

**METROPOLITAN  
TRANSPORTATION  
COMMISSION**  
**Meeting Transcript**



JANUARY 12, 2023

1                                   **METROPOLITAN TRANSPORTATION COMMISSION**  
2                   **BAY AREA HOUSING FINANCE AUTHORITY ADVISORY COMMITTEE**  
3                                   **THURSDAY, JANUARY 12, 2023 10:00 AM**  
4  
5   **KATE HARTLEY:** GOOD MORNING EVERYONE AND WELCOME TO THIS  
6 SPECIAL MEETING OF THE BAY AREA HOUSING FINANCE AUTHORITY  
7 ADVISORY COMMITTEE IS CALLED TO ORDER. MY NAME IS KATE  
8 HARTLEY, AND I AM THE DIRECTOR OF THE BAY AREA HOUSING FINANCE  
9 AUTHORITY, ALSO KNOWN AS BAHFA. AND AS THIS IS OUR FIRST  
10 MEETING, I'LL BE STEPPING IN UNTIL WHICH TIME WE CONFIRM  
11 QUORUM AND ELECT OUR CHAIR AND VICE CHAIR. SO, WITH THAT, WILL  
12 STAFF NOW PLAY THE COVID-19 MEETING ANNOUNCEMENT? [RECORDED  
13 MEETING PROCEDURES ANNOUNCEMENT] DUE TO COVID-19, THIS MEETING  
14 WILL BE CONDUCTED AS A ZOOM WEBINAR PURSUANT TO THE PROVISIONS  
15 OF ASSEMBLY BILL 361 WHICH SUSPENDS CERTAIN REQUIREMENTS OF  
16 THE BROWN ACT. THIS MEETING IS BEING WEBCAST ON THE MTC  
17 WEBSITE. THE CHAIR WILL CALL UPON COMMISSIONERS, PRESENTERS,  
18 STAFF, AND OTHER SPEAKERS, BY NAME, AND ASK THAT THEY SPEAK  
19 CLEARLY AND STATE THEIR NAMES BEFORE GIVING COMMENTS OR  
20 REMARKS. PERSONS PARTICIPATING VIA WEBCAST AND ZOOM, WITH  
21 THEIR CAMERAS ENABLED, ARE REMINDED THAT THEIR ACTIVITIES ARE  
22 VISIBLE TO VIEWERS. COMMISSIONERS AND MEMBERS OF THE PUBLIC  
23 PARTICIPATION BY ZOOM, WISHING TO SPEAK, SHOULD USE THE RAISE  
24 HAND FEATURE OR DIAL STAR 9, AND THE CHAIR WILL CALL UPON THEM  
25 AT THE APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE



JANUARY 12, 2023

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

14

15 **KATE HARTLEY:** THANK YOU. AND NOW IF THE SECRETARY COULD PLEASE  
16 DO A ROLL CALL AND CONFIRM A QUORUM?

17

18 **FRED CASTRO, CLERK:** YES, MA'AM. JAMIE ALMANZA? IS ABSENT.  
19 AISSIA ASHOORI?

20

21 **AISSIA ASHOORI:** PRESENT.

22

23 **FRED CASTRO, CLERK:** EFRON CARILLO?

24

25 **EFRON CARILLO:** PRESENT.



JANUARY 12, 2023

1

2 **FRED CASTRO, CLERK:** JACKY MORALES-FERRAN? IS ABSENT. NEVADA  
3 MERRIMAN?

4

5 **NEVADA MERRIMAN:** HERE.

6

7 **FRED CASTRO, CLERK:** THANK YOU. TOMIQUA MOSS?

8

9 **TOMIQUA MOSS:** PRESENT.

10

11 **FRED CASTRO, CLERK:** THANK YOU. HUGO RAMIREZ?

12

13 **HUGO RAMIREZ:** PRESENT.

14

15 **FRED CASTRO, CLERK:** LELE THOMAS?

16

17 **LELE THOMAS:** PRESENT.

18

19 **FRED CASTRO, CLERK:** MICHELLE WHITMAN?

20

21 **MICHELLE WHITMAN:** PRESENT.

