

An aerial photograph of a city grid, showing streets and building footprints, overlaid with a semi-transparent blue filter. The text is positioned in the lower right quadrant of the image.

**ASSOCIATION OF BAY
AREA GOVERNMENTS**
Meeting Transcript

May 13, 2021

HOUSING COMMITTEE

THURSDAY, 1:00 P.M., MAY 13, 2021

LORI WILSON, CHAIR: GOOD AFTERNOON EVERYONE. CALLING TO ORDER THE SPECIAL MEETING OF THE ABAG HOUSING COMMITTEE. I WOULD LIKE TO HAVE THE STAFF NOW PLAY THE COVID-19 MEETING ANNOUNCEMENT RECORDING. [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 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

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1 ENTERED INTO THE RECORD BUT WILL NOT BE READ OUT LOUD. IF
2 AUTHORS OF THE WRITTEN CORRESPONDENCE WOULD LIKE TO SPEAK,
3 THEY ARE FREE TO DO SO. A ROLL CALL VOTE WILL BE TAKEN FOR
4 ALL ACTION ITEMS. PANELISTS AND ATTENDEES SHOULD NOTE THAT
5 THE CHAT FEATURE IS NOT ACTIVE.

6

7 **LORI WILSON, CHAIR:** THANK YOU. NOW I'LL HAVE THE ABAG CLERK OF
8 THE BOARD CONDUCT A ROLL CALL AND CONFIRM WHETHER A QUORUM IS
9 PRESENT.

10

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

12

13 **JESSE ARREGUIN:** PRESENT.

14

15 **CLERK OF THE BOARD:** COUNCILMEMBER FOR THANK. CANEPA?

16

17 **DIR. DAVID CANEPA:** HERE.

18

19 **CLERK OF THE BOARD:** CHAVEZ IS ABSENT. EKLUND?

20

21 **PAT ECKLUND:** HERE.

22

23 **CLERK OF THE BOARD:** COUNCILMEMBER ESPARZA IS ABSENT.

24 SUPERVISOR MAR IS ABSENT. SUPERVISOR MITCHOFF?

25

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1 **KAREN MITCHOFF:** HERE.

2

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

4

5 **BELIA RAMOS:** HERE.

6

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

8

9 **SPEAKER:** HERE.

10

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

12

13 **LORI WILSON, CHAIR:** NOW WE MOVE TO PUBLIC COMMENT

14 INFORMATIONAL ITEM IF THERE IS ANY MEMBER OF THE PUBLIC WHO

15 WISHES TO GIVE PUBLIC COMMENT ON AN ITEM THAT IS NOT ON THE

16 AGENDA AND I'LL ASK THE CLERK IF THERE IS ANY PUBLIC COMMENT

17 SUBMITTED ELECTRICALLY.

18

19 **CLERK OF THE BOARD:** THERE ARE NO MEMBERS OF THE PUBLIC WITH

20 THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED

21 ON THIS ITEM.

22

23 **LORI WILSON, CHAIR:** NOW MOVING ON TO COMMITTEE MEMBER

24 ANNOUNCEMENT. THIS IS ALSO AN INFORMATION ITEM, ARE THERE ANY

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1 ANNOUNCEMENTS FROM MEMBERS OF OUR COMMITTEE? I DON'T SEE ANY
2 HAND RAISED. HOW ABOUT YOU, FRED?

3

4 **CLERK OF THE BOARD:** NO HAND RAISED FROM THE ATTENDEES AND NO
5 WRITTEN COMMENTS RECEIVED.

6

7 **LORI WILSON, CHAIR:** OKAY. THANK YOU. NOW WE'LL MOVE ON TO
8 ITEM FOUR, CHAIR'S REPORT. THIS IS ALSO AN INFORMATION ITEM.
9 FIRST I WOULD LIKE TO THANK EVERYONE FOR ATTENDING TODAY'S
10 MEETING ABAG HOUSING COMMITTEE THE PURPOSE OF TODAY'S MEETING
11 IS TO MAKE A RECOMMENDATION TO THE EXECUTIVE BOARD ON TWO
12 ITEMS ON ABAG REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM
13 SINCE THE FOCUS OF TODAY'S MEETING IS SOLE RELATED TO THE ABAG
14 PROGRAM WE'RE MEETING WITHOUT OUR COLLEAGUES ON THE OVERSIGHT
15 COMMITTEE. WE'RE ASKING FOR A PLANNING CONSULTANT BENCH ONCE
16 THE BENCH CAN PROVIDE CONSULTING SERVICES AND OTHER REGIONAL
17 AGENCIES AND CAN BE ACCESSED BY ALL 109 LOCAL JURISDICTION
18 PROCUREMENT RULES ONE OF THE ISSUES OF THE BENCH IS TO MAKE
19 THE CONTRACTS EASIER FOR JURISDICTIONS TO SPEND MONEY RECEIVED
20 FOR ABAG AS PART OF THE HOUSING TECHNICAL ASSISTANCE PROGRAM.
21 AGENDA ITEM EIGHT ASKS US TO RECOMMEND APPROVAL OF SUBGRANTS
22 TO JURISDICTIONS SUPPORTING LOCAL HOUSING PLANNING THE
23 EXECUTIVE BOARD PREVIOUSLY APPROVED THE FORMULAS DETERMINING
24 THE AMOUNT OF MOST OF THE SUBGRANTS AND TODAY WE'LL MAKE
25 RECOMMENDATIONS AS A SMALL SUBSET OF THOSE GRANTS AS PART OF A

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1 \$1 MILLION COMPETITIVE FUNDING ROUND. TAKING TOGETHER THESE
2 ACTIONS MAKE A CRITICAL MILESTONE IN OUR REGIONAL HOUSING
3 TECHNICAL ASSISTANCE PROGRAM PENDING APPROVAL WE WILL APPOINT
4 MONEYS TO GET OUT THE DOOR AND INTO THE HANDS OF LOCAL
5 PLANNERS TO SUPPORT LOCAL HOUSING ELEMENT UPDATE. THIS
6 CONCLUDES THE CHAIR'S REPORT. IS THERE ANY DISCUSSION FROM
7 MEMBERS OF THE COMMITTEE ON THIS PARTICULAR ITEM? SEEING LOTS
8 OF SHAKED HEADS OF NO. I'LL MOVE ON TO SEE IF THERE IS MEMBER
9 OF THE PUBLIC WHO WOULD LIKE TO GIVE PUBLIC COMMENT OR ANY
10 COMMENT SUBMITTED ELECTRICALLY.

11

12 **CLERK OF THE BOARD:** THERE WERE NO SUBMITTED PUBLIC COMMENTS
13 AND NO ATTENDEES WITH THEIR HANDS RAISED.

14

15 **LORI WILSON, CHAIR:** GREAT. WE'LL MOVE ON TO THE EXECUTIVE
16 DIRECTOR'S REPORT. I'LL HAND IT OVER TO MR. BRAD PAUL.

