



375 Beale Street  
Suite 700  
San Francisco, California  
94105

## Meeting Minutes - Draft

### ABAG Executive Board

*President, Belia Ramos, Supervisor, County of Napa  
Vice President, Jesse Arreguin, Mayor, City of Berkeley  
Immediate Pst Prs, David Rabbitt, Supervisor, County of  
Sonoma*

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Thursday, April 18, 2024

5:00 PM

Board Room - 1st Floor

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#### Association of Bay Area Governments Executive Board Meeting No. 494

##### Roster

Susan Adams, Candace Andersen, Jesse Arreguin, Nikki Fortunato Bas, London Breed, Ken Carlson, David Cohen, Noelia Corzo, Pat Eklund, Susan Ellenberg, Carroll Fife, Neysa Fligor, Leon Garcia, Rich Hillis, Rosemary Kamei, Otto Lee, Rafael Mandelman, Elisa Marquez, Yvonne Martinez-Beltran, Nathan Miley, Lisa Motoyama, Catherine Moy, Ray Mueller, Mark Nagales, Peter Ortiz, David Rabbitt, Belia Ramos, Treva Reid, Carlos Romero, Mary Sackett, Cindy Silva, Aaron Tiedemann, Wanda Williams.  
Donald Young (Advisory).

#### 1. Call to Order / Pledge of Allegiance / Roll Call / Confirm Quorum

President Ramos called the meeting to order at about 5:05 p.m. Quorum was present. Following the Executive Director's Report, the Executive Board next considered Items 9a, 10c, 10a and 10b.

**Present:** 32 - Hollingsworth-Adams, Andersen, Arreguin, Bas, Brown, Carlson, Cohen, Corzo, Eklund, Ellenberg, Fife, Fligor, Garcia, Gluckstein, Hillis, Kamei, Lee, Mandelman, Marquez, Martinez-Beltran, Miley, Motoyama, Mueller, Nagales, Ortiz, Rabbitt, Ramos, Reid, Romero, Sackett, Silva, and Tiedemann

**Absent:** 1 - Moy

#### 2. Executive Board Announcements

#### 3. President's Report

3a. [24-0411](#) ABAG President's Report for April 18, 2024

President Ramos gave the report.

#### 4. Executive Director's Report

4a. [24-0412](#) Executive Director's Report for April 18, 2024

## 5. Consent Calendar

**Upon the motion by Rabbitt and second by Fligor, the ABAG Executive Board approved the Consent Calendar. The motion passed unanimously by the following vote:**

**Aye:** 29 - Hollingsworth-Adams, Andersen, Arreguin, Bas, Brown, Carlson, Cohen, Eklund, Ellenberg, Fife, Fligor, Garcia, Gluckstein, Hillis, Kamei, Lee, Marquez, Martinez-Beltran, Miley, Motoyama, Nagales, Ortiz, Rabbitt, Ramos, Reid, Romero, Sackett, Silva, and Tiedemann

**Absent:** 4 - Corzo, Mandelman, Moy, and Mueller

5a. [24-0413](#) Approval of ABAG Executive Board Minutes of March 21, 2024

5b. [24-0478](#) Authorization to negotiate and enter into a contract amendment with CLEAResult Consulting, Inc., in an amount not to exceed \$530,000 to provide implementation services for the Bay Area Regional Energy Network (BayREN) Single Family Home+ program through October 31, 2024

5c. [24-0479](#) Authorization to negotiate and enter into a contract amendment with DiLytics Inc. in an amount not to exceed \$435,000 to provide database development and operations and maintenance services for the Bay Area Regional Energy Network (BayREN) through December 31, 2025

5d. [24-0480](#) Authorization to negotiate and enter into a contract with Frontier Energy, Inc. in an amount not to exceed \$540,000 for Training and Event Support for Bay Area Regional Energy Network (BayREN) local government programs from on or about April 1, 2024 to December 31, 2025

5e. [24-0481](#) Approval of Pre-Qualified Panel of Consultants to Provide Services for the BayREN Codes & Standards and Public Programs

5f. [24-0482](#) Authorization to accept \$498,762 and enter into a funding agreement with the U.S. Environmental Protection Agency to advance development of the Wetlands Regional Monitoring Program

5g. [24-0483](#) Authorization to accept \$909,800 and enter into a funding agreement with the U.S. Environmental Protection Agency to implement the San Francisco Estuary Blueprint under the National Estuary Program

- 5h. [24-0485](#) Assembly Bill 2353 (Ward): Property Tax Welfare Exemption
- Provides upfront savings on affordable housing developments by allowing nonprofit developers to withhold property tax payments while their application for a tax exemption is under review.
- 5i. [24-0474](#) Adoption of Resolution No. 11-2023, Revised, authorizing the Association of Bay Area Governments (ABAG) Proposed Fiscal Year (FY) 2023-24 Operating Budget Amendment 2

## 6. ABAG Administrative Committee Report

- 6a. [24-0414](#) Report on ABAG Administrative Committee Meeting of April 12, 2024
- President Ramos gave the report.

