ASSOCIATION OF BAY AREA GOVERNMENTS

Meeting Transcript

ASSOCIATION OF BAY AREA GOVERNMENTS

ABAG HOUSING COMMITTEE

THURSDAY, OCTOBER 14, 2021, 10:00 A.M.

LIBBY SCHAAF: THIS IS THE ABAG HOUSING COMMITTEE AND BAHFA OVERSIGHT COMMITTEE, THE MEETING IS CALLED TO ORDER. STAFF, PLEASE PLAY THE COVID-19 MEETING RECORDING. THANK YOU. [RECORDED MEETING PROCEDURES ANNOUNCEMENT] DUE TO COVID-19, THIS MEETING WILL BE CONDUCTED AS A ZOOM WEBINAR PURSUANT TO THE PROVISIONS OF ASSEMBLY BILL 361 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE BROWN ACT. THIS MEETING IS BEING WEBCAST ON THE ABAG WEBSITE. THE CHAIR WILL CALL UPON COMMISSIONERS, PRESENTERS, STAFF, AND OTHER SPEAKERS, BY NAME, AND ASK THAT THEY SPEAK CLEARLY AND STATE THEIR NAMES BEFORE GIVING COMMENTS OR REMARKS. PERSONS PARTICIPATING VIA WEBCAST AND ZOOM, WITH THEIR CAMERAS ENABLED, ARE REMINDED THAT THEIR ACTIVITIES ARE VISIBLE TO VIEWERS. COMMISSIONERS AND MEMBERS OF THE PUBLIC PARTICIPATION BY ZOOM, WISHING TO SPEAK, SHOULD USE THE RAISE HAND FEATURE OR DIAL STAR 9, AND THE CHAIR WILL CALL UPON THEM AT THE APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER. IT IS REQUESTED THAT PUBLIC SPEAKERS STATE THEIR NAMES AND ORGANIZATION, BUT, PROVIDING SUCH INFORMATION IS VOLUNTARY. WRITTEN PUBLIC COMMENTS RECEIVED AT INFOATBAYAREAMETRO.GOV BY 5 P.M., YESTERDAY, WILL BE POSTED TO

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THE ONLINE AGENDA AND ENTERED INTO THE RECORD, BUT WILL NOT BE READ OUT LOUD. IF AUTHORS OF THE WRITTEN CORRESPONDENCE WOULD LIKE TO SPEAK, THEY ARE FREE TO DO SO. THEY SHOULD RAISE THEIR HAND AND THE CHAIR WILL CALL UPON THEM AT THE APPROPRIATE TIME. A ROLL CALL VOTE WILL BE TAKEN FOR ALL ACTION ITEMS. PANELISTS AND ATTENDEES SHOULD NOTE THAT THE CHAT FEATURE IS NOT ACTIVE. IN ORDER TO GET THE FULL ZOOM EXPERIENCE, PLEASE MAKE SURE YOUR APPLICATION IS UP TO DATE.

LIBBY SCHAAF: THANK YOU. I BELIEVE, NOW, CHAIR WILSON WILL ASK FOR THE ROLL CALL.

LORI WILSON, CHAIR: YES. CLERK OF THE BOARD, CAN YOU CONDUCT A ROLL CALL AND CONFIRM QUORUM WHETHER ABAG COMMITTEE IS PRESENT.

CLERK, FRED CASTRO: YES, MA'AM. ARREGUIN?

JESSE ARREGUIN: PRESENT.

CLERK, FRED CASTRO: BAS?

NIKKI FORTUNATO BAS: PRESENT.

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CLERK, FRED CASTRO: I'M ASKING IF YOU COULD MOVE DAVE CANEPA FROM ATTENDEES. CHAVEZ IS ABSENT. EKLUND?

PAT ECKLUND: PRESENT.

CLERK, FRED CASTRO: COUNCILMEMBER ESPARZA IS ABSENT. SUPERVISOR MAR? ABSENT. SUPERVISOR MITCHOFF?

KAREN MITCHOFF: HERE.

CLERK, FRED CASTRO: SUPERVISOR.

BELIA RAMOS: HERE.

CLERK, FRED CASTRO: CANEPA?

DAVID CANEPA: HERE.

CLERK, FRED CASTRO: QUORUM IS PRESENT.

LIBBY SCHAAF: THANK YOU. CAN THE CLERK CONDUCT ROLL CALL FOR BAHFA?

CLERK, FRED CASTRO: YES, MA'AM. SUPERVISOR GLOVER IS ABSENT. SUPERVISOR RABBIT?

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DAVID RABBIT: HERE.

CLERK, FRED CASTRO: RONEN? SCHAFF?

LIBBY SCHAAF: HERE.

CLERK, FRED CASTRO: WORTH?

AMY R. WORTH: HERE.

CLERK, FRED CASTRO: BAHFA QUORUM IS PRESENT.

LIBBY SCHAAF: THANK YOU. CAN THE CLERK MAKE THE ABAG HOUSING COMMITTEE COMPENSATION ANNOUNCEMENT? ACCORDING TO STATE LAW I AM MAKING THE FOLLOWING ANNOUNCEMENT, THE MEMBERS OF THE ABAG BOARD IN ATTENDANCE AT THIS MEETING ARE ENTITLED TO RECEIVE PER DIEM AN AMOUNT OF $100 AS A RESULT OF CONVENING A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT PER DIEM. THANK YOU.

LIBBY SCHAAF: THANK YOU. COULD YOU CALL THE FIRST ITEM?

CLERK, FRED CASTRO: THE NEXT ITEM IS PUBLIC COMMENT.

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LIBBY SCHAAF: THANK YOU. THIS IS AN INFORMATIONAL ITEM. IS THERE ANY MEMBER OF THE PUBLIC THAT WISHES TO GIVE PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA? AND WILL THE CLERK INFORM US WHETHER THERE WERE ANY PUBLIC COMMENTS RECEIVED FOR THIS ITEM?

CLERK, FRED CASTRO: YES. THERE ARE NO ATTENDEES WITH THEIR HANDS RAISED, AND NO WRITTEN COMMENTS WERE RECEIVED FOR THIS ITEM.

LIBBY SCHAAF: THANK YOU SO MUCH. THE NEXT ITEM IS COMMITTEE MEMBER ANNOUNCEMENTS, ALSO AN INFORMATIONAL ITEM. THERE ARE ANY ANNOUNCEMENTS FROM MEMBERS OF THE COMMITTEE? I'M NOT SEEING ANY HANDS. IF SECRETARY CASTRO DOESN'T SEE ANY, IS THERE ANY MEMBER OF THE PUBLIC WHO WISHES TO GIVE PUBLIC COMMENT ON THIS ITEM? AND WILL THE CLERK LET US KNOW IF THERE WERE ANY PUBLIC COMMENTS RECEIVED FOR THIS ITEM?

CLERK, FRED CASTRO: YES, MA'AM. THERE WERE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM. AND I SEE NO ATTENDEES WITH THEIR HANDS RAISED.

LIBBY SCHAAF: NEXT IS THE BAHFA HOUSING OVERSIGHT COMMITTEE AND THE CHAIR'S REPORT.

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LORI WILSON, CHAIR: WE'RE IN THE MIDST OF THE RHNA APPEALS HEARING THAT HAVE BEEN PLACE. MEMBERS HAVE HAD THE OPPORTUNITY TO ATTEND BOTH VIRTUALLY AND IN PERSON. THE HEARINGS HAVE RUN SMOOTHLY SO FAR, INCLUDING FROM A TECHNOLOGICAL STANDPOINT. NOW, TODAY THE COMMITTEE'S PRELIMINARY ACTIONS ON THE APPEALS HAVE BEEN TO DENY ALL APPEALS APART FROM ONE APPEAL THAT WAS GRANTED IN PART. THE PROCESS IS A TESTAMENT TO THE SOUNDNESS OF THE RHNA METHODOLOGY ADOPTED BY THE EXECUTIVE BOARD. COMMITTEE MEMBERS ARE KEEPING A RUNNING LIST OF PLANNING AND POLICY TOPICS EMERGING OVER THE COURSE OF THE RHNA APPEALS DISCUSSION. I ENCOURAGE ANY MEMBER WHO HAS BEEN PARTICIPATING IN THESE MEETINGS TO MAKE A COMMENT AFTER THE CHAIR'S REPORT. THANK YOU.

LIBBY SCHAAF: THANK YOU, MAYOR WILSON. AND I'LL JUST ADD SOME BRIEF COMMENTS. I AM FRESH FROM SPENDING TIME THIS MORNING WITH SECRETARY OF HOUSING, MARCIA FUDGE, SHE IS RIGHT HERE IN OAKLAND AS WE SPEAK. AND IT BRINGS TO MY MIND WHAT IS HAPPENING AT THE FEDERAL LEVEL WITH REGARDS TO THE RECONCILIATION, AND THE BUILD BACK BETTER LEGISLATION. FOR THOSE OF YOU WHO WANT TO EXPRESS THE PRIORITY OF HOUSING, WE KNOW THAT, THAT CONGRESS WILL BE CALLED ON TO SKINNY DOWN WHAT IS IN, YOU KNOW, THE BILL, AND SO I KNOW THAT, THAT HOUSING IS SOMETHING THAT FOLKS NEED TO HEAR FROM US, IF THAT IS THE PRIORITY FOR REMAINING IN THIS RECONCILIATION PACKAGE.

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ESPECIALLY, YOU SHOULD KNOW THAT THE LOW-INCOME HOUSING TAX CREDIT PROVISIONS, ARE THE INVESTMENT IN HOME AND CDBG, THE NEW, IT'S CALLED UNLOCKING POSSIBILITIES, THEIR HOUSING PROGRAM, THOSE ARE ALL THINGS THAT POTENTIALLY COULD BE REDUCED AS THIS PROCESS MOVES FORWARD. AND SO IT'S VERY IMPORTANT THAT WE ARE HEARD FROM. AND THEN, OF COURSE, AN EXPANSION OF HOUSING CHOICE VOUCHERS. THOSE ARE ALL POTENTIALLY AT RISK OF BEING REDUCED IN THE CURRENT PROCESS. SO, I ENCOURAGE YOU ALL, WHO THINK THAT THOSE ARE PRIORITIES FOR THE BUILD BACK BETTER AGENDA, TO CONTACT YOUR CONGRESS MEMBER. I KNOW I HAVE CONTACTED MINE, AND CERTAINLY, IF YOU HAVE ANY FRIENDS IN ARIZONA PLEASE ASK THEM TO GET INVOLVED. I HEARD THAT IS A KEY STATE AT THIS MOMENT. ILL ALSO LOOK FORWARD, TODAY WE'RE GOING TO HAVE A PRESENTATION ABOUT WHAT IT IS POSSIBILITIES ARE, AND UNFORTUNATELY, MIGHT NOT BE, FOR MEASURES ON THE NEXT BALLOT TO CREATE THE DESPERATELY NEEDED RESOURCES FOR, PARTICULARLY, HOUSING PRODUCTION. WE ALL BELIEVE IN THE THREE P'S PRODUCE PRESERVE AND PROTECT. WE ALL KNOW THAT THE CURRENT DIFFERENCE BETWEEN OUR RESOURCES AND OUR RHNA REQUIREMENTS, THAT THERE IS A TREMENDOUS GAP. SO I'M VERY EXCITED TO BE DISCUSSING WHAT THE ELECTION MAY HOLD, AS WELL AS HAVE A REALISTIC VIEW OF WHAT OUR TIMING MIGHT BE IN PURSUING NEW FUNDING SOURCES, PARTICULARLY FOR THIS INNOVATIVE REGIONAL AUTHORITY. IS THERE ANY DISCUSSION BY MEMBERS OF THE COMMITTEE ON THIS ITEM? AND IS THERE ANY MEMBER OF THE PUBLIC

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WHO WISHES TO GIVE PUBLIC COMMENT ON THE ITEM OF THE CHAIR'S REPORTS?

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

LIBBY SCHAAF: GREAT. THANK YOU SO MUCH. CAN WE CALL ON THE NEXT ITEM, THE EXECUTIVE DIRECTOR'S REPORT.

THERESE MCMILLAN: THANK YOU, CHAIR SCHAFF, AND I WOULD SAY THAT WITH THE AGENDA AHEAD, AND THE RICH DISCUSSION, I AM SURE THAT'S GOING TO BE ATTACHED TO IT, I WILL FOREGO REMARKS, AND LET'S JUMP RIGHT IN. THANK YOU.

LIBBY SCHAAF: ALL RIGHT. AND I HAVE TO ASK, DOES ANY MEMBER OF THE PUBLIC WISH TO GIVE COMMENT AND CAN THE LET US KNOW IF THE CLERK RECEIVED ANY COMMENTS FOR THIS ITEM?

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

LIBBY SCHAAF: AND CHAIR WILSON, THE NEXT ITEM IS YOURS.

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LORI WILSON, CHAIR: THANK YOU. WITH THAT, I WOULD LIKE TO MOVE ON TO THE ABAG HOUSING COMMITTEE CONSENT CALENDAR. AND, SO, THIS IS AN ABAG HOUSING COMMITTEE ACTION ITEM. AND SO UNLESS THERE IS AN ITEM ON THIS, THAT A COMMITTEE MEMBER WOULD LIKE TO REMOVE SEPARATELY, I WOULD LIKE TO DO THIS IN ONE MOTION. IS THERE ANYONE WHO WOULD LIKE TO MOVE?

JESSE ARREGUIN: ARREGUIN WILL MOVE.

KAREN MITCHOFF: SECOND.

LORI WILSON, CHAIR: GREAT. MOTION AND SECOND. ANY DISCUSSION ON THIS? GREAT. ANY MEMBER OF THE PUBLIC WHO WISHES TO SPEAK ON THE CONSENT CALENDAR?

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

LORI WILSON, CHAIR: THANK YOU. I'LL ASK FOR A ROLL CALL VOTE.

CLERK, FRED CASTRO: [ROLL CALL VOTE] PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

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LIBBY SCHAAF: THANK YOU. WE'LL TAKE UP ITEM 7A, BAHFA OVERSIGHT COMMITTEE MINUTES OF JULY 8TH, 2021. THIS IS AN ACTION ITEM. IS THERE A MOTION AND SECOND?

AMY R. WORTH: MOVE APPROVAL. WORTH.

MARGARET ABE-KOGA: SECOND, ABE-KOGA.

