SEE THANK YOU ALL, THIS IS THE MOST HELP  
9 WE HAVE EVER GOTTEN WITH HOUSING ELEMENT. IT'S VERY MUCH  
10 APPRECIATED. THAT PARTICULAR COMMENT CAME IN THE WEBINAR,  
11 TALKING ABOUT THE DATA TOOLS THAT I'LL BE DISCUSSING WITH YOU  
12 SHORTLY. CAN I HAVE THE NEXT SLIDE, PLEASE. ALSO, CAN STAFF  
13 GIVE ME A VERBAL CUE WHEN THE NEXT SLIDE IS UP? I'M HAVING  
14 SOME TROUBLE WITH MY VIDEO. THIS NEXT SLIDE TALKS ABOUT THE  
15 REAP DELIVERY MODEL, AND AS THE CHAIR MENTIONED, IN HER  
16 INTRODUCTION TODAY, THE DELIVERY MODEL IS REALLY SPLIT INTO  
17 TWO DELIVERY MODES. AND THIS WAS ALSO CRAFTED OUT OF THE  
18 RESEARCH AND THE FEEDBACK WE RECEIVED FROM THE JURISDICTIONS.  
19 SO, ON THE SLIDE HERE, YOU CAN SEE, AGAIN, THAT YELLOW AND  
20 GREEN COLOR CODING TO INDICATE WHICH OF THE DELIVERY MODEL IS  
21 ON THE REGIONAL SIDE OF THE LEDGER AND WHICH IS ON THE LOCAL  
22 ALLOCATION SIDE. AND REALLY YOU NEED BOTH TO BE SUCCESSFUL IS  
23 WHAT WE HAVE HEARD. SPEAKING FROM THE LEFT HAPPENED SIDE, THE  
24 REGIONAL ASSISTANCE, THIS IS HOW WE WILL BE DELIVERING ALL OF  
25 THE WORK PRODUCT AND SUPPORT THAT LOCAL PLANNING STAFF HAS

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1 HIGHLIGHTED AS A NEED FOR THEM. FIRST, WE'LL HAVE THESE PEER  
2 COHORTS THEY MENTIONED THAT WILL HAVE THE LOCAL -- NOT  
3 NECESSARILY GEOGRAPHICALLY CONTIGUOUS, BUT IT'S BROUGHT  
4 TOGETHER BY SIMILAR PLANNING CHALLENGES LIKE SMALL  
5 AGRICULTURAL TOWNS. WE WILL ALSO HAVE WORK GROUPS SUBJECT  
6 MATTER SPECIFIC, AND WE WILL PROVIDE REGIONAL CONSULTING ON  
7 HOT TOPICS THAT HAVE BEEN IDENTIFIED BY YOUR STAFF, INCLUDING  
8 WEBINARS AND MATERIALS AND HANDOUTS AND FAQs AND VIDEOS, AND  
9 ALL SORTS OF THINGS. BUT THAT WILL BE DELIVERED FOR THINGS  
10 LIKE PARKING CHALLENGES OR RESILIENCE CHALLENGES, OR ADU, HOW  
11 DO YOU GET CREDIT FOR ADUS ON RHNA. WE WILL ALSO HAVE A VERY  
12 ROBUST COMMUNITY ENGAGEMENT MODULE FOR THE PROGRAM. AND THIS  
13 WILL HAVE TWO ELEMENTS. IT WILL HAVE SOME REGIONAL MESSAGING  
14 THAT IT WILL BE A VERY STRONG REGIONAL MESSAGING ABOUT WHAT  
15 THE NEW LAWS ARE AND WHAT THEY REQUIRE. WHEN WE HEAR PEOPLE  
16 SAY THERE IS NO TEETH IN RHNA, WHAT THOSE TEETH ARE, AND WHAT  
17 ARE THE CONSEQUENCES OF FAILING TO COMPLY WITH THE NEW LAWS.  
18 THIS IS REALLY DESIGNED TO HAVE ALL OF YOUR BACKS. WE KNOW  
19 THAT YOU ALL HAVE VERY DIFFICULT AS YOU MOVE THROUGH YOUR  
20 PLANNING CYCLE HOUSING ELEMENTS AS HAD AS POLICIES AND  
21 PROGRAMS AND REZONING THAT WILL BE NEEDED. SO WE WANTED TO  
22 MAKE SURE THAT YOU ARE ABLE TO POINT TO STATE MANDATES ON  
23 THAT. BUT ALSO, ON THE COMMUNITY ENGAGEMENT MODELS, THERE IS A  
24 STATUTORY REQUIREMENT THAT EACH LOCAL JURISDICTION OUTREACH TO  
25 THEIR OWN COMMUNITY AS PART OF THE HOUSING ELEMENT PROCESS.

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1 AND SO, WHAT WE WILL BE PROVIDING THERE IS SOME SUPPORT FOR  
2 LOCAL JURISDICTIONS TO GIVE THEM A TOOLKIT, TOOLBOXES, SMALL  
3 WEBINARS ON UNIQUE WAYS TO REACH DIFFICULT COMMUNITIES. FOLKS  
4 THAT DON'T NORMALLY FEEL COMFORTABLE OR HAVE THE TIME TO BE  
5 ENGAGED IN A MEETING LIKE WE'RE HAVING TODAY, ESPECIALLY  
6 RESOURCES TO REACH OUT TO NON-ENGLISH SPEAKING COMMUNITIES,  
7 AND WE INTEND TO HAVE SOME CBO GRANTS IN THERE TOO. ALSO ON  
8 THE REGIONAL SIDE OF THE LEDGER HERE, WE HAVE HAD HCD SAFE  
9 HARBORS, AND I'LL BE TALKING A LITTLE BIT ABOUT THAT IN  
10 REGARDS TO THE DATA TOOL THAT I'M GOING TO MENTION. BUT I WANT  
11 TO GIVE AN EXAMPLE HERE, I HAD MENTIONED THAT ADUS AS CREDIT  
12 FOR RHNA IS A HOT TOPIC. AND SO IF THERE WERE NOT A REGIONAL  
13 PROGRAM, HOW THAT WOULD NORMALLY BE HANDLED IS EACH INDIVIDUAL  
14 JURISDICTION WOULD NEGOTIATE WITH HCD ON A CASE BY CASE BASIS  
15 TO TRY AND JUSTIFY THE ASSUMPTIONS THAT THE JURISDICTION WOULD  
16 LIKE TO HAVE, TO BE ASSURED THAT THEY COULD GET CREDIT FOR  
17 THEIR LOCAL LAWS AND THEIR PROGRAMS AND THEIR POLICIES TO GET  
18 CREDIT FOR RHNA FOR THOSE ADUS, WHICH ARE REALLY HARD TO GET  
19 YOUR MIND AROUND BECAUSE THE LAWS HAVE CHANGED. IN THE  
20 REGIONAL MODEL, WE HAVE THE BENEFIT OF BEING ABLE TO RAISE  
21 THOSE CONCERNS ALL TOGETHER, WITH HCD, AND NEGOTIATE WITH THEM  
22 SOME -- WHAT WE CALL SAFE HARBORS, WHERE IT'S A MINIMUM WHERE  
23 THE STATE WILL SAY, IF YOU, LOCAL JURISDICTIONS, PROVIDE US  
24 THIS DATA, AND THIS REASONING, THEN YOU CAN COUNT ON THE FACT  
25 THAT HCD WILL APPROVE CERTAIN PERCENTAGE OF YOUR ADU

