

An aerial photograph of a city street grid, viewed from a high angle. The image is heavily blurred and has a monochromatic blue color scheme, with varying shades of blue creating a sense of depth and texture. The grid pattern of the streets is the primary visual element.

ASSOCIATION OF BAY AREA GOVERNMENTS

Meeting Transcript

JUNE 17, 2022

1

ABAG GENERAL ASSEMBLY

2

FRIDAY, JUNE 17, 2022 AT 9:00 AM

3

4

JESSE ARREGUIN, ABAG PRESIDENT: THIS CONFERENCE OF ABAG

5

GENERAL ASSEMBLY. GOOD MORNING EVERYONE. MY NAME IS JESSE

6

ARREGUIN PRESIDENT OF THE ASSOCIATION OF BAY AREA GOVERNMENTS

7

EXECUTIVE BOARD. AND MAYOR OF BERKELEY. WE'RE BUILDING MORE

8

AFFORDABLE HOUSING AND MUST TAKE CARE OF ADMINISTRATIVE

9

MATTERS. I WOULD NOW CALL THE MEETING OF THE ABAG GENERAL

10

ASSEMBLY TO ORDER AND ASK STAFF TO PLAY THE COVID-19 MEETING

11

ANNOUNCEMENT RECORDING. DUE TO COVID-19, THIS MEETING

12

[RECORDED MEETING PROCEDURES ANNOUNCEMENT] WILL BE CONDUCTED

13

AS A ZOOM WEBINAR PURSUANT TO THE PROVISIONS OF ASSEMBLY BILL

14

361 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE BROWN ACT. THIS

15

MEETING IS BEING WEBCAST ON THE ABAG WEBSITE. THE CHAIR WILL

16

CALL UPON COMMISSIONERS, PRESENTERS, STAFF, AND OTHER

17

SPEAKERS, BY NAME, AND ASK THAT THEY SPEAK CLEARLY AND STATE

18

THEIR NAMES BEFORE GIVING COMMENTS OR REMARKS. PERSONS

19

PARTICIPATING VIA WEBCAST AND ZOOM, WITH THEIR CAMERAS

20

ENABLED, ARE REMINDED THAT THEIR ACTIVITIES ARE VISIBLE TO

21

VIEWERS. COMMISSIONERS AND MEMBERS OF THE PUBLIC PARTICIPATION

22

BY ZOOM, WISHING TO SPEAK, SHOULD USE THE RAISE HAND FEATURE

23

OR DIAL STAR 9, AND THE CHAIR WILL CALL UPON THEM AT THE

24

APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE CALLED UPON

25

BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER. IT IS REQUESTED

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1 THAT PUBLIC SPEAKERS STATE THEIR NAMES AND ORGANIZATION, BUT,
2 PROVIDING SUCH INFORMATION IS VOLUNTARY. WRITTEN PUBLIC
3 COMMENTS RECEIVED AT INFOATBAYAREAMETRO.GOV BY 5 P.M.,
4 YESTERDAY, WILL BE POSTED TO THE ONLINE AGENDA AND ENTERED
5 INTO THE RECORD, BUT WILL NOT BE READ OUT LOUD. IF AUTHORS OF
6 THE WRITTEN CORRESPONDENCE WOULD LIKE TO SPEAK, THEY ARE FREE
7 TO DO SO. THEY SHOULD RAISE THEIR HAND AND THE CHAIR WILL CALL
8 UPON THEM AT THE APPROPRIATE TIME. A ROLL CALL VOTE WILL BE
9 TAKEN FOR ALL ACTION ITEMS. PANELISTS AND ATTENDEES SHOULD
10 NOTE THAT THE CHAT FEATURE IS NOT ACTIVE. IN ORDER TO GET THE
11 FULL ZOOM EXPERIENCE, PLEASE MAKE SURE YOUR APPLICATION IS UP-
12 TO-DATE.

13

14 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU VERY MUCH. WILL THE
15 ABAG CLERK OF THE BOARD CONDUCT ROLL CALL CONFIRM WHETHER A
16 QUORUM OF THE GENERAL ASSEMBLY IS PRESENT.

17

18 **CLERK, FRED CASTRO:** FOR THOSE IN THE ATTENDEES IF YOU ARE A
19 DELEGATE PLEASE RAISE YOUR HANDS AND WE'LL MOVE YOU OVER TO
20 ATTENDEES AS I'M CONDUCTING ROLL CALL. I MEANT FOR THOSE WHO
21 ARE IN THE ATTENDEES.

22

23 **JESSE ARREGUIN, ABAG PRESIDENT:** IF YOU'RE ON THE PANELISTS
24 SIDE YOU'RE ON THE RIGHT SIDE, IF YOU ARE ON THE ATTENDEE'S

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1 SIDE, YOU ARE A DELEGATE, PLEASE RAISE YOUR HAND, AND WE'LL
2 MOVE YOU OVER.

3

4 **DAVID E. HUDSON:** ACTUALLY WE'RE ON THE LEFT SIDE.

5

6 **CLERK, FRED CASTRO:** ROLL CALL FOR DELEGATES. DAVID HAUBERT,
7 ALAMEDA COUNTY. IS ABSENT. SUPERVISOR MITCHOFF, CONTRA COSTA
8 COUNTY? IS ABSENT. SUPERVISOR MOULTON PETERS, MARIN COUNTY?

9

10 **STEPHANIE MOULTON-PETERS:** HERE.

11

12 **CLERK, FRED CASTRO:** THANK YOU. SUPERVISOR GREGORY, NAPA
13 COUNTY?

14

15 **RYAN GREGORY:** HERE.

16

17 **CLERK, FRED CASTRO:** SUPERVISOR MANDELMAN, SAN FRANCISCO? IS
18 ABSENT. SUPERVISOR CANEPA, SAN MATEO COUNTY? IS ABSENT.
19 SUPERVISOR ELLENBERG, SANTA CLARA COUNTY? IS ABSENT.
20 SUPERVISOR SPERING, SOLANO COUNTY?

21

22 **JAMES P. SPERING:** PRESENT.

23

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1 **CLERK, FRED CASTRO:** THANK YOU. SUPERVISOR RABBIT, SONOMA
2 COUNTY? IS ABSENT. DID I MISS ANY COUNTY DELEGATES? QUORUM OF
3 THE COUNTY DELEGATES IS NOT PRESENT.

4

5 **JESSE ARREGUIN, ABAG PRESIDENT:** I SEE RAISED HANDS. JUST TO
6 REITERATE, WE ONLY ASK THAT THOSE DELEGATES REPRESENTING
7 CITIES OR COUNTIES THAT ARE ON THE ATTENDEE SIDE RAISE THEIR
8 HANDS SO WE COULD MOVE THEM OVER TO THE PANELISTS SIDE. SO IF
9 YOU ARE ON THE PANELIST SIDE AND YOU RAISED YOUR HAND, YOU ARE
10 IN THE RIGHT PLACE. BACK TO MR. CASTRO TO PROCEED WITH THE
11 CITY AND TOWN DELEGATES.

12

13 **CLERK, FRED CASTRO:** THESE ARE DELEGATES FROM THE CITIES OF
14 ALAMEDA COUNTY. MAYOR EZZY ASHCRAFT, CITY OF ALAMEDA?

15

16 **MARILYN EZZY ASHCRAFT:** PRESENT.

17

18 **CLERK, FRED CASTRO:** COUNCILMEMBER TIEDEMANN, CITY OF ALBANY?
19 IS ABSENT. COUNCILMEMBER BARLETT, CITY OF BERKELEY? IS ABSENT.
20 COUNCILMEMBER JOSEY CITY OF DUBLIN?

21

22 **JEAN JOSEY:** PRESENT.

23

24 **CLERK, FRED CASTRO:** COUNCILMEMBER MEDINA, CITY OF EMERYVILLE?
25 IS ABSENT. COUNCILMEMBER JONES, CITY OF FREMONT? IS ABSENT.

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1 COUNCILMEMBER ZERMENO, CITY OF HAYWARD? IS ABSENT.

2 COUNCILMEMBER MUNRO, CITY OF LIVERMORE

3

4 **TRISH MUNRO:** PRESENT.

5

6 **CLERK, FRED CASTRO:** COUNCILMEMBER BUCCI, CITY OF NEWARK? IS

7 ABSENT. MAYOR GRAY KING, CITY OF PIEDMONT? IS ABSENT.

8 COUNCILMEMBER TESTA, CITY OF PLEASANTON?

9

10 **JULIE TESTA:** PRESENT.

11

12 **CLERK, FRED CASTRO:** COUNCILMEMBER AZEVEDO, CITY OF SAN

13 LEANDRO? IS ABSENT. COUNCILMEMBER SINGH, CITY OF UNION CITY?

14 IS ABSENT. THESE ARE DELEGATES FROM THE CITIES OF CONTRA COSTA

15 COUNTY. COUNCILMEMBER MENDOZA, CITY OF BRENTWOOD?

16

17 **JOVITA MENDOZA:** PRESENT.

18

19 **CLERK, FRED CASTRO:** MAYOR CLOVEN, CITY OF CLAYTON? IS ABSENT.

20 VICE MAYOR ALIANO, CITY OF CONCORD? IS ABSENT.

21

22 **CLERK, FRED CASTRO:** COUNCILMEMBER FONG, TOWN OF DANVILLE?

23

24 **DAVE FONG:** PRESENT.

25

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1 **CLERK, FRED CASTRO:** COUNCILMEMBER RUDNIK, CITY OF EL CERRITO?

2

3 **TESSA RUDNICK:** PRESENT. OF DANVILLE.

4

5 **CLERK, FRED CASTRO:** COUNCILMEMBER WALKER-GRIFFIN, CITY OF
6 HERCULESE?

7

8 **ALEXANDER WALKER-GRIFFIN:** PRESENT.

9

10 **CLERK, FRED CASTRO:** COUNCILMEMBER CANDELL, CITY OF LAFAYETTE?
11 IS ABSENT.

12

13 **CLERK, FRED CASTRO:** VICE MAYOR ROSS, CITY OF MARTINEZ? IS
14 ABSENT. MAYOR WOEHLKE, TOWN OF MORAGA?

15

16 **STEVE WOEHLKE:** HERE. I SAW CANDELL, MAYOR OF LAFAYETTE. I
17 DON'T KNOW IF SHE LEFT.

18

19 **CLERK, FRED CASTRO:** WE'LL CIRCLE BACK.

20

21 **STEVE WOEHLKE:** THANK YOU.

22

23 **CLERK, FRED CASTRO:** COUNCILMEMBER FULLER, CITY OF OAKLEY?

24

25 **GEORGE FULLER:** HERE.

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1

2 **CLERK, FRED CASTRO:** MAYOR FAY, CITY OF ORINDA.

3

4 **AMY R. WORTH:** COUNCILMEMBER WORTH HERE.

5

6 **CLERK, FRED CASTRO:** THANK YOU COUNCILMEMBER WORTH.

7 COUNCILMEMBER TOMS, CITY OF PINOLE?

8

9 **MAUREEN TOMS:** PRESENT.

10

11 **CLERK, FRED CASTRO:** VICE MAYOR, SCALES-PRESTON, CITY OF

12 PITTSBURG? IS ABSENT. COUNCILMEMBER FLAHERTY? IS ABSENT. MAYOR

13 BUTT, CITY OF RICHMOND?

14

15 **TOM BUTT:** HERE.

16

17 **CLERK, FRED CASTRO:** THANK YOU. RITA XAVIER, CITY OF SAN PABLO?

18

19 **RITA XAVIER:** PRESENT.

20

21 **CLERK, FRED CASTRO:** MAYOR HUDSON, CITY OF SAN RAHMON?

22

23 **DAVID E. HUDSON:** HERE.

24

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1 **CLERK, FRED CASTRO:** COUNCILMEMBER HASKEW, CITY OF WALNUT
2 CREEK?

3

4 **LOELLA HASKEY:** HERE.

5

6 **CLERK, FRED CASTRO:** THESE ARE DELEGATES FROM THE CITY OF MARIN
7 COUNTY. COUNCILMEMBER KEMNITZER, CITY OF BELVEDERE? IS ABSENT.
8 COUNCILMEMBER CUTRANO, TOWN OF FAIRFAX? IS ABSENT.
9 COUNCILMEMBER PAULSON, CITY OF LARKSPUR? IS ABSENT.
10 COUNCILMEMBER EKLUND CITY OF NOVATO?

11

12 **PAT ECKLUND:** PRESENT.

13

14 **CLERK, FRED CASTRO:** THANK YOU. COUNCILMEMBER KIRCHER, TOWN OF
15 ROSS?

16

17 **WILLIAM KIRCHER:** PRESENT.

18

19 **CLERK, FRED CASTRO:** COUNCILMEMBER BURDO, TOWN OF SAN ANSELMO?
20 IS ABSENT. COUNCILMEMBER HILL, CITY OF RAFAEL? IS ABSENT.
21 COUNCILMEMBER HOFFMAN OF SAUSALITO? IS ABSENT. COUNCILMEMBER
22 THIER, FROM TIBURON? THIER?

23

24 **HOLLI THIER:** I'M EXCITED TO BE HERE. IT'S THIER.

25

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1 **CLERK, FRED CASTRO:** CITIES IN NAPA COUNTY. ORO, CITY OF
2 AMERICAN CANYON? IS ABSENT. MAYOR CANNING, CITY OF CALISTOGA?
3 IS ABSENT. COUNCILMEMBER NARVAEZ, CITY OF NAPA?

4

5 **BERNIE NARVAEZ:** HERE.

6

7 **CLERK, FRED CASTRO:** VICE MAYOR DOHRING, CITY OF ST. HELENA?

8

9 **PAUL DOHRING:** HERE.

10

11 **CLERK, FRED CASTRO:** THANK YOU. VICE MAYOR DORMAN TOWN OF
12 YOUNTVILLE? OH, SORRY. COUNCILMEMBER DORENBECHER?

13

14 **MARTIA DORENBECHER:** WELL DONE. YES. HERE. PRESENT.

15

16 **CLERK, FRED CASTRO:** CITY AND COUNTY OF SAN FRANCISCO IS
17 VACANT. THESE ARE DELICATES FROM THE CITIES IN SAN MATEO
18 COUNTY.

19

20 **CLERK, FRED CASTRO:** COUNCILMEMBER HAWKINS MANUELIAN?

21

22 **DIANA HAWKINS MANUELIAN:** HERE.

23

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1 **CLERK, FRED CASTRO:** MAYOR MACKIN, CITY OF BRISBANE? IS ABSENT.
2 COUNCILMEMBER BROWNRIGG -- I'M SORRY. COUNCILMEMBER COLSON,
3 CITY OF BURLINGAME?

4

5 **SPEAKER:** PRESENT. SHE MAY BE ON THE ATTENDEE SIDE. SHE JUST
6 CAME OVER, I THINK.

7

8 **DONNA COLSON:** THANK YOU. HERE. YES. HERE. COUNCILMEMBER
9 COLSON.

10

11 **CLERK, FRED CASTRO:** THANK YOU. COUNCILMEMBER GONZALEZ, TOWN OF
12 COLMA? IS ABSENT. COUNCILMEMBER MANALO? CITY OF DALY CITY? IS
13 ABSENT. COUNCILMEMBER ROMERO, CITY OF EAST PALO ALTO?

14

15 **CARLOS ROMERO:** PRESENT.

16

17 **CLERK, FRED CASTRO:** MAYOR AWASTHI, CITY OF FOSTER CITY? IS
18 ABSENT. COUNCILMEMBER PENROSE, CITY OF HALF MOON BAY? IS
19 ABSENT. MAYOR ROYSE? TOWN OF HILLSBOROUGH?

20

21 **ALVIN ROYSE:** PRESENT.

22

23 **CLERK, FRED CASTRO:** MAYOR NASH, CITY OF MENLO PARK?

24

25 **BETSY NASH:** PRESENT.

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1

2 **CLERK, FRED CASTRO:** COUNCILMEMBER SCHNEIDER, CITY OF MILLBRAE?
3 IS ABSENT. MAYOR PRO TEMPORE BIGSTYCK, CITY OF PACIFICA?

4

5 **TYGARJAS BIGSTYCK:** PRESENT.

6

7 **CLERK, FRED CASTRO:** MAYOR HUGHES, TOWN OF PORTOLA VALLEY?

8

9 **CRAIG HUGHES:** PRESENT.

10

11 **CLERK, FRED CASTRO:** COUNCILMEMBER REDDY, CITY OF REDWOOD CITY?
12 IS ABSENT. MEDINA, CITY OF SAN BRUNO? MARTY MEDINA: HERE.

13

14 **CLERK, FRED CASTRO:** COUNCILMEMBER DUGAN, CITY OF SAN CARLOS?
15 IS ABSENT. MAYOR BONILLA, CITY OF SAN MATEO? IS ABSENT. MAYOR
16 NAGALES, CITY OF SOUTH SAN FRANCISCO?

17

18 **MARK NAGALES:** HERE.

19

20 **CLERK, FRED CASTRO:** MAYOR FLUET, TOWN OF WOODSIDE? IS ABSENT.
21 THESE ARE DELEGATES FROM CITIES IN SANTA CLARA COUNTY.

22 COUNCILMEMBER LOPEZ, CITY OF CAMPBELL? IS ABSENT.

23 COUNCILMEMBER WILLEY, CITY OF CUPERTINO? IS ABSENT.

24 COUNCILMEMBER LEROE-MUNOZ, CITY OF GILROY? ABSENT. MAYOR

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1 ENANDER, CITY OF LOS ALTOS? IS ABSENT. COUNCILMEMBER HUDES,
2 TOWN OF LOS GATOS?

3

4 **MATTHEW HUDES:** PRESENT.

5

6 **CLERK, FRED CASTRO:** THANK YOU. VICE MAYOR PHAN, CITY OF
7 MILPITAS? IS ABSENT. COUNCILMEMBER TURNER, CITY OF MONTE
8 SERENO?

9

10 **ROWENA TURNER:** HERE.

11

12 **CLERK, FRED CASTRO:** THANK YOU. COUNCILMEMBER MARTINEZ BELTRAN,
13 CITY OF MORGAN HILL? IS ABSENT. COUNCILMEMBER SHOWALTER, CITY
14 OF MOUNTAIN VIEW?

15

16 **PAT SHOWALTER:** HERE.

17

18 **CLERK, FRED CASTRO:** THANK YOU. COUNCILMEMBER STONE, CITY OF
19 PALO ALTO? IS ABSENT. COUNCILMEMBER JIMINEZ, CITY OF SAN JOSE?
20 IS ABSENT. COUNCILMEMBER PARK, CITY OF SANTA CLARA?

21

22 **KEVIN PARK:** HERE.

23

24 **CLERK, FRED CASTRO:** THANK YOU. COUNCILMEMBER ZHAO, CITY OF
25 SARATOGA? IS ABSENT. VICE MAYOR CISNEROS, CITY OF SUNNYVALE?

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1 IS ABSENT. THESE ARE DELEGATES FROM SOLANO COUNTY.

2 COUNCILMEMBER MACENSKI, CITY OF BENICIA? IS ABSENT.

3 COUNCILMEMBER JOHNSON CITY OF DIXON?

4

5 **KEVIN JOHNSON:** PRESENT.

6

7 **CLERK, FRED CASTRO:** THANK YOU, SIR. MAYOR PRICE, CITY OF

8 FAIRFIELD? IS ABSENT. COUNCILMEMBER WILLIAMS, CITY OF RIO

9 VISTA?

10

11 **ROBIE WILLIAMS:** PRESENT.

12

13 **CLERK, FRED CASTRO:** MAYOR PRO TEMPORE SEGALA, CITY OF SUISUN

14 CITY? IS ABSENT. COUNCILMEMBER WYLIE, CITY OF VACAVILLE?

15

16 **JEANETTE WYLIE:** HERE.