17

18 **BRAD PAUL:** THANK YOU. I'M FILLING IN FOR THERESE WHO HAS A
19 CONFLICT AND I'LL APOLOGIZE IN ADVANCE FOR BACKGROUND NOISE MY
20 FAMILY JUST MOVED INTO A NEW HOUSE LAST NIGHT AND THERE IS
21 STILL SOME FRESH THINGS GOING ON OUTSIDE YOU WILL SEE THE
22 BOXES BEHIND ME, WE'RE GOING TALK ABOUT THE REGIONAL HOUSING
23 TECHNICAL ASSISTANCE PROGRAM CONTEXT THE RECOMMENDATION IS A
24 NUMBER OF THINGS WE'RE DOING TO SUPPORT BAY AREA JURISDICTIONS
25 AS CHAIR WILSON NOTED THE REGIONAL HOUSING TECHNICAL

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1 ASSISTANCE PROGRAM INCLUDES FORMULA BASED FUNDING THAT WILL
2 FLOW TO EVERY JURISDICTION IN THE REGION COMPETITIVE \$1
3 MILLION IN FUNDS IS SUPPLEMENT ON TOP OF OTHER FUNDING. AS YOU
4 RECALL FROM OUR MEETING LAST MONTH OUR STAFF IS DEVELOPING A
5 RANGE OF TECHNICAL ASSISTANCE TOOLS THAT ARE ALSO AVAILABLE TO
6 EVERY JURISDICTION INCLUDING PREAPPROVED DATA PACKETS TO TAKE
7 THE WORKLOAD OFF STAFF FOR FILLING THE HOUSING ELEMENT AND THE
8 INNOVATIVE HOUSING ELEMENT SITE SELECTION TOOL AND
9 ADDITIONALLY TOMORROW AT THE JOIN MEETING OF THE PLANNING ABAG
10 ADMINISTRATIVE COMMITTEE STAFF WILL PROVIDE RECOMMENDATIONS
11 FOR THE NEXT ROUND OF GRANTS FOR THE PDA GRANT PROGRAM
12 OVERLAPPING THE COMPLEMENT OF HOUSING SPECIFIC FUNDING THAT'S
13 SPECIFIC TO ABAG. THE ITEMS YOU'RE DISCUSSING TODAY CAN BE
14 APPROPRIATELY SITUATED WITHIN THAT BROADER PACKAGE OF
15 ASSISTANCE. THIS CONCLUSION OF MY REPORT. ANY DESIGNATION BY
16 MEMBERS ON THIS ITEM? I DON'T SEE ANY HANDS. IS THERE ANY
17 MEMBER OF THE PUBLIC WHO WISHES TO MAKE PUBLIC COMMENT ON THIS
18 ITEM? FRED DO WE HAVE ANYBODY?

19

20 **CLERK OF THE BOARD:** THERE WERE NO PUBLIC COMMENTS RECEIVED AND
21 NO ATTENDEES WITH THEIR HANDS RAISED.

22

23 **BRAD PAUL:** THEN THAT CONCLUDES MY REPORT.

24

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1 **LORI WILSON, CHAIR:** MOVING TO ITEM SIX ABAG HOUSING CONSENT
2 CALENDAR THIS IS AN ACTION ITEM TO APPROVE THE ABAG HOUSING
3 COMMITTEE MINUTES OF APRIL 29TH, 2021.

4

5 **DIR. DAVID CANEPA:** I'LL MAKE A MOTION.

6

7 **PAT ECKLUND:** I'LL SECOND APPROVAL 16789 ALL RIGHT. MOVED BY
8 CANEPA AND SECONDED BY EKLUND, RIGHT?

9

10 **DIR. DAVID CANEPA:** YEP. YOU GOT IT.

11

12 **LORI WILSON, CHAIR:** IS THERE ANY DISCUSSION ON THIS MOTION OR
13 ANY ELECTRONIC COMMENTS SUBMITTED.

14

15 **CLERK OF THE BOARD:** NO ELECTRIC PUBLIC COMMENT AND NO MEMBERS
16 OF THE PUBLIC WITH THEIR HAND RAISED.

17

18 **LORI WILSON, CHAIR:** ALL RIGHT. ROLL CALL VOTE, PLEASE.

19

20 **CLERK OF THE BOARD:** [ROLL CALL VOTE] MOTION PASSES SEVEN AYES
21 ONE ABSTENTION.

22

23 **LORI WILSON, CHAIR:** ITEM SEVEN REGIONAL PLANNING CONSULTING
24 BENCH ACTION ITEM APPROVING CONSULTING BENCH 2021 REGIONAL

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1 PLANNING BENCH CYCLE ONE. I THINK MS. PETERS WILL PROVIDE THE
2 REPORT.

3

4 **HEATHER PETERS:** THANK YOU. NICE TO SEE YOU ALL AGAIN FIRST
5 ITEM I'LL PRESENT TODAY IS ON THE REGIONAL PLANNING BENCH.
6 FIRST SLIDE PLEASE, THEN THE NEXT. AS YOU CAN SEE, THE
7 PRIMARY OBJECTIVE OF THIS BENCH IS TO CREATE A PREQUALIFIED
8 BENCH OF CONSULTANTS TO PROVIDE AS NEEDED PLANNING CONSULTING
9 SERVICE SERVICES TO ABAG, MTC, BAHFA AND ALL 109 LOCAL
10 GOVERNMENTS IN THE BAY AREA.

11

12 **PAT ECKLUND:** IS THERE A POSSIBILITY YOU COULD SPEAK UP JUST A
13 LITTLE BIT? I'M HAVING SOME DIFFICULTY HEARING. I DON'T KNOW
14 IF IT'S JUST ME OR OTHER PEOPLE.

15

16 **LORI WILSON, CHAIR:** IT SOUNDS SLIGHTLY MUTED LIKE THERE IS A
17 LITTLE MUFFLED.

18

19 **HEATHER PETERS:** I CAN SWITCH TO A HEADSET. BETTER?

20

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

22

23 **HEATHER PETERS:** I WAS HESITANT TO USE THIS. REGIONAL PLANNING,
24 INTERESTING FEATURE HERE IS THE 109 LOCAL JURISDICTIONS IN THE
25 BAY AREA WILL BE ABLE TO ACCESS THIS BENCH AND IT WILL BE TO

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1 USE FUNDS THAT WE'LL BE DISCUSSING LATER TODAY WE'RE ABLE TO
2 USE THE GRANT FUNDS FOR LOCAL JURISDICTIONS OR ALSO AVAILABLE
3 FOR JURISDICTIONS IF YOU WANT TO SPEND YOUR SB2 FUNDS OR IF
4 YOU HAVE ANY INDEPENDENT FUNDING -- AND WANT TO HAVE A
5 STREAMLINE PROCUREMENT PROCESS THIS, IS AVAILABLE TO YOU. AND
6 OF COURSE IT'S WITHIN YOUR LOCAL PROCUREMENT GUIDELINES, BUT
7 IT'S FAIRLY COMMON FOR JURISDICTIONS TO SHARE BENCHES. NEXT
8 SLIDE PLEASE. THIS REPRESENTS THE SERVICE CATEGORIES. THERE
9 WERE 11 OF THEM, AND OUR INTENTION WAS TO PROVIDE THE
10 CONSULTANTS THAT YOU WILL NEED NOT ONLY FOR YOUR HOUSING
11 ELEMENT AND NOT ONLY FOR THE WORK THAT YOU'RE DOING FOR THE
12 REGION ON THE HOUSING SIDE, BUT ALSO TRANSPORTATION
13 CONSULTANTS, GRANT WRITING CONSULTANTS OUTREACH AND ENGAGING
14 CONSULTANTS ECONOMIC AND REAL ESTATE ANALYSIS, TEMPORARY STAFF
15 PROVIDERS, LEGAL COUNSEL, AND SO MANY MORE THAT YOU SEE HERE.
16 SO THE BENCH WILL SERVE BOTH THE REAP PROGRAM AS WELL AS THE
17 PDA PROGRAM, THAT'S SIMULTANEOUSLY BEING CONSIDERED BY MTC AND
18 AS I MENTIONED CAN SERVE MANY OTHER USES. NEXT SLIDE PLEASE.
19 THIS IS THE EVALUATION CRITERIA THAT WE USED FOR THE BENCH. IT
20 WAS A VERY LOW BAR, INTENTIONALLY, BECAUSE WE WANTED, NUMBER
21 ONE, A LARGE BENCH, GIVEN THE INCREDIBLY HIGH DEMAND FOR
22 CONSULTANTS RIGHT NOW AND HOW MUCH WE'RE HEARING LOCAL
23 JURISDICTIONS PUTTING OUT BIDS AND PUTTING OUT RFPS AND NOT
24 EVEN GETTING BIDS. SO OUR EVALUATION CRITERIA WERE A MINIMUM
25 OF TWO YEARS' EXPERIENCE IN A CATEGORY AND A MINIMUM OF TWO