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1 PROJECTIONS TO COUNT TOWARDS RHNA. SO THAT'S ONE OF MANY  
2 REGIONAL BENEFITS. ON THE RIGHT HAND SIDE OF THE LEDGER, YOU  
3 SEE LOCAL ALLOCATIONS AND THAT'S PLANNING COLLABORATIVES BY  
4 COUNTIES. THAT WILL BE FUNDING THAT WILL GO DIRECTLY TO  
5 COUNTIES OF THEIR DESIGNEES TO SUPPORT SOME OF THE WONDERFUL  
6 WORK THAT'S ALREADY BEEN DONE IN THE REGION, AND TO HELP  
7 SPREAD THAT MODEL TO AREAS THAT HAVE NOT BEEN DOING THE WORK  
8 YET. AND I LIKE TO CALL OUT THE WORK BEING DONE IN SOLANO  
9 COUNTY, BY SOLTRANS, THE WORK BEING DONE IN SAN MATEO COUNTY  
10 BY 21 ELEMENTS, AND MANY OTHER REGIONAL COLLABORATIVES THAT WE  
11 INTEND TO SUPPORT VERY GENEROUSLY, AS WE'LL DISCUSS A LITTLE  
12 BIT FURTHER. AND ALSO THIS IDEA OF A REGIONAL CONSULTING  
13 BENCH, TO ADDRESS THAT CONCERN THAT WE HEARD THAT EVERYTHING  
14 IS COSTING MORE. THERE IS A GREATER COMPETITION FOR  
15 CONSULTANTS AND WE WANT TO REALLY BE ABLE TO HAVE ALL OF YOUR  
16 STAFF BEING ABLE TO GET ACCESS TO THE BEST AND THE BRIGHTEST.  
17 IF I COULD HAVE THE NEXT SLIDE, PLEASE. THIS IS JUST A LITTLE  
18 MORE DISCUSSION ABOUT WHAT I'M CALLING THE REGIONAL VALUE ADD,  
19 ON THAT SAFE HARBOR I MENTIONED THE BENEFIT OF BEING ABLE TO  
20 GET HCD TO AGREE TO MINIMUM CREDIT FOR ADUS AND EACH LOCAL  
21 JURISDICTION CAN GO ON AND ASK FOR EVEN FURTHER CREDIT BASED  
22 ON THEIR LOCAL CONDITIONS BUT WE WANT TO MAKE SURE THERE IS  
23 PREDICTABILITY IN THAT. ALSO ON THE DATA TOOLS, THERE ARE A  
24 LOT OF THING THAT ARE VERY ROTE AND MUNDANE THAT ALSO,  
25 LOCALLY, EACH JURISDICTION WOULD HAVE TO HAVE INDIVIDUAL

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1 CONVERSATIONS WITH HCD ABOUT WHETHER HCD WOULD ACCEPT CERTAIN  
2 DATA OR CERTAIN MAPS AND GRAPHS AND THINGS. AND SO WE'LL BE  
3 ABLE TO WORK WITH HCD SO THAT YOU HAVE -- YOUR STAFF WILL HAVE  
4 THE CONFIDENCE THAT IF THEY USE THE REGIONAL MATERIALS, THEY  
5 WILL HAVE A MINIMUM BENEFIT OF KNOWING THAT THINGS CAN COUNT,  
6 AND THEN LOCALLY CONTINUE TO ADD TO THAT. WE'LL ALSO PROUD A  
7 LOT OF COMMON PRODUCTS. WE KNOW STAFF IS STRESSED FOR TIME  
8 LEARNING ALL THE NEW LAWS AND PUTTING TOGETHER POWERPOINTS AND  
9 TEMPLATES AND STAFF REPORTS AND FREQUENTLY ASKED QUESTIONS AND  
10 EVERYTHING A LOCAL STAFFER IS ASKED TO DO, TO THE EXTENT THAT  
11 THOSE ARE GOING TO BE PRODUCED TO EVERYBODY, PUTTING THEM OUT  
12 AT THE REGIONAL LEVEL, AND PUTTING THEM THROUGH PEER-TO-PEER  
13 COLLABORATIONS AND COLLABORATIVE COHORTS TO WORK SO YOU AND  
14 YOUR STAFF WILL HAVE BASIC FRAMEWORK TO WORK OFF TO SPEND TIME  
15 ON THEIR VALUABLE -- STANDARDIZED REGIONAL DATA TOOLS WHICH  
16 I'M GOING TO GET INTO IN A LITTLE BIT LONGER HERE. BUT I WANT  
17 TO LEAVE YOU WITH THE NOTION THAT OUR GOAL HERE, BY SPENDING  
18 AT THE REGIONAL LEVEL, IS TO FREE UP YOUR LOCAL RESOURCES FOR  
19 YOUR LOCAL PRIORITIES. SO YOU DON'T NEED TO DO SOMETHING THAT  
20 SOMEBODY ELSE IS ALREADY DOING. AND THAT YOUR STAFF, AND YOUR  
21 BUDGET, CAN BE KEY TO REALLY, TO YOUR PRIORITIES. CAN I HAVE  
22 THE NEXT SLIDE PLEASE. ON THE NEXT SLIDE I SEE I'M CONTINUING  
23 WITH THE GOLD THEME WE'RE STILL TALKING ABOUT THE REGIONAL  
24 SIDE OF THE LEDGER. THIS IS THE REGIONAL CONSULTING BENCH THAT  
25 I MENTIONED. THIS WILL BE ISSUING AN RFQ IN DECEMBER OR

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1 JANUARY, AND OUR GOAL IS TO RECRUIT EXPERTS IN ALL OF THE  
2 FIELDS THAT YOU SEE HERE, AND ANY OTHERS THAT YOUR LOCAL STAFF  
3 WOULD BRING TO OUR ATTENTION TO HAVE, REALLY, EVERYTHING THAT  
4 LOCAL STAFF WILL NEED TO GET THEIR HOUSING ELEMENTS DONE, TO  
5 IMPLEMENT HOUSING POLICIES, WITHOUT HAVING TO GO DO YOUR OWN  
6 RFP, DO YOUR OWN CONTRACT, HANDLE ALL THE PAPERWORK. THIS IS  
7 REALLY INTENDED TO MAKE IT EASY TO STREAMLINE. AND SO I TALK  
8 ABOUT THE LOCAL ALLOCATIONS IN A MINUTE. IF YOU CAN THINK OF  
9 THIS AS SORT OF A SHOPPING MALL OF CONSULTANTS, AND THE LOCAL  
10 ALLOCATIONS BEING SORT OF GIFT CERTIFICATES FOR PLANNING STAFF  
11 IN NEED OF PARTICULAR EXPERTISE TO EITHER ACCEPT, AS A  
12 TRADITIONAL GRANT, AND HIRE THEIR OWN CONSULTANT, WHICH THEY  
13 CAN HIRE THEIR OWN CONSULTANT ON THEIR CONTRACT OFF THE BENCH  
14 OR IF THEY WANT TO HAVE THE REGION ADMINISTER A CONTRACT FOR  
15 THEM, THEY CAN HAVE US HOLD THE MONEY, AND THEY CAN GIVE US A  
16 SCOPE OF WORK, AND WE CAN ISSUE IT OFF OUR BENCH. NEXT SLIDE  
17 PLEASE. AGAIN, ANOTHER GOLD SLIDE. THIS IS THE HOUSING DATA  
18 THAT I -- THE FIRST SLIDE OF THE HOUSING DATA THEY HAVE BEEN  
19 MENTIONING. THIS AND THE NEXT DATA TOOL THAT I'LL BE TALKING  
20 ABOUT WERE THE SUBJECT OF THAT OCTOBER 29TH WEBINAR THAT WAS  
21 SO WELL ATTENDED AND SO WELL RECEIVED. THE HOUSING ELEMENT IS  
22 -- IT'S A PROCESS THAT HAPPENS EVERY EIGHT YEARS. THERE ARE  
23 DEFINED STATUTORY REQUIREMENTS OF THINGS THAT NEED TO GO INTO  
24 THAT HOUSING ELEMENT. A LOT OF IT IS VERY TIME CONSUMING, BUT  
25 NOT NECESSARILY REQUIRING A LOT OF UNIQUE SKILLS. SO FOR

