

**ASSOCIATION OF BAY  
AREA GOVERNMENTS  
Meeting Transcript**

July 8, 2021

1                                   **ASSOCIATION OF BAY AREA GOVERNMENTS**  
2                   **HOUSING COMMITTEE JOINT MEETING WITH THE BAHFA OVERSIGHT**  
3                                   **COMMITTEE**  
4                                   **THURSDAY, JULY 8, 2021, 1:00 P.M.**

5  
6 **CARLOS ROMERO, V. CHAIR:** CALLING THIS MEETING OF THE ABAG JOINT HOUSING  
7 COMMITTEE AND BAHFA OVERSIGHT COMMITTEE TO ORDER. MAY WE PLEASE HAVE THE  
8 COVID-19 MEETING ANNOUNCEMENT? [RECORDED MEETING PROCEDURES ANNOUNCEMENT]  
9 DUE TO COVID-19 THIS MEETING WILL BE CONDUCTED AS A ZOOM WEBINAR PURSUANT  
10 TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS  
11 CERTAIN REQUIREMENTS OF THE BROWN ACT. THIS MEETING IS BEING WEBCAST ON  
12 THE ABAG WEB SITE. THE CHAIR WILL CALL UPON COMMISSIONERS, PRESENTERS,  
13 STAFF, AND OTHER SPEAKERS BY NAME AND ASK THAT THEY SPEAK CLEARLY AND  
14 STATE THEIR NAMES BEFORE GIVING COMMENTS OR REMARKS. PERSONS  
15 PARTICIPATING VIA WEBCAST AND ZOOM WITH THEIR CAMERAS ENABLED ARE REMINDED  
16 THAT THEIR ACTIVITIES ARE VISIBLE TO VIEWERS. COMMISSIONERS AND MEMBERS  
17 OF THE PUBLIC PARTICIPATING BY ZOOM WISHING TO SPEAK SHOULD USE THE RAISE  
18 HAND FEATURE, OR DIAL STARNINE, AND THE CHAIR WILL CALL UPON THEM AT THE  
19 APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE  
20 LAST FOUR DIGITS OF THEIR PHONE NUMBER. IT IS REQUESTED THAT PUBLIC  
21 SPEAKERS STATE THEIR NAMES AND ORGANIZATION, BUT PROVIDING SUCH  
22 INFORMATION IS VOLUNTARY. WRITTEN PUBLIC COMMENTS RECEIVED AT  
23 INFO@BAYAREAMETRO.GOV BY 5:00 P.M. YESTERDAY WILL BE POSTED TO THE ONLINE  
24 AGENDA AND ENTERED INTO THE RECORD BUT WILL NOT BE READ OUT LOUD. IF  
25 AUTHORS OF THE WRITTEN CORRESPONDENCE WOULD LIKE TO SPEAK, THEY ARE FREE

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1 TO DO SO. A ROLL CALL VOTE WILL BE TAKEN FOR ALL ACTION ITEMS. PANELISTS  
2 AND ATTENDEES SHOULD NOTE THAT THE CHAT FEATURE IS NOT ACTIVE.

3

4 **CARLOS ROMERO, V. CHAIR:** THANK YOU JESS, ALWAYS INFORMATIVE. MAY WE MOVE  
5 TO ROLL CALL, FRED, WILL YOU CONDUCT THAT FOR US.

6

7 **CLERK, FRED CASTRO:** ROLL CALL FOR THE ABAG HOUSING COMMITTEE. MAYOR  
8 ARREGUIN IS ABSENT. COUNCILMEMBER BAS IS ABSENT. CANEPA?

9

10 **DIR. DAVID CANEPA:** HERE CHAVEZ?

11

12 **CINDY CHAVEZ:** HERE.

13

14 **CLERK, FRED CASTRO:** ESPARZA? ABSENT. SUPERVISOR MAR?

15

16 **GORDON MAR:** HERE.

17

18 **CLERK, FRED CASTRO:** SUPERVISOR MITCHOFF? I SEE -- SHE'S NOT ON VIDEO YET.  
19 SUPERVISOR RAMOS IS ABSENT. ROMERO?

20

21 **CARLOS ROMERO, V. CHAIR:** HERE.

22

23 **CLERK, FRED CASTRO:** MAYOR WILSON IS ABSENT. AS SOON AS SUPERVISOR MITCHOFF  
24 JOINS US WE'LL HAVE QUORUM.

25

2

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1 **JESSE ARREGUIN:** MAYOR ARREGUIN IS HERE.

2

3 **CLERK, FRED CASTRO:** THANK YOU JESSE.

4

5 **CARLOS ROMERO, V. CHAIR:** MAY WE HAVE ROLL CALL FOR THE BAHFA OVERSIGHT  
6 COMMITTEE?

7

8 **CLERK, FRED CASTRO:** THIS IS ROLL CALL FOR THE BAHFA OVERSIGHT COMMITTEE.  
9 CANEPA?

10

11 **DIR. DAVID CANEPA:** HERE.

12

13 **CLERK, FRED CASTRO:** GLOVER IS ABSENT. RABBIT?

14

15 **DAVID RABBIT:** HERE.

16

17 **CLERK, FRED CASTRO:** RONEN IS ABSENT. SCHAFF?

18

19 **LIBBY SCHAFF:** HERE.

20

21 **CLERK, FRED CASTRO:** MAYOR WORTH?

22

23 **AMY R. WORTH:** HERE.

24

25 **CLERK, FRED CASTRO:** QUORUM IS PRESENT.

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1

2 **CARLOS ROMERO, V. CHAIR:** EXCELLENT. WILL THE CLERK PLEASE MAKE THE ABAG  
3 HOUSING COMMITTEE COMPENSATION ANNOUNCEMENT?

4

5 **CLERK, FRED CASTRO:** YES. ACCORDING TO STATE LAW I AM MAKING THE FOLLOWING  
6 ANNOUNCEMENT, THE MEMBERS OF THE ABAG BOARD IN ATTENDANCE AT THIS MEETING  
7 ARE ENTITLED TO RECEIVE PER DIEM AN AMOUNT OF \$100 AS A RESULT OF  
8 CONVENING A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT PER DIEM.  
9 THANK YOU.

10

11 **CARLOS ROMERO, V. CHAIR:** THANK YOU. NOW ON TO PUBLIC COMMENT. I DON'T KNOW  
12 IF THERE IS ANY. BUT THIS IS AN INFORMATION ITEM AND ANY MEMBER OF THE  
13 PUBLIC WHO WOULD LIKE TO SPEAK ON AN ITEM THAT IS NOT ON THIS AGENDA MAY  
14 DO SEE. DETERMINE HOW LONG FOLKS HAVE TO SPEAK ONCE WE KNOW HOW MANY  
15 PEOPLE ARE INTERESTED MAY THE CLERK INFORM HOW MANY WANT TO SPEAK.

16

17 **CLERK, FRED CASTRO:** THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND  
18 RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM. AND I SEE  
19 SUPERVISOR MITCHOFF IS WITH US.

20

21 **CARLOS ROMERO, V. CHAIR:** I ASSUME WE HAVE QUORUMS FOR BOTH COMMITTEES? IS  
22 THAT CORRECT?

23

24 **CLERK, FRED CASTRO:** YES, SIR.

25

4

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1 **CARLOS ROMERO, V. CHAIR:** I'M GOING TO MOVE TO THE CHAIR'S REPORT. I'M  
2 GOING TO MAKE IT BRIEF AND SAY WE HAVE A PACKED AGENDA TODAY, AS USUAL  
3 STAFF HAS BEEN WORKING OVERTIME ON THE ITEMS WE NEED TO BE ADDRESSING TO  
4 SETUP BOTH BAHFA AS WELL AS BOTH ADDRESS THE MYRIAD OF HOUSING ISSUES WE  
5 HAVE IN THE NINE COUNTY BAY AREA. WITH THAT, I'M JUST GOING TO GO DIRECTLY  
6 TO THE EXECUTIVE DIRECTOR'S REPORT, UNLESS FOR SOME REASON STAFF FEELS  
7 THAT I WANT ME TO GO THROUGH THE NUMEROUS PARAGRAPHS THAT YOU HAVE WRITTEN  
8 FOR ME. BECAUSE I WOULD RATHER HEAR YOU PRESENT THESE THAN MY SUMMARIZE  
9 THEM. DANIEL, YOU DON'T HAVE AN ISSUE WITH MY GOING DIRECTLY TO THE  
10 EXECUTIVE DIRECTOR'S REPORT. WELL -- AND I CAN ASK IF THERE ARE ANY  
11 MEMBERS OF THE PUBLIC THAT WOULD LIKE TO ADDRESS ANY OF THESE ITEMS? ANY  
12 OF THE FOUR AGENDA ITEMS THAT WE'RE DISCUSSING TODAY?

13

14 **CLERK, FRED CASTRO:** THIS IS FRED. THERE ARE NO ATTENDEES --

15

16 **CARLOS ROMERO, V. CHAIR:** SO -- THANK YOU --

17

18 **CLERK, FRED CASTRO:** THERE ARE NO RAISED HANDS ON THIS ITEM AND NO COMMENTS  
19 SUBMITTED FOR THIS ITEM.

20

21 **CARLOS ROMERO, V. CHAIR:** DO ANY MEMBERS OF THE COMMITTEE WANT TO SPEAK ON  
22 THIS VERY BRIEF REPORT? LET'S MOVE ON TO THE EXECUTIVE DIRECTOR'S REPORT  
23 GIVEN WE HAVE A PACKED AGENDA HERE. THANK YOU.

24

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1 **BRAD PAUL:** THIS IS BRAD PAUL, FILLING IN FOR THERESE. SHE WILL BE HERE IN  
2 ABOUT FIVE OR TEN MINUTES AND SHE WOULD HAVE SAID THAT SHE IS GOING TO  
3 PASS FOR THE SAME REASON OF THE VERY PACKED AGENDA.

4

5 **CARLOS ROMERO, V. CHAIR:** EXCELLENT. WE'LL GO TO THE CONSENT CALENDAR. DO  
6 WE HAVE A MOTION TO APPROVE THE CONSENT CALENDAR? OR IS DOLLAR ANY  
7 DISCUSSION ON THIS?

8

9 **JESSE ARREGUIN:** MOVED BY ARREGUIN.

10

11 **CINDY CHAVEZ:** SECOND BY CHAVEZ.

12

13 **CARLOS ROMERO, V. CHAIR:** MOVED BY ARREGUIN AND SECOND BY CHAVEZ. ROLL  
14 CALL?

15

16 **CLERK, FRED CASTRO:** YES, SIR. THERE ARE NO MEMBERS OF THE PUBLIC WITH  
17 THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.  
18 THIS IS THE ROLL CALL VOTE FOR THE ABAG HOUSING COMMITTEE CONSENT. [ROLL  
19 CALL VOTE] MOTION PASSES UNANIMOUSLY.

20

21 **CARLOS ROMERO, V. CHAIR:** THANK YOU VERY MUCH. MOVING TO ITEM SIX, THE  
22 BAHFA OVERSIGHT COMMITTEE CONSENT CALENDAR.

23

24 **LIBBY SCHAAF:** THANK YOU CHAIR ROMERO, THIS IS A BAHFA OVERSIGHT COMMITTEE  
25 ACTION ITEM. UNLESS THERE IS AN ITEM THAT A BAHFA OVERSIGHT COMMITTEE

6

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1 MEMBER WOULD LIKE TO TAKE SEPARATELY, THE CONSENT CALENDAR WILL BE  
2 APPROVED IN ONE MOTION. IS DOLLAR A MOTION AND SECOND FROM THE BAHFA  
3 OVERSIGHT COMMITTEE TO APPROVE THE BAHFA OVERSIGHT COMMITTEE CONSENT  
4 CALENDAR?

5

6 **AMY R. WORTH:** MOVED BY COMMISSIONER WORTH.

7

8 **LIBBY SCHAAF:** DO I HAVE A SECOND?

9

10 **DIR. HILLARY RONEN:** SECOND RONEN.

11

12 **LIBBY SCHAAF:** GREAT. MOVED BY WORTH SECOND BY RONEN. IS THERE ANY  
13 DISCUSSION BY MEMBERS OF THE OVERSIGHT COMMITTEE. ANY MEMBERS OF THE  
14 PUBLIC WHO WISH TO GIVE PUBLIC COMMENT?

15

16 **CLERK, FRED CASTRO:** THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND  
17 RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

18

19 **LIBBY SCHAAF:** GREAT. PLEASE CALL THE ROLL CALL VOTE.

20

21 **CLERK, FRED CASTRO:** YES. THIS IS THE BAHFA OVERSIGHT COMMITTEE CONSENT.

22 [ROLL CALL VOTE] MOTION PASSES UNANIMOUSLY.

23

24 **LIBBY SCHAAF:** THANK YOU. BACK TO YOU CHAIR ROMERO.

25

7



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1 **CARLOS ROMERO, V. CHAIR:** LET'S MOVE TO ITEM SEVEN, STATE AND FEDERAL  
2 HOUSING UPDATES. THIS IS AN INFORMATION ITEM, OF COURSE, AND MS. LONG, YOU  
3 HAVE A REPORT?

4  
5 **REBECCA LONG:** YES. GOOD AFTERNOON BOARD MEMBERS AND COMMISSIONERS. REBECCA  
6 LONG, MTC/ABAG LEGISLATIVE STAFF. I'M HEREOF TO PROVIDE AN UPDATE ON STATE  
7 AND FEDERAL LEGISLATION AS IT RELATES TO HOUSING SPECIFICALLY ON THE  
8 FUNDING SIDE FOR BAHFA AS WELL AS WANTED TO PROVIDE UPDATE ON WORK WE'RE  
9 DOING LOOKING AT SOME RHNA POTENTIAL REFORM. THE GOOD NEWS, SB129, THE  
10 BUDGET BILL JR. THAT IS STILL PENDING THE GOVERNOR'S SIGNATURE IT INCLUDES  
11 \$20 MILLION FOR BAHFA. THAT'S A SIMPLE LINE ITEM DIRECTED TOWARDS BAHFA  
12 AND WE DON'T KNOW YET IF THERE WILL BE FURTHER TRAILER BILL LANGUAGE  
13 SPELLING OUT SOME OF THE DETAILS OF THE PILOT PROGRAMS THAT WE WERE  
14 PITCHING OR IF IT WILL JUST BE A FLEXIBLE 20 MILLION. WE'LL KEEP YOU  
15 APPRISED. FINGERS CROSSED THAT THE GOVERNOR DOESN'T BLUE PENCIL ANY OF  
16 THAT OUT AND THAT THE 20 MILLIONS REMAINS INTACT. ON THE FEDERAL SIDE,  
17 EXPLORING OPTIONS THERE. AS YOU ALL KNOW, THE INFRASTRUCTURE IS TOP  
18 PRIORITY DOLLAR AND THERE HAVE BEEN SIGNIFICANT DEVELOPMENTS AS FAR AS  
19 SOME KIND OF BIPARTISAN INFRASTRUCTURE PACKAGE HOWEVER HOUSING IS NOT PART  
20 OF THAT DEAL. DEMOCRATS ARE STILL INTERESTED IN PURSUING SIGNIFICANT  
21 GROWTH FOR HOUSING IN THE CONTEXT OF INFRASTRUCTURE BUT THAT WOULD LIKELY  
22 BE THROUGH THE RECONCILIATION PROCESS THAT I AM SURE YOU HAVE ALL BEEN  
23 FOLLOWING THAT IS A BUDGET PROCESS THAT IS NOT SUBJECT TO THE FILIBUSTER,  
24 BUT IT IS SUBJECT TO CERTAIN RULES SUCH AS, YOU KNOW, YOU'RE REALLY ONLY  
25 EXPANDING EXISTING PROGRAMS RATHER THAN CREATING NEW PROGRAMS, AND

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1 CERTAINLY THE RECONCILIATION PROCESS WOULD NOT ACCOMMODATE SPECIFIC  
2 EARMARKS, AND SO THERE IT'S KIND OF A LONGER GAME STRATEGY, THINKING  
3 ABOUT, YOU KNOW, WHAT PROGRAMS MIGHT BAHFA BE ELIGIBLE FOR, WHETHER IT'S  
4 THROUGH THE EXISTING HOME PROGRAM, AND TO THE EXTENT THAT THEY ARE  
5 SIGNIFICANTLY EXPANDING SOME OF THOSE PROGRAMS, POSITIONING BAHFA SO THAT  
6 WE WOULD BE ABLE TO APPLY FOR FUNDING THROUGH HUD AND OTHERS. SO WE HAVE -  
7 - WE'RE REALLY FOCUSING ON ADVOCACY ON APPROPRIATIONS MEMBERS. SO REACHING  
8 OUT TO SENATOR FEINSTEIN'S OFFICE AND CONGRESSWOMAN LEE STAFF ARE VERY  
9 INTERESTED AND ENCOURAGING WHAT WE'RE TRYING TO DO NOW IS COME UP WITH A  
10 PROPOSAL THAT WOULD FIT WITHIN THE RECONCILIATION PROCESS. WE'LL KEEP YOU  
11 APPRISED OF THAT BUT WE'RE ENCOURAGED THAT OUR DELEGATION DOES SEEM TO  
12 THINK THAT IT'S AN OPPORTUNITY, AND THAT THEY'RE ENCOURAGING US TO PURSUE  
13 IT AS FAR AS A REGIONAL FEDERAL FUNDING. THE OTHER UPDATE THERE HAS BEEN  
14 INTEREST EXPRESSED ON THIS COMMITTEE THAT RELATES TO PRESERVATION AND HOW  
15 IT MIGHT BE ABLE TO REFORM SOME OF THE STATE LAWS AS IT RELATES TO HOW  
16 PRESERVATION IS COUNTED WITHIN RHNA BOTH ON THE PLANNING AND THE  
17 PRODUCTION SIDE. SO WE HAVE BEEN DOING SOME DIGGING INTO THAT. THERE IS A  
18 MECHANISM IN CURRENT LAW, BUT IT'S VERY CUMBERSOME IT'S KNOWN AS THE  
19 ADEQUATE SITES ALTERNATIVE. AND IT DOES ALLOW JURISDICTIONS TO IDENTIFY  
20 UNITS THAT THEY'RE PLANNING TO PRESERVE AND REHABILITATE, BUT THEY HAVE TO  
21 DEMONSTRATE THAT THEY HAVE FULL FUNDING FOR THAT PRESERVATION, AND OF  
22 COURSE, THERE ISN'T CURRENTLY SIGNIFICANT DEDICATED FUNDING AVAILABLE FOR  
23 PRESERVATION. SO WE'RE GOING TO BE REACHING OUT TO HCD, THEY FULLY  
24 UNDERSTAND THE BENEFITS OF PRESERVATION, AND I THINK IT'S GOING TO TAKE  
25 SOME TECHNICAL WORK AND WORKING WITH PARTNERS TO IDENTIFY WHAT WOULD BE

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1 THE SORT OF OPTIMAL POLICY SOLUTION THERE. BUT WE'RE GOING TO DO THAT DUE  
2 DILIGENCE AND POTENTIALLY WE'LL BE COMING BACK WITH A PROPOSAL THAT WE  
3 WOULD INCORPORATE INTO OUR ADVOCACY PROGRAM OFFERED FOR 2022. AND WITH  
4 THAT I WOULD HOPE IT UP TO ANY QUESTIONS.

5

6 **CARLOS ROMERO, V. CHAIR:** THANK YOU VERY MUCH MS. LONG. SO IS DOLLAR ANY  
7 DISCUSSION? QUESTIONS FROM COMMITTEE MEMBERS ON ANY OF THOSE ITEMS? GOOD  
8 NEWS THERE. OKAY. LET'S SEE. I'M SEEING A HAND BY MAYOR ARREGUIN.

9

10 **JESSE ARREGUIN:** I WILL YIELD TO MY NEIGHBORLY MAYOR FIRST, MAYOR SCHAFF.  
11 HAPPY TO.

