ASSOCIATION OF BAY AREA GOVERNMENTS

Meeting Transcript

REGIONAL PLANNING COMMITTEE

THURSDAY, 10:00 A.M., MAY 13, 2021

KAREN MITCHOFF, CHAIR: GOOD MORNING ALL. TODAY IS MAY 13TH, 2021, AND THIS IS OUR REGIONAL PLANNING COMMITTEE. I'M GOING TO CALL THE MEETING TO ORDER. MAY WE HAVE ROLL CALL, MR. CASTRO?

CLERK OF THE BOARD: IF WE COULD HAVE THE COVID ANNOUNCEMENT, PLEASE.

KAREN MITCHOFF, CHAIR: OH YOU WANT THAT FIRST. I'M SORRY. I NEVER KNOW WHICH ONE TO DO FIRST. GO AHEAD LET'S DO THE COVID ANNOUNCEMENT.

CLERK OF THE BOARD: THANK YOU. [RECORDED MEETING PROCEDURES ANNOUNCEMENT] DUE TO COVID-19 THIS MEETING WILL BE CONDUCTED AS A ZOOM WEBINAR PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE BROWN ACT. THIS MEETING IS BEING WEBCAST ON THE ABAG WEB SITE. THE CHAIR WILL CALL UPON COMMISSIONERS, PRESENTERS, STAFF, AND OTHER SPEAKERS BY NAME AND ASK THAT THEY SPEAK CLEARLY AND STATE THEIR NAMES BEFORE GIVING COMMENTS OR REMARKS. PERSONS PARTICIPATING VIA WEBCAST AND ZOOM WITH THEIR CAMERAS ENABLED ARE REMINDED THAT THEIR ACTIVITIES ARE

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VISIBLE TO VIEWERS. COMMISSIONERS AND MEMBERS OF THE PUBLIC PARTICIPATING BY ZOOM WISHING TO SPEAK SHOULD USE THE RAISED HAND FEATURE, OR DIAL STAR NINE, AND THE CHAIR WILL CALL UPON THEM AT THE APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER. IT IS REQUESTED THAT PUBLIC SPEAKERS STATE THEIR NAMES AND ORGANIZATION, BUT PROVIDING SUCH INFORMATION IS VOLUNTARY. WRITTEN PUBLIC COMMENTS RECEIVED AT INFO@BAYAREAMETRO.GOV BY 5:00 P.M. YESTERDAY WILL BE POSTED TO THE ONLINE AGENDA AND ENTERED INTO THE RECORD BUT WILL NOT BE READ OUT LOUD. IF AUTHORS OF THE WRITTEN CORRESPONDENCE WOULD LIKE TO SPEAK, THEY ARE FREE TO DO SO. A ROLL CALL VOTE WILL BE TAKEN FOR ALL ACTION ITEMS. PANELISTS AND ATTENDEES SHOULD NOTE THAT THE CHAT FEATURE IS NOT ACTIVE.

KAREN MITCHOFF, CHAIR: THANK YOU. AND WITH THAT, CAN WE NOW HAVE ROLL CALL?

CLERK OF THE BOARD: YES, MA'AM. COUNCILMEMBER ADAMS?

SPEAKER: HERE.

CLERK OF THE BOARD: ARREGUIN?

JESSE ARREGUIN: PRESENT.

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CLERK OF THE BOARD: ASHCRAFT?

SPEAKER: PRESENT.

CLERK OF THE BOARD: BROWN?

MONICA BROWN: YES.

CLERK OF THE BOARD: STEVENS.

SPEAKER: YES. SUPERVISOR CANEPA IS ABSENT. SUPERVISOR DILLON?

DIANE DILLON: PRESENT.

CLERK OF THE BOARD: FLIGOR IS ABSENT.

CLERK OF THE BOARD: HANCOCK?

RUSSELL HANCOCK: PRESENT.

CLERK OF THE BOARD: JONES IS ABSENT. SUPERVISOR LEE?

SPEAKER: HERE? MILEY IS ABSENT. SUPERVISOR MITCHOFF?

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KAREN MITCHOFF, CHAIR: HERE.

CLERK OF THE BOARD: SUPERVISOR MOLT ON PETERS?

SPEAKER: PRESENT.

CLERK OF THE BOARD: NICKENS?

RODNEY NICKENS: PRESENT.

CLERK OF THE BOARD: SUPERVISOR RABBIT IS ABSENT. SUPERVISOR RAMOS IS ABSENT. MR. REGAN?

MATT REGAN: HERE.

CLERK OF THE BOARD: MR. ROMERO?

CLERK OF THE BOARD: PRESENT.

CLERK OF THE BOARD: COUNCILMEMBER ROSS IS ABSENT. MR. SAVAY?

SPEAKER: HERE.

CLERK OF THE BOARD: SCHARFF?

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GREG SCHARFF: HERE.

CLERK OF THE BOARD: ROSS IS ABSENT. TRAUSS?

SONJA TRAUSS: HERE.

CLERK OF THE BOARD: QUORUM IS PRESENT.

KAREN MITCHOFF, CHAIR: THANK YOU MR. CASTRO, WITH THAT WE'LL MOVE TO ITEM TWO PUBLIC COMMENT FOR ANYONE IN THE AUDIENCE TO ADDRESS US ON ANY ITEMS NOT ON TODAY'S AGENDA. THERE WILL BE OPPORTUNITIES UNDER AGENDA ITEMS FOR PUBLIC COMMENT. DO WE HAVE ANY PUBLIC MEMBERS WHO WISH TO ADDRESS US UNDER GENERAL PUBLIC COMMENT?

CLERK OF THE BOARD: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

KAREN MITCHOFF, CHAIR: THANK YOU. COMMITTEE MEMBER ANNOUNCEMENTS DO ANY OF MY COLLEAGUES HAVE ANY ANNOUNCEMENTS THEY WISH TO SHARE WITH THE COMMITTEE? SEEING NO HANDS RAISED. WE'RE GOING TO MOVE ON TO THE CHAIR'S REPORT. I DO NOT HAVE A REPORT. THE CONSENT CALENDAR CONSISTS OF MINUTES OF MARCH 11TH. IS THERE ANY PUBLIC COMMENT ON OUR MINUTES MR. CASTRO?

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CLERK OF THE BOARD: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

KAREN MITCHOFF, CHAIR: THANK YOU. DO I HAVE A MOTION?

PAT ECKLUND: I'LL MOVE IT.

SPEAKER: MOTION TO APPROVE.

KAREN MITCHOFF, CHAIR: MOVED BY EKLUND WHO WAS THE OTHER GENTLEMAN?

RICK BONILLA: BONILLA.

KAREN MITCHOFF, CHAIR: DISCUSSION ON THE MINUTES? MAY WE HAVE A ROLL ON THE MOTION, MR. CASTRO?

CLERK OF THE BOARD: [ROLL CALL VOTE] MOTION PASSES AND THERE ARE TWO ABSTENTIONS.

KAREN MITCHOFF, CHAIR: THANK YOU. MOVING TO ITEM SIX, THIS IS AN ACTION ITEM. IT'S THE FINAL REGIONAL HOUSING NEEDS

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ALLOCATION METHODOLOGY AND DRAFT RHNA ALLOCATIONS. MS. ADAMS WILL GIVE THE REPORT. GO AHEAD, PLEASE, MS. ADAMS.

GILLIAN ADAMS: THANK YOU VERY MUCH. IF WE COULD PULL UP THE SLIDES, PLEASE? GOOD MORNING EVERYONE I'M GILLIAN ADAMS PROJECT MANAGER FOR THE REGIONAL HOUSING NEEDS ALLOCATION AND WE HAVE THE ADOPTION OF THE FINAL METHODOLOGY DRAFT ALLOCATIONS THEN THAT WILL BE FOLLOWED BY THE APPEALS PROCESS THAT HAPPENS AFTER THE RELEASE OF THE DRAFT ALLOCATIONS. NEXT SLIDE PLEASE. SO, THIS SLIDE, HERE, HIGHLIGHTS THE MAJOR STEPS IN THE RHNA METHODOLOGY DEVELOPMENT PROCESS. AS YOU WILL RECALL, THE EXECUTIVE BOARD APPROVED THE DRAFT METHODOLOGY IN JANUARY AND IT WAS SUBMITTED TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR REVIEW IN FEBRUARY AS REQUIRED BY LAW. IN APRIL HCD CONFIRMED THAT THE METHODOLOGY FURTHERS THE RHNA OBJECTIVES. TODAY WE'RE ASKING RPC AND EXECUTIVE BOARD FOR APPROVAL OF THE FINAL METHODOLOGY DRAFT ALLOCATIONS AT ITS MEETING OF MAY 2020. CONFIRMING THE DRAFT METHODOLOGY IS INCLUDED IN YOUR PICTURE HIGHLIGHTED FINDINGS INCLUDE THE FACT THAT METHODOLOGY LARGELY DISTRIBUTES MORE THAN THEIR JOBS TRANSIT RESOURCES AND LEAD TO LONG-TERM IMPROVEMENTS TO LIFE OUTCOMES. HCD APPLAUDED THE SIGNIFICANT WEIGHTING OF ACCESS TO HIGH OPPORTUNITY AREAS AS AN ADJUSTMENT FACTOR AND THE INCLUSION OF THE EQUITY ADJUSTMENT IN THE DRAFT METHODOLOGY. HCD ALSO COMMENDED ABAG FOR ITS ROBUST

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METHODOLOGY PROCESS WITH EXCEPTIONAL STAKEHOLDER ENGAGEMENT THROUGH THE HOUSING METHODOLOGY COMMITTEE. NEXT SLIDE PLEASE. AS A RESULT OF HCD'S FINDING THAT THE DRAFT METHODOLOGY FURTHERS THE RHNA OBJECTIFIES, ABAG CAN NOW APPROVE THE DRAFT RHNA METHODOLOGY AS THE FINAL METHODOLOGY WITHOUT ADDITIONAL MORTIFICATIONS THIS SLIDE PROVIDES AN OVERVIEW OF THE COMPONENTS OF THE FINAL RHNA METHODOLOGY. THE PLAN IN YOUR PACKET DETAILS DESCRIPTION OF THE FINAL METHODOLOGY AND THE DRAFT RHNA ALLOCATIONS. NEXT SLIDE PLEASE. SO IN TERMS OF NEXT STEPS, OF THE EXECUTIVE BOARD WILL CONSIDER APPROVAL OF THE FINAL RHNA METHODOLOGY AND DRAFT ALLOCATIONS AT ITS MEETING ON MAY 20TH. THE RELEASE OF ALLOCATIONS INITIATES THE APPEALS PHASE OF RHNA WHICH ABAG WILL CONDUCT OVER SUMMER AND FALL FOLLOWED BY THE APPROVAL OF THE PLAN IN 2021. LOCAL JURISDICTION HOUSING ELEMENTS ARE DUE TO HCD BY JANUARY OF 2023. THAT COMPLETES MY PRESENTATION, AND I AM HAPPY TO TAKE ANY QUESTIONS.

KAREN MITCHOFF, CHAIR: THANK YOU. CAN WE GO BACK TO -- THERE WE GO. DO I HAVE ANY QUESTIONS OR COMMENTS BY COMMITTEE MEMBERS ON MS. ADAMS' REPORT? I'M NOT SEEING ANY HAND RAISED. DIANE, ARE YOU TRYING TO RAISE YOUR HAND?

DIANE DILLON: YES.

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KAREN MITCHOFF, CHAIR: OKAY.

DIANE DILLON: THANK YOU. I WAS TRYING TO GET TO PARTICIPANTS THEN FIND MY NAME. SORRY. [LAUGHTER]

KAREN MITCHOFF, CHAIR: THAT'S OKAY.