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1   EXAMPLE, THIS FIRST DATA PACKET TOOL THAT WE'RE PUTTING OUT IS  
2   A PART OF INTENDING TO FULFILL MUCH OF THE NEED FOR THE  
3   HOUSING NEEDS ASSESSMENT SECTION OF THE HOUSING ELEMENT. IT'S  
4   STATUTORILY REQUIRED. THE DATA THAT WILL COME TO EACH OF YOUR  
5   STAFF IS -- IT'S NOT ROCKET SCIENCE, IT'S COME OUT OF CENSUS.  
6   IT'S THE TYPE OF GRAPHS AND TABLES THAT EVERYONE NORMALLY  
7   PRODUCES ON THEIR OWN BUT RATHER THAN SPENDING YOUR LOCAL  
8   RESOURCES TO DO YOUR CHARTS AND GRAPHS, WE WILL BE SENDING OUT  
9   TO YOUR STAFF, A POPERY, I THINK THERE ARE 60 CHARTS AND  
10   GRAPHS AS WELL AS THE BACKUP EXCEL DATA SPREADSHEETS THAT YOU  
11   CAN PICK AND CHOOSE WHAT TELLS YOUR LOCAL STORY WITHOUT HAVING  
12   TO SPEND TIME. THE SAFE HARBOR NOTION HERE, WE ARE SENDING OUT  
13   THESE PACKETS, A SAMPLE OF THE CHARTS AND GRAPHS AND  
14   SPREADSHEET TO HCD, FOR HCD REVIEW, AND HOPEFULLY BLESS AND  
15   SAY YES, THIS DOES MEET OUR MINIMUM STATUTORY REQUIREMENTS.  
16   AND SO, ONCE AGAIN, YOUR HOUSING STAFF SITS DOWN TO BEGIN THE  
17   HOUSING ELEMENT THEY WILL HAVE THE CONFIDENCE TO USE THE  
18   MATERIAL THAT WILL BE ACCEPTED BY HCD SO THERE IS NO BACK AND  
19   FORTH NEGOTIATION AND CONTACT. THE HOUSING NEEDS SECTION  
20   BECAUSE THERE IS AN ANALYSIS PORTION OF IT THAT NEEDS TO BE  
21   DONE THIS IS A PERFECT EXAMPLE OF HOW THE REGION TAKES THE  
22   GRUNT WORK OFF YOUR STAFF'S PLATE, SO THAT THEY CAN FOCUS ON  
23   TELLING THE STORY OF WHAT THE DATA MEANS IN YOUR REGION, IN  
24   YOUR LOCAL COMMUNITY, AND HOW THAT FEEDS INTO THE HOUSING  
25   ELEMENT STRATEGY. CAN I HAVE THE NEXT SLIDE PLEASE. THIS NEXT



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1 SLIDE IS ROCKET SCIENCE. I MENTIONED THAT THE OTHER ONE  
2 WASN'T. THIS ONE REALLY IS. THE HCD STAFF THAT HELPED WORK  
3 WITH US ON THIS, SAID THAT IT IS AN ABSOLUTE GAME CHANGER FOR  
4 THE WAY THAT THINGS HAVE BEEN DONE IN THE PAST. THERE IS A  
5 HOUSING ELEMENT RETIRE -- THERE ALWAYS HAS BEEN -- THAT LOCAL  
6 PLANNING STAFF IDENTIFY DOWN TO THE PARCEL LEVEL, WHICH  
7 PARCELS THEY ARE INCLUDING IN THE HOUSING ELEMENT TO  
8 ACCOMMODATE RHNA ALLOCATIONS AT DIFFERENT INCOME LEVELS. NOW,  
9 THIS IS ONE OF THOSE TWO-PART THINGS. THERE IS A GRUNT WORK  
10 PIECE, AND THERE IS A VERY HEAVY ANALYTICAL PIECE. I'M GOING  
11 TO FIRST TALK ABOUT THE GRUNT-WORK PIERCE. THE GRUNT-WORK  
12 PIECE IS LITERALLY FILLING OUT OF LITTLE PIECE OF PAPER, WHERE  
13 A SITE -- YOU NEED TO FILL OUT THIS FORM BY HCD, AND IT'S VERY  
14 ONEROUS TO GO LINE BY LINE PARCEL BY PARCEL AND FILL OUT THE  
15 FORM. THIS YEAR THE FORM IS EVEN MORE DIFFICULT THAN IT'S EVER  
16 BEEN BECAUSE THERE ARE MORE COLUMNS IN IT THAT NEED TO BE  
17 POPULATED PER PARCEL. SO WHAT WE HAVE HERE IS THE ONLINE SITES  
18 THAT EACH OF THE LOCAL PLANNERS AND THEIR CONSULTANTS WILL  
19 HAVE A LOG IN AND THEY'LL BE ABLE TO GO IN HERE AND SEE ALL 2  
20 MILLION PLUS PARCELS IN THE BAY AREA, ARE IN HERE, AND HAVE  
21 BEEN INITIALLY SCREENED FOR A NUMBER OF NEW LAWS THAT HAVE  
22 COME OUT. THAT'S THE SUBSTANCE. BUT JUST THE PAPERWORK PIECE,  
23 LOCAL PLANNING STAFF CAN GO IN AND SELECT THE PARCELS THEY  
24 WANT TO INCLUDE IN THEIR HOUSING ELEMENT AND THIS TOOL WILL  
25 TAKE WHAT THE LOCAL PLANNER HAS SELECTED AND FILL OUT THAT HCD

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1 FORM FOR YOU. ON THE PAPERWORK SIDE, JUST THE PAPERWORK SIDE,  
2 WE DID A BACK OF THE ENVELOPE CALCULATION ABOUT THE TIME THAT  
3 IT'S SPENT AT THE LOCAL LEVEL TO PRODUCE THOSE CHARTS AND  
4 GRAPHS FROM THE PRIOR SLIDE, AND TO JUST LITERALLY FILL OUT  
5 THE FORM, NOT TO FIGURE OUT WHAT SITES TO PUT IT OR NOT, WHICH  
6 IS THE HARD WORK -- LITERALLY FILLING OUT THE FORM. THE NUMBER  
7 OF HOURS SAVED, AND THE NORMAL GOING RATE FOR WHAT IS THE COST  
8 OF HAVING A CONSULTANT DO THAT FOR YOU, WE PROJECT THAT JUST  
9 THE PAPERWORK SAVINGS IS SAVING ON OUR LOCAL GOVERNMENTS  
10 APPROXIMATELY \$1.7 MILLION IN JUST FILLING OUT THIS PAPERWORK  
11 FOR YOU. NOW SHIFTING MORE TO THE HEAVY LIFT. THIS SITE  
12 SELECTION TOOL IS APPLYING A PRESCREEN. THIS IS NOT TELLING  
13 YOU WHERE YOU SHOULD PUT HOUSING, IT'S NOT MAKING SUGGESTIONS  
14 TO YOU, IT IS JUST MERELY GIVING YOUR PLANNING STAFF A LEG UP  
15 WHERE IF THEY DIDN'T HAVE THIS TOOL, THEY WOULD BE SITTING  
16 THERE LOOKING AT EVERY PARCEL AND RUNNING IT AGAINST A LAUNDRY  
17 LIST OF MANY DIFFERENT NEW LAWS, CAN IT BE COUNTED FOR THIS?  
18 CAN IT BE COUNTED FOR THAT, WHAT NEEDS TO BE DONE FOR IT. THIS  
19 AUTOMATES A PRE SCREEN LOOKING AT IT AND DIGGING DOWN DECIDING  
20 DO YOU WANT TO INCLUDE THAT, WHY DO YOU WANT TO INCLUDE IT HOW  
21 DO YOU WANT TO INCLUDE IT, SO THERE IS A LOT THERE, AND YOUR  
22 LOCAL STAFF IS GETTING LOG INS FOR THAT IN THE NEXT WEEK OR SO  
23 AND WE LOOK FORWARD TO CONTINUING TO WORK WITH THEM AND HCD TO  
24 MAKE THIS MORE MEANINGFUL AS WE GET PAST THE BETA VERSION.  
25 THIS IS FIRST RIGHT OUT-OF-THE-BOX BUT WE CONTINUE TO HAVE