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1 PROJECTS DONE IN THAT CATEGORY. WE ALSO CONSIDERED HOURLY
2 RATES, BAY AREA EXPERIENCE IN EACH SERVICE CATEGORY AND THE
3 QUALITY AND RELEVANCE OF ALL PROJECTS LISTED IN THE SERVICE
4 CATEGORY. APPLICANTS COULD APPLY IN ANY OF THE 11 SERVICE
5 CATEGORIES. SO YOU WILL SEE WE HAVE SEVERAL THAT QUALIFIED IN
6 MORE THAN ONE. NEXT SLIDE PLEASE. HERE WE'RE TALKING ABOUT
7 OUR OUTREACH AND OUR RESPONSE, WHICH WERE BOTH EXTRAORDINARY.
8 STAFF BEGAN PROMOTING THE OPPORTUNITY IN NOVEMBER OF 2020. WE
9 E-MAILED NOTIFICATION TO OVER 6,000 INDIVIDUALS AND ACADEMIC
10 INSTITUTIONS. 264 INDIVIDUALS AND FIRMS DOWNLOADED THE RFQ,
11 THE PREPROPOSAL CONFERENCE WAS ATTENDED BY MORE THAN 225
12 INDIVIDUALS AND ULTIMATELY 94 PROPOSERS FROM ACROSS THE STATE
13 AND THE NATION APPLIED AND MANY OF THEM APPLIED IN MORE THAN
14 ONE SERVICE CATEGORY. STAFF ALSO TOOK STEPS TO ENCOURAGE
15 PARTICIPATION BY SBE AND DBE FIRMS BY CONDUCTING OUTREACH
16 EARLY IN THE PROCESS AND BY SIMPLIFYING THE MINIMUM
17 QUALIFICATIONS TO MAKE SURE THAT WE WERE NOT JUST GOING BACK
18 TO SOME OF THE LARGER FIRMS. NEXT SLIDE, PLEASE. THAT
19 CONCLUDES THIS BRIEF PRESENTATION AND I CAN ANSWER ANY
20 QUESTIONS IF YOU HAVE ANY.

21

22 **LORI WILSON, CHAIR:** THANK YOU. WOULD ANY MEMBERS OF THE BOARD
23 LIKE TO SPEAK ON THIS ITEM? ALL RIGHT. I SEE THE FIRSTHAND IS
24 MAYOR EKLUND.

25

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1 **PAT ECKLUND:** THANK YOU VERY MUCH CHAIR WILSON. SO HOW DOES THE
2 REIMBURSEMENT WORK? DOES THE JUDGMENT THAT ENTER THE CONTRACT
3 WITH THAT CONSULTING FIRM? OR, WE JUST DO A -- LIKE A WORK
4 ORDER OR SOMETHING?

5

6 **HEATHER PETERS:** OH THAT'S AN EXCELLENT QUESTION. ONE OF THE
7 THINGS WE'LL BE ROLLING OUT AND IT'S NOT READY FOR PRIME TIME
8 YET BUT YOU'RE ANTICIPATING TRYING TO MEET THE NEED. WE'RE
9 GOING TO BE ROLLING OUT A SOFTWARE THAT WE'RE CURRENTLY
10 STANDING UP. WE HOPE TO HAVE IT OUT IN JULY OR THE SUMMER, AND
11 IT WILL BE, WHAT I CALL AN AMAZON MARKETPLACE EXPERIENCE FOR
12 LOCAL JURISDICTIONS, AND THE REAP ALLOCATIONS THAT WE'LL BE
13 TALKING ABOUT LATER TODAY, I LIKE TO SAY, THINK ABOUT THAT AS
14 AN ABAG GIFT CERTIFICATE. SO THIS SOFTWARE, ALL OF THE
15 CONSULTANTS THAT ARE SEATED TO THE BENCH, THEY'RE EACH GOING
16 TO GET A BIOGRAPHY PAGE THAT WILL SHOW WHICH CATEGORIES THEY
17 HAVE QUALIFIED FOR, BACKGROUND INFORMATION, PROJECT SAMPLES,
18 REFERENCES, EVERYTHING YOU WOULD NEED TO CONSIDER THEM. AND
19 THEN, WE'LL BE SENDING OUT GRANT AGREEMENTS THIS SUMMER FOR
20 EACH OF THE 109 JURISDICTIONS, AND YOU WILL BE ABLE TO MAKE A
21 CHOICE WHETHER YOUR -- YOU WOULD LIKE TO SPEND THAT MONEY ON
22 THE BENCH, AND HAVE US ADMINISTER THE CONTRACT FOR YOU, OR
23 WHETHER YOU WOULD LIKE TO RECEIVE IT IN A TRADITIONAL GRANT
24 AGREEMENT. EITHER WAY, YOU COULD STILL USE THE SOFTWARE, AND
25 IT WILL BE VERY EASY TO GO BACK AND FORTH. AND YOU CAN SEARCH

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1 BY KEY WORD. I WANT SOMEONE WHO CAN DO A HOUSING ELEMENT, AND
2 IT WILL JUST SHOW YOU THE CONSULTANTS THAT ARE QUALIFIED TO DO
3 THAT. SO IT WILL BE VERY EASY. AND YOU CAN CHOOSE EITHER WAY.
4 SOME JURISDICTIONS THEY HAVE SOPHISTICATED PROCUREMENT
5 DEPARTMENTS AND THEY WANT THE MONEY AND KNOW WHAT TO DO WITH IT
6 AND THEY HAVE THE BAND WIDTH AND OTHER JURISDICTIONS COULD
7 REALLY USE SOME HELP SO WE'LL BE HERE TO HELP.

8

9 **PAT ECKLUND:** THANK YOU.

10

11 **LORI WILSON, CHAIR:** MOVING TO COUNCILMEMBER BAS.

12

13 **NIKKI FORTUNATO BAS:** GOOD AFTERNOON. THANK YOU FOR THE
14 PRESENTATION. I WAS CURIOUS TO KNOW IF YOU HAVE DATA ON WHO
15 REPLIED, WHO CAME FROM MINORITY BUSINESSES OR WOMEN OWNED
16 BUSINESSES, SINCE YOU DID THAT OUTREACH?

17

18 **HEATHER PETERS:** PRELIMINARY INFORMATION IS IN YOUR PACKET FOR
19 THE PRIME CONSULTANTS AND IT ALSO HAS A COLUMN THAT INDICATES
20 WHETHER THE PRIME IS A DBE OR SBE AND WITHIN THAT IF THEIR
21 SUBS ARE DBES OR SBES.

22

23 **NIKKI FORTUNATO BAS:** IS THAT ATTACHMENT TWO -- OR ATTACHMENT
24 A, RATHER?

25

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1 **HEATHER PETERS:** IT IS ATTACHMENT -- I'M SORRY. I DON'T HAVE IT
2 RIGHT IN FRONT OF ME.

3

4 **NIKKI FORTUNATO BAS:** I'LL CHECK THROUGH THE LINKS.

5

6 **DANIEL SAVER:** THAT WILL BE ATTACHMENT A.

7

8 **HEATHER PETERS:** OUR CONTRACT STAFF IS GOING DEEPER THAN THAT
9 AND PROVIDING THE DBE/SBE CERTIFICATION, THEY'RE DOUBLE
10 CHECKING EVERYONE'S CERTIFICATION SO WE WILL KNOW WHAT
11 CERTIFICATIONS THEY CLAIMED ALL THE WAY DOWN TO THE SUBLEVEL.

12

13 **NIKKI FORTUNATO BAS:** THANK YOU.

14

15 **LORI WILSON, CHAIR:** MOVING TO MAYOR ROMERO.