17

18 **CLERK, FRED CASTRO:** THANK YOU. MAYOR MCCONNELL, CITY OF

19 VALLEJO? IS ABSENT. THESE ARE DELEGATES FROM THE CITIES IN

20 SONOMA COUNTY. COUNCILMEMBER --

21

22 **STEVE YOUNG:** YOU DIDN'T CALL ME. I'M MAYOR YOUNG.

23

24 **JESSE ARREGUIN, ABAG PRESIDENT:** FRED, MAYOR YOUNG FROM BENICIA

25 IS PRESENT.

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1

2 **CLERK, FRED CASTRO:** THANK YOU. COUNCILMEMBER CONCEPTION, CITY
3 OF CLOVERDALE? IS ABSENT. COUNCILMEMBER HARVEY CITY OF COTATI?

4

5 **SUSAN HARVEY:** HERE.

6

7 **CLERK, FRED CASTRO:** MAYOR GOLD, CITY OF HEALDSBURG? IS ABSENT.

8 COUNCILMEMBER POCEKAY, CITY OF PETALUMA? IS ABSENT.

9 COUNCILMEMBER HOLLINGSWORTH-ADAMS, CITY OF ROHNERT PARK?

10

11 **SUSAN HOLLINGSWORTH-ADAMS:** HERE.

12

13 **CLERK, FRED CASTRO:** MAYOR SCHWEDHELM, CITY OF SANTA ROSA? IS

14 ABSENT. MAYOR SLAYTER, CITY OF SEBASTOPOL? IS ABSENT. VICE

15 MAYOR DING, CITY OF SONOMA? IS ABSENT. MAYOR SALMON, TOWN OF

16 WINDSOR? IS ABSENT. I COUNT 40 DELEGATES. QUORUM IS NOT

17 PRESENT.

18

19 **JESSE ARREGUIN, ABAG PRESIDENT:** OKAY. AS THIS IS THE, SORT OF,

20 CONFERENCE PORTION OF THE GENERAL ASSEMBLY QUORUM IS NOT

21 NEEDED. WE DO NEED A QUORUM FOR THE 11:00 BUSINESS MEETING. WE

22 WILL MOVE TO ITEM TWO, THE CONFERENCE ON SUPPORTING LOCAL

23 GOVERNMENTS AND PLANNING AND BUILDING AFFORDABLE HOUSING. GOOD

24 MORNING GENERAL ASSEMBLY DELEGATES, FELLOW ELECTED OFFICIALS,

25 STAFF AND THE PUBLIC. THIS PORTION OF THE PROGRAM IS FOR

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1 INFORMATIONAL PURPOSES ONLY EXAMINES REGIONAL RESOURCES FOR
2 HOUSING ASSISTANCE INCLUDES LISTENING SESSIONS ON HOUSING
3 CHALLENGES AND HOW A POTENTIAL REGIONAL HOUSING BALLOT MEASURE
4 AND OTHER REGIONAL HOUSING PROGRAMS CAN ASSIST LOCAL
5 JURISDICTIONS. THIS SESSION IS A COMPLEMENT TO THE BUSINESS
6 MEETING WHICH STARTS AT 11 O'CLOCK A.M. ON A DIFFERENT ZOOM
7 LINK. HOUSING IS LONG-TERM AND URGENT BAY AREA CONCERN AND HAS
8 BEEN A FOCUS OF ABAG'S EFFORTS FOR ALMOST A 61-YEAR HISTORY.
9 AND AS WE WRAPPED UP THE MOST RECENT RHNA CYCLE AND WERE NOW
10 WORKING TO UPDATE OUR HOUSING ELEMENTS, WE KNOW THE CHALLENGES
11 WE'RE FACING INDIVIDUALLY IN MEETING THE STATE'S AMBITIOUS
12 HOUSING TARGETS. I KNOW, PERSONALLY, HOW HARD WE WORK IN
13 BERKELEY AND I SEE MY COLLEAGUES FROM THROUGHOUT THE REGION
14 FACING SIMILAR CHALLENGES MEETING THESE NEW MANDATES. MANY OF
15 YOUR LOCAL JURISDICTIONS HAVE BEEN WORKING WITH ABAG MTC STAFF
16 THROUGH THE REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM,
17 TAKING ADVANTAGE OF AN ARRAY OF TECHNICAL ASSISTANCE PRODUCTS
18 AND SUPPORT BY THE COUNTY COLLABORATIVES AND PEER COHORTS.
19 MORE INFORMATION ON THE PROGRAM AND ITS TECHNICAL ASSISTANCE
20 OFFERINGS IS AVAILABLE IN OUR AGENDA PACKET. BUT THE TECHNICAL
21 ASSISTANCE IS ONLY PART OF THE RESPONSE TO THE REGION'S URGENT
22 HOUSING NEEDS. THE BAY AREA HOUSING FINANCE AUTHORITY, OR
23 BAHFA, WHICH IS A SHARED INITIATIVE OF ABAG AND MTC, WHICH IS
24 THE FIRST OF ITS KIND IN THE STATE OF CALIFORNIA WHAT'S
25 CREATED TO HELP GENERATE NEW FUNDING TO ADDRESS THE BAY AREA'S

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1 AFFORDABLE HOUSING CHALLENGES IN PARTNERSHIP WITH CITIES AND
2 COUNTIES. AND I'LL ADD AS AN ADDENDUM I WAS IN WASHINGTON,
3 D.C. EARLIER THIS WEEK WITH MTC COLLEAGUES MEETING WITH HUD
4 OFFICIALS AND MEMBERS OF CONGRESS ASKING FOR ADDITIONAL
5 FEDERAL RESOURCES TO SUPPORT THE WORK OF BAHFA TO LEVERAGE THE
6 INVESTMENTS THAT THE STATE AND REGIONAL GOVERNANCE HAVE MADE
7 IN THIS IMPORTANT NEW REGIONAL HOUSING AUTHORITY. WITH THAT,
8 WITH THOSE INTRODUCTORY COMMENTS NOW PROVIDED, I WOULD LIKE TO
9 ASK IF THERE ARE ANY MEMBERS OF THE GENERAL ASSEMBLY THAT HAVE
10 QUESTIONS OR COMMENTS ON MY INTRODUCTORY COMMENTS. IF SO
11 PLEASE RAISE YOUR HAND. SEEING NO RAISED HANDS. CRAIG HUGHES?

12

13 **CRAIG HUGHES:** I JUST HAVE A PROCEDURAL QUESTION. I KNOW WE'RE
14 OPERATING HERE BY WEBINAR UNDER A.B. 361 -- EXCUSE ME.
15 SOMETHING IN MY THROAT -- WE DON'T SEEM TO HAVE AN AGENDA ITEM
16 FOR THIS MEETING, NOR FOR THE BUSINESS MEETING TO MAKE THE
17 REQUIRED FINDINGS UNDER A.B. 361. SO I WAS WONDERING IF WE
18 NEEDED TO DO THAT.

19

20 **JESSE ARREGUIN, ABAG PRESIDENT:** GOOD QUESTION. THE ABAG
21 GENERAL ASSEMBLY -- RATHER, THE ABAG EXECUTIVE BOARD, THIS IS
22 THE GENERAL ASSEMBLY, WHICH IS THE COMMITTEE THAT MEETS IN
23 BETWEEN MEETINGS OF THE GENERAL ASSEMBLY TO CONDUCT ESSENTIAL
24 ABAG BUSINESS, EVERY MONTH, WE ADOPT A RESOLUTION UNDER
25 ASSEMBLY BILL 361 WHICH GIVES THE RESPECTED BODIES UNDER ABAG

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1 THE AUTHORITY OF TO OPERATE UNDER VIDEO CONFERENCES AND
2 TELECONFERENCE. I'LL CONFIRM WITH COUNSEL.

3

4 **KATHLEEN KANE:** YES, THAT'S RIGHT. THE EXECUTIVE COMMITTEE HAS
5 AUTHORITY TO ACT ON BEHALF OF THE GENERAL ASSEMBLY ON ALL ABAG
6 RELATED ENTITIES, SO, THAT'S WHAT WE HAVE BEEN DOING. BUT,
7 GOOD EYE.

8

9 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU. SO, YEAH, WE HAVE
10 MADE REQUIRED FINDINGS TO CONDUCT THIS SESSION. WITH THAT ANY
11 OTHER QUESTIONS ON MY INTRODUCTORY COMMENTS? I DON'T SEE ANY
12 RAISED HANDS. MR. CASTRO, IS THERE ANY PUBLIC COMMENT?

13

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

17

18 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU. THAT BRINGS US TO
19 OUR NEXT ITEM, WHICH IS THE PRESENTATION ON REGIONAL RESOURCES
20 FOR HOUSING ASSISTANCE, AND WE WILL RECEIVE A PRESENTATION NOT
21 JUST ON THE BAY AREA HOUSING FINANCE AUTHORITY, BUT ALSO A
22 POTENTIAL 2024 REGIONAL HOUSING MEASURE. AND, SO, I WOULD LIKE
23 TO GIVE SOME INTRODUCTORY COMMENTS. WE'RE PLEASED TO HAVE AND
24 TO WELCOME KATE HARTLEY, THE FIRST SECTION DIRECTOR OF BAHFA.
25 AND KATE IS A VETERAN OF BAY AREA'S HOUSING POLICY, FINANCE,

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1 AND DEVELOPMENT SECTORS, INCLUDING THE CHIEF LENDING AND
2 INVESTMENT OFFICER FOR THE SAN FRANCISCO BAY'S NON-PROFIT, THE
3 HOUSING ACCELERATOR FUND. BEFORE JOINING THE HOUSING
4 ACCELERATOR FUND, KATE SERVED AS DEPUTY DIRECTOR AND THEN
5 DIRECTOR FOR THE SAN FRANCISCO MAYOR'S OFFICE OF HOUSING AND
6 COMMUNITY DEVELOPMENT. SHE HAS ALSO DEVELOPED AND FINANCED
7 AFFORDABLE HOUSING THROUGHOUT THE BAY AREA, INCLUDING IN MY
8 OWN CITY OF BERKLEY. KATE WILL GIVE US AN UPDATE ON THE WORK
9 OF BAHFA THE DETAILS ON THE HOUSING BOND MEASURE THAT BAHFA IS
10 CONSIDERING FOR THE 2024 BALLOT. WITH THAT I WOULD LIKE TO
11 TURN IT OVER KATE HARTLEY.

12

13 **KATE HARTLEY:** GOOD MORNING GENERAL ASSEMBLY MEMBERS. IT'S
14 GREAT TO BE HERE WITH YOU TODAY. IF WE CAN LOAD THE
15 PRESENTATION, WE CAN GET STARTED. THANK YOU. AS PRESIDENT
16 ARREGUIN SAID, WE WOULD LIKE TO BEGIN TODAY'S CONVENING WITH A
17 PRESENTATION ON THE REGIONAL HOUSING ASSISTANCE THAT ABAG AND
18 MTC PROVIDE. ALSO, THE WORK OF OUR NEWLY OPERATIONALIZED BAY
19 AREA HOUSING FINANCE AUTHORITY, BAHFA, AND CONSIDERATION OF A
20 HOUSING REVENUE FOR THE 2024 BALLOT. NEXT SLIDE PLEASE. THERE
21 IS A PROGRESSION TO OUR REGION'S HOUSING NEEDS RECENTLY AND
22 THE HOUSING ASSISTANCE PROVIDED TO OUR JURISDICTIONS BY ABAG
23 AND MTC. AS YOU ALL KNOW, ABAG AND MTC APPROVED PLANNED BAY
24 AREA 2040 IN 2017. THE ECONOMY WAS IN FULL POST RECESSION
25 SWING WE HAD RECORD LOW UNEMPLOYMENT ACROSS THE REGION BUT

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1 RISING HOUSING PRICES AND AFFORDABLE WERE SERIOUS CONCERNS.
2 THE PLAN SET FORTH GOALS FOR 20 YEARS OF GROWTH STRATEGIES TO
3 ACHIEVE SUSTAINABILITY, EQUITY, AND ECONOMIC VIBRANCE,
4 FOCUSING ON TRANSPORTATION AND LAND USE. WHEN ABAG AND MTC
5 ADOPTED PLANNED BAY AREA 2050, THIS PAST OCTOBER, IN 2021, OUR
6 WORLD LOOKED DIFFERENT. IT WAS CLEAR THAT WE NEEDED TO EXPAND
7 AND DEEPEN OUR EFFORTS ON SEVERAL KEY STRATEGIES, INCLUDING
8 EQUITY, GIVEN THE GROWING UNAFFORDABILITY OF HOUSING ACROSS
9 OUR REGION. THE REGIONAL HOUSING NEEDS ASSESSMENT APPROVED BY
10 ABAG IN DECEMBER OF 2021 AND BY HCD IN JANUARY OF 2022
11 EXPANDED THE FOCUS ON OUR REGION'S AFFORDABLE HOUSING NEEDS.
12 MTC AND ABAG RESPONDED WITH AN EXTREMELY ROBUST TECHNICAL
13 ASSISTANCE PROGRAM TO HELP JURISDICTIONS MEET THEIR RHNA
14 GOALS. AND THE TECHNICAL ASSISTANCE INCLUDES, AMONG OTHER
15 THINGS, COUNTY-BASED PLANNING COLLABORATIVES, A TECHNICAL
16 ASSISTANCE PORTAL WITH TOOL KITS TRAININGS AND DATA SETS AND
17 EFFECTIVE TOOLS TO SELECT SITES FOR SUBMISSION AND HOUSING
18 ELEMENTS COMMUNICATIONS TO CREATE A CONSULTING BENCH AND
19 STREAMLINED CONTRACTING PROCESSES AND MUCH MORE. AND AS
20 PRESIDENT ARREGUIN SAID THERE IS A GREAT DEAL OF EXCELLENT
21 INFORMATION IN YOUR PACKETS. AND FINALLY AS ONE OF THE MOST
22 RECENT DEVELOPMENTS IN THIS PROGRESSION OF REGIONAL ACTION
23 RELATED TO OUR HOUSING NEEDS, THE FULL LAUNCH OF THE BAY AREA
24 HOUSING FINANCE AUTHORITY OCCURRED RECENTLY WITH THE HELP OF A
25 2021 GRANT FROM THE STATE. AND BAHFA HAS REVENUE RAISING

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1 POWERS THAT OUR JURISDICTIONS NEED TO PROVIDE MORE AFFORDABLE
2 HOUSING AND MEET OUR RHNA GOALS AND CREATE THE VISION
3 ARTICULATED IN PLANNED BAY AREA 2050. NEXT SLIDE, PLEASE.
4 BESIDES ITS FOCUS ON EQUITY AND HOUSING AFFORDABILITY, PLANNED
5 BAY AREA 2050 INCORPORATES TRANSPORTATION, ECONOMIC,
6 ENVIRONMENTAL STRATEGIES, WITHIN A REGIONAL GROWTH FRAMEWORK,
7 AND OF COURSE OUR GOAL AND VISION IS TO KEEP OUR REGION
8 CONNECTED, DIVERSE, AND HEALTHY. NEXT SLIDE, PLEASE. AND, OF
9 COURSE, IT'S NOT ENOUGH TO SET EXCELLENT GOALS. WE HAVE TO
10 HAVE EXCELLENT IMPLEMENTATION PLANS. THROUGH FOUR PRINCIPLE
11 MEASURES THAT COMPLIMENT AND REINFORCE EACH OTHER OUR
12 IMPLEMENTATION WORK INCLUDES CREATION OF A TRANSIT ORIENTED
13 COMMUNITIES POLICY, WHICH SUPPORTS TRANSIT RIDERSHIP, TRANSIT
14 EXPANSIONS, AND INVESTMENTS IN THE REGION, INCLUDING
15 INVESTMENTS IN HOUSING PRODUCTION AND AFFORDABLE HOUSING
16 PRESERVATION. THE ONE BAY AREA GRANT PROGRAM IS IN ITS THIRD
17 ITERATION NOW PROVIDING FEDERAL TRANSPORTATION FUNDING TO
18 PROJECTS AND PROGRAMS THAT PURSUE THE GOALS OF TRANSIT AND
19 COMMUNITIES POLICY AND PLANNED BAY AREA 2050 OF COURSE WE HAVE
20 REGIONAL HOUSING TECHNICAL ASSISTANCE WHICH I DESCRIBED
21 EARLIER AND BAHFA WITH OUR ABILITY TO GENERATE SIGNIFICANT
22 FUNDING FOR HOUSING. NEXT SLIDE PLEASE. SO A LITTLE MORE
23 BACKGROUND ON BAHFA FOR THOSE WHO WE HAVEN'T SPOKEN WITH YET.
24 IT WAS CREATED BY STATE LEGISLATION IN 2019. OUR MANDATE IS TO
25 CREATE THE THREE PS PRODUCTION OF NEW HOUSING PRESERVATION OF

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1 AFFORDABLE HOUSING AND PROTECTION OF ALL BAY AREA RESIDENTS.
2 WE ARE GOVERNED BY OUR BAHFA BOARD WHICH IS THE SAME
3 LEADERSHIP AS THE MTC COMMISSION AND THE ABAG EXECUTIVE BOARD
4 PLAYS AN INTEGRAL ROLE IN ALL REVENUE ACTIONS THAT BAHFA
5 TAKES. WE ALSO HAVE A NINE-MEMBER ADVISORY COMMITTEE. THE ABAG
6 AND BAHFA BOARDS HAVE TO WORK TOGETHER TO PUT REVENUE MEASURES
7 ON THE BALLOT AND A.B. 1487 PRESCRIBES WHAT OUR REVENUE
8 RAISING AUTHORITY IS, HOW OUR APPROVALS WORK AND HOW
9 EXPENDITURES MUST PROCEED. NEXT SLIDE. SO AS I MENTIONED,
10 BAHFA IS IN FULL OPERATION MODE NOW THANKS TO THE STATE GRANT
11 AND WE HAVE HIRED STAFF AND ARE LAUNCHING FIVE PILOT PROGRAMS
12 TO GET US STARTED. AND THESE INCLUDE, FIRST, DOORWAY. IT'S A
13 REGIONAL ONLINE AFFORDABLE HOUSING APPLICATION PORTAL, WHICH
14 WE'RE REALLY EXCITED ABOUT. IT WILL HELP ANYONE LOOKING FOR
15 AFFORDABLE HOUSING DO SO IN THE MOST EASY MANNER POSSIBLE.
16 IT'S REALLY A -- CREATES BETTER EQUITY IN ITS EXPANSION OF
17 ACCESS TO AFFORDABLE HOUSING OPPORTUNITIES. WE'RE ALSO
18 CREATING A REGIONAL PIPELINE DATABASE SHOWING ALL THE
19 AFFORDABLE PROJECTS IN THE WORKS IN OUR REGION, BUT THAT DON'T
20 YET HAVE ALL THE FUNDING THEY NEED. SO THIS WILL HELP US
21 SIGNIFICANTLY IN OUR PLANNING PROCESS. WE ARE LAUNCHING A
22 PRESENTATION PILOT, AND WE'RE GOING PURSUE STATE FUNDS RIGHT
23 AWAY SO THAT WE CAN WORK WITH COMMUNITY-BASED ORGANIZATIONS TO
24 BUY AND REHAB EXISTING BUILDINGS AND CONVERT THEM TO
25 PERMANENTLY AFFORDABLE HOUSING. AND THEREBY PROTECT TENANTS