DIANE DILLON: I, ON BEHALF OF MY CAN'T AND MY CONSTITUENTS, AM GOING TO -- WITH GREAT APPRECIATION FOR ALL THE STAFF WORK THAT'S GONE ON THIS NOT BE ABLE TO APPROVE THIS AND WILL BE VOTING NO. I JUST -- I WANT FOLKS TO UNDERSTAND WHY AND WHAT'S HAPPENING IN PLACES LIKE NAPA COUNTY. THE FORT OF BORT OF FORESTRY IS IN THE PROCESS OF ADOPTION OF REGULATIONS WHICH WILL TAKE HUNDREDS OF ACRES OF LAND OFF THE TABLE FOR HOME BUILDING UNLESS YOU IMPROVE YOUR DRIVEWAY AND IF THE PUBLIC ROAD TO YOUR DRIVEWAY IS NOT UP TO STANDARDS YOU HAVE TO PAY TO IMPROVE THE PUBLIC ROADWAY. SO, WE HAVE MANY HILLY ROADS, LITTLE LANES, THAT ARE PUBLIC ROADS. AND NOT EVERYONE -- THERE IS ALL KINDS OF REQUIREMENTS, IT'S A HALF MILE FROM QUARTER ACCESS I CANNOT GO INTO ALL THE DETAILS WITH YOU. YOU WOULDN'T WANT ME TO. BUT NOT ONLY PROSPECTIVELY WILL IT JUST MAKE IT PHYSICAL -- FINANCIALLY IMPOSSIBLE TO JUSTIFY BUILDING HOMES IN THESE AREAS BECAUSE OF THE ROAD IMPROVEMENTS, WE ALSO HAVE A HUGE DILEMMA WITH PEOPLE REBUILDING THEIR HOMES. THEY HAVE TO FIGURE OUT IF THEY'RE GOING TO USE SOME OF THEIR INSURANCE

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TO PAY FOR THE NEW ROAD OR JUST TAKE THEIR INSURANCE AND GO SOMEWHERE ELSE AND WE HAVE HAD THOUSANDS OVER THE LAST THREE YEARS COME OFF THE BOOKS FROM FIRE. SO THIS IS ANOTHER THING. IN ADDITION YOU'RE GOING TO BUY A HOUSE RIGHT NOW IT'S SUBJECT TO THESE -- THESE RULES HAVEN'T BEEN ADOPTED BUT THEY'RE MOVING FORWARD. YOU'RE NOT GOING TO BUY THAT HOUSE BECAUSE IF YOUR HOUSE BURNS DOWN YOU ARE SUBJECT TO THE RULES IF YOU TRY TO REBUILD IT. SO, YOU KNOW, PEOPLE ARE ALREADY TALKING ABOUT TAKING THIS CASE [AUDIO DIFFICULTIES] [INDISCERNIBLE] WE'LL SEE WHAT HAPPENS. BUT, WHEN WE DISCUSSED THIS, AND I BROUGHT UP THIS BEFORE, IN THE RHNA COMMITTEE, WHEN WE DISCUSSED THIS ISSUE OF AREAS, THEY'RE GOING TO COME OFF THE ROLLS, IT WAS, MANY PEOPLE ON THIS COMMITTEE OR MANY PEOPLE COMMENTED AND SAID THAT'S A LOCAL ISSUE. IT'S A ZONING ISSUE. IT'S NOT FOLKS. IT'S DE FACTO THE STATE, VIA THE BOARD OF FORESTRY, TAKING ALL THIS AREA OFF THE MAP. SO I JUST WANT PEOPLE TO UNDERSTAND THAT. IT'S VERY CHALLENGING NOW FOR FIRE REBUILD. THEY HAVE BUILT INTO THE RULES, AS THE DRAFT AND EXEMPTION, IF YOUR HOUSE BURNS DOWN FROM A WILDLAND FIRE, SPECIFICALLY BECAUSE OF PEOPLE IN BUTTE COUNTY WENT NUTS OVER THIS, IF YOUR HOUSE BURNS DOWN BECAUSE YOU LEFT AN OILY RAG BY THE HEATER, YOU'RE SUBJECT TO THESE RULES. THERE ARE 30 COUNTIES THAT HAVE CHIMED IN OF FORESTRY. IT'S NOT JUST A NAPA ISSUE. PART OF THE CITY OF CALISTOGA IS AFFECTED BY THESE PROPOSED RULES. I JUST

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WANT PEOPLE TO UNDERSTAND WHAT IT'S LIKE OUT THERE ON THE GROUND. THANK YOU.

KAREN MITCHOFF, CHAIR: THANK YOU. AND I'M LOOKING AT SLIDE FIVE. I'M ASSUMING THAT NAPA COUNTY AND OTHERS IN THE PREDICAMENT YOU'RE IN, AND THAT SEEMS TOO LIGHT OF A WORD, ARE GOING TO BE APPEALING YOUR RHNA NUMBERS.

DIANE DILLON: YES, WE ARE. AND ALSO, BECAUSE OF THE HIGH OPPORTUNITY AREAS. THE HIGH OPPORTUNITY AREAS, ON THE MAPPING, WERE EXACTLY THESE PLACES. THE HILLSIDES. YES. AND THE EQUITY ISSUE, YES. THESE ARE WHERE THE MAJORITY OF PEOPLE WHO LIVE IN THESE PLACES ARE, ARE WHITE, AND MIDDLE CLASS AND ABOVE. THERE IS NO LOW-INCOME HOUSING IN MANY OF THESE HILLSIDE AREAS THAT WERE IDENTIFIED AS HIGH OPPORTUNITY AREAS. SO IT'S JUST -- THEY'RE NOT HIGH OPPORTUNITY AREAS, ANYWAY. WE HAVE A PLETHORA OF REASONS TO OPPOSE THIS. THANK YOU.

KAREN MITCHOFF, CHAIR: THANK YOU VERY MUCH. APPRECIATE THE EXPLANATION. DO I HAVE ANY OTHER COMMENTS? YES. SUPERVISOR BROWN.

MONICA BROWN: I APPRECIATE EVERYTHING DIANE IS GOING THROUGH. SOLANO KIND OF TOUCHES NAPA. HERE'S MY CONCERN. WHAT HAPPENS IF WE DON'T DO THIS? AND I STILL DON'T HAVE AN ANSWER THAT'S

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EXPLAINABLE TO ME. IT'S ASSEMBLY BILL -- OR SENATE BILL 35? I CAN NEVER REMEMBER WHICH ONE IT IS. THAT SAID IF WE DON'T DO IT, THEN THE DEVELOPERS GET TO IN. SO I'M JUST -- I'M JUST NOT REAL CLEAR. SO IF SOMEONE COULD JUST EXPLAIN THAT TO ME. IF WE DON'T DO IT -- BECAUSE I'M LOOKING AT THE NUMBERS OF SOLANO COUNTY, AND I SEE THE MAYOR FROM VALLEJO ON, I'M SURE ROBERT WILL BE TALKING. OR LET ALONE BENICIA WHICH IS MY AREA, BEING ABLE TO BUILD THERE IS, LIKE, NO LAND IN BENICIA MY CONCERN IS IF WE DON'T DO IT, THEN WHAT? WE LOSE LOCAL CONTROL? IT SOUND LIKE I'M IN AN ALLEY WITH NO ESCAPE. IF SOMEONE COULD EXPLAIN THAT, PLEASE, BEFORE I VOTE.

KAREN MITCHOFF, CHAIR: OKAY IF MATT AND STAFF, AND GILLIAN, YOU WILL BE TAKING THESE QUESTIONS DOWN, LET'S GO THROUGH ALL THE QUESTIONS AND COMMENTS AND THEN CIRCLE BACK TO THAT. I THINK THAT -- IS THAT OKAY, MONICA?

MONICA BROWN: THAT IS PERFECTLY FINE. THANK YOU.

KAREN MITCHOFF, CHAIR: ROBERT MCCONNELL? HELLO ROBERT?

ROBERT MCCONNELL: I WANT TO SEEK SOME CLARIFICATION HERE. IT'S MINDING THAT SOLANO COUNTY HAS BEEN DESIGNATED A SUBREGION AND THE ACTUAL NUMBERS WITHIN EACH SPECIFIC AREA OF THAT COUNTY ARE SELECTED BY THAT SUBREGION THROUGH THE MAYORS? THOSE

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NUMBERS ARE DIFFERENT THAN THOSE ON PAGE 27 OF THE PACKET. AND I AM JUST TRYING TO GET SOME CLARIFICATION, PERHAPS SUPERVISOR SPERING COULD SHED SOME LIGHT ON THIS, BUT BY ADOPTING THESE NUMBERS IN THIS MOTION TODAY, IS THE SUBREGION ACQUIESCENT TO THESE NUMBERS OR DOES IT RETAIN THE AUTHORITY TO ALLOCATE THE NUMBERS WITHIN ITS OWN AREA?

KAREN MITCHOFF, CHAIR: THANK YOU. SONJA?

SONJA TRAUSS: SORRY. IT TOOK ME A MINUTE. I HAVE AN ANSWER, ACTUALLY, FOR WHAT HAPPENS IF YOU DON'T DO IT. IT DEPENDS A LITTLE BIT ON WHAT YOU MEAN BY "IT." IF YOU DON'T PASS A HOUSING ELEMENT THAT'S CERTIFIED BY HCD IF YOU'RE LIKE I DON'T WANT TO DO THE HOUSING PROCESS THEN YOU LOSE ACCESS TO GRANTS AND YOU DO LOSE LOCAL LAND USE AUTHORITY IF THAT CASE IF YOU DON'T HAVE A CERTIFIED HOUSING ELEMENT IF A DEVELOPER PROPOSES A PROJECT THAT MEETS THE HEALTH AND SAFETY STANDARDS, YOU KNOW, BUILDING CODE, THEN THE CITY IS REQUIRED TO APPROVE IT, IRRESPECTIVE OF WHAT THE GENERAL ZONING OR PLAN SAYS. THAT'S IF YOU DON'T WANT HAVE A HOUSING ELEMENT THAT'S CERTIFIED. IF YOU DO HAVE A HOUSING ELEMENT THAT'S CERTIFIED, IF YOU PLAN FOR YOUR RHNA, THEN YOU'RE HOME FREE, ACTUALLY. YOU KNOW, IT'S TRUE THAT IF THE HOUSING DOESN'T GET BUILT, THAT YOU BECOME SUBJECT TO SB35, BUT IN ORDER FOR PROJECTS TO GET THE MINISTERIAL APPROVAL OR PROCESS IN SB35, THEY HAVE TO BE

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ZONING COMPLIANT. SO, SB35 DOESN'T INTERFERE, YOU KNOW, IT DOESN'T TAKE AWAY LOCAL LAND USE CONTROL AT ALL. BECAUSE, YOU KNOW, LIKE I SAID, IT HAS TO FOLLOW YOUR LOCAL ZONING AND PASS THE ZONING THAT'S IN YOUR CONTROL. MY COMMENT IS GENERALLY, FOR EVERYBODY HERE, YOU'RE GOING TO -- ALL OF THIS IS GOING TO BE VERY HARD AND DIFFERENT. YOU'RE GOING TO HAVE TO SHOW LEADERSHIP, AND THIS IS GOING TO BE A REALLY NEW CHAPTER FOR ALL OF OUR LIVES WHO INTERACT WITH THE PUBLIC. AND I WANT TO PROPOSE A CHALLENGE, RIGHT? WHEN YOU'RE TALKING TO YOUR CONSTITUENTS, THE CHALLENGE IS, NO HIGH -- HYPERBOLE, RIGHT, CAN YOU HAVE CONVERSATIONS ABOUT THE LAND USE CHANGES HAPPENING IN YOUR COMMUNITY WITHOUT THE HYPERBOLE, YOU KNOW, FOR MOST OF US IN YOUR INTERACTIONS, WITH THE PUBLIC ISSUES THAT YOU CONSIDER WE DON'T NEED HYPERBOLE LIKE I DID AN SAID THERE ARE THOUSANDS OF HOUSING THAT AREN'T GETTING REBUILT, THERE ARE REAL NUMBERS WE CAN TALK ABOUT BUT WHEN IT COMES TO LAND USE, WE ALL KNOW DON'T PEOPLE COME TO YOU AND SAY MY COMMUNITY IS BEING DESTROYED? WHAT'S THAT? THAT'S HYPERBOLE, IT DOESN'T HELP AND SOMETIMES IT'S CRAZY THINGS THESE REZONE SUGGEST JUST LIKE URBAN RENEWAL. OR DEVELOPERS ARE RAPING US, IF YOU SET A STANDARD FOR COMMUNICATION IN YOUR COMMUNITY WHERE PEOPLE WHO WANT TO TALK ABOUT LAND USE JUST STICK TO THE FACTS, I PROMISE YOU, YOUR PROCESS IS GOING TO BE SO MUCH EASIER. SOLUTIONS WILL REVEAL THEMSELVES TO YOU AND BE OBVIOUS, BECAUSE PEOPLE AREN'T GUNKING-UP THE COMMUNAL BRAIN-

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STORMING WITH HYPERBOLE WITH WORDS THAT REALLY DON'T RELATE WITH REALITY AND STUFF THAT'S MOSTLY EMOTIONAL. I HOPE WHAT I OFFER WAS HELPFUL.

KAREN MITCHOFF, CHAIR: ROBERT?

ROBERT MCCONNELL: IS THERE A RESPONSE TO MY INQUIRY?

KAREN MITCHOFF, CHAIR: WE'RE GOING TO FINISH TAKING COMMENTS THEN HAVE STAFF GET BACK TO YOU ON THAT.

MATT REGAN: THANK YOU. I APPRECIATE THE PRESENTATION CONGRATULATIONS TO STAFF AND ALL CONCERNED FOR THE METHODOLOGY PROCESS AND THE ENDS PRODUCT THE PRAISE FOR HCD IS MERITED AND GOOD JOB FROM ALL. MY QUESTION IS ON THE PROCESS, THIS IS MY FIRST GO AROUND IN THE METHODOLOGY COMMITTEE AND JUST NOT SURE HOW THE PROCESS WORKS AT THE COMMUNITY, IF -- [INDISCERNIBLE] WITH THE PER, DO THEY GET A SMALLER NUMBER WITH THE CASCADE, I'M ASSUMING THE 441 TOTAL NUMBER DOESN'T SUGGEST -- HAVING THAT DEFICIT HOW DOES THAT WORK?