## 7. Joint MTC ABAG Legislation Committee Report

- 7a. [24-0415](#) Report on Joint MTC ABAG Legislation Committee Meeting of April 12, 2024
- Vice President Arreguin gave the report.
- 7b. [24-0486](#) Assembly Bill 2485 (Juan Carrillo): Regional Housing Needs Determination
- Increase transparency and use of outside experts in the state Department of Housing and Community Development's process for determining regions' housing needs.
- Upon the motion by Arreguin and second by Tiedemann, the ABAG Executive Board approved a support position on Assembly Bill 2485 (Juan Carrillo). The motion passed unanimously by the following vote:**
- Aye:** 29 - Hollingsworth-Adams, Andersen, Arreguin, Bas, Brown, Carlson, Cohen, Corzo, Eklund, Fife, Fligor, Garcia, Gluckstein, Hillis, Kamei, Lee, Marquez, Martinez-Beltran, Miley, Motoyama, Nagales, Ortiz, Rabbitt, Ramos, Reid, Romero, Sackett, Silva, and Tiedemann
- Absent:** 4 - Ellenberg, Mandelman, Moy, and Mueller

## 8. ABAG Housing Committee Report

- 8a. [24-0417](#) Report on ABAG Housing Committee Meeting of April 10, 2024
- Chair Romero gave the report.

## 9. Budget and Work Program

- 9a. [24-0477](#) Adoption of Resolution No. 5-2024 authorizing the Proposed Fiscal Year (FY) 2024-25 Association of Bay Area Governments (ABAG) Operating Budget and Work Program for referral to the ABAG General Assembly for final review and approval at its annual meeting

Derek Hansel gave the report.

**Upon the motion by Romero and second by Adams, the ABAG Executive Board recommended ABAG General Assembly adoption of ABAG Resolution No., 5-2024-Approval of the Association of Bay Area Governments Fiscal Year 2024-25 Operating Budget and Work Program. The motion passed unanimously by the following vote:**

**Aye:** 31 - Hollingsworth-Adams, Andersen, Arreguin, Bas, Brown, Carlson, Cohen, Corzo, Eklund, Ellenberg, Fife, Fligor, Garcia, Gluckstein, Hillis, Kamei, Lee, Mandelman, Marquez, Martinez-Beltran, Miley, Motoyama, Nagales, Ortiz, Rabbitt, Ramos, Reid, Romero, Sackett, Silva, and Tiedemann

**Absent:** 2 - Moy, and Mueller

## 10. Regional Housing Ballot Measure

- 10a. [24-0475](#) Adoption of a Resolution on the Approval of the Bay Area Housing Finance Authority's Business Plan by the ABAG Executive Board as the Executive Board to the Bay Area Housing Finance Authority (Executive Board); CEQA Determination: Exempt Pursuant to Public Resources Code § 21065; Government Code § 64523.

Kate Hartley gave the report.

The following gave public comment:

Allison Cingolani

Courtney Pall

**Upon the motion by Eklund and second by Tiedemann, the ABAG Executive Board adopted ABAG Resolution No. 2-2024 on the Approval of the Bay Area Housing Finance Authority's Business Plan by the ABAG Executive Board, as the Executive Board to the Bay Area Housing Finance Authority. The motion passed unanimously by the following vote:**

**Aye:** 29 - Hollingsworth-Adams, Andersen, Arreguin, Bas, Brown, Carlson, Cohen, Corzo, Eklund, Fife, Fligor, Garcia, Gluckstein, Hillis, Kamei, Lee, Mandelman, Martinez-Beltran, Miley, Motoyama, Nagales, Ortiz, Rabbitt, Ramos, Reid, Romero, Sackett, Silva, and Tiedemann

**Absent:** 4 - Ellenberg, Marquez, Moy, and Mueller

- 10b. [24-0476](#) Adoption of a resolution by the ABAG Executive Board as the Executive Board to the Bay Area Housing Finance Authority approving the Regional Expenditure Plan; direct the Executive Director or designee to bring forward a guideline to implement labor standards; CEQA Determination; Exempt Pursuant to Public Resources Code § 21065; Government Code § 64523

Kate Hartley gave the report.

The following submitted public comment: Jay Bradshaw, Nor Cal Carpenters Union.