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1 WHO MIGHT OTHERWISE BE AT RISK OF DISPLACEMENT. AND WE HAVE
2 BOTH AN ANTI-DISPLACEMENT AND A HOMELESSNESS PREVENTION PILOT.
3 SO, BOTH OF THESE PROGRAMS WILL CREATE REGIONAL PARTNERSHIPS
4 THAT WILL HELP US ALIGN BETTER IN OUR EFFORTS TO KEEP PEOPLE
5 HOUSED AND PREVENT HOMELESSNESS. WE'RE GOING TO WORK TOGETHER
6 WITH IN ALL THE JURISDICTIONS TO IDENTIFY RESOURCE GAPS, FIND
7 WAYS TO FILL THEM, AND STREAMLINE THE SYSTEMS WE CURRENTLY
8 HAVE IN PLACE TO PROTECT TENANTS AND PREVENT HOMELESSNESS. AND
9 THIS IS ALL IN ANTICIPATION OF OUR PURSUIT OF RESOURCES IN
10 2024 AND BEYOND. NEXT SLIDE PLEASE. SO, IN ADDITION TO THE
11 PILOTS, AND WHAT WE WOULD LIKE TO TALK ABOUT IS THAT POSSIBLE
12 2024 REGIONAL HOUSING MEASURE THAT WILL PROVIDE EVERY BAY AREA
13 JURISDICTION THE RESOURCES IT NEEDS TO HELP ACHIEVE OUR
14 HOUSING GOALS. AND PLACING A MEASURE ON THE BALLOT REQUIRES
15 THE COORDINATED ACTION OF BOTH THE ABAG EXECUTIVE BOARD AND
16 THE BAHFA BOARD. NEXT SLIDE. AND IT'S REALLY IMPORTANT TO KNOW
17 THAT THE WAY THAT OUR ENABLING LEGISLATION, A.B. 1487 IS
18 WRITTEN MEANS THAT COUNTIES WILL ULTIMATELY DETERMINE,
19 COUNTIES AND CITIES, WHAT PROJECTS ARE THE BEST INVESTMENTS
20 FOR THEIR JURISDICTIONS. BECAUSE 80% OF ALL THE REVENUE THAT
21 WE RAISE WILL RETURN TO THE COUNTY OF ORIGIN. BAHFA WILL
22 RETAIN 20% OF REVENUES RAISED, AND FOR BOTH THE JURISDICTIONS
23 AND BAHFA, A.B. 1487 HAS CERTAIN EXPENDITURE REQUIREMENTS SO
24 THAT AT A MINIMUM, 52% OF THE MONEY RAISED WILL GO -- MUST GO
25 TO PRODUCTION, 15% TO AFFORDABLE HOUSING PRESERVATION, AND 5%

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1 TO TENANT PROTECTIONS. AND THIS DOES LEAVE SOME UNALLOCATED
2 FUNDS WHICH PROVIDE JURISDICTIONS AND BAHFA SOME ADDITIONAL
3 FLEXIBILITY IN THEIR DECISION-MAKING ABOUT EXPENDITURES. NEXT
4 SLIDE. THIS SLIDE PROVIDES AN ESTIMATE OF FUNDING THAT WOULD
5 GO TO COUNTIES AND ELIGIBLE CITIES WITH A \$10 BILLION BOND.
6 IT'S AN UNPRECEDENTED AMOUNT OF MONEY FOR EVERY JURISDICTION.
7 AND WHAT'S SO CRITICAL AND ALSO UNPRECEDENTED IS THAT ALL
8 COUNTIES WOULD BE RECEIVING THESE VERY HIGH-LEVEL OF
9 RESOURCES. NOT JUST ONE OR TWO COUNTIES THAT SUCCEED AT THE
10 BALLOT ON OCCASION. THIS FULL REGIONAL FUNDING MEASURE WOULD
11 ALLOW US, FOR THE FIRST TIME, TO ADDRESS OUR HOUSING NEEDS
12 TOGETHER AS A REGION. NEXT SLIDE. AND THIS SHOWS THE BREAK
13 DOWN OF THE HOUSING THAT WOULD GO TO BAHFA, AND THE
14 EXPENDITURE REQUIREMENTS PLACED UPON BAHFA'S FUNDING. NEXT
15 SLIDE. SO, ALSO, PLEASE KNOW THAT FOR A 2024 HOUSING MEASURE,
16 THERE IS SUBSTANTIAL GROUNDWORK THAT IS IN PLACE ALREADY; AND
17 THIS INCLUDES CONSENSUS BUILDING THAT'S BEEN GOING ON FOR MANY
18 YEARS WHICH MAYOR ARREGUIN MENTIONED. WE HAVE ENABLING
19 LEGISLATION FOR A REVENUE MEASURE. THE BAY AREA POLLING THAT'S
20 DONE IN A VARIETY OF PLACES SHOWS THAT OUR RESIDENTS RANK
21 HOMELESSNESS AND HOUSING AMONG THEIR TOP CONCERNS. AND THERE
22 IS WORK THAT'S BEEN COMPLETED BY THE BAY AREA HOUSING FOR ALL
23 COALITION, ALSO KNOWN AS BAHFA THAT IS REALLY CRITICAL. IT'S A
24 GROUP OF HOUSING ORGANIZATIONS AND STAKEHOLDERS WHO HAVE
25 ALREADY STARTED A FUND-RAISING CAMPAIGN FOR A HOUSING MEASURE.

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1 AND IN ADDITION, THEY'RE PURSUING A STATEWIDE BALLOT MEASURE
2 THAT WOULD DO TWO IMPORTANT THINGS. FIRST IS THAT IT WOULD
3 LOWER THE VOTER THRESHOLD FOR PASSAGE OF A GENERAL OBLIGATION
4 AFFORDABLE HOUSING BOND FROM 2/THIRDS TO A SIMPLE MAJORITY.
5 AND THE SECOND IS THAT IT WOULD EXPAND THE ELIGIBLE USES OF
6 GENERAL OBLIGATION BOND FUNDING. RIGHT NOW YOU CAN ONLY USE
7 GENERAL OBLIGATION FUNDS FOR WHAT WE CALL "BRICKS AND MORTAR"
8 PURCHASE OR REHAB OF ACTUAL REAL PROPERTY. THIS WOULD ALLOW
9 PROPERTY OWNERS TO ALSO HAVE A CAPITALIZED OPERATING RESERVES
10 WHICH GENERAL OBLIGATION BONDS CAN'T FUND NOW BUT THAT WHICH
11 IS A CRITICAL PART OF ANY DEVELOPMENT NO MATTER WHETHER IT'S
12 AFFORDABLE OR FOR PROFIT. AND IT WOULD ALSO ENABLE AFFORDABLE
13 DEVELOPERS TO PAY FOR TENANT SUPPORTIVE SERVICES. NEXT SLIDE,
14 PLEASE. SO, WITH YOUR SUPPORT, WE WOULD CONTINUE TO OUTREACH
15 TO JURISDICTIONS. WE WOULD HOLD TOWN HALL PUBLIC INFORMATION
16 MEETINGS. WE WILL BE ADOPTING A BAHFA BUSINESS PLAN WITH ITS
17 INTEGRAL EQUITY FRAMEWORK. AND WE WOULD CREATE THE DRAFT
18 DOCUMENTS REQUIRED FOR OUR BALLOT MEASURE. IN EARLY 2024, WE
19 WOULD CONDUCT MORE POLLING AND ASSUMING THERE IS FULL
20 AGREEMENT, WE WOULD TAKE ALL THE NECESSARY STEPS TO ENSURE
21 SUCCESS AT THE BALLOT. AND, AGAIN, THIS INCLUDES ACTION BY
22 BOTH ABAG'S EXECUTIVE BOARD AND THE BAHFA BOARD. AND NEXT
23 SLIDE. ON A PARALLEL TRACK, THE BAHFA COALITION WILL BE FUND-
24 RAISING. THEY WILL BE BUILDING NEW COALITIONS THROUGHOUT THE
25 STATE, CONDUCTING POLLING, AS WELL. AND CONDUCTING THE

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1 CAMPAIGN AND PUBLIC RELATIONS WORK THAT ARE ESSENTIAL TO
2 BALLOT MEASURES. ALSO FILING THE NECESSARY DOCUMENTS FOR THEIR
3 STATEWIDE MEASURE. SO, TO CONCLUDE. AGAIN, WITH YOUR SUPPORT,
4 WE CAN COMMENCE THE PREPARATION WORK NECESSARY FOR A 2024
5 REGIONAL HOUSING MEASURE. AND WITH YOUR CONTINUED SUPPORT, WE
6 WOULD DO EVERYTHING POSSIBLE TO ENSURE SUCCESS AT THE BALLOT
7 SO THAT, TOGETHER, AS A REGION, WE CAN MEET OUR HOUSING NEEDS.
8 AND THAT'S THE END OF MY PRESENTATION. AND I VERY MUCH LOOK
9 FORWARD TO HEARING FROM YOU. THANK YOU.

10

11 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU SO MUCH, KATE, FOR
12 YOUR PRESENTATION. AND I'LL ASK ARE THERE ANY QUESTIONS FOR
13 KATE ABOUT BAHFA AND THE ROLE IT COULD PLAY TO ASSIST LOCAL
14 JURISDICTIONS IN THE BAY AREA? JUST A REMINDER THAT OUR NEXT
15 ITEM IS INTENDED TO GET FEEDBACK ON A POTENTIAL REGIONAL
16 HOUSING MEASURE. BUT I WILL NOW OPEN THE FLOOR TO ASK ARE
17 THERE ANY CLARIFYING QUESTIONS OR SUBSTANTIVE QUESTIONS FOR
18 KATE ON HER PRESENTATION. PLEASE USE THE RAISED HAND FEATURE
19 ON ZOOM. I WILL CALL ON YOU.

20

21 **STEVE YOUNG:** ONE OF THE REFERENCES MADE GOING TO THE COUNTY OF
22 ORIGIN I'M WONDERING WHAT COUNTY OF ORIGIN MEANS. I UNDERSTAND
23 THE ALLEGATION IN THE TABLE SHOWED PRESUMABLY POPULATION
24 BASED. THE OTHER IS WHAT EXACTLY IS THE COUNTY OF ORIGIN IS
25 THERE SOME EXPECTATION THERE WOULD BE SEPARATE BODIES FROM

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1 EACH COUNTY THAT WOULD SOMEHOW SEE THE 80% OF THAT MONEY OR
2 WOULD IT RETURN TO THE COUNTY?

3

4 **KATE HARTLEY:** COUNTIES HAVE SUPERVISORIAL CONTROL OVER THE
5 BALLOT PLACING THE MEASURES ON THE BALLOT WE WOULD ISSUE THE
6 BOND ON THE DISTRIBUTION OF FUNDS COUNTIES WILL CREATE AN
7 EXPENDITURE PLAN AND THERE ARE CITIES ON THAT LIST AS WELL.
8 A.B. 1487 ALLOWS FOR THE THREE BIG CITIES IN OUR REGION TO
9 HAVE THEIR OWN SEPARATE ALLOCATIONS, AS WELL AS ANY CITY THAT
10 HAS 30% OR MORE RESPONSIBILITY FOR THE VERY LOW INCOME RHNA
11 ALLOCATION. SO IT IS POPULATION-BASED. YOU'RE RIGHT, IN TERMS
12 OF WHERE ARE THE TAX DOLLARS -- WHERE IS THE TAX DOLLARS
13 COMING FROM TO PAY FOR THE BOND IS THEN THAT DETERMINES THE
14 VALUE OF THE ALLOCATION THAT GOES BACK TO THAT COUNTY AS AN
15 80% SHARE.

16

17 **JESSE ARREGUIN, ABAG PRESIDENT:** OKAY. THANK YOU VERY MUCH.
18 WE'LL GO NEXT TO SUPERVISOR SPERING.

19

20 **JAMES P. SPERING:** KATE, THANK YOU FOR THE PRESENTATION. MY
21 QUESTION IS SIMILAR TO MAYOR YOUNG'S. COMING BACK TO SOLANO
22 COUNTY IF VALLEJO IS THE LARGEST CITY, WILL THEY GET THEIR
23 RETURN TO SOURCE OR CAN IT BE DISTRIBUTED THROUGHOUT SOLANO
24 COUNTY, THE TOTAL THAT COMES INTO THE COUNTY?

25

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1 **KATE HARTLEY:** I'M SORRY. COMMISSIONER SPERING. YOU CAN REPEAT?
2 I'M NOT SURE I UNDERSTOOD THE QUESTION.

3

4 **JAMES P. SPERING:** THE RETURN TO SOURCE, WHEN IT COMES BACK TO
5 THE COUNTY, DOES IT GET DISTRIBUTED THROUGH THE CITIES AS A
6 RETURN TO SOURCE WHETHER IT'S GENERATED IN THAT CITY?

7

8 **KATE HARTLEY:** THE COUNTIES WILL BE CREATING EXPENDITURE PLANS
9 AND SO WE WILL BE WORKING WITH THE COUNTIES AND THE CITIES.
10 THE LEGISLATION IS NOT -- DOES NOT PRESCRIBE THAT THE CITIES
11 WITHIN A COUNTIES APPROVE THE 30 -- THE CITIES THAT HAVE 30%
12 RESPONSIBILITY FOR THE RHNA OBLIGATION, HAVE THEIR OWN
13 ALLOCATIONS. AND, SO, IT'S GOING TO BE A COLLABORATIVE
14 PROCESS. AND I DID WANT TO CLARIFY ONE THING THEY SAID, THAT
15 THE RETURN TO SOURCE, WELL, IT'S TIED TO POPULATION. IT'S
16 REALLY A FUNCTION OF ASSESSED EVALUATION IN THAT COUNTY.
17 BECAUSE THAT'S HOW THE BOND PROCEEDS ARE SIZED.

18

19 **JAMES P. SPERING:** IN MY COUNTY WE HAVE FOUR CITIES AND THEY
20 HAVE NEEDS AND THE THREE LARGEST CITIES COULD ABSORB ALL OF
21 THIS. SO THERE HAS TO BE SOME FORMULA THAT THE SMALLER CITIES
22 GET THEIR SHARE TO DEAL WITH THIS AND THEY HAVE THE BIGGEST
23 CHALLENGES. THAT'S ONE. AND TWO IS ON THE 20% GOING BACK TO
24 BAHFA, IS THERE -- ARE YOU GOING TO SEPARATE A PORTION THAT
25 CAN BE ALLOCATED TO THE SMALLER CITIES? THE LARGER CITIES WILL

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1 EAT THAT WHOLE 20%. I HOPE THERE IS SOME CONSIDERATION FOR HOW
2 WE DEAL WITH THE SMALLER CITIES, BECAUSE IN MY OPINION, THEY
3 HAVE THE BIGGEST CHALLENGE PRODUCING THE VERY LOW-INCOME
4 HOUSING.

5

6 **KATE HARTLEY:** I AGREE. AND WE ARE WORKING RIGHT NOW, WE'RE
7 REACHING OUT TO ALL THE JURISDICTION JURISDICTIONS. WE'RE
8 REACHING OUT TO THE CITIES WE WANT TO MAKE SURE THAT EQUITY IS
9 AT THE FOREFRONT SO THOSE UNDER-RESOURCED AREAS HAVE ACCESS TO
10 THESE FUNDS. IT'S PART OF THE REASON WHY WE'RE BUILDING AN
11 EQUITY FRAMEWORK INTO FOUNDERING PLANS. AND THIS IS GOING TO
12 TAKE COORDINATION AND BAHFA STAFF ARE REALLY INTENT ON WORKING
13 CLOSELY WITH ALL THE CITIES AND COUNTIES TO MAKE SURE THAT THE
14 EXPENDITURE PLANS THAT THE COUNTIES COME UP WITH ACCOUNT FOR
15 THE ISSUES THAT YOU HAVE RAISED.

16

17 **JAMES P. SPERING:** WITHOUT THE SMALL CITY SUPPORT IT'S NOT
18 GOING TO PASS. THERE HAS GOT TO BE RECOGNITION OF THE SMALL
19 CITIES AND THEIR NEEDS. THANK YOU KATE FOR THE PRESENTATION.

20

21 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU SUPERVISOR SPERING.
22 ALL GOOD POINTS THESE IS EXACTLY THE FEEDBACK WE WANT TO GET
23 AND ALL THIS COULD BE WORKED OUT WITH THE DEVELOPING
24 EXPENDITURE PLAN IN BAHFA AND WITH THE 20% FUNDS MAKING SURE
25 THERE IS EQUITY HOW THOSE FUNDS ARE DISTRIBUTED TO THE SMALLER

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1 CITIES AND EVEN MEDIUM SIZED CITIES ARE GOING TO BE ABLE TO
2 APPLY FOR THOSE FUNDS INCLUDING SOME OF THE LARGER CITIES
3 DIRECT ALLOCATIONS. THAT WAS A GOOD QUESTION. COUNCILMEMBER
4 SHOWALTER.

5

6 **SPEAKER:** I WAS WONDERING WHAT THE TAX BILL WOULD BE FOR ABOUT
7 \$100,000 VALUATION? WHAT KIND OF MAGNITUDE ARE WE TALKING?

8

9 **KATE HARTLEY:** OUR TAX ACCOUNTANT IS WORKING ON THAT RIGHT NOW
10 IT'S A FUNCTION OF INTEREST RATE. AS YOU KNOW, THE INTEREST
11 RATES RIGHT NOW AREN'T WHERE WE WANT THEM TO BE. WE WILL HAVE
12 A SCHEDULE OF POTENTIAL VALUES AND THAT WILL BE PART OF OUR
13 OUTREACH CAMPAIGN SO THAT TAXPAYERS KNOW VERY CLEARLY WHAT THE
14 TAX BILL WILL BE. ALSO, BECAUSE THE BONDS WON'T BE ISSUED ALL
15 AT ONCE. SO, STARTING OUT, WE'LL HAVE AN INITIAL ISSUANCE TO
16 FUNDS BECAUSE IT TAKES TIME TO DISBURSE MONEY AND EXPEND THE
17 MONEY, SO STARTING OUT, THE TAX OBLIGATION WILL BE LOW. IT
18 WILL PEAK AT A CERTAIN POINT, AND THEN IT WILL DROP OFF AS THE
19 PRINCIPLE IS PAID BACK. SO WE HAVE ALL THAT AND WILL BE
20 SHARING IT WITH JURISDICTIONS AS PART OF THE OUTREACH.

21

22 **PAT SHOWALTER:** THAT LEADS ME TO ANOTHER QUESTION, WHAT IS THE
23 PLANNED EXPENDITURE PERIOD FOR THESE FUNDS? WE HAD A MEASURE
24 IN SANTA CLARA COUNTY OF A BILLED TO PRODUCE LOW-INCOME
25 HOUSING TO SOLVE OUR HOMELESS PROBLEM. AND WE WERE REQUIRED TO

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1 SPEND THAT MONEY, I BELIEVE, IN LESS THAN A DECADE. SO IS
2 THERE SOME TIME FRAME CONSIDERED FOR THIS?

3

4 **KATE HARTLEY:** YES. WE HAVE BEEN LOOKING AT A TEN-YEAR PERIOD
5 WITH FIVE ISSUANCES OF BONDS OVER THAT TIME. SO THAT EVERY TWO
6 YEARS, WE WOULD HAVE A NEW ISSUANCE. BECAUSE AS WE HAVE SEEN
7 IN ALL THE COUNTIES THAT HAVE HAD LARGE BOND MEASURES LIKE
8 SANTA CLARA COUNTY, IT TAKES SOME TIME TO GET THE MONEY OUT
9 THE DOOR AND IN THE GROUND. SO, YES, IT'S LOOKING AT A TEN
10 YEAR PERIOD.

11

12 **PAT SHOWALTER:** THANK YOU SO MUCH.

13

14 **JESSE ARREGUIN, ABAG PRESIDENT:** TO ADD, PAT, A LOT OF THE
15 DIRECTION ABOUT HOW FUNDS ARE ALLOCATED WAS PRESCRIBED IN THE
16 BALLOT MEASURE. WITH 80% GOING BACK TO THE 20 AND 20% INTO A
17 REGIONAL POT. BUT THE DETAILS ABOUT TRANCHES AND MORE
18 SPECIFICS ABOUT HOW MUCH MONEY IS PRIORITIZED TO SMALLER
19 CITIES THOSE ARE THINGS WE'RE WORKING OUT IF WE DECIDE TO
20 PROCEED WITH A MEASURE OVER THE NEXT YEAR OR TWO. SO THIS IS
21 REALLY HELPFUL FEEDBACK AS WE'RE BEGINNING THIS CONVERSATION.
22 I JUST WANT TO CLARIFY THAT WE'RE AT THE BEGINNING OF THE
23 PROCESS THAT WE HAVE NOT YET MADE A DECISION TO PUT A MEASURE
24 ON THE BALLOT. AND I THINK THE GOAL OF TODAY WAS TO GET INPUT
25 FROM LOCAL GOVERNMENT LEADERS ABOUT, IS THIS A GOOD IDEA, WHAT

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1 QUESTIONS AND CONCERNS DO PEOPLE HAVE, AND SO I THINK THIS IS
2 VERY HELPFUL FEEDBACK.