KAREN MITCHOFF, CHAIR: THANK YOU MATT. JESSE ARREQUIN?

JESSE ARREGUIN: I WANT TO TAKE THIS OPPORTUNITY TO THANK OUR STAFF, GILLIAN ADAMS AND ALL THE STAFF IN THE PLANNING UNIT

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WHO HAVE DONE A REALLY GREAT JOB OVER THE PAST TWO YEARS AND CONDUCTING ANALYSIS PROVIDING INFORMATION TO THE HOUSING METHODOLOGY COMMITTEE, TO THE EXECUTIVE BOARD, TO -- THIS COMMITTEE, I WANT TO THANK THE MEMBERS OF THE HOUSING METHODOLOGY COMMITTEE, MANY OF WHOM SERVE ON THIS COMMITTEE, AND ALL THOSE WHO HAVE WORKED ON THIS RHNA METHODOLOGY OVER THE PAST TWO YEARS. THERE IS NO QUESTION THIS IS A BIG CHANGE FOR OUR REGION. AND A LOT OF THIS IS DRIVEN BY SENATE BILL 828 THAT WAS PASSED IN 2017, WHICH DOES SIGNIFICANTLY INCREASE THE ALLOCATION TO CITIES THROUGH THE -- CITIES, COUNTIES, AND TOWNS THROUGH THE CALIFORNIA. SOUTHERN CALIFORNIA, FOR EXAMPLE, SAW A THREE TIME INCREASING IN THEIR RHNA NUMBERS. AND ALSO THE NEW REQUIREMENTS SUCH AS AFFIRMATIVELY FURTHERING FAIR HOUSING. SO WE'RE RESPONDING TO A CHANGING LANDSCAPE AND THIS IS A BIG CHANGE FOR OUR REGION FOR EXAMPLE, MY COMMUNITY AT BERKELEY WE HAVE TO PLAN FOR 9,000 UNITS THAT'S A SIGNIFICANT CHANGE FOR AN ALREADY DENSE BUILT OUT COMMUNITY BUT WE'RE BEGINNING WORK ON UPDATING OUR HOUSING ELEMENT BECAUSE WE HAVE TO COMPLY WITH THE NEW REQUIREMENTS. I WANT TO SAY THAT ABAG IS HERE TO HELP YOU. I WANT TO THANK OUR STAFF FOR LAUNCHING THE HOUSING TECHNICAL ASSISTANCE PROGRAM WHICH HOPEFULLY WE'LL GET AN UPDATE AT RPC IN THE FUTURE WE'RE GOING TO TALK ABOUT THE GENERAL ASSEMBLY IN JUNE WE'RE LAUNCHING A VARIETY OF PROGRAMS NOT JUST CONSULTING BENCH PROVIDING TECHNICAL ASSISTANCE TO STAFF AND COUNTIES, MAKING IT EASIER

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FOR STAFF TO DO WORK TO UPDATE THEIR HOUSING ELEMENTS WE KNOW MANY BUDGETS OF CASH STRAPPED AND SMALLER TOWNS DON'T HAVE THE RESOURCES TO DO THIS WORK. THAT'S MY MESSAGE TO YOU. WHAT'S TO OFFER, WHAT WE'RE OFFERING YOU CITIES AND TOWNS MEMBER AGENCIES OF ABAG IS THE STAFF ASSISTANCE TECHNICAL SUPPORT AND TOOLS TO ENABLE YOU TO DO THE IMPORTANT WORK OF UPDATING YOUR HOUSING ELEMENTS. MUCH MORE TO COME ON THIS, I WANT TO HIGHLIGHT THAT THAT'S A CRITICAL -- THAT'S GOING TO BE REALLY CRITICAL AT CITIES LIKE BERKELEY, NAPA COUNTY, OTHER JURISDICTIONS WILL HAVE TO DO THIS WORK OVER THE NEXT FEW MONTHS, CERTAINLY OVER THE NEXT YEAR. SO THANK YOU.

KAREN MITCHOFF, CHAIR: THANK YOU JESSE. PAT EKLUND, PLEASE.

PAT ECKLUND: THANK YOU VERY MUCH CHAIR MITCHOFF. I REALLY APPRECIATE THE OPPORTUNITY. I, TOO, WANT TO THANK STAFF FOR DOING AN OUTSTANDING JOB, NOT ONLY IN CONDUCTING THE METHODOLOGY COMMITTEES AND DOING ALL THE HARD WORK IN BETWEEN, AND DOING THE METHODOLOGY. STAFF, I THINK, DID A GREAT JOB. AND I ADMISSION WANT TO THANK PRESIDENT ARREGUIN FOR HIS LEADERSHIP THROUGH THIS PROCESS. IT'S NOT BEEN EASY. BUT, I HAVE NOT BEEN A WALL FLOWER IN TERMS OF HOW I THINK WHAT THE METHODOLOGY IS. I DO NOT THINK THAT THE METHODOLOGY IS APPROPRIATE. I HAVE EXPRESSED MY CONCERNS ABOUT THE HIGH OPPORTUNITY AREAS AND SOME OF THE OTHER DECISIONS THAT HAVE

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BEEN MADE. AND MARIN AND SONOMA AND NAPA, I KNOW ALL OF US ARE HAVING ISSUES WITH FIRE MANAGEMENT. A RECENT THING FROM -- WELL, NOT RECENT -- BUT MARIN COUNTY, AVAILABILITY OF DRINKING WATER IS AN ISSUE AND THEY'RE STARTING TO THINK ABOUT WHETHER OR NOT THEY SHOULD CONSTRUCT A PIPELINE ACROSS THE CENTER OF RICHMOND AGAIN LIKE THEY DID BACK IN THE '70S NONE WHY THEY DISMANTLED IT. THEY SHOULD HAVE KEPT IT THERE. I UNDERSTAND THAT WE NEED TO MOVE FORWARD AND WE'RE GOING TO DO WHAT WE CAN DO, BUT I CANNOT SUPPORT THE METHODOLOGY. AND THEREFORE WILL BE VOTING NO. BUT, THE NUMBERS ARE FIVE TIMES WHAT WE GOT IN THE LAST CYCLE, AND THE NUMBERS ARE ALMOST TOTAL WHAT WE HAVE GOT IN THE LAST -- IN THE THREE RHNA CYCLES FOR SOME OF THE CITIES IN MARIN COUNTY. SO THAT'S THE SIGNIFICANCE OF WHAT WE'RE DEALING WITH AND WE DO HAVE FINITE AMOUNT OF PROPERTY THAT CAN BE BUILT ESPECIALLY THAT'S NOT WITHIN THE HIGH FIRE ZONES. BUT ANYWAY, I JUST WANTED TO EXPLAIN WHY I WILL BE VOTING NO. BUT WE'RE GOING TO DO BEST WE CAN TO TRY TO ACHIEVE THE NUMBERS

KAREN MITCHOFF, CHAIR: THANK YOU PAT. I'M NOT SEEING ANY OTHER HANDS RAISED. SUSAN ADAMS, GO AHEAD PLEASE.

SUSAN ADAMS: THANK YOU. AS SOON AS I CLICKED MY HAND RAISING, I LOST MY NOTES. I WOULD JUST LIKE TO JOIN MY FELLOW COMMITTEE MEMBERS APPRECIATING THE WORK THAT'S GONE INTO THE DESIGN OF

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THE METHODOLOGY HOWEVER AFTER HAVING CONVERSATIONS WITH STAKEHOLDERS IN SONOMA COUNTY AND CITY STAFF AND CITY COUNCIL MEMBERS I WILL BE VOTING NO ON THE ITEM PARTICULAR THING TO MENTION IS THE FIRE DANGER IN OUR AREA IMPACT ON HOUSING AND ADDITION OF THE EQUITY ADJUSTMENT HIT TWO OF OUR CITIES WINDSOR AND HEALDSBURG PARTICULARLY HARD THE NUMBERS DIDN'T JUST MOVE NUMBERS AROUND IN OUR COUNTY BUT ADDED A REQUIREMENT FOR 517 ADDITIONAL UNITS PREVIOUSLY ASSIGNED TO OTHER COUNTIES. THANK YOU FOR YOUR TIME.

KAREN MITCHOFF, CHAIR: THANK YOU. JIM SPERING.

JAMES P. SPERING: I WANT TO THANK STAFF. THIS HAS BEEN A LONG JOURNEY, AND I HOPE THIS GETS APPROVED TODAY. THIS IS A VERY FLUID ENVIRONMENT THAT WE'RE IN, AND THERE IS GOING TO BE A LOT OF ADJUSTMENTS MADE AND MANY OF THE COMMENTS YEAR HEARING IS THE REASON SOLANO COUNTY HAS A SUBREGION AND THE ISSUE MONICA BROWN BROUGHT UP WE'RE ABLE TO MOVE MANY UNITS INTO THE TRANSPORTATION CORRIDORS IF THEY DON'T HAVE LAND WE CAN ALLOCATE THAT SOMEWHERE ELSE IN OUR PLAN. BUT THE QUESTION I DO HAVE, FOR STAFF, MADAM CHAIR IF THEY CAN ADD IT TO THE LIST YOU'RE HEARING FOLKS ARE GOING TO VOTE NOW WHAT IF IT DOESN'T PASS WHAT'S FALL OUT FROM THAT?

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KAREN MITCHOFF, CHAIR: THANK YOU JIM. NOW I'M SEEING NO FURTHER -- OH, RICK BONILLA? YOU NEED TO UNMUTE.

RICK BONILLA: THANK YOU VERY MUCH, MADAM CHAIR. I WANT TO SAY THAT I WILL BE VOTING YES FOR ALL OF THE SAME REASONS THAT WE WORKED WITH AS IT WENT THROUGH THE ENTIRE YEAR LONG PROCESS ON THE HOUSING METHODOLOGY COMMITTEE. THE METHODOLOGY WAS NOT ARRIVED AT IN SOME MINDLESS OR CAPRICIOUS MANNER. WE DID A LOT OF WORK. WE CONSIDERED SO MANY ASPECTS AND OF COURSE THERE WAS ALSO THE DISCUSSION AROUND FIRE SAFETY THERE WERE THING MENTIONS, THE METHODOLOGY IS STILL GOOD AND THERE MAY BE BUMPS IN THE ROAD THAT NEED TO GET ALONG IN THE JURISDICTIONS SHOULD IT BE APPEALED I STILL HAVE THE BELIEF OVERALL THAT THE METHODOLOGY ALLOCATION IS GOING TO BE THE BEST PATH GOING FORWARD INTO THE FUTURE. THANK YOU VERY MUCH.

KAREN MITCHOFF, CHAIR: THANK YOU RICK. CARLOS ROMERO?

CARLOS ROMERO: THANK YOU MADAM CHAIR. CLEARLY ALL OF US, OVER THE LAST TWO YEARS, HAVE STRUGGLED WITH THE ALLOCATIONS WITH THE METHODOLOGY. AND HAVE HAD ROBUST DISCUSSION THANKS TO BOTH THE COMMUNITY AND THE NINE COUNTY BAY AREA, AS WELL AS STAFF AND THE VARIOUS COMMITTEES THAT HAVE BEEN WORKING ON THIS. I WILL BE VOTING YES ON THIS. I THINK, AGAIN, IT IS -- IT WAS A PROCESS THAT REALLY DID TRY TO TAKE INTO ACCOUNT AS

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MANY POSITIONS AND OPINIONS AS POSSIBLE. AND ULTIMATELY CAME UP WITH A SOLUTION. THAT PLEASES NO ONE COMPLETELY, BUT THAT TAKES INTO CONSIDERATION MANY OF THE ISSUES THAT ARE BROUGHT UP, PARTICULARLY ONE OF THE ISSUES FOR ME IS, AFFIRMATIVELY FURTHERING FAIR HOUSING. I THINK WE WENT A LONG WAY THIS TIME TO ACTUALLY TRYING TO MOVE THE EQUITY NEEDLE IN THE NINE COUNTY BAY AREA MUCH CLOSER TO WHERE IT SHOULD BE. MORE ROOM TO IMPROVE ON THAT. BUT I REALLY DO BELIEVE THAT THE PROCESS THAT WE EMBARKED UPON AND COMPLETED, AS WELL AS, I THINK, THE COMMENTS THAT CAME FROM HCD THAT WERE RECENTLY DISCUSSED IN THIS MEETING ARE INDICATIVE OF A METHODOLOGY THAT, INDEED, OF A PLAN THAT SHOULD BE APPROVED. AND I WILL BE VOTING YES, THANK YOU.

KAREN MITCHOFF, CHAIR: THANK YOU CARLOS. RODNEY NICKENS?