LIBBY SCHAAF: THANK YOU. I'LL ASK IF THERE IS ANY DISCUSSION FROM COMMITTEE MEMBERS OR ANY MEMBERS OF THE PUBLIC WHO WOULD LIKE TO SPEAK?

CLERK, FRED CASTRO: NO HANDS RAISED AND NO COMMENT RECEIVED FOR THIS ITEM.

LIBBY SCHAAF: WE'LL ASK FOR THE VOTE.

CLERK, FRED CASTRO: [ROLL CALL VOTE] PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

LIBBY SCHAAF: THANK YOU. NEXT ITEM IS REGIONAL HOUSING MEASURE TIMING AND OPPORTUNITIES 2022 WE'RE LOOKING FORWARD TO SEVERAL INTERESTING PRESENTATIONS. I'M VERY THRILLED THAT WE'RE GOING HEAR TODAY FROM RUTH BERNSTEIN, A POLLING GODDESS FROM EMC STRATEGIES ON THE RECENT POLLING THAT THEY HAVE CONDUCTED.

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SPECIFICALLY AROUND SUPPORT FOR A $10 BILLION HOUSING BOND AND WE'LL ALSO HEAR FROM AIM EFFICIENCY MAN FROM THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA WHO HAS BEEN A FIERCE ADVOCATE AND ORGANIZER BOTH FOR BAHFA AND ALL THINGS HOUSING FOR THE BAY AREA. I'LL TURN IT OVER TO YOU. I KNOW REBECCA LONG FROM MTC STAFF WILL KICKOFF THE PRESENTATION. THANK YOU.

REBECCA LONG: THANK YOU CHAIR SCHAFF, CHAIR WILSON, AND COMMITTEE MEMBERS. IF STAFF COULD PLEASE PULL UP THE SLIDES. GREAT. NEXT SLIDE PLEASE. AS CHAIR SCHAFF JUST NOTED, WE'RE GOING TO HEAR FROM THE EXECUTIVE DIRECTOR OF THE NON-PROFIT HOUSING ASSOCIATION, AIMIE FISHMAN AND PRESIDENT OF EMC RESEARCH REALLY WHAT TODAY'S DISCUSSION IS ABOUT IS VIABILITY OF A REGIONAL HOUSING MEASURE IN 2022 AS A BIGGER PICTURE DISCUSSION OF WORK GOING FORWARD. THAT IS THE OUTLINE AND WE'RE ALSO GOING TO TALK ABOUT WHAT IS MTC/ABAG'S OPTIONS TO KEEP MOVING THE BALL FORWARD AND MAKING PROGRESS ON OUR HOUSING CRISIS OVER THE NEXT YEAR. AND WITH THAT, I WILL TURN IT OVER TO AIMIE. NEXT SLIDE.

AMIE FISHMAN: GREAT THANK YOU ALL SO MUCH. THANK YOU FOR THE INCREDIBLE WORK YOU HAVE DONE ON ESTABLISHING THE BAY AREA HOUSING FINANCE AUTHORITY, AND ALL THE WORK THAT WE HAVE BEEN DOING TOGETHER. I AM HERE ON BEHALF OF BAY AREA HOUSING FOR

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ALL, OR BAHA, WHICH IS YOUR PARTNERS IN THE COMMUNITY, WITH MANY ORGANIZATIONS LEADING THE CHARGE TO SUPPORT US ALL IN TACKLING THE AFFORDABLE HOUSING AND HOMELESS CRISIS ACROSS THE BAY AREA. AND OUR, JUST TO REMIND YOU, OUR CORE GOALS OF OUR COALITION ARE TO RAISE $500 MILLION TO A BILLION, ANNUALLY, FOR THE THREE P'S, PRODUCTION, PRESERVATION, AND PROTECTIONS TO CREATE AN EFFECTIVE ACCOUNTABLE REGIONAL HOUSING FINANCE AGENCY AND TO SUPPORT ALL OF THE HARD WORK OF BAHFA AND ABAG STAFF AS LEADERS AND PARTNERS TO STRENGTHEN OUR REGIONAL PARTNERSHIPS TO EXPAND HOUSING AND ADVOCACY ORGANIZING ACROSS THE REGION AND TO BUILD IS THE INFRASTRUCTURE THAT WE NEED TO ADDRESS THE HOUSING CRISIS AT THE SCALE WITH THE RESOURCES THAT WE NEED TO DO THAT. THAT'S THE IDEA. AND THE HOUSING PROFIT FOR ALL LED BY NON-PROFIT HOUSING ASSOCIATION NORTHERN CALIFORNIA ENTERPRISE COMMUNITY PARTNERSHIPS SAN FRANCISCO FOUNDATION AND ALL HOME. WE'RE PLEASED TO HONOR AND CONTINUE THE HARD WORK THAT WE HAVE BEEN DOING TOGETHER. SO WE TOOK ON DOING A POLL TO TEST ON YOU FAR WE WOULD GET FOR A NOVEMBER 2022 ELECTORATE WITH THE GENERAL OBLIGATION BOND AT $10 BILLION FOR THE ENTIRE REGION, AND I WANT TO TURN IT OVER TO RUTH BERNSTEIN OF EMC RESEARCH TO PRESENT THOSE FINDINGS. AND THEN I'LL BE BACK TO SUGGEST CONCLUSIONS AND NEXT STEPS. THANK YOU.

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RUTH BERNSTEIN: THANK YOU SO MUCH, AIMIE, WE DID A POLL OF BAY AREA VOTERS -- LET'S GO TO THE NEXT SLIDE -- AND GO AHEAD AND GO TO THE NEXT SLIDE AFTER THAT. AND I'LL GIVE YOU THE SHORT ANSWER, WE DID A POLL AND IT DOESN'T LOOK LIKE A GREAT ENVIRONMENT THAT WOULD REQUIRE A BOND MEASURE THAT WOULD REQUIRE A TWO THIRDS SUPPORT. WE DID A BAY AREA WIDE POLL, 800 INTERVIEWS, MIXED-MODE. CONDUCTED IN AUGUST, BUT NOT A LOT HAS CHANGED IN AUGUST SO WE FEEL LIKE THE RESULTS ARE PROBABLY STILL FRESH ENOUGH TO LOOK AT. LET'S GO TO THE NEXT SLIDE. OVERALL, ATTITUDES, IN TERMS OF FUNDING PRIORITIES, WE ARE STILL SEEING HOUSING AND HOMELESSNESS COME UP VERY HIGH. HOMELESSNESS, 80 PERCENT SAY IS A PRIORITY FOR THE BAY AREA, 53% A VERY HIGH PRIORITY. EDUCATION, OF COURSE THIS POLL WAS DONE RIGHT BEFORE SCHOOL STARTED A LOT OF PEOPLE WERE CONCERNED TO MAKE SURE KIDS WERE BACK IN SCHOOL, HIGH PRIORITY OF COURSE, CORONAVIRUS 75% HIGH PRIORITY FUNDING CLIMATE CHANGE, HOUSING PRIORITY 68% 39 VERY, VERY HIGH PRIORITY. LET'S GO TO THE NEXT SLIDE. THEN, BUT WHAT WE ARE ALSO SEEING IS INCREASING TAX HESITANCY. WE HAVE BEEN SEEING THIS IN A LOT OF OUR POLLING SO THIS QUESTION WE HAVE BEEN ASKING OVER TIME IS TAXES IN THE BAY AREA ARE HIGH ENOUGH, I WOULD VOTE AGAINST ANY TAX INCREASE. WE KNOW SOME PEOPLE SAY YES TO THAT BUT THEN WILL GO ON AND VOTE YES TO A MEASURE. BUT WE HAVE IN THIS POLL, 62% THAT AGREE WITH THAT STATEMENT, THAT THEY THINK TAXES ARE TOO HIGH, THEY WILL VOTE AGAINST ANY TAX INCREASE,

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AND WHAT WE'RE LOOKING FOR IS TRENDS OVER TIME. ONLY TWO -- ABOUT TWO YEARS AGO, NOVEMBER 2019, 48% AGREED WITH THAT STATEMENT, AND THEN IN MAY OF 2020 EVEN THOUGH DURING CORONAVIRUS, 57% AGREED WITH THAT, AND NOW WE'RE UP TO 62. SO WE ARE SEEING INCREASED TAX SENSITIVITY AND WE BELIEVE A LOT OF THAT IS AROUND UNCERTAINTY IN THE ECONOMY. THINGS HAVE BEEN CHANGING A LOT BECAUSE OF COVID AND THERE JUST A LOT OF UNCERTAINTY. ON THE NEXT PAGE, ALSO ON THIS QUESTION E AGAIN, AROUND TAX SENSITIVITY, I WOULD SUPPORT INVESTING IN AFFORDABLE HOUSING IN THE BAY AREA, EVEN IF IT MEANS RAISING TAXES. WE ARE ALSO SEEING THAT DISAGREEMENT GO UP ON THAT ONE. ASSOCIATION 52%, I AGREE THEY WOULD INVEST IN AFFORDABLE HOUSING, EVEN IF IT MEANS RAISING TAXES AND THAT'S DOWN FROM 57%, WHAT WE WERE SEEING BEFORE. NOT AS MUCH OF A SHIFT, BUT DEFINITELY A CONCERN. AND IT'S CERTAINLY BELOW TWO THIRDS. THEN ON THE NEXT PAGE, WE DID ASK A BALLOT QUESTION. IT WAS VERY -- THE SAME QUESTION THAT WE HAD ASKED IN OUR POLLING IN 2020. SO, YOU CAN SEE HERE, WE ASKED ABOUT A $10 BILLION GENERAL OBLIGATION BOND TO FUND STABLE HOUSING FOR HOMELESS. CHILDREN AND FAMILIES, HOUSING THAT MIGHT INCLUDE MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES, LOCAL HOUSING THAT'S AFFORDABLE FOR VULNERABLE RESIDENTS, SENIORS, VETERANS AND PEOPLE WITH DISABILITIES. WE SEE 63% SAID THEY WOULD VOTE YES FOR THAT MEASURE, 38% NO. ALMOST IDENTICAL TO THE POLL THAT WE DID IN THE SPRING OF 2020, WHERE WE WERE AT 60/36. SO, AGAIN,

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IT'S CERTAINLY ABOVE A MAJORITY. IF WE ONLY NEEDED A MAJORITY, IT WOULD PROBABLY, YOU KNOW, GO ON TO BE SUCCESSFUL. BUT WHEN WE NEED THE 2-3RDS, THIS IS DEFINITELY BELOW THAT 2/THIRD'S LEVEL. TO PUT IN CONTEXT IT MIGHT BE CONFUSING BUT IN 2021 WE DID A POLL 60% YES, BOND, 38, NO. AT THE TIME IN PROPORTION, BACK IN MAY, ALL DONE DURING THE PANDEMIC PRIOR TO THE PANDEMIC WE DID POLLING AND SAW HIGHER SUPPORT SO IN THE FALL OF 2019 WE HAD A POLL THAT SHOWED SUPPORT FOR MEASURE AT 67% WINTER 65% WE BELIEVE THIS IS DUE TO UNCERTAINTY AND CHANGE THAT HAPPENED WITH THE PANDEMIC. WE DON'T KNOW WHAT'S GOING HAPPEN. PEOPLE MAY BE FEELING GREAT OFF IN THE FUTURE AND WE MIGHT SEE SUPPORT INCREASED, IT ALSO COULD BE THAT THIS CONTINUES FOR A WHILE. ON THE NEXT PAGE, WHAT WE ARE SEEING IS THAT THERE IS STILL A LOT OF SUPPORT FOR WHAT A BOND WOULD DO. SO THESE WERE HERE ARE SOME THINGS A BOND WOULD DO AND YOU SEE VERY HIGH SUPPORT ACROSS THE BOARD 80% OR MORE LOCAL HOUSING THAT'S AFFORDABLE FOR VULNERABLE RESIDENTS, STATE HOUSING FOR THE HOMELESS, HOUSING AFFORDABILITY, CREATING JOBS WITH AFFORDABLE HOUSING, ALL OF THIS, EVERYTHING IS STRONGLY SUPPORTED. THEN ON THE NEXT PAGE, WE ALSO -- SO -- JUST MOVING -- SORRY -- I THOUGHT I HAD ANOTHER ONE. I'LL JUST JUMP TO THE CONCLUSION. WHAT WE SEE IS DEFINITELY THERE IS SUPPORT FOR THE CONCEPT OF WHAT A BOND WOULD PAY FOR, AND THERE IS SOME CONCERN, CERTAINLY, AROUND HOUSING AFFORDABILITY AND HOMELESSNESS. BUT TAX SENSITIVITY IS INCREASING, ESPECIALLY

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ALONG WITH, KIND OF, ECONOMIC, AND POLITICAL UNCERTAINTY, AND IT APPEARS, AS OF RIGHT NOW A HOUSING BOND NEEDED AT 2/3RDS DOESN'T SEEM VIABLE IN 2022 AND WE CAN CERTAINLY SEE HOW THINGS CAN CHANGE IN THE FUTURE FOR 2021 AND POTENTIALLY OTHER OPTIONS AND I WILL TURN IT BACK TO AMIE TO TALK ABOUT THAT, AND OF COURSE I WILL ANSWER QUESTIONS AFTER THAT. THANK YOU SO MUCH.