3

4 **JESSE ARREGUIN, ABAG PRESIDENT:** GOING TO COUNCILMEMBER MENDOZA
5 FOLLOWED BY MAYOR BUTT.

6

7 **SPEAKER:** I HAVE A QUESTION REGARDING ALLOCATIONS WE KEEP
8 REFERENCING THE ALLOCATION NUMBERS THEY ARE AUDITED BUT
9 OVERSTATED. WHEN DO WE START SEEING TRICKLE DOWN FROM THE
10 RESET OF THE NUMBERS AND EXPECT TO LOOK AT THOSE NUMBERS TO
11 COME UP WITH A TRUE ALLOCATION? WE WANT TO DO IT ON A CORRECT
12 BASIS. DO WE KNOW WHEN THAT'S GOING HAPPEN? I WOULDN'T WANT TO
13 TELL MY VOTERS TO VOTE FOR SOMETHING WHEN THE BASE NUMBERS ARE
14 INCORRECT TO BEGIN WITH.

15

16 **JESSE ARREGUIN, ABAG PRESIDENT:** THIS DOESN'T DICTATE HOW THE
17 BOND FUNDS ARE ALLOCATED BUT I THINK YOUR YE IS VALID. IS
18 THERE ANYONE FROM STAFF, MR. MALONEY OR GENERAL COUNSEL HAVE
19 SOME INFORMATION THAT'S AROUND -- I KNOW THERE IS AN AUDIT
20 BEING CONDUCTED OF THE RHNA PROCESS.

21

22 **SPEAKER:** THE REPORT IS OUT THERE, THE AUDIT IS DONE. AND THE
23 AUDITOR SAID --

24

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1 **JESSE ARREGUIN, ABAG PRESIDENT:** THE JOINT LEGISLATIVE
2 COMMITTEE IS SEEKING FEEDBACK ON THE RHNA PROCESS.

3

4 **MATT MALONEY:** THIS IS MATT MALONEY DIRECTOR OF REGIONAL
5 PLANNING FOR MTC AND ABAG. WE ARE AWARE OF THE AUDIT REPORT
6 THE AUDIT LOOKED AT DIFFERENT REGIONS THROUGHOUT CALIFORNIA
7 AND DID NOT EXAMINE THE BAY AREA SPECIFICALLY. I WOULD SAY THE
8 FINDINGS OF THE REPORT WERE KIND OF NUANCED IT DIDN'T
9 NECESSARILY STATE THE NUMBERS WERE INFLATED IT DID STATE THERE
10 WERE SITUATIONS WHERE THAT MAYBE OCCURRED BUT ALSO SITUATIONS
11 WHERE NUMBERS WEREN'T AS HIGH AS THEY SHOULD HAVE BEEN IN
12 DIFFERENT REGIONS OF THE STATE. SO IT'S A NUANCED REPORT. WE
13 ARE AWARE THAT HCD IS WORKING ON SOME EFFORTS OF A RHNA REFORM
14 TO KIND OF GET READY FOR CYCLE SEVEN. WE DON'T HAVE A LOT OF
15 INSIGHT ON THOSE EFFORTS BUT WE ARE WORKING WITH THEIR STAFF
16 AND HCD STAFF AND ARE HAPPY TO PARTICIPATE IN THAT PROCESS.
17 AND IT'S A CONVERSATION THAT'S HAPPENING AT THE ABAG EXECUTIVE
18 BOARD DIGGING INTO METHODOLOGY FACTORS LOOKING AHEAD TO CYCLE
19 SEVEN THINKING ABOUT THE IMPORTANCE OF RESILIENCE AND OTHER
20 ISSUES. AT A STAFF LEVEL WE'RE TRACKING THAT CLOSELY AND
21 COMMUNICATING WITH HCD AND WE'LL REPORT BACK TO THE BOARD OR
22 THIS BODY WHEN WE HAVE MORE INFORMATION.

23

24 **SPEAKER:** OKAY. SO JUST -- I MEAN, WE WERE ASKED FOR FEEDBACK
25 SO MY FEEDBACK IS, ANYTHING THAT USES THE RHNA NUMBERS, MY

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1 CITY WOULD BE CAUTIOUS ABOUT. I THINK THAT WE NEED THE RIGHT
2 NUMBER IF WE'RE GOING MOVE FORWARD ESPECIALLY WHEN IT COMES TO
3 DOLLARS AND BALLOT MEASURES. WE NEED THE RIGHT NUMBERS. WILL
4 MY SECOND THING IS WHEN IT COMES TO THE DOLLARS, SOMEONE ELSE
5 MENTIONED KIND OF THE CONCERN ABOUT CITIES VERSUS COUNTIES, I
6 HAVE CONCERN ABOUT IT JUST BEING SOLELY THE COUNTY DECIDING
7 WHERE THE DOLLARS ARE GOING TO GO. I THINK IF WE'RE GOING TO
8 PUT IT ON THE BALLOT CITIES NEED TO BE ON SOME KIND OF PANEL
9 THAT DECIDES, LIKE IN CONTRA COSTA, BRENTWOOD, ANTIOCH,
10 PITTSBURG ALL MEMBERS SHOULD HAVE A DECISION WHERE THE DOLLARS
11 GO AND WITH MEASURE X I'M NOT SURE I'M HAPPY WITH THE WAY THE
12 BOARD OF SUPERVISORS ALLOCATED THE DOLLARS ON MEASURE X WE
13 NEED A SAY IN THE PROCESS OF THE DOLLARS AT COUNTY LEVEL. MY
14 LAST COMMENT IN REGARDS TO ADMINISTRATION EXPENSES WHAT
15 PERCENTAGE -- ARE YOU SAYING 20% IS ADMINISTRATIVE? AND 80%?
16 OR WHAT PERCENTAGE DO YOU THINK IS GOING TO BE ADMINISTRATIVE
17 OF THE TOTAL DOLLARS COLLECTED.

18

19 **KATE HARTLEY:** ADMINISTRATIVE SET-ASIDE IS 5% 20% IS FOR
20 PRODUCTION PRESERVATION AND TENANT PROTECTIONS. WE WILL BE
21 SPENDING MONEY AND TAKING INTO ACCOUNT ALL OF THE FEEDBACK
22 THAT YOU'RE PROVIDING, THE EQUITY GOALS, THE MAKING SURE THAT
23 MONEY IS GOING TO THE TOTALITY OF THE REGION, NOT JUST
24 CONCENTRATED IN INDIVIDUAL PLACES.

25

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1 **SPEAKER:** OKAY. AND I WOULD ALSO LIKE TO KNOW WHAT SAFEGUARDS
2 THERE IS GOING TO BE IN REGARDS TO ADMINISTRATION, WHERE THE
3 DOLLARS ARE BEING SPENT MAKING SURE EVERYTHING IS COPACETIC WE
4 HAVE PROGRAMS THAT SOMETIMES GO OFF THE RAILS AND DON'T DO
5 WHAT THEY'RE SUPPOSED TO DO SO SAFEGUARDS WOULD BE FANTASTIC.
6 THOSE ARE MY COMMENTS. THANK YOU.

7

8 **JESSE ARREGUIN, ABAG PRESIDENT:** WE HAD A DISCUSSION AND IT
9 WILL BE A CONTINUED TOPIC OF DISCUSSION AT THE ABAG EXECUTIVE
10 BOARD ABOUT THE LAST RHNA PROCESS AND SPECIFIC POLICY
11 RECOMMENDATIONS TO THE STATE TO IMPROVE THE PROCESS FOR
12 EXAMPLE, CONSIDERING FIRE RISK AS A FACTOR IS AN ISSUE AND
13 CAME UP OFTEN IN SOME OF THE APPEALS OUR INTENT IS TO TRY TO
14 COME WITH A SET OF RECOMMENDATIONS TO THE STATE AROUND
15 IMPROVEMENTS EITHER IN THE STATUTE OR THE ACTUAL
16 ADMINISTRATION PROCESS TAKING INTO CONSIDERATION INPUT WE HAVE
17 HEARD DIRECTLY FROM LOCAL GOVERNMENT OFFICIALS EVEN THOUGH
18 ACTUAL RHNA ALLOCATIONS HAVE BEEN ISSUED WE ARE INTERESTED IN
19 CONTINUING TO ENGAGE WITH THE STATE AND HELPING SHAPE THE
20 PROCESS IN THE FUTURE. WE'LL GO TO MAYOR BUTT NEXT.

21

22 **TOM BUTT:** I'M NOT SURE THIS IS AN EFFECTIVE STRATEGY AND I'LL
23 TELL YOU WHY. CALIFORNIA HAS THE WHOLE STATE ABOUT 160,000
24 HOMELESS PEOPLE AT ANY GIVEN TIME. AND IF YOU -- AND OF
25 COURSE, THE DEFINITION OF HOMELESS IS NOT HAVING A HOME. IF

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1 YOU TAKE THAT 160,000 AND YOU MULTIPLE IT BY THE AVERAGE COST
2 A ONE BEDROOM APARTMENT IN CALIFORNIA, YOU GET ABOUT A BILLION
3 DOLLARS A YEAR. SO, FOR \$1 BILLION A YEAR, WHICH IS ABOUT HALF
4 OF 1% OF OUR STATE BUDGET, WE COULD HOUSE EVERY HOMELESS
5 PERSON IN CALIFORNIA. AND I THINK THAT THIS PROPOSAL THAT
6 WE'RE TALKING ABOUT IS BASICALLY A BOX OF BAND-AIDS. I THINK
7 THAT WE'RE GOING TO BE STUCK IN CALIFORNIA WITH SOME KIND OF
8 SUBSIDY FOR HOMELESS PEOPLE FOR A LONG, LONG TIME. AND I THINK
9 WE NEED A PROGRAM THAT'S SORT OF SIMILAR TO THE HUD SECTION-
10 EIGHT PROGRAM. WHERE PEOPLE THAT HAVE INCOME QUALIFICATIONS
11 GET A SUBSIDY, IS THEY GET A PLACE TO LIVE. AND THAT WILL
12 DRIVE THE PRIVATE MARKET TO BUILD THOSE PLACES AND TO RENT
13 THEM TO PEOPLE. I THINK THAT'S THE ONLY WAY WE'RE GOING TO GET
14 OUT OF THIS. YOU KNOW? I'M GOING TO BE OUT OF OFFICE IN SIX
15 MONTHS. AND, SO, I'M NOT GOING TO HAVE A VOTE ON IT. BUT
16 EXCEPT AS A CITIZEN.

17

18 **JESSE ARREGUIN, ABAG PRESIDENT:** YOU ARE GOING TO HAVE A VOTE,
19 POTENTIALLY.

20

21 **TOM BUTT:** I JUST THINK WE'RE GOING IN THE WRONG DIRECTION. I
22 THINK ONE WAY OR ANOTHER, YOU KNOW, HALF OF 1% OF OUR STATE
23 BUDGET WOULD HOUSE EVERY HOMELESS PERSON IN THE STATE. AND I
24 THINK WE'RE JUST STUCK WITH IT. WE'RE EITHER STUCK WITH IT OR
25 WE'RE GOING TO HAVE A HOMELESS PROBLEM FOREVER. THANK YOU.

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1

2 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU MAYOR BUTT FOR YOUR
3 COMMENTS. COUNCILMEMBER?

4

5 **SPEAKER:** COUPLE OF QUESTIONS, WITH THE NEED FOR SMALL CITIES
6 TO BE INCLUDED AND TO ENSURE THAT WE DO GET SOME FUNDING SO
7 OFTEN WE'RE SORT OF LEFT OFF OR DON'T GET A FAIR SHARE IN
8 THESE THINGS. ALSO, YOU I'M CURIOUS IF YOU ARE WORKING AT THIS
9 POINT WITH THE COUNTIES AND PROBABLY THE STATE, SO THERE IS
10 NOT BEING SORT OF A DUPLICATION OF WORK ON DECIDING IF THERE
11 IS GOING TO BE A TAX MEASURE, IF COUNTIES ARE ALSO WORKING ON
12 THIS. IS THERE SOME KIND OF COLLABORATION SO WE END UP WITH
13 ONE BALLOT MEASURE NOT MULTIPLE BALLOT MEASURES? AND I WOULD
14 LIKE TO TAKE A MINUTE TO RESPOND TO MAYOR BUTT, IN THE
15 LANGUAGE OF SAYING THAT WE'RE STUCK WITH TAKING CARE OF PEOPLE
16 EXPERIENCING HOMELESSNESS. I THINK USING THE PHRASE STUCK IS A
17 PRETTY NEGATIVE PHRASE. AND I THINK WE NEED TO BE CAREFUL OF
18 THE LANGUAGE THAT WE USE. THANK YOU.

19

20 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU, KATE, DID YOU WANT
21 TO RESPOND TO SOME OF THE QUESTIONS?

22

23 **KATE HARTLEY:** YES. WE ARE WORKING WITH JURISDICTIONS ABOUT NOT
24 HAVING COMPETING BOND MEASURES ON THE BALLOT. THAT'S VERY
25 IMPORTANT. AND, ALSO, TO REITERATE WHAT PRESIDENT ARREGUIN

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1 SAID, AND TO YOUR QUESTION, TOO, IT'S WHY, REALLY, STARTING
2 THE PREPARATION WORK IN ERNEST NOW FOR THE EVENT THAT WILL
3 HAPPEN TWO AND A HALF YEARS FROM NOW OR TWO YEARS FROM NOW IS
4 SO IMPORTANT. BECAUSE IT'S THE SMALL CITIES QUESTION. IT'S THE
5 COUNTY EXPENDITURES MAKING SURE WHERE THE MONEY IS GOING
6 MAKING SURE WE'RE ALL IN SYNC AND WE DON'T HAVE COMPETING
7 MEASURES ON THE BALLOT. THERE'S A LOT OF WORK TO DO AND THAT'S
8 AN IMPORTANT PART.

9

10 **JESSE ARREGUIN, ABAG PRESIDENT:** I DO NOT SEE ANY OTHER RAISED
11 HANDS. THANKS KATE. WITH THAT WE'LL PROCEED TO THE NEXT ITEM,
12 WHICH IS A LISTENING SESSION WITH DELEGATES ON A POTENTIAL
13 2024 MEASURE. WE NEED TO TAKE PUBLIC COMMENT ON ITEM B, THE
14 PRESENTATION ON REGIONAL RESOURCES FOR HOUSING ASSISTANCE? IF
15 SO PLEASE RAISE YOUR HAND. I DON'T SEE ANY RAID HANDS MR.
16 CASTRO

17

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

21

22 **JESSE ARREGUIN, ABAG PRESIDENT:** WE'LL NOW PROCEED TO ITEM C
23 LISTENING SESSION ON A POTENTIAL 2024 HOUSING MEASURE. AND
24 THIS IS INTENDED TO BE A CONVERSATION ON HOUSING CHALLENGES
25 AND HOW A REGIONAL HOUSING BALLOT MEASURE AND OTHER REGIONAL

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1 HOUSING PROGRAMS CAN ASSIST LOCAL JURISDICTIONS. THIS IS AN
2 INFORMATIONAL ITEM. AND NOW THAT WE HAVE LEARNED ABOUT THE
3 POTENTIAL FOR A HOUSING BOND MEASURE, WE WOULD LIKE TO SPEND
4 SOME TIME WITH THE GENERAL ASSEMBLY HEARING FROM YOU ALL. WE
5 ARE COLLECTING YOUR QUESTIONS AND COMMENTS TO HELP INFORM THE
6 WORK THAT WE WILL BE ENGAGED IN OVER THE NEXT TWO YEARS.
7 REALLY WANT TO GET YOUR PERSPECTIVE ABOUT YOUR THOUGHTS ABOUT
8 A BALLOT MEASURE. WHAT QUESTIONS YOU HAVE, HOW COULD THIS
9 ASSIST YOUR COMMUNITY. AND TO START THIS CONVERSATION I'M
10 HOPING THAT A FEW OF OUR MEMBERS WILL SHARE THEIR IDEA ABOUT
11 HOW WE CAN WORK TOGETHER TO NOT JUST ADDRESS OUR REGIONAL
12 HOUSING CHALLENGES, BUT TO HELP ADVANCE A REGIONAL HOUSING
13 MEASURE. SO, VICE PRESIDENT RAMOS, I WOULD LIKE TO GO TO YOU
14 FIRST TO SEE IF YOU HAVE ANY -- ACTUALLY, I'LL GO TO MAYOR
15 WORTH FIRST. I KNOW THAT YOU HAVE TO GO TO A BARC MEETING.
16 I'LL GO TO YOU THEN VICE PRESIDENT RAMOS.

17

18 **AMY R. WORTH:** THANK YOU. FIRST I WANT TO THANK EVERYBODY FOR
19 YOUR COMMENTS IN THE PREVIOUS ITEM. THEY WILL HELP INFORM THE
20 NEXT PHASE AND STAGES WE'RE GOING TO GO THROUGH REGION NAMELY,
21 AND IN OUR LOCAL COMMUNITIES. SO I'M HERE REPRESENTING ONE OF
22 THE SMALLER CITIES IN THE REGION. SO I REALLY APPRECIATE THE
23 COMMENTS ABOUT PROVIDING FUNDING FOR THE SMALLER COMMUNITIES.
24 THROUGH OUR RECEIPT OF THE ABAG GRANT WE WERE ABLE TO
25 INCLUDING INCORPORATING INTO OUR DRAFT HOUSING ELEMENT WE WERE

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1 ABLE TO REACH OUT TO THE COMMUNITIES AND SCHOOL DISTRICTS IN
2 OUR COMMUNITY SO WE IDENTIFIED SITES TO ZONE FOR BUILDING OF
3 AFFORDABLE HOUSING. AND YET WE HAVE NO MONEY. WE'RE A VERY
4 SMALL CITY. WE DON'T HAVE IN LIEU FEES AND WE DON'T HAVE --
5 AND OF COURSE REDEVELOPMENT IS GONE FOR ALL OF US. SO THE
6 ADVANTAGE FOR COMMUNITIES LIKE OURS AND A LOT OF COMMUNITIES
7 IS TO PROVIDE A WAY LOCALLY WHERE WE CAN GET LOCAL FUNDS THEN
8 WORKING WITH OUR NON-PROFIT HOUSING DEVELOPMENT PARTNERS
9 LEVERAGE THOSE DOLLARS STATEWIDE AND FEDERALLY TO BE ABLE TO
10 DO THIS. SO, WE HAVE THESE RHNA SITES, AND WE HAVE, ACTUALLY,
11 SOME CURRENT AFFORDABLE HOUSING EFFORTS GOING ON THAT LACK THE
12 FUNDING. SO WE HAVE BEEN ABLE TO IDENTIFY POTENTIAL LAND, BUT
13 WE REALLY NEED THE FUNDING TO BE ABLE TO PRODUCE THESE
14 PROJECTS. AND I KNOW, LIKE, ALL OF OUR CITIES IN THE AREA, WE
15 HAVE HAD SUCCESSFUL PARTNERSHIPS WITH THE NON-PROFIT HOUSING
16 DEVELOPERS AND BUILDING, YOU KNOW, PROJECTS. LOOK AT ALL THE
17 CONTRA COSTA CITIES THAT HAVE BEEN ABLE TO DO THIS OVER THE
18 DECADES. BUT WITH THE DEMISE OF REDEVELOPMENT, THOSE TOOLS --
19 A LOT OF THE TOOLS ARE GONE. THEN WE HAVE OUR CITIES WE'RE
20 TALKING ABOUT, WE HAVE GOT OLD APARTMENT BUILDINGS OR HOTELS
21 THAT WE CAN CONVERT TO EXISTING -- TO QUALITY AFFORDABLE
22 HOUSING AND PERPETUITY. SO, THE PRODUCTION AND THE
23 PRESERVATION AND THE PROTECTIONS ARE REALLY IMPORTANT IN THAT.
24 SO, AGAIN, WE NEED THE FINANCIAL TOOLS TO BE ABLE TO DO THIS
25 IN OUR COMMUNITY, AND I THINK THAT THIS WILL BE REALLY HELPFUL

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1 IN TERMS OF PROVIDING FUND THEN THAT CAN BE LEVERAGED. SO,
2 THANK YOU.