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1 MUCH MORE REFINED SCREENING TOOLS. EVEN NOW IT CAN SCREEN AND  
2 SHOW WHETHER IT'S IN A FIRE ZONE OR PDA PLANNING AREA OR ANY  
3 NUMBER OF THINGS. IT'S A VERY EXCITING TOOL. NOW I'M GOING TO  
4 SHIFT INTO THE GREEN SLIDES OF THE LEDGER. SO YOU WILL START  
5 SEEING GREEN AT THE TOP. NEXT SLIDE PLEASE I'M GOING TO TALK  
6 TO YOU ABOUT THE LOCAL ALLOCATIONS, THE MONEY SIDE OF THE  
7 LEDGER, AND THIS SLIDE SHOULD LOOK FAMILIAR. YOU HAVE SEEN IT  
8 BEFORE. THIS WAS IN THE OCTOBER PACKET. AND I JUST WANT TO DO  
9 A LITTLE RECAP TO RESET AND REMIND EVERYBODY WHAT WE TALKED  
10 ABOUT LAST TIME. AND WHEN WE HEARD FROM LOCAL STAFF IS, WE  
11 NEED PREDICTABILITY, WE NEED TO KNOW HOW MUCH WE'RE GOING TO  
12 GET, AND WE ALSO WANT EASE OF ACCESS TO THE FUNDS. PLEASE  
13 DON'T MAKE US JUMP THROUGH TOO MANY HOOPS. WE ALSO HEARD THAT  
14 SB2 AND THE LEAP APPLICATIONS TO HCD WERE VERY STRAIGHT  
15 FORWARD, YOU KNEW HOW MUCH YOU WERE GOING TO GET AS LONG AS  
16 YOU FILLED OUT THE PAPERWORK, IT WAS EASY PAPERWORK, YOU KNOW  
17 YOU'RE GOING TO GET IT. SO WE REFLECT THE BEST OF THE PROGRAMS  
18 AND HOPEFULLY MAKE IT EASIER FOR FOLKS TO ACCESS THE MONEY. SO  
19 THE FIRST THREE TRANCHES HERE, KEEPING IN THE PREDICTABILITY  
20 AND EASE OF ACCESS, WERE DESIGNED BY STAFF, TO BE NON-  
21 COMPETITIVE. AND AS WE TALKED ABOUT THE LAST TIME, THERE IS A  
22 \$500,000 ROUND THAT IS IN THE CURRENT BUDGET. IT'S IN THAT 5.9  
23 MILLION THAT WE HAVE ALREADY RECEIVED. AND AS WE DISCUSSED  
24 LAST TIME, THE GOAL IS TO GIVE 20,000 TO SUPPORT THE  
25 SUBREGIONS, AND TO GIVE THE BALANCE, 480,000 TO SUPPORT THE

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1 COUNTY COLLABORATIVES. AND THIS WAS ALWAYS INTENDED TO BE JUST  
2 A KICK START FOR THOSE COLLABORATIVES, AND THE FORMULA HERE IS  
3 THE ABAG -- THE OBAG FORMULA, WHICH IS IN MUCH MORE DETAIL,  
4 ALL OF THIS IS IN MUCH MORE DETAIL IN YOUR ATTACHMENT C TO  
5 YOUR PACKET. BUT THE IDEA WAS TO MAKE SURE THAT EVERYONE GOT A  
6 MEANINGFUL AMOUNT, SO THERE IS A FLOOR THAT NO ONE WILL GET  
7 LESS THAN 30,000, AND YOU CAN SEE ATTACHMENT C FOR EACH BREAK  
8 DOWN OF THE DOLLARS FOR EACH SUBREGION, ASSUMING THAT THEY GO  
9 FORWARD, AND EACH COUNTY COLLABORATIVE. AND THEN TRANCHE TWO  
10 IS AN INITIAL MINIMUM ALLOCATION WHERE EVERYONE GETS THE SAME.  
11 TRANCHE THREE IS DESIGNED TO HELP ALLOCATE ADDITIONAL FUNDS TO  
12 LOCAL JURISDICTIONS THAT ARE TAKING ON A GREATER  
13 RESPONSIBILITY UNDER RHNA. THOSE ARE DESIGNED TO BE  
14 JURISDICTIONS THAT HAVE AT LEAST A THOUSAND RHNA UNITS. WE  
15 HEARD FEEDBACK. THANK YOU FROM THIS GROUP OF FOUR, ABOUT  
16 MAKING SURE THAT THE LOCAL JURISDICTIONS THAT GET LESS THAN  
17 1,000 RHNA UNITS, BUT HAVE SIGNIFICANT PLANNING CHALLENGES  
18 ALSO PARTICIPATE. NEXT SLIDE PLEASE THIS IS PURPORTING ON THE  
19 LAST DETAILED TRANCHE. THE PROPOSAL IS A \$1 MILLION TRANCHE  
20 SPLIT INTO 1/3 TRANCHE THAT WOULD BE FOR SMALLER JURISDICTIONS  
21 COMPETED AND THAT WOULD BE DEFINED BY HCD AS POPULATION OF  
22 LESS THAN 60,000 AND THE TWO THIRDS REMAINING, ANYBODY CAN  
23 COMPETE FOR. SO THE SMALLER JURISDICTIONS CAN ALSO COMPETE IN  
24 THAT TRANCHE. THE ELIGIBLE USES ARE PROPOSED TO BE HOUSING  
25 ELEMENTS AND REZONING. AND THE SCORING CONSIDERATIONS WILL