AMIE FISHMAN: NEXT SLIDE. I WANT TO UNDERSCORE SOMETHING ABOUT RUTH'S COMMENTS. HOW HARD IT IS TO GET TO A TWO THIRD'S THRESHOLD SUPER MAJORITY AT 67 -- 67% I THINK ABOUT THE ELECTIONS OUT THERE HOW MUCH WE WOULD LOSE IF THE SUPER MAJORITY THRESHOLD WAS APPLIED, WE HAVE A LANDSLIDE SUPPORT -- OUR CONCLUSIONS COMING FROM THE BOND IS THAT WE NEED TO WAIT UNTIL 2024 TO TRY AGAIN TO GET A BIGGER PRESIDENTIAL TURN OUT TO HAVE POTENTIALLY A STRONGER ECONOMIC CLIMATE AND LESS TAX SENSITIVITY AND THAT THAT'S GOING TO BE NEEDED TO ACHIEVE A TWO THIRD'S SUPER MAJORITY OF VOTERS. WHILE WE'RE WAITING, MEANWHILE, WE CAN STILL PURSUE A PROPOSAL THAT HAS BEEN ON THE TABLE FOR A WHILE, WHICH IS TO LOWER THE VOTER THRESHOLD, OR FOR GENERAL OBLIGATION BONDS TO 55% THROUGH A CONSTITUTIONAL AMENDMENT, THIS IS EXACTLY WHAT HAPPENED IN THE YEAR 2,000 WITH SCHOOL BONDS. SO SCHOOL BONDS CAN GO FORWARD WITH LOCAL COMMUNITIES WITH A 55% VOTER THRESHOLD AND WE'RE LOOKING TO BE ABLE TO DO SOMETHING SIMILAR FOR HOUSING INVESTMENTS AND IT'S

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POSSIBLE TO DO THAT KIND OF CONSTITUTIONAL AMENDMENT THROUGH A, EITHER LEGISLATIVELY, OR PETITIONING ON TO A BALLOT, AND YOU MAY KNOW THAT THERE HAVE BEEN OPTIONS TO, FOR DEDICATED REVENUE MEASURES, TO PETITION ON TO THE BALLOT FOR A SIMPLE MAJORITY THRESHOLD BUT THAT'S ACTUALLY NOT POSSIBLE FOR A GENERAL OBLIGATION BOND BECAUSE THAT'S WRITTEN INTO THE CONSTITUTION TO HAVE A SUPER MAJORITY SO IT NEEDS A CONSTITUTIONAL AMENDMENT TO CHANGE THAT. SO WE COULD EXPLORE THIS, BOTH THIS NEXT YEAR, AND IN A COUPLE OF YEARS, BUT THIS SHOULD BE SOMETHING ON THE TABLE THAT'S OUR CONCLUSION TO CONTINUE TO PURSUE. NEXT SLIDE. HERE ARE WHAT WE THINK ARE THE OPTIONS NOW THAT REFLECT WHAT WE JUST SHARED ON THE PRIOR SLIDE, BUT JUST KIND OF AN OVERVIEW OF ALL THE OPTIONS THAT WE HAVE BEEN EXPLORING. SO, A.B. 1487, THE LEGISLATION IN 2019 LED BY DAVID CHIU THAT GAVE US THE OPPORTUNITY TO GO ON TO THE BALLOT WITH REVENUE AND OPTIONS, THERE ARE THE FOUR REVENUE OPTIONS. THE GENERAL OBLIGATION BOND, WHICH WE WERE JUST TALKING ABOUT, THERE IS ALSO A HEAD TAX OR GROSS RECEIPTS TAX. THE CHALLENGE WITH THOSE TWO REVENUE SOURCES IS THAT THEY GENERATE A LIMITED SCALE, AND THERE ALSO WOULD GENERATE CONCERN FROM THE BUSINESS COMMUNITY. SO, THE -- IT LEADS US TO NOT WANT TO SERIOUSLY GO DOWN THAT PATHWAY UNLESS WE -- THERE IS, SORT OF, GENERAL SUPPORT FOR THOSE OPTIONS. BUT GIVEN BOTH OF THOSE CONCERNS, WE'RE LOOKING FARTHER. A PARCEL TAX IS ALSO AN OPTION IN THE LEGISLATION. BUT THAT ALSO IS LIMITED IN

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SCALE. THERE IS SOME POTENTIAL TO BOND AGAINST THE REVENUE, AND THEN ONCE VOTERS HAVE PASSED A PARCEL TAX THEN MTC AND ABAG CAN DO A COMMERCIAL LINKAGE FEE. SO WE'RE EXPLORING THIS FURTHER BUT CONCERNED BECAUSE OF THE LIMITED SCALE AND A PARCEL TAX WOULD ALSO NEED TO GET A TWO THIRD'S SUPER MAJORITY. HOWEVER, WE COULD CONSIDER PETITIONING UNDER THE LOWER VOTER THRESHOLD WE COULD CONSIDER PETITIONING ON TO THE BALLOT AS A CITIZEN INITIATIVE FOR ONE OF THOSE REVENUE MECHANISMS ABOVE ASIDE FROM THE GENERAL OBLIGATION BOND HOWEVER THE COURT CASES ARE NOT YET SETTLED SO THEY COULD GET STUCK IN DELAY SO IT MAY NOT BE WORTH MOVING FORWARD PETITIONS ON THE BALLOT OR REVENUE IN 2022 FOR A COUPLE OF YEARS THERE ARE A NUMBER OF MEASURES RIGHT NOW GOING THROUGH THEIR LEGAL PROCESS IT COULD BE DECIDED IN SIX MONTHS TIME THAT THAT IS A CONCERN. AND THEN WHAT WE TALKED ABOUT THE SECOND OPTION TO LOWER THE VOTER THRESHOLD AROUND A STATEWIDE BALLOT TO MEASURE THE LOWER THRESHOLD FOR GENERAL OBLIGATION BONDS FOR HOUSING TO 55% SIMILAR TO SCHOOL BONDS, AND THAT COULD BE DONE EITHER THROUGH LEGISLATION OR AS AN INITIATIVE. AND THEN FINALLY THE THIRD OPTION THAT WE WANT TO KEEP ON THE TABLE IS TO CONTINUE TO PURSUE A GENERAL OBLIGATION BOND IN 2024. THE REASON IS BECAUSE THAT MISSING UNCOMFORTABLE GETS US TO SCALE WITH $10 BILLION, WE COULD DON'T DO IT IF THERE ARE MORE FAVORABLE CONDITIONS ALONGSIDE DO A GENERAL BOND THEN REALLY CRITICAL FOR US TO LOOK AT RESOURCES BECAUSE A BOND CAN ONLY BE USED

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FOR CAPITAL AND WE KNOW THAT WE NEED CRITICAL RESOURCES FOR PROTECTIONS SERVICES AND HOMELESSNESS PREVENTION AS WELL. WE CONTINUE TO PURSUE MULTIPLE OPTIONS TO MAXIMIZE WHAT OUR OPPORTUNITIES ARE AND IMPACTS. NEXT SLIDE. BACK TO YOU REBECCA.

REBECCA LONG: NEXT STEPS FOR THE REMAINDER OF 2021 WE'RE GOING DEVELOPING AND FINALIZING OUR ADVOCACY PROGRAM WHICH COULD INCLUDE CONSIDERATION OF SUPPORT FOR A CONSTITUTIONAL AMENDMENT TO LOWER THE VOTER THRESHOLD FOR AFFORDABLE HOUSING BONDS AND LOOKING AHEAD TO 2022 ADOPTING ADVOCACY PROGRAM WOULD BE WORKING AT SUPPORTING THAT ON THE COMMISSION AND ABAG HAS THE OPTION OF TAKING A POSITION ON THE STATEWIDE BALLOT MEASURE. WHAT WE HAVEN'T TALKED ABOUT IN THIS IS THE BEGINNING OF THE PILOT PROGRAM IMPLEMENTATION USING THE $20 MILLION THAT WE GOT IN SEED FUNDING FROM THE LEGISLATURE TO IMPLEMENT THESE REALLY PERSONALITY PILOTS WHICH ARE REALLY TIED IN WITH A BALLOT MEASURE BECAUSE IT'S GOING TO BE OPPORTUNITY FOR US TO DEMONSTRATE THE VALUE-ADD THAT BAHFA CAN PROVIDE. AND ALSO SUPPORTING LOCAL AND STATE BALLOT MEASURES CONSISTENT WITH PLANNED BAY AREA 2050 HOUSING GOALS AND RHNA IMPLEMENTATION AND RANGING IN DISCUSSIONS ABOUT A REGIONAL FUNDING MEASURE IN NOVEMBER 2024. SO THAT'S A LOT FOR YOU TO DIGEST JUST NOW, BUT WE TURN IT BACK OVER TO YOU, CHAIR SCHAFF, FOR DISCUSSIONS AND QUESTIONS. THANK YOU.

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LIBBY SCHAAF: THANK YOU SO MUCH, REBECCA, AMIE AND RUTH. PLEASE RAISE YOUR HAND YOU CAN GO TO RAISED HANDS, IT'S IN REACTIONS, I'M GUESSING PEOPLE HAVE QUESTIONS, OPINIONS? COMMISSIONER ABE-KOGA?

MARGARET ABE-KOGA: THANK YOU VERY MUCH TO CHAIR AND STAFF FOR THE PRESENTATION. I HAVE A COUPLE OF QUESTIONS IN REGARDS TO THE, LOWER THE THRESHOLD TO 55%, I RECALL, IF I REMEMBER CORRECTLY, TWO YEARS AGO, THERE WAS LEGISLATION THAT WAS INTRODUCED -- I REMEMBER, IT WAS LIKE, NUMBER FIVE, I CAN'T REMEMBER IF IT WAS AC OR SB, TO TAKE EXISTING LEGISLATION AND INCLUDE AFFORDABLE HOUSING, AS SOMETHING THAT COULD BE PASSED AT 55%. COULD YOU -- I CAN'T REMEMBER THE STATUS, COULD YOU REMIND ME WHAT HAPPENED TO THAT? AND, I GUESS THAT WOULD MAYBE BE A PRECURSOR TO THE LIKELIHOOD OF THIS COMING UP AGAIN.

AMIE FISHMAN: ABSOLUTELY REBECCA DID YOU WANT TO ANSWER THAT? OR DID YOU WANT ME TO?

REBECCA LONG: I CAN TAKE A STAB AT IT. DIRECTOR ABE-KOGA THERE ARE MANY THRESHOLDS TO LOWER FOR TRANSPORTATION AND THERE IS CURRENTLY A PROPOSAL BY ASSEMBLYMEMBER AGUIAR-CURRY, IT'S HC EIGHT, HOWEVER PURSUING CONSTITUTIONAL AMENDMENT INITIATES LEGISLATIVELY NEEDS A TWO THIRDS VOTE. IT'S BEEN PROPOSED BUT

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NEVER GOTTEN A HEARING. THAT'S NOT TRUE FOR PRIOR MEASURES SOMETIMES THEY HAVE GOTTEN FURTHER ALONG IN THE 20 YEARS I HAVE BEEN DOING THIS IT'S TALKED ABOUT BUT NEVER REACHED THE BALLOT EFFORT THAT WAS A VOTER INITIATIVE MEASURE FOR EDUCATION.

MARGARET ABE-KOGA: DO YOU THINK A VOTER INITIATIVE IS MORE DOABLE THAN A LEGISLATIVE? I GUESS I'M SURPRISED THAT, GIVEN OUR LEGISLATURE IS SUPER MAJORITY DEMOCRAT.

REBECCA LONG: GREAT QUESTION. WE HAVE GOTTEN SOME FEEDBACK WE HAVE BEEN TALKING TO ASSEMBLYMEMBER AGUIAR CURRY, THIS PARTICULARLY IS GOING TO BE CHALLENGING ON A LOT OF LEVELS IN SACRAMENTO, THERE'S GOING TO BE A NUMBER OF ELECTIONS IN NOVEMBER 2022, SO IF YOU'RE LOOKING AT 2022 IT SEEMS LIKE THE INITIATIVE ROUTE IS MORE VIABLE.

MARGARET ABE-KOGA: THANK YOU. ANOTHER QUESTION ON A.B. 1487, YOU MENTIONED THE COMMERCIAL LINKAGE FEES, AND HEAD TAX GROSS RECEIPTS TAX, WE, IN OUR CITY, IN THE LAST FEW YEARS, WE HAVE DONE A BUSINESS LICENSE TAX BASED ON EMPLOYEE COUNT. WE DID GET SOME OPPOSITION, AND SOME BUSINESS COMMUNITY MEMBERS OPPOSED A HEAD TAX, SOME OPPOSED A GROSS RECEIPTS TAX, AND SOMEWHERE SAYING DO THE OTHER. AND I GUESS MY REAL QUESTION IS, HOW WOULD A REGION-WIDE MEASURE -- TAX -- ANY OF THESE --

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INTERACT WITH, LIKE A CITY, LIKE OURS THAT ALREADY HAS SOMETHING LIKE THAT?

REBECCA LONG: THAT'S A GREAT QUESTION. SO A.B. 1487 LAYS OUT THE STRUCTURE FOR ALL OF THESE DIFFERENT OPTIONS. FOR THE COMMERCIAL LINKAGE FEE, IT CAPS A PER SQUARE FOOT COMMERCIAL RATE AT $10, AND SO IF A LOCAL JURISDICTION HAS A COMMERCIAL LINKAGE FEE THAT'S TIED TO AFFORDABLE HOUSING, AND LET'S SAY IT'S $15, THEN THE FEE CANNOT BE IMPOSED IN THAT JURISDICTION. IF IT WAS $4, THEN IT COULD GO UP TO SIX. SO THERE IS A CAP THERE. FOR HEAD TAXES AND COMMERCIAL LINKAGE -- EXCUSE ME -- GROSS RECEIPTS TAX, THERE IS NOT A TIE-IN BACK TO THE LOCAL RATE, IF THAT DOES EXIST, SO IT WOULD JUST BE ON TOP OF WHATEVER THE LOCAL RATE IS.

MARGARET ABE-KOGA: OKAY. I'M SURE WE'LL DISCUSS ALL THAT IN MORE DETAIL DOWN THE ROAD. THANK YOU VERY MUCH.

LIBBY SCHAAF: GREAT. THANK YOU. I SEE CHAIR PEDROZA HAD HIS HAND UP.

ALFREDO PEDROZA: THANK YOU CHAIR SCHAFF. LOOK, YOU KNOW, WHEN I FIRST TOOK A LOOK AT THE RESULTS IT WAS A LITTLE DISAPPOINTING AS WE ALL EXPECTED BUT LOOKING AT OUTCOMES WE'RE TRYING TO ACHIEVE TO SUPPORT THAT, AND THAT IS A POSITIVE TAKE

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AWAY FOR ALL OF THIS AND OVERALL WHAT I SEE AS OPPORTUNITY FOR OUR MOMENT IS TO PUT THIS ON THE INITIATIVE ROUTE. IT'S A PRETTY BIG EFFORT BUT I DO BELIEVE THAT IS A PATHWAY FORWARD. AND QUITE HONESTLY, I THINK IT'S GOING TO ALLOW US TO DO THE WORK WE NEED TO DO AND PUT US IN A POSITION OF A VERY COMPETITIVE SPOT. I THINK WE NEED TO RESIST THE TEMPTATION OF ADDING TO IT I THINK WE HAVE TO BE LASER FOCUSED ON WHAT WE WANT TO DO AND I BELIEVE THAT PATHWAY IS THE BEST ROUTE. THANK YOU CHAIR SCHAFF.

LIBBY SCHAAF: THANK YOU. COMMISSIONER RONEN.