3

4 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU SO MUCH, MAYOR
5 WORTH. I'M GOING TO GO NEXT TO VICE PRESIDENT RAMOS, THEN
6 COUNCILMEMBER ROMERO, THEN MAYOR YOUNG. VICE PRESIDENT RAMOS?
7 OKAY. WHY DON'T WE GO TO COUNCILMEMBER ROMERO?

8

9 **BELIA RAMOS:** MY APOLOGIES.

10

11 **JESSE ARREGUIN, ABAG PRESIDENT:** THERE YOU GO. YOU ARE HERE.
12 GREAT.

13

14 **BELIA RAMOS:** MY APOLOGIES. I JUST WANTED TO SAY, YOU KNOW, ON
15 BEHALF OF THE EXECUTIVE BOARD HAVING BEEN IN THESE
16 CONVERSATIONS FOR A LONG TIME, I KNOW THAT THERE ARE A LOT OF
17 CONCERNS ABOUT THE RHNA PROCESS. AND AS A REPRESENTATIVE FROM
18 THE COUNTY OF NAPA AND HAVING SERVED ON THE ADMINISTRATIVE
19 COMMITTEE, I CAN TELL YOU, WE HAVE HEARD YOU LOUD AND CLEAR,
20 AND ON BEHALF OF THE EXECUTIVE BOARD, WE HAVE UNDERTAKEN BEING
21 ABLE TO LOOK FORWARD INTO THE NEXT RHNA CYCLE PROCESS, NOT
22 WORK FOR THE ACTUAL DESIGNATIONS OF WHAT THOSE HIGH PRIORITY
23 AREAS ARE, HIGH-RESOURCE AREAS ARE. ACTUALLY HAPPENS RIGHT
24 NOW. AND SO WE'RE GOING TO BE WORKING DILIGENTLY. SO, WHILE I
25 KNOW THAT THE CORE PURPOSE OF THE BAHFA IS THAT THERE IS AN

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1 INTERSECTION IN THE DISCUSSION WITH RHNA, WE ARE LOOKING AT
2 THE RHNA CALCULATION PROCESS QUITE CAREFULLY, UNDERSTANDING
3 THAT WITH THE IMPACTS OF CLIMATE CHANGE, OUR DESIRES TO CREATE
4 A MORE RESILIENT FUTURE THAT WE ARE GOING TO BE UNDERTAKING
5 THAT. AND I ALSO WANTED TO COMMENT, THERE WERE A NUMBER OF
6 QUESTIONS IN TERMS OF THE ALLOCATIONS TO A LOCAL
7 JURISDICTIONS, AND TO -- AND THE ADMINISTRATIVE CHARGES OVER
8 TO BAHFA, ABAG, MTC. AND, YOU KNOW, ONE OF THE GREAT THINGS --
9 AND I'M GOING TO GO AHEAD AND SAY IT QUITE CELEBRATORY IN ITS
10 NATURE IS THAT WHEN THE EXECUTIVE BOARD, LAST NIGHT, TOOK THIS
11 UNDERTAKING TO REFER THIS MATTER OVER TO THE HOUSING
12 COMMITTEE, WHO WILL NOW BE CHAIRED BY COUNCILMEMBER ROMERO OF
13 EAST PALO ALTO, IT WAS A GREAT SIGNIFICANT MOMENT FOR US,
14 BECAUSE THIS HAS BEEN YEARS IN THE MAKING AND WE'RE SO GRAVE
15 TO THEN ASSEMBLYMEMBER DAVID C. FOR TAKING THIS LEADERSHIP
16 POSITION, WORKING WITH ABAG MTC, AND TO ALL OF OUR NON-PROFIT
17 AGENCIES WHO ARE CONTINUING TO WORK ALONGSIDE US, BUT REALLY
18 BE GREAT ADVOCATES TO MAKE SURE THAT NOT THE ENTIRE BURDEN OF
19 THIS RESTS WITH ABAG. I WANT TO GIVE A SHOUT OUT TO BAY AREA
20 HOUSING FOR ALL, WHO HAS BEEN VERY INSTRUMENTAL IN REACHING
21 OUT TO PARTNER JURISDICTIONS MAKING SURE THAT NONE OF US, EVEN
22 THE SMALL ONES LIKE NAPA ARE NOT LEFT BEHIND. THANK YOU.

23

24 **JESSE ARREGUIN, ABAG PRESIDENT:** OKAY. THANK YOU. WE'LL GO NEXT
25 TO COUNCILMEMBER ROMERO, FOLLOWED BY MAYOR YOUNG.

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1

2 **CARLOS ROMERO:** I COULDN'T AGREE MORE WITH VICE PRESIDENT
3 RAMOS. THE STARS ARE BEGINNING TO ALIGN IS THEY'RE ALIGNING
4 BECAUSE ABAG AND MTC, AND BAY AREA HOUSING FOR ALL AND OTHER
5 GROUPS, MPH, AND HLC, AND I COULD KEEP GOING DOWN THE LINE,
6 HAVE ACTUALLY STARTED A CONCERTED EFFORT TO WORK ON THE ISSUE
7 IN ALL 101 CITIES ON THIS PROBLEM OVER SEVERAL DECADES AND WE
8 IN THE CITY OF EAST PALO ALTO, VERY SMALL CITY ABOUT 31,000
9 PEOPLE, 8,000 UNITS OF HOUSING, A LOW-INCOME COMMUNITY THAT
10 NOW HAS ITS MEDIAN INCOME MEDIAN PRICE FOR HOUSING IS A LITTLE
11 UNDER A MILLION DOLLARS CLEARLY UNOBTAINABLE FOR MANY WORKING
12 CLASS FOLKS IN THE NINE COUNTY BAY AREA NOT TO MENTION, EVEN
13 FOR MIDDLE INCOME FOLKS. AND I THINK THAT THIS PARTICULAR
14 APPROACH OF DOING A LARGE TEN BILLED -- OR EVEN SLIGHTLY
15 LARGER BOND, THAT GETS A PORTIONED OUT IN A FASHION THAT'S
16 FAIR AND EQUITABLE THROUGHOUT THE COUNTIES MAKES HUGE SENSE.
17 AND FOR US IN EAST PALO ALTO WE HAVE PUT IN ABOUT \$20 MILLION
18 OF OUR OWN MONEY TO DEVELOP ABOUT 270 UNITS OF WHICH HALF OF
19 THOSE ARE IN CONSTRUCTION AND ACTUALLY WILL BE OPENED IN ABOUT
20 NINE MONTHS AND ANOTHER 135 AT THIS POINT, WE ARE WAITING FOR
21 THE FINAL PIECE OF FUNDING FROM THE STATE. SO, WITH THIS
22 ADDITIONAL MONEY, WE FEEL THAT WE WOULD BE ABLE TO MEET THE
23 ADDITIONAL NEED AND SOURCE OUT THESE HOUSING UNITS TO NON-
24 PROFIT HOUSING DEVELOPMENT ORGANIZATIONS LIKE EDEN AND MID-
25 PEN. WE COULD GO DOWN THE LINE. THERE IS CAPACITY WITHIN THE

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1 NINE COUNTIES TO DEVELOP THESE UNITS IF WE HAD THE ADDITIONAL
2 MONEY THAT WOULD CLOSE THAT GAP. AS I SAID WE HAVE PUT IN
3 MONEY, I KNOW MANY OF THE 101 CITIES IN THE BAY AREA HAVE
4 LOCAL MONEY THAT THEY CAN PUT INTO THIS, IT'S JUST NOT ENOUGH
5 TO GET US TO THE FINISH LINE ON DEVELOPING THE LOWER AND LOW-
6 INCOME, AND EVEN THE LOW-INCOME HOUSING THAT IS NEEDED. I
7 AGREE WITH SOME OF THE COMMENTS AROUND THE HOMELESS ISSUE. BUT
8 I THINK THAT WE CAN MAKE A HUGE DENT IN THOSE ISSUES THAT ALL
9 OF OUR COMMUNITIES ARE EXPERIENCING WITH THIS MONEY TO ADDRESS
10 THAT HOMELESS CONCERN, AND TO PREVENT HOMELESSNESS BY
11 DEVELOPING THE HOUSING NECESSARY THAT IS AFFORDABLE AT A LEVEL
12 THAT PEOPLE WILL NOT BE STRUGGLING TO PAY 60 AND 70% OF THEIR
13 RENT TOWARDS HOUSING. AND THIS BOND, AGAIN, WILL GET US THERE.
14 I THINK THE DEVIL IS IN THE DETAILS. IT'S WHY, BETWEEN BAHFA
15 AND THE HOUSING COMMITTEE, ABAG, AND THIS GENERAL ASSEMBLY,
16 AND THE EXECUTIVE COMMITTEE, WE CAN CRAFT THOSE DETAILS SO
17 THAT WHEN WE GO TO THE BALLOT IN 2024, ALL 101 CITIES WILL
18 HAVE ACCESS TO FUNDING NECESSARY TO HOUSE OUR -- AND THIS
19 REALLY IS TEACHERS AND IT'S GARDENERS, AND IT'S NURSES. SO
20 THIS IS A VALUABLE TOOL THAT EAST PALO ALTO COULD USE. AND I
21 KNOW THAT MANY OF OUR NEIGHBORING CITIES WOULD ALSO BE
22 INTERESTED IN USING. SO, I'M LOOKING FORWARD TO WORKING WITH
23 MY COUNCIL, WITH MY MAYOR, WITH HCL, WHICH IS THE LOCAL, KIND
24 OF, HOUSING LEADERSHIP, LEADERSHIP COUNCIL IN SAN MATEO COUNTY
25 AND WITH HOUSING FOR ALL WHICH IS A COUNTY-LED ALSO CITY

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1 INTEGRATED APPROACH THAT WE'RE USING IN THE COUNTY TO ADDRESS
2 THE ISSUE OF HOUSING. AND I THINK IT'S BEEN VERY EFFECTIVE.
3 AND I WOULD HOPE THAT OTHER CITIES AND OTHER COUNTIES WOULD
4 INDEED WORK WITHIN THEIR OWN COUNTIES TO TRY TO MOVE THIS
5 FORWARD SO THAT, COLLECTIVELY, WHEN WE GO TO THE BALLOT IN
6 2024, WE HAVE THAT CRITICAL MASS TO MOVE THIS AT THE BALLOT
7 BOX TO GET THE TEN TO -- OR SO, BILLION DOLLARS TO HELP US
8 OUT. THANK YOU ALL FOR THIS WONDERFUL WORK, AND I LOOK FORWARD
9 TO ROLLING UP MY SLEEVES AND WORKING VERY DILIGENTLY TO MAKE
10 THIS HAPPEN. THANK YOU

11

12 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU. WE'LL GO NEXT TO
13 MAYOR.

14

15 **STEVE YOUNG:** YOUNG THANK YOU. I WANTED TO FOLLOW UP ON WHAT
16 MAYOR WORTH TALKED ABOUT. THERE ARE CITIES LIKE ORINDA, LIKE
17 BENICIA, THAT NEVER HAD REDEVELOPMENT DOLLARS. IN OUR CASE, WE
18 DON'T HAVE ANY DOLLARS. ZERO DOLLARS FOR HOUSING. AND YET WE
19 HAVE AN OBLIGATION TO BUILD, PROBABLY 40% OF OUR RHNA
20 OBLIGATION IS IN VERY LOW AND LOW-INCOME UNITS. WELL, I THINK
21 ANYBODY WHO HAS DEALT IN TRYING TO DEVELOP HOUSING REALIZES
22 THAT WITHOUT SIGNIFICANT LOCAL SUBSIDY THERE IS NOT GOING TO
23 BE ANY LOW AND VERY LOW-INCOME HOUSING BUILT. ALL THE CITY,
24 BENICIA, HAS TO OFFER A DEVELOPER IS CITY-OWNED LAND. AND WE
25 ARE LOOKING AT BUILDING OVER THE SENIOR CENTER, OR BUILDING

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1 OVER CITY-OWNED PARKING LOTS AS A WAY TO PROVIDE THE LAND
2 PORTION BUT EVEN THAT MAY NOT BE ENOUGH TO MAKE A PROJECT
3 PENCIL OUT. SO, ON THE ONE HAND, THE STATE MAY PENALIZE US ON
4 THE BACK END FOR NOT HAVING PRODUCED VERY LOW AND LOW-INCOME
5 HOUSING. THERE IS SIMPLY NOT THE SUBSIDY IT MAKE IT HAPPEN.
6 AND I DON'T KNOW IF THIS, IF ABAG, OR BAHFA, OR ANYBODY ELSE,
7 WOULD HAVE ANY INFLUENCE WITH HCD WHEN IT COMES TO MEASURING
8 THE ISSUE IS OR FAILURE OF CITIES TO COMPLY WITH THEIR RHNA
9 OBLIGATIONS. THE OTHER POINT I WANTED TO MAKE WAS THAT, IF
10 WE'RE TALKING ABOUT THIS KIND OF MONEY, FIRST OF ALL, THERE
11 SHOULD BE -- AS SUPERVISOR SPERING SAID -- THERE SHOULD BE
12 SOME DIRECT SET-ASIDE TO SMALL COMMUNITIES, POPULATION BASED
13 IS FINE, TO YOU ABOUT GIVE ALL THE MONEY TO THE COUNTY AND
14 TRUST THE COUNTY TO EQUITABLY DISTRIBUTE IT TO ALL OF THE
15 CITIES WITHIN THAT COUNTY IS A PRETTY BIG ASSUMPTION. AND IF
16 WE'RE GOING TO BE DOING THESE KIND OF CALCULATIONS THAT SAY,
17 YOU KNOW, SOLANO COUNTY IS GOING TO GET \$250 MILLION IF THIS
18 PASSES, WELL, THAT'S GREAT. BUT THERE NEEDS TO BE SOME WAY
19 THAT SMALL CITIES LIKE BENICIA OR DIXON OR SUISUN CITY, OR IN
20 OUR CASE, ACTUALLY, ARE GOING RECEIVE SOME MONEY, AND KNOW
21 THAT WE'RE GOING RECEIVE SOME MONEY, AND THEN WE CAN PLAN FOR
22 IT. WE CAN MAKE SOME COMMITMENTS TO DEVELOPERS THAT, YEAH,
23 WE'RE GOING TO GET OUR MONEY. WE'RE NOT DEPENDENT ON
24 ALLOCATION FROM A DIFFERENT POLITICAL BODY. THE LAST POINT I
25 WANTED TO MAKE IS THAT, WE OUGHT TO THINK ABOUT LIMIT BEING

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1 THE USE OF THESE MONEY ONLY TO RENTAL HOUSING. I DON'T KNOW IF
2 FOR SALE HOUSING IS CONTEMPLATED AS AN ELIGIBLE ACTIVITY HERE,
3 BUT THE SUBSIDIES REQUIRED TO DO FOR SALE HOUSING ARE SO HIGH,
4 SO EXTREME, THAT YOU LOSE POTENTIAL BENEFITS, AND THE NEED TO
5 TRACK THE RESALE OF THESE UNITS OVER A 55 YEAR TERM PROVIDE --
6 IS AN ADMINISTRATIVE BURDEN. PARTICULARLY FOR SMALL CITIES
7 THAT DON'T HAVE STAFF WHO CAN TECHNICALLY -- DO THIS KIND OF
8 TECHNICAL WORK GOING FORWARD. YOU KNOW? WE HAVE FOUR PLANNERS
9 IN OUR PLANNING DEPARTMENT THAT HANDLE ALL OF OUR -- NOT ONLY
10 JUST GENERAL PLAN OBJECTING ACTIVITIES, BUT ALL OF OUR
11 PERMITTING ACTIVITIES. SO, WE, FOR SMALL CITIES, THEY DO NOT
12 HAVE THE STAFFING NECESSARY TO DO THE LONG-TERM MONITORING
13 REQUIRED FOR, FOR SALE HOUSING. SO THOSE ARE THE COMMENTS I
14 WANTED TO MAKE.

15
16 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU. COUNCILMEMBER TOMS
17 FROM PINOLE.

18
19 **MAUREEN TOMS:** ARE WE ANTICIPATING PUTTING TOGETHER AN
20 EXPENDITURE PLAN PRIOR TO GOING TO THE BALLOT? AND IF SO, IS
21 THAT, WITH THE APPROVAL OF THE EXPENDITURE PLAN, KIND OF
22 DESCRIBE HOW THE DISTRIBUTION OF FUNDS WOULD HAPPEN?

23
24 **JESSE ARREGUIN, ABAG PRESIDENT:** YES. BUT I'M GOING TO GO TO
25 KATE. IF KATE IS PRESENT, I'LL GO TO YOU TO ELABORATE.

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1

2 **KATE HARTLEY:** YES. I'M LOOKING AT THE LEGISLATION AS WE SPEAK
3 TO MAKE SURE WE GET IT RIGHT. AND WE WILL -- WE CAN PROVIDE
4 FOLLOW-UP INFORMATION BECAUSE THIS IS CHEERILY SUCH AN
5 IMPORTANT QUESTION. TO GET A MEASURE ON THE BALLOT BAHFA WILL
6 HAVE TO WRITE AN EXPENDITURE PLAN. AND IT'S GENERAL. IT
7 OBVIOUSLY CAN'T IDENTIFY SPECIFIC PROJECTS. AND THEN EACH
8 COUNTY WILL SUBSEQUENTLY CREATE AN EXPENDITURE PLAN. IT'S
9 CREATED ACCORDING TO THE TERMS OF THE LEGISLATION AND IT'S,
10 YOU KNOW, WITH THESE BREAK DOWNS OF PRESERVATION, PRODUCTION,
11 ET CETERA, AND THEN IT'S SUBMITTED TO BAHFA, AND THEN WE
12 REVIEW IT FOR COMPLIANCE FOR THE -- WITH THE LEGISLATION.
13 WE'LL ALSO BE WRITING SOME FUNDING GUIDELINES TO HELP THE
14 CITIES AND COUNTIES IN THEIR CRAFTING OF THEIR PLANTS. WITH
15 THIS KIND OF FEEDBACK WE CAN INCORPORATE INTO THE FUNDING
16 GUIDELINES THE CONCEPTS THAT PEOPLE HAVE RAISED SUCH AS EQUITY
17 FOR THE SMALLER CITIES AND LEVERAGING THINGS, LIKE, IF THERE
18 IS PUBLIC LAND THAT'S AVAILABLE, AND THAT CAN BE CONTRIBUTED
19 TO A DEVELOPMENT, AND THEN THAT IS AN EXCELLENT PROJECT TO
20 FUND WITH MONEY THAT'S GENERATED BY THIS FUNDING MEASURE. SO
21 ALL OF THAT WILL HAVE THE, JUST SCHEDULED, BAHFA WILL WRITE
22 THE CONCEPTUAL EXPENDITURE PLAN, THERE'S THE BALLOT MEASURE
23 THE COUNTIES WILL SUBMIT THE EXPENDITURE PLAN BAHFA WILL WRITE
24 THE FUNDING GUIDELINES WITH THE GUIDANCE OF OUR ADVISORY
25 COMMITTEE, AND THESE WILL BE SUBMITTED TO THE ABAG AND BAHFA

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1 EXECUTIVE BOARDS. AND THEN WE'LL REVIEW THOSE EXPENDITURE
2 PLANS TO MAKE SURE THAT THE GOALS THAT WE HAVE ALL AGREED UPON
3 ARE MET.

