



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Agenda - Final

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*

Thursday, April 18, 2024

5:00 PM

Board Room - 1st Floor

Association of Bay Area Governments Executive Board Meeting No. 494

The ABAG Executive Board is scheduled to meet at 5:00 p.m.

This meeting shall consist of a simultaneous teleconference call at the following location(s):

City of Oakland, 1 Frank Ogawa Plaza, Hearing Room 2, 1st Floor,
Oakland, California 94612

County of Solano, 675 Texas Street, Ste 6500, Fairfield, CA 94585

County of Contra Costa, 309 Diablo Road, Danville, CA 94526

Hayward City Hall, 777 B Street, Room 2B, Hayward, CA

112 Trellis Drive, Front Porch, San Rafael, CA 94903

Sacramento Area Council of Governments (SACOG), 1415 L Street, Suite 30,
Sacramento, CA 95814

Meeting attendees may opt to attend in person for public comment and observation at 375 Beale Street, Board Room (1st Floor), San Francisco, California. In-person attendees must adhere to posted public health protocols while in the building. The meeting webcast will be available at <https://abag.ca.gov/meetings-events/live-webcasts> Members of the public are encouraged to participate remotely via Zoom at the following link or phone number.

Please click the link below to join the webinar:

<https://bayareametro.zoom.us/j/87534913127>

Or One tap mobile :

+16699006833,,87534913127# US (San Jose)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 669 900 6833 US (San Jose)

+1 408 638 0968 US (San Jose)

888 788 0099 US Toll Free

833 548 0276 US Toll Free

Webinar ID: 875 3491 3127

Members of the public participating by Zoom wishing to speak should use the “raise hand” feature or dial *9. When called upon, unmute yourself or dial *6. In order to get the full Zoom experience, please make sure your application is up to date.

Detailed instructions on participating via Zoom are available at:
<https://abag.ca.gov/meetings-events/meetings/how-provide-public-comment-board-meeting>

Members of the public may participate by phone or Zoom or may submit comments by email at info@bayareametro.gov by 5:00 p.m. the day before the scheduled meeting date. Please include the committee or board meeting name and agenda item number in the subject line. Due to the current circumstances, there may be limited opportunity to address comments during the meeting. All comments received will be submitted into the record.

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

2. Executive Board Announcements

Information

3. President's Report

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

Action: ABAG Executive Board Information

Presenter: Belia Ramos

4. Executive Director's Report

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

Action: ABAG Executive Board Information

Presenter: Andrew Fremier

Attachments: [Handout Item 4a ED Report.pdf](#)

5. Consent Calendar

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- 5a. [24-0413](#) Approval of ABAG Executive Board Minutes of March 21, 2024
- Action:** ABAG Executive Board Approval
- Presenter:** Clerk of the Board
- Attachments:** [05a EB Minutes 20240321 493 Draft.pdf](#)
- 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
- Action:** ABAG Executive Board Approval
- Presenter:** Jane Elias
- Attachments:** [05b 1 Summary Sheet BayREN CLEAResult Consulting Inc v1.pdf](#)
[05b 2 Summary Approval BayREN CLEAResult v1.pdf](#)
- 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
- Action:** ABAG Executive Board Approval
- Presenter:** Jane Elias
- Attachments:** [05c 1 Summary Sheet BayREN DiLytics Inc v1.pdf](#)
[05c 2 Summary Approval BayREN DiLytics Inc v1.pdf](#)
- 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
- Action:** ABAG Executive Board Approval
- Presenter:** Jane Elias
- Attachments:** [05d 1 Summary Sheet_BayREN Training+Events v1.pdf](#)
[05d 2 Summary Approval_BayREN Training+Events v1.pdf](#)
- 5e. [24-0481](#) Approval of Pre-Qualified Panel of Consultants to Provide Services for the BayREN Codes & Standards and Public Programs
- Action:** ABAG Executive Board Approval
- Presenter:** Jane Elias
- Attachments:** [05e Summary Sheet_BayREN Bench v1.pdf](#)