DIR. HILLARY RONEN: THANK YOU, CHAIR SCHAFF. A COUPLE OF QUESTIONS. DO YOU HAVE THE DATA PER COUNTY? I'M CURIOUS IF IT REACHED THE TWO THIRD LEVELS IN SOME COUNTIES AND NOT OTHERS? OR IT WAS ACROSS THE BOARD IT DID NOT GET THERE?

RUTH BERNSTEIN: YEAH, THE -- WE DO HAVE IT BY COUNTY, AND THERE ARE SOME DIFFERENCES THAT WE NORMALLY SEE, SO, THE IS A LITTLE BIT HIGHER IN ALAMEDA AND SAN FRANCISCO THAN WE SEE IN OTHER COUNTIES, BASED ON IDEOLOGY, BUT IT'S NOT A SLAM DUNK ANYWHERE, SUPPORT WAS SOFTER EVERYWHERE THAN NORMALLY THAN WE HAVE SEEN IN THE PAST.

DIR. HILLARY RONEN: IN SAN FRANCISCO DID IT REACH TWO THIRDS?

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RUTH BERNSTEIN: IT WAS JUST UNDER TWO THIRDS. YES. UNDER ON BOTH OF THEM.

DIR. HILLARY RONEN: AND ANOTHER QUESTION IS -- SORRY -- I LOST MY TRAIN OF THOUGHT T I HAVE ANOTHER ONE. COME BACK TO ME. I JUST LOST MY OTHER QUESTION.

LIBBY SCHAAF: ALL RIGHT. I PROMISE I'LL COME BACK TO YOU. I'LL GO TO THE NEWLY REELECTED CHAIR OF ABAG, JESSE ARREQUIN.

JESSE ARREGUIN: THANK YOU CHAIR SCHAFF. I WANTED TO FOLLOW UP ON CHAIR PEDROZA'S COMMENTS AND CLARIFY, INITIATIVE WOULD BE DONE OUTSIDE OF OUR AGENCY, THAT WOULD BE SOMETHING THAT INDIVIDUALS WOULD HAVE TO INITIATE PRIVATELY. I DO THINK IT'S IMPORTANT THAT WE TALK A POSITION AS AN AGENCY IN SUPPORTING THE LOWER THE THRESHOLD FOR AFFORDABLE HOUSING BOND AND THAT'S CONSISTENT WITH ASSEMBLYMEMBER AGUIAR-CURRY'S LEGISLATION AND LEGISLATION FOR THE -- I THINK WE WERE ALL VERY DISAPPOINTED LOOKING AT THE POLLING RESULTS THAT DOESN'T MEAN WE SHOULD NOT STOP OUR EFFORTS TO TRY TO FIND A WAY TO ADDRESS OUR AFFORDABLE HOUSING CRISIS IN THE BAY AREA IT CONTINUES TO BE ONE OF THE GREATEST CHALLENGES THAT WE FACE. AND I THINK TRYING TO SEE IF WE CAN TAKE A LEGISLATIVE ROUTE, LAUNCHING THE PILOT PROGRAMS THEN THANKING THE STATE OF CALIFORNIA FOR

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THE $20 MILLION, AND REALLY TRYING TO BUILD THE MOMENTUM SO THAT IN 2024 WE'RE POSITIONED TO BE ABLE TO BE SUCCESSFUL I THINK IS THE BEST PATH. WE DON'T WANT TO PUT SOMETHING ON THE BALLOT THAT ONE, WOULDN'T GENERATE ENOUGH RESOURCES TO ADDRESS THE SCALE OF THE PROBLEM THAT WE HAVE IN THE BAY AREA AND TWO, WON'T BE SUCCESSFUL BECAUSE WE COULDN'T REACH THAT TWO THIRD'S THRESHOLD. SO I THINK THIS TWO STEP APPROACH TO SEE IF WE CAN LOWER THE THRESHOLD SO THAT WHEN WE DO GO OUT IN 2024, THAT WE'RE WELL POSITIONED TO PASS IT, I THINK IS THE RIGHT STEP. WILL ALSO SAY THE CONVERSATIONS AROUND HOUSING AND TRANSPORTATION MEASURES IN 2024, HOUSING IS THE PRIORITY. I THINK WE HAVE TO PRIORITIZE HOUSING. YOU KNOW, NO OFFENSE TO THOSE WHO ARE ADVOCATING FOR TRANSPORTATION. BUT, YOU KNOW, WITH ALL THE RESOURCES WITH THE FEDERAL INFRASTRUCTURE BILL FOR TRANSPORTATION, AND WE DON'T KNOW WHETHER WE'RE GOING TO GET MONEY FOR HOUSING, WE DESPERATELY NEED TO PASS A REGIONAL HOUSING MEASURE. THAT, I THINK SHOULD BE OUR PRIORITY. SO, THANK YOU.

LIBBY SCHAAF: THANK YOU, MAYOR ARREGUIN. PRESIDENT ARREGUIN, ALL YOUR HONORIFICS. COMMISSIONER RONEN.

DIR. HILLARY RONEN: I NEED TO START TAKING THE FLAXSEED OIL. I HEAR THAT WORKS. [LAUGHTER] BUILT BETTER BACK, AND MAYOR SCHAFF GIVEN THAT YOU WERE WITH MARTHA FUDGE TODAY, WHETHER

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IT'S THE ORIGINAL VERSION, ARE THE SCALES, THE LEANER VERSION, MAY SOMETHING PLEASE PASS. WOULD THE MONEY FOR HOUSING, WOULD IT POSSIBLY COME TO A REGIONAL BODY LIKE OURS? I'M CURIOUS -- I'M SO ANXIOUS, TO GET THIS BODY UP AND RUNNING, AND WORKING REGIONALLY TO FIX OUR HOUSING -- OUR CRISIS. AND 20 MILLION, IT'S SOMETHING, IT'S A START, BUT WE ALL KNOW THAT'S NOTHING FOR WHAT WE NEED. AND, I'M JUST CURIOUS, IF IT DOES PASS, IF BAHFA WOULD GET -- WOULD BE THE RECIPIENT OF THOSE FUNDS? OR IF IT WOULD BE PER COUNTY. DOES ANYBODY KNOW THE ANSWER TO THAT?

LIBBY SCHAAF: REBECCA?

REBECCA LONG: THANK YOU, MAYOR SCHAFF. DIRECTOR RONEN, WE HAVE BEEN WORKING WITH DIRECTLY WITH OUR BAY AREA PARTNERS FOR ALLOWING BAHFA TO BE ABLE TO APPLY FOR SOME OF THE GRANTS, ONE OF THESE IS UNLOCKING THE POSSIBILITIES PROGRAM. YOU KNOW, THE MAJOR PROGRAMS THAT FUND AFFORDABLE HOUSING, COMMUNITY DEVELOPMENT BLOCK GRANTS AND THE LOW-INCOME HOUSING CREDIT TAX CREDITS THOSE WOULDN'T BE -- WE AGREE IT'S AN OPPORTUNITY FOR BAHFA TO POTENTIALLY RECEIVE SOME OF THE NEW PROGRAM FUNDING SO WE'RE TRYING TO MAKE SURE THAT WE'RE ELIGIBLE IN THAT. THAT'S NOT OUR PRIORITY WE WOULD BE ELIGIBLE FOR PLANNING FUNDS BUT NOT ON THE CAPITAL SIDE.

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THERESE MCMILLAN: IF I COULD ADD, REBECCA YOUR OBSERVATION IS RIGHT ON POINT. IT'S INTERESTING IN TRANSPORTATION REGIONAL AGENCIES HOUSING HAS HAD A BIG FOOTPRINT BUT HOUSING HAS BEEN LOCAL AND ON A PARALLEL PATH WITH NEW INITIATIVES WE WOULD WANT THAT ELIGIBLE BUILT IN BUT WE SHOULD KEEP WORKING WITH HUDSON ON ADMINISTRATIVE CHANGES TO EXISTING PROGRAMS WHERE IT MAY NOT REQUIRE LEGISLATIVE CHANGE. BUT COULD, YOU KNOW, BE INCORPORATED INTO, AGAIN, THINGS THAT THE ADMINISTRATION ITSELF COULD ADVANCE. SO JUST WANTED TO TAKE YOUR REALLY WISE OBSERVATION AND SAY THERE MIGHT BE OTHER WAYS TO PURSUE IT AS WELL.

DIR. HILLARY RONEN: THANKS.

LIBBY SCHAAF: VICE CHAIR OF THE BAHFA OVERSIGHT COMMITTEE. AMIE WORTH?

AMY R. WORTH: I WANT TO FOLLOW UP ON THE QUESTIONS THAT HILLARY HAD AND WHAT OUR CHAIR RAISED WITH THE SECRETARY, WITH THE TAX CREDIT, AND PROJECTS, YOU COBBLE TOGETHER LOTS OF MONEY SOURCES, SO TAX CREDITS, LOCAL MONEY, FREELAND, YOU KNOW, CITY MITIGATION -- YOU KNOW, IN LIEU FEES, WHATEVER, WHATEVER THE CONCERNS THAT'S BEEN OUT THERE IS THE COST OF DOING THESE UNITS. SO THEY USED TO BE 500; WE'RE NOW UP TO 750 A DOOR. I COULD BE EXAGGERATING, BUT IT'S A PRETTY HIGH

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NUMBER. YOU HEAR A BILLION DOLLARS AND GO THAT'S A PRETTY HIGH NUMBER. WHEN WEAN VISION A BOND DO WE ENVISION THAT WILL BE A PORTION AND THEN THE INDIVIDUAL PROJECTS WILL PUT TOGETHER THESE OTHER FUNDING SOURCES? SO MY QUESTION IS HOW WOULD THAT BE -- SO WHEN WE'RE TALKING ABOUT THE NUMBER OF DOORS THAT A BOND MIGHT PRODUCE, IT WOULD BE HELPFUL -- AND I RECOGNIZE THE COST OF BUILDING A, YOU KNOW, A PROJECT IN, YOU KNOW, IN, SAY, OAKLEY OR BRENTWOOD IS VERY DIFFERENT FROM SAN FRANCISCO IN THE LAND COST. DO WE HAVE THINGS -- I AM ASSUMING THE BOND ISN'T GOING TO PROVIDE 100% IT'S GOING TO PROVIDE A PORTION AND PART OF THAT IS GETTING THE WORD OUT TO THE PUBLIC THAT THIS MONEY WILL GENERATE X -- REALLY WILL MAKE A DIFFERENCE. SO I'M JUST WONDERING IF THERE IS ANY INFORMATION THAT WE COULD HAVE NOW OR LATER THAT MIGHT HELP US, AND I COMPLETELY AGREE WITH THE MAYOR ABOUT ADVOCATING FOR, AND THERESE, AT THE FEDERAL LEVEL. BECAUSE THOSE TAX CREDITS ARE, LIKE, GOLD. THEY'RE REALLY ONES THAT THE NON-PROFIT, THESE HOUSING PROJECTS CAN USE, AND YOU KNOW, I THINK MOST OF -- A LOT OF THE PROJECTS I KNOW OF HAVE BEEN BUILT THAT WAY. YOU KNOW? ALL OF THESE OTHER THINGS THAT WE'RE LOOKING AT WHILE WE'RE LOOKING AT LONGER TERM THINK, I THINK, ARE REALLY HELPFUL.

REBECCA LONG: THROUGH THE CHAIR?

LIBBY SCHAAF: PLEASE. PLEASE KNOW RESPOND, THANK YOU.

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REBECCA LONG: COMMISSIONER WORTH, THANKS FOR THAT QUESTION. IT WAS SOMETHING WE GAVE CONSIDERATION TO, IN FACT, THE PROVISIONS OF A.B. 1487 REQUIRE THAT WE PROVIDE SOME ESTIMATES OF THE IMPACTS OF THE REVENUE. SO WE WERE THINKING ABOUT HOW ARE WE GOING TO DO THAT. AND SO WE DEFINITELY ASSUME -- AND I AM SURE AMIE FISHMAN CAN EXPAND ON THIS, YOU KNOW, FOR THE FINANCING, IT'S NOT GOING TO BE THAT A PROJECT IS RELYING ENTIRELY ON THE BAHFA PIECE OF IT, AND SO I THINK WE WERE IMAGINING IT WAS SOMEWHERE IN THE 200,000 RANGE. AND SO YOU'RE LOOKING AT THE FULL SUITE OF OPTIONS THAT DEVELOPERS HAVE FOR A GIVEN PROJECT. AMIE, DID YOU WANT TO ADD ANYTHING TO THAT?

AMIE FISHMAN: THAT WAS GREAT. THE ONLY THING I WOULD SAY IS, ON ONE HAND, ONE OF THE BIG PIECES TO, THAT'S LIKE A SELLING POINT IS HOW MUCH THIS MONEY LEVERAGES BILLIONS OF DOLLARS. AND THAT'S, YOU KNOW, YOU CREATE -- YOU GENERATE THIS MONEY LOCALLY, JUST LIKE SOME OF THE LOCAL BOND MEASURES HAVE PASSED IN CITIES AND COUNTIES AND THAT LEVERAGES ALL THE FEDERAL AND STATE DOLLARS. ON THE OTHER HAND, YOUR EXACTLY RIGHT, BECAUSE YOU, WHEN YOU ADD IN ALL OF THESE DIFFERENT SOURCES, IT'S COMPLICATE, AND COSTLY. SO WE NEED SOME COMBINATION OF A STREAMLINED APPROACH, BUT WE ABSOLUTELY USE THESE DOLLARS AS LEVERAGE AND THIS LEVERAGE IS GOLD, TO BE ABLE TO BE COMPETITIVE FOR ALL THE OTHER SOURCES.