RODNEY NICKENS: THANK YOU, MADAM CHAIR. GOOD MORNING EVERYONE. RODNEY NICKENS, SAN FRANCISCO FOUNDATION ALSO A FORMER HOUSING METHODOLOGY COMMITTEE MEMBER. I WILL BE VOTING IN FAVOR OF THE PLAN, AS WELL, AND I WOULD LIKE TO ASSOCIATE MYSELF WITH THE SENTIMENTS EXPRESSED BY MR. BONILLA AND MR. ROMERO. THIS PLAN IS NOT PERFECT. HOWEVER, IT MOVES THE NEEDLE FORWARD IN HELPING TO ADDRESS OUR HOUSING CRISIS. AND WHILE THERE ARE ABSOLUTELY WAYS THAT IT COULD BE IMPROVED, WAYS THAT THE PROCESS COULD HAVE BEEN IMPROVED, THIS PLAN WILL ADVANCE

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RACIAL EQUITY. IT WILL MOVE OUR REGION FORWARD, COLLECTIVELY, AND IT WILL RESTORE THAT WE ALL RECOVER, EQUITABLY, AS A REGION. NOT LEAVING ANY JURISDICTION BEHIND. AND SO, WITH SAID THAT, I WOULD IMPLORE MY COLLEAGUES TO SUPPORT THE PLAN AND MOVING FORWARD WITH THIS. THANK YOU.

KAREN MITCHOFF, CHAIR: THANK YOU. AMANDA BROWN-STEVENS.

SPEAKER: HI EVERYONE. AS A MEMBER OF THE HOUSING METHODOLOGY COMMITTEE AND NEW MEMBER, IT'S GREAT TO BE HERE. I WANT TO EXPRESS MY SUPPORT FOR THIS PLAN MOVING FORWARD FOR THE REASONS MY COLLEAGUES JUST MENTIONED BUT ALSO I WILL SAY, WE HAVE BEEN THINKING ABOUT FIRE RISK AND DANGER AND HOW WE BEST TACKLE THESE CHALLENGES, AND I THINK ONE OF THE MOST IMPORTANT PIECES IS BUILDING ENOUGH HOMES WITHIN OUR CITIES AND TOWNS, AWAY FROM FIRE RISK. I THINK THIS PLAN DOES A GREAT JOB WITHIN ALL THE COMPROMISES THAT WE MADE IN SETTING US UP AS A REGION TO BUILD THOSE HOMES WITHIN OUR EXISTING COMMUNITIES, NEAR JOBS, NEAR BETTER TRANSPORTATION OPTIONS, AND AWAY FROM CLIMATE RELATED RISKS AS MUCH AS POSSIBLE WITHIN OUR VERY CHALLENGING REGION AND I THINK WE CAN TAKE STEPS TOGETHER ON HOW WE DO THAT AND PROTECT OUR AREAS THAT ARE MOST VULNERABLE AND KEEP KEY PIECE OF THAT TO ENSURE THAT WE ARE ACCELERATING ABILITY TO BUILD HOUSING WHERE IT MAKES SENSE. I APPRECIATE ALL STAFF'S WORK ON THIS, AND I WILL BE SUPPORTING IT AS WELL.

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KAREN MITCHOFF, CHAIR: THANK YOU. NEYSA FLIGOR. GOOD MORNING NEYSA.

NEYSA FLIGOR: CAN YOU HEAR ME?

KAREN MITCHOFF, CHAIR: YES.

NEYSA FLIGOR: OKAY. GOOD. THANK YOU. I ALSO WANT TO EXPRESS MY SUPPORT FOR MOVING FORWARD WITH THE METHODOLOGY. I ALSO SERVED ON THE METHODOLOGY COMMITTEE, AND WAS VERY MUCH A PART OF ALL THE CONVERSATIONS THAT TOOK PLACE OVER THE YEAR, AND ALL THESE FACTORS, WE DISCUSSED, AND WE CONSIDERED AND WE MADE SURE THAT THE METHODOLOGY WE PROPOSED WAS REALLY THE BEST SOLUTION THAT ALSO MET THE HCD REQUIREMENTS. AND SO VOTING AGAINST T I DON'T KNOW WHERE THAT PUTS US BECAUSE WE HAVE ALREADY DONE THAT DUE DILIGENCE AND WORK, AND THIS WAS REALLY THE BEST SOLUTION. IT WOULD BE A WASTE OF EVERYBODY'S TIME AND RESOURCES TO GO BACK TO THE DRAWING BOARD ON WHEN WE, WHO HAVE SPENT A LOT OF TIME ON THIS, ALREADY DID THAT DUE DILIGENCE AND VETTING OF ALL THE DIFFERENT ISSUES RAISED AND CAME UP WITH A SOLUTION. AND AS OTHERS HAVE SAID, IT'S NOT PERFECT. BUT IT REALLY IS THE BEST COMPROMISED SOLUTION. THE OTHER THING I WOULD LIKE TO ADD, BECAUSE I HAVE HEARD IT FROM CONSTITUENTS HERE IN SANTA CLARA COUNTY, IS THE CONFLATING OF THE METHODOLOGY WITH OUR RHNA

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ALLOCATION. NO ONE LIKES THEIR BIG NUMBERS BUT THAT IS SEPARATE AND APART FROM THE METHODOLOGY. WE JUST CAME UP WITH THE FORMULA THAT WE WILL USE AS ABAG TO APPLY TO THESE BIG NUMBERS. SO VOTING AGAINST THE METHODOLOGY WILL NOT STOP THESE BIG NUMBERS. THEY ARE WHAT THEY ARE, UNLESS YOU APPEAL DIRECTLY TO HCD AND TRY TO GET YOUR NUMBERS CHANGED. SO I WANT TO MAKE SURE THAT MY COLLEAGUES, ON THIS COMMITTEE, ARE NOT VOTING AGAINST THIS METHODOLOGY. BECAUSE WE'RE ALL SO BAFFLED AND HAVE NO IDEA WHAT WE'RE GOING TO DO IN OUR JURISDICTIONS WITH THOSE BIG RHNA ALLOCATIONS. I WANT TO ADD MY SUPPORT AND MAKE SURE THAT PEOPLE ARE FOCUSED ON WHAT WE'RE VOTING ON TODAY AND THE RHNA ALLOCATIONS ARE COMPLETELY SEPARATE. THANK YOU.

KAREN MITCHOFF, CHAIR: THANK YOU. MELISSA I SAW YOU RAISING YOUR HAND.

SPEAKER: MELISSA JONES, WITH THE COALITION BAY AREA PUBLIC HEALTH DEPARTMENTS WE FOCUS ON IMPACT OF HEALTH DIFFERENT THAN WHAT WE SEE IN THE DOCTOR'S OFFICE. WE HAVE BEEN IN AN INCREDIBLE PRESSURE POINT ON HOUSING FOR A LONG TIME IN THE BAY AREA. AND THAT PRESSURE POINT HAS SEEN OUR HOMELESSNESS INCREASE. IT HAS SEEN MORE AND MORE FAMILIES LIVING ON THE EDGE OF WHAT IS AFFORDABLE. AND SO THE CONVERSATIONS ABOUT METHODOLOGY, ABOUT FIGURING OUT WHAT KIND OF HOUSING WE NEED

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FOR THE BAY AREA IS EXCEPTIONALLY IMPORTANT SO IN ADDITION CONSIDERING WHAT HAPPENS IF NOT APPROVED FROM A SORT OF TECHNICAL PERSPECTIVE, I WANT TO BRING BACK INTO THE CONVERSATION ABOUT METHODOLOGY, THE IMPORTANCE OF PEOPLE, THE IMPORTANCE OF FIGURING OUT HOW WE PROVIDE THE KIND OF HOUSING THAT PEOPLE NEED TO NOT BE UNDER THE INCREDIBLE HEALTH PRESSURES THAT COME WITH A HOUSING SYSTEM THAT DOESN'T WORK. I WILL BE VOTING YES ON THIS METHODOLOGY AND WANT TO KEEP THAT CENTERED.

KAREN MITCHOFF, CHAIR: KATHLEEN?

KATHLEEN CHA: WANT TO REITERATE WHAT WE HAVE BEEN HEARING IN TERMS OF WHY I WILL SUPPORT IT. AS PART OF -- AS DIRECTOR FOR LEAGUE OF WOMEN VOTERS OF THE BAY AREA, THAT'S 20 LEAGUES, WE REPRESENT ALL THE COMMUNITIES IN THE BAY AREA. WE HAVE BEEN FOLLOWING THIS PROCESS, MANY OF OUR COMMUNITY LEADER IN THEIR INDIVIDUAL COMMUNITIES WATCHING IT AND LOTS OF DISCUSSION AND REALLY RECOGNIZED CONCERNS IN TERMS OF MARIN, SONOMA, SOLANO, AND SONOMA COUNTY, NAPA, AND KNOWING THAT, KNOWING WHAT THE ISSUES ARE, WE STILL FEEL, AND LOOKING AT THIS, THAT THIS WILL -- THIS IS A GREAT PLAN, NOT PERFECT, BUT A GREAT WAY TO MOVE OURSELVES FORWARD. AND THAT EQUITY NEEDLE IS VERY IMPORTANT TO US, AND WE HAVE WATCHED WHAT'S GONE ON. AND, AGAIN, WE KNOW IT'S NOT PERFECT, WHAT WE FEEL IS, IT'S UP TO US THEN, IN THE

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COMMUNITIES TO SUPPORT OUR LOCAL COMMUNITIES, AND FIGURE OUT HOW TO MAKE IT HAPPEN. AND BRING THAT KIND OF SUPPORT, SO I'LL DEFINITELY, REPRESENTING ALL OF THEM, VOTING YES.

KAREN MITCHOFF, CHAIR: THANK YOU KATHLEEN. JESSE?

JESSE ARREGUIN: THANK YOU MADAM CHAIR FOR GIVING ME ONE MORE OPPORTUNITY TO SPEAK. I'M GOING TO SPEAK AS THE PRESIDENT OF ABAG NOW. I REALLY RESPECT THOSE COMMITTEE MEMBERS THAT HAVE CONCERNS ABOUT THE METHODOLOGY. AND THERE WILL BE A PROCESS TO EXPRESS THOSE CONCERNS AND RAISE SUBSTANTIVE ISSUES AROUND THE METHODOLOGY THROUGH THE APPEALS PROCESS AS PRESCRIBED BY STATE LAW. I WANT TO ACKNOWLEDGE SOME THINGS THAT ARE DRIVING THIS CONVERSATION ONE AS NOTED, THE NEW STATE LAW, SB 828, WHICH DID RESULT IN A MUCH HIGHER ALLOCATION FOR OUR REGION. AND ALSO, THE NEW REQUIREMENTS SUCH AS AFFIRMATIVELY FURTHERING FAIR HOUSING BUT THE BIG PERSPECTIVE WHAT'S DRIVING THIS IS THE HOUSING CRISIS THAT ALL OF OUR COMMUNITIES ARE FACING, EVEN BEFORE COVID-19. WE FACED A SIGNIFICANT SHORTAGE OF HOMES PARTICULARLY HOMES FOR AFFORDABLE LOW, VERY LOW AND MODERATE INCOME HOUSEHOLDS IN THE REGION AND WHAT WE'RE DOING WITH BAHFA IN THE BAY AREA FINANCING AUTHORITY HOPEFULLY THAT WILL PROVIDE SIGNIFICANTLY MORE RESOURCES TO GOVERNMENTS TO SUPPORT YOUR WORK AND BUILDING AFFORDABLE HOUSING TO MEET YOUR REQUIREMENTS TO ADDRESS THE NEEDS OF THE ENTIRE REGION BUT

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WE'RE AT A REFLECTION POINT IN THE HISTORY OF THIS BAY AREA. AND THE DECISION THAT WE MAKE TODAY ON THE RHNA, THAT THE EXECUTIVE BOARD WILL MAKE NEXT WEEK, AND THE DECISIONS THAT WE MAKE AS REGIONAL LEADERS, AND YES, WE REPRESENT OUR OWN COMMUNITIES I REPRESENT ALAMEDA COUNTY BUT WE'RE COMING TO THIS ALSO REPRESENTING THE REGION AND WE HAVE TO THINK ABOUT WHAT'S BEST FOR THE FUTURE OF THE REGION. HOW ARE WE GOING TO ADDRESS THE CRISIS OF HOMELESSNESS AND HOUSING INSECURITY WHICH IS EVEN MORE SEVERE DURING THIS PANDEMIC AND THAT IS GOING REQUIRE CHANGES IN HOW OUR COMMUNITIES ARE BUILT AND PLANNED. WE NEED TO DO THAT TOGETHER AS A REGION. IT'S GOING REQUIRE THAT WE HAVE TO CHANGE THE WAY THAT WE GROW AS A REGION. WE HAVE TO DO IT EQUITABLY. WE HAVE TO MAKE SURE THAT PEOPLE, LOWER, MODERATE INCOMES HAVE OPPORTUNITY IN EVERY PART OF OUR REGION. AND WE DO HAVE TO MEET OUR RESPONSIBILITY AS A REGION TO ADDRESS THIS GROWING CRISIS. YES THIS ISN'T PERFECT BUT I THINK THIS IS THE BEST COMPROMISE THAT WE WERE ABLE TO REACH OVER THE PAST COUPLE OF YEARS, INTENSIVE WORK AT ALL COMMITTEE LEVELS TO MEET STATE LAW AND ADDRESS THE GROWING NEED FOR HOUSING IN THE SAN FRANCISCO BAY AREA. WE HAVE TO PLAN FOR 4 MILLION MORE PEOPLE IN THE SAN FRANCISCO BAY AREA REGION OVER THE NEXT 30 YEARS. WHERE ARE THEY GOING TO LIVE? AND I THINK WE DID A THOUGHTFUL JOB IN DISTRIBUTING THAT GROWTH EQUITABLY TO ADVANCE GOALS OF SUSTAINABILITY IN OUR REGION. AND WHAT HAPPENS IF WE DON'T MOVE THE METHODOLOGY