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1 INCLUDE WHETHER THE LETTER OF INTEREST IS -- ARE PROPOSED  
2 APPLICATION. VERY SIMPLE. WITH A LETTER OF INTEREST, IT'S  
3 REFLECTING SOMETHING THAT IS CONSISTENT WITH THE PDA2050  
4 GROWTH GEOGRAPHIES, WHETHER IT REFLECTS ADVANCES, PDAS HOUSING  
5 STRATEGIES, AND THEN WE ALSO HEARD FROM THE LAST TIME, AND WE  
6 WANT TO REFLECT BACK TO YOU, THAT WE UNDERSTAND THAT THERE ARE  
7 GAPS IN THE FUNDING. AND THIS IS NOT THE TRADITIONAL GAP IN  
8 FUNDING WHERE YOU HEAR A HOUSING PROJECT, WHERE YOU HAVE A GAP  
9 IN FUNDING TO BUILD A BUILDING. THIS IS A GAP IN FUNDING TO DO  
10 A HOUSING ELEMENT. AND WE UNDERSTAND THAT EVERYONE IS PIECING  
11 TOGETHER A LITTLE BIT OF MONEY HERE AND THERE TO GET WHAT THEY  
12 NEED FOR THE HOUSING ELEMENT. SO IF SMALLER JURISDICTIONS  
13 HAVEN'T PIECED TOGETHER ENOUGH THAT THEY WILL GET EXTRA  
14 CONSIDERATION IN THIS ROUND. IF I CAN HAVE THE NEXT SLIDE  
15 PLEASE. THIS IS NEW TO YOU. THIS IS REFLECTING BACK ON THAT  
16 FIRST TRANCHE OF THE 500,000 WHERE WE SAID WE WERE JUST KICK  
17 STARTING THE COLLABORATIVES. THIS IS THE SOLE FUNDING THAT WE  
18 PROPOSE FOR THE COLLABORATIVE. THIS WOULD BE ALLOCATED TO  
19 COUNTIES, BECAUSE WE RECOGNIZE THAT THE COUNTY DOESN'T NEED  
20 ALL IN THIS AREA. JURISDICTIONS IN THE COUNTY, BUT THE INTENT  
21 IS TO MAKE SURE THAT EACH COUNTY WILL BE ABLE TO PAY 4.5 FTE  
22 TO SERVE ONLY THEIR PRIORITIES AND TECHNICAL ASSISTANCE AND  
23 HAVE SOMEONE ON CALL FOR THE ENTIRE THREE YEARS THROUGHOUT END  
24 OF 2023. CAN I HAVE THE NEXT SLIDE PLEASE. I HAVE GIVEN YOU A  
25 LOT OF MATH AND THIS SLIDE IS WRAPPING IT UP IN A BOW FOR YOU.

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1 SOME OF YOU LIKE TO SEE THE MATH IN THE NUMBERS. THIS SLIDE IS  
2 FOR THAT AND THE NEXT SLIDE IS FOR VISUAL LEARNERS LIKE ME WHO  
3 WANT TO SEE HOW THE PIE CHART CAME OUT. TO RECAP, THERE IS \$50  
4 MILLION COMING DIRECTLY TO THE LOCALS FROM SB2 AND LEAP  
5 PROGRAMS, AND STAFF PROPOSES TO ADD ANOTHER TEN PLUS MILLION  
6 OF THE REAP FUNDS TO GET LOCALLY ALLOCATED. NEXT SLIDE PLEASE.  
7 AND THIS IS THE PIE CHART AGAIN, FROM THE BEGINNING OF THE  
8 PRESENTATION ON THE PIE CHART ON THE LEFT. IS HOW THE STATE  
9 HAS ALLOCATED THE MONEY, AND THE PIE CHART ON THE RIGHT IS HOW  
10 STAFF HAS RECOMMENDED THAT AN ADDITIONAL SLICE OF THE GOLD PIE  
11 BE REALLOCATED TO LOCAL JURISDICTIONS. AND THAT'S THE LIME  
12 GREEN PIECE THERE. SO, BASICALLY, HOW THIS WORKS OUT IS, UNDER  
13 THE INITIAL STATE SCHEME ABOUT 67 PERCENT OF THE FUNDING  
14 AVAILABLE IS GOING TO THE LOCAL JURISDICTIONS, AND UNDER THE  
15 STAFF'S PROPOSAL, ABOUT 82 PERCENT OF ALL PLANNING GRANTS  
16 COMING FROM THE STATE WILL BE ELIGIBLE TO THE LOCAL. FINALLY  
17 I'M GOING TO SHIFT TO THE NEXT SLIDE IS THIS IS A PREVIEW OF  
18 THE NEXT AGENDA ITEM WHICH IS APPROVAL OF THE RESOLUTION TO GO  
19 TO THE HCD BUDGET. AND SO THIS IS HOW THAT \$18 MILLION WOULD  
20 BE ALLOCATED. YOU HAVE THE \$8.2 MILLION OF LOCAL ALLOCATIONS,  
21 WHICH I HAVE DISCUSSED AT LENGTH AND THAT IS IN ADDITION THE  
22 MONEY THAT HAVE BEEN ALLOCATED ABOUT HALF OF THE 5.9 MILLION  
23 HAS BEEN ALLOCATED THAT PLUS THE INITIAL ALLOCATION ASIDE UP  
24 TO OVER \$10 MILLION. THE REGIONAL TECHNICAL ASSISTANCE WHICH  
25 IS ALL OF THE DATA TOOLS AND THE PEER COHORTS AND WORK GROUPS

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1 AND STRATEGIC INITIATIVES THAT I HAVE BEEN TALKING ABOUT IS  
2 ABOUT 6.6 MILLION. THE OUTREACH BUCKET IS EXACTLY 2 MILLION.  
3 YOU CAN SEE SOME MORE DETAILS HERE ON THE SLIDE, BUT  
4 ATTACHMENT D IN YOUR PACKET HAS MUCH MORE DETAIL, AND  
5 ATTACHMENT D WILL FORM THE BASIS OF OUR HCD APPLICATION. WITH  
6 THAT I'M JUST GOING TO INTRODUCE MY COLLEAGUE, DANIEL SAVER  
7 FOR A LITTLE BIT OF CONTEXT ON ADDITIONAL SUPPORT THAT WE'RE  
8 GIVING LOCALS ON TECHNICAL ASSISTANCE. AND THEN WE'LL WRAP UP  
9 WITH DISCUSSION AND QUESTIONS. NEXT SLIDE PLEASE.

10

11 **DANIEL SAVER:** THANK YOU HEATHER. I'LL BE VERY QUICK. JUST TO  
12 NOTE AS WE'RE MOVING FORWARD THE REAP PROGRAM ON THE ABAG SIDE  
13 OF THE HOUSE AT THE SAME TIME ON THE MTC SIDE OF THE HOUSE  
14 WILL BE MOVING FORWARD WITH THE REMAINING DOLLARS THROUGHOUT  
15 PDA GRANT PLANNING PROGRAM. SINCE THEE WILL BE MOVING FORWARD  
16 AT THE SAME TIME AND BOTH ARE ORIENTED TOWARDS HELPING LOCAL  
17 JURISDICTIONS WITH THEIR PLANNING ACTIVITIES STAFF IS GOING TO  
18 BE EXPLORING WAYS TO TRY TO STREAMLINE BOTH OF THESE PROGRAMS  
19 AND CREATE EFFICIENCIES WHERE POSSIBLE, BOTH FOR US INTERNALLY  
20 AS WELL AS FOR LOCAL JURISDICTION STAFF. SO FOR EXAMPLE, THESE  
21 TWO POTS OF FUNDS THAT WILL BE AVAILABLE AT THE SAME TIME  
22 LOCAL JURISDICTION STAFF MAY APPLY TO BOTH POTS OF FUNDS OR  
23 EXPLORING WHETHER IT'S POSSIBLE TO PUT OUT ONE KIND OF  
24 CHECKLIST STYLE APPLICATION, YOU SEE THE CHART ON THE RIGHT IS  
25 JUST KIND OF THE REPRESENTATION OF WHAT THAT COULD LOOK LIKE,



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1 TO TRY TO MAKE IT AS EASY AS POSSIBLE ON LOCAL STAFF TO ACCESS  
2 ALL RESOURCES AVAILABLE IN THE LOCAL REGION FOR PLANNING.  
3 THERE IS POST FOR SIGNIFICANT OVERLAP IN TERMS OF ACTIVITIES  
4 THAT COULD BE FUNDED BY PDA PLANNING GRANTS REAP. WE WANT TO  
5 FLAG FOR YOU, THERE ARE ADDITIONAL RESOURCES AVAILABLE FOR  
6 LOCAL JURISDICTIONS AND WE'RE WORKING TO TRY TO MAKE SURE THAT  
7 IS STREAMLINED. WITH THAT I'LL PASS IT BACK TO HEATHER AND WE  
8 CAN MOVE TO THE LAST SLIDE. HEATHER, I THINK YOU'RE MUTED.