22

23 **FRED CASTRO, CLERK:** QUORUM IS PRESENT.

24



JANUARY 12, 2023

1 **KATE HARTLEY:** THANK YOU. AND I SEE THAT OUR GENERAL COUNSEL,  
2 KATHLEEN KANE, HAS A HAND UP.

3

4 **KATHLEEN KANE:** JAMIE WAS LOOKING FOR THE LINK AND WILL BE  
5 JOINING SHORTLY.

6

7 **KATE HARTLEY:** AND JACKY MORALES-FERRAN ALSO E-MAILED ME FOR  
8 THE LINK TOO, SO I FORWARDED HER THAT LINK.

9

10 **FRED CASTRO, CLERK:** I SEE JAMIE IS IN THE ATTENDEE'S LIST SO  
11 I'LL MOVE HER TO THE PANEL.

12

13 **KATE HARTLEY:** GREAT.

14

15 **FRED CASTRO, CLERK:** AND I DONT'S SEE JACKY YET.

16

17 **KATE HARTLEY:** WITH QUORUM, I THINK WE CAN MOVE FORWARD. OUR  
18 NEXT AGENDA ITEM IS TO ELECT A CHAIR AND A VICE CHAIR. AND  
19 THIS IS A BAHFA ADVISORY COMMITTEE ACTION ITEM. AND ANDREA  
20 VISVESHWARA WILL GIVE A REPORT.

21

22 **ANDREA VISVESHWARA:** GOOD AFTERNOON. SORRY -- GOOD MORNING  
23 STILL. MY NAME IS ANDREA VISVESHWARA, AND I AM SENIOR COUNSEL  
24 HERE AT MTC, AND I SUPPORT BAHFA. SO, REALLY, THIS ACTION ITEM  
25 IS JUST ABOUT THE COMMITTEE MEMBERS DECIDING WHO WOULD LIKE TO



JANUARY 12, 2023

1 BE THE CHAIR AND THE VICE CHAIR. THE CHAIR IS THE PERSON THAT  
2 GENERALLY RUNS THE MEETINGS AND THE VICE CHAIR IN THE ABSENCE  
3 OF THE CHAIR. FOR THIS PARTICULAR ITEM, THERE WOULD NEED TO BE  
4 A MOTION THAT SOMEBODY WOULD MOVE TO NOMINATE SOMEBODY. AND  
5 THEN SOMEBODY ELSE WOULD SECOND THAT, AND ONCE YOU HAVE YOUR  
6 NOMINATIONS, THEN YOU WOULD TAKE ACTION TO VOTE ON IT. AND  
7 CERTAINLY I CAN HELP WALK YOU THROUGH THAT PROCEDURE. WE KNOW  
8 THAT SOME OF YOU MAY HAVE EXPERIENCE WITH THESE PUBLIC  
9 MEETINGS AND SOME OF YOU MAY NOT. SO I'M HERE TO HELP WALK YOU  
10 THROUGH THAT. YES, MR. RAMIREZ?

11

12 **HUGO RAMIREZ:** COULD I MOVE?

13

14 **ANDREA VISVESHWARA:** YES, YOU MAY.

15

16 **HUGO RAMIREZ:** YES. I MOVE TO ELECT EFRAN CARILLO CHAIR, AND  
17 JACKY MORALES-FERRAN, VICE CHAIR, SINCE SHE IS NOT HERE YET.

18

19 **KATE HARTLEY:** IS THERE A SECOND?

20

21 **MICHELLE WHITMAN:** I SECOND THE MOTION. MICHELLE WHITMAN.

22

23 **ANDREA VISVESHWARA:** WE SHOULD TAKE PUBLIC COMMENT NOW.

24



JANUARY 12, 2023

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

4

5 **KATE HARTLEY:** AND I THINK, FRED, WE WILL ASK IF THERE IS ANY  
6 DISCUSSION BY MEMBERS OF THE COMMITTEE ON THIS MOTION, AS  
7 WELL?

8

9 **FRED CASTRO, CLERK:** THAT'S CORRECT, PLEASE.