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FORWARD? WE HAVE TO HAVE OUR HOUSING ELEMENTS BY JANUARY 1ST, 2022. IF THIS DOESN'T MOVE FORWARD MANY COMMUNITIES IN THE SAN FRANCISCO BAY AREA ARE GOING TO BE OUT OF COMPLIANCE WITH STATE LAW WHICH IS GOING TO, ONE, RESULT IN POTENTIAL LOSS OF GRANTS TO LOCAL GOVERNMENTS INCLUDING HOUSING FUNDS, AND SECONDLY, MAY RESULT IN LEGAL ACTION BY THE STATE OF CALIFORNIA. YOU KNOW THE STATE OF CALIFORNIA HAS INCREASINGLY BEEN MORE AGGRESSIVE IN THEIR ENFORCEMENT OF THESE LAWS. SO I RESPECT THE CONCERNS. I WOULD ASK THAT WE MOVE THIS FORWARD HAVE DISCUSSION AT THE EXECUTIVE BOARD AND LET THE APPEALS PROCESS HAPPEN SO THAT WE CAN STAY ON TRACK TO MEET STATE LAW AND WORK WITH YOU WORK WITH THE LOCAL GOVERNMENT COMMUNITIES TO HELP GET THIS DONE. BECAUSE WE ARE ALL IN IT TOGETHER. THANK YOU MADAM CHAIR.

KAREN MITCHOFF, CHAIR: THANK YOU PRESIDENT ARREGUIN. ALL RIGHT. I'M NOT SEEING ANY OTHER HANDS RAISED. BEFORE I GO TO PUBLIC COMMENT, STAFF, COULD YOU ADDRESS THE QUESTIONS THAT WERE ASKED DURING THIS DISCUSSION? GILLIAN?

GILLIAN ADAMS: I'M GOING START THEN GET BACK UP FROM OTHER STAFF. THE QUESTION ELATED TO WHAT HAPPENS IF JURISDICTIONS NEED TO ACCOMMODATE THEIR RHNA ALLOCATIONS? AND YOU KNOW, I APPRECIATE COMMITTEE MEMBER TRAUSS PROVIDING AN OVERVIEW OF SB35. I THINK SHE DID A GOOD JOB OF EXPLAINING WHAT HAPPENS IN

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THE EVENT THAT, THAT'S REALLY ABOUT A JURISDICTION NOT MAKING PROGRESS IN MEETING ITS RHNA ALLOCATIONS OVER THE EIGHT YEAR PERIOD. AND I KNOW THAT THERE HAS BEEN OTHER LAWS PASSED RECENTLY WITH, SORT OF, MORE ENFORCEMENT POWERS FOR HCD AND OTHER SORTS OF PENALTIES. I DON'T KNOW ALL OF THE DETAILS OF THOSE. BUT, I THINK THAT PROVIDED A GOOD OVERVIEW OF, SORT OF, WHAT'S -- SOME OF THOSE IMPLICATIONS ARE. THE SECOND QUESTION WAS ABOUT THE SOLANO SUBREGION. SO WE DID INCLUDE NUMBERS IN OUR REPORT FOR WHAT THE JURISDICTIONS IN SOLANO WOULD RECEIVE AS PART OF THIS RHNA METHODOLOGY THAT WAS NOT INTENDED TO SORT OF OVERRIDE THE SOLANO COUNTY SUBREGION. THEY ARE CONTINUING WITH THEIR PROCESS, AND WE FULLY EXPECT THEM TO BE IDENTIFYING THEIR OWN ALLOCATIONS. THOSE ARE INCLUDED IN OUR REPORT. SIMPLY IN THE EVENT THAT THE SUBREGION IS UNABLE TO COMPLETE ITS WORK, ABAG HAS TO SORT OF STEP IN AND PROVIDE ALLOCATIONS TO THESE JURISDICTIONS BUT MAYBE THAT'S SOMETHING THAT WE CAN CLARIFY MORE IN THE PRESENTATION OF OUR REPORT THAT THAT'S NOT INTENDED TO REPLACE WHAT'S HAPPENING WITH THE SOLANO COUNTY'S SUBREGION WORK. I THINK COMMUNITY MEMBER REGAN HAD SOME QUESTIONS ABOUT THE APPEALS. I'M GOING TO HOLD OFF ON THAT BECAUSE THAT'S OUR NEXT AGENDA ITEM SO YOUR QUESTIONS WILL GET ANSWERED AT THIS POINT. AND I THINK PRESIDENT ARREGUIN ALSO ALREADY ANSWERED WHAT HAPPENS IF WE DON'T PASS THE METHODOLOGY AT THIS STAGE. IF I MISSED ANYTHING FROM ANYONE, PLEASE LET ME KNOW

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KAREN MITCHOFF, CHAIR: YEAH. I THINK YOU COVERED EVERYTHING. AND I'M NOT SEEING ANY HAND RAISED TO -- FOR FURTHER CLARIFICATION. ALL RIGHT. EXCUSE ME. MR. CASTRO, DO WE HAVE ANY PUBLIC COMMENT

CLERK OF THE BOARD: ONE PERSON IN THE ATTENDEES WITH HER HAND RAISED AND NO COMMENTS WERE RECEIVED FOR THIS ITEM. BEFORE WE PROCEED, MADAM CHAIR, HOW MANY TIME FOR PUBLIC COMMENT?

KAREN MITCHOFF, CHAIR: TWO MINUTES.

CLERK OF THE BOARD: YES, MA'AM. OUR FIRST SPEAKER IS CHRISTINA RADCLIFFE. GO AHEAD, PLEASE.

SPEAKER: THANK YOU VERY MUCH. I'M SORRY. I DO NOT HAVE THE VIDEO THERE. MY NAME IS KRISTINE ROSELIUS, DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES FOR THE CITY OF VALLEJO. GOOD MORNING CHAIR AND COMMITTEE MEMBERS. MAYOR MCCONNELL THANKS FOR THE OPPORTUNITY TO SPEAK TODAY. I WANT TO REITERATE SOMETHING THAT MAYOR MCCONNELL HAD SAID SOLANO COUNTY IS A SUBREGION. VALLEJO, FAIRFIELD, BENECIA, DIXON, RIO VISTA, VACAVILLE UNINCORPORATED COUNTY HAVE OUR OWN METHODOLOGY FOR DETERMINING OUR RHNA AND WHAT I THINK IS NOT ACCURATE IN THE REPORT THAT IS PRESENTED AND IS SOMEWHAT CONFUSING IS THAT THE

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NUMBERS THAT ARE PRESENTED FOR THE INDIVIDUALS AND CITIES IN THE UNINCORPORATED AREA ARE NOT CORRECT, THE TOTAL ALLOCATION FOR SOLANO COUNTY 10,992 UNITS IS CORRECT BUT WHEN IT'S BROKEN DOWN INTO THE INDIVIDUAL CATEGORIES THAT'S NOT CORRECT WE'RE STILL IN A DRAFT FORM AND IT'S NOT ANYWHERE NEAR THE NUMBERS THAT THE FOUR CS ARE APPROVED. IT'S NOT CORRECT. AND IT CAUSES CONFUSION. I DID WANT TO, ALSO, THANK STAFF, THOUGH, BECAUSE, AS A STAFF MEMBER, I REALIZE HOW MUCH WORK WENT INTO THIS PRODUCT. YOU ARE TO BE COMPLIMENTED. AND THANK YOU.

KAREN MITCHOFF, CHAIR: THANK YOU. STAFF, WHEN THIS MOVES FORWARD TO THE EXECUTIVE COMMITTEE, CAN THERE BE SORT OF AN ASTERISK PUT THAT SOLANO COUNTY IS A SUBREGION AND THAT THE NUMBERS ARE SUBJECT TO CHANGE? IS THAT APPROPRIATE?

GILLIAN ADAMS: YEAH. WE CAN TRY TO MAKE THAT ADJUSTMENT.

JAMES P. SPERING: MADAM CHAIR?

KAREN MITCHOFF, CHAIR: YES, MR. SPERING, JIM?

JAMES P. SPERING: CLARIFICATION. THE TOTAL NUMBERS ARE CORRECT.

KAREN MITCHOFF, CHAIR: YES.

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JAMES P. SPERING: WHAT WE'RE DEALING WITH IS SOME OF THE AFFORDABLE HOUSING AS I SAID EARLIER IT'S KIND OF A FLUID ACTIVITY THAT WE'RE GOING THROUGH. SO THE NUMBERS ARE CORRECT, AND OUR AGENCY IS WORKING ON HOW THOSE ALLOCATIONS ARE MADE. SO I DON'T THINK THERE IS ANY CONFUSION, BUT IF, YOU KNOW, IF GILLIAN WANTS TO FOOTNOTE THAT AND GIVE SOME CLARITY, THAT WOULD BE FINE.

KAREN MITCHOFF, CHAIR: OKAY. THANKS JIM. ALL RIGHT. SEEING NO OTHER HAND RAISED, AND --

CLERK OF THE BOARD: MADAM CHAIR, THERE ARE THREE MORE PERSONS WITH THEIR HANDS RAISED NOW.

KAREN MITCHOFF, CHAIR: GO AHEAD.

CLERK OF THE BOARD: NEXT SPEAKER IS LESLIE GORDON, GO AHEAD, PLEASE.

KAREN MITCHOFF, CHAIR: GOOD MORNING. HELLO, MS. GORDON?

SPEAKER: CAN YOU HEAR ME?

KAREN MITCHOFF, CHAIR: YES. WE CAN HEAR YOU.

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SPEAKER: GOOD MORNING COMMITTEE MEMBERS. GREAT TO BE WITH YOU. I'M LESLIE GORDON WITH URBAN HABITAT AND ALSO WITH THE EQUITY NETWORK. I WANT TO THANK EVERYONE FOR WORKING COLLABORATIVELY WITH OUR NETWORK OVER THE PAST FEW YEARS TO MAKE SURE THAT THE RHNA WILL MAKE THE BAY AREA A PLACE WHERE PEOPLE OF ALL BACKGROUNDS CAN THRIVE. WE ARE TRULY APPRECIATIVE OF ALL THE WORK WE HAVE DONE TOGETHER TO GET CLOSER TO THAT GOAL AND WE BELIEVE THAT THIS RHNA IS NOW ON THE RIGHT TRACK TOWARDS AFFIRMATIVELY FURTHERING FAIR HOUSING. I DO WANT TO NAME, HOWEVER, THAT WE HAVE HEARD CONCERNS ABOUT SAN FRANCISCO'S ALLOCATIONS AND DISPLACEMENT PRESSURES AND ASK THAT YOU CONSIDER A PATH FORWARD THAT FURTHER THE EQUITY GOALS ALREADY IDENTIFIED. THIS RENAL BE EVEN STRONGER AND MORE EQUITABLE IF IT'S CAREFUL NOT TO OVERCOMPENSATE HOUSING IN SAN FRANCISCO AND WE RECOGNIZE THAT WITH PLANNED BAY AREA DRAFT AND ENVIRONMENTAL IMPACT REPORT COMING OUT NEXT MONTH THE EQUITY ALTERNATIVE COULD PROVE TO BE A STRONGER PLAN IN OUR REGION IN WHICH THE [INDISCERNIBLE] COULD FOLLOW SUIT. THANK YOU.

KAREN MITCHOFF, CHAIR: THANK YOU MS. GORDON.

SPEAKER: NEXT UP IS JUSTINE MARCUS.

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KAREN MITCHOFF, CHAIR: GO AHEAD MS. MARCUS. YOU MAY NEED TO UNMUTE YOURSELF. MS. MARCUS? WE'LL COME BACK TO HER. IS THE NEXT SPEAKER JEFF LEVIN, MR. CASTRO?

CLERK OF THE BOARD: YES, MA'AM. JEFF LEVIN, GO AHEAD.

KAREN MITCHOFF, CHAIR: GO AHEAD, PLEASE? MR. LEVIN, WE RECOGNIZE YOU. YOU MAY NEED TO UNMUTE.