9

10 **HEATHER PETERS:** HI. THIS NEXT STEPS IS JUST, TODAY'S HOUSING  
11 COMMITTEE RECOMMENDATION THAT WE'RE SEEKING ON BOTH THE  
12 OVERALL PROGRAM DESIGN IN THE 50 AGENDA ITEM AND THE  
13 RESOLUTION TO MAKE THE APPLICATION IN THE SECOND AGENDA ITEM.  
14 THAT WILL THEN MOVE IT TO THE EXECUTIVE BOARD NEXT WEEK. AND  
15 WE WILL MAKE OUR HCD APPLICATION BASED ON WHAT THE EXECUTIVE  
16 BOARD APPROVES AND WE WILL BE ISSUING OUR RFQ TO GET ON YOU  
17 REGIONAL CONSULTING BENCH ON BOARD AND WE'LL BE DOING MORE  
18 WORK WITH LOCAL STAFF TO MAKE SURE THAT WE'RE IDING THE  
19 PRIORITIES THAT THEY HAVE SET FOR THE COLLABORATIVES AND THE  
20 COHORTS AND WORKERS. AND WE'LL COME BACK TO YOU AGAIN IN  
21 JANUARY TO TALK ABOUT THE MAP OF THE SUPPORT OF HOW THAT \$4.2  
22 MILLION TRANCHE OF CONTINUING TO SUPPORT THE COLLABORATIVES IS  
23 GOING TO BREAK OUT AMONGST THE COUNTIES. WITH THAT THANK YOU  
24 FOR YOUR PATIENCE, AND I AM AVAILABLE FOR ANY QUESTIONS YOU  
25 MIGHT HAVE.

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1

2 **LORI WILSON, CHAIR:** THANK YOU. ARE THERE ANY QUESTIONS FROM  
3 THE MEMBERS? I SEE PAT EKLUND.

4

5 **PAT ECKLUND:** THANK YOU VERY MUCH, SUPERVISOR CHAVEZ. -- OR  
6 CHAIR CHAVEZ -- [LAUGHTER] ANYWAY. GREAT PRESENTATION. A LOT  
7 OF INFORMATION. MY -- I'M -- I HEARD A LITTLE BIT ABOUT WHAT  
8 IT IS THAT YOU'RE PROPOSING TO DO FOR THIS REGIONAL CONSULTING  
9 BENCH, WHICH IS PROBABLY SOMETHING THAT WE HAVEN'T REALLY DONE  
10 IN THE PAST, TO THE EXTENT THAT YOU'RE PROPOSING IT HERE. WHAT  
11 -- WHAT ARE YOU PLANNING TO DO TO EVALUATE THE EFFECTIVENESS  
12 OF THAT REGIONAL CONSULTING BENCH? NOT ONLY FOR PEOPLE WHO --  
13 NOT ONLY CITIES OR COUNTIES THAT MAY USE THAT CONSULTING BENCH  
14 BUT FOR THOSE MORE IMPORTANTLY WHO LOOK INTO IT AND DECIDE NOT  
15 TO USE IT. HOW ARE WE GOING TO BE DOING THAT? IT'S A LOT OF  
16 MONEY TO PUT INTO SOMETHING LIKE THAT, AND IN MY OPINION I  
17 WOULD RATHER KNOW SOONER RATHER THAN LATER WHETHER IT IS  
18 REALLY HELPING CITIES, BECAUSE THIS IS GOING TO BE A TOUGH  
19 TIME FOR ALL PLANNERS IN THE BAY AREA. SO, I JUST WANT TO MAKE  
20 SURE THAT THE MONEY IS USED EFFECTIVELY. SO COULD YOU HELP ME  
21 UNDERSTAND HOW WE'RE GOING TO EVALUATE THE EFFECTIVENESS OF  
22 THE USERS? AND THOSE WHO DECIDE NOT TO USE THIS CONSULTING  
23 BENCH.

24

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1   **DANIEL SAVER:** THANK YOU DIRECTOR EKLUND. HEATHER, I MAY JUMP  
2   IN ON THIS. WE HAVE ACTUALLY MODELED THIS BENCH AFTER A  
3   SUCCESSFUL BENCH APPROACH THAT HAS BEEN USED IN THE PDA  
4   PLANNING GRANTS PROGRAM. AND SO IN PART WE HAVE ACTUALLY TRIED  
5   TO INCORPORATE SOME OF THE FEEDBACK WE HAVE HEARD FROM LOCAL  
6   JURISDICTION STAFF THAT PARTICIPATED IN THE PDA PLANNING  
7   GRANTS PROGRAM. AND SO WHAT WE'RE PROPOSING HERE IS  
8   INCORPORATING THOSE LEARNINGS. I THINK, DIRECTOR, YOU MAKE A  
9   GREAT POINT, THAT WE'LL NEED TO CONTINUE TO EVALUATE THE  
10  EFFECTIVENESS OF THIS, AS WE GO ON. IT IS SOMETHING THAT WE'RE  
11  CONSIDERING AS A POTENTIAL MODEL FOR THE AGENCIES MORE BROADLY  
12  MOVING FORWARD. THIS IS KIND OF THE NEXT ITERATION. LET'S SAY  
13  VERSION 2.0, IF YOU WILL, BUT I THINK YOU RAISE A GREAT POINT  
14  THAT WE SHOULD MONITOR MOVING FORWARD AND CONTINUE TALKING TO  
15  LOCAL JUST STAFF MORE THAN ANYONE TO MAKE SURE THAT WE'RE  
16  GROUNDING.

17

18  **PAT ECKLUND:** AND ALSO MAKING SURE THAT YOU SURVEY OR TALK TO  
19  JURISDICTIONS THAT ATTEMPT TO USE IT BUT THEN DECIDE NOT TO.  
20  WAS IT NOT WHAT THEY WERE LOOKING FOR? WERE THEY LOOKING FOR  
21  SOMETHING ELSE? BECAUSE A LOT OF TIMES ORGANIZATIONS DON'T  
22  NECESSARILY LOOK AT THOSE WHO TURN IT DOWN. THEY ONLY LOOK AT  
23  THE ONES THAT USE THE SERVICE. ANYWAY. COMMENTS FROM THE  
24  PEANUT GALLERY UP NONETHELESS WHERE IT'S STARTING TO RAIN LIKE  
25  ANYTHING.

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1

2 **LORI WILSON, CHAIR:** THANK YOU. JULIE PIERCE.

3

4 **JULIE PIERCE:** THANK YOU. YEAH. THE RAIN IS HITTING US RIGHT  
5 NOW TOO, OUT IN THE EAST BAY VERY BLUSTERY WEATHER LOOKING  
6 FORWARD TO GETTING HIT. I THINK PAT MAKES SOME GOOD POINTS BUT  
7 I HAVE A MUCH SMALLER JURISDICTION EVEN THAN HER. PAT COMES  
8 FROM A SINGLE PLANNER, AND I'M HOPING THAT AS WE TRY TO USE  
9 THIS BENCH, WHICH I'M LOOKING FORWARD TO -- I THINK IT'S A  
10 GREAT IDEA -- I'M HOPING THAT ABAG STAFF WILL BE ABLE TO HELP  
11 GUIDE OUR LOCAL STAFF ON HOW BEST TO USE THE RESOURCES AND  
12 WHERE THEY CAN GET THE EXPERTISE THAT THEY NEED. SO IF MY  
13 PLANNER IS STUCK ON SOMETHING, HE CAN COME TO OUR ABAG STAFF  
14 AND SAY, WHO DO YOU THINK CAN HELP ME THE MOST? WHAT IS IT  
15 THAT I NEED TO DO? WALK ME THROUGH THIS. BECAUSE THEY ARE  
16 OVERWHELMED RIGHT NOW. THEY ARE JUST UP TO HERE. SO I'M HOPING  
17 THAT'S PART OF WHAT WE'RE PLANNING ON DOING. I KNOW WE HAVE  
18 DONE THAT KIND OF IN THE PAST ON PROJECTS. REASSURANCE TO  
19 STAFF THAT WE'RE HERE TO HOLD YOUR HAND THROUGH THE PROCESS  
20 PROBABLY WOULD BE MUCH APPRECIATED RIGHT NOW.