12

13 **LIBBY SCHAAF:** THAT'S ALL RIGHT. WE USUALLY THINK THE SAME. I GUESS I WAS  
14 INTERESTED, YOU TALKED ABOUT THERE ARE TWO PLACES WHERE PRESERVATION COULD  
15 BE INCORPORATED INTO RHNA ONE IS ON THE PLANNING PART, BUT THE SECOND IS  
16 THE IMPLEMENTATION OR ACTUAL MEASUREMENT OF PRODUCTION. AND IN MANY WAYS  
17 THAT MIGHT BE AN EASIER PROBLEM TO FIX, AND I AM CURIOUS, WHAT THE -- YOU  
18 KNOW, WHETHER THAT'S TRUE, AND WHETHER THERE IS MAYBE AN EASIER FASTER  
19 PATH ON AT LEAST COUNTING PRESERVATION IN OUR PRODUCTION NUMBERS, IN THE  
20 SHORT-TERM?

21

22 **REBECCA LONG:** I THINK, AT STAFF LEVEL, THAT WE WOULD AGREE THAT THE  
23 PRODUCTION SIDE, MAYBE MAKES MORE SENSE AND IS MORE FEASIBLE BUT WE JUST  
24 NEED TO DO MORE DIGGING AND TALKING TO HCD AND OTHERS. BUT WE WOULD AGREE.

25

10

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1 **CARLOS ROMERO, V. CHAIR:** THANK YOU. MAYOR ARREGUIN.

2

3 **JESSE ARREGUIN:** FIRST I WANT TO THANK REBECCA AND OUR TEAM AT ABAG MTC FOR  
4 ALL THEIR WORK IN HELPING SECURE THIS 20 MILLION ALLOCATION IT'S EXCITING  
5 AND GOING TO BE CRITICAL TO LAUNCHING BAHFA AND I WANT TO THANK MAYOR  
6 STAFF AND ALL THE ELECTED OFFICIALS WHO LOBBIED OUR LEGISLATORS AND MADE  
7 AN IMPACT. THIS IS GOING TO HELP LAUNCH THESE PILOTS WHICH I THINK WILL  
8 SHOW PROOF OF CONCEPT AND I HOPE AT SOME POINT THIS FALL WE CAN BEGIN  
9 DISCUSSION AROUND A FUTURE BALLOT MEASURE. BECAUSE I THINK NOW IS THE TIME  
10 WITH THIS ALLOCATION WITH LAUNCHING THE PILOTS BUSINESS PLAN WE'RE GOING  
11 TO HEAR ABOUT TO NOT ONLY BEGIN THE WORK BUT ACCESS THE POTENTIAL FOR A  
12 BALLOT MEASURE IN 2022, BUT TO BEGIN THE WORK TO START PLANNING FOR THAT.  
13 SO I WANTED TO JUST BRING THAT UP. WE KNOW THAT THERE IS A WHOLE PROCESS,  
14 WE HAVE TO DEVELOP AN ALLOCATION PLAN. IT'S GOT TO GO THROUGH ABAG AND MTC  
15 WE HAVE TO FIGURE OUT HOW LONG IT'S GOING TO TAKE TO DO THAT WHAT'S THE  
16 RUN TIME TO DO THAT AND ENGAGING HOUSING PARTNERS IN THE CONVERSATION AS  
17 WELL. ON THE RHNA PRESERVATION COUNTING TOWARDS RHNA REQUIREMENTS, THIS  
18 CAME UP AT THE ABAG GENERAL ASSEMBLY A FEW WEEKS AGO, MAYOR ROMERO BROUGHT  
19 THIS UP. I THINK IT'S A VERY VALID POINT. AND I WOULD AGREE THAT OPTION  
20 TWO IS PROBABLY THE EASIEST APPROACH IN LOOKING AT THE APR, AND SORT OF  
21 WHAT YOU COUNT TOWARDS MEETING YOUR RHNA REQUIREMENTS RATHER THAN HAVING  
22 TO GO THROUGH THE PROCESS OF AMENDING THE GOVERNMENT CODE. BUT I THINK  
23 HOWEVER WE CAN STREAMLINE THIS, I THINK IT'S GOING TO BE REALLY HELPFUL  
24 FOR REALLY BUILT OUT COMMUNITIES TO BE ABLE TO MEET THEIR RHNA TARGETS BUT  
25 ALSO TO INCENTIVIZE PRESERVATION AS A WAY TO MEET AFFORDABLE HOUSING

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1 REQUIREMENTS. I DID COMMIT AT THE GENERAL ASSEMBLY THAT WE WOULD BRING  
2 THIS TO THE EXECUTIVE BOARD FOR DISCUSSION AT SOME POINT. I KNOW YOU'RE  
3 TALKING TO HCD STAFF AND WHENEVER WE HAVE THE NEXT STEP, I THINK THAT  
4 WOULD BE THE PROPER TIME TO BRING UP THE WORK. THANK YOU.

5

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

7

8 **REBECCA LONG:** THANK YOU.

9

10 **CARLOS ROMERO, V. CHAIR:** PEDROZA?

11

12 **ALFREDO PEDROZA:** THANK YOU. I WANT TO APPLAUD STAFF FOR YOUR HARD WORK AND  
13 LEADERSHIP. WE TELL THE STORY OF WHAT WE HAVE ACCOMPLISHED IT'S SO EASY TO  
14 CELEBRATE THE FRONT END BUT FORGET THE BACK END. AS WE'RE PILOTING THESE  
15 PROGRAMS, A WAY TO REPORT BACK TO US AND FRIENDS UP IN SACRAMENTO THAT  
16 REALLY ADVOCATED FOR US AND THIS IS PART OF THE CONTINUUM OF GREATER  
17 CONVERSATION WE WANT TO HAVE AROUND SUSTAINABLE FUNDING STREAM AND AS WE  
18 HAVE THESE SUCCESSES IT'S GOING TO BE PART OF OUR OVERALL NARRATIVE. ECHO  
19 KUDOS.

20

21 **REBECCA LONG:** THANK YOU CHAIR PEDROZA. I THINK THE CONCEPT OF DELIVERING  
22 RESULTS AND TELLING THE STORY OF WHAT WE'RE DOING IS PART OF WHAT WAS  
23 REALLY ATTRACTIVE TO OUR DELEGATION BECAUSE THEY COULD SEE THE BENEFITS OF  
24 THAT WHEN WE GO TO THE BALLOT, THAT WE HAVE SOMETHING TO SHOW FOR WHAT  
25 BAHFA CAN DELIVER. THANK YOU.

12

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1

2 **CARLOS ROMERO, V. CHAIR:** I DO NOT SEE ANY HANDS. ARE THERE ANY MEMBERS OF  
3 THE PUBLIC WHO WOULD LIKE TO SPEAK OR COMMENT ON THIS ISSUE?

4

5 **CLERK, FRED CASTRO:** I SEE NO MEMBERS OF THE ATTENDEE. WE HAVE ONE MEMBER  
6 OF ATTENDEES THAT JUST RAISED A HAND. THERE WERE NO WRITTEN COMMENTS ON  
7 THIS ITEM. HOW MANY MINUTES?

8

9 **CARLOS ROMERO, V. CHAIR:** TWO MINUTES.

10

11 **CLERK, FRED CASTRO:** SO TWO MINUTES. FIRST SPEAKER IS ROLAND LEBRUN.

12

13 **SPEAKER:** THANK YOU, MR. CHAIR. I BASICALLY WANT TO COMMENT ABOUT THIS, YOU  
14 KNOW, GOING TO THE BALLOT, AND I BELIEVE ABOUT A YEAR AGO WE HAD THE  
15 DISCUSSION AT WHICH POINT WE ASKED FOR ALL THE COUNTIES, ALL THE PARTIES  
16 TO PUT ON THE TABLE THE MONEY THEY ALREADY HAD FOR THIS. I KNOW FOR A FACT  
17 IN SANTA CLARA COUNTY, WE ALREADY VOTED FOR THIS, WE HAVE A BILLION  
18 DOLLARS, THAT'S WHY GOOGLE JUST PUT ON THE TABLE, BUT ALSO [INDISCERNIBLE]  
19 WAS A BILLION DOLLARS. SO AS WE MOVE FORWARD I WOULD REALLY LIKE TO SEE  
20 THE INFORMATION ON THE TABLE. I BELIEVE IT'S PROBABLY STALE BY NOW. IT  
21 NEEDS UPDATING. AND WE CAN HAVE ANOTHER DISCUSSION TO WHETHER IF ANYTHING  
22 NEEDS TO GO ON THE BALLOT OVER AND ABOVE WHAT WE ALREADY HAVE BASICALLY  
23 COMMITTED RIGHT NOW. THANK YOU.

24

25 **CARLOS ROMERO, V. CHAIR:** THANK YOU. ANY OTHER COMMENTS?

13

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1

2 **CLERK, FRED CASTRO:** THERE ARE NO OTHER MEMBERS OF THE ATTENDEES WITH THEIR  
3 HAND RAISED.

4

5 **CARLOS ROMERO, V. CHAIR:** THANK YOU. I CLEARLY, I THINK WE CAN SEE THAT  
6 STAFF, TEN MONTHS AGO, WHEN WE FIRST STARTED MEETING, I HAD CONCERNS ABOUT  
7 MY ABILITY TO FUND-RAISE, AND JESSE, YOU GAVE A REAL PEP TALK THERE,  
8 SAYING WE COULD DO IT, AND CLEARLY WE'RE GETTING THERE. I WOULD LIKE TO  
9 HIGHLIGHT -- OR MAYBE TAKE A POSITION SLIGHTLY DIFFERENT FROM ROLAND'S IN  
10 MUCH OF THE MONEY THAT'S BEING PROVIDED BY TECH FIRMS IS MONEY THAT WILL  
11 NOT STAY IN A PROJECT. IT IS SHORT-TERM MONEY. IT IS MONEY TO GET A  
12 PROJECT STARTED BUT IT'S NOT EQUITY. AND WITHOUT DEEP EQUITY INTO THESE  
13 PROJECTS AND DEVELOPMENTS WE CANNOT BUILD AFFORDABLE HOUSING. EVEN MIDDLE  
14 INCOME AFFORDABLE HOUSING. SO I APPRECIATE TECH STANDING UP, AND SAYING WE  
15 HAVE THESE FUNDS. BUT THOSE FUNDS ARE LOAN FUNDS AND MUST BE REPAYED AND  
16 ACTUALLY HAVE A RATE OF RETURN THAT THEIR SHARE HOLDERS ARE COMFORTABLE  
17 WITH. LET'S MAKE SURE WE HAVE ALL SORTS OF CAPITAL AVAILABLE AND THAT'S  
18 PART OF WHAT WE'RE TRYING TO DO HERE ON THIS COMMITTEE AND BAHFA. SO,  
19 WE'LL LOOK -- LET'S SEE -- WE DON'T HAVE ANY MORE PUBLIC COMMENT. LET'S  
20 MOVE ON NOW TO THE MAJOR MEAT OF THIS MEETING. I BELIEVE DANIEL, YOU'RE  
21 GOING TO BE GIVING THIS REPORT. THIS IS THE EXPANDED REGIONAL HOUSING  
22 PORTFOLIO AND BAHFA BUSINESS PLAN PROCUREMENT UPDATE. MR. SAVER?

23

24 **DANIEL SAVER:** THANK YOU VERY MUCH, CHAIR. GOOD AFTERNOON TO ALL THE  
25 COMMITTEE MEMBERS. IF THE TECH STAFF COULD PLEASE PULL UP THE

14

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1 PRESENTATION? SO MY NAME IS DANIEL SAVER SAN ANTONIO DIRECTOR FOR HOUSING  
2 AND LOCAL PLANNING I'M HERE TO PROVIDE AN UPDATE ON THE GOVERNMENT  
3 DEVELOPMENT BUSINESS PLAN FOR BAHFA IN THE EXPANDED REGIONAL HOUSING  
4 PORTFOLIO. I WANT TO BEGIN BY PUTTING THIS ITEM INTO CONTEXT. AFTER THERE  
5 WAS A DECISION LAST YEAR TO POSTPONE A REGIONAL BALLOT MEASURE, WE PURSUED  
6 A DUAL TRACK APPROACH. ESSENTIALLY THE NEW STATE FUNDING THAT WOULD COME  
7 THROUGH WE WOULD EXPECT WILL PRIMARILY SUPPORT OUR NEAR-TERM ACTIVITIES,  
8 SPECIFICALLY THE LAUNCH OF THE FIVE PILOT PROGRAMS AND THE KIND OF TIME  
9 PERIOD OF THAT IS LIKELY IN KIND OF THE NEXT COUPLE OF YEARS, UP TO THREE  
10 OR FOUR YEARS. THE BUSINESS PLAN, ON THE OTHER HAND WILL METHODICALLY  
11 EVALUATE THE FUNDING AND FINANCE TOOLS THAT COULD HAVE THE GREATEST IMPACT  
12 TO ADVANCE EQUITY IN OUR COMMUNITIES, ESPECIALLY IF AND WHEN BAHFA  
13 RECEIVES SIGNIFICANT CAPITAL RESOURCES THIS IS MORE OF A LONG-TERM  
14 APPROACH LOOKING TO START, ROUGHLY, LIKELY, 3 TO 5 YEARS OUT. STATE  
15 FUNDING WE DO ANTICIPATE TO HELP US IN THE NEAR-TERM BUT THE BUSINESS PLAN  
16 IS HE TO HELP US TO METHODICALLY FOCUS ON THE NEAR-TERM. NEXT SLIDE. IN  
17 FEBRUARY, WE RELEASED A REQUEST FOR PROPOSALS FOR THE BUSINESS PLAN. AND  
18 THE RFP INCLUDED FOUR KEY TASKS. I'M GOING TO TAKE A MINUTE TO WALK  
19 THROUGH EACH OF THESE. THE FIRST TASK IS JUST A PROJECT KICKOFF MEETING  
20 AND THE PURPOSE OF THIS IS TO REFINE THE SCOPE AND TIMELINE OF THE  
21 REMAINING THREE TASKS WHICH REALLY FORM THE SUBSTANCE OF THE BUSINESS  
22 PLAN. THE SECOND TASK IS TO DEVELOP A STRATEGIC EQUITY FOCUSED FRAMEWORK.  
23 AND THIS REFLECTS THE ABAG EXECUTIVE BOARD AND THE COMMISSION'S DIRECTION  
24 TO INCLUDE EQUITY AS ONE OF THE GUIDING PRINCIPLES OF THE EXPANDED  
25 REGIONAL HOUSING PORTFOLIO. AND THE AFFORDABLE HOUSING OF THIS TASK IS TO



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1 OPERATIONALIZE THE POLICY VISION FOR BAHFA AND THE EXTENDED PORTFOLIO INTO  
2 CLEAR GOALS OBJECTIVE THE AND MEASURABLE OUTCOMES THIS INCLUDES DEVELOPING  
3 METRICS TO EVALUATE SUCCESS OF FUTURE PROGRAMS AND DETERMINE OUR ABILITY  
4 TO ACTUALLY MEET THOSE EQUITY GOALS. TASK THREE IS TO IDENTIFY AND DESIGN  
5 THE FUNDING PROGRAM. AND I WOULD CONSIDER THIS TO BE KIND OF THE HEART OR  
6 THE CORE OF THE BUSINESS PLAN. SO THIS WILL INCLUDE RECOMMENDATIONS FOR  
7 FUTURE LARGE-SCALE PROGRAMS, BASED ON GAP ANALYSIS OF THE CURRENT  
8 ECOSYSTEM AS WELL AS FEEDBACK FROM ALL OF YOU AND OTHER POLICY MAKERS ON  
9 SPECIFIC RECOMMENDATIONS FOR PRODUCTS AND NEW PROGRAMS. A KEY FEATURE OF  
10 THE BUSINESS PLAN, IS THAT WE INTENDED TO LEAD DIRECTLY TO IMPLEMENTATION  
11 OF NEW ACTIVITIES. WE DON'T WANT JUST ANOTHER SHELF READY REPORT, IF YOU  
12 WILL. AND SO TASK THREE INCLUDES A SUBTASK TO ENSURE THAT WE RESOURCE THE  
13 IMPLEMENTATION TOOLS NECESSARY TO ACHIEVE SWIFT DEPLOYMENT OF THE  
14 RECOMMENDATIONS. SO IT ALSO WILL INCLUDE ANALYSIS OF POTENTIAL DONATIONS  
15 INCLUDING LAND DONATIONS AND A VARIETY OF REVENUE SCENARIOS SO WE HAVE A  
16 CLEAR ROADMAP OF RANGE FOR POTENTIAL FUTURE CIRCUMSTANCES DEPENDING ON  
17 WHAT EXACTLY OUR REVENUE SITUATION IS. AND FINALLY TASK FOUR IS TO  
18 RECOMMEND A DESIGN STRUCTURE OPERATIONS FOR BAHFA AND THE REGIONAL HOUSING  
19 PORTFOLIO. THE IDEA HERE IS THAT IN ORDER TO CREATE AND SUSTAIN  
20 SIGNIFICANT NEW HOUSING PROGRAMS THERE WILL BE SIGNIFICANT IMPACT ON OUR  
21 ORGANIZATION. REQUIRING NEW SUBJECT MATTER EXPERTISE, ADMINISTRATIVE AND  
22 MANAGEMENT INFRASTRUCTURES, REPORTING AND COMPLIANCE OBLIGATIONS, ET  
23 CETERA. SO FOR THE BUSINESS PLAN TO BE, REALLY, ACTIONABLE, AND  
24 SUSTAINABLE, WE KNOW THAT IT'S CRITICAL TO BE CLEAR-EYED ABOUT THE  
25 ORGANIZATIONAL DEMANDS OF THE RECOMMENDED NEW PROGRAM. TASK DESIGN IS

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1 ORGANIZED SO THAT WE MOVE TOWARDS THAT GOAL. NEXT SLIDE. PROCUREMENT  
2 PROCESS IN TERMS OF OUTREACH WE DID NOTIFY NEARLY 40,000 FIRMS OF THE RFP  
3 AND ATTENDED A CONFERENCE ATTENDED BY 30 FIRMS AND INDIVIDUALS AND  
4 PROVIDED UPDATES TO A VARIETY OF FIRMS THROUGH OUR PROCUREMENT SOFTWARE  
5 ALONG THE WAY. IN TERMS OF RESPONSE WE RECEIVED THREE BIDS FROM QUALIFIED  
6 TEAMS, AND JUST TO EMPHASIZE ALL OF THE BIDS INVOLVED TEAMS THERE WAS A  
7 PRIME FOR EACH AND NUMBER OF SUBCONSULTANTS GIVEN THE RELATIVELY LARGE  
8 SCOPE OF THIS PARTICULAR PROCUREMENT. IN TERMS OF EVALUATION, IN THE  
9 SPIRIT OF THE PUBLIC PRIVATE PARTNERSHIP THAT WE KNOW IS AT THE CENTER OF  
10 THE REGIONAL EXPANDED HOUSING PORTFOLIO WE FORMED AN EVALUATION PANEL THAT  
11 INCLUDED INTERNAL STAFF AND EXTERNAL REPRESENTATIVES OF EACH OF THE THREE  
12 PS. THE EVALUATION PANEL CONDUCTED INTERVIEWS WITH ALL THREE OF THE  
13 PROPOSAL TEAMS AFTER THE PANEL FINALIZED THEIR SCORES THE SMALL BUSINESS  
14 ENTERPRISE PROGRAM FROM MTC APPLIED GIVING A BOOST TO FIRMS THAT COMMITTED  
15 TO A CERTAIN AMOUNT OF DOLLARS GOING TO SBE. MOVING TO THE NEXT ITEM. THE  
16 EVALUATION CRITERIA. THIS JUST LAYS OUT THE EVALUATION CRITERIA THAT WAS  
17 USED BY THE PANEL. THIS EVALUATION CRITERIA WAS INCLUDED IN THE RFP  
18 ITSELF, SO THAT WE WERE UPFRONT WITH ALL OF THE PROPOSERS. YOU SEE THERE  
19 WAS A LARGE WEIGHT PLACED TO UNDERSTANDING THE APPROACH TO COMPLETING THE  
20 PROJECT AS WELL AS QUALIFICATION AND EXPERIENCE OF THE FIRMS. WE ALSO  
21 SCORED BASED ON COST EFFECTIVENESS AS WELL AS PRESENTATION SKILLS. SO THE  
22 STAFF REPORT IN YOUR PACKET CONTAINS A LITTLE BIT MORE INFORMATION ABOUT  
23 THE EVALUATION PANEL'S SPECIFIC SCORE. WE GO TO THE NEXT SLIDE. THIS  
24 CUTS TO THE CHASE. AFTER A THOROUGH REVIEW OF THE WRITTEN PROPOSALS AND  
25 ALL OF THE INTERVIEWS THE EVALUATION PANEL UNANIMOUSLY RECOMMENDS THE TEAM