The following gave public comment:

Onassis McFarlane  
Lindsay Sakasitz  
Dan McCullochEdward Evans  
Tim Ryff  
Scott Littlehale  
Irving Torres  
Lindsay Haddix  
Justine Marcus  
Monica Strauch  
Caroline McComack  
Rich Hedges  
Joe Summers  
Antonio Munoz

Upon the motion by Eklund and second by Ortiz, the ABAG Executive Board adopted ABAG Resolution No. 3024; CEQA Determination; Exempt Pursuant to Public Resources Code § 21065; Government Code § 64523:

**1) Approving the BAHFA Regional Expenditure Plan**

**2) Directing the Executive Director or designee to return to the Executive Board with an agenda item to adopt a guideline to implement the labor standards as articulated in the Regional Expenditure Plan for Regional Housing Revenue, and if state law is amended to allow BAFHA to impose labor standards for counties and cities receiving a direct allocation of bond proceeds and the Ballot Measure passes, then the guideline brought forward also should extend the labor standards to projects funded with the County Housing Revenue portion of the bond proceeds. Such agenda item should be brought forward in a timely manner to allow for adoption of the guideline prior to the actual expenditure of the bond proceeds from the first issuance.**

**3) Directing the Executive Director or designee to work with the California State Legislature to amend the San Francisco Bay Area Regional Housing Finance Act to enable BAHFA to have the authority to impose strong labor standards for counties and cities receiving a direct allocation of bond proceeds and to keep the BAHFA Advisory Committee, the ABAG Housing Committee, and the BAHFA**

Oversight Committee informed of such progress.

**4) Further, staff should keep the BAHFA Advisory Committee, the joint ABAG Housing Committee and BAHFA Oversight Committee, and the ABAG Executive Board and the Bay Area Housing Finance Authority Board informed on progress.**

**The motion passed unanimously by the following vote:**

**Aye:** 30 - Hollingsworth-Adams, Andersen, Arreguin, Bas, Brown, Carlson, Cohen, Corzo, Eklund, Fife, Fligor, Garcia, Gluckstein, Hillis, Kamei, Lee, Mandelman, Marquez, Martinez-Beltran, Miley, Motoyama, Nagales, Ortiz, Rabbitt, Ramos, Reid, Romero, Sackett, Silva, and Tiedemann

**Absent:** 3 - Ellenberg, Moy, and Mueller

- 10c.**     [24-0418](#)     Adoption of a resolution by the ABAG Executive Board as the Executive Board to the Bay Area Housing Finance Authority (“Executive Board”) to make certain findings in support of, to approve the Bay Area Housing Finance Authority Board submitting a ballot measure for a general obligation bond for affordable housing in an amount not to exceed \$20 billion to the voters of the counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano and Sonoma and the city and county of San Francisco (the “Nine Bay Area Counties”) at the November 2024 general election consistent with the requirements of the final version of Assembly Constitutional Amendment No. 1 (2023), and to take actions related, necessary, or incidental to carrying out the intent of this resolution
- Kate Hartley gave the report.

The following submitted public comment: Kathleen Cha, League of Women Voters of the Bay Area.

The following gave public comment:

Scott Littlehale

Ken Chan

John Avalos

Mitch Mankin

Sharon Cornu

Zekun Li

Emily Wheeler

Karla Guerra

Colum Weaks

Rebecca Jackson

Mark Plubell

Rich Hedges

Jenny Silva

**Upon the motion by Adams and second by Romero, the ABAG Executive Board as the Executive Board to the Bay Area Housing Finance Authority (“Executive Board”) adopted ABAG Resolution No. 3-2024 making certain findings in support of, to approve the BAHFA Board submitting a ballot measure for a general obligation bond for affordable housing in an amount not to exceed \$20 billion to the voters of the Nine Bay Area Counties at the November 2024 general election and that said ballot measure satisfies the requirements of the final version of Assembly Constitutional Amendment 1 (2023) or successor act and to take actions related, necessary, or incidental to carrying out the intent of this resolution. The motion passed unanimously by the following vote:**

**Aye:** 30 - Hollingsworth-Adams, Andersen, Arreguin, Bas, Brown, Carlson, Cohen, Corzo, Eklund, Fife, Fligor, Garcia, Gluckstein, Hillis, Kamei, Lee, Mandelman, Marquez, Martinez-Beltran, Miley, Motoyama, Nagales, Ortiz, Rabbitt, Ramos, Reid, Romero, Sackett, Silva, and Tiedemann

**Absent:** 3 - Ellenberg, Moy, and Mueller

**11. Public Comment**

**12. Adjournment / Next Meeting**

President Ramos adjourned the meeting at about 8:18 p.m. The next regular meeting of the ABAG Executive Board is on May 16, 2024.