16

17 **CARLOS ROMERO, V. CHAIR:** THIS IS QUITE AN EXTENSIVE LIST THAT
18 COVERS MANY OF THE AREAS THAT I THINK OUR CITIES ARE WORKING
19 IN, OR CONSULTANTS THAT WE'RE UTILIZING. I MEAN, I CAN SEE
20 PROBABLY ABOUT TEN OF THESE FOLKS THAT WE HAVE WORKED WITH,
21 AND MAYBE THREE OR FOUR THAT WE PERSONALLY HAVE CONTRACTS
22 WITH. IS THERE ANY PARTICULAR REASON -- SO LET'S SAY, PLANNING
23 FIRM X, PRESENTLY HAS A CONTRACT WITH OUR CITY, THEY'RE ON
24 THIS, AND WE WANT THEM, LET'S SAY, TO WORK ON, YOU KNOW,
25 PROJECT WHY, THAT IS NOT INCLUDED IN THEIR PRESENT CONTRACT

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1 WITH US, IS THERE ANY PARTICULAR ADVANTAGE TO UTILIZING, TO
2 GOING THROUGH YOU ALL TO ASCERTAIN THE -- OR TO GET THE
3 CONTRACT WITH AN EXISTING CONTRACTOR THAT WE MAY ALREADY HAVE
4 A CONTRACT WITH.

5

6 **HEATHER PETERS:** GREAT QUESTION. IT WILL VARY GREATLY BY
7 JURISDICTION AND WE'LL HAVE TO SIT DOWN WITH YOUR PROCUREMENT
8 PROFESSIONALS AND DISCUSS ALL THE DIFFERENT WAYS IT MIGHT WORK
9 AND HELP YOU IDENTIFY WHICH ONE IS THE EASIEST FOR YOU. IF YOU
10 HAVE AN EXISTING RELATIONSHIP AND YOU WOULD JUST LIKE TO ADD
11 MONEY OR ADD SCOPE, IT MAY BE EASIER FOR A JURISDICTION TO
12 ELECT TO TAKE A TRADITIONAL GRANT AGREEMENT WHERE WE PROVIDE A
13 CHECK AND THEN YOU GET INTO CONTRACT YOURSELVES. OR FOR SOME
14 SUBJURISDICTIONS YOU MAY HAVE AN EXISTING CONTRACT TO SAY, DO
15 A HOUSING ELEMENT, BUT WITH THE AMOUNT OF MONEY THAT YOU'RE
16 GETTING FROM ABAG. YOU MAY WANT TO DO ENHANCED PUBLIC OUTREACH
17 AS AN EXAMPLE OF SOMETHING WE HAVE HEARD A LOT ABOUT, IN
18 LANGUAGE OUTREACH, WHICH THE CONSULTANTS ON THE OUTREACH BENCH
19 WOULD HAVE SPECIFIC EXPERTISE IN. SO IF YOU WANTED TO KEEP
20 YOUR OWN CONTRACT, AS IS, AND JUST AS AN ADDITIONAL SCOPE, WE
21 CAN GET INTO CONTRACT ON JUST THAT SCOPE FOR YOU. OR YOU
22 COULD DO IT YOURSELF. WHICHEVER IS EASIEST. WE'RE NOT TRYING
23 TO DICTATE ANYTHING.

24

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1 **CARLOS ROMERO, V. CHAIR:** THANK YOU. PERHAPS IT WOULD BE
2 HELPFUL FOR CITIES TO POTENTIALLY UNDERSTAND SOME OF THESE
3 VARIOUS OPTIONS THAT ARE AVAILABLE TO THEM. I DON'T KNOW IF
4 YOU WOULD -- MIGHT BE ABLE TO PROVIDE SOME EXAMPLES, SO THAT,
5 INDEED, WHEN A PLANNING DEPARTMENT OR, YOU KNOW, SOMEONE LOOKS
6 AT THIS BENCH AND SAYS, I WOULD LIKE TO USE X CONSULTANT, THEY
7 COULD DETERMINE MORE QUICKLY WITHOUT POSSIBLY BURDENING YOU
8 WITH PHONE CALLS HOW THEY MIGHT BE ABLE TO PROCURE. AND MAYBE
9 IT'S A DECISION TREE. I DON'T KNOW. IT'S JUST A THOUGHT THAT
10 MIGHT HELP EVERYONE.

11

12 **HEATHER PETERS:** GREAT MINDS THINK ALIKE. WE'RE ALREADY
13 PREPARED TO DO THAT. SO WHEN JURISDICTIONS GET THEIR
14 NOTIFICATION OF THE AWARDS AFTER THE DECISIONS ARE MADE TODAY,
15 THEY WILL GET NOTIFICATION OF THE AWARDS THAT HAVE ALREADY
16 BEEN DECIDED IN THE PAST, THE DECISIONS THAT ARE MADE,
17 RECOMMENDED TODAY, AND MADE BY THE EXECUTIVE BOARD LATER THIS
18 MONTH. WHEN THEY GET THAT NOTICE, IN THERE WILL BE AN
19 INVITATION TO A NUMBER OF DIFFERENT WEBINARS, AT DIFFERENT
20 TIMES, SO THAT EVERYONE HAS TO MAKE THAT ONE EXACT PERFECT
21 TIME -- DOESN'T HAVE TO MAKE THAT EXACT PERFECT TIME, AND HAVE
22 OUR CONTRACT STAFF AND LEGAL AVAILABLE TO GIVE A PRESENTATION
23 ON THE DIFFERENT WAYS TO GET INTO CONTRACT AND DIFFERENT
24 OPTIONS AND THEN ALSO TAKE Q&A, AND THEN STAFF IS ALWAYS
25 AVAILABLE. BUT THANK YOU FOR BEING COGNIZANT OF NOT

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1 OVERWHELMING US WITH 109 PHONE CALLS IF WE COULD HAND TELL IN
2 FOUR WEBINARS AND SOME SIDE CONVERSATIONS.

3

4 **CARLOS ROMERO, V. CHAIR:** GREAT. GOOD TO HEAR THAT YOU'RE
5 ALWAYS ONE STEP AHEAD.

6

7 **HEATHER PETERS:** THANK YOU.

8

9 **LORI WILSON, CHAIR:** THANK YOU VERY MUCH. YOU KNOW, I THINK
10 THIS IS REALLY GOOD. IT REALLY DOES HELP CUT DOWN ON TIME AS A
11 PART OF THIS PROCESS. EVERY LOCAL GOVERNMENT HAS A CERTAIN WAY
12 THEY DO THINGS BUT IT REALLY DOES HELP WITH TIME, AS WELL. AND
13 SO I'M LOOK TO SEE IF THERE IS ANY MEMBERS OF THE PUBLIC WHO
14 RAISED THEIR HAND ON THIS, WANTING TO SPEAK, OR ANY SUBMITTED
15 ELECTRICALLY.

16

17 **CLERK OF THE BOARD:** NO WRITTEN COMMENTS THAT WERE SUBMITTED,
18 AND I SEE NO MEMBERS OF THE PUBLIC WITH THEIR HANDS RAISED.

19

20 **LORI WILSON, CHAIR:** OKAY. I'LL RETURN TO THE COMMITTEE, JUST
21 TO MAKE SURE THERE IS NO OTHER MEMBERS OF THE COMMITTEE WHO
22 WANTED TO WEIGH IN ON THIS. HEARING NONE, I'LL ENTERTAIN A
23 MOTION.

24

25 **CARLOS ROMERO, V. CHAIR:** SO MOVED. WE APPROVED OF THIS BENCH.

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1

2 **DIR. DAVID CANEPA:** SECOND.

3

4 **LORI WILSON, CHAIR:** ALL RIGHT. SO THERE IS A MOTION BY ROMERO,
5 AND SECOND BY ARREGUIN. WITH THAT WE'LL DO ROLL CALL.

6

7 **CLERK OF THE BOARD:** I BELIEVE THE SECOND WAS BY SUPERVISOR
8 CANEPA?

9

10 **LORI WILSON, CHAIR:** I'M SORRY. I WAS LOOKING AT THE WRONG
11 PERSON. MY APOLOGY. I LOOK FOR THE YELLOW BOX. AND I EVEN SAW
12 MITCHOFF TOO, SO I KNOW SHE WAS DOING HER SILENT SECOND.
13 [LAUGHTER] OKAY. THANK YOU FOR THAT, CORRECTING ME. ALL RIGHT
14 WITH THAT WE'LL DO A ROLL CALL VOTE.