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1 LED BY FORSYTHE STREET ADVISERS. THE TEAM THAT FORSYTHE PULLED TOGETHER  
2 DEMONSTRATED A STRONG UNDERSTANDING OF THE PROJECT AND THE DESIRED  
3 OUTCOMES AND THEY ALSO BRING A WEALTH OF EXPERIENCE IN HOUSING EQUITY  
4 ISSUES WITHIN THE BAY AREA SPECIFICALLY. THE EVALUATION PANEL ALSO SCORED  
5 THE TEAM HIGHLY FOR THEIR DETAILED APPROACH TO ENSURE THAT THE BUSINESS  
6 PLAN TRANSITIONS SEAMLESSLY INTO ACTIONABLE PROGRAMS AND DOESN'T JUST LIVE  
7 ON A SHELF. ALSO NOTE THE FORSYTHE TEAM RECEIVED A FIVE POINT BUMP AS PART  
8 OF THE SBE PROGRAM GIVEN TO COMMITMENT OF 25% PARTICIPATION BY SBE AND YOU  
9 WILL SEE ON THE SCREEN SBE AND DBE STATUS OF THE SUBCONSULTANTS IS  
10 INDICATED SPECIFICALLY. GO TO THE NEXT SLIDE. SO IN TERMS OF NEXT STEPS.  
11 BASED ON PRIOR DIRECTION FROM OUR POLICY MAKERS, THE RFP THAT WAS RELEASED  
12 IN FEBRUARY IS AN MTC PROCUREMENT. UNDER MTC PROCEDURES, THE MTC  
13 ADMINISTRATION COMMITTEE IS SLATED TO TAKE ACTION TO APPROVE THE CONTRACT  
14 AWARD NEXT WEEK. ONCE THE CONTRACT IS FINALIZED, THIS JOINT COMMITTEE WILL  
15 SERVE AS THE BODY TO PROVIDE SUBSTANTIVE OVERSIGHT OF THE BUSINESS PLAN  
16 ITSELF. WE'RE BRINGING AN UPDATE TO THIS COMMITTEE AT AN UPCOMING MEETING  
17 LATER THIS YEAR OR POTENTIALLY EARLY NEXT. WE ANTICIPATE ALL OF THE  
18 PROGRAMMING RECOMMENDATIONS THAT GLOWS THROUGH THE BUSINESS PLAN WILL PASS  
19 THROUGH YOUR COMMITTEES BEFORE BEING MOVED ON FOR APPROVAL TO THE FULL  
20 BOARD. SO, THE CONTRACT WILL BE APPROVED BY THE ADMINISTRATION COMMITTEE  
21 BUT THE SUBSTANCE OF OVERSIGHT BEE ALL OF YOU. WE STILL PENDING AUTHORIZES  
22 TO ENTER INTO CONTRACT WE WILL FINALIZE THE CONTRACT TERMS AND PROJECT  
23 SCOPE DURING THE SUMMER AND INTO FALL. ONCE WE INITIATE THE PROJECT AND  
24 FINALIZE THE CONTRACT WE ANTICIPATE THIS WILL TAKE 1.5 TO 2 YEARS TO  
25 COMPLETE. ALL INFORMATION REGARDING PROCUREMENT IN THE PACKET. THIS IS AN

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1 INFORMATIONAL ITEM. I AM HAPPY TO RECEIVE ANY OF YOUR FEEDBACK AS WELL AS  
2 STAND BY TO ANSWER ANY QUESTIONS. CHAIR, BACK TO YOU.

3

4 **CARLOS ROMERO, V. CHAIR:** THANK YOU DANIEL, AND THANK YOU FOR MENTIONING  
5 AGAIN, THIS IS AN INFORMATIONAL ITEM. IS THERE ANY DISCUSSION FROM ANY OF  
6 THE COMMITTEE MEMBERS ON THIS ITEM? IF SO PLEASE RAISE YOUR HAND. MS.  
7 EKLUND?

8

9 **PAT ECKLUND:** THANK YOU VERY MUCH. DANIEL, I THINK AT ONE OF OUR PREVIOUS  
10 MEETINGS, I MENTIONED THAT SOME OF THE PLANNERS HAVE SUGGESTED TO ME THAT  
11 WE LOOK AT PROVIDING MONEY TO LOCAL GOVERNMENTS TO TRY TO BUY DOWN SOME OF  
12 THE COST OF UNITS THAT ARE BUILT TO CREATE A HIGHER AFFORDABILITY. SINCE  
13 WE HAVEN'T HAD THAT DISCUSSION, WHETHER OR NOT THAT'S SOMETHING THAT WE  
14 WANT TO DO, I WOULDN'T EVEN KNOW HOW TO SETUP A FRAMEWORK ON HOW DOES A  
15 REGIONAL ORGANIZATION LIKE ABAG AND MTC PUT TOGETHER SUBCRITERIA OR  
16 FACTORS ASSOCIATED WITH THAT. IS IT APPROPRIATE FOR US TO HAVE A  
17 DISCUSSION ABOUT WHETHER OR NOT WE WANT TO EXPLORE THAT AND THEN AT SOME  
18 POINT, ADD THIS TO THE, "BUSINESS PLAN" THAT IS BEING PROPOSED TO BE  
19 DEVELOPED? BECAUSE MY CONCERN IS THAT IF WE GET TOO FAR DOWN THE ROAD, AND  
20 WE HAVEN'T HAD DISCUSSION ABOUT SOMETHING THAT THE PLANNERS MENTIONED TO  
21 ME PERSONALLY, BECAUSE I'LL TELL YOU RIGHT NOW, THERE IS A WOMAN ON OUR  
22 CITY COUNCIL, WE HAVE A 20% INCLUSIONARY REQUIREMENT. SHE HAS PROPOSED TO  
23 THE COUNCIL, AND IT'S GOING TO BE AGENDAIZED THAT WE LOWER THAT  
24 PERCENTAGE. AND I'M PROBABLY NOT GOING TO SUPPORT T BECAUSE WE NEED AS  
25 MANY AFFORDABLE UNITS AS WE CAN GET, BUT IT'S THE COST TO THE DEVELOPERS.

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1 AND DEVELOPERS ARE PUTTING A LOT OF PRESSURE ON ELECTED OFFICIALS. SAN  
2 RAFAEL DID CHANGE THEIR INCLUSIONARY REQUIREMENT. THEY REDUCED IT FROM 20%  
3 TO 10%. AND I DID POINT OUT THAT THEIR HOUSING ANNUAL REPORT IN SAN RAFAEL  
4 IS NOT AS ROBUST AS OURS. WE DID A LOT MORE HOUSING THAN SAN RAFAEL DID,  
5 AND THEY ARE A BIGGER CITY THAN WE ARE. SO, I AM CONCERNED THAT CITIES  
6 WILL START LOWERING THE INCLUSIONARY, AND THEN WE'RE GOING TO -- WE WOULD  
7 BE GOING IN THE WRONG DIRECTION. SO THAT'S WHY I'M WONDERING WHETHER OR  
8 NOT WE CAN HAVE SOME DISCUSSION ABOUT INCLUDING THAT IN THE BUSINESS PLAN  
9 AT SOME POINT IN THE FUTURE, AND I JUST DON'T KNOW WHERE THAT OPPORTUNITY  
10 IS.

11

12 **DANIEL SAVER:** YEAH. I APPRECIATE THAT POINT, MAYOR, AND I THINK THAT  
13 THAT'S ABSOLUTELY SOMETHING THAT COULD BE APPROPRIATE FOR THE BUSINESS  
14 PLAN. ONE THING WE DO KNOW THAT WILL BE INCLUDED IN THE BUSINESS PLAN IS  
15 SOME ANALYSIS AND RECOMMENDATIONS THAT WOULD THEN COME BAG TO YOU TO TRY  
16 TO IDENTIFY, ARE THERE PRIORITIES ABOUT INCOME TARGETING. SO WITH THE  
17 REGIONAL DOLLARS, YOU KNOW, WOULD YOU ALL LIKE TO PRIORITIZE DEEPER LEVELS  
18 OF AFFORDABILITY? AND THERE IS KIND OF INHERENT TRADEOFFS THERE, WHERE IF  
19 YOU HAVE DEEPER LEVELS OF AFFORDABILITY THAT TAKES MORE MONEY WHICH MEANS  
20 YOU HAVE LESS UNITS BUT YOU'RE ABLE TO SERVE SOME OF THE FOLKS WHO ARE  
21 MOST IN NEED. I THINK THOSE ARE EXACTLY THE KIND OF POLICY TRADE-OFF  
22 DISCUSSIONS THAT WE WILL HAVE, AS THIS BUSINESS PLAN MOVES FORWARD. IT'S  
23 STAFF'S INTENT TO COME BACK TO THE COMMITTEES REGULARLY AS THE BUSINESS  
24 PLAN IS UNDER DEVELOPMENT TO GET ONGOING FEEDBACK FROM YOU. SO OUR GOAL  
25 ISN'T TO KIND OF WORK WITH A CONSULTANT, BUILD UP A PLAN, AND THEN COME TO

20

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1 PRESENT TO YOU AS IF IT'S COMPLETE IT'S RATHER TORE WORK CLOSELY WITH ALL  
2 OF TO YOU GET GUIDANCE IN AN ONGOING WAY SO YOU CAN DIRECT THE WORK OF OUR  
3 CONSULTANT.

4

5 **PAT ECKLUND:** THAT'S GREAT. I WANTED TO MAKE SURE THE WORK ISN'T LOST AND  
6 MY CONCERN IS THAT IT WENT INTO OUTER SPACE OR SOMETHING. I AM GLAD THAT  
7 IT DID RESONATE. BECAUSE I'M REALLY CONCERNED ABOUT WHAT ELECTED  
8 OFFICIALS, YOU KNOW, CHANGING THE INCLUSIONARY REQUIREMENTS, AND, YOU  
9 KNOW, DEVELOPERS ARE ONLY LOOKING TO TRY TO -- AND RIGHTLY SO -- TRYING TO  
10 LOOK FOR HOW THEY CAN MAKE MORE PROFIT. BUT FRANKLY, EVERYONE IS  
11 STRUGGLING. SO, THANK YOU DAVE -- DAN -- I'M SORRY. DAN.

12

13 **CARLOS ROMERO, V. CHAIR:** THANK YOU, PAT. MAYOR SCHAFF?

14

15 **LIBBY SCHAAF:** I SUPPORT WHAT COMMISSIONER EKLUND BROUGHT UP. THAT'S  
16 DEFINITELY A WORTHY BIT OF WORK TO LOOK AT. I ALSO WANT TO LIFT UP, I  
17 NOTICED THAT ONE OF YOUR SUBCONTRACTORS IS THE OTHERING AND BELONGING  
18 INSTITUTE, FOR THOSE OF YOU WHO ARE NOT FAMILIAR WITH THEIR WORK. THEY  
19 ALSO RUN CALLED GARE GOVERNMENT ALLIANCE FOR RACIAL EQUITY. AND THEY HAVE  
20 BEEN INCREDIBLY HELPFUL TO US. AND I DO HOPE YOU ARE GOING TO UTILIZE  
21 THEIR EXPERTISE IN DOING A RACIAL EQUITY ANALYSIS TO, NOT ONLY, YOU KNOW,  
22 MAKE A BUSINESS PLAN, BUT ALSO AN EQUITY PLAN OF THE INCREDIBLE ROLE THAT  
23 BAHFA COULD PLAY, AND REALLY STARTING TO SHINE THE LIGHT ON THE  
24 INSTITUTIONALIZED OR SYSTEMIC RACISM THAT REALLY IS DRIVING A LOT OF OUR  
25 HOUSING CRISIS HERE IN THE BAY AREA. SO, I JUST WANT TO LIFT UP THEIR

21

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1 EXPERTISE, OUR EXPERIENCE WITH THEM, AND JUST HOPE THAT YOU, REALLY,  
2 UTILIZE THAT IN THE BUSINESS PLAN. THANK YOU.

3

4 **CARLOS ROMERO, V. CHAIR:** DAVID RABBIT, PLEASE?

5

6 **DAVID RABBIT:** THANK YOU VERY MUCH. I FIRST WAS GOING TO SAY THAT WE HAVE  
7 BEEN USING FORSYTHE AND ASSOCIATES TO -- WE'RE IN THE PROCESS OF FORMING A  
8 HOUSING FUND HERE IN SONOMA COUNTY, A PARTNERSHIP WITH THE CITY OF SANTA  
9 ROSA, AND THE COUNTY OF SONOMA, WE EACH PUT IN \$10 MILLION AND WE'RE  
10 ROLLING WITH THAT GOING FORWARD, AND I JUST WANTED TO COMMENT, I CAN TELL  
11 YOU THIS AS AN ARCHITECT AND SOMEONE KNOWING THE DEVELOPMENT FIELD, ON THE  
12 INCLUSIONARY PIECE WE ARE LOOKING TO ACTUALLY PUT MORE AFFORDABLE UNITS  
13 WITHIN THAT HOUSING FUND WITHIN THOSE BUILDINGS BECAUSE QUITE FRANKLY, ON  
14 THE INCLUSIONARY SIDE, THE DOWNSIDE OF THAT IS THAT YOU GIVE UP. YOU LEAVE  
15 MONEY ON THE TABLE. 55% OF AFFORDABLE HOUSING IS BUILT THROUGH TAX  
16 CREDITS. TAX CREDITS REQUIRE A SOLELY DISTINCT PROPERTY THAT'S WHY 100%  
17 AFFORDABLE PROJECTS WORK, AND INCLUSIONARY PROJECTS BECOME PROBLEMATIC IN  
18 ORDER TO OFFSET THE UNITS. I CAN TELL YOU, IN SAN FRANCISCO, FOR INSTANCE,  
19 WHERE MY FAMILY BUILDS, THOSE ARE ALL SUBSIDIZED THROUGH THE OTHER UNITS  
20 AND THEN YOU HAVE REFLECTION AND EVERYTHING ELSE THAT'S AN OPPORTUNITY  
21 THAT WE'RE GOING TO TAKE ADVANTAGE HERE IN SONOMA AND SANTA ROSA TO MAKE  
22 SURE THAT INCLUSIONARY PIECE WORKS. RIGHT NOW QUITE FRANKLY IT WORKS BLOCK  
23 BY BLOCK BUT IT DOES NOT WORK BUILDING BY BUILDING AND THAT'S BECAUSE YOU  
24 LEAVE THOSE TAX CREDITS ON THE TABLE AND THAT'S THE BULK OF FINANCE THAT'S  
25 AVAILABLE FOR THE NON-PROFIT DEVELOPERS. AND IT'S AN ISSUE. I THINK IT'S A

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1 FEDERAL AND STATE ISSUE, BUT WE'RE STUCK WITH THE RESULTS OF THAT. I  
2 THOUGHT I WOULD THROW THAT OUT THERE FOR THE DISCUSSION. APPRECIATE IT.  
3 THANK YOU.

4

5 **CARLOS ROMERO, V. CHAIR:** MCMILLAN? I THOUGHT I SAW YOUR NAME UP.

6

7 **THERESE MCMILLAN:** IT WAS THEN IT VANISHED AND THEN I PUT IT BACK UP.

8 [LAUGHTER] I JUST WANTED TO CONNECT A COUPLE OF DOTS, THIS IS PROBABLY  
9 SOMETHING TO THINK ABOUT FOR A NEXT AGENDA. AS PRESIDENT ARREGUIN SAID, I  
10 THINK ONE OF THE PENDING SIGNIFICANT DISCUSSIONS WOULD BE WHAT IT WOULD  
11 TAKE IF WE WANTED TO GO FORWARD WITH REVENUE BALLOT INITIATIVE IN NOVEMBER  
12 OF 2022. AND, DANIEL, YOU JUST DESCRIBED A BUSINESS PLAN WHOSE CORE, AS I  
13 UNDERSTAND IT IS, WHAT IS IT GOING TO TAKE TO STAND UP BAHFA IN A WAY TO  
14 BE ABLE TO MANAGE AND ADMINISTER AND OVERSEE A MAJOR REVENUE SOURCE, THAT  
15 WOULD BE, FOR EXAMPLE, BE SOMETHING LIKE A REVENUE INITIATIVE, AND WE WERE  
16 SUCCESSFUL. THE TIMING OF THOSE TWO THINGS OBVIOUSLY BECOMES VERY  
17 CRITICAL. AND YOU JUST MENTIONED THAT THE BUSINESS PLAN COULD TAKE ONE AND  
18 A HALF TO TWO YEARS TO COMPLETE, BUT OBVIOUSLY THE WORK THAT THAT BUSINESS  
19 CLASS WOULD DO WOULD BE CRITICALLY ESSENTIAL TO STEPS WE WOULD NEED TO  
20 TAKE TO ADVANCE ANTICIPATING A VERY SUCCESSFUL MEASURE. I THINK THERE'S AN  
21 ANSWER THAT SHOULD THE COLLECTIVE DECISION FOR THE REGION POISED TOWARDS  
22 AGGRESSIVELY MOVING TOWARDS A NOVEMBER 2022 REVENUE MEASURE MAYBE THAT  
23 LIGHTS A FIRE UNDER A CERTAIN ELEMENT OF THE BUSINESS PLAN SCOPE TO INFORM  
24 IN TERMS OF BAHFA'S STRUCTURAL NEEDS AND CHALLENGES TO GET READY FOR



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1 SOMETHING LIKE THAT. THAT'S JUST AN OBSERVATION AND PROBABLY SOMETHING TO  
2 BRING BACK TO THESE TWO COMMITTEES IN THE VERY NEAR-TERM.

3

4 **CARLOS ROMERO, V. CHAIR:** DANIEL, DO YOU WANT RESPOND, AT ALL? NO. OKAY.

5 FINE. MS. RONEN?

6

7 **DIR. HILLARY RONEN:** THANK YOU. PIGGYBACKING OFF OF THERESE'S COMMENT, AND  
8 MAYBE I'M COMING INTO THE DISCUSSION LATE IN THIS MEETING SO EXCUSE ME IF  
9 THIS IS A QUESTION THAT WE TALKED ABOUT BEFORE, BUT YOU CAN GET INTO A  
10 LITTLE BIT MORE DETAIL, DANIEL, ABOUT THE SCOPE OF THE BUSINESS PLAN? SO,  
11 IS THE IDEA THAT THE CONSULTANTS WILL, YOU KNOW, GO THROUGH BOTH A PROCESS  
12 OF GETTING INPUT FROM DIFFERENT STAKEHOLDERS, AS WELL AS SORT OF LOOK AT  
13 THE NUMBERS FOR THE NEED OF, YOU KNOW, BUILDING BRAND-NEW AFFORDABLE  
14 HOUSING, PRESERVING AFFORDABLE UNITS, RENT-CONTROLLED UNITS, PROTECTING  
15 TENANTS FROM EVICTION, AND SORT OF PLACING NUMBERS ON THAT. AND THEN, PER,  
16 YOU KNOW, SORT OF, COUNTY, IN THE BAY AREA, SORT OF WHAT NEEDS TO BE  
17 PRODUCED, HOW MANY UNITS NEEDS TO BE PROTECTED WHO ARE THE STRATEGIES TO  
18 DO THAT AND THEN THAT'S GOING TO KIND OF GUIDE HOW THIS BODY DECIDES IF WE  
19 HAVE A FUTURE FUNDING SOURCE, HOW THAT'S ALLOCATED? I JUST WANT TO MAKE  
20 SURE THEY UNDERSTAND WHAT THIS BUSINESS PLAN IS, OVERALL?