SPEAKER: I DID IS THAT WORKING NOW.

KAREN MITCHOFF, CHAIR: YOU THERE GO. THANK YOU.

SPEAKER: THANK YOU. MY NAME IS JEFF LEVIN EAST BAY HOUSING ORGANIZATIONS PART OF THE SIX WINDS COALITION AND FORMER MEMBER OF THE HOUSING METHODOLOGY COMMITTEE. I WANT TO SAY, FIRST, I'M JUST REALLY PROUD OF THE WORK THAT ALL OF US DID ON THE COMMITTEE TO MAKE AFFIRMATIVELY FURTHERING FAIR HOUSING AND RACIAL EQUITY A CORE FACTOR IN THIS METHODOLOGY. WE ADVOCATED FOR INCLUSION OF THE EQUITY ADJUSTMENT, AND I'LL JUST NOTE HCD HAS EXPLICITLY COMMENDED ABAG FOR HAVING USED THIS ADJUSTMENT. I THINK WE HAVE REALLY MOVED THE NEEDLE ON MAKING SURE THAT EQUITY AND FAIR HOUSING IS CENTRAL TO RHNA. I WANT TO THANK THIS COMMITTEE FOR HAVING RECOMMENDED INCLUSION OF THAT ADJUSTMENT WHEN THE DRAFT METHODOLOGY WAS APPROVED. AS

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THE PREVIOUS SPEAKER NOTED WE ARE CONCERNED BECAUSE THE BANE BASELINE FOR RHNA AND THE PLANNED BAY AREA DEVELOPMENT PATTERN AND LAST ROUND ADJUSTMENTS TO BAY AREA RESULTED IN AN EXCEPTIONALLY HIGH CONCENTRATIONS IN HOUSING IN THE URBAN CORE ESPECIALLY IN SAN FRANCISCO WE'RE CONCERNED ABOUT DISPLACEMENT OF LOW INCOME COMMUNITIES OF COLOR WHICH WOULD WORK AGAINST OUR GOALS ON FAIR HOUSING. WE DO SHARE THE GOALS OF USE LAND USE PLANNING AND REDUCTION OF GREENHOUSE GAS AND WE KNOW PUTTING HOUSING CLOSE TO TRANSIT IS NOT THE ONLY WAY GET TO THERE. MANY JOBS AND PARTICULARLY LOWER PAYING SALES AND SECTOR SERVICE JOBS ARE NOT NECESSARILY LOCATED CLOSE TO TRANSIT AND TOD IS NOT A SUFFICIENT SOLUTION. PLACING HOUSING IN COMMUNITIES THAT ARE CLOSE TO JOBS, EVEN IF NOT WELL SERVED BY TRANSIT CAN STILL IMPACT VMT BY CUTTING PEOPLE'S COMMUTE TIMES FROM 40 OR 50 MILES TO FIVE OR TEN MILES LOCATING HOUSING AT ALL ECONOMIC LEVELS CLOSE TO JOBS REDUCES COMMUTES EVEN IF WE DON'T MANAGE TO GET PEOPLE OUT OF CARS. ACCORDINGLY WE DON'T SEE A CONFLICT BETWEEN GREENHOUSE GAS REDUCTION GOALS AND AFFIRMATIVELY FURTHERING FAIR HOUSING GOAL WE HOPE THAT THE REVIEW OF THE PLAN IS REFLECTED WELL IN THE SAME WAY THAT THE LAST MINUTE CHANGES TO THE PLANNED BAY AREA ADJUSTED THE DRAFT RHNA. WE HOPE YOU WILL TAKE THAT INTO CONSIDERATION. THANK YOU.

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KAREN MITCHOFF, CHAIR: MR. THANK YOU MR. LEVIN. MS. MARCUS, YOU CAN -- WE CAN RECOGNIZE YOU BUT STILL CAN'T HEAR YOU. MS. MARCUS.

SPEAKER: CAN YOU HEAR ME NOW?

KAREN MITCHOFF, CHAIR: YES. THERE WE GO.

SPEAKER: MY APOLOGIES. I'LL BE BRIEF. MY NAME IS JUSTINE MARCUS SPEAKING ON BEHALF OF ENTERPRISE COMMUNITY PARTNERS. I JUST WANT TO THANK THE STAFF, THE COMMITTEE MEMBERS, AND OF COURSE MAYOR ARREGUIN AND THE LEADERSHIP OF THE ABAG EXECUTIVE BOARD FOR GETTING US TO THIS POINT AS MANY FOLKS HAVE SAID MORE ELOQUENTLY AS I COULD THERE HAS BEEN SUCH DELIBERATIVE WORK TO GET US TO THIS POINT AND WHILE WE WILL ALWAYS HAVE IMPERFECT METHODOLOGY IT'S CENTRAL TO MOVE FORWARD AND WE LOOK FORWARD TO PARTNERING WITH ALL OF YOU ON WHERE THE RUBBER IS GOING TO MEET THE ROAD ON THE HOUSING ELEMENTS TO MAKE SURE THAT OUR PRINCIPLES AROUND GHG REDUCTION, AFFIRMATIVELY FURTHERING FAIR HOUSING AND INCREASING THE HOUSING/JOBS EFFECTIVE IS UPHELD. THANK YOU VERY MUCH, AND I ENCOURAGE YOU TO KEEP THE BALL MOVING FORWARD TODAY. THANK YOU.

KAREN MITCHOFF, CHAIR: THANK YOU. AND FRED, I SEE A WOMAN NAMED CHRISTY HAS HER HAND RAISED?

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CLERK OF THE BOARD: YES, MA'AM. CHRISTY, GO AHEAD.

SPEAKER: YES, THANK YOU FOR TAKING MY COMMENTS TODAY. I WILL MAKE THEM QUICK. I'M FROM PORTOLA VALLEY, AND WE HAD A PRESENTATION YESTERDAY FROM SAMTRANS THAT OUR BUS SYSTEM, 85, WOULD BE ELIMINATED, YET, WE ARE FACED WITH OUR RHNA NUMBERS AND AFFORDABLE HOUSING, AND I'M JUST NOT SEEING, IF WE ARE TO HELP WITH AFFORDABLE HOUSING, HOW CAN WE TAKE AWAY BUSES, SO THE BUS SYSTEMS CAN BE USED TO GET TO JOBS. SO THAT'S A CONCERN. I GUESS THEY'RE ELIMINATING ROUTE 85 AND REDUCING ROUTE 87. SO, I GUESS MY REQUEST IS TO WORK WITH BOTH, NEED TO BE WORKING IN CONJUNCTION TO MAKE SURE THAT WE CAN HELP PEOPLE. AND MY SECOND CONCERN IS THE COMMISSIONER OF -- INSURANCE COMMISSIONER FOR THE STATE OF CALIFORNIA, WE'RE IN A HIGH FIRE AREA, AND SHE SEEMED CONCERNED WITH OUR RHNA NUMBERS. SO, WE ARE HAVING A DECREASES IN BEING ABLE TO, FOR OUR HOUSES TO GET INSURED IT IS A CONCERN A LOT OF PEOPLE GOT DROPPED THIS YEAR AND I WOULD LIKE YOU TO TAKE THAT INTO CONSIDERATION AS WELL.

KAREN MITCHOFF, CHAIR: THANK YOU FOR YOUR COMMENTS. FRED I'M NOT SEEING ANY MORE HAND RAISED?

CLERK OF THE BOARD: NO ATTENDEES WITH THEIR HAND RAISED.

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KAREN MITCHOFF, CHAIR: I'M GOING TO BRING IT BACK TO THE COMMITTEE AND ASK IF THERE IS A MOTION THIS ITEM.

JAMES P. SPERING: [INDISCERNIBLE]

RICK BONILLA: MAKE A MOTION TO APPROVE.

JAMES P. SPERING: SPERING WILL SECOND.

KAREN MITCHOFF, CHAIR: BONILLA MOVED AND SPERING SECONDED?

JAMES P. SPERING: YES.

KAREN MITCHOFF, CHAIR: THANK YOU. ROLL CALL PLEASE MR. CASTRO.

CLERK OF THE BOARD: [ROLL CALL VOTE] MOTION PASSES 21 AYES, SIX NOS, TWO ABSTENTIONS.

KAREN MITCHOFF, CHAIR: THANK YOU MR. CASTRO. ITEM SEVEN, REGIONAL HOUSING NEEDS ALLOCATION APPEALS FRAMEWORK AND MS. ADAMS WILL GIVE THIS REPORT.

GILLIAN ADAMS: THANK YOU. IF WE COULD PULL UP THE SLIDES FOR THIS, PLEASE. THANK YOU. NEXT SLIDE PLEASE. SO NOW THAT WE

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HAVE APPROVED THE RECOMMENDATION RELATED TO THE FINAL METHODOLOGY WE'RE GOING TO TURN TOWARD LOOKING AT THE APPEALS PROCESS. AND IN MY PRESENTATION TODAY I'M GOING TO COVER KEY MILESTONES AND TIMING OF THE APPEALS PROCESS REQUIREMENTS FOR FILING AN APPEAL AND THE PROCEDURES FOR CONSIDERING APPEALS. NEXT SLIDE PLEASE. WE COVERED THE TIMELINE IN THE PREVIOUS PRESENTATIONS WE'RE GOING TO MOVE AHEAD TO THE APPEALS PROCESS ITSELF. NEXT SLIDE PLEASE. SO HOUSING ELEMENT LAW ALLOWS A JURISDICTION OR HCD TO APPEAL A JURISDICTION'S DRAFT ALLOCATION IN PAST RHNA CYCLES AN APPEAL COULD ONLY BE BROUGHT BY A JURISDICTION APPEALING ITS OWN ALLOCATION HOWEVER NOW HCD HAS THE AUTHORITY TO BRING AN APPEAL AND A JURISDICTION CAN ALSO APPEAL ANOTHER JURISDICTION'S ALLOCATION. THE MAJOR STEPS IN THE APPEALS PROCESS ARE THAT A JURISDICTION OR HCD HAS 45 DAYS FOLLOWING THE RELEASE OF THE DRAFT ALLOCATION TO SUBMIT A WRITTEN APPEAL TO ABAG. THIS IS FOLLOWED BY ANOTHER 45 DAY PERIOD WHERE A JURISDICTION OR HCD CAN SUBMIT A COMMENT ON ANY OF THE APPEALS FILED. ABAG MUST CONDUCT A PUBLIC HEARING TO CONSIDER THE APPEALS AND COMMENTS RECEIVED BEFORE MAKING A FINAL DETERMINATION ON AN APPEAL. IF A JURISDICTION APPEALS THE DRAFT ALLOCATION OF ANOTHER JURISDICTION, THE JURISDICTION THAT IS THE SUBJECT OF THE APPEAL WILL HAVE AN OPPORTUNITY TO RESPOND TO THE APPEAL DURING THE PUBLIC HEARING. NEXT SLIDE PLEASE. THIS SLIDE PROVIDES A MORE DETAILED LOOK AT THE STEPS IN THE PROCESS AND THE EXPECTED TIMING FOR EACH OF THEM.

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FOLLOWING ACTION BY THE ABAG EXECUTIVE BOARD, AFTER NEXT WEEK'S MEETING, ABAG WILL NOTIFY JURISDICTIONS AND HCD ABOUT ADOPTION OF THE FINAL RHNA METHODOLOGY AND DRAFT ALLOCATIONS DEADLINE FOR JURISDICTIONS TO SUBMIT APPEAL TO ABAG WILL BE IN EARLY JULY BASED ON WHAT WE SAID IN OUR DRAFT PROCEDURES WE EXPECT THAT DEADLINE TO BE JULY 9TH ABAG WILL NOTIFY ALL JURISDICTIONS IN THE REGION AND HCD ABOUT THE APPEALS THAT WERE SUBMITTED. THE DEADLINE FOR JURISDICTIONS OR HCD TO COMMENT ON ANY APPEAL SUBMITTED WILL BE THE END OF AUGUST. ABAG WILL NOTIFY ALL JURISDICTIONS AND HCD ABOUT THE COMMENTS RECEIVED. IN SEPTEMBER AND OCTOBER, ABAG WILL CONDUCT THE PUBLIC HEARING TO CONSIDER APPEALS IN ANY OF THE COMMENTS RECEIVED. ABAG MUST NOTIFY JURISDICTIONS AT LEAST 21 DAYS PRIOR TO THE PUBLIC HEARING. IN OCTOBER OR NOVEMBER, ABAG WILL RATIFY THE WRITTEN FINAL DETERMINATION ON EACH APPEAL AND ISSUE FINAL RHNA ALLOCATIONS THAT INCLUDE ADJUSTMENTS RESULTING FROM ANY SUCCESSFUL APPEALS. IN NOVEMBER OR DECEMBER, THE ABAG EXECUTIVE BOARD WILL CONDUCT A PUBLIC HEARING TO ADOPT THE FINAL RHNA PLAN. NEXT SLIDE PLEASE. SO TURNING NOW TO DETAILS ABOUT FILING APPEALS. AS I MENTIONED PREVIOUSLY, ONLY A LOCAL JURISDICTION OR HCD CAN SUBMIT AN APPEAL BUT APPLICANTS CAN FILE AN APPEAL FOR ANY JURISDICTION IN THE BAY AREA. HOUSING ELEMENT LAW IDENTIFIES A LIMITED AND NARROW SET OF CIRCUMSTANCES WHERE A JURISDICTION OR HCD CAN APPEAL A DRAFT ALLOCATION. THE THREE ELIGIBLE BASIS FOR