15

16 **CLERK OF THE BOARD:** [ROLL CALL VOTE] MOTION PASS UNANIMOUSLY.

17

18 **LORI WILSON, CHAIR:** GREAT. MOVING TO NUMBER EIGHT REAP LOCAL
19 JURISDICTION FUNDING ADOPTING THE RESOLUTION TO SUBALLOCATE 1
20 MILLION OF REGIONAL EARLY ACTION PLANNING FUNDS TO LOCAL
21 JURISDICTION AS DESCRIBED IN THE ATTACHMENT AND TO ALLOCATE
22 470,000 FUNDS FOR REACH REGIONAL VMT REGIONAL POLICY GROUPS
23 AND AUTHORIZE EXECUTIVE DIRECTOR OF MTC ON BEHALF OF THE
24 ASSOCIATION OF ABAG TO ENTER INTO REAP FUNDING AGREEMENTS. SO

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1 WITH THAT WE'LL HAVE A PRESENTATION FROM DANIEL SAVER. DAN
2 DONE I'M GOING TO PASS THE BATON TO HEATHER.

3

4 **LORI WILSON, CHAIR:** WHEN I WAS READING IT I THOUGHT OF
5 HEATHER. MAKES SENSE.

6

7 **HEATHER PETERS:** THANK YOU DANIEL. THERE ARE SO MANY ITEMS
8 BETWEEN WHAT WE'RE DOING HERE AND WHAT WE'RE DOING AT MTC.
9 IT'S BEEN QUITE THE TEAM EFFORT. IF I CAN HAVE THE SLIDES,
10 PLEASE. THIS IS THE PRESENTATION ON THE ALLOCATION OF EARLY
11 ACTION PLANNING FUNDS. CAN I HAVE THE NEXT SLIDE PLEASE? THE
12 FOCUS OF THIS PRESENTATION AS WAS STATED BY THE CHAIR'S REPORT
13 AND BRAD'S REPORT ON BEHALF OF OUR EXECUTIVE DIRECTOR WILL BE
14 THE SUBALLOCATION OF \$1 MILLION IN COMPETITIVE REAP FUNDS.
15 HOWEVER, I DID WANT TO EMPHASIZE THE CONTEXT IN WHICH THIS IS
16 HAPPENING. MTC IS SIMULTANEOUSLY ALLOCATING FUNDING THROUGH
17 THE PDA PROGRAM AS MENTIONED IN THE INTRODUCTORY REMARKS. AND
18 AS YOU SEE HERE, THERE WILL BE \$14 MILLION ALLOCATED OF OUR
19 REAP FUNDING, INCLUDING THE 1 MILLION IN COMPETITIVE THAT
20 WE'RE DISCUSSING TODAY PLUS 7.8 MILLION IN THE PDA PROGRAM,
21 AND THE MOST EXCITING THING FOR ME AS STAFF HAS BEEN, BECAUSE
22 WE NOW HAVE THE SHARED REGIONAL STAFFING BETWEEN THE TWO
23 AGENCIES, THE STRUCTURE REALLY ALLOWED US TO COORDINATE THE
24 TWO PROGRAMS IN A WAY THAT WE THINK IS REALLY LEVERAGING ONE
25 AGAINST THE OTHER AND HAVING A GREATER IMPACT. SO, WE HAD TWO

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1 PROGRAMS, BUT WE HAD ONE VERY SIMPLE APPLICATION. AND IF I
2 COULD HAVE THE NEXT SLIDE, PLEASE. STAFF PROMOTED BOTH
3 PROGRAMS THROUGH A SINGLE OUTREACH PROCESS, AND WE INVOLVED
4 MULTIPLE NOTIFICATIONS TO CITY MANAGERS, CITY PLANNERS, AND
5 HOUSING DIRECTORS. WE HAD FOUR STEP-BY-STEP WEBINARS, SIMILAR
6 TO THE ONE I WAS JUST DISCUSSING, THAT WE'LL DO FOR THE BENCH,
7 WHERE WE TALK PEOPLE THROUGH EXACTLY HOW THE PROCESS WORKED,
8 RAN THROUGH THE APPLICATION FORM WITH THEM FIELD BY FIELD AND
9 ANSWERED QUESTIONS. WE ALSO HAD COUNTY PRESENTATIONS AT COUNTY
10 PLANNING DIRECTOR MEETINGS AND WE HAD A NUMBER OF ONE-ON-ONE
11 MEETINGS AS PEOPLE WERE GOING THROUGH THE APPLICATION. THEY
12 WERE ACTUALLY FREQUENTLY CALLING US TO SAY THAT I COULDN'T
13 BELIEVE IT WAS THIS EASY AND WERE THEY MISSING SOMETHING. SO
14 IT WAS NICE TO HAVE THOSE CALLS. THE APPLICATION WAS VERY WELL
15 RECEIVED AND I AM PLEASED TO REPORT WE ACHIEVED 100%
16 PARTICIPATION. EVERY SINGLE BAY AREA JURISDICTION APPLIED AND
17 EVERY SINGLE BAY AREA JURISDICTION WILL RECEIVE SOME FUNDING.
18 NEXT SLIDE, PLEASE. THIS SLIDE PROVIDES EVEN FURTHER CONTEXT.
19 PREVIOUSLY I WAS SHOWING YOU REAP AND PDA AND HOW THEY WORK
20 TOGETHER. THIS SLIDE IS SHOWING ALL THE STATE PLANNING GRANTS
21 AND HOW OUR REAP GRANTS ARE WORKING WITH THE OTHER STATE
22 GRANTS IN THE SB2 AND LEAP, COMBINED SB2 AND LEAP COMBINED ARE
23 \$50 MILLION COMING TO YOUR STATES FOR THE LOCAL JURISDICTIONS.
24 AND BETWEEN THE LINES THESE ARE DECISIONS MADE BY THE
25 EXECUTIVE BOARD ON HOW ABAG WILL BE ALLOCATING ITS \$24 MILLION

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1 REGIONAL ACTING PLANNING GRANT OR REAP FUNDING. THE YELLOW
2 SLICE YOU WILL SEE IS \$13 MILLION THAT HAS BEEN ALLOCATED TO
3 SUPPORT THE REGIONAL TECHNICAL ASSISTANCE PROGRAM AND THE
4 LIGHTER GREEN SLICES ARE ALL TRANCHES OF SUBALLOCATIONS OF
5 REGIONAL FUNDING DOWN TO THE LOCAL JURISDICTIONS. WE KNOW
6 THAT ONE SIZE DOESN'T FIT ALL, SO EACH SLICE OF THE PIE SERVES
7 DIFFERENT POLICY GOALS. THE GOAL OF THE REGIONAL TA IS TO
8 DELIVER ECONOMIES OF SCALE WHERE THERE IS REGIONAL VALUE ADD,
9 AND THESE ARE TA PRODUCTS SUCH AS THE DATA PACKETS AND
10 DEMOGRAPHIC RESEARCH THAT WE HAVE PROVIDED, THE SITE ANALYSIS
11 TOOL, AS WELL AS NEGOTIATING SAFE HARBORS WITH HCD TO MAKE
12 SURE THAT LOCAL JURISDICTIONS HAVE PREDICTABILITY ON WHAT WILL
13 BE ACCEPTED WHEN HOUSING ELEMENTS ARE REVEALED. THE TRANCHE OF
14 LOCAL SUBALLOCATIONS IN THE LIGHT AND MEDIUM GREEN ALSO SERVE
15 EACH DIFFERENT POLICY GOALS, THE GOAL OF THE \$4.7 MILLION
16 TRANCHE THAT HAS BEEN SUPPORTED FOR PLANNING COLLABORATIVES IS
17 TO SUPPORT COUNTY PRIORITIZED TA AND THAT WILL VARY ACROSS THE
18 REGION BASED ON COUNTY PLANNING DIRECTORS DESIRES. THE GOAL OF
19 THE \$2.2 MILLION TRANCHE OF \$20,000 MINIMUM ALLOCATIONS IS TO
20 ENSURE THAT EVERY JURISDICTION RECEIVES SOME REAP FUNDING AND
21 THE GOAL OF THE \$3 MILLION RHNA BASED ALLOCATION TRANCHE IS TO
22 PROVIDE EXTRA LEVEL OF SUPPORT FOR JURISDICTIONS RECEIVING
23 MORE THAN 1,000 UNITS. FINALLY THE GOAL OF THE \$1 MILLION
24 COMPETITIVE TRANCHE WHICH IS THE ONLY THING WE'LL BE
25 DISCUSSING HERE TODAY IS TO SUPPORT THOSE JURISDICTIONS THAT