21

22 **DANIEL SAVER:** YEAH. I THINK THIS IS PART OF WHAT YOU JUST DESCRIBED  
23 COMMISSIONER, AND I THINK SOME OF WHAT YOU JUST DESCRIBED IS ACCOMPLISHED  
24 THROUGH PLANNED BAY AREA 2050 WHICH WENT TO GREAT LENGTHS TO IDENTIFY THE  
25 NEED AND BEGIN TO QUANTIFY THAT AND EVEN TO DO SO AT A KIND OF SUBREGIONAL

24

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1 SCALE. SO I THINK FROM AN ACTUAL NEEDS PURPOSE, I THINK THE BUSINESS PLAN  
2 MAY BE MORE FOCUSED ON KIND OF WHAT COULD WE ACCOMPLISH, AND WHAT WOULD  
3 OUR PRIORITIES BE TO ACCOMPLISH THAT DEPENDING ON OUR REVENUE SCENARIO.  
4 AND SO, I THINK IT WILL BE MORE FOCUSED ON WHAT WE COULD DO WITH THESE  
5 POTENTIAL RESOURCES COMING IN THE NEAR-TERM AS OPPOSED [INDISCERNIBLE]  
6 PROJECT. TO YOUR POINT ABOUT THE ENGAGEMENT STRATEGY, ONE THING THAT IS  
7 WOVEN INTO ALL OF THE TASKS AS PART OF THE BUSINESS PLAN IS THE NEED FOR  
8 THERE TO BE AN ENGAGEMENT STRATEGY BOTH WITH THE COMMUNITY AS WELL AS WITH  
9 LOCAL GOVERNMENT. SO ONE OF THE FIRST SUBTASK IN EACH OF THOSE LARGER  
10 TASKS IS ACTUALLY TO COME UP WITH AN ENGAGEMENT STRATEGY THAT WILL PULL IN  
11 INPUT FROM ALL OF THE KEY STAKEHOLDERS AND TO REALLY TRY TO INDICATE AN  
12 INCLUSIVE PROCESS. THERE WILL BE THAT RESEARCH AND OUTREACH INFORMING THE  
13 RECOMMENDATIONS THAT WILL COME FORWARD TO ALL OF TO YOU PASS ON.

14

15 **DIR. HILLARY RONEN:** I WANT TO MAKE SURE I UNDERSTAND. WHILE PLANNED BAY  
16 AREA IS QUANTIFYING HOUSING NEEDS GENERALLY, THIS PLAN WOULD BE FOCUSED ON  
17 THE NEEDS FOR AFFORDABLE SUBSIDIZED HOUSING?

18

19 **DANIEL SAVER:** SO I THINK THAT THAT'S -- WE -- THAT LEVEL OF DETAIL IN THE  
20 SCOPE WE HAVE NOT YET GOTTEN TO. THAT'S SOMETHING WE HOPE TO WORK WITH ALL  
21 OF YOU ON, AND THE CONSULTANTS TO REALLY IDENTIFY. STAFF UNDERSTANDING  
22 CERTAINLY THE VAST BULK IF NOT ALL OF THE ATTENTION WOULD BE PLACED ON  
23 AFFORDABLE TO MODERATE INCOME HOUSING THROUGH THE BUSINESS PLAN GIVING THE  
24 BUSINESS SCOPE. YOU DID MENTION THE THREE PS AND THE BUSINESS PLAN WILL  
25 COME UP WITH PROGRAMMATIC RECOMMENDATIONS FOR ALL THREE PS. IT'S NOT JUST

25

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1 HOW MANY UNITS DO WE NEED TO PRODUCE IN EACH AREA BUT WHAT IS OUR  
2 PRESERVATION AND PROTECTION STRATEGY AND SOME OF THIS IS GUIDED BY THE  
3 STATUTORY PARAMETERS THAT WE HAVE FOR BAHFA, WHERE IF THERE IS A FUTURE  
4 BALLOT MEASURE, THERE IS A CERTAIN MINIMUM AMOUNT OF FUNDING THAT WOULD BE  
5 PRESERVED FOR EACH OF THE THREE PS AND WE WANT THE BUSINESS PLAN TO HELP  
6 US THINK ABOUT GIVING US OPTIONS FOR THE MOST STRATEGIC USE OF FUNDS TO  
7 FULFILL THAT MANDATE.

8

9 **DIR. HILLARY RONEN:** THANK YOU.

10

11 **CARLOS ROMERO, V. CHAIR:** MAYOR ARREGUIN?

12

13 **JESSE ARREGUIN:** THANK YOU. I WANT TO BUILD OFF OF THERESE AND SUPERVISOR  
14 RONEN'S COMMENTS. CASA DID PROVIDE KIND OF A FRAMEWORK. SO WE NEED TO  
15 CREATE X NUMBER OF PERMANENTLY AFFORDABLE UNITS, WE NEED TO PRESERVE X  
16 NUMBER OF NATURALLY OCCURRING AFFORDABLE UNITS. THAT NUMBER IS PROBABLY  
17 SLIGHTLY IN SIGNIFICANT NOW GIVEN THE PANDEMIC AND THE GREATER NEED IN OUR  
18 REGION. WE PROBABLY NEED TO GO BACK AND LOOK. THAT'S THE NEXT PRESENTATION  
19 ON PIPELINE TO KIND OF QUANTIFY THE GAP SO WE CAN BETTER UNDERSTAND WHAT  
20 THE NEED IS AS WE'RE DEVELOPING THOSE NUMBERS AND THOSE METRICS FOR THE  
21 EXPENDITURE PLAN. BUT JUST TO GO BACK TO WHAT THERESE SAID, YOU KNOW, IF  
22 WE ARE GOING TO MOVE FORWARD WITH A BALLOT MEASURE, THERE IS A LOT THAT  
23 HAS TO HAPPEN, ENGAGEMENT WITH LOCAL GOVERNMENTS AND PART OF THE CONSULT  
24 WILL HAVE TO DO THAT. SO HOW DO WE FRONT LOAD THOSE THINGS IN THE BUSINESS  
25 PLAN AND THE IMPLEMENTATION OF THE BUSINESS PLAN SO THAT WE'RE ON TRACK TO

26

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1 MOVE FORWARD. WE'RE GOING TO HAVE TO DEVELOP AN EXPENDITURE PLAN. THAT'S  
2 GOING TO HAVE TO GET APPROVED BY BOTH OF OUR AGENCIES. AND SO, THE  
3 INFRASTRUCTURE IS IMPORTANT, BUT I THINK IF WE ARE GOING MOVE AHEAD IN  
4 2022, IT'S WHAT ARE THE OUTREACH COMPONENTS, THE RESEARCH, THE DEVELOPMENT  
5 OF THE EXPENDITURE PLAN? THERE ARE OBVIOUSLY LEGAL, FINANCIAL EXPERTISE  
6 THAT'S NEEDED IN THE DEVELOPMENT OF THAT SPECIFICALLY. SO, I JUST WANT TO  
7 MAKE SURE THAT, AS WE'RE MOVING AHEAD WITH THIS CONSULTANT AND  
8 IMPLEMENTING THE BUSINESS PLAN THAT, WE ARE MINDFUL OF THE TIMELINE IN HOW  
9 WE CAN SORT OF FASTRAK CERTAIN ELEMENTS. SO, THANK YOU.

10

11 **DANIEL SAVER:** IF I COULD RESPOND TO ONE QUICK THOUGHT ON THAT, ASSUMING IT  
12 COMES THROUGH WITH THE STATE MONEY AND THE GOVERNOR SIGNS THE BUDGET IF  
13 THERE IS ONE OPTION TO CONSIDER TO FASTRAK THINGS IS TO AUGMENT THE BUDGET  
14 OF THE BUSINESS PLAN IN ORDER TO ADDRESS SPECIFIC NEEDS AS THEY ARISE.  
15 THAT'S SOMETHING WE TRIED TO DEVELOP THE PROCUREMENT IN SUCH A WAY THAT  
16 COULD BE DONE THERE COULD BE ADDITIONAL TASKS THAT ARE ADDED IN. WE MAY  
17 HAVE SOME FLEXIBILITY D DEPENDING ON THE FUNDING TO DO EXACTLY WHAT YOU  
18 ARE DESCRIBING.

19

20 **JESSE ARREGUIN:** ARE WE STILL PLANNING ON GOING OUT TO THE PRIVATE SECTOR  
21 WE HAVEN'T HAD ON A MEETING ON OUR FUND-RAISING TEAM BECAUSE WE'VE BEEN SO  
22 FOCUSED ON TRYING TO GET THIS MONEY FROM THE STATE ARE WE STILL DOING  
23 ADDITIONAL FUND-RAISING.

24

27

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1 **DANIEL SAVER:** FIRST WE WANT TO MAKE SURE THE GOVERNOR SIGNS THE BUDGET,  
2 THAT'S NUMBER ONE AND MAKING SURE THAT MONEY IS SECURE AND WORKING WITH  
3 ALL OF YOU TO UNDERSTAND WHAT WE NEED TO PROGRAM THOSE FUNDS AND IDENTIFY  
4 THE GAPS THAT WE NEED TO GO TO FOR THE PRIVATE SECTOR.

5

6 **CARLOS ROMERO, V. CHAIR:** ANY OTHER MEMBERS WHO WOULD LIKE TO SPEAK? I  
7 DON'T SEE ANY HANDS. I WAS GOING TO WAIT UNTIL AFTER PUBLIC COMMENT BUT  
8 MAYBE I'LL PIGGYBACK ON TO MAYOR ARREGUIN'S AND OUR EXECUTIVE DIRECTOR'S  
9 COMMENT. IN YOUR PRESENTATION, YOU MENTIONED THE BUSINESS PLAN WILL BE  
10 FOCUSING ON FINANCIAL ANALYSIS. I AM ASSUMING THAT IS NOT REAL ESTATE  
11 FINANCIAL ANALYSIS, BUT FINANCIAL ANALYSIS RELATED TO THE BALLOT MEASURE?  
12 OR IS IT BOTH? SO, YOU KNOW, IS IT PROJECT FEASIBILITY? WHAT DO YOU NEED  
13 TO PUT INTO THE PROJECT TO MAKE IT WORK? WHAT'S SUBSIDY, WHAT'S THE GAP?  
14 ET CETERA. OR IS THIS MORE FOCUSED ON THE BALLOT MEASURE ITSELF, ON THE AA  
15 FUND UNDER BAHFA THAT WOULD SUPPORT THIS?

16

17 **DANIEL SAVER:** SHORT ANSWER IS BOTH. SO WE DO ANTICIPATE THERE BEING  
18 ANALYSIS OF THE ACTUAL DEVELOPMENT PROCESS AND WHAT WOULD BE NEEDED SO  
19 THAT WE COULD TEE UP POLICY DECISIONS FOR ALL OF YOU ABOUT HOW YOU WOULD  
20 LIKE TO PRIORITIZE FUNDS BASED ON THAT SCENARIO AND ALSO WE DO KNOW THAT  
21 THE BUSINESS PLAN DOES NEED TO GIVE US THE FOUNDATION FOR YOU ALL TO MAKE  
22 DECISIONS ABOUT AN EVENTUAL BALLOT MEASURE WHETHER THAT'S 2022 OR SOME  
23 FUTURE YEAR.

24

28

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1 **CARLOS ROMERO, V. CHAIR:** YOU MENTIONED THIS MIGHT TAKE 18 MONTHS, I DON'T  
2 KNOW IF YOU SAID OUTSIDE TWO YEARS. I'M JUST WORRIED MAYBE, AS MAYOR  
3 ARREGUIN IS THAT CERTAINLY THIS FINANCING ANALYSIS IS GOING TO BE CRITICAL  
4 TO PUTTING SOMETHING ON THE BALLOT. WHATEVER WE CAN DO TO SPEED THAT UP  
5 WOULD BE GOOD TO BRING IT TO THE RESPECTIVE BODIES TO SEE HOW WE DO THAT.  
6 I KNOW MAYOR ARREGUIN IS PRESIDENT OF ABAG, YOU CAN STEADFAST, PUSHING  
7 FORWARD WITH SOME SORT OF BALLOT MEASURE THAT WE CAN ALL GET BEHIND,  
8 HOPEFULLY 2022 MIGHT BE THE YEAR. THANK YOU. WITH THAT, LET'S GO TO THE  
9 PUBLIC. ARE THERE ANY MEMBERS OF THE PUBLIC THAT WANT TO COMMENT ON THIS  
10 ITEM?

11

12 **CLERK, FRED CASTRO:** CURRENTLY THERE ARE NO MEMBERS OF THE PUBLIC WITH  
13 THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

14

15 **CARLOS ROMERO, V. CHAIR:** OKAY. SO, I THINK WITH THAT, LET'S MOVE ON TO OUR  
16 NEXT ITEM. THANK YOU VERY MUCH. THERE IS STILL A LOT OF WORK TO DO IN THIS  
17 AREA BUT WE WERE ABLE TO SETTLE ON A COMPETENT TEAM TO DO THIS. WE HAVE  
18 THE NEXT ITEM REGIONAL AFFORDABLE HOUSING PIPELINE UPDATE. GEETA. GOOD TO  
19 SEE YOU.

20

21 **SPEAKER:** MY NAME IS GEETA RAO, DEPUTY DIRECTOR OF NORTHERN CALIFORNIA  
22 OFFICE OF ENTERPRISE AND I'M GRATEFUL TO HAVE THIS OPPORTUNITY TO PRESENT  
23 TODAY ON THE PROJECT THAT WE HAVE BEEN HEADING FOR THE PAST YEARS WHICH IS  
24 THE BAY AREA AFFORDABLE HOUSING PIPELINE. NEXT SLIDE. JUST A LITTLE BIT  
25 ABOUT ENTERPRISE. WE'RE A NATIONAL NON-PROFIT, AND WE HAVE A LOCAL OFFICE

29

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1    HERE IN SAN FRANCISCO, AND OUR MISSION IS TO MAKE HOME COMMUNITY PLACES OF  
2    PRIDE, POWER, AND BELONG. BUT WE HAVE LEAD EFFORTS TO ADDRESS THE BAY  
3    AREA'S AFFORDABLE HOUSING AND HOMELESSNESS CRISIS. SO WE CENTER THE NEEDS  
4    OF LOW INCOME COMMUNITIES OF COLOR THAT ARE DISPROPORTIONATELY IMPACTED BY  
5    THE HOUSING CRISIS. SO TO DATE WE HAVE HELPED CREATE AND PRESERVE HOMES  
6    FOR NEARLY 20,000 FAMILIES IN THE BAY AREA, AND WE HAVE LEVERAGED MORE  
7    THAN A BILLION DOLLARS IN GRANTS AND INVESTMENTS. SO LET'S GO TO THE NEXT  
8    SLIDE. JUST A LITTLE BIT OF HISTORY ABOUT BAHFA, THAT YOU PROBABLY ALL  
9    KNOW SO WELL, BUT FOR THE PAST FOUR YEARS WE HAVE BEEN WORKING IN CLOSE  
10    PARTNERSHIP WITH ABAG AND MTC TO CREATE BAHFA. A FEW YEARS AGO, WE  
11    ORGANIZED A LEARNING TRIP TO NEW YORK CITY AND WAS ATTENDED BY SEVERAL OF  
12    YOU FROM MTC AND ABAG AND THAT REALLY INSPIRED THE CREATION OF BAHFA. WE  
13    WORKED CLOSELY WITH ASSEMBLYMEMBER DAVID CHIU AS COSPONSORS OF A.B. 1487  
14    WHICH IS THE ENABLING LEGISLATION FOR BAHFA, AND WE HELPED DESIGN THE FIVE  
15    BAHFA PILOTS. AND THROUGH THE BAY AREA HOUSING FOR ALL COALITION, WE  
16    ADVOCATED FOR THE \$20 MILLION STATE APPROPRIATION. AND WE ARE JUST  
17    ABSOLUTELY THRILLED THAT THAT APPROPRIATION HAPPENED AND THAT WE'RE A PART  
18    OF THIS WORK. AND WE REALLY BELIEVE THAT BAHFA IS POSITIONED TO BREAK  
19    GROUND ON A TRANSFORMATIVE REGIONAL HOUSING APPROACH WITH RACIAL EQUITY AT  
20    THE CENTER. SO THIS BAY AREA AFFORDABLE HOUSING PIPELINE WHICH I'M GOING  
21    TO REFER TO AS THE PIPELINE IT'S ACTUALLY ONE OF THE CRITICAL TOOLS TO  
22    MAKE THIS HAPPEN. A LOT OF THE BUDGET IS BALANCED ON THIS PIPELINE. NEXT  
23    SLIDE. WHAT IS THE PIPELINE? IT'S A DATABASE OF ALL THE AFFORDABLE HOUSING  
24    DEVELOPMENTS ACROSS THE NINE COUNTIES BAY AREA THAT'S EITHER IN  
25    PREDEVELOPMENT OR IN CONSTRUCTION. SO, THIS IS THE FIRST TIME THAT THIS

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1 INFORMATION HAS EVER BEEN ASSEMBLED. ABAG TRACKS HOUSING PRODUCTION  
2 THROUGH THE ANNUAL PROGRESS REPORT, WHICH IS THE APR DATA. BUT THE  
3 PIPELINE DIFFERS FROM THE APR DATA IN THREE WAYS. THIS PIPELINE ONLY  
4 INCLUDES 100% OF AFFORDABLE HOUSING DEVELOPMENTS, IT CAPTURES AFFORDABLE  
5 HOUSING DEVELOPMENT IN PREDEVELOPMENT, SO IT'S ACTUALLY AN EARLIER STAGE  
6 THAN THE APR DATA AND MOST IMPORTANTLY IT INCLUDES FINANCIAL DATA. SO THE  
7 PIPELINE, IT'S THE NUMBER OF DEVELOPMENTS, THE NUMBER OF AFFORDABLE HOMES,  
8 THE STAGE OF DEVELOPMENT, AND IT'S THE HOUSING TYPE. SO THAT'S EITHER NEW  
9 CONSTRUCTION OR PRESERVATION. SO THE PRESERVATION, THAT INCLUDES THE  
10 ACQUISITION AND REHAB OF UNSUBSIDIZED AFFORDABLE HOUSING, AND IT ALSO  
11 INCLUDES SUBSIDIZED HOUSING THAT'S AT THE RISK OF LOSING AFFORDABLE  
12 RESTRICTIONS. SO YOU MIGHT KNOW IT AS EXPIRING USE. ON THE NEXT SLIDE, I  
13 WANT TO DESCRIBE THE METHODOLOGY, AS YOU KNOW, THE BAY AREA HAS ONE OF THE  
14 MOST ROBUST AFFORDABLE HOUSING SECTORS IN THIS COUNTRY, IT INCLUDES  
15 [INDISCERNIBLE] [AUDIO DIFFICULTIES] DEVELOPERS, DEVELOPER CORPORATIONS  
16 PUBLIC SECTOR, AND MANY OF YOU WORK IN CLOSE PARTNERSHIP WITH THESE  
17 DEVELOPERS, IN THE NORTH BAY IT'S BURBANK HOUSING [INDISCERNIBLE] OAKLAND,  
18 SAN FRANCISCO, PENINSULA -- THERE IS MANY OF THEM, DOZENS AND DOZENS OF  
19 THEM. BUT THEY'RE OUR STARTING POINT TO GATHER THIS INFORMATION. THEY  
20 SHARE THEIR DEVELOPMENT AND INFORMATION WITH ENTERPRISE. THEN WE COMPILE  
21 INFORMATION FROM SEVERAL PUBLIC AND PRIVATE SOURCES, SO THAT INCLUDES THE  
22 CALIFORNIA TEXT CREDIT ALLOCATION COMMITTEE, AND OTHER STATE HOUSING  
23 PROGRAMS AFFORDABLE HOUSING, AND WE ALSO LOOKED AT CITY AND COUNTY HOUSING  
24 REPORTS, FOR EXAMPLE, THE SAN JOSE PRODUCTION REPORT. AND LASTLY, WE  
25 INCLUDED INFORMATION FROM OUR HOUSING FINANCE PARTNERS INCLUDING OUR