4

5 **JESSE ARREGUIN, ABAG PRESIDENT:** OKAY. THANK YOU. FORGIVE MY
6 PRONUNCIATION. I'LL CALL YOU MAYOR STEVE.

7

8 **STEVE WOEHLKE:** I REPRESENT MORAGA, AND WE ARE A SMALL REMOTE
9 CITY WITHOUT A LOT OF SERVICES, AND WE ARE DILIGENTLY WORKING
10 TO UPDATE OUR HOUSING ELEMENT AND FOR HCD AND THE REQUIREMENTS
11 THAT HAVE BEEN DICTATED TO US. THERE IS A TWO-PART COMMENT
12 HERE INPUT. ONE IS, BASED ON THE RHNA ALLOCATIONS, IT'S HARD
13 TO -- WE DON'T FIND IT VERY CREDIBLE, ESPECIALLY THE
14 ALLOCATIONS RELATIVE TO LOCATION OF JOBS AND IT'S THE FEEDBACK
15 I GET IS THAT, THAT PIECE OF IT SORT OF GOT REALLY NOT FULLY
16 EXECUTED AS IT SHOULD HAVE BEEN, THAT'S THE KIND WAY OF
17 DESCRIBING IT. AND SO NOW WE'RE BEING ASKED TO TRUST AGAIN AND
18 SUPPORT A MAJOR FINANCING PROGRAM WHERE THE LAST RHNA
19 ALLOCATION, NOT REALLY CREDIBLE, AT LEAST FOR A TOWN LIKE
20 MORAGA. AND, SO, SO I'M CONCERNED THAT THE MONEY -- IF IT'S
21 GENERATED, WILL IT GET TO THE FOLKS THAT REALLY NEED IT? AND
22 TO ME, THAT'S THE DEVELOPERS, THE OWNERS, WHO ARE GOING TO BE
23 TAKING THE RISK. AND IT SHOULD NOT BE GOING TO ADMINISTRATORS
24 OR COMMITTEES, OR GOVERNMENTAL DO-GOODERS. AND THE 5%
25 ADMINISTRATIVE COST ON THE \$10 BILLION BOND MEASURE IS \$500

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1 MILLION, WHICH SEEMS LIKE A PRETTY DAUNTING AMOUNT OF MONEY TO
2 HAVE FOR ADMINISTRATIVE COSTS. SO, I'M RAISING QUESTIONS.
3 THANK YOU.

4

5 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU. JUST WANT TO, JUST,
6 ADD SOME ADDITIONAL INFORMATION WITH REGARD TO SOME OTHER
7 QUESTIONS THAT WERE RAISED. ONE, THAT THE COUNTY AND REGIONAL
8 EXPENDITURE PLANS IN THE STATUTE ARE REQUIRED TO BE UPDATED
9 ANNUALLY, AND THEY COULD BE FOR MULTIPLE YEARS. AND IN
10 ADDITION, ABAG HAS TO SIGN OFF ON THE EXPENDITURE PLAN. ONE OF
11 THE THINGS THAT SOME OF US VERY STRONGLY ADVOCATED FOR WAS
12 THAT THERE BE A JOINT ROLE AT BOTH ABAG AND MTC TO PUT A
13 MEASURE ON THE BALLOT, AND TO APPROVE THE EXPENDITURE PLANS.
14 BECAUSE WE REPRESENT MORE OF THE SMALLER AND MEDIUM SIZED
15 CITIES IN THE SAN FRANCISCO BAY AREA. SO, I THINK THAT AFFORDS
16 GOVERNMENT AT ALL LEVELS IN THE BAY AREA THE OPPORTUNITY TO
17 HAVE A VOICE IN THIS PROCESS. OKAY. WE'LL GO NEXT TO MAYOR
18 BONILLA.

19

20 **RICK BONILLA:** THANK YOU VERY MUCH MR. CHAIR. FIRST I WANT TO
21 THANK STAFF FOR ALL THE PROGRESS THAT I'M HEARING. I AM
22 WORKING TO DESCRIBE TO PEOPLE WHO COME WITH QUESTIONS
23 REGARDING THE RHNA PROCESS NOT ONLY THE ALLOCATION BUT THE
24 PROSPECT OF BEING ABLE TO BUILD WHAT WE'RE PROJECTED TO NEED
25 TO BUILD OVER THE COMING CYCLE, WHICH HAS COME TO ME AS A

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1 CHALLENGE BY SOME PEOPLE, BUT BY OTHER PEOPLE, SOME
2 ACCEPTANCE. MANY PEOPLE WHERE I LIVE IN THE CITY OF SAN MATEO,
3 WHERE THE MEDIAN HOME SALES PRICE IS APPROACHING \$2 MILLION
4 REALIZE THAT THAT IS A RESULT OF THE SCARCITY OF HOUSING. AND
5 THAT MANY PEOPLE ARE HAVING DIFFICULTIES JUST TO AFFORD TO
6 LIVE HERE, ONLY THOSE WITH HIGH PAYING JOBS CAN AFFORD TO LIVE
7 HERE. APARTMENTS ARE SCARCE. SO WE HAVE GONE THROUGH A LONG
8 PERIOD OF DISPLACEMENT. WE STARTED DEALING WITH PEOPLE BE
9 DISPLACED HERE IN SAN MATEO AND WE WERE WORKING TO FIND
10 SOLUTIONS WAY BACK IN 2014. AND WE WEREN'T VERY PRODUCTIVE IN
11 TRYING TO FIND WAYS TO DO THAT AS THE INDIVIDUAL CITY OF SAN
12 MATEO. SO I REALLY APPLAUD THIS EFFORT TO FIND A WAY TO TAKE
13 COLLECTIVE ACTION TO MEET THE NEEDS FOR THE PEOPLE OF THE
14 ENTIRE BAY AREA. WE HAVE LOW WAGE PEOPLE WHO USED TO BE ABLE
15 TO LIVE IN SAN MATEO NOW COMMUTING FROM AS FAR AWAY AS TRACY,
16 AND SOUTH OF SAN JOSE, AND THE SALINAS AREA. I SEE
17 CONSTRUCTION WORKERS COME FROM MODESTO, AND AS FAR AS
18 SACRAMENTO, EVEN FRESNO SOMETIMES. THOSE COMMUTES HORRENDOUS.
19 WHAT THEY DO TO OUR AIR IS DEFINITELY SOMETHING WE NEED TO BE
20 CONSIDERING AND THINKING ABOUT AND THAT IS PART OF WHAT
21 PLANNED BAY AREA 2050 SEEKS TO ADDRESS WHICH IS ALL OF THESE
22 CONCERNS. THIS IS JUST ONE PIECE OF THAT PUZZLE. SO I WANT TO
23 SAY THANK YOU FOR BRINGING THIS FORWARD. I SUPPORT THIS VERY
24 MUCH. I REALIZE THAT MOST OF THE CITY IS MADE UP OF THE
25 SMALLEST CITIES. SAN MATEO A CITY OF 5,000 COMPARED TO THE

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1 LARGEST CITIES IN THE NORTH AND SOUTH ON THE PENINSULA. WE
2 HAVE OPPORTUNITIES TO DO A LOT. WE HAVE OPPORTUNITIES TO
3 CREATE PARTNERSHIPS, THE HOUSING LEADERSHIP COUNCIL AND OTHER
4 PARTNERS TO DEVELOP AND RESTORE WHO ARE INTERESTED IN WORKING
5 WITH US. I THINK WHEN PEOPLE TAKE A LOOK AT POSSIBILITIES AND
6 WORK TOGETHER THEY CREATE POSSIBILITIES. THE PEOPLE WE'RE SEEK
7 TO HOUSE ARE THE PEOPLE WHO HAVE JOBS HERE HISTORICALLY
8 FAMILIES, CHILDREN, AND GRANDCHILDREN. PEOPLE WANT TO BE ABLE
9 TO LIVE CLOSE TO EACH OTHER. AND THE BOTTOM -- MY LAST WORD IS
10 JUST, DIGNITY, AND RESPECT. THESE ARE THINGS WE HAVE TO AFFORD
11 TO ALL PEOPLE. THANK YOU SO MUCH. I SUPPORT THE MOVEMENT.

12

13 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU VERY MUCH. WE'LL GO
14 TO MAYOR ENANDER.

15

16 **ANITA ENANDER:** THANK YOU. I'LL JOIN THE LIST OF VOICES
17 SPEAKING FOR SMALL CITIES WE HAVE ABOUT 31,000 PEOPLE AS ONE
18 OF THE WEALTHIEST CITIES IN THE BAY AREA WE HAVE THE PRIVILEGE
19 OF PROVIDING THESE PASSES MAKING MORE THAN A SMALL
20 CONTRIBUTION TO THE OVERALL FUND. AND I WOULD LIKE TO JUST SAY
21 THAT APART FROM THE ISSUES THAT HAVE COME UP ALREADY ON THE
22 ACTUAL FRAMING OF THE POSSIBLE BOND MEASURE, I THINK THERE ARE
23 TWO ISSUES THAT WE SHOULD THINK ABOUT THAT WOULD HAVE AN
24 IMPACT ON WHETHER THE BOND MEASURE CAN ACTUALLY BE SUCCESSFUL.
25 SO I DON'T THINK WE'RE GETTING AHEAD OF OURSELVES IF I MENTION

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1 THESE TWO: ONE IS TO SEE THE STATE STEP UP AND PROVIDE A
2 SUBSTANTIALLY GREATER AMOUNT OF MONEY FOR FUNDING OF BELOW
3 MARKET RATE HOUSING. WE ALL KNOW THAT IF THE RDAS HAD
4 CONTINUED, WE WOULD NOT BE IN THE PICKLE WE'RE IN. AND
5 ANCILLARY TO THAT IS THE STATE'S STOPPING THE BASHING OF
6 CITIES FOR A FAILURE TO BUILD HOUSING WHEN IT WAS THE STATE
7 THAT TOOK THE MONEY AWAY. THE SECOND PART OF THAT IS TO MAKE
8 SURE WE HAVE A TRANS PARENT RHNA PROCESS. AND THAT MEANS, THAT
9 I HOPE, THAT ABAG WILL ACTUALLY CONTINUE TO FOLLOW UP AND
10 WATCH WHAT HAPPENS AS A RESULT OF THE STATE AUDIT. AND IF
11 WARRANTED, THAT THE STATE BE ENCOURAGED TO REVISE THE NUMBERS
12 AND THE ALLOCATION, EVEN FOR THIS CYCLE, BECAUSE THE
13 CREDIBILITY OR, I SHOULD SAY RIGHT NOW, THE LACK OF
14 CREDIBILITY, IN THE RHNA ASSIGNMENTS -- NOT WHAT ABAG DID --
15 BUT WHAT THE STATE PROVIDED, WOULD BE A SUBSTANTIAL NEGATIVE
16 IMPACT ON TRYING TO GET THIS KIND OF A MEASURE THROUGH IN MY
17 CITY. AND I'LL JUST, AS FINAL NOTE, MENTION, MR. PRESIDENT,
18 THAT RIGHT NOW, THE PERCEPTION OF ABAG AS A SEPARATE ENTITY,
19 ABLE TO WORK WITHIN AND REPRESENT THE ISSUES FOR SMALL CITIES
20 UP AGAINST MTC IS SOMETHING THAT'S ALSO NOT FRANKLY CREDIBLE
21 IN MY COMMUNITY RIGHT NOW. ABAG AND MTC ARE SEEN AS ONE
22 ENTITY, AND SO I WOULD ENCOURAGE YOU TO KIND OF CONSIDER THAT
23 THAT'S HOW THE PERCEPTION IS HERE. EVEN THOUGH I UNDERSTAND
24 YOUR WILLINGNESS AND COMMITMENT TO REPRESENT THE ISSUES OF
25 SMALL CITIES THROUGH ABAG. THANK YOU VERY MUCH.

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1

2 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU. WE'LL GO TO
3 COUNCILMEMBER MUNRO FROM LIVERMORE.

4

5 **TRISH MUNRO:** I WANT TO APPRECIATE WHAT WAS SAID REGARDING WHY
6 THIS IS IMPORTANT. WITH THAT, I WOULD NOT -- I WOULD LIKE TO
7 BRING THIS TO MY FULL COUNCIL TO DISCUSS BEFORE I EXPRESS MY -
8 - MY PERSONAL OPINION IS, THIS IS SOMETHING THAT'S NEEDED,
9 THAT, I BELIEVE THE TERM -- COLLECT -- WE ALL PAY IN TO MAKE
10 IT BETTER FOR ALL OF US, AND THAT'S IMPORTANT. WHAT I REALLY
11 WANT TO SPEAK TO IS THE USE OF LANGUAGE AS WE GO FORWARD. I
12 HEARD FAIR AND EQUITABLE A NUMBER OF TIMES AND THE PROBLEM
13 WITH THAT LANGUAGE IS, WHAT DOES IT MEAN? DOES IT MEAN THAT
14 WE'RE GOING TO MAKE SURE SMALL CITIES -- AND LIVERMORE IS A
15 LITTLE UNDER 100,000 I'M NOT SURE IF WE'RE SMALLER OR NOT I
16 FEEL LIKE WE PRETTY BIG SOMETIMES, NOT SURE. BUT I'M NOT SURE
17 WHETHER MAKING CITIES MY SIDE SMALLER -- WHETHER THAT'S
18 EQUITY, OR IS IT THINKING LONG-TERM ABOUT ISSUES THAT HAVE
19 CREATED CITIES THAT ARE SMALL, AND, FRANKLY, WHITE AND RICH.
20 HOW DID WE THINK THAT IN TERMS OF THE LARGER ISSUES? HOW DID
21 WE THINK ABOUT THE REGIONAL ISSUES OF RACIAL EQUITY AND
22 INCLUSION AND FAIRNESS? SO WHEN WE TALK ABOUT THIS LANGUAGE
23 AND HOW THIS HELPS, I THINK WE HAVE TO BE CAREFUL ABOUT WHAT
24 LANGUAGE WE USE AND WHAT IT MEANS. THAT'S ALL I HAVE TO SAY.
25 THANKS

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1

2 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU. WE'LL GO NOW TO
3 COUNCILMEMBER WILLIAMS FROM RIO VISTA.

4

5 **ROBIE WILLIAMS:** GOOD MORNING. AND THANK YOU FOR THE
6 PRESENTATION. I'M FROM ONE OF THE SMALLER CITIES WE HAVE ABOUT
7 10,000 PEOPLE. I'M REALLY CONCERNED ABOUT THIS EQUITY PORTION
8 FOR A SMALLER CITY, AS WELL, AND OUR GROWTH SPURT THAT WE HAVE
9 HAD OVER THE LAST FEW YEARS HAS CAUSED -- YOU KNOW, WE HAVE
10 GOT A LOT OF PEOPLE MOVING IN FROM THE GREATER BAY AREA
11 BECAUSE OF THE LOWER PRICES HERE, WHICH HAS INCREASED OUR
12 TRAFFIC FLOW ON OUR POOR LITTLE ROAD. SO, HOW IS THE -- YOU
13 KNOW, HOW IS MTC GOING TO COORDINATE THIS ADDITIONAL HOUSING
14 WITH HANDLING THE ADDITIONAL TRAFFIC, WOULD BE MY QUESTION.

15

16 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU. MR. MALONEY? OR
17 ANYONE FROM THE PLANNING UNIT? OR, I DON'T KNOW, OUR EXECUTIVE
18 DIRECTOR? DO YOU HAVE ANY THOUGHTS TO SHARE ON THAT?

19

20 **THERESE MCMILLAN:** SURE. I MEAN, JUST TO BEGIN, YOU KNOW, I'M
21 GLAD THAT, YOU KNOW, MEMBER WILLIAMS BROUGHT THIS UP, BECAUSE
22 THAT WAS THE CENTRAL CHALLENGE OF PLANNED BAY AREA 2050, WHICH
23 WAS TO RECOGNIZE THAT THE ISSUES OF HOUSING AND TRANSPORTATION
24 AND THE ECONOMY, AND THE ENVIRONMENT ARE ALL INTERLINKED. ONE
25 OF THE, YOU KNOW, MAJOR FOCUS OF THE WORK THAT WE DID WAS TO

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1 TRY, TO THE BEST OF OUR ABILITIES WITH THE INFORMATION AND
2 TECHNOLOGIES THAT WE HAVE, TO PREDICT WHAT THE, YOU KNOW,
3 TRAFFIC IMPACTS, MOBILITY CHALLENGES OF GROWTH IN THE REGION,
4 OVER THE 30-YEAR PLANNING PERIOD, LOOKED LIKE. AND IT WAS
5 CLEARLY RECOGNIZED THAT, YOU KNOW, WE NEED TO ACCOMMODATE
6 THAT. AND, SO OUR DECISIONS RELATED TO PLACEMENT OF, YOU KNOW,
7 TRANSPORTATION INFRASTRUCTURE, ENHANCEMENT OF IT, OF WHAT WAS
8 EXISTING ON THE GROUND, WAS REFLECTIVE OF, WITHIN THE
9 FINANCIAL CONSTRAINTS THAT WE HAVE TO WORK IN, WAS REFLECTIVE
10 OF WHAT WE ANTICIPATED TO BE THE TRANSPORTATION IMPACTS
11 RESULTING FROM GROWTH, NOT ONLY IN HOUSING AND WHERE IT WAS
12 PLACED, BUT ALSO JOBS AND WHERE THEY WERE PLACED. SO, IT'S
13 TIED TOGETHER. AND AS JUST ONE EXAMPLE, THE COMMISSION WILL BE
14 TAKING UP A TRANSIT ORIENTED COMMUNITIES POLICY THIS MONTH
15 THAT WAS ACTUALLY PRESENTED AS AN INFORMATION ITEM TO THE ABAG
16 EXECUTIVE BOARD, THAT EXPLICITLY IS SPEAKING TO THE
17 COORDINATION OF TRANSPORTATION INVESTMENT AND NEEDS AROUND
18 DEVELOPMENT, AROUND TRANSIT STATIONS AS ONE EXAMPLE. WE
19 RECOGNIZE AT A MICRO AND MACRO LEVEL. AND I WOULD JUST SAY
20 THAT ONE OF THE KEY COORDINATING REALITIES OF THIS REGION IS
21 THAT DEVELOPING SUCCESSFUL TRANSPORTATION WILL HINGE, ALSO, ON
22 PARTNERSHIPS WITH CITIES AND COUNTIES FOR THE REASONS THAT YOU
23 JUST STATED. AND, SO, YEAH, IT'S A REGIONAL PROBLEM THAT BOTH
24 OF OUR AGENCIES ARE EMBRACING IN A COLLECTIVE WAY. PRESIDENT,
25 ARREGUIN, IS THAT HELPFUL?

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1

2 **JESSE ARREGUIN, ABAG PRESIDENT:** I THINK IT IS. AND ALSO PART
3 OF THE DISCUSSION IS HOW TO PRIORITIZE THE ALLOCATION OF
4 DISCRETIONARY TRANSPORTATION DOLLARS TO HELP SUPPORT THE
5 TRANSIT AND HOUSING INFRASTRUCTURE. BECAUSE IT'S ONE THING TO
6 SAY YOU HAVE GOT TO BUILD THE HOUSING IT'S ANOTHER THING TO
7 PROVIDE THE USES SO YOU CAN PUT IN THE LATERALS,
8 INFRASTRUCTURE, THAT YOU HAVE THE TRANSIT CONNECTIVITY TO BE
9 ABLE TO SUPPORT THE HOUSING THAT NEEDS TO BE PRODUCING AS A
10 CENTRAL POINT OF THE CONVERSATION THIS'S HAPPENING RIGHT NOW
11 TO BE A FOLLOW UP TO THE PLANNED BAY AREA ADOPTION. WE'LL GO
12 TO COUNCILMEMBER DUGAN FROM SAN CARLOS.