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1 ARE GOING ABOVE AND BEYOND IN THEIR HOUSING ELEMENTS AND
2 REZONINGS. IT'S NOT DESIGNED TO SIMPLY SUPPORT HOUSING
3 ELEMENTS ALTHOUGH WE UNDERSTAND THERE IS A GREAT NEED THERE
4 AND THERE ARE FUNDING GAPS THERE, BUT THIS IS REALLY TO GIVE
5 ADDITIONAL ENCOURAGEMENT TO FOLKS WHO ARE GOING ABOVE AND
6 BEYOND. IF I CAN HAVE THE NEXT SLIDE, PLEASE? THIS SLIDE
7 PROVIDES MORE DETAIL ABOUT HOW THE \$1 MILLION COMPETITIVE
8 TRANCHE RECOMMENDATIONS WERE REACHED FIRST MAXIMUM SET AT
9 \$100,000 TO AVOID OVERCONCENTRATION OF FUNDING THERE WAS A 1/3
10 SET-ASIDE FOR SMALL JURISDICTIONS SO 1/3 OF THE MILLION
11 DOLLARS IS GUARANTEED TO GO TO SMALL JURISDICTIONS DEFINED BY
12 HCD AS HAVING POPULATIONS OF UP TO 60,000 PEOPLE. AND THE
13 SMALL JURISDICTIONS COULD ALSO COMPETE FOR THE REMAINING
14 BALANCE. THE ELIGIBLE ACTIVITIES FOR THIS TRANCHE WERE LIMITED
15 TO HOUSING ELEMENTS AND REZONING IMPLEMENTATION BUT AS I
16 MENTIONED, YOU NEEDED TO GO ABOVE AND BEYOND TO GET INTO THE
17 COMPETITIVE FUNDING ROUND. ALL THE PROPOSALS WERE EVALUATED
18 USING OBJECTIVE CRITERIA, WHICH INCLUDED LOCATION IN
19 COMMUNITIES OF CONCERN. AND PDAS OR IN GROWTH GEOGRAPHIES,
20 ADDRESSING PDA HOUSING ELEMENT -- OR HOUSING STRATEGIES,
21 PLANNED BAY AREA HOUSING STRATEGIES. AND WE ALSO LOOKED AT THE
22 FUNDING GAP. HOWEVER, THE ADDITIONAL PREFERENCE WAS GIVEN TO
23 APPLICATIONS THAT DEMONSTRATED NOT JUST WHAT THAT I WANTED TO
24 DO, BUT REALLY HOW THEY WERE GOING TO DO IT. HOW WOULD THEY
25 IMPLEMENT THE PLANNED BAY AREA STRATEGIES, HOW OLD THEY

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1 SUPPORT COMMUNITIES OF CONCERN, HOW WILL THEY OVERCOME SOME OF
2 THE IMPLEMENTATION BARRIERS TO HOUSING PRODUCTION, HOW WILL
3 THEY PROMOTE REGIONAL INNOVATION OR HOW THEY INCREASE AND/OR -
4 - THERE WAS -- THESE ARE A NUMBER OF PRIORITIES, AND NO ONE
5 HAD TO HIT ALL OF THEM BUT THEY REALLY ROSE TO THE TOP -- HOW
6 THE STRATEGIES EXPRESSED IN THE APPLICATION WOULD REALLY
7 INCREASE THE AFFORDABLE AND MODERATE INCOME UNITS. NEXT SLIDE
8 PLEASE. ALTHOUGH THE JURISDICTIONS COULD APPLY FOR UP TO
9 \$100,000 IN FUNDING, WHEN WE RECEIVED THE APPLICATIONS, WE
10 RECEIVED 65 APPLICATIONS AND WE WERE OVERSUBSCRIBED 6 TO 1 FOR
11 THE AVAILABLE FUNDING. SO, STAFF RECOMMEND THAT WE NOT GIVE
12 ANYONE THE FULL \$100,000 REQUESTED. BUT THAT WE GIVE A MAXIMUM
13 AWARD OF 75,000 TO SPREAD THE MONEY A LITTLE BIT FURTHER, AND
14 THE LAST TWO QUALIFYING JURISDICTIONS ARE TIED WITH THE
15 REMAINING BALANCE EQUALLY. STAFF'S RECOMMENDATIONS, AS YOU
16 SEE HERE, WOULD AFFORD AWARD ACT FUNDS TO 14 JURISDICTIONS
17 INCLUDING SEVEN SMALL JURISDICTIONS, WHICH YOU SEE IN THE
18 DARKER GREEN ON THE TABLE ON THE LEFT. AND TEN COMMUNITIES OF
19 CONCERN. ON THE RIGHT HAND SIDE OF THE PAGE, YOU SEE THE
20 OVERALL GEOGRAPHIC DISTRIBUTION OF THE REAP FUNDING, INCLUDING
21 THE NON-COMPETITIVE AMOUNTS, WHICH ARE THE SMALLER DOTS, THE
22 FORMULA DRIVEN AMOUNTS AND THE LARGER DOTS REPRESENT WHERE
23 STAFF IS RECOMMENDING THE COMPETITIVE AWARDS. NEXT SLIDE
24 PLEASE. AND THESE ARE, SOME, BUT NOT ALL OF THE RECOMMENDED
25 AWARDS, AND HERE WE JUST WANT TO REALLY LIFT UP THE LEVEL OF

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1 DETAIL THAT WAS PROVIDED AND THE APPLICATIONS THAT WE FOUND TO
2 BE THE MOST COMPETITIVE. HERE WE HAD OAKLAND, THAT IS GOING TO
3 USE THE MONEY FOR LAND USE ELEMENT UPDATES THAT ENABLE MISSING
4 MIDDLE HOUSING, IN TRANSIT-RICH CORRIDORS, BY RIGHT, FOR
5 AFFORDABLE PROJECTS INCLUDING THE TRANSFORMATION OF THE
6 EASTMONT MALL. SAN PABLO IS LIFTING UP GENERAL PLAN AND
7 HOUSING PLAN UPDATES THAT FORWARD THE CITIES ALREADY ADOPTED
8 IN WRITING, AFFORDABLE HOUSING STRATEGY AND PROVIDE MIXED
9 INCOME HOUSING IN UNDERDEVELOPED COMMERCIAL AREAS. BERKELEY IS
10 WORKING ON REZONING OF LOW DENSITY AREAS FOR MISSING MIDDLE
11 HOUSING SAN FRANCISCO IS WORKING ON THEIR HOUSING ELEMENT
12 UPDATE AND EIR WITH FOCUS ON SOCIAL AND RACIAL EQUITY AND
13 COMMUNITY ENGAGEMENT AND PARTNERSHIP WITH CBOS. MILPITAS IS
14 REQUESTING TO USE THE MONEY FOR AN ASSESSMENT OF FAIR HOUSING
15 TARGETED AT REDEVELOPING THE GREAT MALL FOR HIGH DENSITY MIXED
16 USE TOD. AND SANTA CLARA COUNTY IS DOING A REALLY UNIQUE CEQA
17 IMPLEMENTATION FOR FARM WORKER HOUSING, AND AN AFFORDABLE
18 HOUSING OVERLAY ZONE. NEXT SLIDE, PLEASE. THIS ILLUSTRATES
19 THE INTEGRATION WITH THE PDA PROGRAM. THE DARK BLUE DOTS OR
20 FLAGS HERE SHOW THE GEE -- I'M SORRY -- GRAY FLAGS, AND THE
21 DARK BLUE FLAGS ON THE RIGHT HAND SIDE SHOW THE GEOGRAPHIC
22 DISTRIBUTION OF THE PDA PLANNING GRANTS WHICH ARE
23 SIMULTANEOUSLY GOING BEFORE MTC. THE SMALLER GRAY FLAGS ARE
24 TECHNICAL ASSISTANCE GRANTS, AND THE LARGER BLUE FLAGS ARE
25 PLANNING GRANTS TO DO THINGS LIKE SPECIFIC PLANS, PRECISE