10

11 **KATE HARTLEY:** ANY DISCUSSION FROM COMMITTEE MEMBERS?

12

13 **EFRAN CARILLO:** I WOULD LIKE TO ACCEPT THE NOMINATION. I  
14 CERTAINLY DON'T WANT TO SPEAK FOR JACQUELINE. I THINK SHE'LL  
15 JOIN US SHORTLY.

16

17 **FRED CASTRO, CLERK:** JACKY MORALES FERRAN IS IN ATTENDEES I'M  
18 TRYING TO PROMOTE HER TO PANEL. THERE SHE IS. AND SO, WE MIGHT  
19 WANT TO INFORM HER.

20

21 **KATE HARTLEY:** WELCOME. YOU HAVE JUST BEEN NOMINATED AND  
22 SECONDED TO THE VICE CHAIR POSITION. WE WANTED TO GIVE YOU  
23 OPPORTUNITY TO RESPOND TO THIS.

24



JANUARY 12, 2023

1 **JACKY MORALES-FERRAN:** THANK YOU. SORRY I'M LATE. I AM EXCITED  
2 TO TAKE ON THIS OPPORTUNITY AND ENSURING THAT, YOU KNOW, WE  
3 CAN GO FORWARD AND I AM EXCITED TO TAKE ON THIS NEW  
4 OPPORTUNITY AND PARTICIPATE ENSURING WORK. EXCITED AND HAPPY  
5 TO BE HERE.

6

7 **KATE HARTLEY:** THANK YOU. COULD THEN THE SECRETARY PLEASE  
8 CONDUCT A ROLL CALL VOTE?

9

10 **FRED CASTRO, CLERK:** YES, MA'AM. ON THE MOTION BY RAMIREZ, AND  
11 THE SECOND WAS BY MICHELLE WHITMAN. JAMIE ALMANZA?

12

13 **SPEAKER:** YES.

14

15 **FRED CASTRO, CLERK:** AISSIA ASHOORI?

16

17 **AISSIA ASHOORI:** YES.

18

19 **FRED CASTRO, CLERK:** CARRILLO?

20

21 **SPEAKER:** AYE.

22

23 **FRED CASTRO, CLERK:** JACKY?

24

25 **SPEAKER:** YES.





JANUARY 12, 2023

1

2 **FRED CASTRO, CLERK:** MERRY MIN?

3

4 **SPEAKER:** YES.

5

6 **FRED CASTRO, CLERK:** MERRIMAN?

7

8 **SPEAKER:** YES.

9

10 **FRED CASTRO, CLERK:** MICHELLE WHITMAN?

11

12 **MICHELLE WHITMAN:**

13

14 **SPEAKER:** AYE.

15

16 **FRED CASTRO, CLERK:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS  
17 PRESENT.

18

19 **KATE HARTLEY:** I'M GOING TO PASS ON THE GAVEL TO YOU, EFREN,  
20 AND WE CAN CONTINUE WITH AGENDA ITEM THREE, WHICH IS PUBLIC  
21 COMMENT.

22

23 **SPEAKER:** THANK YOU, KATE AND FOR THE NOMINATION TO THE  
24 COMMITTEE, JACKIE AND I LOOK FORWARD TO SERVING IN THIS  
25 CAPACITY. WE'LL LOOK TO ITEM THREE, INFORMATION ITEM, I'LL ASK



JANUARY 12, 2023

1 THE PUBLIC TO GIVE PUBLIC COMMENT ON ITEMS THAT ARE NOT LISTED  
2 ON TODAY AGENDA. AND I'M GOING TO LOOK TO THE SECRETARY TO SEE  
3 IF THERE IS ANY PUBLIC COMMENT RECEIVED FOR THIS ITEM, AS  
4 WELL?

5

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

9

10 **SPEAKER:** GREAT. THANK YOU, FRED. WE'LL GO TO ITEM FOUR, THIS  
11 IS THE ADVISORY COMMITTEE MEMBER ANNOUNCEMENTS. ONCE AGAIN,  
12 THIS IS AN INFORMATION ITEM. I'M GOING TO LOOK TO THE MEMBERS  
13 OF THE COMMITTEE FOR ANY ANNOUNCEMENTS THIS MORNING.