13

14 **JOHN DUGAN:** THANK YOU. APPRECIATE THE ROBUST DISCUSSION AND
15 THE WORK ON GETTING MUNICIPALITIES BUILT. I WANT TO HIGHLIGHT
16 THAT IN ADDITION TO DOING ALL THE WORK TO GETTING THESE BUILT,
17 I BELIEVE THAT PRESERVATION OF BELOW MARKET HOUSING IS
18 SOMETHING WE SHOULD FOCUS ON AND PUT TIME ON AS WELL. WHEN
19 FIRST JOINED THE SAN CARLOS PLANNING COMMISSION FIVE YEARS AGO
20 I WAS SURPRISED TO LEARN THAT OUR INCLUSIONARY COVENANTS ONLY
21 RAN FOR 45 YEARS FOR RENTAL PROJECTS AND FOR 55 YEARS OF
22 OWNERSHIP PROJECTS. AND WE LOOKED INTO THAT. SINCE I JOINED
23 THE COUNCIL, WE HAVE DONE THE WORK AND THE RESEARCH AND WE
24 WERE ABLE TO CONCLUDE THAT THOSE COULD ACTUALLY RUN IN
25 PERPETUITY, AND WE DID QUITE A BIT OF OUTREACH TO DEVELOPERS

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1 AND LEARNED THAT 45 YEAR, 55 YEAR COVENANTS OR PERPETUITY ARE
2 BASICALLY THE SAME THING AS FAR AS THEIR CONCERNED, THEIR
3 LOANS, PROJECTS, ALL HAVE A 20OR 25 YEAR TIME HORIZON. VERY
4 PROUD TO ANNOUNCE, JUST THIS MONDAY, WE UPDATED OUR BELOW
5 MARKET RATE ORDINANCE IN SAN CARLOS, AND NOW OUR INCLUSIONARY
6 COVENANTS RUN IN PERPETUITY WITH THE LAND. SO, ANY BELOW
7 MARKET RATE HOUSING THAT GETS DEVELOPED IN OUR TOWN WILL NOW
8 BE THERE FOR ALL FUTURE GENERATIONS, AND YOU KNOW, AND
9 SOMETIMES -- I THINK -- I HEARD THAT, OH, 45, 55 YEARS IS A
10 LONG TIME. BUT I DON'T THINK AT ALL THAT OUR HOUSING PROBLEM
11 WILL GO AWAY BY THEN AND I KNOW THAT MY GRANDKIDS AND THEIR
12 GRANDKIDS ARE GOING TO BE VERY GLAD THAT WE DID THIS IN SAN
13 CARLOS. I WANTED TO SHARE THAT COMPONENT. DO I THAT AS
14 RELATIVELY LOW-HANGING FRUIT AND I WOULD ENCOURAGE EVERY CITY
15 TO TAKE A LOOK AT THAT. THANK YOU VERY MUCH.

16

17 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU. WE'LL GO TO MAYOR
18 ASHCRAFT.

19

20 **MARILYN EZZY ASHCRAFT:** GOOD MORNING CHAIR ARREGUIN IT'S A
21 PLEASURE TO LISTEN TO ALL THESE COMMENTS AND GET INTO THE
22 DIFFERENT TOPICS. I'M IN FAVOR OF THIS PROPOSAL BUT THE DEVIL
23 IS IN THE DETAILS AND I AGREE. WE NEED TO LOOK AT OUR CITIES
24 WHERE WE WILL GET OUR FUNDING AND HOW MUCH. I KNOW WE HAVE A
25 FEW SUPERVISORS ON HERE, WE WAIT FOR WHAT THE COUNTIES COME TO

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1 US WHEN WE KNOW AS CITIES WHAT OUR NEEDS ARE, AND HOW BEST TO
2 ALLOCATE THOSE FUNDS AND WE STRUGGLE WITH THIS. AND, SO, IF WE
3 COULD WORK THAT OUT, I THINK IT'S A GREAT IDEA TO HAVE CITY
4 REPRESENTATION ON WHATEVER ADVISORY BODY THERE IS FOR THIS
5 MEASURE. AND IF WE CAN GET THE CITIES ADEQUATELY REPRESENTED,
6 I WOULD WORK HARD TO GET LEAGUE OF CALIFORNIA CITIES TO COME
7 OUT IN SUPPORT OF THIS. I'M RATHER ACTIVE IN THEIR HOUSING
8 FORUMS. I WOULD ALSO LIKE TO SEE A CARROT USED IN THAT -- AND
9 I'LL CALL IT A CARROT, THAT I WOULD IMAGINE, OR I WOULD
10 CERTAINLY PROPOSE THAT ELIGIBILITY TO AVAIL ONE'S CITY OF
11 THESE RESOURCES WOULD BE DEPENDENT ON THAT CITY'S COMPLIANCE
12 WITH THEIR RHNA NUMBERS, WITH MEETING THEIR RHNA OBLIGATIONS.
13 BECAUSE, I DON'T THINK YOU CAN HAVE IT BOTH WAYS. AND I WANTED
14 TO ALSO COMMENT THAT I WOULD NOT LIMIT THESE FUNDS TO JUST
15 CREATING RENTAL HOUSING. YOU KNOW? WE SPEND A LOT OF OUR TIME
16 AND RESOURCES TRYING TO PROTECT RENTERS, WHICH WE ABSOLUTELY
17 SHOULD CONTINUE DOING, BUT IT'S ALSO IMPORTANT FOR US TO FIND
18 WAYS FOR LOW-INCOME INDIVIDUALS TO BE A PART OF THE HOME
19 OWNERSHIP ARENA TO BE ABLE TO START AMASSING THAT GENERATIONAL
20 WEALTH THAT OTHERS IN HIGHER INCOME CATEGORIES HAVE BEEN ABLE
21 TO ACHIEVE. AND IT'S ALSO JUST A PROTECTION AS A FORM OF
22 SECURITY. AND, ANYWAY, I'M VERY GLAD TO HEAR FROM SAN CARLOS
23 COUNCILMEMBER, OR MAYOR DUGAN ABOUT THE CREATING THIS
24 MECHANISM TO HAVE BELOW MARKET HOUSING DEED RESTRICTED INTO

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1 PERPETUITY. I THINK THAT'S A GREAT PROTECTION. ANYWAY. THOSE
2 ARE MY THOUGHTS. THANKS SO MUCH.

3

4 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU. WE'LL GO NEXT TO
5 SUPERVISOR HAUBERT FROM ALAMEDA COUNTY.

6

7 **DAVID HAUBERT:** I RECOGNIZE THE BELOW MARKET RATE HOUSING IN
8 PERPETUITIES IS QUITE A THING. THANK YOU FOR SHARING. MY
9 COMMENTS AROUND EQUITY I WOULD SHARE MY COMMENTS I GET FROM MY
10 COMMUNITY, THEY FEEL THAT BART TO LIVERMORE WAS PROMISED YEARS
11 AND YEARS AGO, AND NOW WE'RE NOT SEEING BART TO LIVERMORE AND
12 WE'RE TRYING TO ALLEVIATE THAT WITH A VALLEY LINK PROJECT
13 WHICH IS ALSO FACING SOME OPPOSITION. BUT THE LONG-TERM
14 EFFECTS OF PROMISES MADE NEED TO BE CONSIDERED. THE SECOND
15 COMMENT I WOULD LIKE TO MAKE IS WE'VE BEEN MENTIONING YEAR IN
16 AND YEAR OUT THE NEEDS FOR JOBS/HOUSING BALANCE. WE CONTINUE
17 TO SEE MORE AND MORE JOBS POUR INTO, SAY, FOR EXAMPLE, JUST
18 ONE EXAMPLE, THE SILICON VALLEY, WITHOUT HAVING HOUSING MEET
19 THE PACE. I THINK 17 TO 1, OR 15 TO 1, I SEE THAT THEY'RE
20 CONSIDERING TEARING TOWN HOUSING AT SANTANA ROAD TO PUT MORE
21 OFFICERS SPACE DOWN THERE, AND THAT JUST EXACERBATES THINGS.
22 YET, I'M NOT SURE WE'RE DOING ENOUGH, OR, IF ANYTHING, TO
23 ALLEVIATE JOBS GROWTH IN AREAS THAT DON'T HAVE HOUSING. THE
24 ONLY WAY AROUND THAT IS TO FIND A WAY TO CHARGE FOR THAT, OR
25 ADVOCATE FOR IT. I SOUND LIKE A BROKEN RECORD EVERY TIME I

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1 BRING UP MY POINTS, BUT WE HAVEN'T BEEN ABLE TO FIND A
2 SOLUTION. I'LL CONTINUE TO LOOK FOR THAT. I'LL RESERVE MY
3 COMMENT ON THE OVERALL PLAN FOR THE FUTURE. I WANT TO SAY
4 THANK YOU FOR THE PRESENTATION, THOUGH. VERY HELPFUL.

5

6 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU. WE NEED TO
7 TRANSITION TO OUR NEXT PRESENTATION. I WILL RECOGNIZE
8 COUNCILMEMBER HUDES, AND MAYOR XAVIER AND MAYOR KENDALL.

9

10 **MATTHEW HUDES:** I THINK THE BOND MEASURE IS A GOOD SUGGESTION
11 THAT HAS BEEN MADE TO BALANCE IT A LITTLE BIT. ALSO A QUESTION
12 BEING NEW TO THE ABAG GROUP HERE, IS IT POSSIBLE TO PUT A
13 SIMILAR EFFORT INTO TRYING TO OBTAIN FUNDING FOR THIS PROGRAM
14 IN THE \$97.5 BILLION BUDGET SURPLUS THAT EXISTS RIGHT NOW? AS
15 COMPARED TO WAITING UNTIL 2024 TO FUND THIS BOND PROGRAM? SO,
16 I DON'T KNOW THAT MUCH ABOUT THE ROLE OF ABAG AND MTC AND
17 WHETHER THAT'S APPROPRIATE OR NOT, BUT I'M JUST ASKING THAT
18 QUESTION BECAUSE IT DOES SEEM THAT THERE IS A POSSIBILITY OF
19 FUNDING THIS ON AN ACCELERATED BASIS. THANK YOU.

20

21 **JESSE ARREGUIN, ABAG PRESIDENT:** EXCELLENT QUESTION. AND, YES,
22 ABAG AND MTC DID HAVE A BUDGET ASK TO THE STATE. I THINK IT
23 WAS \$2 BILLION. THAT SEVERAL BILLED SURPLUS FOR HOUSING
24 PRODUCTION, PRESERVATION PROGRAMS. REBECCA LONG, ON THE ZOOM?

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1 REBECCA, IF YOU ARE HERE, IF YOU CAN ELABORATE A LITTLE BIT
2 ABOUT THE STATE ADVOCACY EFFORTS?

3

4 **THERESE MCMILLAN:** I WAS LOOKING FOR HER. I KNOW SHE MIGHT HAVE
5 BEEN HERE AT SOME POINT.

6

7 **JESSE ARREGUIN, ABAG PRESIDENT:** SHE MIGHT HAVE JUMPED OFF.
8 THERESE, I THINK I PRETTY MUCH ANSWERED THE QUESTION.

9

10 **THERESE MCMILLAN:** EXACTLY.

11

12 **JESSE ARREGUIN, ABAG PRESIDENT:** TWO BILLION DOLLARS ASK --
13 GOING UP TO SACRAMENTO ON MONDAY TO MEET WITH MEMBERS OF
14 LEADERSHIP AND THE BUDGET COMMITTEE TO ADVOCATE FOR THOSE
15 RESOURCES. THE GOVERNOR'S MAY REVISE INCLUDED SOME MONEY FOR
16 PRODUCTION, PRESERVATION, INCLUDING THE CAP PROGRAM, WHICH IS
17 FOCUSED ON RENTAL PRESERVATION. AND THERE ARE SOME DIFFERENCES
18 BETWEEN THE SENATE AND ASSEMBLY PROPOSAL AND THE GOVERNOR'S
19 PROPOSAL. AND, SO, WE'RE, ALONG WITH OTHER HOUSING, SORT OF,
20 NON-PROFITS, AND ADVOCACY ORGANIZATIONS, CONTINUING TO
21 ADVOCATE FOR A SIGNIFICANT INVESTMENT BY THE STATE IN HOUSING
22 PRODUCTION AND PRESERVATION THIS BUDGET CYCLE. SO, ABSOLUTELY.
23 WE'LL GO NEXT TO MAYOR XAVIER THEN COUNCILMEMBER CANDELL. THEN
24 TRANSITION TO OUR NEXT MEETING.

25

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1 **RITA XAVIER:** MY CITY OF SAN PABLO HAS A SHORTAGE EVER LAND
2 WE'RE ONLY 2.6 SQUARE MILES WITH 41,000 POPULATION. THIS IS MY
3 FOURTH YEAR ON THE CITY COUNCIL, AND I WAS ON THE PLANNING
4 COMMISSION FOR FIVE YEARS BEFORE THAT. SO I JUST WANTED TO
5 MENTION THE PROBLEM THAT WE HAVE HAD WITH DEVELOPERS WHO
6 COULDN'T GET FINAL FUNDING THEY NEED FOR AFFORDABLE HOUSING.
7 SO DURING MY TIME ON THE COMMISSION, SEVERAL PROJECTS FAILED
8 FOR THAT EXACT REASON. WE HAVE SEVERAL HOUSING PROJECTS IN THE
9 WORKS RIGHT NOW, NONE WITH BROKEN GROUND, THEY'RE STILL IN THE
10 PAPERWORK STAGE. SO, I HAVE CONCERNS THAT THE SAME THING WOULD
11 HAPPEN, WHERE THEY GET ALMOST TO BEING FINALIZED, AND THEN THE
12 DEVELOPERS CAN'T GET THOSE FINAL DOLLARS. I JUST WANTED TO
13 BRING THAT UP. THANKS.

14

15 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU. WE'LL GO TO SUSAN
16 CANDELL NEXT THEN MOVE ON TO OUR NEXT AGENDA ITEM.

17

18 **SUSAN CANDELL:** THANK YOU. I WANT TO ECHO OTHERS HERE WHO ARE
19 SAYING WE WOULD LIKE TO GET THE CITIES INVOLVED OFFICIALLY IN
20 THE CAPACITY OF THIS MEASURE WE APPLAUD THE EFFORT TO GET MORE
21 MONEY FOR AFFORDABLE HOUSING. I DO NOT AGREE WITH TYING THIS
22 TO RHNA ALLOCATIONS IN ANY FORM. AND THIS ECHOES COMMENTS MADE
23 BY OTHER SPEAKERS IN TERMS OF THE STATE AUDITOR SAYING THE
24 NUMBERS ARE WRONG. THERE IS A TERRIFIC AMOUNT OF EVIDENCE THAT
25 THERE WAS A VAST AMOUNT OF OVER COUNT. AND, SO, TIME,

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1 PENALTIES, OR TYING SOMETHING TO OUR ALLOCATION THAT IS WRONG,
2 IT'S JUST SIMPLY NOT RIGHT. BUT, OTHERWISE, I APPLAUD THE
3 EFFORT. AND HOPEFULLY THE DEVIL IN THE DETAILS WILL MAKE THIS
4 THING WORK. THANK YOU.

5

6 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU EVERYONE FOR THE
7 EXCELLENT QUESTIONS AND COMMENTS. THIS WAS EXTREMELY HELPFUL
8 AS WE CONTINUE EXPLORING A POTENTIAL HOUSING MEASURE. AND ONCE
9 AGAIN YOUR INPUT IS VALUABLE AS WE CONSIDER NEXT STEPS. WE
10 WILL COLLECT THESE COMMENTS AND THEY WILL HELP INFORM, YOU
11 KNOW, THE DEVELOPMENT OF AN EXPENDITURE PLAN AND OTHER STEPS
12 THAT WE'LL BE ENGAGED IN OVER THE NEXT YEAR AND A HALF. AND IF
13 YOU WOULD LIKE MORE INFORMATIONS ON THE PROCESS TO DEVELOP A
14 REGIONAL HOUSING MEASURE, OR HAVE ANY OTHER QUESTIONS, WE
15 ENCOURAGE YOU TO REACH OUT TO KATE HARTLEY AT ABAG MTC, AND
16 HER E-MAIL IS KATE.HARTLEY@BAYAREAMETRO.GOV. AND THERE IT WILL
17 BE TOWN HALL MEETINGS, MANY MORE OPPORTUNITIES FOR DISCUSSION
18 AND ENGAGEMENT AS THIS PROCESS PROGRESSES. WITH THAT WE'LL
19 MOVE TO A BRIEF SUMMARY ON LOCAL GOVERNMENT SERVICE PROGRAMS.
20 AND THIS IS AN INFORMATION ITEM AND BRAD PAUL WILL GIVE THE
21 REPORT.

22

23 **CLERK, FRED CASTRO:** PRESIDENT ARREGUIN, THIS IS FRED. THE
24 PUBLIC COMMENT ITEMS, PLEASE?

25

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1 **JESSE ARREGUIN, ABAG PRESIDENT:** OH THANK YOU. APOLOGIES. SO
2 WE'LL TAKE PUBLIC COMMENT NOW ON THE PRIOR ITEM, WHICH IS THE
3 LISTENING SESSION ON A POTENTIAL REGIONAL HOUSING MEASURE. IF
4 THERE IS ANY ATTENDEE THAT WISHES TO SPEAK ON THIS ITEM,
5 PLEASE RAISE YOUR HAND AT THIS TIME. I DO NOT SEE ANY RAISED
6 HANDS MR. CASTRO

7

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

11

12 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU. WE'LL PROCEED TO
13 ITEM D BRIEF SUMMARY OF LOCAL GOVERNMENT SERVICE PROGRAMS. FOR
14 OUR FINAL ITEM THIS MORNING, DEPUTY EXECUTIVE DIRECTOR BRAD
15 PAUL WILL PRESENT ON ABAG'S LOCAL GOVERNMENT SERVICES AND THE
16 BENEFITS THE TEAMS PROGRAMS AND PROJECTS OFFER TO CITIES,
17 TOWNS, AND COUNTIES. PLEASE TAKE IT AWAY.