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1 PLANS, AND LARGE-SCALE PLANNING. THE CAPACITY FOR THESE PDA
2 GRANTS IS INTENDED TO CREATE CAPACITY FOR 90,000 PLUS HOMES AT
3 ALL INCOME LEVELS. AND WILL BE LASER FOCUSED ON IMPLEMENTING
4 PLANNED BAY AREA 2050 HOUSING STRATEGIES AND SUPPORTING
5 PROHOUSING TRANSPORTATION AND ENVIRONMENTAL POLICIES. NEXT
6 SLIDE PLEASE. THIS SLIDE IS ONE OF THE REALLY EXCITING THINGS
7 THAT STAFF WAS ABLE TO SEE. BECAUSE WE HAD 100% PARTICIPATION,
8 AND BECAUSE WE WERE LOOKING AT TRANSPORTATION PLANNING AND
9 HOUSING PLANNING FOR ALL JURISDICTIONS AT THE SAME TIME, WE
10 WERE ABLE TO AMPLIFY OUR IMPACT BY LIFTING UP SOME COMMON
11 THEMES THAT WE SAW PEOPLE WERE REQUESTING \$100,000 HERE,
12 \$100,000 THERE, BUT IT REALLY COULD BE DELIVERED AT THE REGION
13 FALL LEVEL MUCH MORE COST EFFICIENTLY. SO, THE BIGGEST ONE OF
14 THESE IS ON THE LEFT-HAND SIDE, THE LIGHT BLUE BOX, VEHICLE
15 MILES TRAVELED POLICY WORKING GROUPS. THIS WAS A VERY COMMON
16 REQUEST. AND WHAT WE ARE SEEKING FROM YOUR RECOMMENDATION
17 TODAY AS WELL AS THE EXECUTIVE BOARD WILL BE TO TAKE \$470,000
18 OF THE REAP TECHNICAL ASSISTANCE FUNDING, AND PUT THAT INTO
19 THESE VMT POLICY WORK GROUPS. WE ALSO HAVE OTHER WORKING
20 GROUPS, HOUSING FEASIBILITY, AND POLICY, OUTREACH AND ENGAGE,
21 AND OBJECTIVE DESIGN STANDARDS, THESE WERE ALL DESIGN THEMES
22 THAT WE HAD ALREADY SURFACED AS WORKING GROUPS BUT THEY CAME
23 UP QUITE A BIT IN LOCAL JURISDICTION FUNDING SO JUST BECAUSE A
24 JURISDICTION MIGHT HAVE MISSED OUT ON THE COMPETITIVE ROUND
25 THAT DOESN'T MEAN THEY WON'T BE ABLE TO PARTICIPATE IN THE

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1 GOALS EXPRESSED IN THE APPLICATION. AND ALSO POTENTIAL TOPICS
2 BEING EXPLORED ON THE MTC SIDE FOR COMPLETE STREETS AND BOTH
3 SIDES FOR RESILIENCE. NEXT SLIDE PLEASE. SO THE REQUESTING --
4 REQUESTED ACTION TODAY IS TO HAVE YOU REFER A RESOLUTION IN
5 YOUR PACKET TO THE ABAG EXECUTIVE BOARD FOR APPROVAL. AND THAT
6 RESOLUTION WOULD DO THREE THINGS. NUMBER ONE, IT WOULD APPROVE
7 STAFF'S RECOMMENDATIONS ON THE ALLOCATION OF THE \$1 MILLION
8 COMPETITIVE GRANTS, AS SET FORTH IN EXHIBIT A. IT WOULD ALSO
9 APPROVE THE \$470,000 IN FUNDING THAT I MENTIONED FOR THE
10 VEHICLE MILES TRAVELED POLICY WORK GROUPS AND IT WOULD
11 AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO THE FUNDING
12 AGREEMENTS WITH THE LOCAL JURISDICTIONS OF THEIR DESIGNEES. WE
13 DID A LOT OF THIS IN DIFFERENT STEPS AND DIFFERENT TRANCHES OF
14 FUNDING AND APPLICATIONS OF APPROVAL WE WANTED TO GET IT ALL
15 IN ONE PLACE FOR OUR STAFF AS WELL AS YOUR STAFF TO BE ABLE TO
16 LOOK AT ONE PIECE OF PAPER AND BE ABLE TO SEE ALL THE MONEY
17 THAT HAS BEEN ALLOCATED AND WILL BE ALLOCATED. WITH THAT I CAN
18 TAKE ANY QUESTIONS THAT ANYONE MIGHT HAVE.

19

20 **LORI WILSON, CHAIR:** THANK YOU FOR THE PRESENTATION. COMING TO
21 THE BOARD FOR -- TO THE MEMBERS OF THE COMMITTEE FOR ANY
22 QUESTIONS. MAYOR EKLUND.

23

24 **PAT ECKLUND:** WERE THERE ANY COMPETITIVE GRANT APPLICATIONS
25 THAT WERE DENIED OR TURNED DOWN?

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1

2 **HEATHER PETERS:** YES. THERE WERE 65 APPLICATIONS AND ONLY 14
3 WERE RECOMMENDED FOR FUNDING. BECAUSE IT WAS OVERSUBSCRIBED 6
4 TO 1.

5

6 **PAT ECKLUND:** SO IT WAS OVERSUBSCRIBED. OKAY. ARE WE GOING TO
7 PUT ALL OF THE APPLICATIONS INTO A DATABASE SO THAT OTHER
8 JURISDICTIONS COULD DO A SEARCH TO SEE IF THERE IS OTHER
9 CITIES THAT HAVE REQUESTED A SIMILAR TYPE OF WORK, SO THAT
10 MAYBE THE CITIES CAN COLLABORATE TOGETHER TO HIRE SOMEBODY,
11 AND MAYBE SHARE IN SOME OF THE WORK?

12

13 **HEATHER PETERS:** YEAH. THAT'S ACTUALLY -- WE HAVE NOT
14 CONSIDERED PUBLISHING THEM AT ALL, BECAUSE IT WAS IN AN
15 ELECTRIC FORM OUT. SO IT'S NOT A NICE NEAT LITTLE PDF,
16 NORMALLY, IT'S JUST THIS BIG GIANT SPREADSHEET. HOWEVER, THAT
17 BEING SAID, THE LOCAL FUNDS THAT'S GOING TO DO THE PLANNING
18 COLLABORATIVE TO A COUNTY-WIDE BASIS THAT'S WHAT THAT IS FOR.
19 SO WE'LL BE WORKING WITH THE STAFF THAT WILL BE HIRED BY YOUR
20 LOCAL COUNTY, IN COLLABORATION WITH THE FOLKS IN YOUR COUNTY,
21 AND WE'LL BE EXPLORING OPPORTUNITIES TO PERHAPS SHARE
22 CONSULTANTS, AND ACHIEVE ECONOMIES TO SCALE EVEN WITHIN YOUR
23 COUNTY. AND TO AN EVEN GREATER EXTENT, THE COORDINATOR OF
24 OTHER COUNTY COLLABORATIVES AS WE SEE OPPORTUNITIES TO LIFT UP
25 FOR EXAMPLE, FARM LABOR HOUSING FOR JURISDICTIONS THAT ARE

26

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1 FACING THAT PARTICULAR SPECIAL NEED AND WE HAVE BUDGET SET-
2 ASIDE WHERE WE CAN PROVIDE A CONSULTANT TO DO REGIONAL WORK ON
3 THAT. THERE WILL BE LOTS OF OPPORTUNITIES TO SHARE CONSULTANTS
4 AND GET IT. A.