21

22 **HEATHER PETERS:** ABSOLUTELY. AND THAT IS A CORE ELEMENT OF OUR  
23 PROGRAM DESIGN. YOUR LOCAL STAFF WILL NOT ONLY HAVE ABAG STAFF  
24 TO REACH OUT TO, YOU ALSO HAVE, IF THE STAFF WILL ACCEPT THE -  
25 - IF THE PROPOSAL IS ACCEPTED, WOULD ALSO HAVE THE .5 FTA

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1 SOLELY DEVOTED TO YOUR COUNTY TO HELP YOU NAVIGATE ALL THAT.  
2 TO BE AN ON-CALL RESOURCE, ON EVERY LITTLE THING THAT COULD  
3 COME UP, EVERY LITTLE GLITCH, EVERY LITTLE CHALLENGE, AS WELL  
4 AS WE'RE INTENDING TO ROLL OUT SOMETHING QUITE UNIQUE AS WE  
5 SEAT THIS BENCH, THERE WILL BE AN ONLINE PRESENCE OF THE BENCH  
6 SO THAT YOUR LOCAL STAFF WILL BE ABLE TO SHOP THERE LIKE  
7 AMAZON, THEY WILL BE ABLE TO GO, IS THEY'LL HAVE A PAGE FROM  
8 EVERY SINGLE CONSULTANT FROM THE BENCH, THEY'LL HAVE WHAT THE  
9 RATES ARE, WHAT THEY HAVE QUALIFIED TO DO IN TEN SERVICE  
10 CATEGORIES. THEY WILL BE ABLE TO SEARCH FOR SOMEONE, IF THEY  
11 NEED AN EIR, OR SORT THROUGH STAFF WILL BE THERE TO HELP YOU  
12 NAVIGATE. WE DID A POLL OF THE PLANNING STAFF AND ASKED HOW  
13 MANY OF THE PLANNING STAFF HAD DONE A HOUSING ELEMENT BEFORE,  
14 AND A WHOLE THIRD OF THE STAFF HAVE NEVER DONE ONE BEFORE. SO  
15 WE INTEND TO HAVE A WORK GROUP ON, YOU KNOW INTRODUCTION  
16 HOUSING ELEMENTS SO WE CAN HAVE FOLKS WORK TOGETHER AND REALLY  
17 LEARN THAT AT A LEVEL THEY NEED HELP WITH, AND WE REALLY WANT  
18 YOUR FEEDBACK. APPRECIATE IT.

19

20 **JULIE PIERCE:** THAT'S TERRIFIC. I THINK THE COUNTY-WIDE WORKING  
21 GROUPS, THE PEER GROUPS WILL PROBABLY HELP EVERYONE AS WELL AS  
22 THEY ALL KIND OF HOLD HANDS AND JUMP IN TOGETHER. SO THAT WILL  
23 BE VERY HELPFUL. I REALLY APPRECIATE THE CREATIVITY OF  
24 ADDRESSING THIS, THIS TIME. THANK YOU SO MUCH.

25

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1 **PAT ECKLUND:** CHAIR CHAVEZ, THIS IS PAT. I FORGOT, I HAD ONE  
2 MORE QUESTION. IS THAT OKAY?

3

4 **CINDY CHAVEZ:** SO THE CHAIR IS MS. WILSON.

5

6 **PAT ECKLUND:** OH I'M SORRY. CHAIR WILSON. I GUESS I WAS HUNG  
7 OVER FROM THE LAST MEETING. SORRY. CHAIR WILSON.

8

9 **LORI WILSON, CHAIR:** THAT'S ALL RIGHT.

10

11 **PAT ECKLUND:** I CAN ASK ONE MORE QUESTION. THIS INTERACTIVE  
12 SITE TOOL IS THAT SOMETHING WE CAN PLAY AROUND WITH?

13

14 **HEATHER PETERS:** IT'S A BETA VERSION RIGHT NOW HOW WE'RE  
15 HANDLING IT RIGHT NOW IS ALL LOCAL PLANNERS WILL RECEIVE AN E-  
16 MAIL FROM OUR TECHNOLOGY DEPARTMENT AND THE LOCAL PLANNER CAN  
17 REQUEST A LOG IN AND CAN REQUEST WHO HAS ACCESS TO THAT. SO  
18 HAVE YOUR LOCAL PLANNER KEEP AN EYE OUT FOR IT AND WE'LL BE  
19 HAPPY TO HELP YOU WITH THAT.

20

21 **PAT ECKLUND:** GREAT. SO I'LL JUST TELL HER TO INDICATE ME TOO,  
22 AND YOU GUYS COULD WORK WITH ME IN SETTING IT UP? IS THAT HOW  
23 IT WORKS?

24

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1 **HEATHER PETERS:** YES. THE ONLY CONCERN ABOUT HAVING TOO MANY  
2 PEOPLE IN THERE IS AS YOU PLAY AROUND WITH T YOU'RE ACTUALLY  
3 CHANGING THE CITIES SITE. LIKE, IF YOU CLICK ON IT, AND YOU  
4 SAY, OH, THIS SITE, THEN IT SHOWS UP AS SOMETHING THAT'S GOING  
5 UP IN YOUR HOUSING ELEMENT. SO IT'S NOT HARD TO UNDO, IT'S  
6 JUST LIKE, YOU CAN'T GO IN AND JUST PLAY WITH IT FOR THE SAKE  
7 OF PLAYING WITH IT. IT'S NOT LIKE THE RHNA.

8

9 **PAT ECKLUND:** YOU CAN SHOW US WHAT THAT TOOL IS? AT ONE OF  
10 THESE MEETINGS, CAN YOU PLAY AROUND WITH IT SO AT LEAST WE CAN  
11 SEE WHAT THE CAPABILITY OF IT IS?

12

13 **HEATHER PETERS:** YES. I WOULD LOVE TO DO THAT, AND I WILL ALSO  
14 SEND OUT AN E-MAIL, LINK TO THE WEBINAR I'M TALKING ABOUT  
15 OCTOBER 29TH WEBINAR, WHERE THEY DEMONSTRATED, I'LL SEND YOU  
16 THE LINK AND I'D BE HAPPY TO BRING TO ONE OF THESE MEETINGS.

17

18 **PAT ECKLUND:** THANK YOU.

19

20 **LORI WILSON, CHAIR:** THANK YOU. CHAIR ARREGUIN.