18

19 **BRAD PAUL:** THANK YOU. BRING UP THE SLIDE PRESENTATION, PLEASE.
20 YOU HAVE HEARD A LOT. NEXT SLIDE PLEASE. YOU HAVE HEARD A LOT
21 THIS MORNING FROM KATE INITIALLY AND THE BOARD ABOUT THE BAY
22 AREA HOUSING FINANCE AUTHORITY WHICH IS UNDER LOCAL GOVERNMENT
23 SERVICES NOW. AND I WANT TO SPEND A FEW MINUTES TALKING ABOUT
24 FOUR OTHER PROJECTS THAT ARE PROJECTS THAT YOUR JURISDICTIONS
25 MAY OR MAY NOT KNOW ABOUT BUT COULD BENEFIT YOU. LET'S GO TO

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1 THE NEXT SLIDE FOR THE ADVANCING CALIFORNIA FINANCE AUTHORITY,
2 HAS BEEN AROUND SINCE 1978 A CONDUIT ISSUE OF TAX EXEMPT AND
3 FINANCING FOR THE NEEDS OF PUBLIC AGENCIES AND NON-PROFIT
4 PARTNERS. IF YOU CLICK AGAIN IT WILL SHOW ONE AT A TIME THE
5 THINGS WE USE IT FOR AFFORDABLE HOUSING 12,000 UNITS, AGAIN,
6 SCHOOLS, PARKS, HOSPITALS AND CLINICS, WATER DISTRICTS,
7 MUNICIPAL INFRASTRUCTURE, AND MUSEUMS. STOP THERE. AND I'LL
8 JUST SAY THAT WE HAVE ISSUED, AS I WOULD, EIGHT BILLED IN
9 TAXES AND FINANCING. MANY OF THE SMALLER CITIES AND TOWNS
10 WHICH WE HAVE BEEN TALKING ABOUT DO NOT HAVE THE STAFF, LIKE
11 SAN FRANCISCO, OR SAN JOSE IN PLACE TO DO BOND ISSUANCE SO WE
12 CAN REALLY HELP YOU, PARTICULARLY THE SMALL CITIES AND TOWNS
13 IF YOU ARE LOOKING FOR FINANCING FOR THESE KINDS OF PROJECTS.
14 PLEASE GET IN TOUCH WITH ME DIRECTLY AND I WOULD BE HAPPY TO
15 COME OUT AND VISIT YOUR SITES AND HAVE CONVERSATION ABOUT HOW
16 WE COULD BE HELPFUL OF THE NEXT SLIDE. NEXT ONE. THE SAN
17 FRANCISCO ESTUARY PARTNERSHIP WAS ESTABLISHED UNDER THE
18 FEDERAL CLEAN WATER ACTS NATIONAL ESTUARY PROGRAM BACK IN
19 1988. THERE ARE 28 OF THESE NATIONALLY RECOGNIZED ESTUARIES.
20 MANAGING MULTI-BENEFIT PROJECTS THAT HELP IMPROVE THE BAY AREA
21 ESTUARIES LEVERAGING BOTH FEDERAL STATE AND LOCAL FUND FOR
22 REGIONAL SCALE RESTORATION PROJECTS IN THE BAY FOR WATER
23 QUALITY IMPROVEMENT PROJECTS AND RESILIENCE PROJECTS, TWO
24 EXAMPLES IN RICHMOND AND HEY WAR HORIZONTAL LEVIES NATURALLY
25 COLORING HORIZONTAL LEVIES TO PROTECT AGAINST SEA HELVE RISE

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1 AND RESTORATION LONG WITH THE CALIFORNIA COASTAL CONSERVANCY
2 TO DISTRIBUTE \$25 MILLION PER YEAR FOR 20 YEARS THAT SUPPORT
3 MEASURE AA PROJECTS THAT PROTECT FROM SEA LEVEL RISE. IF YOU
4 WANT MORE INFORMATION PLEASE GO TO SF ESTUARY.ORG. THE ABAG
5 POWER HAS BEEN AROUND SINCE 1989 PROVIDING COST SAVINGS PRICE
6 STABILITY FOR GAS AND PUBLIC BUILDINGS NATURAL GAS IS NOW
7 IDENTIFIED AS A SIGNIFICANT CONTRIBUTOR TO GREENHOUSE GAS
8 EMISSIONS AND POWER IS DEALING WITH THAT IN THEIR NEWLY
9 ADOPTED STRATEGIC ROADMAP FOR 2021 THEY'RE ENCOURAGING DEFAULT
10 PROJECTS BUNDLED WITH OFFSETS AGAINST GREENHOUSE GASSES. THEY
11 ARE WORKING ON TRANSPARENT AND SOCIALLY RESPONSIBLE RENEWAL --
12 RENEWABLE NATURAL GAS ALSO INVOLVED IN WORKING ON INCENTIVES
13 HELPING WITH SB1383 COMPLIANCE. FOR MORE INFORMATION GO
14 DIRECTLY TO THEIR WEB SITE. NEXT SLIDE PLEASE. THE BAY AREA
15 REGIONAL ENERGY NETWORK OR BAYREN WAS FORMED IN 2012 BY BAY
16 AREA COUNTIES AND CITIES TO BETTER COLLABORATE ON ENERGY
17 EFFICIENCY. THEY'RE ONE OF, NOW, FOUR REGIONAL ENERGY NETWORKS
18 IN CALIFORNIA FUNDED BY THE STATE CPUC AND THEY'RE GETTING
19 INCREASING ALLOCATIONS EVERY YEAR BECAUSE OF THE IMPORTANT
20 WORK THEY DO. THEY'RE FOCUSED ON HARD TO SERVE OR HARD TO
21 REACH RESIDENTS AND COMMUNITIES, TRYING TO FILL GAPS IN THE
22 MARKET FOR ENERGY CONSERVATION, AND NOW WATER CONSERVATION AND
23 THEY'RE SUPPORTING INNOVATIVE SCALEABLE POLICIES AND PILOTS.
24 NEXT SLIDE PLEASE. SO, CURRENTLY, BAYREN HAS THESE PROGRAMS.
25 THEY WORK WITH SINGLE-FAMILY HOMEOWNERS AND MULTI-FAMILY

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1 HOMEOWNERS OR PROPERTY OWNERS TO COME IN, DO INVENTORY WITH
2 TECHNICAL ASSISTANCE AND ENGINEERS TO SAY IF YOU DO THESE
3 THINGS YOU CAN REDUCE YOUR ENERGY USAGE BY, SAY, 15 TO 20%.
4 AND THEN THEY HELP YOU FIND THE REBATES TO DO SOME OF THAT
5 WORK TO CUT THE COST. THEY ALSO HAVE SAY STAFF PERSON WHO
6 WORKS DIRECTLY WITH YOU WITH YOUR CITIES ON CODES AND
7 STANDARDS. SO IF YOU WANT TO DO A REACH CODE SOMETHING MORE
8 THAN EVEN WHAT IS REQUIRED, LIKE BERKELEY RECENTLY ENACTED IN
9 THEIR REGION ELECTRIFICATION ORDINANCE, OUR STAFF IS HELPING
10 WITH THAT. WE WORK WITH SMALL BUSINESSES AND IN A MINUTE I'LL
11 TALK ABOUT THE WATER UPGRADE SAVES PROGRAM. NEXT SLIDE PLEASE.
12 ONE OF OUR BIGGEST PROGRAMS IS THE BAY AREA MULTI-FAMILY
13 BUILDING ENHANCEMENTS OR THE BAMBE PROGRAM. ANY MULTI-FAMILY
14 PROPERTY WITH FIVE OR MORE UNITS IS ELIGIBLE ANYWHERE IN THE
15 BAY AREA AND THEY OFFER A NO COST ENERGY CONSULTING, ANALYSIS
16 OF ENERGY USAGE AT YOUR SITE. WE OFFER CASH REBATES FLAT RATE
17 OF \$750 PER UNIT AND IN ADDITION THERE INCENTIVES AS WELL FOR
18 GASES TO ELECTRIC CONVERSIONS. A VERY POPULAR PROGRAM. THE
19 WATER BILL SAVINGS PROGRAM WE PILOTED THIS IN WINDSOR AND
20 HAYWARD WE HAVE PEOPLE COME OUT TO A BUILDING OR SINGLE-FAMILY
21 HOME OR APARTMENT BUILDING LOOKING AT INVENTORY, ADVISING TO
22 DO FIVE OR SIX THINGS TO CUT WATER USAGE BY 15 TO 20%. THERE
23 IS THEN AN AGREEMENT WITH THE LOCAL WATER DISTRICT THAT WE
24 COME IN AND DO THE WORK AT NO COST TO THE PROPERTY OWNER. NO
25 UPFRONT PAYMENT NO CREDIT CHECKS, NO LIENS, IT'S A AMOUNT OF

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1 MONEY THAT COMES OUT OF THE PROGRAM TO DO THE WORK. AND THEN A
2 MONTHLY SURCHARGE IS PUT ON THE WATER BILL THAT IS LESS THAN
3 THE SAVINGS. YOU SAVE MONEY RIGHT AWAY AND OVER TWO YEARS
4 THERE IS A LOW INTEREST LOAN YOU PAY OFF IN YOUR MONTHLY
5 BILLS. AND WHEN THAT'S DONE YOU GET YOUR SAVINGS. AND YOU PAY
6 ONLY WHILE YOU'RE A CUSTOMER AT THAT LOCATION. IF YOU MOVE,
7 YOU'RE NO LONGER RESPONSIBLE. WITH THE DROUGHT WE'RE
8 EXPERIENCING NOW, THIS IS A POPULAR PROGRAM. THERE IS A
9 GROWING LIST OF CITIES THAT WANT TO SIGN UP. IF YOU ARE
10 INTERESTED GET IN TOUCH WITH US. NEXT SLIDE PLEASE. AGAIN
11 BAYREN WORKS IN ALL NINE COUNTIES IN 101 CITIES TO GIVE YOU AN
12 EXAMPLE, NEXT SLIDE -- LOOKING AT CONTRA COSTA COUNTY ALONE
13 AND THE WORK BAYREN HAS DONE THERE IN RECENT YEARS WE HAVE 18
14 PARTICIPATING CONTRACTORS LOCATED IN CONTRA COSTA THESE ARE
15 CONTRACTORS GOING TO YOUR APARTMENT BUILDING OR HOME OR
16 BUSINESS TO PUT TOGETHER A PLAN TO SAVE ENERGY AND WATER. WE
17 HAVE FUNDED 1376 SEPARATE PROJECTS SAVING A GREAT DEAL OF
18 ENERGY WE HAVE PAID OUT \$4 MILLION IN INCENTIVES ON JUST THE
19 MULTI-FAMILY PROPERTY OWNERS, AND WE HAVE TEN HOMEOWNER
20 WORKSHOPS BETWEEN 2019 AND 2021. NEXT SLIDE. I HAVE BEEN TOLD
21 WE CAN'T SHOW VIDEO. IS THAT CORRECT? TRY THE VIDEO. SEE IF IT
22 WORKS. IF NOT, WE'LL GO TO THE NEXT SLIDE. I DON'T THINK WE'RE
23 ABLE TO SHOW THIS. NEXT SLIDE, PLEASE. THIS SLIDE WOULD HAVE
24 SHOWN YOU, THE VIDEO WOULD HAVE TALKED ABOUT BUILDING IN THE
25 TENDERLOIN, WHERE LOW-INCOME RESIDENTS HAVE HAD THEIR RENTS

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1 REDUCED BY \$75 A MONTH. A TESTIMONY BY THE OPERATORS AND
2 BUILDING TENANTS WHO LIVE THERE. RECENTLY BAYREN SUBMITTED A
3 NEW BUSINESS PLAN TO THE CALIFORNIA STATE PUBLIC UTILITIES
4 COMMISSION WHO FUNDS THEM AND THE BUSINESS PLAN FOR 2024 TO
5 2031 NEXT SLIDE PLEASE, OF THE PROGRAMS, THERE IS AN
6 INTEGRATED ENERGY SERVICES PROGRAM A PROGRAM THAT TARGETS
7 DECARBONIZATION SERVICES TO PROPERTY OWNERS IN CITIES TO HELP
8 WITH DECARBONIZATION FOR REFRIGERANT REPLACEMENT PROGRAMS, AND
9 CLIMATE CAREERS A PROGRAM THAT WILL TRAIN YOUNG PEOPLE IN YOUR
10 COMMUNITIES PARTICULAR THREE FROM LOW-INCOME COMMUNITIES AND
11 COMMUNITIES OF COLOR FOR JOBS IN THE ENERGY EFFICIENCY AND
12 RESILIENCE FIELD IT'S A GROWING FIELD THROUGHOUT THE COUNTRY.
13 NEXT SLIDE. THE OTHER THING I WANT TO TALK ABOUT IS A BRAND-
14 NEW PROGRAM, IT'S NOT ON THIS SLIDE, BUT IT'S THE BAY AREA
15 RESILIENT LIBRARY NETWORK. THE BAY AREA HAS LAUNCHED THIS
16 INITIATIVE TO DEVELOP A NETWORK OF ENERGY EFFICIENT RESILIENT
17 LOCAL LIBRARIES THAT WILL FUNCTION AS COMMUNITY RESILIENCE
18 CENTERS THAT WILL CENTER DURING NATURAL DISASTERS LIKE
19 WILDFIRES EARTHQUAKES AND EXTREME HEAT DAYS THEY CHOSE
20 LIBRARIES BECAUSE BAYREN'S FUNDING ALREADY LET'S PROVIDE
21 TECHNICAL ASSISTANCE FOR MUNICIPAL BUILDINGS AND LIBRARIES
22 OFFER A KEY ASSET THAT'S WELCOMING TO RESIDENTS AND PROVIDES
23 VALUABLE EDUCATIONAL RESOURCES IN THE COMMUNITY. APPLICATIONS
24 TO PARTICIPATE IN THIS ARE DUE SEPTEMBER 30TH. BAYREN WILL
25 PROVIDE APPLICANTS WITH TECHNICAL ASSISTANCE FOR THEIR SITES

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1 INCLUDING SPECIFIC ENERGY UPGRADE RECOMMENDATIONS LIKE IN
2 OTHER PROGRAMS, BUT THEY WILL ALSO PROVIDE ACCESS TO A
3 RESILIENCE FUNDING AND FINANCE EXPERT THAT WILL PROVIDE
4 TAILORED GUIDANCE TO YOUR JURISDICTIONS TO HELP IMPLEMENT
5 THESE ENERGY UPGRADE RECOMMENDATIONS. YOU CAN FIND ALL THE
6 INFO ON THE BAYREN WEB SITE REGARDING THE BENEFITS ELIGIBILITY
7 AND TIMELINE FOR THE INITIATIVE. AND FINALLY A WORKSHOP JUNE
8 28TH AT 9:00 A.M. THAT WILL WALK YOU THROUGH THE INITIATIVE,
9 THE APPLICATION PROCESS, THE CRITERIA AND HOW TO SUBMIT THAT.
10 NEXT SLIDE PLEASE. FINALLY, WE HAVE BEEN SPENDING A LOT OF
11 TIME TODAY TALKING ABOUT BAYREN AND ALL THE GREAT WORK THEY'RE
12 DOING TO HELP YOU. BAHFA IS DOING. AND BAYREN IS ADDING TO
13 THAT IN A NUMBER OF WAYS. A MAJOR CHALLENGE AS MANY OF YOU MAY
14 KNOW, HOMEOWNERS ACCIDENT APARTMENT OWNERS AND AFFORDABLE
15 HOUSING OPERATORS IS RAPIDLY ESCALATING OPERATING UTILITY
16 COSTS THAT'S A BIG PROBLEM. BAYREN'S PROGRAMS CAN REDUCE
17 ELECTRIC AND WATER USAGE BY 15 TO 24% THIS FREES UP THAT MONEY
18 FOR A BIGGER RENOVATION BUDGET RENT PRODUCTIONS AND SINGLE-
19 FAMILY NEEDS IN SINGLE-FAMILY HOMES AND LAUNCHING PRESERVATION
20 DISPLACEMENT HOMELESS PREVENTION PILOTS BAYREN'S PROGRAMS ARE
21 BEING USED FOR REENERGY EFFICIENCY REDUCING OPERATING COST AND
22 LOWERING GHG A BIG PART OF PLANNED BAY AREA 2050T THAT'S THE
23 END OF MY PRESENTATION. I WANT TO THANK YOU FOR THE GREAT
24 COMMENTS YOU PROVIDED IN THE MEETING. STAFF HAS TAKEN DETAILED
25 NOTES. MY NAME IS BRAT P DEPUTY EXECUTIVE DIRECTOR FOR LOCAL

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1 GOVERNMENT SERVICES AND MY E-MAIL ADDRESS IS PAUL AT
2 BAYAREAMETRO.GOV AND I LOOK FORWARD TO TALKING WITH YOU.

3

4 **JESSE ARREGUIN, ABAG PRESIDENT:** THANK YOU. TO KEEP THE MEETING
5 ON SCHEDULE I'LL ASK IF DELL CATS HAVE ANY QUESTIONS ABOUT
6 BRAD'S PRESENTATION OR ANY OF THE PROGRAMS MENTIONED PLEASE
7 CONTACT HIM AT BPAUL@BAYAREAMETRO.GOV. BPAUL@BAYAREAMETRO --
8 ONE WORD.GOV. WE WILL TAKE PUBLIC COMMENT ON THIS ITEM. IS
9 THERE ANY ATTENDEE THAT WISHES TO SPEAK ON PUBLIC COMMENT. I
10 SEE NO RAISED HANDS M CASTRO.

11

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

15

16 **JESSE ARREGUIN, ABAG PRESIDENT:** THAT BRINGS US TO ITEM THREE
17 PUBLIC COMMENT THIS IS AN INFORMATION ITEM. BECAUSE WE DO NEED
18 TO BEGIN THE ABAG GENERAL ASSEMBLY BUSINESS MEETING IN A FEW
19 MINUTES I'M ANY GOING TO ALLOW UP TO FIVE MINUTES FOR PUBLIC
20 COMMENT ON ITEMS NOT ON THE AGENDA. AND, SO, IF THERE IS ANY
21 ATTENDEE THAT WISHES TO OFFER PUBLIC COMMENT, PLEASE RAISE
22 YOUR HAND AT THIS TIME. ONCE AGAIN, IF THERE IS ANY ATTENDEE
23 THAT WISHES TO OFFER PUBLIC COMMENT, PLEASE RAISE YOUR HAND AT
24 THIS TIME. I DON'T SEE ANY RAISED HANDS. MR. CASTRO?

25

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1 **CLERK, FRED CASTRO:** THERE ARE NO MEMBERS OF THE PUBLIC WITH
2 THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED
3 ON THIS ITEM. AND MAYOR ARREGUIN, WE DID ACQUIRE QUORUM FOR
4 BOTH THE COUNTIES AND THE CITIES DURING THE MEETING

5

6 **JESSE ARREGUIN, ABAG PRESIDENT:** EXCELLENT. WELL, THANK YOU
7 VERY MUCH. SO THAT COMPLETES ITEM THREE PUBLIC COMMENT. AND AS
8 WE HAVE ACHIEVED QUORUM, WE CAN PROPERLY ADJOURN THIS MEETING.
9 SO, JUST SOME INFORMATION ABOUT THE BUSINESS MEETING THAT
10 WE'RE ABOUT TO START AT 11:00. THE ABAG GENERAL ASSEMBLY
11 BUSINESS MEETING WILL BE HELD REMOTELY VIA ZOOM AT 11:00
12 FOLLOWING THE ADJOURNMENT OF THIS WEBINAR. GENERAL ASSEMBLY
13 DELEGATES ARE ASKED TO FOLLOW THE SEPARATE ZOOM PANELIST LINK
14 FOR THE BUSINESS MEETING THAT WAS E-MAILED TO YOU AND IF YOU
15 COULD ASK THE TECH STAFF TO RE E-MAIL THAT LINK OUT TO ALL THE
16 DELEGATES SO IT'S AT THE TOP OF OUR INBOXES BUT THERE IS A
17 SEPARATE LINK FOR THE BUSINESS MEETING. WE HAVE GOT TO GO TO
18 THE SEPARATE LINK. AND OF MEMBERS OF THE PUBLIC MAY
19 PARTICIPATE IN THE BUSINESS MEETING BY FOLLOWING THE ATTENDEE
20 LINK ON THE MEETING AGENDA AVAILABLE ONLINE AT THE ABAG WEB
21 SITE AND ON THE MTC LEGISTAR PAGE. SO, SEE YOU ALL ON THE
22 OTHER ZOOM SHORTLY.

23

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1 **CLERK, FRED CASTRO:** I'M SORRY. TECH STAFF REPORTS THAT THEY
2 NEED SEVERAL MINUTES TO TRANSFER THE LIVESTREAM. SO WE'LL
3 BEGIN SOON.

4

5 **JESSE ARREGUIN, ABAG PRESIDENT:** OKAY. [ADJOURNED] THE NEXT
6 CONFERENCE OF THE ABAG GENERAL ASSEMBLY WILL BE ANNOUNCED AND
7 THIS CONFERENCE OF THE ABAG GENERAL ASSEMBLY IS ADJOURNED.
8 LOOK FORWARD TO SEEING YOU ALL ON THE SEPARATE LINK FOR US TO
9 CONDUCT OUR BUSINESS MEETING AND ADOPT THE BUDGET FOR THIS
10 YEAR. THANK YOU. [ADJOURNED]



Broadcasting Government