- 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
- Action:** ABAG Executive Board Approval
- Presenter:** Caitlin Sweeney
- Attachments:** [05f 1 EB SumSheet WRMP v1.pdf](#)
[05f 2 SumApproval WRMP v1.pdf](#)
- 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
- Action:** ABAG Executive Board Approval
- Presenter:** Caitlin Sweeney
- Attachments:** [05g 1 EB SumSheet BIL YR3 v1.pdf](#)
[05g 2 SumApproval BIL YR3 v1.pdf](#)
- 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.
- Action:** ABAG Executive Board Approval / Support
- Presenter:** Julie Snyder
- Attachments:** [05h 1 Summary Sheet AB 2353 v1.pdf](#)
[05h 2 Attachment Summary Sheet AB 2353 Ward-Property Tax Welfare Ex](#)
- 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
- Action:** ABAG Executive Board Approval
- Presenter:** Oscar Quintanilla Lopez
- Attachments:** [05i 1 Summary Sheet FY 2023-24 ABAG Operating Budget Amendment 2 v1.pdf](#)
[05i 2 Attachment A - FY 2023-24 ABAG Operating Budget Amendment 2 v1.pdf](#)
[05i 3 Attachment B - ABAG Resolution No. 11-2023 Revised FY 2023-24 ABAG](#)

6. ABAG Administrative Committee Report

- 6a. [24-0414](#) Report on ABAG Administrative Committee Meeting of April 12, 2024
- Action:** ABAG Executive Board Information
- Presenter:** Belia Ramos

7. Joint MTC ABAG Legislation Committee Report

7a. [24-0415](#) Report on Joint MTC ABAG Legislation Committee Meeting of April 12, 2024

Action: ABAG Executive Board Information

Presenter: Jesse Arreguin

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.

Action: ABAG Executive Board Approval / Support

Presenter: Julie Snyder

Attachments: [07b 1 Summary Sheet AB 2485 v1.pdf](#)

[07b 2 Attachment Summary Sheet AB 2485 Carrillo RHND.pdf](#)

8. ABAG Housing Committee Report

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

Action: ABAG Executive Board Information

Presenter: Carlos Romero

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

Action: ABAG Executive Board Approval

Presenter: Derek Hansel

Attachments: [09a 1 Summary Sheet FY 2024-25 ABAG Operating Budget v3.pdf](#)

[09a Attachment A - Proposed FY 2024-25 Operating Budget.pdf](#)

[09a Attachment B - Proposed FY 2024-25 Membership Dues.pdf](#)

[09a Attachment C - ABAG Resolution No. 5-2024, FY 2024-25 ABAG Operating](#)

[09a Attachment D - Proposed Budget and Work Program.pdf](#)

[09a Attachment E - Presentation Proposed FY 2024-25 ABAG Operating Budget](#)

[09a Handout Attachment E - Presentation Proposed FY 2024-25 ABAG Operating](#)

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.

Action: ABAG Executive Board as the Executive Board to the Bay Area Housing Finance Authority Approval

Presenter: Kate Hartley

Attachments: [10a 1 Summary Sheet BAHFA Business Plan v1.pdf](#)
[10a 2 Attachment A Presentation BAHFA Business Plan v2.pdf](#)
[10a 3 Attachment B BAHFA Business Plan v2.pdf](#)
[10a 4 Attachment C ABAG Resolution 2 2024 Approval BAHFA Business Plan v](#)

- 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

Action: ABAG Executive Board as the Executive Board to the Bay Area Housing Finance Authority Approval

Presenter: Kate Hartley

Attachments: [10b 1 Summary Sheet BAHFA Expenditure Plan v3.pdf](#)
[10b 2 Attachment A Presentation BAHFA's Regional Expenditure Plan v2.pdf](#)
[10b 3 Attachment B BAHFA's Regional Expenditure Plan v1.pdf](#)
[10b 4 Attachment C ABAG Resolution 3 2024 Approval BAHFA Regional Expenditure Plan v1.pdf](#)
[Handout Item 10b Combined Public Comment.pdf](#)

- 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

Action: ABAG Executive Board as the Executive Board to the Bay Area Housing Finance Authority Approval

Presenter: Kate Hartley

Attachments: [10c 1 Summary Sheet Ballot Measure Recommendation v1.pdf](#)
[10c 2 Attachment A Recommendation for Ballot Measure v1.pdf](#)
[10c 3 Attachment B BAHFA AC TEMP-RES-0001 Recommendation Housing Br](#)
[10c 4 Attachment C BAHFA Bond Report DRAFT v1.pdf](#)
[10c 5 Attachment D Initiating Resolution for Ballot Measure v2.pdf](#)

11. Public Comment

Information

12. Adjournment / Next Meeting

The next regular meeting of the ABAG Executive Board is on May 16, 2024.

Public Comment: The public is encouraged to comment on agenda items at Committee meetings by completing a request-to-speak card (available from staff) and passing it to the Committee secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Committee may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Committee meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章: MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者，請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知，以滿足您的要求。

Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to Committee members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Committee. Actions recommended by staff are subject to change by the Committee.