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APPEAL ARE THAT, ONE, ABAG FAILED TO ADEQUATELY CONSIDER INFORMATION SUBMITTED AS PART OF THE LOCAL JURISDICTION SURVEY. ABAG CONDUCTED THE SURVEY IN EARLY 2020 AND AS REQUIRED BY LAW REQUESTED INFORMATION RELATED TO FACTORS IDENTIFIED IN HOUSING ELEMENT LAW THAT MUST BE CONSIDERED IN THE RHNA METHODOLOGY AND INFORMATION ABOUT AFFIRMATIVELY FURTHERING FAIR HOUSING. NUMBER TWO, ABAG DID NOT DETERMINE THE JURISDICTION'S ALLOCATION IN ACCORDANCE WITH ITS ADOPTED METHODOLOGY AND IN A MANNER THAT FURTHERS AND DOES NOT UNDER MINE THE RHNA OBJECTIVES. THREE. A SIGNIFICANT AND UNFORESEEN CHANGE IN CIRCUMSTANCE HAS OCCURRED IN THE LOCAL JURISDICTION OR JURISDICTIONS THAT MERIT JURISDICTION INFORMATION SUBMITTED AS PART OF THE LOCAL JURISDICTION SURVEY APPEAL ON THIS BASIS CAN ONLY BE MADE BY A JURISDICTION WHERE THE CHANGE IN CIRCUMSTANCE HAS OCCURRED. HOUSING ELEMENT LAW SPECIFIES CRITERIA THAT CANNOT BE USED AS A BASIS FOR REDUCING A JURISDICTION'S ALLOCATION, THIS INCLUDES ANY LOCAL ORDINANCE, POLICY, VOTER APPROVED MEASURE OR STANDARD LIMITING RESIDENTIAL DEVELOPMENT. UNDER PRODUCTION OF HOUSING FROM THE LAST RHNA CYCLE AND STABLE POPULATION NUMBERS IN A JURISDICTION. NEXT SLIDE PLEASE. HOUSING ELEMENT LAW ALSO REQUIRES THAT AN APPEAL BE BASED ON COMPARABLE DATA AVAILABLE FOR ALL EFFECTIVE JURISDICTIONS AND ACCEPTED PLANNING METHODOLOGY. BE SUPPORTED BY ADEQUATE DOCUMENTATION, INCLUDE A STATEMENT AS TO WHY THE REVISION IS NECESSARY TO FURTHER THE

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RHNA OBJECTIVES, AND BE CONSISTENT WITH AND NOT TO THE DETRIMENT OF THE DEVELOPMENT PATTERN IN PLANNED BAY AREA 2050. ABAG MTC STAFF HAS DEVELOPED A FORM FOR JURISDICTIONS TO USE TO SUBMIT AN APPEAL THAT HIGHLIGHTS SOME OF THESE KEY REQUIREMENTS. A SAMPLE OF THE FORM IS INCLUDED IN YOUR PACKET, AS AN ATTACHMENT TO THE DRAFT APPEALS PROCEDURES. NEXT SLIDE PLEASE. S THIS SLIDE SUMMARIZES THE EXPERIENCE THAT OTHER COUNCILS OF GOVERNMENT HAVE HAD WITH THE APPEALS PROCESS FOR THIS RHNA CYCLE AS WELL AS ABAG'S EXPERIENCE IN THE LAST RHNA CYCLE. YOU CAN SEE THERE WAS A LOT OF VARIATION IN THE NUMBER OF APPEALS RECEIVED, AND AS A RESULT, THE AMOUNT OF TIME NEEDED TO CONDUCT THE APPEAL, THE PUBLIC HEARING FOR CONSIDERING APPEALS. SAY CATEGORY SACAG RECEIVED ZERO APPEALS SANDAG RECEIVED APPEALS AND HAD ONE OF THEM PARTIALLY UPHELD SCAG RECEIVED 48 APPEALS AND UPHELD TWO OF THEM IN THE LAST CYCLE. NEXT SLIDE

KAREN MITCHOFF, CHAIR: MS. ADAMS YOU CAN GO BACK TO THE OTHER SLIDE, I'M NOT SURE ALL OF OUR MEMBERS ESPECIALLY SOME NEWER ONES ON THE COUNCIL UNDERSTAND.

GILLIAN ADAMS: SACAG IS SAN DIEGO AND SCAG IS THE LOS ANGELES REGION. HOUSING ELEMENT LAW IS PRESCRIPTIVE ABOUT THE APPEALS PROCESS AND TIMING FOR COMPLETING THEM BUT THERE ARE SIGNIFICANT AREAS WHERE ABAG HAS DISCRETION AND ONE OF THOSE

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AREAS IS DETERMINING WHAT BODY WILL CONDUCT THE PUBLIC HEARING TO CONSIDER THE APPEALS STAFF RECOMMENDS THAT THE EXECUTIVE BOARD DELEGATE AUTHORITY FOR FINAL DECISIONS ABOUT THE APPEALS TO THE ABAG ADMINISTRATIVE COMMITTEE. IN THE LAST RHNA CYCLE APPEALS WERE HEARD BY AN AD-HOC COMMITTEE OF THE EXECUTIVE BOARD MEMBERS. HOWEVER USING THE ADMINISTRATIVE COMMITTEE LEVERAGES ONE OF ABAG'S CENTRAL COMMITTEES WITH BROAD AUTHORITY AND AVOIDS THE NEED TO IDENTIFY A BRAND-NEW SLATE OF BOARD MEMBERS TO HEAR APPEALS. ADMINISTRATIVE COMMITTEE MAKES SENSE BECAUSE THE COMMITTEE IS A MANAGEABLE SIZE WHILE ENSURING GEOGRAPHIC DIVERSITY AND SUFFICIENT NUMBERS TO AVOID ISSUES THE PUBLIC HEARING NEEDS TO BE CONTINUED OVER SEVERAL MEETINGS IN ADDITION THEY ARE SERVED ON THE HOUSING METHODOLOGY COMMITTEE AND RPC AND ARE FAMILIAR WITH THE WORK TO DATE. DECISIONS MADE BY THE COMMITTEE WOULD BE FINAL AND NOT REVIEWED BY THE ABAG EXECUTIVE BOARD GRANTING AUTHORITY TO THE ADMINISTRATIVE COMMITTEE FOR FINAL DECISIONS WOULD AVOID POTENTIAL LEGAL ISSUES RELATED TO DUE PROCESS IF THE EXECUTIVE BOARD HAD THE FINAL AUTHORITY AND DECIDED TO CHANGE AN ADMINISTRATIVE COMMITTEE RECOMMENDATION. NEXT SLIDE PLEASE. THE STATUTE SPECIFIES THAT THE APPEALS TO BE CONSIDERED IN A SINGLE PUBLIC HEARING. HOWEVER IT'S POSSIBLE THAT ABAG COULD RECEIVE ENOUGH APPEALS THAT THE HEARING WOULD NEED TO BE CONTINUED OVER SEVERAL DAYS. FOR THIS REASON STAFF RECOMMENDS THE ADMINISTRATIVE COMMITTEE CONSIDER APPEALS FOR EACH

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JURISDICTION SUBSEQUENTLY AND ENSURE A PRELIMINARY DETERMINATION THE COMMITTEE WOULD THEN HOLD A FINAL MEETING TO RATIFY DECISIONS TO ENSURE IT WAS UNIFORM IN ITS DECISION MAKING FOR ALL APPEALS STAFF ALSO RECOMMENDS THAT COMMITTEE MEMBERS BE REQUIRED TO RECUSE THEMSELVES FROM CONSIDERING AN APPEAL AFFECTING THE MEMBER'S JURISDICTION. LASTLY CONSISTENT WITH HOUSING ELEMENT LAW THE ADMINISTRATIVE COMMITTEE COULD MAKE A DETERMINATION ON AN APPEAL IF THE ALLOCATION FOR THE JURISDICTION THAT'S NOT SUBJECT OF THE APPEAL IF JUDGMENT IS SUPPORTED BY EVIDENCE AND THE ADMINISTRATIVE COMMITTEE MAKES SPECIFIC FINDINGS IN ITS DETERMINATION ON THE APPEAL. NEXT SLIDE PLEASE. BUILDING ON THE EXPERIENCES OF OTHER COUNCILS OF GOVERNMENT, ABAG AND MTC STAFF PROPOSE TO USE THE STRUCTURE SHOWN HERE FOR THE HEARING FOR EACH APPEAL. THE BASIC STRUCTURE OF THE APPEALS HEARING IS FOR THE APPLICANT TO MAKE AN INITIAL ARGUMENT TO WHICH ABAG MTC STAFF PROVIDES A RESPONSE, FOLLOWED BY OPPORTUNITY FOR REBUTTAL BY THE APPLICANTS. THE STRUCTURE GETS MORE COMPLICATED IN THE EVENT OF A JURISDICTION OR HCD APPEALS ANOTHER JURISDICTION'S ALLOCATION IN THIS CASE THE PROCEDURES HAVE TO ALLOW FOR THE SUBJECT OF THE APPEAL TO RESPOND TO THE INITIAL ARGUMENTS AND OFFER A REBUTTABLE AFTER THE STAFF RESPONDS. FOLLOWING THE REBUTTAL, THERE IS TIME FOR PUBLIC COMMENTS IN ADVANCE OF THE COMMITTEE'S DISCUSSION AND VOTE ON THE APPEAL. AS MENTIONED PREVIOUSLY THIS WOULD BE A PRELIMINARY VOTE THAT WOULD THEN BE

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RATIFIED BY THE COMMITTEE AT A MEETING FOLLOWING THE CLOSE OF THE PUBLIC HEARING. NEXT SLIDE PLEASE. IF THE ADMINISTRATIVE COMMITTEE DECIDE IN FAVOR OF AN APPLICANT, THERE NEEDS TO BE A METHODOLOGY FOR REDISTRIBUTING THE APPEALED UNITS TO OTHER JURISDICTIONS IN THE REGION. HOUSING ELEMENT LAW STATES THAT IF THE ADJUSTMENT'S TOTAL SEVEN% OR LESS OF THE REGIONAL HOUSING NEED DETERMINATION WHICH WILL EQUAL ABOUT 30,000 UNITS THEN ABAG WILL RECEIVE THE ADJUSTMENTS PROPORTIONATELY TO ALL LOCAL GOVERNMENTS IF THE TOTAL IS GREATER THAN SEVEN% THE STATUTE ALLOWS ABAG TO DEVELOP ITS OWN METHODOLOGY TO DISTRIBUTE THE AMOUNT GREATER THAN SEVEN% TO LOCAL GOVERNMENTS. STAFF RECOMMENDS USING THE SAME APPROACH FOR REDISTRIBUTING UNITS REGARDLESS OF WHETHER THE TOTAL NUMBER OF UNITS IS LESS THAN OR MORE THAN SEVEN% OF THE REGIONAL HOUSING DETERMINATION STAFF PROPOSES THE REQUIRED PROPORTIONAL DISTRIBUTION SHOULD BE BASED ON A JURISDICTION'S ALLOCATED SHARE OF THE REGION'S HOUSING NEEDS SIMILAR TO ABAG'S APPROACH IN THE PREVIOUS RHNA CYCLE. STAFF ALSO RECOMMENDS THAT APPLICANTS WHO IS APPEALS ARE UPHELD WOULD NOT BE EXCLUDED FROM A REDISTRIBUTION OF UNITS THIS ENSURE THAT IS A JURISDICTION THAT APPEALS RELATIVELY SMALL FEBRUARY OF UNITS IS NOT EXEMPT FROM TAKING RESPONSIBILITY FOR ITS SHARE OF UNITS -- [INDISCERNIBLE] STATUTORY LANGUAGE THAT APPEALED UNITS WILL BE DISTRIBUTED TO ALL LOCAL GOVERNMENTS LASTLY IF THE FINAL DETERMINATION INCLUDED ADJUSTMENTS TO THE ALLOCATION

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OF A JURISDICTION THAT WAS NOT THE SUBJECT TO APPEAL THESE ADJUSTMENTS MAY BE EXCLUDED FROM THE ACCUMULATIVE TOTAL THAT'S REALLOCATED PROPORTIONATELY TO ALL JURISDICTIONS IN THE REGION. NEXT SLIDE PLEASE. SO THAT CONCLUDES MY PRESENTATION. AND I AM HAPPY TO TAKE ANY QUESTIONS.