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AMY R. WORTH: SO, JUST, IF I MAY FOLLOW UP, THROUGH THE CHAIR, SO ONE MORE CONVERSATION AT A GATHERING ABOUT THE IMPORTANCE OF BONDS FOR AFFORDABLE HOUSING, YOU COULD USE THE NUMBER 200,000, 200,000, BASICALLY, IS TO SAY, IF YOU LOOK AT A LEVERAGING NUMBER. SO, IN OTHER WORDS, I -- IT -- WHAT -- SO, IF A -- LET'S -- SO WHAT YOU COULD SAY IS YOU COULD USE THAT AS A PERCENTAGE, WHAT WOULD YOU -- HOW WOULD YOU DESCRIBE -- I MEAN YOU COULD SAY THESE ARE LEVERAGE OTHER DOLLARS -- AND, I DON'T NEED TO KNOW THIS NOW. JUST TO SAY IT'S A POINT WHERE IT WOULD BE HELPFUL FOR US TO SUPPORT AND WE ENCOURAGING PEOPLE TO SHOW HOW WE DOLLARS, YOU NEED THESE DOLLARS TO LEVERAGE BECAUSE THE OTHER SOURCES AREN'T ENOUGH. SO IF THERE IS A WAY TO TAKE IT, SAY, YOU BREAK DOWN THAT HIGH NUMBER OF 750, AND YOU KNOW, YOU TALK A DIFFERENT NUMBER AS A MULTIPLIER, OR A DIVIDING NUMBER, WHICH, YOU KNOW, AGAIN, I THINK THIS IS MAYBE DOWN THE ROAD, BECAUSE PEOPLE JUST THINK, WELL, IT'S A MILLION DOLLARS A DOOR, OR 750 AND THAT'S NOT A LOT. SO IT WOULD BE HELPFUL TO HAVE SOME OF THAT.

REBECCA LONG: COMMISSIONER, WE CAN DEFINITELY GET BACK TO YOU ON THAT, AS WE THINK, WHAT DOES $10 BILLION BUY THE REGION.

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AMY R. WORTH: AND I HOPE THE FEDERAL -- I'M GOING TO SEE MARK DESAULNIER ON FRIDAY WE NEED TO GET THOSE LEGISLATORS TO KEEP THE HOUSING PIECE IN.

LIBBY SCHAAF: I AM HAPPY TO SHARE MY ADVOCACY TEXT THEY SENT TO MY FOLKS. AND THE SECRETARY SAID IT THIS MORNING. SAID WHAT CAN WE DO TO MAKE SURE HOUSING STAY IN TO SURVIVE THESE CUTS AND SHE SAID THE SQUEAKY WHEEL GETS THE GREASE. THAT'S EXACTLY WHAT SHE SAID. SO, VICE CHAIR ROMERO?

CARLOS ROMERO, V. CHAIR: THANK YOU, CHAIR. MAYOR SCHAFF, I DON'T MEAN TO BE A CASSANDRA REMARKS BUT I AM WONDERING WHETHER LOWERING THE THRESHOLD IS KIND OF CHIMERIC AND WHETHER WE'RE LOOKING AT SOMETHING THAT HAS BEEN TRIED PREVIOUSLY, AND THAT IF WE OPEN THIS ISSUE UP WE'RE NOT GOING TO WIND UP HAVING A NUMBER OF OTHER SPECIAL, OR, YOU KNOW, SEPARATE FUNDABLE ITEMS, WHETHER IT'S, YOU KNOW, KEEPING OUR STREAMS CLEAN, OR, YOU KNOW, WATER PROVISION, DOING WATER BONDS, WHETHER WE'RE GOING TO WIND UP HAVING FOUR OR FIVE OR SIX DIFFERENT ISSUES GLOM ON TO THE 55% LOWERING OF THE VOTER THRESHOLD, AND THEN WE HAVE A MUCH HARDER ROAD TO HOE, WE HAVE BEEN TALKING ABOUT 65 THRESHOLD ON HOUSING FOR AT LEAST 15 YEARS, AND IT'S ONLY BEEN THE SCHOOLS THAT HAVE BEEN ABLE TO DO THAT. SO I JUST WANT US TO BE AS REALISTIC AS POSSIBLE WHEN WE THINK ABOUT SUPPORTING THE ISSUE AND ISSUING A POLL ON IT

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THAT MAY NOT BE ABLE TO GATHER ENOUGH STEAM TO HAVE IT PASS AND WHAT DOES THAT MEAN FOR 2024 WHEN WE PORTABLY DO GO FOR A GO BOND AND WE HAVE THIS OTHER LEGACY THAT DIDN'T QUITE PASS.

LIBBY SCHAAF: VICE CHAIR ROMERO, AND THE INFORMATION PRESENTED WAS CONFUSING, I DON'T THINK ANYONE IS RECOMMENDING THAT THIS BODY PURSUE LOWERING THE VOTER THRESHOLD. I THINK WHAT IS PUT OUT THERE IS THERE MAY BE AN INDEPENDENT CITIZEN GROUP THAT MAY WANT TO PURSUE THIS. WE COULD, AS A BODY, TAKE A POLICY POSITION THAT WE SUPPORT THAT, BUT THAT PARTICULAR MEASURE WOULD NOT BE SOMETHING APPROPRIATE FOR THIS GOVERNMENTAL BODY TO PURSUE. IT WOULD HAVE TO BE DONE ON A STATEWIDE BASIS AND WE'RE ONLY A REGIONAL BODY SO WE DON'T HAVE THE AUTHORITY TO PUT SOMETHING LIKE THAT ON THE BALLOT. SO I THINK THAT WAS MORE FOR OUR INFORMATION AT WHAT SOMETHING IN THE ADVOCACY COMMUNITY MIGHT BE TALKING ABOUT. I KNOW PEOPLE KEEP ON SAYING "WE" I THINK THEY'RE TALKING ABOUT WE THE PEOPLE OF CALIFORNIA, NOT BAHFA OR MTC OR ABAG. SO THERE IS NO RECOMMENDATION. THIS BODY DOESN'T EVEN HAVE THE JURISDICTION OR AUTHORITY TO PLACE SOMETHING LIKE THAT ON THE BALLOT. SO THAT WAS REALLY FOR INFORMATIONAL PURPOSES.

CARLOS ROMERO, V. CHAIR: IF I MAY, QUICKLY, ON THE OTHER HAND, BUT HAVING MY ESTEEMED COLLEAGUE AMIE FISHMAN ON THE LINE, AND CERTAINLY HAVING REVIEWED THE MEETING THAT YOU WERE EARLIER IN

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ON TODAY, AMIE, WITH THE BAY AREA FUTURES, I CAN'T REMEMBER, I MISSED THAT MEETING. CLEARLY THE ISSUE OF 5% IS OUT THERE, AND WE ALL NEED TO THINK STRATEGICALLY, WHETHER OR NOT ELECT THE OFFICIALS, MTC/ABAG SUPPORT THIS, I MEAN, WHAT ARE THE IMPACTS OF MOVING FORWARD WITH A CAMPAIGN OF THAT NATURE? IF IT DOESN'T GO FORWARD F IT DOESN'T PASS, AND WE WANT TO MOVE IN 2024. THAT'S ALL.

LIBBY SCHAAF: THANK YOU. THANK YOU. GOOD POINT. PRESIDENT ARREGUIN, DO YOU WISH TO SPEAK AGAIN?

JESSE ARREGUIN: A COUPLE MORE POINTS THIS IS ABOUT THE ADVOCACY PLATFORM THAT STAFF WILL BE DEVELOPING OVER THE NEXT FEW WEEKS. I THINK IT'S IMPORTANT THAT WE ADVOCATE THAT HUDSON ALLOCATE SOME MONEY TO PROMOTE INNOVATION IN THE HOUSING PRODUCTION. I THINK THAT GETS AT SOMETHING COMMISSIONER WORTH TALKED B MAYBE CREATING SOME, SORT OF, INCENTIVE OR BONUS PROGRAM MAYBE THAT COULD BE FOLDED INTO THE BUILD BACK BETTER PACKAGE. BUT WE NEED TO LOOK AT DIFFERENT WAYS OF CREATING HOUSING. AND WHILE BUILDING THE TRADITIONAL ROUTE IS THE ONE THAT'S GOING TO GET MORE MONEY THROUGH TAX CREDITS AND OTHER FUNDING SOURCES, IT ALSO IS EXTREMELY EXPENSIVE. AND IF WE REALLY WANT TO INCREASE THE PRODUCTION OF HOUSING, LOOKING AT MONEY FOR PRESERVATION, MONEY FOR MODULAR HOUSING, PREFABRICATED HOUSING, OTHER DIFFERENT TYPES OF MODELS, AND

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ALSO MAKING SURE THAT WHETHER STATE OR FEDERAL MONEY THAT REGIONAL AGENCIES ARE ELIGIBLE FOR SOME PORTION OF FUNDING. BECAUSE I THINK THAT GETS TO WHAT WAS SAID IS, HOW CAN WE BUILD UP OUR BUDGET AND OUR CAPACITY TO DO THIS WORK REGIONALLY, AND I THINK THAT SHOULD ALSO BE A PARTICULAR ADVOCACY FLANK AROUND OUR FORMER HOUSING FUNDING ASKS. AND OUR ELASTIC DOORWAY PILOT THAT WE'RE GOING TO BE LAUNCHING -- I THINK IT'S GOING TO BE CRIT -- SORRY -- THE DOORWAY TO GET TO HOUSING, AND DATABASE THAT WE'RE GOING TO CREATE FOR PROJECTS ALL AFFORDABLE HOUSING OUT THERE UNDER DEVELOPMENT THAT'S GOING TO BE IMPORTANT TO QUANTIFY WHAT'S OUT THERE AND WHAT THE NEED IS SO WHEN WE DO GO TO FEDERAL GOVERNMENT OR STATE GOVERNMENT OR DO SOME MEASURE IN THE FUTURE WE HAVE NUMBERS TO BACK IT UP. THANK YOU FOR GIVING ME THAT OPPORTUNITY.

LIBBY SCHAAF: THANK YOU. I THINK WE'RE SHORT-TERMING THAT, CALLING THAT PIPELINE. I SEE NO ONE ELSE IN THE QUEUE FOR DISCUSSION. MR. CLERK, THERE ARE ANY MEMBERS OF THE PUBLIC THAT WISH TO SPEAK? OR COMMENTS THAT WE HAVE RECEIVED ON THIS ITEM?

CLERK, FRED CASTRO: THERE WERE NO WRITTEN COMMENTS ON THIS ITEM. THERE ARE TWO SPEAKERS WITH THEIR HANDS RAISED IN THE ATTENDEES. SHALL WE GIVE TWO MINUTES?

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LIBBY SCHAAF: THAT'S GOOD. CALL THEM FOR ME, THANK YOU.

CLERK, FRED CASTRO: FIRST SPEAKER IS JENAI, GO AHEAD AND UNMUTE YOURSELF. YOU HAVE TWO MINUTES.

SPEAKER: THANK YOU. GOOD AFTERNOON ABAG BAHFA OVERSIGHT COMMITTEE MY NAME IS JANEA AUBREY AND AM THE NEW SENIOR POLICY MANAGER AT NON-PROFIT HOUSING ASSOCIATION MPH WHERE I FOCUS ON LOCAL HOUSING REGIONAL HOUSING POLICY AND AS YOU KNOW A LEAD MEMBER OF THE BAHA COALITION WHICH IS THE COALITION OF ALMOST 40ED ORGANIZATIONS AGENCIES INCLUDING HOUSING ADVOCATES AND PUBLIC INTEREST. AS YOU KNOW THE PANDEMIC HAS EXASPERATED VULNERABLE MEMBERS OF OUR COMMUNITIES PARTICULARLY LOW-INCOME BLACK INDIGENOUS PEOPLE AND PEOPLE OF COLOR. WE BELIEVE BAHFA ONCE STAFFED AND FUNDED CAN RESPOND TO EQUITABLY TO OUR HOUSING CRISIS. WE BELIEVE IN PURSUING A GENERAL OBLIGATION BOND IN 2024. ONCE TAX SENSITIVITY HAS DECREASED AND WE HAVE A CHANCE TO TAKE ADVANTAGE OF A HIGHER TURN OUT RATE DURING THE PRESIDENTIAL ELECTION. REALLY LOOKING FORWARD TO PARTNERING WITH ALL OF YOU IN THE FUTURE. THANK YOU VERY MUCH FOR YOUR CONSIDERATION IN ALL OF YOUR LEADERSHIP ISSUES.

CLERK, FRED CASTRO: ILAF ISU.

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SPEAKER: HI. GOOD TO SEE YOU AGAIN IN THIS NEW ROLE MAYOR SCHAFF. I AM SPEAKING TO YOU TODAY AS PART OF THE BAY AREA HOUSING FOR ALL COALITION WE HAVE SEEN COMMUNITIES INDOOR DISPLACEMENT INCREASED ECONOMIC INEQUALITY AND SEGREGATION OF RESOURCES AS A RESULT OF HISTORIC DISCRIMINATION. AS A MEMBER OF THE BAY AREA HOUSING FOR ALL COALITION WE HAVE REVIEWED THE POLLING INFORMATION SHARED WITH THE COMMITTEE TODAY AND ARE IN SUPPORT OF PURSUING A STRATEGY FOR A GENERAL OBLIGATION BOND IN 2024 AND PURSUING THE DUAL TRACK OF LOWERS VOTER THRESHOLD FOR A CONSTITUTIONAL AMENDMENT. IF WE DO THIS WE WILL HAVE A HIGHER VOTER TURN OUT IN 2024 PRESIDENTIAL ELECTION AND HOPEFULLY HAVE A STRONGER ECONOMIC CLIMATE AND LESS TAX SENSITIVITY LOWERING THE THRESHOLD WILL OPEN OPPORTUNITIES FOR AFFORDABLE HOUSING ACROSS THE REGION AND IN THE STATE WHICH WILL BE A STEP IN THE RIGHT DIRECTION FOR WHERE WE WANT TO GO. THANK YOU VERY MUCH FOR YOUR WORK.

CLERK, FRED CASTRO: THANK YOU. NEXT SPEAKER IS JUSTINE MARCUS, GO AHEAD.

