**ABAG 2022**

The ABAG General Assembly met on June 17, 2022. President Jesse Arreguin, Mayor of Berkeley, presented the concept of a ballot measure for 2024 that would fund affordable housing during the president's address. He also explained the formation of the Bay Area Housing Financing Authority (BAHFA). Arreguin announced ABAG with BAHFA would promote the ballot measure.

The concept was the 3 Ps, production, protection, and preservation. The ballot measure would protect existing affordable housing, production of affordable housing, protect those now living in affordable housing from displacement.

The ballot measure would allow for ten billion in money. The money would divide among the counties, with CCCounty receiving 925 million. The counties would split the money among the cities in their county. The larger cities would receive a direct allocation for affordable housing. BAHFA will receive twenty percent of the money they will allocate to cities.

During the General Assembly discussion, many from small cities voiced concern that they would not receive a share of the money.

The ballot measure is for the March 5, 2024, election.

A copy of the proposal is attached to the email and contains an attached document of this transmittal.

URL to ABAG 2022 General Assembly Video with 14:00 – 44:00 most Germain.

[ABAG General Assembly on 2022-06-17 9:00 AM - Conference (granicus.com)](https://baha.granicus.com/player/clip/11233?view_id=1&redirect=true&h=cab5a4d462b904fada356ac6d113b6d5)

**AB1657 – The Affordable Housing Bond Measure of 2024**

On February 27, 2023, Assembly Person Buffy Wicks introduced AB1657. Wicks represents the 14th district, including Oakland, Berkeley, El Cerrito, Richmond, San Pablo, and Pinole.

The act mirrored Arreguin's proposal in June 2022. It contains sections 54056 (a), (b)&(c). I read that section as the legislature may change affordable housing mandates such as RHNA. A copy of the bill proposal is attached.

**SB555**

On February 15, 2023, State Senator Aisha Wahab introduced SB555, the Stable Affordable Housing Act. Sen Wahab represents the 10th senatorial district, which includes Hayward, San Jose, Santa Clara, Fremont, Union City, Milpitas, & Sunnyvale.

SB555 broadens the powers of the California State Government to implement the construction of affordable housing within the state. A State Housing Commission will be created in 2025 to oversee affordable housing in California.

A copy of the bill is attached.

**ABAG 2023**

President Arreguin presented material regarding the ballot measure that ABAG is facilitating, calling for a ten billion bond measure to promote affordable housing in the state. He did not name AB1657. The bond measure is for the 2024 ballot. The bond measure material was redundant to the presentation in ABAG2022.

President Arreguin also called for regional measures for bonds tied to property taxes for each region to construct affordable housing. I took regions to mimic the BART concept, where multiple counties vote to fund BART's governmental activity.

A woman I could not identify stood and said the state legislature is preparing to rewrite the RHNA allocation numbers. The legislature believes the RHNA allocation numbers process was flawed, and the state legislature will issue all RHNA numbers.

The woman indicated that SCAG is the driving force behind changing the RHNA numbers.

Princess Washington, Mayor Pro Tem, Suisin City, spoke during the presentation. She stated that the affordable house requirements would seriously injure Suisun City. RHNA numbers can only be met by building on land now designated commercial. There is little tax base now in the municipality, and removing commercial property will significantly limit revenue for the city.

Others spoke against changing the RHNA numbers.

Most Germain is the URL for ABAG's 2023 General Assembly (sections 56:06-1:23.0).

[ABAG General Assembly on 2023-06-16 10:00 AM - Business Meeting (granicus.com)](https://baha.granicus.com/player/clip/14074?view_id=1&redirect=true&h=643ad914cf8c584b1cd06c2bec984290)

**Concerns**

1. ABAG and BAHFA are trying to reallocate the RHNA numbers so those with more significant requirements, such as Berkeley and Oakland, can get out from underneath their numbers, moving them to locations with land awaiting development.
2. Reallocating the RHNA numbers is a discriminatory move, moving marginalized demographic groups, especially BIPOC, away from communities who want their RHNA numbers reduced. Those communities indicate such groups are "unacceptable and unwanted."
3. Reallocating the RHNA numbers would negate all the fine work in meeting RHNA requirements by the Oakley City Hall Family. Oakley is on track to meet the requirements, and many others do not want their RHNA numbers reallocated.
4. AB1657 will allow counties to control city building requirements and deliver large public housing units on county land surrounding Oakley.
5. AB1657 and SB555 will allow the State of California to reallocate RHNA numbers, decide which lands to build upon, and issue building permits for housing on their lands without local control by municipalities.
6. ABAG works with MTC on the housing issue. ABAG and BAHFA make unilateral decisions in executive sessions without the general assembly voting on the issues.
7. ABAG is receiving hundreds of millions of state money for various projects. I am not seeing any money coming to the City of Oakley.
8. It would be best to form a regional area government consisting of cities more the size and resilience as Oakley. This would extend into the San Joaquin Valley.
9. AB1657 will allocate money for public housing. The result will be public housing, such as in Los Angeles in the mid-1940s. The projects would be for social-economically marginalized groups and marginalize them on the periphery of the communities. In my perception, this is inhumane.
10. A regional vote will divide the ABAG counties between urban and rural. The Urban cities along the Bay Coast Waters, with their larger populations and RHNA numbers, will dominate the rural areas, causing the smaller towns to carry an added tax burden and be forced to construct more affordable housing.
11. AB1657, and ABAG's direction, marginalize Oakley and cast it as a trivial city with little impact on the needs of its citizens.
12. I believe there should be a special meeting of the City Council on July 25, 2023, to discuss the matter.