14

15 **EFREN CARILLO:** SEEING NO HANDS RAISED. WE'LL LOOK TO THE  
16 SECRETARY TO INFORM US WHETHER ANY PUBLIC COMMENTS WERE  
17 RECEIVED FOR THIS ITEM, AS WELL AS WHETHER THERE IS ANY  
18 MEMBERS OF THE PUBLIC WHO WISH TO GIVE PUBLIC COMMENT ON THIS  
19 ITEM?

20

21 **FRED CASTRO, CLERK:** THANK YOU. I SEE NO MEMBERS OF THE  
22 ATTENDEES WITH THEIR HAND RAISED FOR TO MAKE PUBLIC COMMENT  
23 AND NO WRITTEN COMMENT WAS RECEIVED FOR THIS ITEM.

24



JANUARY 12, 2023

1 **EFREN CARILLO:** GREAT. MOVING TO ITEM FIVE, THIS IS THE CHAIR'S  
2 REPORT FOR THE BAHFA ADVISORY COMMITTEE'S REPORT FOR JANUARY  
3 12TH, 2023. THIS, ONCE AGAIN, IS AN INFORMATION ITEM. AND I  
4 WILL GO THROUGH THIS CHAIR'S REPORT. THE GOVERNOR'S EMERGENCY  
5 COVID PROTOCOLS WILL BE SUNSETTING FEBRUARY 28TH, 2023, WHICH  
6 MEANS THE BAHFA ADVISORY COMMITTEE MEETINGS WILL RETURN TO IN-  
7 PERSON. FOR THOSE CONSIDERING ASSEMBLY BILL 2449, MORE  
8 GUIDANCE AROUND THIS WILL BE PROVIDED AT THE FEBRUARY MEETING.  
9 KEY POINTS, THE PUBLIC CAN STILL PARTICIPATE REMOTELY AS  
10 ALWAYS THE PUBLIC MAY PARTICIPATE REMOTELY AS WE WILL BE  
11 KEEPING THE HYBRID FORMAT IT THE PUBLIC WILL STILL BE ABLE TO  
12 SUBMIT WRITTEN PUBLIC COMMENT BY 5:00 P.M. THE DAY BEFORE THE  
13 MEETING TO THE E-MAIL ADDRESS PROVIDED ON THE WEB SITE,  
14 INFO@BAYAREAMETRO.GOV. 375 BEALE STREET IS OUR HEADQUARTERS.  
15 WE CURRENTLY DO NOT OFFER OTHER ALTERNATIVE SATELLITE  
16 LOCATIONS. WANT TO THANK YOU IN ADVANCE FOR YOUR EFFORT AND  
17 SERVING ON THE COMMITTEE AS WELL AS WE COMPLY WITH PUBLIC  
18 TRANSPARENCY, THE RULES, AS WE LOOK FORWARD TO SEEING YOU IN-  
19 PERSON AFTER SUCH A LONG TIME APART OR SOME CASES FOR THE  
20 FIRST TIME. MASKS ARE STRONGLY RECOMMENDED FOR EMPLOYEES AND  
21 VISITORS TO OUR SAN FRANCISCO HEADQUARTERS. THAT CONCLUDES THE  
22 CHAIR'S REPORT, AND I LOOK FORWARD TO COMMITTEE DISCUSSION AS  
23 WELL AS PUBLIC COMMENT? SEEING NONE FOR THE COMMITTEE. I DID  
24 SEE A HAND UP. I APOLOGIZE. DID I SEE A COUPLE. I'M GOING TO