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1 [INDISCERNIBLE] FUND SO WE BELIEVE THIS PIPELINE CAPTURES 80ED TO 85% OF  
2 THE BAY AREA AFFORDABLE HOUSING DEVELOPMENT. ONE THING THAT'S IMPORTANT TO  
3 NOTE, IT WAS AT A CERTAIN TIME. WE COLLECTED THIS DATA IN AUGUST OF 2020,  
4 PROJECTS ARE FLUID, SOME HAVE ALREADY BEEN CONSTRUCTED SOME MAY NOT HAVE  
5 BROKEN GROUND AND UNIT COUNT ALSO CHANGES I WANT TO MAKE SURE TO PUT A PIN  
6 ON THAT. LET'S GO TO THE NEXT SLIDE. OKAY. SO ONE LAST THING. AND YOU  
7 KNOW, COMMISSIONER ROMERO, OR DIRECTOR ROMERO HAD STARTED TALKING ABOUT  
8 THIS, ABOUT THE FUNDING GAP. BUT WHAT MAKES THIS DATA UNIQUE IS THAT IT'S  
9 GOT FUNDING GAP INFORMATION. WHEN I SAY FUNDING GAP, I WANT TO BREAK THAT  
10 DOWN, PRODUCING AND FUNDING AFFORDABLE HOUSING IT TAKES A LONG TIME IT'S A  
11 PROCESS OF ASSEMBLING SEVERAL SOURCES OF FUNDING AND FINANCING IT'S LIKE A  
12 LAYERED CAKE, AND AFFORDABLE HOUSING DEVELOPMENT IT'S GENERALLY A  
13 COMMERCIAL MORTGAGE ABOUT 20% OF ITS FULL DEVELOPMENT COST AND TAX CREDIT,  
14 AND SOFT DEBT AND THAT'S ACTUALLY WHAT THE GAP IS, IT'S THE GAP BETWEEN  
15 DEVELOPMENT COST AND COST IN WHAT DEVELOPERS ARE ABLE TO SECURE FROM  
16 MORTGAGE TAX CREDIT AND BONDS MAKING UP 40% EQUITY. THIS PIPELINE DATA  
17 DOES ANALYSIS ON THAT FUNDING GAP. NEXT SLIDE. OKAY. SO FINALLY, I CAN  
18 SHARE WITH YOU AFTER ALL THAT WHAT ARE OUR KEY FINDINGS FROM OUR PIPELINE  
19 ANALYSIS. SO THE PIPELINE INCLUDES A TOTAL OF 41,317 AFFORDABLE HOMES.  
20 THAT'S ABOUT 478 DEVELOPMENTS. CLOSE TO 15,000 AFFORDABLE HOMES ARE  
21 ACTUALLY UNDER CONSTRUCTION, AND THOSE ARE THE DEVELOPMENTS THAT HAVE  
22 ALREADY SECURED THE NECESSARY FUNDING. A LITTLE OVER 26,000 AFFORDABLE  
23 HOMES, THEY'RE STILL IN PREDEVELOPMENT. WHEN WE SAY PREDEVELOPMENT, WHAT I  
24 MEAN BY THAT IS THERE HAS BEEN SOME AMOUNT OF PUBLIC OR PRIVATE FUND  
25 THAT'S BEEN COMMITTED TO THE DEVELOPMENT. CLOSE TO 19,000 OF THOSE

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1 AFFORDABLE HOMES, THEY STILL REQUIRE GAP FUNDING, AND THAT GAP FUNDING IS  
2 AROUND 4 BILLION. SO, GOING FORWARD, BAHFA WILL PLAY THIS REALLY CRITICAL  
3 ROLE IN HELPING SECURE THE GAP FUNDING EITHER THROUGH FEDERAL OR STATE  
4 APPROPRIATION, AND THROUGH A REGIONAL BALLOT MEASURE. SO LET'S GO TO THE  
5 NEXT SLIDE. THIS IS JUST AN INFOGRAPHIC OF DEVELOPMENTS BY AFFORDABLE  
6 HOMES AND BY COUNTY. LET'S GO TO THE NEXT SLIDE. OKAY. SO THERE IS A LOT  
7 IN HERE. THIS IS ACTUALLY A TABLE, AND -- OBVIOUSLY IT'S A TABLE -- BUT  
8 IT'S A TABLE THAT'S BROKEN DOWN BY COUNTY. IT INCLUDES THE NUMBER OF UNIT  
9 IN CONSTRUCTION, AND IN PREDEVELOPMENT AND THE GAP FUNDING, AND YOU ARE  
10 PROBABLY -- I WONDER IF SOME OF YOU ARE WONDERING HOW THIS RELATES TO RHNA  
11 LET'S GO TO THE NEXT SLIDE. I CIRCLED HERE TWO COLUMNS, ONE IS THE RHNA  
12 COLUMN AND THE OTHER HOMES IN DEVELOPMENT. JUST TO BE CLEAR, RHNA IS -- I  
13 THINK SUPERVISOR RONEN YOU ASKED FOR THIS, RHNA IS THE NEED AND THE OTHER  
14 HOUSING DEVELOPMENT. I WANT TO SPENDS A COUPLE OF MINUTES DISCUSSING  
15 UNLOCKING THE DEVELOPMENT IN PREDEVELOPMENT. IN TERMS OF DIRECT BENEFIT  
16 THERE ARE APPROXIMATELY 26,000 AFFORDABLE HOMES THAT WILL BE BUILT. AND IT  
17 WILL SERVE OVER 280,000 LOW INCOME HOUSEHOLDS OVER THE LIFETIME OF THE  
18 HOUSING DEVELOPMENTS. SO THIS WILL HAVE A SIGNIFICANT ECONOMIC IMPACT. IT  
19 CAN CREATE OVER 17,000 NEW JOBS. IT CAN GENERATE \$1.35 BILLION IN TOTAL  
20 NEXT AND 394 MILLION IN STATE AND LOCAL TAXES. IN ADDITION THE ECONOMIC  
21 BENEFIT UNLOCKING THIS PIPELINE CAN RESULT IN SIGNIFICANT COST SAVINGS.  
22 THERE COULD BE 913 BILLION IN SAVINGS BY AVOIDING COST ESCALATIONS AND  
23 THAT FIGURE COMPOUNDS TO AVERAGE OF 5% ANNUALLY ALSO A COST SAVINGS OF 42  
24 MILLION A YEAR JUST BY HOLDING COSTS SO YOU'RE AVOIDING HOLDING COST SUCH  
25 AS INTEREST, SECURITY, WHILE YOUR WAITING. HOW CAN THIS BE HELPFUL AND

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1 POSITION TO CREATE A MORE EFFECTIVE AND EFFICIENT AFFORDABLE HOUSING  
2 FINANCE AND DEVELOPMENT SYSTEMS? ONE EXAMPLE IS IT CAN BE USED TO CREATE  
3 WHAT WE CALL AN UNMANAGED PIPELINE, A QUEUE FOR TAX CREDITS AND BONDS IF  
4 YOU HAVE A MANAGED PIPELINE DEVELOPERS KNOW WHEN TO APPLY FOR LOCAL AND  
5 STATE FUNDING THIS ELIMINATES THE NEED FOR MULTIPLE APPLICATION ROUNDS  
6 WHICH WOULD LOWER OVERALL PROJECT COST AND A MANAGED PIPELINE CAN INCREASE  
7 PREDICTABILITY AND PRIORITIZE LOCAL AND REGIONAL AND STATE FUNDING HELP  
8 IDENTIFY OPPORTUNITIES AND BARRIERS FOR AFFORDABLE HOUSING DEVELOPMENT AND  
9 THIS ACCOUNTS FOR GEOGRAPHY TYPES OF HOUSING, MULTI-FAMILY HELP WITH  
10 OVERALL POLICY CONSIDERATIONS LIKE FURTHERING FAIR HOUSING AND ADVANCING  
11 GOALS. AND IMPORTANTLY ADVANCING FUNDING DECISIONS LIKE GOING FOR A BALLOT  
12 OR STATE AND FEDERAL APPROPRIATION. SO IT IS REALLY CRITICAL IN TERMS OF  
13 HELPING BREAK GROUND ON THIS TRANSFORMATIVE HOUSING PROGRAM. THANK YOU FOR  
14 THE OPPORTUNITY TO SHARE THIS INFORMATION. I'M ALSO HAPPY TO ANSWER ANY  
15 QUESTIONS.

16

17 **CARLOS ROMERO, V. CHAIR:** THANK YOU VERY MUCH GEETA. IT IS CERTAINLY  
18 INTERESTING DATA THAT WE HAVE BEEN TALKING ABOUT AT ABAG FOR SEVERAL  
19 YEARS, TRYING TO GET AND HAVING IT ALL PUT TOGETHER BY YOU HAS BEEN REALLY  
20 HELPFUL. I WOULD LIKE TO ASK IF THERE IS ARE ANY MEMBERS OF THE COMMISSION  
21 -- IF ANY OF THE COMMISSIONERS WOULD LIKE TO ASK ANY QUESTIONS OR IS THERE  
22 ANY DISCUSSION ON THIS ITEM? AND I SEE THERE ARE. I'LL START WITH MS.  
23 WORTH. AMY.

24

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1 **AMY R. WORTH:** THANK YOU, MR. CHAIR. FIRST OF ALL, GEETA, THANK YOU VERY  
2 MUCH FOR THAT REPORT. I'LL TELL YOU I THINK THIS IS WHAT WE HAVE BEEN  
3 STRUGGLING WITH OVER THE LAST FEW YEARS IS REALLY STRUGGLING TO UNDERSTAND  
4 WHERE WE'RE. I THINK THIS SHOWS A COUPLE OF THINGS AND WE DID AN  
5 AFFORDABLE HOUSING PROJECT IN ORINDA PULLING MONEY TOGETHER FROM A TO Z  
6 AND AT A TIME WHEN REDEVELOPMENT WAS CLOSING DOWN. THERE WERE QUARTERS IN  
7 THE BACK OF THE DRAWER THE CITY COULDN'T USE BECAUSE IT WAS TIED TO  
8 REDEVELOPMENT REVENUE. WHAT STRIKES ME IS THE NEED FOR THIS 40%. IDEALLY,  
9 WHEN REBECCA GOES TO WASHINGTON, AND OUR STAFF -- WE NEED MORE TAX  
10 CREDITS, WE NEED DOUBLE THE PROGRAM, WHATEVER, BUT REALLY THE REALITY S  
11 INCLUSIONARY HOUSING, AND WE HAVE DONE ANALYSIS THAT IT JUST ISN'T GOING  
12 TO MEET THE NUMBERS. YOU KNOW, WHEN YOU ARE TALKING ABOUT 10% OR EVEN 20%  
13 IT GOES NOWHERE NEAR THOSE RHNA TARGETS FOR AFFORDABLE HOUSING. MAYBE IN  
14 SOME AREAS OR FOR SOME PROJECTS YOU MIGHT GET A GOOD CHUNK. SO IT SEEMS TO  
15 ME LOOKING AT THIS 40% WHAT'S CALL IT SOFT DEBT FOR THE ONGOING PROJECT  
16 LOOKING AT 10% RENTS FOR EXAMPLE, OVER THE LIFE OF A PROJECT TO PAY A  
17 MORTGAGE RATHER THAN 100% RENT. SO THE SOFT REVENUE IS WHAT WE NEED TO  
18 RAISE. IS THAT WHAT I'M UNDERSTANDING? AND IT REALLY IS A SOFT GRANT  
19 BECAUSE THERE'S NO CAPACITY TO PAY IT BACK. SO THAT MONEY, THE 40% IS WHAT  
20 WE NEED TO DO EITHER FROM THE BONDS THAT HAVE BEEN PASSED. DOES THIS TAX  
21 CREDIT BOND, 40%, DOES THAT INCLUDE, LIKE, THE CITY OF OAKLAND PASSED A  
22 HOUSING BOND -- DOES THAT INCLUDE THAT KIND OF MONEY? OR DOES THAT STAY UP  
23 INTO THE SOFT DEBT? NUMBER ONE. AND NUMBER TWO, IS HOW MUCH MONEY DO WE  
24 HAVE IN THE REGIONAL POT FROM ALL SOURCES THAT CAN MEET THIS 40%? I KNOW  
25 SOME COUNTIES HAVE SOME OTHERS HAVE NONE. SO THAT WAS THE QUESTION I HAD.

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1 SORRY FOR THE COMMENTS. BUT I THINK THIS IS SO GREAT, THIS INFORMATION.

2 AND THANK YOU FOR YOUR GREAT WORK AND GETTING US TO THIS POINT TODAY.

3

4 **SPEAKER:** YEAH, OF COURSE. TO ANSWER YOUR QUESTIONS -- AND I WANT TO NOTE

5 THE PIPELINE INFORMATION THIS IS ONE OF BAHFA PILOTS WE'RE DOING THIS IN

6 PARTNERSHIP AND WILL CONTINUE TO DO IN PARTNERSHIP WITH BAHFA AND LOOKING

7 FORWARD TO WHAT BAHFA IS ABLE TO STAFF UP AND WE CAN TRANSFER THIS DATA

8 AND MODELING THAT WE HAVE CREATED, THE 40% IS SOFT SUBSIDY IT'S NEEDED IN

9 THE BILLING TO UNLOCK WHAT'S IN THE PIPELINE AND NOT THE OVERALL NEED,

10 MANY CITIES INSTRUMENTAL, ENSURING A HUNDRED MILLION OF IT WILL GO TOWARDS

11 AFFORDABLE HOUSING PRODUCTION MOSTLY PRESERVATION. YOU START WITH LOCAL

12 COMMITMENT AND EVERYTHING GETS LAID ON TOP TAX CREDITS COME IN BONDS COME

13 IN AND THEN THE CONVENTIONAL MORTGAGE.

14

15 **AMY R. WORTH:** THIS KIND OF INFORMATION IS GOING TO BE SUPER HELPFUL WHEN

16 WE GO TO THE VOTERS AND SAY HERE IS THE GAP, HERE IS THE CRISIS HERE IS

17 THE MONEY WE HAVE WHICH INCLUDES BOTH PUBLIC AND PRIVATE AND THIS IS WHAT

18 WE NEED, THIS IS THE 40% CATEGORY. AND I THINK THIS'S THE BUILDING BLOCK,

19 WHICH -- SO, IT WOULD BE HELPFUL, DO YOU HAVE A LIST OF ALL OF THAT

20 COMMITTED FUNDING? AND I WAS CONCERNED WHEN OUR CHAIR TALKED ABOUT THE

21 TECH MONEY, THAT IT'S ALONE, THAT'S NOT WHAT THEY'RE SAYING ON THE FRONT

22 PAGE OF THE PAPER. [LAUGHTER] THEY SHOULD BE GIVING GRANTS, AS FAR AS I'M

23 CONCERNED -- DO WE HAVE A LIST OF ALL OF THE -- IS THAT INCLUDED HERE?

24

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1 **SPEAKER:** IT'S NOT BUT DANIEL AND I WORKED ON A LIST A FEW MONTHS AGO AND  
2 IT INCLUDES ALL OF THE TECH LOW COST LOANS AND CAPITAL, AND IT INCLUDES  
3 ALL OF THE MEASURES THAT MANY OF YOU HAVE WORKED ON AND HELP SUPPORT AND  
4 PASS LOCALLY. SO WE CAN SHARE THAT WITH YOU.

5

6 **AMY R. WORTH:** OKAY. GREAT. THANK YOU. THANKS AGAIN.

7

8 **CARLOS ROMERO, V. CHAIR:** ABE-KOGA?

9

10 **DIR. MARGARET ABE-KOGA:** THANKS FOR THE PRESENTATION. IT'S VERY HELPFUL TO  
11 SEE THE NUMBERS, AND I AGREE WITH COMMISSIONER WORTH'S COMMENTS. I HAVE  
12 BEEN LOOKING AT THE RHNA NUMBERS, AND EVEN WITH OUR INCLUSIONARY ZONING  
13 PERCENTAGE, WE INCREASED IT TO 15%, BUT REALIZING THAT THAT'S NOT GOING TO  
14 COME ANYWHERE NEAR WHAT WE NEED. ALTHOUGH, I HAVE TO SAY, JUST IN THE BACK  
15 OF THE ENVELOPE, CALCULATIONS FOR OUR LITTLE CITY RIGHT NOW IN LIGHT OF  
16 WHAT WE HAVE IN THEIR DEVELOPMENT PIPELINE IT'S ACTUALLY ABOUT 50% OF WHAT  
17 WE HAVE IN TERMS OF 100% AFFORDABLE HOUSING PROJECTS. SO, THAT 80, 85% MAY  
18 -- IT MAY NOT -- IT MIGHT BE LOWER IN TERMS OF 100% AFFORDABLE. MY  
19 QUESTION IS, IS THERE FURTHER BREAK BOUND BY CITIES OR COMMUNITIES WITHIN  
20 EACH COUNTY. YES, I THINK DIFFERENT COUNTIES HAVE DIFFERENT FUNDING  
21 SOURCES. WE'RE FORTUNATE IN SANTA CLARA TAUNT TO HAVE A MEASURE THAT  
22 COMMISSIONER CHAVEZ LED, AND WAS SUCCESSFUL O BUT ALSO THE REALITY OF THE  
23 COST OF EVEN BUILDING AFFORDABLE UNITS IN OUR CITY, IT'S LIKE SEVEN  
24 HUNDREDS \$50,000 A UNIT NOW. SO, I MEAN IT'S PROBABLY NOT A -- MAYBE NOT A  
25 POPULAR IDEA, OR CONCEPT, BUT STARTING TO THINK ABOUT, YOU KNOW, WHERE IT

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1 IS MORE COST EFFECTIVE TO BUILD SOMETHING THAT -- I HAVE BEEN THINKING --  
2 IS THERE A PLAN?

3

4 **SPEAKER:** I HAVE ALL THE INFORMATION IT'S ON MY HARD DRIVE IN MY OFFICE.

5 [LAUGHTER] SO THE THING ABOUT IT IS ALL THESE DEVELOPERS, IT'S PROPRIETARY  
6 INFORMATION, THEY JUST GAVE IT TO ME, BECAUSE I HAVE BEEN IN THIS INDUSTRY  
7 FOR 20 YEARS, AND I PROMISED I WOULD NEVER SHARE IT. I DO HAVE A SENSE. I  
8 KNOW WHAT'S GOING ON IN YOUR CITY WITH WHAT THESE ORGANIZATIONS HAVE TOLD  
9 ME, AND DEFINITELY, THERE IS A LOT OF PUBLIC DOCUMENTS, IF YOU WOULD LIKE  
10 TO CONNECT WITH ME, I'M HAPPY TO DO IT AND WALK YOU THROUGH ON A HIGH  
11 LEVEL ABOUT WHAT HAS BEEN REPORTED TO ME, AND WE HAVE DEVELOPED TWO  
12 PIPELINES, THE ONE I PRESENTED ON WAS ALL OF THE PROPRIETARY INFORMATION,  
13 AND THEN ANOTHER ONE ALL THE UNPUBLISHED FORCES THAT WERE ASSEMBLED IN  
14 ACCORDANCE WITH THE PROGRESS. THE AFFORDABLE HOUSING IS EXPENSIVE TO BUILD  
15 IT'S EXPENSIVE TO PRO PRESERVE BUT WHAT A REGIONAL APPROACH ALLOWS AND  
16 WHAT BAHFA CAN DO IS REALLY TO TAKE THAT TO HEART, WHEN YOU COME TOGETHER  
17 AS 101 CITIES AND NINE COUNTIES, YOU CAN REALLY THINK ABOUT WHERE TO PUT  
18 THOSE REGIONAL FUNDS. YOU CAN PRIORITIZE WHETHER YOU WANT TO HAVE IT IN  
19 YOUR TRANSIT, DO YOU WANT TO PRIORITIZE COMMUNITIES THAT ARE MORE WILLING  
20 TO TAKE ON THE GROWTH? EXCLUSIVE COMMUNITIES, LIKE, YOU CAN DO YOUR SHARE?  
21 THERE IS A LOT YOU CAN DO AROUND CONDITIONING THOSE FUNDS TO HAVE THEM GO  
22 FARTHER THAN WHAT YOU COULD DO ON YOUR OWN. AND I THINK THAT'S A GREAT  
23 THING FOR THE BUSINESS PLAN TO CONSIDER. IT WOULD BE COOL TO HAVE  
24 DIFFERENT SCENARIOS, YOU KNOW? WHAT HAPPENS WHEN YOU TAKE YOUR 20% OF  
25 REGIONAL MONEY AND HOW DO YOU MAKE THE MOST OUT OF IT.