KAREN MITCHOFF, CHAIR: THANK YOU VERY MUCH. CAN I HAVE THE FULL SCREEN BACK, PLEASE? THERE WE GO. QUESTIONS? OKAY. MATT, YOU'RE FIRST UP, GO AHEAD, PLEASE.

MATT REGAN: THANK YOU MADAM CHAIR. THANK YOU FOR THAT VERY, VERY DETAILED ANSWER GILLIAN. THIS IS A SUGGESTION, MORE THAN A QUESTION, AND I THINK IT'S PARTICULARLY PERTINENT FOR APPELLANT CITIES BUT PERHAPS FOR ALL CITIES WITHIN THE REGION, AND IT GOES BACK TO A QUESTION FROM THE EARLIER PRESENTATION ABOUT WHAT HAPPENS WHEN A CITY IS NOT IN COMPLIANCE. I THINK WE CAN ALL AGREE THAT OUR LOCAL ELECTED OFFICIALS HAVE A REALLY TOUGH JOB AND IT JUST GOT A LOT TOUGHER WITH THESE NUMBERS. I THINK A GUIDANCE DOCUMENT FROM ABAG STAFF THAT TELLS CITIES WHAT WILL HAPPEN IF YOU ARE NOT IN COMPLIANCE, WHAT WILL HAPPEN IF YOU DO NOT FILE, OR GET AN APPROVED HOUSING ELEMENT ON TIME, WHAT HAPPENS IF YOU REFUSE, OR OTHERWISE DENY APPROVALS FOR PROJECTS THAT ARE IN COMPLIANCE WITH YOUR HOUSING ELEMENT ZONING PLANNING REGULATIONS IF STAFF COULD PREPARE THAT DOCUMENT FOR CITIES I THINK IT WILL GIVE

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OUR LOCAL ELECTED'S A CERTAIN APPOINTMENT OF POINT WHAT HAPPENS IF THE CITY IS NOT COMPLIANT BECAUSE I THINK WE RUN THE RISK OF LOCAL REBELLION, WE'RE NOT GOING TO DO THIS. BUT I THINK CITIES NEED TO UNDERSTAND AND THE PEOPLE WHO WOULD BE THAT WAY, INCLINED, NEED TO UNDERSTAND EXACTLY WHAT HAPPENS IF THE LAW IS NOT FOLLOWED.

MATT MALONEY: THIS IS MATT MALONEY REGIONAL PLANNING DIRECTOR MTC AND ABAG HCD HAS DONE THIS, REALLY LAYING OUT THE INCENTIVES FOR HOUSING ELEMENT COMPLIANCE AND PENALTIES AND CONSEQUENCES OF NON-COMPLIANCE. I THINK TO AN EXTENT THAT'S THE STATE'S JOB AND I THINK THEY HAVE DONE IT AND I THINK LOCAL JURISDICTIONS ARE HEARING IT. AND THAT'S REALLY WHY I THINK ABAG IS WORKING TO REALLY HELP JURISDICTIONS OUT ON THEIR HOUSING ELEMENTS SO THEY CAN COMPLY.

MATT REGAN: THANKS MATT.

KAREN MITCHOFF, CHAIR: THANK YOU. NEYSA?

NEYSA FLIGOR: THANK YOU. THANKS FOR THAT PRESENTATION, GILLIAN. MY QUESTION HAS TO DO, I THINK, WITH THE LAST SLIDE ON REDISTRIBUTION. AND IT ALSO TIES TO THE POINT I WAS MAKING EARLIER ABOUT WE HAVE THIS BIG NUMBER FOR OUR REGION AND THAT WON'T CHANGE REGARDLESS OF THE METHODOLOGY. SO CAN YOU

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EXPLAIN, AGAIN, WHAT WILL HAPPEN IF A JURISDICTION OR MORE WHEN THEY'RE APPEALED. THEIR NUMBERS ARE INCREASED IT WASN'T JUST REDISTRIBUTE THE NUMBERS TO OTHER JURISDICTIONS YOU HAD THREE OR FOUR DIFFERENT THINGS THAT COULD HAPPEN AND I AM JUST TRYING TO UNDERSTAND WHAT THE OPTIONS OR WHAT THE POSSIBILITIES ARE, IF A JURISDICTION WERE TO WIN THE APPEAL, WHERE DO THEIR NUMBERS -- IF THEIR NUMBERS GET REDUCED WHERE DO THEIR NUMBERS, OF THAT DELTA OF NUMBERS WHERE WOULD THAT GO?

GILLIAN ADAMS: WHAT THE SLIDE SAID, SOME OF THE COMPLICATION THAT IS INCLUDED IN THE STATUTORY LANGUAGE. WHAT WE'RE PROPOSING IS THAT, YOU KNOW, LET'S SAY THERE IS TWO JURISDICTIONS THAT WIN AN APPEAL THERE, IS A CERTAIN NUMBER OF UNITS THAT THEIR NUMBERS ARE GOING DOWN. SO THEY'RE KIND OF -- IN MY MIND, IT GOES ONTO A POOL, AND THEN WE ARE GOING TO REDISTRIBUTE THOSE TO EVERY OTHER JURISDICTION IN THE REGION. SO EVERYBODY ELSE IS GOING TO GET A LITTLE BIT OF THAT -- THOSE NUMBERS. RIGHT? AND WHAT WE SEEING IS THAT'S GOING TO BE IN PROPORTION TO THEIR SHARE OF RHNA SO A JURISDICTION WITH A LARGER RHNA ALLOCATION OVERALL, WILL GET A LARGER SHARE OF THAT REDISTRIBUTION OF UNITS. OKAY? WE'RE ALSO SAYING THAT THOSE TWO JURISDICTIONS, THAT SORT OF WON THEIR PALE -- APPEAL, THEY GET A LITTLE BACK BECAUSE WE'RE NOT GOING TO

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EXCLUDE THEM FROM THE DISTRIBUTION PROCESS. DOES THAT ANSWER YOUR QUESTIONS? OKAY.

KAREN MITCHOFF, CHAIR: OKAY. I'M NOT SEEING ANY OTHER HANDS RAISED. MR. CASTRO, DO WE HAVE ANY PUBLIC COMMENT ON THIS ITEM?

CLERK OF THE BOARD: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

KAREN MITCHOFF, CHAIR: ALL RIGHT. THANK YOU. MAY I -- THIS WAS JUST AN INFORMATIONAL ITEM. AND SO WE APPRECIATE THAT. AND AGAIN, I WANT TO THANK STAFF TOO, I DIDN'T SAY SO IN THE PREVIOUS ITEM. I KNOW THIS HAS BEEN VERY -- WELL, IT'S DIFFICULT. THIS IS MY, I THINK, FOURTH RHNA CYCLE. TWO, AS A MEMBER OF COUNTY BOARD OF SUPERVISORS, AND MEMBER OF ABAG, AND IT ALSO JUST GETS MORE DIFFICULT AND MORE CONTENTIOUS EACH TIME. AND I DON'T USE THAT AS A PEJORATIVE TERM. I JUST MEAN WE ALL CARE SO PASSIONATELY ABOUT OUR COMMUNITIES AND WE WANT TO MEET THAT GOAL OF HOUSING FOLKS IN OUR COMMUNITIES BUT WE RECOGNIZE THERE ARE ISSUES AND CONCERNS WITHIN EACH OF COMMUNITIES. SO WITH THAT --

CLERK OF THE BOARD: CHAIR MITCHOFF, THIS IS FRED.

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KAREN MITCHOFF, CHAIR: GO AHEAD.

CLERK OF THE BOARD: I SEE ONE MEMBER OF THE ATTENDEES WITH THEIR HAND RAISED NOW. MR. LEVIN.

KAREN MITCHOFF, CHAIR: JEFF LEVIN, GO AHEAD.

JEFF LEVIN: THANK YOU FOR A CLEAR PRESENTATION ON THE APPEALS PROCESS. I UNDERSTAND THAT WAS QUIETED COMPLICATED AND IT'S VERY HELPFUL. I'M A BIT CONCERNED ABOUT THE LIMITED DISCUSSION OF PROCESS FOR PUBLICITY PARTICIPATION AND COMMENT. SECTION E, WHICH COVERS COMMENTS ON APPEALS SAYS THAT ABAG WILL NOTIFY ALL JURISDICTIONS AND HCD ABOUT ANY APPEALS BUT DOESN'T DISCUSS NOTICE TO THE PUBLIC OTHER THAN MAKING MATERIALS SUBMITTED IN SUPPORT OF THE APPEAL AVAILABLE ON THE WEB SITE. AND IT STATES THAT JURISDICTIONS AND HCD MAY SUBMIT WRITTEN COMMENTS, BUT IS SILENT ABOUT THE OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO SUBMIT WRITTEN COMMENTS ON PENDING APPEALS AND MENTIONS ONLY THE OPPORTUNITY OF ORAL COMMENTS AT THE HEARING. I WOULD ASK THAT YOU MODIFY THE PROCEDURES FIRST TO EXPLICITLY INCLUDE A PROCESS FOR SUBMITTING WRITTEN PUBLIC COMMENT ON APPEALS IN ADVANCE OF THE HEARING. AND, SECOND TO PROVIDE A PROCESS FOR INTERESTED ORGANIZATIONS AND INDIVIDUALS TO SIGN

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UP ON A LIST TO BE INCLUDED IN THE SAME NOTICES THAT GO TO JURISDICTIONS IN HCD. THANK YOU.

KAREN MITCHOFF, CHAIR: IS -- THANK YOU MR. LEVIN. IS THIS SOMETHING THAT STAFF WOULD LIKE TO ADDRESS NOW? OR COME BACK WITH SOME COMMENTS AS WE MOVE FORWARD IN THE PROCESS? MATT OR GILLIAN OR THERESE? OR ARE WE GOING TO LEAVE IT -- I GUESS THAT'S -- THANK YOU FOR THE PUBLIC COMMENT MR. LEVIN. WE ARE -- THIS IS JUST AN INFORMATIONAL ITEM. SO WE'RE NOT ADOPTING THIS. PERHAPS STAFF -- OKAY. NOW I'M SEEING A BUNCH OF HANDS RAISED. SONJA, GO AHEAD, PLEASE.

SONJA TRAUSS: THANKS. I'M REALLY GLAD THAT MR. LEVIN MADE THAT POINT. I TOTALLY AGREE WITH IT. SO I WOULD LIKE STAFF TO DO WHAT HE SAYS THAT, MAKE IT OBVIOUS THAT THERE IS A WAY FOR MEMBERS OF PUBLIC AND ORGANIZATIONS, ADVOCACY ORGANIZATIONS TO SIGN UP ON A LIST TO ALSO BE NOTIFIED AND OUTLINE WAYS THAT THOSE ORGANIZATIONS CAN PUT IN PUBLIC COMMENT IN ADDITION DAY OF AT THE HEARING BY WRITING AHEAD OF TIME. THANK YOU.

KAREN MITCHOFF, CHAIR: THANK YOU SONJA. CARLOS?

CARLOS ROMERO: YEAH. I WAS JUST GOING TO SAY, SUNSHINE CERTAINLY IS THE BEST DISINFECTANT IT WILL MAKE THE DISCUSSION PROBABLY A LITTLE LONGER BUT I THINK IT MAKES SENSE TO BROADEN

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WHO WE ACTUALLY PROVIDE THE INFORMATION TO ABOUT APPEAL. SO I WOULD BE IN SUPPORT OF MOVING THAT SUGGESTION ON TOO.

KAREN MITCHOFF, CHAIR: THANK YOU. PRESIDENT ARREGUIN?

JESSE ARREGUIN: I'LL JUST SAY AS CHAIR OF THE COMMITTEE THAT'S GOING TO BE CONDUCTING THE APPEALS, I THINK MR. LEVIN DID RAISE A VERY GOOD POINT. THERE ARE CERTAIN BROWN ACT REQUIREMENTS WE HAVE TO MEET, OBVIOUSLY. BUT I REALLY WOULD LIKE STAFF TO THINK MORE ABOUT HOW WE CAN INCREASE OPPORTUNITIES FOR PUBLIC INPUT IN THE PROCESS. I AGREE IT'S GOING TO INCREASE THE AMOUNT OF TIME BUT THESE ARE IMPORTANT DECISIONS FOR OUR REGION. SO THANK YOU FOR YOUR CONSIDERATION WITH THAT.

KAREN MITCHOFF, CHAIR: ALL RIGHT. THANK YOU VERY MUCH. SEEING NO OTHER HANDS RAISED. AND NO OTHER MEMBERS OF THE PUBLIC WITH HANDS RAISED, WE WILL ADJOURN OUR MEETING TO OUR -- AND WE ARE ADJOURNED. OUR NEXT MEETING WILL BE ON THURSDAY JUNE 10TH, 2021. THANK YOU EVERYONE. HAVE A GOOD DAY. AND I KNOW SOME OF US WILL SEE EACH OTHER IN A LITTLE BIT AT THE HOUSING COMMITTEE. BYE-BYE. [ADJOURNED]

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