SPEAKER: HI THERE MY NAME IS JUSTINE M POLICY DIRECTOR FOR ENTERPRISE COMMUNITY PARTNERS PART OF THE LEADERSHIP TEAM FOR THE BAY AREA HOUSING FOR ALL COALITION. WE HAVE BEEN PROUD TO PARTNER WITH ALL OF YOU IN THIS MANY YEAR EFFORT TO DESIGN CREATE AND REALLY FUND BAHFA AND ARE GRATEFUL FOR YOUR

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LEADERSHIP AND CREATIVITY THINKING ABOUT HOW WE CAN BRING ALL OUR DIFFERENT STRATEGIES TO BEAR WHETHER THAT'S FEDERAL MONEY OR THIS BALLOT MEASURE. WE HAVE HAD A CHANCE TO REVIEW THE POLLING INFORMATION AND, LIKE ALL OF YOU, WE HAVE BEEN VERY EAGER TO SEE IF WE COULD PURSUE A MEASURE IN 2022, AND THE POLLING WAS NOT WHAT WE HAD HOPED FOR, BUT AS A COALITION THIS HAS MOTIVATED US TO DOUBLE DOWN ON OUR EFFORTS TO PURSUE A MEASURE IN 2024, AND ALSO, REALLY, ENGAGE IN THIS PARALLEL TRACK OF LOWERING THE VOTER THRESHOLD. AND I WANTED TO BRIEFLY HIGHLIGHT A FEW THINGS THAT ARE REALLY UNDERSCORING OUR ENTHUSIASM. FIRST IS VIABILITY. WE NEED TO, YOU KNOW, GIVE OURSELVES A LITTLE BIT MORE TIME TO GET OUT OF THIS TAX SENSITIVITY, AND WE ALSO KNOW THAT WITH THESE PILOT PROGRAMS WE'RE GOING TO BE ABLE TO START SHOWING THE PUBLIC THE BENEFIT OF BAHFA AND CAN DO MORE OF THAT STORY TELLING AND CASE MAKING LEADING UP TO 2024. AND THE SECOND IS SCALE. WE HAVE WORKED WITH MANY OF YOUS ON THE RHNA METHODOLOGY WE KNOW THAT THOSE RHNA NUMBERS ARE TOP OF MIND FOR ALL OF OUR LOCAL JURISDICTIONS AND WE KNOW WE NEED NOT JUST A LITTLE BIT OF MONEY, BUT A LOT OF MONEY TO MEET THOSE AFFORDABLE HOUSING GOALS ACROSS THE REGION. SO, WAITING FOR 2024, WHERE WE CAN DO A GO BOND AT SCALE IS REALLY GOING TO HELP TO GET US THERE. THANK YOU, AGAIN, FOR YOUR PARTNERSHIP, AND PLEASE KNOW THAT WE WILL CONTINUE TO BE WITH YOU EVERY STEP OF THE WAY AS THIS EFFORT CONTINUES TO MOVE FORWARD.

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LIBBY SCHAAF: GREAT. DOES THAT CONCLUDE PUBLIC COMMENT?

CLERK, FRED CASTRO: YES, MA'AM. THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

LIBBY SCHAAF: GREAT. THANK YOU. WITH THAT, WE CAN ACCEPT THAT INFORMATIONAL REPORT. LET'S MOVE ON TO ITEM NINE, OUR LEGISLATIVE UPDATE. THE POLLING DATA WAS -- I WOULD CHARACTERIZE IT AS BAD NEWS. BUT I THINK THE LEGISLATIVE UPDATE MIGHT HAVE SOME MORE GOOD NEWS IN T SO, SUNDAY WAS THE LAST DAY FOR GOVERNOR NEWSOME TO ACT ON BILLS THAT REACHED HIS DESK. REBECCA LONG WILL PROVIDE AN OVERVIEW OF SEVERAL OF THE VERY SIGNIFICANT HOUSING BILLS THAT WERE ENACTED THIS YEAR, PARTICULARLY AT THE STATE LEVEL. SO, MS. LONG, WOULD YOU PLEASE GIVE THAT REPORT?

REBECCA LONG: THANK YOU, CHAIR SCHAFF. SO IN YOUR PACKET, YOU HAVE A MISDEMEANOR OWE THAT LIST SOME OF THE MORE SIGNIFICANT BILLS THAT WERE SIGNED. I DO HAVE A CORRECTION. SB 477 WAS ACTUALLY VETOED BY THE GOVERNOR, AND THAT WOULD HAVE CHANGED THE ANNUAL PROGRESS REPORTS THAT LOCAL JURISDICTIONS NEED TO DO. IT WAS CHANGING IT, REALLY, TO THE INDIVIDUAL PROJECT. SO, I ACTUALLY HAVEN'T HAD A CHANCE TO READ THE GOVERNOR'S VETO

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MESSAGE, BUT I KNOW IT WAS A BILL THAT RAISED CONCERNS AMONG LOCAL JURISDICTIONS, POTENTIALLY AROUND THE WORKLOAD TO DO THAT. BUT THE MOST IMPORTANT BILL, I THINK, BY FAR, THAT DID GET SIGNED, THAT, AGAIN, MTC BAGGING DIDN'T TAKE A POSITION ON, THAT WOULD BE SB NINE -- -- BY SENATOR ATKINS AND THIS BILL AUTHORIZES DUPLEXES IN SINGLE FAMILY ZONED AREAS AND ALSO ALLOWS FOR SPLIT LOTS. SO IT HAS BEEN, YOU KNOW, DESCRIBED AS ABOLISHING SINGLE FAMILY ZONING. SO I THINK IT'S REALLY IMPORTANT TO NOTE THAT IT HAS A LOT OF EXCLUSIONS. SO ONE OF THE VERY IMPORTANT ONES IS IT ONLY APPLIES IN URBANIZED AREAS AND URBAN CLUSTERS. SO THAT RIGHT THERE DOES TAKE A NUMBER OF, YOU KNOW, PARTS OF THE REGION OUT OF THE CHANGES. AND THERE IS ALSO A LOT OF EXCLUSIONS RELATED TO HAZARDS, FOR EXAMPLE, HIGH AND VERY HIGH FIRE HAZARD ZONES. IT DOES NOT APPLY THERE. IT DOES NOT APPLY IN FLOOD ZONES. IT DOESN'T APPLY IN AREAS THAT HAVE PROTECTED NATURAL LANDS, WETLANDS. SO THERE ARE A LOT OF GEOGRAPHIC AREAS THAT YOU NEED TO KIND OF EXAMINE, AND I DID WANT TO JUST SHARE THAT OUR PLANNING STAFF ARE DOING SOME REALLY GREAT WORK TRYING TO DEVELOP, KIND OF, A DATABASE, SO THAT FOLKS CAN SEE THAT, AND SO WE'LL HOPEFULLY BE ABLE TO SHARE MORE DETAILS. WE DID INCLUDE A LINK IN THE MEMO TO A TURNER CENTER REPORT THAT TOOK MORE OF A MARKET FEASIBILITIES ANALYSIS TO THE QUESTION. BECAUSE THAT'S ALSO OBVIOUSLY ANOTHER FACTOR RATE, IF YOU ARE A HOMEOWNER, IT'S NOT LIKE YOU CAN JUST GO AND MAKE A DUPLEX TOMORROW. SO THEIR ANALYSIS

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FOUND THAT ONCE YOU START TO TEASE OUT ALL OF THESE DIFFERENT EXCLUSIONS AND MARKET FEASIBILITY, WOULD YOU BE LOOKING AT, PROBABLY 5% OF THE COMPLETE UNIVERSE OF SINGLE FAMILY ZONES THAT -- OR HOMES, IN SINGLE FAMILY ZONED AREAS THAT WOULD BE, YOU KNOW, LIKELY TO CREATE A NEW UNIT. THEY HAD AN INITIAL NUMBER OF ABOUT 110,000 STATEWIDE THAT, AGAIN, TODAY, WOULD NOT BE FEASIBLE THAT THIS BILL WOULD UNLOCK. WE'RE GOING TO DID OUR OWN ANALYSIS AND WILL, AGAIN, HOPEFULLY BE ABLE TO SHARE THAT WITH YOU IN THE COMING MONTHS. LET'S SEE. BACK TO MY SUMMARY. SO, YEAH, I THINK ANOTHER REALLY IMPORTANT BILL THAT WAS SIGNED WAS SB EIGHT, BY SENATOR SKINNER. THIS WAS EXTENDING THE HOUSING ACCOUNTABILITY ACT SUNSET DATE. THAT BILL WAS CREATED -- IT'S BEEN A NUMBER OF TIMES THAT SENATOR SKINNER HAS ENHANCE SAID THAT BILL. MOST RECENTLY IT WAS SB 330, WHICH THE COMMISSION AND ABAG DID SUPPORT, BACK IN 2019, AND, BUT THAT, IN THE PROCESS, THAT BILL WAS SHORTENED TO SUNSET IN 2024, THIS EXTENDS THAT, AND I THINK DOES SOME OTHER CLEAN UP. SO YOU HAVE THE LIST IS IN THERE. I DON'T WANT TO GO THROUGH EVERY SINGLE ONE. BUT I ALSO JUST WANTED TO NOTE, ON THE FEDERAL SIDE, WE DO HAVE AN UPDATE FOR YOU, WITH A DEEP DIVE INTO WHAT'S IN THE RECONCILIATION BILL, AS WELL AS A SUPPORT LETTER FROM THE BAHA COALITION FOR THIS IDEA OF BAHFA BEING ABLE TO APPLY FOR SOME OF THESE NEW FEDERAL PROGRAMS. AND WITH THAT, I WILL TURN IT BACK TO THE CHAIR AND SEE IF THERE ARE ANY QUESTIONS.

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LIBBY SCHAAF: THANK YOU SO MUCH MS. LONG. IF YOU COULD RAISE YOUR HAND, COMMISSIONERS, FOR QUESTIONS, COMMENTS, OBSERVATIONS? I AM SEEING PRESIDENT ARREGUIN.

JESSE ARREGUIN: REBECCA, THANK YOU VERY MUCH FOR THE REPORT. I'M CURIOUS, DO ANY OF THE BILLS IMPACT THE CURRENT SIX CYCLE? OF RHNA?

REBECCA LONG: HMM...

JESSE ARREGUIN: 1304 DOES THAT AFFECT HOUSING ELEMENTS THAT LOCAL GOVERNMENTS ARE GOING TO BE DEVELOPING FOR THE CYCLE?

REBECCA LONG: I DON'T KNOW FOR SURE. I THINK A.B. 215 BY ASSEMBLYMEMBER CHU, WHICH I BELIEVE DID GET SIGNED DOES AFFECT THE TIMING OF ADOPTING A HOUSING ELEMENT, BECAUSE IT ADDS SOME NEW PUBLIC NOTICING REQUIREMENTS, KIND OF AT THE BACK END. BUT I WOULD NEED TO CHECK ON A.B. 1304 AND GET BACK TO YOU.

JESSE ARREGUIN: I READ THAT ABAG IS GOING TO BE HIRING A LAW FIRM WITH THEIR EXPERTISE IN HOUSING LAW AS A RESOURCE. I THANK YOU FOR THAT. A LOT OF CITIES DON'T HAVE THEIR OWN IN-HOUSE CITY ATTORNEYS DEPARTMENTS. THE LAWS ARE CHANGING SO QUICKLY, AND A LOT OF THE DEPARTMENTS ARE HAVING TROUBLE

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KEEPING UP WITH THE CHANGING IMPACTS OF LOCAL LAND USE REGULATIONS AND THAT'S A REALLY IMPORTANT RESOURCE FOR LOCAL GOVERNMENT. THANK YOU.

REBECCA LONG: THAT'S WORTH MENTIONING, AND I WANT TO CALL OUT IN THE MEMO, THAT WE WANT TO PROVIDE A WEBINAR TO REALLY DO A DEEP DIVE FOR JURISDICTIONS ON WHAT ARE IN THE NEW LAWS AND WHAT EVERYONE NEEDS TO BE AWARE OF.

LIBBY SCHAAF: THANK YOU. I'M NOT SEEING ANY HAND UP FROM MY COLLEAGUES. SEEING NO ADDITIONAL DISCUSSION OR COMMENTS ON THE LEGISLATIVE REPORT. MR. CLERK, THERE ARE ANY MEMBERS OF THE PUBLIC WHO WISH TO SPEAK OR PROVIDE COMMENTS?

CLERK, FRED CASTRO: I SEE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, NO WRITTEN COMMENTS WERE RECEIVED FOR THIS ITEM. SCHAFF GREAT. THANK YOU SO MUCH. THEN WE ACCEPT THIS INFORMATIONAL REPORT AND MOVE ON TO ITEM TEN, THE REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM. THIS NEXT ITEM IS AN UPDATE ON THIS PROGRAM, AND IT WILL BE PRESENTED BY HEATHER PETERS. IT'S AN INFORMATIONAL ITEM. MS. PETERS.

HEATHER PETERS: THANK YOU MADAM CHAIR. WELCOME EVERYONE. ONE THING I JUST WANT TO START WITH BEFORE I GET INTO MY QUICK PRESENTATION IS FOLLOWING UP ON THE COMMENTS JUST MADE ABOUT

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IT. A, ABOUT SB NINE, AND ADDITIONAL NEW LAW TA. WE ARE, ALREADY, LIVE UP ON OUR WEB SITE WITH A WEBINAR GIVEN BY GOLDFARB LIT MAN ONE OF THE LEADING LAWYERS IN THE FIELD ON THE IMPACTS OF SB NINE. THAT CAN BE FOUND ON OUR WEB SITE IF ANYBODY WANTS A LINK OR HAS TROUBLE FINDING IT FEEL FREE TO E-MAIL ME DIRECTLY, H PETERS AT BAY AREA METRO. AND WE WILL ALSO BE GET GOLDFARB UNDER CONTRACT AS PRESIDENT ARREGUIN MENTIONED ON PROVIDING A DEEP DIVE AND ALL NEW LAWS THAT WILL INCLUDE STAFF TEMPLATES REPORTS SLIDE PRESENTATIONS AND TEMPLATE TALKING POINTS. AND ALSO OFFICE HOURS FOR GROUP QUESTIONS ON HOW SPECIFIC THINGS ARE BEING INTERPRETED. HAPPY TO PROVIDE THAT. ALSO HAPPY TO REPORT IF YOU CAN BRING UP THE SLIDES, PLEASE. WE NOW HAVE DISTRIBUTED 109 LOCAL GRANT SUBALLOCATION AGREEMENTS, TOTALING ALMOST $11 MILLION. YOUR STAFF SHOULD HAVE THAT IN HAND. SO IF THEY HAVEN'T RETURNED THE DRAFT WITH THEIR COMMENTS, WE WOULD LOVE TO HEAR FROM THEM SOON. BUT WE ARE HAPPY TO THEY'RE ALL OUT. ALSO, ALL OF OUR COUNTY PLANNING COLLABORATIVES ARE UP AND THEY'RE RUNNING AND WE HAVE HIRED CONSULTANTS FOR THE ONES WHO HAVE ASKED US TO HIRE CONSULTANTS ON THEIR BEHALF. THEY'RE SETTING UP THEIR LOCAL PRIORITIES NOW, AND THEIR GOAL IS TO LOCALLY TAYLOR ASSISTANCE ON TOP OF WHAT WE'RE GIVING AT THE REGIONAL LEVEL. WE LAUNCHED OUR FIRST PEER COHORT PEER COHORT OF JURISDICTIONS THAT FACE SIMILAR PLANNING CHALLENGES EVEN THOUGH THEY'RE NOT NECESSARILY GEOGRAPHICALLY CONTIGUOUS. OUR BIGGEST COHORT IS CALLED BIG

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THREE AND PLANNERS ARE WORKING ON PLANNERS AND HOUSING SAN FRANCISCO AND OAKLAND HAVE MET AND ARE SHARING THEIR THOUGHTS. COHORTS EVER AGRICULTURAL SMALLER COMMUNITIES. AND LOOKING AT OUR FIRST TWO SUBJECT MATTER WORK GROUPS --

THERESE MCMILLAN: HEATHER, DO YOU MIND PUTTING THIS ON FULL SCREEN. WE'RE SEEING TWO DIFFERENT SLIDES, SORT OF, AN ADVANCED SLIDE VERSION.