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1

2 **DANIEL SAVER:** WITH THE CHAIR'S PERMISSION IF I COULD ADD ONE QUICK  
3 THOUGHT. THE HIGHLIGHT GEETA MENTIONED, THERE IS INFORMATION IN THE  
4 COMPOSITE INFORMATION SHE MENTIONED THE PROPRIETARY INFORMATION FROM  
5 DEVELOPERS WHO OPEN THEIR BOOKS ON THE CONDITION OF CONFIDENTIALITY TO OUR  
6 PARTNERS ON THE ENTERPRISE END HERE AT THE AGENCY WE DON'T HAVE ACCESS TO  
7 SOME OF THE BACK END AS GEETA IDENTIFIED, ONE OF THE ITEMS WE HAVE  
8 IDENTIFIED AS THE FIRST STEP ONCE WE GET THIS STATE MONEY AND MOVE FORWARD  
9 WITH LAUNCHING THIS PILOT PROGRAM IS WORKING INTERNALLY ON AN APPROACH  
10 THAT WOULD ALLOW US TO HAVE A RELATIONSHIP WITH THE DEVELOPERS, WHERE WE,  
11 OURSELVES CAN COLLECT THAT DATA, AND GUARANTEE THEM THE SORT OF PRIVACY  
12 THAT THEY NEED TO TRUST US WITH THAT DATA. THE ISSUE IS THE FOLKS AT  
13 ENTERPRISE TURNING OVER THEIR SPREADSHEET TO US, WOULD BE SUBJECT TO THE  
14 PUBLIC RECORDS ACT AND A NUMBER OF DEVELOPERS COULD BE POTENTIALLY  
15 NEGATIVELY IMPACTED BY THE INFORMATION IF IT GOT OUT SO THE LEVERAGING  
16 PARTNERSHIP WITH ENTERPRISE IN THE CAPACITY THEY'RE WILLING TO WORK WITH  
17 US, AND IN THE FUTURE WE WOULD LIKE FOR BAHFA AND MTC TO BE THE HOLDER OF  
18 THIS DATABASE BUT WE HAVE TO TAKE A STEP WISE APPROACH GIVEN WHERE WE ARE  
19 CURRENTLY.

20

21 **SPEAKER:** I FEEL VERY POWERFUL THAT I HAVE ALL THIS INFORMATION. BUT I AM  
22 HAPPY TO CONNECT WITH PEOPLE OFFLINE TO TALK MORE ABOUT IT. I AM SURE.

23

24 **CARLOS ROMERO, V. CHAIR:** SUPERVISOR MAR.

25

39



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1 **SPEAKER:** IT'S GREAT TO SEE THE AFFORDABLE HOUSING PIPELINE FIGURES AND THE  
2 FINANCING GAP, BY COUNTY. AND I GUESS I JUST HAD A QUESTION MORE HOW THIS  
3 RELATES TO THE PRIOR ITEM, TO THE BUSINESS PLAN ACCIDENT FOR THE FINANCE  
4 ANALYSIS AND FUNDING PROGRAM AND REVENUE PLAN ANALYSIS. SO, I MEAN, YOUR  
5 PRESENTATION, GEETA SHOWS A \$4 BILLION GAP, FINANCING GAP FOR THE  
6 PIPELINE, THE PROJECTS THAT ARE CURRENTLY IN THE PIPELINE, AND THEN  
7 OBVIOUSLY THERE IS AN EVEN LARGER GAP FOR THE PROJECTS TO MEET OUR RHNA  
8 GOALS, AND SO IS THAT -- SO I JUST WANTED TO SEE HOW MUCH THE BUSINESS  
9 PLAN, AND THE FINANCE AND REVENUE ANALYSIS IS GOING TO BE FOCUSED ON  
10 FIGURING OUT HOW WE'RE GOING TO ACTUALLY FUND, FULLY FUND THE AFFORDABLE  
11 HOUSING PROJECTS IN THE PIPELINE, IN THE REGION, AND THE ADDITIONAL ONES  
12 THAT NEED TO GET INTO THE PIPELINE. MAYBE THAT'S MORE FOR DANIEL.

13

14 **SPEAKER:** THIS WOULD BE A QUESTION FOR DANIEL BUT ONE THING I WANT TO  
15 MENTION IN THE GOVERNOR'S BUDGET THERE IS \$1.35 BILLION THAT'S BEEN  
16 ALLOCATED IN THE BUDGET TO BACKFILL -- SORRY -- IT'S 1.75 BILLION TO  
17 BACKFILL SOME OF THESE PROJECTS. SO SOME OF -- THERE MIGHT BE -- THAT'S TO  
18 SAY THERE WILL BE MOVEMENT IN THE PIPELINE. WE'RE GOING TO HAVE -- THE  
19 STATE WILL FILL THE HOLE. SO THAT IS ACTUALLY REALLY PROMISING AND GREAT.  
20 BUT DANIEL, I THINK YOU SHOULD TAKE THE QUESTION ABOUT THE BUSINESS PLAN  
21 AND HOW IT RELATES.

22

23 **DANIEL SAVER:** YEAH, AND AGAIN, I WOULD HIGHLIGHT HERE, AND I THINK WHAT WE  
24 CAN DO AS STAFF IS MAKE SURE THAT ALL THE DIFFERENT COMPONENTS OF OUR TEAM  
25 ARE WORKING TOGETHER ON THIS, BECAUSE IN PLANNED BAY AREA 2050 THERE WAS A

40

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1 LOT OF WORK THAT WENT INTO TRYING TO QUANTIFY THE NEED OF THE PLANNED BAY  
2 AREA FOR REQUIRED AFFORDABLE HOUSING OVER THE NEARLY 30 YEARS ON THE ORDER  
3 I CAN'T REMEMBER OFFHAND 400 PLUS BILLION DOLLARS IS SIGNIFICANTLY GREATER  
4 THAN THE 4 BILLION NECESSARY TO UNLOCK THE CAPACITY AND I APPRECIATE THE  
5 CONVERSATION OUR DEVELOPMENT CAPACITY IN THE PIPELINE MEASURES VERSUS  
6 IDENTIFYING QUANTIFYING THE HOUSING NEED IN THE BAY AREA IS A DIFFERENT  
7 EXERCISE, AND THE SHORT-TERM QUANTIFICATION THROUGH THE BUSINESS PLAN.

8

9 **SPEAKER:** THANK YOU. I DO NOT HAVE ANY FURTHER QUESTIONS.

10

11 **CARLOS ROMERO, V. CHAIR:** GEETA I WANT TO FOLLOW UP ON THAT. DON'T SEE  
12 HANDS FROM THE COMMISSIONERS. ON THE DATABASE, IS IT FROM PRIVATE SECTOR  
13 MARKET RATE DEVELOPERS? NO. IT'S NOT. IT'S FROM THOSE OF US WHO ARE DOING  
14 AFFORDABLE HOUSING DEVELOPMENT RECEIVING PUBLIC SUBSIDY, CORRECT?

15

16 **SPEAKER:** IT'S LIKE A BUNCH OF STUFF. OKAY. SO MOST OF IT IS FROM THE NON-  
17 PROFIT HOUSING DEVELOPERS. SO, BRIDGE, MERCY, TNDC, CHINATOWN ALL OF THEM  
18 THEN THE OTHER SOURCES OF FUNDING ARE FROM THE PUBLIC REPORTS THAT YOU CAN  
19 GET FROM COUNTIES AND CITIES. SO IF THERE ARE FOR PROFIT DEVELOPERS WHO  
20 ARE DOING 100% OF DEALS IT WOULD BE IN THERE, BUT I CAN'T TELL YOU RIGHT  
21 NOW WHAT THAT NUMBER S AND I DON'T THINK IT'S VERY MANY.

22

23 **CARLOS ROMERO, V. CHAIR:** I'M NOT AN ATTORNEY. I KNOW DANIEL S BUT HE'S NOT  
24 PLANNING IN THIS GAME AS AN ATTORNEY, BUT EVERY TIME I HAD A PROJECT  
25 BEFORE CITY COUNCIL, I KNEW THAT MY PERFORMERS WERE PUBLIC, BECAUSE ONCE I

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1 PROVIDE THEM TO THE CITY COUNCIL BECAUSE THEY'RE GOING TO BE REVIEWING  
2 THESE THINGS, THEN THOSE BECOME PUBLIC AND THEY HAVE TO BE SHARED WITH THE  
3 PUBLIC IF YOU ASK FOR THEM. SO THE, YOU KNOW, SPECIAL NATURE, PROTECTIVE  
4 NATURE OF THE DATABASE, I MEAN, I WOULD LOVE TO HAVE COUNSEL OPINE, BUT IF  
5 YOU ASK ME THAT PUBLIC DATA WITH PUBLIC RECORDS YOU COULD REQUEST, BUT  
6 AGAIN, WHEN PLAYING THIS GAME WE UNDERSTAND, MARKET DEVELOPERS --  
7 DEVELOPERS, AND SUBSIDIES FROM THE INCLUSIONARY FOLKS, THIS INFORMATION  
8 SHOULD BE AVAILABLE TO THE PUBLIC.

9

10 **SPEAKER:** THERE IS A WINDOW OF SOME OF THOSE PROJECTS WHERE THEY HAVEN'T  
11 GONE IN FOR PUBLIC SUBSIDY YET. THEY PUT IN THEIR OWN STUFF, RIGHT? MAYBE  
12 THEY HAVE ACQUIRED THE LAND MAYBE THEY HAVE DONE IN PREDEVELOPMENT WORK  
13 BUT THEY HAVEN'T GONE TO THE NEXT STAGE OF GETTING PUBLIC FUNDING AND  
14 THAT'S WHERE IT BECOMES PUBLIC. BUT THE PIPELINE I HAVE SHARED WITH MTC --  
15 I SHOULD GO BACK AND DO MORE HOMEWORK AS TO WHAT PERCENTAGE OF THAT ISN'T  
16 CAPTURED FOR THE PUBLIC AND I DON'T KNOW WHAT THAT WOULD BE.

17

18 **CARLOS ROMERO, V. CHAIR:** SURE. I UNDERSTAND THAT. I'M SORRY WAS COUNSEL  
19 GOING TO REPLY?

20

21 **KATHLEEN KANE:** THAT'S SOMETHING DANIEL AND I HAVE BEEN SENSITIVE TO AND  
22 HAVE BEEN MAPPING OUT IN THIS NEXT PHASE BECAUSE PART OF WHAT BAHFA WANTS  
23 TO DO IS HAVE MORE CENTRALIZED DATA THAT WE HAVE SHARE BUT WE WANT TO BE  
24 SENSITIVE -- WE CERTAINLY DON'T WANT TO DISINCENTIVIZE THE PRODUCTION OF  
25 AFFORDABLE HOUSING WE'RE LOOKING AT HOW TO COLLECT INFORMATION THAT WE CAN

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1 TREAT APPROPRIATELY THERE'S A HYBRID APPROACH BUT WE UNDERSTAND IT'S VALID  
2 BECAUSE IT'S NOT ALWAYS STORED OR SHARED IN THE SAME WAY ACROSS PROJECTS.

3

4 **CARLOS ROMERO, V. CHAIR:** LET'S SEE. LET'S MOVE TO THE PUBLIC. THERE ARE  
5 ANY MEMBERS OF THE PUBLIC THAT WANT TO SPEAK ON THIS ISSUE? I THINK WE  
6 HAVE ONE HAND RAISED.

7

8 **CLERK, FRED CASTRO:** ONE SPEAKER WITH HIS HAND RAISED, ROLL ANDES LEBRUN.  
9 GO AHEAD, TWO MINUTES.

10

11 **SPEAKER:** THANK YOU, MR. CHAIR. THANK YOU FOR THE CONVERSATION. I WANT TO  
12 ATTRACT YOUR ATTENTION TO SLIDE NINE. IF YOU WILL NOTICE, THE PIPELINE OF  
13 \$5,000 640 AFFORDABLE UNIT IN SANTA CLARA COUNTY. BUT THE FUNDING GAP IS  
14 ON THE \$695 MILLION, AND IF YOU DIVIDE THAT BY THE \$750,000 THAT  
15 COMMISSIONER ABE-KOGA CORRECTLY CALLED T THAT'S ONLY 920 HOUSES. I SUGGEST  
16 TO YOU THERE IS A LOT MORE THAT'S GOING ON DOWN THERE THAT THE CONSENSUS  
17 KNOW ABOUT THAT THE COMMISSIONERS WOULD BE INTERESTED IN I WOULD LIKE TO  
18 EXPAND ON THAT DURING THE NEXT MEETING. THE ONE THING I WANT TO TALK TO  
19 YOU ABOUT IS SOME OF YOU KNOW I PERSONALLY HAVE BEEN TRYING TO STAY OUT OF  
20 THE AFFORDABLE HOUSING CONVERSATION EVEN THOUGH I FULLY SUPPORT IT. THE  
21 IDEA THAT THE PIPELINE INCLUDES PROJECTS THAT ESSENTIALLY THREATEN DECADES  
22 LONG TRANSPORTATION PLANS, INCLUDING MULTIPLE SUPPORTING SALES TAX  
23 MEASURES, WHICH AFFECT THE VIABILITY OF THE CALTRAIN EXTENSION TO GILROY  
24 THAT STARTS AN ENTIRELY DIFFERENT CONVERSATION. SPECIFICALLY THEY'RE  
25 REPLACING AN ENTIRE END OF THE LINE STATION SUCH AS GILROY WITH AFFORDABLE

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1 HOUSING WITHOUT ACCESS TO JOBS OTHER THAN DRIVING WILL BEGIN THE START OF  
2 A NEW CONVERSATION THAT'S NOT VERY LIKELY TO END WELL. MOVING FORWARD, AND  
3 IN CLOSING, I WILL BE CONSULTING WITH BAHA ON MULTIPLE ISSUES. THANK YOU.

4

5 **CLERK, FRED CASTRO:** THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND  
6 RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

7

8 **CARLOS ROMERO, V. CHAIR:** THANK YOU VERY MUCH. WE HAVE TWO OTHER ITEMS ON  
9 THE AGENDA. SO, UNLESS SOMEONE HAS ANY PRESSING QUESTIONS ON THIS, I THINK  
10 WE SHOULD MOVE TO THE NEXT ITEM. AGAIN, THANK YOU, MS. RAO FOR HELPING  
11 ASSEMBLY THIS DATA WITH ENTERPRISE AND WE LOOK FURTHER TO REFINEMENTS.  
12 NEXT IS REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM UPDATE RELATED TO  
13 AFFIRMATIVELY FURTHERING FAIR HOUSING. TRY SAYING THAT FOUR TIMES. THIS IS  
14 AN INFORMATION ITEM AND I BELIEVE THIS PRESENTATION IS ABOUT TEN MINUTES  
15 LONG. I'M TRYING TO GET FOLKS OUT AT THREE.

16

17 **CHRISTY LEFFALL:** THANK YOU VERY MUCH. I HAVE A DOCUMENT TO GO WITH MY  
18 SLIDES. THANK YOU AGAIN FOR HEARING THE PRESENTATION TODAY. GOOD  
19 AFTERNOON. I'M HERE TO PRESENT THE HOUSING TECHNICAL ASSISTANCE PROGRAMS  
20 AFFIRMATIVELY FURTHERING FAIR HOUSING WORK I'M CHRISTY LEFFALL WITH THE  
21 MTC PLANNING TEAM I'LL PROVIDE HISTORY OF AFFIRMATIVELY FURTHERING FAIR  
22 HOUSING AND NEW HOUSING ELEMENT REQUIREMENTS AND THE CONTENT THAT'S PART  
23 OF OUR PROGRAM GUIDANCE. NEXT SLIDE. IT HAS BEEN WELL DOCUMENTED THAT  
24 PEOPLE WHO LIVE IN POORER NEIGHBORHOODS ARE MORE LIKELY TO LIVE IN  
25 SUBSTANDARD HOUSING ATTEND LOWER QUALITY SCHOOLS HAVE LESS ACCESS TO

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1 NEIGHBORHOOD AMENITIES AND EXPERIENCE HIGH RATES OF UNEMPLOYMENT AND  
2 VIOLENT CRIME LEADING TO DISADVANTAGED OUTCOMES POOR HEALTH AND EARLY  
3 DEATH THESE RACIALLY CONCENTRATED POOR NEIGHBORHOODS ARE THE DIRECT RESULT  
4 OF DECADES LONG RACIAL AND HOUSING DISCRIMINATION THAT HAS CREATED  
5 SEGREGATION INCREASED DISINVESTMENT AND DISENFRANCHISED LOW INCOME BLACK  
6 AND PEOPLE OF INDIGENOUS COLOR FROM GENERATIONAL WEALTH MANY FAMILIES HAVE  
7 ENJOYED AND RESULTED IN LACK OF ACCESS TO OPPORTUNITY IN THEIR  
8 COMMUNITIES. MUCH OF THE DISCRIMINATION REPORTED IN THE CIVIL RIGHTS ERA  
9 WERE THE ACTIONS OF PRIVATE CITIZENS BUSINESS GROUPS AND HOMEOWNERS'S  
10 GROUPS IN THE REDLINING MAPS OF THE 1940S USED TO DENY MORTGAGE LENDING  
11 OPPORTUNITIES TO NEIGHBORS BASED ON RACE -- AS A RESULT FAIR HOUSING ACT  
12 WAS PASSED IN 1968 WHICH PROHIBITED DISCRIMINATION CONCERNING THE SALE,  
13 RENTAL, AND FINANCING OF HOUSING BASED ON RACE, RELIGION, NATIONAL ORIGIN,  
14 SEX, AND HANDICAPPED AND FAMILIAL STATUS HOWEVER NEARLY 50 YEARS SINCE  
15 LEGISLATION WAS ENACTED LACK OF ACCESS TO OPPORTUNITY AND RACIALLY SOCIO-  
16 ECONOMIC AND SEGREGATED NEIGHBORHOODS IN CITIES HAVE STILL PERSISTED. NEXT  
17 SLIDE. IN 2015, OF THE ADMINISTRATION INTRODUCED A NEW RULE TO  
18 AFFIRMATIVELY FURTHER FAIRHOUSING IN 2018 CALIFORNIA PASSED ASSEMBLY BIG  
19 686 WHICH ASSIGNED THE FAIR HOUSING DUTY APPLIED TO MOST PUBLIC AGENCIES  
20 AND NEW REQUIREMENTS MANDATED TO THE STATE HOUSING ELEMENT. NEXT SLIDE.  
21 AFFIRMATIVELY FURTHERING FAIR HOUSING NEEDS TAKE MEANINGFUL ACTIONS IN  
22 ADDITION COMBATTING DISCRIMINATION AND SEGREGATION. THIS MEANS ACTIONS  
23 TAKEN TOGETHER ADDRESS SIGNIFICANT DISPARITY IN HOUSING NEEDS AND ACCESS  
24 TO OPPORTUNITY REPLACING SEGREGATED LIVING APPEARANCE WITH INTEGRATED  
25 BALANCED LIVING APPEARANCE TRANSFORM RACIALLY CONCENTRATED AREAS OF