21

22 **JESSE ARREGUIN:** THIS IS ALL EXCELLENT AND AS WE'RE TALKING  
23 ABOUT THE REGIONAL HOUSING NEEDS METHODOLOGY, THE TECHNICAL  
24 ASSISTANCE TOOLS ARE GOING TO BE CRITICAL FOR OUR LOCAL  
25 GOVERNMENTS TO DEVELOP NEW HOUSING ELEMENTS AND TO MOVE



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1 TOWARDS IMPLEMENTING OUR REGIONAL HOUSING NEEDS ALLOCATION. SO  
2 I REALLY APPRECIATE ALL OF THE THOUGHT AND WORK THAT'S GONE  
3 INTO DEVELOPING THIS SUITE OF A TECHNICAL ASSISTANCE AND  
4 RESOURCES THAT LOCAL GOVERNMENTS CAN USE. I THINK IT'S GOING  
5 TO BE REALLY CRITICAL, AND I THINK IT'S SOMETHING WE SHOULD  
6 REALLY PUBLICIZE TO OUR CITY ASSOCIATIONS, TO PLANNING  
7 DIRECTORS, TO LOCAL GOVERNMENT OFFICIALS AROUND THESE  
8 RESOURCES THAT WE'RE PROVIDING THROUGH ABAG AND MTC. I JUST  
9 WANTED TO TALK ABOUT THE LAST SLIDE THAT DANIEL TALKED ABOUT  
10 WHICH IS KIND OF THE MERGING OR CROSS OVER BETWEEN THE PDA  
11 PLANNING PROCESS AND THE REAP PROCESS, WHICH I THINK IS SO  
12 CRITICAL. BECAUSE MANY OF US ARE GOING TO BE APPLYING FOR PDA  
13 GRANTS WHEN THE NEXT CYCLE BECOMES AVAILABLE. ONE ISSUE THEY  
14 RAISED TO STAFF, WHEN WE KIND OF DID A PRE MEETING BEFORE THIS  
15 MEETING, IS ALSO, AS, YOU KNOW, MTC IS DEVELOPING THE CRITERIA  
16 FOR OBAG THREE, AND THINKING ABOUT HOW THEY'RE GOING TO ON  
17 SCORE AND PRIORITIZE APPLICATIONS FOR FUNDING AND  
18 INFRASTRUCTURE FUNDING, YOU KNOW, WE ALSO HAVE TO MAKE SURE  
19 THAT NOT JUST PDAS BUT ALSO TRANSIT-RICH AREAS IN HIGH  
20 RESOURCE AREAS, THAT ARE NOW GOING TO BE, AS PART OF THE  
21 PLANNED BAY AREA, GEOGRAPHIES AND RHNA, THAT THOSE ARE ALSO  
22 ELIGIBLE FOR SOME OF THAT DISCRETIONARY FUNDING. SO THAT  
23 TRANSPORTATION PROJECTS OR INFRASTRUCTURE PROJECTS THAT ARE  
24 CRITICAL TO SUPPORTING THE CREATION OF NEW HOUSING, YOU KNOW,  
25 CAN ALSO BE COMPETITIVE. SO FOR THOSE MTC MEMBERS ON THIS

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1 COMMITTEE, I'M JUST RAISING THAT ISSUE, AND THERESE, AS WELL,  
2 HOW WE ALIGN THE DISCRETIONARY FUNDING WITH, ALSO, THE PLANNED  
3 BAY AREA AND THE EXPANDED GEOGRAPHIES THAT WE'RE TALKING ABOUT  
4 AS WELL. THANK YOU.

5

6 **LORI WILSON, CHAIR:** THANK YOU. I DON'T SEE ANY HANDS FROM OUR  
7 COMMITTEE MEMBERS. SO I'LL MOVE OVER TO MEMBERS OF THE PUBLIC.  
8 I DON'T SEE ANY HANDS THERE. BUT I'LL CONFER WITH MR. CASTRO  
9 IF ANY WRITTEN COMMENTS WERE RECEIVED.

10

11 **CLERK OF THE BOARD:** NO ATTENDEES WITH THEIR HANDS RAISED, AND  
12 NO WRITTEN COMMENTS WERE RECEIVED FOR THIS ITEM.

13

14 **LORI WILSON, CHAIR:** OKAY. I'LL BRING IT BACK TO OUR COMMITTEE  
15 MEMBERS AND ENTERTAIN A MOTION.

16

17 **WAYNE LEE:** I'LL MAKE A MOTION TO APPROVE. IT'S WAYNE LEE.

18

19 **LORI WILSON, CHAIR:** THANK YOU. I HAVE A SECOND?

20

21 **JAKE MACKENZIE:** MACKENZIE WILL SECOND.

22

23 **LORI WILSON, CHAIR:** GREAT. THE MOTION HAS BEEN MADE BY  
24 COUNCILMEMBER WAYNE LEE, AND SECONDED BY JAKE MACKENZIE. I'LL  
25 ASK FOR ROLL CALL VOTE.

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1

2 **CLERK OF THE BOARD:** THE MOTION CALLS FOR RECOMMENDED APPROVAL  
3 BY THE EXECUTIVE BOARD.

4

5 **LORI WILSON, CHAIR:** YES. LET ME ASK THE MAKER OF THE MOTION,  
6 MR. WAYNE LEE -- I MEAN COUNCILMEMBER WAYNE LEE, IS THAT  
7 CORRECT?

8

9 **WAYNE LEE:** YES.

10

11 **LORI WILSON, CHAIR:** GREAT. THANK YOU.

12

13 **CLERK OF THE BOARD:** ON THE MOTION. [ROLL CALL VOTE] MOTION  
14 PASSES. SEVEN VOTES AYE. THREE ABSENCES.

15

16 **LORI WILSON, CHAIR:** THANK YOU. MOVING TO ITEM 7B REPORT ON  
17 AUTHORIZATION TO REQUEST BALANCE OF EARLY REGIONAL ACTION  
18 PLANNING GRANT. THIS IS AN ACTION ITEM. AND AS NOTED BEFORE,  
19 MS. HEATHER PETERS WILL BE GIVING THE REPORT.

20

21 **HEATHER PETERS:** NO FURTHER REPORT OTHER THAN WHAT I HAVE  
22 ALREADY TALKED ABOUT. WE JUST ASK THAT YOU RECOMMEND THAT THE  
23 EXECUTIVE BOARD PASS THE RESOLUTION SO THAT WE CAN GO FORWARD  
24 AND GET THAT EXTRA \$18 MILLION.

25

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1 **WAYNE LEE:** I'LL MAKE THE MOTION TO RECOMMEND TO THE EXECUTIVE  
2 BOARD.

3

4 **LYNETTE GIBSON MCELHANEY:** MCELHANEY SECONDS.

5

6 **LORI WILSON, CHAIR:** THERE HAS BEEN A MOTION BY WAYNE LEE, AND  
7 SECOND BY LYNETTE GIBSON MCELHANEY. ANY DISCUSSION FROM  
8 COMMITTEE MEMBERS ON THIS ITEM. ANY MEMBERS OF THE PUBLIC WHO  
9 WOULD LIKE TO MAKE A COMMENT OR ANY WRITTEN COMMENTS RECEIVED?

10

11 **CLERK OF THE BOARD:** NO MEMBERS OF THE PUBLIC WITH THEIR HAND  
12 RAISED AND NO WRITTEN COMMENT WAS RECEIVED FOR THIS ITEM.

13

14 **LORI WILSON, CHAIR:** ALL RIGHT. WITH THAT WE'LL MOVE TO ROLL  
15 CALL VOTE.

16

17 **CLERK OF THE BOARD:** [ROLL CALL VOTE] MOTION PASSES. NINE  
18 VOTES.

19

20 **LORI WILSON, CHAIR:** THANK YOU. THANK YOU, STAFF, FOR THE  
21 PRESENTATION. THANK YOU, STAFF, INVOLVED, FOR MAKING THIS  
22 MEETING A SUCCESS. WITH THAT, THE NEXT MEETING OF THE ABAG  
23 HOUSING COMMITTEE WILL BE ANNOUNCED, AND SO THERE BEING NO  
24 FURTHER BUSINESS OF THIS COMMITTEE, THIS MEETING IS NOW  
25 ADJOURNED. EVERYBODY HAVE A GREAT AND SAFE DAY. [ADJOURNED]

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1



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