HEATHER PETERS: I'M NOT PROJECTING IT.

THERESE MCMILLAN: MAYBE OUR TECHNICAL TEAM CAN MODIFY THE VISUAL WE'RE SEEING.

LIBBY SCHAAF: OR PRESENTATION MODE IS ANOTHER --

THERESE MCMILLAN: YEAH, IT'S STILL KIND OF A SPLIT SLIDE PRESENTATION. SO WE'RE JUST LOOKING FOR THE ONE SLIDE, FULL. THERE WE GO.

HEATHER PETERS: PERFECT. THANK YOU FOR POINTING THAT OUT. GO BACK TO THE ONE THAT SAYS WORK GROUPS, PLEASE. THERE YOU GO. THESE ARE OUR FIRST TWO WORK GROUPS AND THESE ARE SUBJECT MATTER DEEP DIVES. THEY WERE PRIORITIZED BY OUR MEETINGS WITH LOCAL PLANNERS. AND THE FIRST ONE IS MISSING MIDDLE HOUSING

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TYPOLOGIES. 39 JURISDICTIONS ARE PARTICIPATING. THEY HAVE HAD TWO OF THEIR SUCCESSIONS AND PART OF THE KEY TO OUR SUCCESS IN OUR TA IS WE KNOW THAT EVERYONE WHO IS INTERESTED IN MISSING MIDDLE HOUSING IS NOT GOING TO BE ABLE TO ATTEND THESE SIX SESSIONS ON THESE SIX DAYS SO ALL MATERIALS ARE BEING RECORDED, SLIDE DECKS AND RESOURCES, SO THAT WILL BE ON OUR WEB SITE. SECOND ONE IS WILDFIRE PLANNING. WE HAVE HAD 30 JURISDICTIONS PARTICIPATING IN THAT, AND THEY JUST HAD THEIR FIRST MEETING. WANTED TO LIFT UP SOME FEEDBACK THAT WE GOT YESTERDAY, IF A WORD, WAS FANTASTIC, DATA-DRIVEN, WELL RESEARCHED INFORMATIVE AND DELIVERED BRILLIANTLY A TOUCHDOWN AND HOME RUN ALL AT ONCE I WOULD LIKE TO TAKE CREDIT BUT IT WAS MY COLLEAGUES IN THE RESILIENCE TA DEPARTMENT. IT'S JUST A JOY TO HAVE OPPORTUNITY TO WORK ACROSS DIFFERENT PLANNING SECTORS. NEXT SLIDE PLEASE. NOW, THERE IS A TON MORE TECHNICAL ASSISTANCE GOING ON, BUT TODAY I WOULD LIKE TO LIFT UP SOME TECHNOLOGICAL ADVANCES THAT WE'RE DEPLOYING. FIRST ONE YOU SEE HERE IS AN EXAMPLE OF THAT CROSS SECTOR SHARING OF, TA. THIS IS A GREEN IS SHOT OF OUR BRAND-NEW ABAG MTC, TA WEB SITE. THIS HAS GONE GOING ON FOR QUITE A WHILE INCLUDES TA IN ONE PLACE, HOUSING AND EVERYTHING ELSE. SO USERS CAN FIND WHAT THEY'RE LOOKING FOR AND WHILE THERE CAN SEE THERE ARE OTHER TYPES, TA, ONE IS TA ENERGY SAVINGS TECHNICAL ASSISTANCE. FEEL FREE TO VISIT THAT ANY TIME YOU'RE LOOKING FOR SOMETHING YOU WILL FIND LOTS ON HOUSING AND MUCH MORE. NEXT SLIDE PLEASE.

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OUR REGIONAL PLANNING CONSULTING BENCH, I THINK YOU ALL KNOW HAS BEEN AVAILABLE TO ALL BAY AREA JURISDICTIONS FOR ALL OF THEIR WORK, SINCE MAY, HOWEVER, WE ARE ABOUT TO MAKE IT MUCH EASIER FOR JURISDICTIONS TO SEARCH FOR CONSULTANTS USING AN ONLINE PORTAL THAT YOU SEE HERE. IT WILL BE MUCH LIKE SHOPPING ONLINE. THEY CAN BROWSE CONSULTANTS BIOS AND THEN PULL DOWN THE DETAILED INFORMATION THAT THEY GAVE US TO QUALIFY FOR THE BENCH. ALSO, JURISDICTIONS THAT HAVE REAP GRANTS OR PDA GRANTS, CAN USE THIS PORTAL TO REQUEST ABAG TO ADMINISTER CONSULTING CONTRACTS ON THEIR BEHALF AND TAKE SOME OF THAT ADMINISTRATIVE BURDEN OFF LOCAL STAFF. LOCAL STAFF WILL STILL DIRECT THE WORK, BUT WE'LL DO THE PAPERWORK. TRAINING ON THAT PORTAL WILL BE ANNOUNCED SHORTLY. NEXT SLIDE PLEASE. I ALSO BELIEVE THAT YOU'RE ALL ALREADY FAMILIAR WITH OUR HOUSING ELEMENT SITE SELECTION TOOL, AFFECTIONATELY KNOWN AS HAS, BUT WE'RE HAPPY TO BE EMERGING FROM THE BETA TESTING PHASE THE NEW VERSION YOU SEE HERE IS UPGRADES WHAT WAS DEVELOPED IN CONSULTANT WITH LOCAL PLANNING NOTABLY SIMPLE RED YELLOW GREEN COLOR SCHEME MUCH MORE COMPLEX COLOR SCHEME THAT ALLOWS USERS TO FILTER PRESENTATION WITH SIMILAR CHARACTERS, MIGHT BENEFIT. BEING ABLE TO ESTIMATE THE REALISTIC DEVELOPMENT CAPACITY AT THE PARCEL LEVEL WHICH WE HOPE WE WILL USE TO ESTABLISH A SAFE HARBOR WITH HCD WHEN THEY ARE REVIEWING HOUSING ELEMENTS AND MORE LAYERS WILL BE LAUNCHED WITH AFFIRMATIVELY FURRING FAIR HOUSING WHICH WE KNOW HCD WILL BE USING TO EVALUATE HOUSING

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ELEMENTS FOR COMPLIANCE WITH THE NEW LAW. NEXT SLIDE PLEASE. THIS IS AN INNOVATIVE TOOL. WE ARE PROVIDING 25 LICENSES TO LOCAL JURISDICTIONS TO USE AS ONLINE PUBLIC ENGAGEMENT TOOL. IT'S CALLED BALANCES BALANCING ACT IS IT WORK IN MULTIPLE LANGUAGES AND IT ALLOWS THE PUBLIC THROUGH THE INTERNET TO SHARE PREFERENCES ON WHERE THEY WOULD LIKE TO SEE THE NUMBER OF RHNA UNITS PLACED IN THEIR COMMUNITIES AS WELL AS WHAT TYPES OF HOUSING THEY WOULD LIKE TO SEE. NEXT SLIDE PLEASE. FINALLY, WE'RE EXPLORING OBTAINING LICENSES FROM A COMPANY CALLED SIMBIYUM FOUNDED OUT OF A STANFORD PROGRAM LAW AND COMPUTER SCIENCE SCHOOL ALLOWING ONLINE PLANNING FOR PREDICTABILITY DISPLAYS PLANNING APPLICATIONS AND CHECKS COMPLIANCE WITH NON-DISCRETIONARY ITEMS THAT ALLOWS STAFF TO FOCUS ON THE DISCRETIONARY ITEMS WHICH IS WHERE THE HEART AND SOUL OF PLANNING IS. FOR EXAMPLE, IF YOU ARE A HOMEOWNER AND YOU WANT TO ADD A BEDROOM, YOU CAN PUT IT IN THERE AND IT WILL TELL YOU ALL THE REGULATIONS THAT APPLY. YOUR SETBACKS, YOUR FAR, EVEN IF THERE IS A HERITAGE TREE REGULATION, OR RESTRICTIONS THAT MOST PEOPLE DON'T EVEN THINK ABOUT. IT WILL ALSO ALLOW FORMS TO BE SUBMITTED ELECTRICALLY, AND SO A PERSON IN THE PUBLIC CAN LOOK AND SAY -- IT WILL SAY WHETHER YOU'RE IN OR OUT OF COMPLIANCE WITH ANYTHING THAT'S NON-DISCRETIONARY, ANYTHING THAT'S A YES OR NO ANSWER AND YOU CAN FIX IT BEFORE SUBMITTING. AND EVEN IF YOU NEED A HERITAGE TREE WAIVER YOU WILL GET THAT FORM, WITH SUBMISSION OF COMPLIANCE

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INFORMATION AND STAFF HAS TO SPEND TIME WRITING BACK AND SAYING NO IT'S NOT COMPLETE GET IT RIGHT. IT ALSO HELPS PLANNERS BECAUSE IT AUTOMATICALLY FILLS IN STREET VIEWS AND SATELLITE IMAGES OF THE PROGRAM PROJECT SITE AND IT EVEN GENERATES DRAFT COMMENT LETTERS FOR STAFF SAVING TIME. SO WHERE THE STAFF WOULD NORMALLY HAVE TO LOOK AT 28 REGULATIONS AND PULL IN THEIR OWN FORM LETTER OF SAYING THE HERITAGE TREE APPLIES OR, YES, THIS WILL DO ALL THAT STUFF UP FRONT AND GIVE THE PLANNER A DRAFT FROM WHICH THEY CAN EDIT AND MOST IMPORTANTLY IT INTEGRATED WITH EXISTING SOFTWARE SYSTEM SO FOLKS DON'T HAVE TO GIVE UP OR LOSE OR HAVE A MAJOR HEAVY LIFT TO THEIR SYSTEMS. ONCE THIS PROCESS IS THROUGH, IT SEAMLESSLY INTEGRATED BACK INTO THAT PROCESS. SO, WE ARE IN THE PROCESS OF DOING THAT. AND WE'LL SEND OUT AN ELECTRONIC SOLICITATION OF LETTERS OF INTEREST FOR JURISDICTIONS THAT WOULD LIKE TO HAVE THOSE FREE LICENSES. AND IF YOU ARE NOT ABLE TO GET ONE OF OUR FREE LICENSES BECAUSE OUR RESOURCES ARE LIMITED, THE COMPANY HAS -- WE HAVE NEGOTIATED FIXED PRICING FOR THE LIFE OF THE PRODUCT FOR ALL BAY AREA JURISDICTIONS THAT WOULD LIKE TO GET THE SOFTWARE. WITH THAT, I'M JUST GOING TO STOP, AND OPEN IT UP FOR ANY QUESTIONS IF ANYONE HAS ANY.

LIBBY SCHAAF: THANK YOU SO MUCH. THAT WAS VERY INFORMATIVE. AND IF I MAY SAY, IMPRESSIVE. IF MEMBERS OF THE COMMITTEES

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COULD RAISE THEIR HANDS WITH ANY QUESTIONS OR COMMENTS. CHAIR PEDROZA?

ALFREDO PEDROZA: THANK YOU MAYOR SCHAFF. HEATHER THIS IS GRIT GREAT. ONE OF THE THINGS THE MAYOR AND I HAVE BEEN DOING IS GOING OUT TO MUNICIPALITIES AND VISITING GROUPS, ONE OF THE THINGS THIS YEAR IS LACK OF CAPACITY. CAN YOU SHARE A LITTLE BIT ABOUT THE REGIONAL CONSULTING BENCH MARKETPLACE. IS THERE CAPACITY FOR BIG AND SMALL COUNTIES AND CITIES?

HEATHER PETERS: GREAT QUESTION. I AM HAPPY TO TALK ABOUT THE BENCH. ONE OF THE BITS OF FEEDBACK WE HEARD EARLY ON IS THE SCARCITY OF CONSULTANT IN THIS PLANNING ELEMENT CYCLE. AND SO -- AND SMALLER JURISDICTIONS WERE GOING OUT AND NOT GETTING BIDS, AND WE REALIZED WE COULD USE OUR COLLECTIVE BARGAINING POWER AT THE REGION TO ATTRACT CONSULTANTS THAT SMALLER JURISDICTIONS MIGHT NOT BE ABLE TO STRATEGIC AND ALSO NEGOTIATE GOOD PRICING. SO, WHAT WE DID WAS WE WENT OUT AND WE CREATED -- BOY, THE MOTHER OF ALL CONSULTING BENCHES -- WE HAD 92 CONSULTANTS ON THIS BENCH. AND THEY ARE IN 12 DIFFERENT CATEGORIES, SERVICE CATEGORIES, THEY WERE -- IT WAS CREATED BY MY TEAM ON THE HOUSING SIDE, BUT WE ALSO -- WE ANTICIPATED THAT THE STATE MIGHT BE IMPRESSED WITH WHAT WAS BEING DONE ACROSS THE STATE WITH REAP, AND THEY MIGHT GIVE US MORE MONEY, WHICH THEY DID. SO WE'RE READY TO SPEND THAT, AS WELL, AND WE

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HAVE TRANSPORTATION CONSULTANTS, WE HAVE RESILIENCE CONSULTANTS, WE EVEN HAVE CONSULTANTS THAT PROVIDE TEMPORARY STAFFING TO PLANNING DEPARTMENTS. SO IF YOU HAVE SOMEONE GOING OUT ON FAMILY LEAVE, AND YOU JUST NEED A FEW HOURS OF TIME, YOU CAN GO TO THAT BENCH AND GET IT. THERE ARE NO CONSTRAINTS, OTHER THAN, OF COURSE, OF THE CONSULTANTS CAN CHOOSE WHICH PROJECTS TO BID O BUT WE WENT BIG. BECAUSE WE WANTED TO MAKE SURE THAT WE DIDN'T GET, LIKE, FOLKS SAYING, GEE, WE'RE JUST TOO BUSY, THAT THERE WAS A

JACK P. BROADBENT: THING. ALSO OUTREACH. WE HAVE A REALLY, REALLY BROAD OUTREACH BENCH.