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1 POVERTY INTO AREAS EVER OPPORTUNITY IN COMPLIANCE WITH CIVIL RIGHTS AND  
2 FAIR HOUSING LAWS. TO FURTHER HOUSING NEEDS, THE RHNA METHODOLOGY WAS  
3 DEVELOPED TO SATISFY THIS REQUIREMENT WHICH INCLUDES THE ADDITION OF THE  
4 EQUITY ADJUSTMENT. FOR TODAY'S PRESENTATION WE'LL FOCUS ON THE LOCAL  
5 JURISDICTION OBLIGATION WITH THEIR HOUSING ELEMENT. NEXT SLIDE. HCD  
6 RELEASED GUIDANCE ON AFFIRMATIVELY FURTHERING FAIR HOUSING IN LATE APRIL  
7 OF THIS YEAR THE 94 PAGE GUIDANCE MEMO IS AVAILABLE ON HCD'S WEB SITE  
8 WHICH INCLUDES A DATA TOOL FOR DEMOGRAPHIC DATA AT THE PARCEL LEVEL. THIS  
9 MEMO OUTLINES THE NEW FAIR HOUSING ARRANGEMENTS AMONG FOUR OR FIVE --  
10 SORRY -- AMONG FIVE CORE STATUTORY ELEMENTS WHICH INCLUDE OUTREACH, THE  
11 ASSESSMENT OF FAIR HOUSING, OF THE IDENTIFICATION AND PRIORITIZATION OF  
12 CONTRIBUTING FACTORS, THE SITE'S INVENTORY, AND GOALS, POLICIES AND  
13 ACTIONS. NEXT SLIDE. ABAG'S HOUSING TECHNICAL ASSISTANCE BEST ALIGNS  
14 WITH THREE OF THE CORE ELEMENTS, THE ASSESSMENT OF FAIR HOUSING, OF THE  
15 SITE'S INVENTORY AND THE GOALS POLICIES AND ACTIONS WE ARE PROVIDING  
16 SUPPORT AROUND OUTREACH WHICH YOU WILL HEAR MORE ABOUT IN THE NEXT ITEM.  
17 NEXT SLIDE. IN ADDITION TO THE DATA PROVIDED BY THE HCD DATA VIEWER, HCD  
18 STAFF HAVE DISSEMINATED HOUSING DATA PACKETS PROVIDED TO WEBINAR THROUGH  
19 THE TUTORIAL ON THE WEB SITE, PROVIDING SEGREGATION AND INTEGRATION  
20 PATTERNS. [INDISCERNIBLE] -- -- ABAG STAFF HAVE CREATED AND CONTINUE TO  
21 REFINE THE HOUSING ELEMENT SITE SELECTION TOOL WHICH INCORPORATES A VAST  
22 AMOUNT OF LOCALLY AND REGIONALLY SOURCED LAND USE DATA NECESSARY FOR  
23 ANALYZING THE SUITABILITY AND AVAILABILITY OF HOUSING SITES FOR NEW  
24 HOUSING. ADDITIONAL LAYERS WE PLAN TO INCORPORATE, SOME HAVE STARTED TO  
25 INCORPORATE WITH THE OPPORTUNITY AREAS, MAPS, AS WELL AS AFFORDABLE

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1 HOUSING OVERLAYS WHICH JURISDICTIONS STAFF CAN USE IN APPLYING RULES THAT  
2 MIGHT HELP WITH CONTEXT FOR HOUSING IN THE COMMUNITIES. FOR GOALS,  
3 POLICIES, AND ACTIONS WE PLAN TO PROVIDE POLICY GUIDANCE THAT LINKS  
4 POLICIES AND PROGRAMS DIRECTLY TO COMMON FAIR HOUSING ISSUES. THESE WILL  
5 BE ANALYZED AND COME UP THROUGH THE ASSESSMENT OF FAIR HOUSING AND IN THE  
6 CONTRIBUTING FACTORS ANALYSIS. RATHER THAN CREATING A GENERIC POLICY  
7 TOOLKIT OUR PROGRAM WILL BE TAILORED AND SPEAK TO THE ISSUES HAPPENING IN  
8 THE PARTICULAR JURISDICTIONS. THE PROGRAM HAS BEEN GUIDED BY HCD'S  
9 DIRECTION TO ENSURE THAT POLICIES AND PROGRAMS ARE RESPONSIVE TO THE  
10 ENUMERATED HOUSING CHALLENGES THAT ARE ELEVATED IN THE HOUSING ASSESSMENT.  
11 FOR EXAMPLE, POLICY FRAMEWORK CAN INCLUDE FOR EXCLUSIVE JURISDICTIONS MAY  
12 FOCUS ON INCREASING AFFORDABLE HOUSING OPPORTUNITIES WHEREAS FRAMEWORK IN  
13 A MORE GENTRIFYING JURISDICTION MAY FOCUS ON PRESERVATION AND PROTECTION  
14 POLICIES AS WELL AS INCREASING INVESTMENT INFRASTRUCTURE AND SERVICES.  
15 NEXT SLIDE. THE SUITE OF UPCOMING PROJECTS AND CONTENT FOR THE MODULE  
16 INCLUDE DATA AND GUIDANCE CHECKLIST FOR DATA SOURCES INCLUDING PACKETS,  
17 VIEWERS AND DATA AVAILABLE THROUGH OUR HOUSING LIBRARY AS WELL AS  
18 JURISDICTIONAL SEGREGATION AND LAND USE POLICY REPORTS THAT CAN BE  
19 DIRECTLY USED IN THE HOUSING ELEMENT THIS DELIVERABLE IS TIED TO OUR  
20 PARTNERSHIP WITH MERCED WE ARE PROVIDING UPDATES TO THE HESS TOOL, 2.0  
21 LAYERS LIKELY TO BE ADDED IN THE FALL ALSO LEADING WITH AN EQUITY WORKING  
22 GROUP TRYING TO DIFFERENTIATE BETWEEN MEETING REQUIREMENTS OF THE  
23 LEGISLATION VERSUS FOLKS PUSHING FURTHER TO BE MORE PROGRESSIVE IN CUTTING  
24 EDGE POLICY THAT WOULD ADDRESS HOUSING ISSUES. AND THE MESSAGING POLICY



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1 GUIDANCE DOCUMENT ALCOHOL BE IN DEVELOPMENT LATER IN SPRING, SUMMER, AND  
2 FALL. NEXT SLIDE. THANK YOU. I'M AVAILABLE FOR ANY QUESTIONS.

3

4 **CARLOS ROMERO, V. CHAIR:** THANK YOU VERY MUCH. IS THERE ANY DISCUSSION BY  
5 MEMBERS OF THE COMMITTEE ON THIS ITEM? MS. WORTH? AMY?

6

7 **AMY R. WORTH:** THANK YOU, MR. CHAIR. FIRST OF ALL, CRISS E THANK YOU VERY  
8 MUCH FOR THE EXCELLENT REPORT, THE HISTORY WHERE WE HAVE BEEN, WHERE WE  
9 ARE, AND WHERE WE HOPE TO GO. AND IN TALKING WITH EQUITY, YOU KNOW, ONE OF  
10 THE THINGS THAT WE'RE FINDING IN OUR COMMUNITIES, IS THE TREMENDOUS  
11 INTEREST IN THESE ISSUES OF EQUITY AND FAIR HOUSING AND AFFORDABLE  
12 HOUSING, PARTICULARLY BY THE FAITH COMMUNITY. AND, YOU KNOW, I KNOW THAT  
13 THE TURNER INSTITUTE AT CAL HAS DONE A LOT OF WORK IN INVENTORYING  
14 POTENTIAL LAND. LAND FOR AFFORDABLE HOUSING IS A HUGE CHALLENGE. THERE  
15 JUST ISN'T ENOUGH. AND THESE ARE -- A LOT OF RELIGIOUS INSTITUTIONS HAVE  
16 CAPACITY, AND THEY HAVE SMALLER CONGREGATIONS AND THESE CONGREGATIONS ARE  
17 STILL VERY PASSIONATE. WE HAVE INTERFAITH COUNCILS WITHIN OUR COUNTY THAT  
18 ARE ENGAGE INSIDE EQUITY ISSUES. THEY'RE VERY CONCERNED ABOUT, AND ASKING  
19 WHAT CAN WE DO AND THEY'RE LOOKING AROUND AT THESE PARKING LOTS OR OTHER  
20 CAPACITY TO BUILD, TO OFFER IT. SOME OF THE ZONES CHALLENGES BECAUSE THESE  
21 ARE NOT IN TRANSITIONAL MULTI-FAMILY AREAS, THERE IS A REAL OPPORTUNITY  
22 HERE AND THERE IS A REAL DESIRE. HAVE WE -- IS THERE A WAY TO INCORPORATE  
23 SOME OF THAT TURNER INSTITUTE INFORMATION INTO THE WORK YOU ARE DOING? YOU  
24 KNOW, SO THAT WE CAN SORT OF, MAYBE, ENHANCE THAT CONVERSATION AND SAY,  
25 WHERE ARE OUR OPPORTUNITIES, AND KIND OF BRING TOGETHER REALLY WILLING AND

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1 EAGER PEOPLE WHO WANT TO TRY TO HELP WITH INCREASING EQUITY, INCREASING  
2 ACCESS TO AFFORDABLE HOUSING IN COMMUNITIES WHERE, YOU KNOW, YOU HAVE GOOD  
3 SCHOOLS, WE HAVE ACCESS TO THE KIND OF THINGS THAT HAVE BEEN PRIORITIES  
4 FOR THIS ORGANIZATION. AND, YOU KNOW, KIND OF PRIORITIES THAT ARE OUTLINED  
5 IN YOUR REPORT. SO THAT WAS KIND OF A COMMENT, BUT IT WAS ALSO KIND OF A  
6 QUESTION. CAN WE -- WOULD IT BE PRODUCTIVE FOR US TO INCORPORATE SOME OF  
7 THAT TURNER INSTITUTE INFORMATION INTO OUR DISCUSSIONS ABOUT  
8 OPPORTUNITIES?

9

10 **SPEAKER:** YEAH. I THINK, CERTAINLY, THAT'S A GOOD SUGGESTION. THANK YOU FOR  
11 THE QUESTION. WE ARE WORKING WITH CONSULTANTS AND WE PLAN TO DO RESEARCH  
12 AROUND THE SITE'S INVENTORY AND DOING MORE KIND OF A -- I GUESS DIRECTION  
13 FOR CITIES AROUND SPECIFIC SITES, STRATEGIES AROUND THE FAITH-BASED  
14 COMMUNITIES AND LEGISLATION ALSO SUPPORTS THAT LOOKING CLOSER AT  
15 WHATEVER'S AVAILABLE IN HOUSING SITES, I THINK HAVING A MUCH BROADER  
16 CONVERSATION ABOUT ZONING AS WELL CAN DEFINITELY BE PART OF WHAT WE LOOK  
17 AT FOR THE SITE'S INVENTORY A PLAN FOR STAKEHOLDER ENGAGEMENT.

18

19 **AMY R. WORTH:** I THINK EACH ONE OF OUR COUNTIES HAS INTERFAITH COUNCILS IT  
20 MAY BE HELPFUL FOR YOU TO PLUG IN THAT INFORMATION INSTEAD OF HAVING TO  
21 CONTACT HUNDREDS OF CONGREGATIONS, YOU HAVE ONE IN EACH COUNTY AND THEY  
22 CAN DISSEMINATE. I HAVE GOTTEN CALLS FROM CONGREGATIONS THAT ARE GRATEFUL  
23 TO BE ENGAGED.

24

25 **CARLOS ROMERO, V. CHAIR:** MS. MCMILLAN.

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1

2 **THERESE MCMILLAN:** THIS MAY BE PIVOTING OFF OF WHAT COMMISSIONER WORTH WAS  
3 SPEAKING, TO AND IT'S NOT JUST BEING ABLE TO HOLD ALL OF THE DETAIL IN MY  
4 HEAD, WITH OUR SITE INVENTORY TOOL, IS THAT BASED ON CURRENT ZONING, AS  
5 THE CITY WOULD HAVE ON THE BOOKS? AND/OR DOES IT INCLUDE AREAS WHERE  
6 AFFORDABLE HOUSING WOULD BE IDEAL? OR HOUSING ANYTHING -- IF REZONING WERE  
7 TO HAPPEN? REMIND ME HOW THAT -- I THINK IT GETS PARTLY TO WHAT  
8 COMMISSIONER WORTH IS TALKING TO.

9

10 **SPEAKER:** SURE. THE CURRENT HOUSING ELEMENT SITE SELECTION TOOL HAS CURRENT  
11 ZONING LISTED, AND WHEN WE SAY CURRENT, WE MEAN WE DEVELOPED A PROGRAM TO,  
12 YOU KNOW, GET ALL THE ZONING INFORMATION FROM CITIES AS PART OF THE BASIS  
13 EFFORT. SO WE HAVEN'T DONE ANY ANALYSIS ON AREAS THAT MIGHT BE REZONED OR  
14 BE MOST APPROPRIATE FOR REZONING FOR AFFORDABLE HOUSING. I THINK WHAT  
15 WE'RE TRYING TO DO WITH ADDITIONAL LAYERS FOR THE HOUSING ELEMENT SITE  
16 SELECTION TOOL IS TO LOOK AT WHAT ARE SOME OF THE AFFORDABLE HOUSING SITES  
17 THAT MIGHT BE MORE COMPETITIVE FOR STATE FUNDING AND BE ABLE TO IDENTIFY  
18 THOSE AREAS BASED ON TRANSIT ACCESS OR SOME OTHER AMENITIES THOSE ARE  
19 THINGS WE'RE TRYING TO INCORPORATE. WE KNOW THERE WILL BE ZONING  
20 CONVERSATIONS THAT NEED TO HAPPEN AROUND PLACES WHERE IT DOESN'T SEEM  
21 THERE ARE LOTS OF AVAILABLE SITES, TRYING TO ACCOMMODATE THE NEW RHNA  
22 LEVELS SO WE'RE TRYING TO GET THOSE CONVERSATIONS STARTED EARLY BUT ABLE  
23 TO ALSO OFFER MORE INFORMATION FOR THE TOOL.

24

50

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1 **CARLOS ROMERO, V. CHAIR:** THANK YOU. ANY OTHER COMMISSIONERS WHO WOULD LIKE  
2 TO SPEAK? IF NOT, THEN, ARE THERE ANY MEMBERS OF THE PUBLIC WHO ARE  
3 INTERESTED IN COMMENTING OR ASKING QUESTIONS ON THIS ITEM?

4  
5 **CLERK, FRED CASTRO:** THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND  
6 RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

7  
8 **CARLOS ROMERO, V. CHAIR:** ALL RIGHT. THANK YOU. I'LL CLOSE ON THIS ISSUE  
9 BY JUST SAYING THAT AFFIRMATIVELY FURTHERING FAIR HOUSING, YOU KNOW, THE  
10 STATE OF CALIFORNIA HAS NEVER TURNED ITS BACK ON IT SINCE THE OBAMA  
11 ADMINISTRATION ACTUALLY PUT THIS RULE IN PLACE, AND EVEN DURING THE  
12 DIFFICULT TRUMP YEARS, THE STATE WANTED TO REASSURE US THAT INDEED WE WERE  
13 GOING TO BE MOVING TOWARD A MORE EQUITABLE SOCIETY. AND I THINK THE FACT  
14 THAT THIS WORK IS GETTING DONE, AND THAT THESE TOOLS ARE BEING PROVIDED  
15 AND THIS GUIDANCE, BY ABAG AND MTC, IS REALLY IMPORTANT. BECAUSE I THINK  
16 ALL OF OUR COMMUNITIES NEED TO UNDERSTAND HOW, INDEED, WE HAVE, EITHER  
17 THROUGH CULTURE, POLICY, OR ECONOMICS, SEGREGATED OUR SOCIETIES AND HOW WE  
18 BRING THEM BACK. SO I APPLAUD THE WORK YOU ALL ARE DOING. CHRISTY, THANK  
19 YOU FOR THE PRESENTATION, AND LOOKING FORWARD TO HEARING THAT MANY CITIES,  
20 INDEED, WILL BE AVAILING THEMSELVES OF THE INFORMATION YOU HAVE HERE.  
21 LAST ITEM IS THE COMMUNITY ENGAGEMENT ASSISTANCE FOR CITIES AND COUNTIES  
22 ON HOUSING ELEMENT UPDATES. AND I BELIEVE THIS IS AN INFORMATIONAL ITEM  
23 ALSO AND I BELIEVE THIS WILL BE LEAH ZIPPERT WHO WILL BE PRESENTING.

24

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1 **LEAH ZIPPERT:** GOOD AFTERNOON COMMITTEE MEMBERS MY NAME IS LEAH ZIPPERT, IN  
2 THE LEGISLATION AND PUBLIC AFFAIRS SECTION OF MTC AND I AM MANAGING THE  
3 OUTREACH PORTION OF THE REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM. I  
4 HAVE BEEN AT ABAG AND MTC FOR QUITE A WHILE AND ONE OF MY VERY FIRST  
5 PROJECTS WAS TO EDIT A GUIDE FOR CITIES TO DO THEIR HOUSING UPDATES A  
6 LITTLE BIT DIFFERENTLY. SINCE THEN I HAVE BEEN INVOLVED WITH SEVERAL RHNA  
7 CYCLES ANSWERING QUESTIONS FROM THE PRESS AND RELATED ACTIVITIES WHICH IS  
8 WHY I'M PLEASED TO BE HERE TO TALK ABOUT WHAT WE'RE DOING TO ASSIST BAY  
9 AREA COMMUNITIES IN UPDATING OUR HOUSING ELEMENTS TO REFLECT THE LATEST  
10 RHNA NUMBERS. THE COMMUNICATION AND OUTREACH FOR THE REGIONAL HOUSING  
11 TECHNICAL ASSISTANCE PROGRAM ARE TO BUILD CAPACITY WITHIN LOCAL  
12 JURISDICTIONS AND CONSTRUCTIVELY ENGAGE WITH YOUR RESIDENTS SUPPORT LOCAL  
13 JURISDICTIONS AS YOU PROCEED TOWARDS ADOPTING HOUSING ELEMENTS AND WORKING  
14 WITH COMMUNITIES AND INDIVIDUALS MOST IMPACTED BY THE HOUSING CRISIS. THE  
15 HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT HAS REQUIRED PUBLIC  
16 PARTICIPATION IN THESE PROJECTS INCLUDING PUBLIC BEING INVOLVED IN  
17 IMPLEMENTING THE HOUSING ELEMENT AND INCORPORATION WHICH MEANS YOUR  
18 HOUSING ELEMENTS NEED TO INCLUDE KEY TAKEAWAYS FROM PUBLIC OUTREACH  
19 DESCRIPTION OF HOW THE ENTIRE COMMUNITY ACROSS ALL ECONOMIC SEGMENTS WAS  
20 REACHED AND SUMMARIZE THE PUBLIC INPUT AND IMPACT ON THE FINAL HOUSING  
21 ELEMENT. THIS IS WHAT WE HAVE KEPT IN MIND AS WE HAVE DEVELOPED THE  
22 OUTREACH STRATEGY ALONG WITH FURTHERING AFFORDABILITY FURTHERING FAIR  
23 HOUSING REQUIREMENTS THAT CHRISTY DESCRIBED IN THE LAST PRESENTATION. NEXT  
24 SLIDE PLEASE. AS CRISTY MENTIONED, A.B. 686 ENSHRINED THE FEDERAL 2015  
25 [INDISCERNIBLE] LAW DESCRIBING MEANINGFUL TREATMENT AND ONGOING PUBLIC