5

6 **PAT ECKLUND:** SINCE ONLY 65 CITIES APPLIED FOR THE COMPETITIVE
7 GRANTS HAVE WE ASKED SIGNIFICANT JURISDICTIONS THAT DID NOT
8 APPLY OR MAYBE THEY VOLUNTEERED THE INFORMATION WHY THEY
9 DIDN'T APPLY?

10

11 **HEATHER PETERS:** I DID NOT. WE HAVE NOT.

12

13 **PAT ECKLUND:** NO. OKAY. GREAT. THANK YOU.

14

15 **LORI WILSON, CHAIR:** THANK YOU. MOVING ON TO MAYOR ARREGUIN?

16

17 **JESSE ARREGUIN:** THANK YOU. WELL, I THINK THE PRIOR ITEM THAT
18 WE JUST VOTED ON IS ANOTHER WAY THAT WE CAN SUPPORT LOCAL
19 JURISDICTIONS AND MAY HAVE NOT GOTTEN FUNDING THROUGH THE
20 REGIONAL CONSULTING BENCH, THROUGH THE COUNTY COLLABORATIVES.
21 I JUST WANT TO THANK STAFF FOR THE REALLY GREAT WORK THEY HAVE
22 DONE IN BRINGING THIS FORWARD. I THINK THE IDEA OF MERGING THE
23 PDA APPLICATION PROCESS AND THE REAP WAS A REALLY BRILLIANT
24 IDEA, AND I THINK, AS AN EXAMPLE OF THE COMBINED PLANNING WORK
25 THAT ABAG AND MTC ARE DOING, AND I JUST REALLY APPRECIATE ALL

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1 THE THOUGHT YOU GAVE TO EVALUATING THE APPLICATIONS, THE
2 OUTREACH YOU DID TO LOCAL GOVERNMENTS TO LET THEM KNOW ABOUT
3 THESE RESOURCES. AND I HAVE RECEIVED NOTHING BUT JUST VERY
4 POSITIVE COMMENTS FROM LOCAL GOVERNMENT OFFICIALS AND PLANNING
5 STAFF ABOUT ALL THE WORK THAT OUR STAFF IS DOING WITH THE
6 HOUSING TECHNICAL ASSISTANCE PROGRAM. I HAVE HEARD THAT THIS
7 IS, HONESTLY, ONE OF THE MOST COMPREHENSIVE AND REALLY BEST
8 PROGRAMS THAT ABAG HAS LAUNCHED IN MANY YEARS, AND IT'S JUST
9 REALLY CRITICAL FOR CITIES TO BE ABLE TO DO THE REALLY
10 IMPORTANT WORK IN UPDATING OUR HOUSING ELEMENT. IT'S GOING TO
11 BE A LOT OF WORK. SO HAVING, YOU KNOW, TECHNICAL ASSISTANCE,
12 ACCESS TO CONSULTANTS, YOU KNOW, TOOLS, STANDARDIZED DATA THAT
13 CAN BE USED TO ASSIST LOCAL GOVERNMENTS IN DOING THIS WORK,
14 IT'S GOING TO BE REALLY CRITICAL. AND I TALKED ABOUT THIS A
15 COUPLE OF HOURS AGO WHEN WE WERE VOTING ON MOVING THE RHNA
16 PLAN FORWARD TO THE EXECUTIVE BOARD, THAT THIS IS GOING TO BE
17 HARD FOR LOCAL GOVERNMENTS. I'LL JUST SAY, IN NEW
18 JURISDICTION, YOU KNOW, WE APPLIED -- WE DID AN RP FOR HIGHER
19 A CONSULTANT TO RUN OUR HOUSING ELEMENT UPDATE PROCESS AND WE
20 DIDN'T GET A LOT OF RESPONSES. THERE IS A LOT OF DEMAND OUT
21 THERE FOR THESE TYPES OF SERVICES. SO ABAG IS STEPPING IN AND
22 PROVIDING THIS SUPPORT IS GOING TO BE REALLY CRITICAL. AND
23 THIS IS HOW WE'RE GOING TO HELP OUR LOCAL GOVERNMENTS DO THE
24 IMPORTANT WORK THAT THEY'RE GOING TO HAVE TO DO TO UPDATE OUR

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1 HOUSING ELEMENT. JUST WANT TO THANK STAFF FOR ALL THEIR WORK
2 AND LOCAL GOVERNMENTS REALLY APPRECIATE IT AS WELL.

3

4 **HEATHER PETERS:** THANK YOU.

5

6 **LORI WILSON, CHAIR:** THANK YOU. AND DEFINITELY ECHOING THOSE
7 REMARKS. I WOULD LIKE TO GO TO PUBLIC COMMENT TO SEE IF THERE
8 IS ANY COMMENT SUBMITTED.

9

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

13

14 **LORI WILSON, CHAIR:** THANK YOU. BACK TO THE COMMITTEE. MAYOR
15 ROMERO?

16

17 **CARLOS ROMERO, V. CHAIR:** YES. I HAVE A PROCEDURAL LEGAL
18 QUESTION THAT PERHAPS WE CAN RUN BY OUR ESTEEMED GENERAL
19 COUNSEL. MS. CANE. MY CITY IS ON THE LIST OF 14 TO RECEIVE
20 FUNDS. AND I WANTED TO KNOW IF IT WOULD BE PROBLEMATIC FOR ME
21 TO VOTE ON THIS ISSUE, GIVEN THAT I WOULDN'T PERSONALLY BE
22 GAINING, BUT MY CITY WOULD BE RECEIVING FUNDS IN THIS
23 COMPETITIVE ROUND. SO COULD YOU WEIGH IN, PLEASE, MS. CANE?

24

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1 **KATHLEEN KANE:** SURE. RECUSAL ISN'T REQUIRED HERE BECAUSE THIS
2 ISN'T A CONFLICT OF GOVERNMENT CODE SO YOU SHOULD FEEL FREE TO
3 GO AHEAD AND VOTE. I APPRECIATE THE QUESTION. I LIKE PEOPLE
4 THINKING IN THOSE WAYS.

5

6 **CARLOS ROMERO, V. CHAIR:** THANK YOU.

7

8 **LORI WILSON, CHAIR:** THANK YOU. JUST TO CHECK IN WITH THE OTHER
9 MEMBERS OF THE COMMITTEE, IS THERE ANYONE WHO WOULD LIKE TO
10 SPEAK ON THIS ITEM? ALL RIGHT. SEEING NONE, I'LL ENTERTAIN A
11 MOTION.

12

13 **CARLOS ROMERO, V. CHAIR:** SO MOVED. JESS?

14

15 **JESSE ARREGUIN:** SECOND. ARREGUIN.

16

17 **LORI WILSON, CHAIR:** MOTION BY ROMERO AND SECOND BY ARREGUIN.
18 WITH THAT WE'LL MOVE TO ROLL CALL.

19

20 **CLERK OF THE BOARD:** JUST FOR CLARIFICATION IT'S TO RECOMMEND
21 EXECUTIVE BOARD APPROVAL OF ADOPTION OF THE RESOLUTION.

22

23 **LORI WILSON, CHAIR:** THAT'S CORRECT.

24

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1 **CLERK OF THE BOARD:** ROLL CALL ON THE MOTION. [ROLL CALL VOTE]

2 MOTION PASS UNANIMOUS.

3

4 **LORI WILSON, CHAIR:** THANK YOU. WITH THAT, WE'LL MOVE TO
5 ADJOURNMENT, OUR NEXT MEETING OF THE ABAG HOUSING COMMITTEE IS
6 ON JULY 8TH, 2021. THERE BEING NO FURTHER BUSINESS, THE ABAG
7 HOUSING COMMITTEE IS ADJOURNED. THANK YOU GUYS AND HAVE A
8 GREAT REST OF YOUR THURSDAY. THANK YOU STAFF FOR THE GREAT
9 PRESENTATION. OR HEATHER, I SHOULD SAY. [ADJOURNED]

10



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