ALFREDO PEDROZA: THANK YOU, HEATHER. JUST ONE MORE COMMENT, CHAIR SCHAFF. HEATHER, I THINK IT WOULD BE GREAT TO MEASURE THE SUCCESS OF THIS. I BELIEVE THIS IS SOMETHING THAT CAN BE SCALED IT HAS A LOT OF VALUE AND THIS IS ONE POINT THAT INCREASES OUR OUTPUT AND WE DID THAT DURING THE NAPA COUNTY FIRES WE CONTRACTED REBUILDING, AND PLANNERS WERE TRYING TO DO ONE SIZE FITS ALL AND IT CREATED EXTRA WORK. SO I THING IS A HUGE OPPORTUNITY TO PRODUCE OUTCOMES AND OUTPUT, BUT WE HAVE GOT TO MEASURE IT SO WE CANNEL THAT STORY. AGAIN, VERY PLEASED WITH THIS.

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HEATHER PETERS: THANK YOU ABOUT THAT. SO THE PORTAL -- I'M TALKING ABOUT THE PORTAL AS JUST, YOU KNOW, YOU GUYS LOOKING FOR CONSULTANTS, BUT IT'S SO MUCH MORE THAN THAT. ON THE BACK END, SO I MENTIONED THAT REAP AND PDA GRANTS WILL DO THE PAPERWORK FOR YOU, SO YOU COULD USE THIS PORTAL TO TYPE IN A PROJECT, SEND IT OVER TO MY TEAM, AND SAY, GEE, I LIKE THESE FOUR CONSULTANTS, OR, I THINK I WOULD LIKE TO DO IT ON THIS SCHEDULE, AND WE'LL DO THAT IN THE TOOL. AND YOU WILL HAVE VISIBILITY. WE'LL HAVE VISIBILITY. EVERYTHING WILL BE TRACKED. ONE OF THE THINGS WE'RE DOING HERE TOO, IS WE'RE TRACKING BY PROGRAM, PDA TRACK BY JURISDICTION, ALL 109 JURISDICTIONS, BY CONSULTANT DOWN TO EVERY PROJECT, EVERY DOLLAR THAT'S BEING SPENT AND THE PERCENTAGE OF SBE OR DBE SPEND ON EVERY DOLLAR SPENT. AND THAT'S ALL REPORTED. IT ALSO, EVERY TIME SOMEONE UPLOADS AN INVOICE ON THE REAP GRANTS, OF WHICH WE HAVE 109, WE WILL HAVE TO REPORT TO THE STATE ON ALL OF THOSE, AND YOU WILL BE ABLE TO -- EVERY TIME SOMEONE UPLOADS AN INVOICE, THEY HAVE TO GIVE US TWO SENTENCES IN THE TOOL. SO WE CAN JUST EXPORT THAT AND CREATE OUR STATE REPORTING. SO, IT'S JUST FANTASTIC. I LOVE THIS COMPANY.

LIBBY SCHAAF: THANK YOU VERY MUCH, MS. PETERS. VICE CHAIR WORTH?

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AMY R. WORTH: THANK YOU, MADAM CHAIR. I WANT TO PICK UP, I THINK, AS MAYOR ARREGUIN SAID, EARLIER, THE ABILITY OF ABAG AND MTC TO PROVIDE RESOURCES ON THE GROUND FOR LOCAL JURISDICTIONS IS ABSOLUTELY INVALUABLE. AND, YOU KNOW, CONTRA COSTA COUNTY IS A COUNTY OF 19 CITIES. YOU KNOW, MOST OF THEM ARE SMALLER. OUR LARGEST CITY IS MAYBE ONLY 10,000, 115,000 ON A SUNNY DAY. SO THIS ISSUE OF HAVING THE RESOURCES IS REALLY CRITICAL. AND, HEATHER, I HAVE HEARD FROM SO MANY CITIES, AND CERTAINLY FROM MY OWN PLANNING DIRECTOR IN OUR LITTLE DINKY TOWN OF ORINDA THESE SERVICES ARE ABSOLUTELY INVALUABLE. ESPECIALLY IN LIGHT OF THE NEW RHNA NUMBERS AND ITS. BENEFICIAL. ALL THE TOOLS HAVE BEEN INVALUABLE ON THE GROUND AND AS STAFFS ARE WORKING TO LAY OUT THE PROGRAM FOR RHNA FOR INDIVIDUALS CITIES. I WANT TO SAY THANK YOU ALL. AND HOW TERRIFIC AND WE'RE REALLY SEEING THE FRUITS OF THIS INVESTMENT. SO, THANK YOU.

HEATHER PETERS: THANK YOU SO MUCH. YOU KNOW, ONE THING I HAVE TO LIFT UP IS, THIS IS ALL MADE POSSIBLE BY STATE FUNDING.

AMY R. WORTH: RIGHT.

HEATHER PETERS: AND IT IS A LIMITED TIME. SO WE HAVE ADDITIONAL STATE FUNDING COMING ON REAP 2.0 THAT IS BEING PROGRAMMED RIGHT NOW, BUT THIS IS JUST KIND OF SHOWING YOU

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WHAT CAN BE DONE WHEN STATE FUNDING IS AVAILABLE. BUT UNFORTUNATELY, IT'S NOT GOING TO BE THERE FOREVER.

LIBBY SCHAAF: CAN I, BEFORE I CALL ON VICE CHAIR ROMERO, MS. PETERS HOW MUCH LONGER DO WE HAVE BEFORE WE HIT THE FISCAL CLIFF?

HEATHER PETERS: ON REAP 1.0 UNFORTUNATELY WE HAVE UNTIL THE END OF THE CALENDAR YEE 2023. SO WE HAVE MORE THAN TWO YEARS GO ON THAT. REAP 2.0 JUST PASSED, IT WILL BE ADMINISTERED BY MTC. THE STATE HAS CHANGED BEYOND THE SCOPE OF WHAT WE'RE TALKING ABOUT, MTC WILL BE WEIGHING IN ON THAT. BUT THAT FUNDING OUR FUNDING FOR REAP 4.0 IS ABAG 24000002.0 IS SLIGHTLY A HAIR UNDER 100 MILLION SO QUITE A BIT MORE MONEY AND THAT MONEY WILL BE AVAILABLE THROUGH THE END OF 2026.

LIBBY SCHAAF: THANK YOU. VICE CHAIR ROMERO, THEN DIRECTOR MCMILLAN?

CARLOS ROMERO, V. CHAIR: COULD YOU EXPLAIN MORE SYMBIAN LAND CHECK PLATFORM? IS THIS SIMILAR TO -- HOW IS IT GIVEN THAT MANY CITIES HAVE DIFFERENT ERPS AND SOME ARE USING TRACK-IT, AND I'M TRYING TO UNDERSTAND HOW SYMBIAN IS GOING TO -- IT'S A SOFTWARE INTERFACE -- HOW IS IT INTERFACING WITH EXISTING ERP

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PROGRAMS THAT CITIES ARE USING FOR THEIR PLAN CHECK PROCESSING AND APPLICATIONS?

HEATHER PETERS: GREAT QUESTION. I FORGOT YOU HAVE EXPERIENCE WITH THE TOOL. IT ALLOWS THE PUBLIC TO LOOK AND SEE WHAT ADUS THEY CAN DO ON THEIR LAND. SO NOW IT IS ON WHICH BIGGER. THERE IS STILL THE ADU TOOL AND THERE IS THIS NEW THING CALLED PLAN CHECK AND IT DOES NOT, AT ALL, USURP OR CHANGE ANY OF THE EXISTING PERM TRACKING SOFTWARE. WHAT IT DOES RIGHT NOW IS, IF A HOMEOWNER OR DEVELOPER HAS A QUESTION, THEY CALL UP THE COUNTER AND SOMEBODY HAS TO ANSWER IT AT THE COUNTER, AND IF IT'S ON THE ROLE YOU GET A BLACK OR WHITE QUESTION AND YOU HOPE OR PRAY THAT NO MATTER WHO EVER ANSWERS THE PHONE THEY GIVE THE SAME QUESTION THEY GET THE SAME ANSWER, AND UNFORTUNATELY THAT'S NOT TRUE ALL THE TIME AND STAFF IS TURNING OVER IT'S HARD TO KEEP UP TO SPEED, THERE ARE SO MANY DIFFERENT RULES. THIS AUTOMATES IT'S ACTUALLY ARTIFICIAL INTELLIGENCE THEY'RE ABLE TO CODE BECAUSE THEY'RE COMPUTER SCIENTISTS FROM STANFORD, YOUR WHOLE CODE, EVERYTHING THAT'S IN THERE, IF THERE'S A YES OR NO QUESTION, IT WILL BE AUTOMATED. IF THERE IS A GRAY AREA, ABSOLUTELY NOT. THAT GOES TO THE PLANNER. BUT IT WILL BE ABLE TO LIFT UP, LIKE THE ADU TOOL DOES. CONCERNS, AND PROBLEM, AND WHAT ARE THE PAPERS THAT YOU NEED. THAT'S ALL REPLACING THE WORK THAT WAS DONE OVER THE PHONE OR OVER E-MAIL OR AT THE PLANNING COUNTER. ALL THE

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APPLICATION WORK AND HELPING PEOPLE GET THE RIGHT PAPERWORK DONE. ONCE THE PAPERWORK IS DONE THEN IT HAND IT OFF TO THE PLANNER. PLANNER DOES WHAT THE PLANNER DOES, AND THEN IT CAN BE -- IT KEEPS THEM FROM HAVING TO ENTER IT IN AGAIN. IT CAN JUST BE ELECTRICALLY CONNECTED TO WHATEVER EXISTING SOFTWARE IS IN PLACE. SO WHEN A PLANNER WOULD GET A PIECE OF PAPER APPLICATION, AND THEY WOULD THEN TYPE IT INTO THEIR EXISTING SYSTEM, THAT AUTOMATES ALL OF THAT, SO YOU AVOID SOME USER ERROR AS WELL.

CARLOS ROMERO, V. CHAIR: THANK YOU FOR GOING INTO THAT INFORMATION FOR ME.

HEATHER PETERS: SOME PLANNERS HAVE SAID IT HAS SAVED THEM A WHOLE FTE, AND ALSO HELPED PREVENT LITIGATION OVER QUESTIONS. AND ALSO HAS A RECORD OF EVERY QUESTION THAT WAS EVER ASKED ON THAT PARCEL.

LIBBY SCHAAF: THANK YOU. MS. MCMILLAN.

THERESE MCMILLAN: THIS IS PICKING UP CHAIR SCHAFF ON YOUR QUESTION ABOUT WHEN DOES THIS MONEY END, LIKE THE CHALLENGE OF PILOTS, LIKE, WHAT DOES IT TAKE TO TRANSITION INTO A SUSTAINING PROGRAM. AND JUST KEEP IN MIND CONNECTING THE DOTS BACK TO OUR PURSUIT OF A REGIONAL INITIATIVE. WE WILL NEED TO

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REALLY CONSIDER THE RESOURCES NECESSARY ON ADMINISTRATIVE LEVEL FOR BAHFA TO BE ABLE TO CONTINUE, YOU KNOW, BAHFA OR ABAG OR WHATEVER THE APPROPRIATE REGIONAL AGENCY IS, TO CONTINUE THESE PROGRAMS. YOU KNOW? AND WE'RE DEVELOPING BUDGETS SOMETIMES THERE IS ALWAYS A TENSION OF HOW MUCH MONEY SHOULD PUSH BACK DOWN TO, YOU KNOW, LOCAL JURISDICTIONS TO DO PROJECTS, OR DELIVER INFRASTRUCTURE, OR WHAT NOT, VERSUS SOMETIMES, AS CHARACTERIZED, AS THAT FUZZY ADMINISTRATIVE OVERHEAD. BUT THIS IS AN EXAMPLE OF WHERE WE HAVE SUCH VALUE ADD. SO JUST TO THINK ABOUT, YOU KNOW, THAT, AS WE ARE CONSIDERING THE BUSINESS PLAN THAT'S BEING DEVELOPED FOR BAHFA AND OTHER THINGS, THIS IS INVESTMENT WELL WORTH THE LEVEL THAT WE'RE SEEING. AND JUST WANTED TO MAKE THAT OBSERVATION, AS PART OF THE DISCUSSION. THANKS.

LIBBY SCHAAF: THANK YOU, DIRECTOR. AND AT SOME POINT, WE MIGHT EACH -- NOT RIGHT AWAY -- BUT AT SOME POINT, WE MIGHT THINK OF A LITTLE ROAD SHOW TO REALLY ILLUSTRATE THE VALUE-ADD FOR EACH JURISDICTION SO THEY UNDERSTAND THAT THIS INVESTMENT IS ONE OF THE WISEST INVESTMENTS THAT THEY COULD MAKE WHETHER THAT MIGHT BE THROUGH SOME OTHER SOURCE OR SOMETHING ON THE BALLOT. SO, I DO NOT SEE ANY OTHER HANDS RAISED. SO, SEEING NO FURTHER DISCUSSION OR COMMENTS FROM THE COMMISSIONERS, WILL THE CLERK INFORM US WHETHER THERE WERE ANY PUBLIC COMMENTS RECEIVED OR

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PUBLIC COMMENTS FROM A MEMBER OF THE PUBLIC THAT WISH TO SPEAK?

CLERK, FRED CASTRO: THERE WERE NO WRITTEN COMMENTS SUBMITTED FOR THIS ITEM AND I SEE NO MEMBERS OF THE ATTENDEES WITH THEIR HAND RAISED.

LIBBY SCHAAF: WITH THAT WE'LL ACCEPT THIS INFORMATION ITEM. AND OF COURSE ITEM 11 IS ADJOURNMENT AND STATEMENT OF THE NEXT MEETING. THE NEXT JOINT MEETING OF THE ABAG HOUSING COMMITTEE AND BAHFA OVERSIGHT COMMITTEE WILL BE ANNOUNCED AT THE APPROPRIATE TIME, IT HAS NOT BEEN SCHEDULED AS OF YET, AND THAT MEANS THAT IN JOINT MEETING OF THE ABAG HOUSING COMMITTEE AND THE BAHFA OVERSIGHT COMMITTEE IS HEREBY ADJOURNED. [ADJOURNED]

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