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1 PARTICIPATE WITH MEMBERS AND ADVOCATE GROUPS AND SERVICE PROVIDES.  
2 CREATING THREE PHASE GOALS TO DEVELOP A TEAM AND GUIDE TO ADVANCE THE  
3 HOUSING POLICIES FOR PLANNERS AND LOCAL ELECTED OFFICIALS CREATE COMMUNITY  
4 OUTREACH CONTROLS FOR LOCAL STAFF TO USE INCLUDING STRATEGIES AND TO  
5 PROVIDE DIRECT SUPPORT TO LOCAL STAFF TO ENHANCE ENGAGEMENT. THIS FITS  
6 INTO HOW THE HOUSING TECHNICAL HOUSING RESOURCES ARE PROVIDED AT THE LOCAL  
7 LEVEL INCLUDING COMPETITIVE GRANTS AS WELL AS ACCESS TO PREQUALIFIED  
8 CONSULTANTS COUNTY COLLABORATION WITH STAFF AND ASSESSMENT TOOLS COMMUNITY  
9 ENGAGEMENT PRODUCTS TRAININGS TOPIC SPECIFIC WORK GROUPS AND INTEGRATION  
10 WITH JURISDICTIONS WITH COMMUNICATION. TO PROVIDE INFORMATION ABOUT THE  
11 WORK IN COMMUNICATIONS WE WILL PERSIST IN PREPARING LOCAL OFFICIALS TO  
12 DISCUSS HOUSING WITH COMMUNITY MEMBERS BY WORKING WITH ORGANIZATIONS TO DO  
13 RESEARCH AND ANALYSIS ABOUT HOUSING COMMUNICATIONS. THERE HAVE BEEN BOTH  
14 BAY AREA AND STATEWIDE EFFORTS TO DO THIS ANALYSIS AND PREPARING  
15 INFORMATION. WE WILL DRAW ON THESE HEAVILY AS WE DEVELOP THE MATERIALS.  
16 AND THE GUIDE THAT WE WILL CREATE WILL BE USEFUL FOR ELECTED OFFICIALS AND  
17 STAFF IN SPEAKING TO COMMUNITIES ABOUT THOSE HOUSING ISSUES. AND WE WILL  
18 PROVIDE A SERIES OF TOOLS AND RESOURCES THAT SUPPORT THOSE ACTIVITIES.  
19 NEXT SLIDE PLEASE. THIS ALSO INCLUDES ASSISTANCE AROUND AFFH PROVIDING  
20 ACCESS TO SPECIALIZED CONSULTING TO ASSIST WITH COMMUNICATIONS AROUND AFFH  
21 SUPPORTING THE EFFORTS OF CHRISTY, AND THE REST OF THE TEAM, WILL PROVIDE  
22 GUIDANCE AROUND PRESENTING AFFH TOPICS WITH RESIDENTS AND ASSIST IN  
23 REACHING AND ENGAGING MARGINALIZED COMMUNITIES. NEXT SLIDE PLEASE.  
24 COMMUNITY ENGAGEMENT: WE WILL CREATE A PUBLIC ENGAGEMENT TOOLKIT USING THE  
25 MATERIALS DEVELOPED IN CONSULTATION WITH OUTSIDE HOUSING COMMUNICATIONS

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1 EXPERTS. THESE MATERIALS WILL INCLUDE, PLAIN LANGUAGE PRIMERS TO DESCRIBE  
2 THE PROCESS, TEMPLATES FOR COMMONLY USED OUTREACH DOCUMENTS AND SURVEY  
3 INSTRUMENTS, BEST PRACTICES FOR IMPLEMENTATION OF THOSE MATERIALS, AND  
4 SOCIAL MEDIA SAMPLE PROMOTIONS. SOME OF THESE MATERIALS ARE IN YOUR PACKET  
5 AND ARE ALREADY ON THE HOUSING TECHNICAL ASSISTANCE WEB SITE. A NEW  
6 TECHNICAL ASSISTANCE WEB PORTAL COMING LATER IN JULY WILL PROVIDE BETTER  
7 ACCESS TO ALL OF THE MATERIALS THAT WE HAVE PRODUCED AND WILL PRODUCE IN  
8 THE FUTURE. NEXT SLIDE, PLEASE. AND FINALLY, DIRECT SUPPORT FOR LOCAL  
9 ENGAGEMENT. THERE WILL BE LIMITED RESOURCES FOR EACH JURISDICTION, WHICH  
10 CAN INCLUDE PROVIDING ON-CALL EXPERTISE, INCLUDING TRANSLATIONS, IN-PERSON  
11 INTERPRETATION SERVICE, ACCESS TO ADDITIONAL COMMUNICATIONS NETWORKS AND  
12 MEDIA OUTLETS, AND WE ARE ALSO LOOKING TO DEVELOPING AN ADDITIONAL TOOL  
13 FOR USE WITH PUBLIC OUTREACH ACTIVITIES BY CITIES. BEFORE I OPEN UP FOR  
14 ANY QUESTIONS, I WANT TO BRIEFLY MENTION THAT IN ADDITION THIS WORK PLAN,  
15 AND THE ITEMS WE HAVE ALREADY BEGUN WE HAVE BEEN WORKING WITH THE REST OF  
16 THE TEAM TO DEVELOP WEBINARS DURING THE PAST MONTHS TO BRING FOCUSED SPEED  
17 TO THE PROCESS WE HAVE REACHED OUT TO MORE THAN 1200 PARTICIPANTS  
18 THROUGHOUT THE REGION AND BEYOND THIS IS JUST ONE IN SUPPORT OF ACTIVITIES  
19 THAT WE WILL CONTINUE THROUGHOUT THE PROCESS. NEXT SLIDE, PLEASE. AND AT  
20 THIS POINT, THANK YOU VERY MUCH. AND I CAN ANSWER ANY QUESTIONS, IF WE  
21 HAVE TIME.

22

23 **CARLOS ROMERO, V. CHAIR:** I THINK WE DO. WE HAVE TEN MINUTES.

24

25 **SPEAKER:** GREAT.

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1

2 **CARLOS ROMERO, V. CHAIR:** I WOULD LOVE TO FIND OUT IF THERE IS DISCUSSION  
3 AMONG COMMITTEE MEMBERS TODAY. PLEASE RAISE YOUR HAND. ONE. MS. MCMILLAN.

4

5 **THERESE MCMILLAN:** I GUESS I'M JUST FULL OF QUESTIONS. [LAUGHTER] AND THIS  
6 MAY BE SORT OF CONNECTING DOTS WITH CHRISTY'S PRESENTATION, AND YOURS  
7 LEAH, AND COMMENTS THEY KNOW SUPERVISOR CHAVEZ HAS MADE, THOSE ABOUT BEING  
8 SENSITIVE TO PUTTING THINGS IN LANGUAGES TO RESPOND TO DIFFERENT COMMUNITY  
9 MEMBERS AND THE LIKE. BUT, ONE THING -- AND I KNOW THIS WAS A MAJOR, MAJOR  
10 ISSUE WHEN I WORKED DOWN IN LA, AND I IMAGINE IT EXISTS HERE, AS WELL, AND  
11 I JUST WONDER HOW THIS ISSUE SORT OF INTERSECTS WITH AFFIRMATIVELY  
12 FURTHERING FAIR HOUSING, AND NOT JUST THE PROVISION OF IT BUT WHO LIVES IN  
13 T IS THE ISSUE OF CROWDING. AND THE CHALLENGE, OFTEN, WE MAY HAVE HOUSING  
14 STOCK, BUT THERE IS QUESTIONS AND CONCERNS, OFTEN, WITH HOW MANY PEOPLE  
15 MAY BE LIVING IN ANY PARTICULAR HOUSING UNIT. AND, BUT ALSO THEN TO BE  
16 SENSITIVE THAT CERTAIN, YOU KNOW, CULTURES AND COMMUNITIES THAT RESPECT  
17 MULTI-GENERATIONAL LIVING AND THE LIKE, MAY HAVE DIFFERENTLY PERSPECTIVES  
18 OR NEEDS ASSOCIATED WITH THE TYPE OF HOUSING, AND WHO CAN BE ACCOMMODATED,  
19 AND THE LIKE. SO, I PUT THAT OUT THERE. BECAUSE I REMEMBER THAT WAS A  
20 PARTICULAR ISSUE THAT, YOU KNOW, IN SOUTH LA, AND OTHER AREAS, FOLKS WERE  
21 TRYING TO GET A HANDLE ON IN TERMS OF THE TYPES OF HOUSING THAT WOULD BE  
22 PROVIDED, AND HOW IT WOULD ACCOMMODATE LIVING SITUATIONS THAT WOULD BE  
23 IMPORTANT TO CERTAIN COMMUNITIES. SO I WONDER IF THAT'S BEEN A FACTOR  
24 THAT'S BEEN THOUGHT ABOUT IN TERMS OF PARTICULARLY PROVIDING HOUSING UNDER  
25 OUR AFFIRMATIVE FAIR HOUSING GOALS?

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1

2 **SPEAKER:** FROM A COMMUNICATION'S PERSPECTIVE, ONE OF THE THINGS THAT WE'RE  
3 DOING IS REACHING OUT TO OUTSIDE ORGANIZATIONS THAT HAVE DONE A LOT OF  
4 RESEARCH AND NAPS AROUND HOUSING -- COMMUNICATING AROUND HOUSING. AND WE  
5 REALLY WANT TO TAP INTO THAT GROUP'S EXPERIENCE IN DEALING WITH HOW TO  
6 PRESENT DIFFERENT CULTURES WAYS OF WHAT WORKS FOR THEM. AND BE VERY  
7 SENSITIVE TO THOSE CONCERNS, BECAUSE, YOU KNOW, THE BAY AREA HAS A LOT OF  
8 -- WE ARE VARIED -- TO PUT IT MILDLY. AND IT IS EXTREMELY IMPORTANT. AND,  
9 IN ADDITION, WE ARE WORKING TO CONTRACT WITH SOMEONE SPECIFICALLY FOR AFFH  
10 CONCERNS, AND THIS CONSULTANT HAS -- THE ONE THAT WE'RE WORKING WITH TO  
11 CONTRACT RIGHT NOW -- HAS A LOT OF EXPERIENCE IN DEALING WITH A VARIETY OF  
12 COMMUNITIES THROUGHOUT THE BAY AREA. THANK YOU.

13

14 **CARLOS ROMERO, V. CHAIR:** BOARD PRESIDENT ARREGUIN?

15

16 **JESSE ARREGUIN:** THANK YOU. SO I'M CURIOUS ABOUT THE, KIND OF, CONSULTING  
17 BENCH, AND SORT OF RESOURCES THAT ARE GOING TO BE AVAILABLE TO LOCAL  
18 GOVERNMENTS. WE'RE ALL GOING TO HAVE TO UPDATE OUR HOUSING ELEMENTS IN  
19 CITIES SOON AND THAT MAY REQUIRE AMENDMENTS TO GENERAL PLANS AND REQUIRE  
20 REZONING LARGE PARTS OF COMMUNITIES IT'S GOING TO BE AN EXTENSIVE PROCESS  
21 IN MY CITY WE'RE GOING TO HAVE TO PLAN FOR 9,000 UNITS AND WE'RE GOING TO  
22 HAVE TO LOOK AT EVERY CORRIDOR AND EVEN IN SOME SMALLER RESIDENTIAL  
23 NEIGHBORHOODS AND TO ENGAGE THOSE NEIGHBORHOODS AND RESIDENTS AND  
24 BUSINESSES AND CONVERSATIONS AROUND REZONING, WE WENT OUT AND LOOKED FOR A  
25 CONSULTANT AND THERE WEREN'T ANY AVAILABLE AND IT'S A PRETTY COMPETITIVE

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1 MARKET. I WAS CURIOUS ABOUT -- IT WAS TOUCHED UPON IN ONE OF THE SLIDES,  
2 LOCAL GOVERNMENT ACCESS, SOME OF THOSE CONSULTANTS THAN AVAILABLE WILL WE  
3 HAVE SOME RESOURCES THAN GOING TO BE MADE AVAILABLE TO LOCAL GOVERNMENTS?  
4

5 **SPEAKER:** I'M HOPING HEATHER CAN BETTER ANSWER THIS QUESTION WITH THE  
6 REGIONAL PLANNING BENCH.  
7

8 **HEATHER PETERS:** THANK YOU FOR THE QUESTION. THE ANSWER IS BOTH. THERE WILL  
9 BE SOME REGIONALLY AVAILABLE RESOURCES, AS LEAH JUST SAID, WE HAVE A  
10 BUDGET THAT WILL PROVIDE SOME ON-CALL HOURS OF CONSULTING, TO TARGET  
11 MESSAGING TO PARTICULAR COMMUNITIES. WE'LL HAVE SOME REGIONAL AVAILABILITY  
12 TO DO TRANSLATION OF MATERIALS IN MEETINGS BUT OBVIOUSLY THAT CAN GET  
13 EATEN UP QUICKLY IN 109 JURISDICTIONS OVER TIME. ALSO YOUR OWN DOLLARS, WE  
14 ARE ABOUT TO LAUNCH THE ONLINE MARKET CONSULTANT LATER THIS SUMMER. WE  
15 WERE VERY SUCCESSFUL. OUR BENCH WAS SUCCESSFUL IN RECRUITING A NUMBER OF  
16 COMMUNICATIONS PROFESSIONALS. I THINK IT WAS THE CATEGORY, IF NOT THE  
17 NUMBER ONE -- IT WAS THE NUMBER TWO CATEGORY NUMBER OF PEOPLE SEATED ON  
18 OUR BENCH OUT OF 11. SO WEHAVE LOTS OF CAPACITY AVAILABLE THERE, AND  
19 THROUGH THE TOOL, THE [INDISCERNIBLE] IS GOING OUT THIS SUMMER, AND YOUR  
20 CITY ELECTS TO APPLY SOME OF ITS FUNDS TO ENGAGEMENT, OR ANY OTHER --  
21 [INDISCERNIBLE] ON THE BENCH, THROUGH THE TOOL, WE WILL BE ABLE TO ASK  
22 ABAG TO ACTUALLY ADMINISTER THE FUNDS IF YOUR BEHALF AND I BELIEVE WE CAN  
23 ACHIEVE GREAT SCALE IN HAVING THIS TEAM AMASS A CONTRACT THAT WE CAN ADD  
24 SUBSEQUENT WORK TO ON THE AVERAGE.  
25

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1 **JESSE ARREGUIN:** THANK YOU SO MUCH. THERE IS THE COMMUNICATION PIECE AND  
2 THE PUBLIC ENGAGEMENT PIECE BOTH ARE CREAMILY IMPORTANT BUT THERE ARE  
3 CERTAIN LEGAL REQUIREMENTS AROUND PUBLIC ENGAGEMENT THAT ARE REQUIRED BY  
4 HOUSING ELEMENT LAW AND SOME OF THIS WORK IS GOING TO REQUIRE PRETTY  
5 EXTENSIVE PUBLIC ENGAGEMENT BECAUSE YOU'RE TALKING ABOUT MANY PARTS OF A  
6 COMMUNITY THAT MAY HAVE TO BE -- THAT YOU HAVE TO LOOK AT, SITE CAPACITY,  
7 AND WHETHER ZONING NEEDS TO BE ADJUSTED. THAT'S VERY HELPFUL. AND I THINK  
8 GIVEN THE SHORTAGE OF CONSULTANTS THAT ARE AVAILABLE, I THINK PROVIDING  
9 ACCESS TO A CONSULTING BENCH IS REALLY GOING TO HELP LOCAL GOVERNMENTS.  
10 SO, THANK YOU VERY MUCH.

11

12 **CARLOS ROMERO, V. CHAIR:** THANK YOU. MR. CASTRO, IS THERE ANY MEMBER OF THE  
13 PUBLIC THAT WOULD LIKE TO COMMENT ON THIS ITEM?

14

15 **CLERK, FRED CASTRO:** YES. WE HAVE ONE MEMBER OF THE ATTENDEES WITH HIS HAND  
16 RAISED. ROLAND LEBRUN, GO AHEAD.

17

18 **SPEAKER:** YES, THANK YOU, MR. CHAIR. ESSENTIALLY, ECHOING COMMENTS BY MAYOR  
19 ARREGUIN. I WANT INVESTIGATION CONCERNED TO READ SLIDE NUMBER FOUR WHICH  
20 SAYS AT THE BOTTOM THAT KEY STAKEHOLDERS INCLUDE MEMBERS OF PUBLIC  
21 TRANSIT, ADVOCACY GROUPS, SERVICE PROVIDERS, ET CETERA. ABSOLUTELY. THAT'S  
22 AS MAYOR ARREGUIN SAID, YOU HAVE TO ENGAGE THE ENTIRE COMMUNITY. POINT,  
23 WHAT HAPPENED IN GILROY, THEY HIRED CONSULTANTS AND STARTED DESIGNING THE  
24 ENTIRE STATION, AND ALL THE HOUSING ADVOCATES WERE THERE, YOU KNOW, AND WE  
25 SAID WAIT A MINUTE WE HAVE A MAJOR DISASTER HERE, WE HAVE TO ENGAGE THE

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1 ENTIRE COMMUNITY. BUT, QUICKLY, WITH YOUR PERMISSION, I AM NOT FAMILIAR  
2 WITH THIS MEETING, I EXPECTED PUBLIC COMMENT TO BE AT THE END NOT AT THE  
3 BEGINNING. SO REALLY QUICKLY WOULD LIKE TO GO TO WHAT I WAS GOING TO SAY  
4 UNDER PUBLIC COMMENT, IS THAT I REALLY APPRECIATED YOUR EARLIER CONCERNS  
5 ABOUT THE SPECIFICITY OF PRIVATE SECTOR CONTRIBUTIONS FOR AFFORDABLE  
6 HOUSING BUT MOVING FORWARD I WOULD LIKE TO MAKE A COUPLE OF  
7 RECOMMENDATIONS. FIRST OF ALL AS DISCUSSED EARLIER WE NEED TO UPDATE THE  
8 LIST OF PUBLIC AND PRIVATE FUNDING SOURCES BUT WE NEED TO ADD SOME  
9 SPECIFICITY ON WHAT THE PRIVATE SECTOR CONTRIBUTIONS ACTUALLY ARE, AND A  
10 COMPLETE STUDY OF WHAT HAPPENED IN SANTA CLARA COUNTY WOULD BE REALLY  
11 HELPFUL TO THE ENTIRE REGION. YES, AND WHAT I WOULD LIKE TO SEE IS  
12 ADDITIONAL INFORMATION HOW SOME ENTITY WERE ABLE TO SECURE FUNDING SOURCES  
13 THAT DEFINITELY DID NOT REQUIRE ANY KIND OF REPAYMENT TO DATE. THANK YOU.

14

15 **CARLOS ROMERO, V. CHAIR:** THANK YOU VERY MUCH.

16

17 **CLERK, FRED CASTRO:** AND THERE WERE NO WRITTEN COMMENTS PROVIDED ON THIS  
18 ITEM.

19

20 **CARLOS ROMERO, V. CHAIR:** THANK YOU. I WAS JUST ABOUT TO ASK. IT'S 3:00,  
21 AND WE'RE AT ADJOURNMENT. I WANT TO LET FOLKS KNOW THAT THE NEXT JOINT  
22 MEETING OF ABAG HOUSING AND BAHFA COMMITTEE WILL BE SCHEDULED IF THE  
23 FUTURE, AND IT WILL BE ANNOUNCED. WE DON'T HAVE THAT DATE TODAY. OUR NEXT  
24 MEETING FOR THE HOUSING COMMITTEE IS OCTOBER 14TH, 2021. SO YOU GET A  
25 LITTLE BREAK OVER THE SUMMER. AND WITH THAT, THIS JOINT MEETING OF THE

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- 1 ABAG HOUSING COMMITTEE, AND THE BAHFA OVERSIGHT COMMITTEE IS ADJOURNED.
- 2 THANK YOU ALL VERY MUCH FOR ATTENDING. THANK YOU FOR A PACKED AGENDA, TOO.
- 3 [ADJOURNED]
- 4



*Broadcasting Government*