JANUARY 12, 2023

1 GO FIRST TO COUNSEL KATHLEEN KANE, AND TO COMMITTEE MEMBER  
2 MOSS.

3

4 **TOMIQUA MOSS:** I WANT TO INTRODUCE MYSELF QUICKLY. I'M BE  
5 GENERAL COUNSEL FOR MTC BAHFA RELATED ENTITIES AND ANDREA WHOM  
6 YOU ALREADY HEARD FROM WILL BE YOUR PRIMARY CONTACT HERE. THIS  
7 SHIFT BACK IN PERSON IS GOING TO BE DIFFICULT FOR A LOT OF  
8 PEOPLE TO NAVIGATE WE'RE SENSITIVE TO THAT WE WANT TO WORK  
9 CLOSELY WITH YOU AND WE'RE GRATEFUL FOR YOUR SERVICE ON THIS  
10 COMMITTEE AND WE WANT TO MAKE SURE THAT YOU ALL KNOW THAT  
11 ANDREA AND I WILL HELP YOU WALK THROUGH WHATEVER CONSTRAINTS  
12 YOU FACE IN TRYING TO CONTINUE TO SERVE HERE AND MAKE THE  
13 MEETINGS, WHETHER IN-PERSON, OR IN LIMITED CIRCUMSTANCES,  
14 VIRTUALLY. SO, I JUST, THAT INITIAL LITTLE SPIEL THERE IN THE  
15 TALKING POINTS WAS TO PUT THE ISSUE ON YOUR RADAR SO YOU'RE  
16 THINKING ABOUT IT GOING FORWARD BUT THERE IS GOING TO BE  
17 SUBSTANCE AND GUIDANCE TO COME WE'RE HERE TO WORK WITH YOU TO  
18 MAKE IT WORK AS BEST WE CAN WITH THE CONSTRAINTS OF THE BROWN  
19 ACT. THAT ISN'T THE SUM TOTALLY OF WHAT YOU WILL BE HEARING  
20 FROM US THIS SUBJECT. THANKS.

21

22 **EFREN CARILLO:** THANK YOU. COMMITTEE MEMBER MOSS?

23

24 **TOMIQUA MOSS:** THANK YOU VERY MUCH FOR THAT INFORMATION. JUST A  
25 QUICK QUESTION, AND INFORMATION FROM -- I KNOW ALREADY, THAT I



JANUARY 12, 2023

1 WILL BE OUT OF TOWN FOR MARCH 23RD'S MEETING. AND I'M  
2 WONDERING IF COMMITTEE MEMBERS ARE ABLE TO ATTEND VIA ZOOM IN  
3 THE -- DURING THIS POINT OF TRANSITION. I COULD IMAGINE MAKING  
4 SOMETHING LIKE THAT WORK. BUT I WILL BE PHYSICALLY OUT OF  
5 CALIFORNIA ON THAT DATE. SO, JUST WANTED TO RAISE THAT AS THIS  
6 IS A TOPIC. THANK YOU.

7

8 **KATHLEEN KANE:** THROUGH THE CHAIR, IF I COULD RESPOND BRIEFLY.  
9 THERE ARE MECHANISMS IF YOU HAVE THE ABILITY TO POST YOUR  
10 LOCATION AND IT CAN BE OPEN AND ACCESSIBLE TO THE PUBLIC TO  
11 PARTICIPATE REMOTELY, BUT WE HAVE TO KEEP A CLOSE EYE ON HOW  
12 MANY PEOPLE ARE DOING THAT AND UNDER WHAT CIRCUMSTANCES. SO, I  
13 WOULD SUGGEST KIND OF AN OFFLINE WORK THROUGHOUT DETAILS CALL,  
14 AND WE CAN SEE IF WE CAN MAKE THAT HAPPEN.

15

16 **EFREN CARILLO:** I BELIEVE THAT THAT MAY BE A SPRING BREAK FOR  
17 SOME COMMUNITIES AND SOME SCHOOL DISTRICTS. WE'LL DEFINITELY  
18 KEEP AN EYE ON THAT. THANK YOU. ANY OTHER QUESTIONS AND/OR  
19 COMMENTS FROM THE COMMITTEE MEMBERS? SEEING NONE. ARE THERE  
20 ANY MEMBERS OF THE PUBLIC WHO WISH TO GIVE PUBLIC COMMENT ON  
21 THIS ITEM?

22

23 **FRED CASTRO, CLERK:** I SEE NO MEMBERS OF THE ATTENDEES WITH  
24 THEIR HANDS RAISED FOR PUBLIC COMMENT AT THIS TIME, AND NO  
25 WRITTEN COMMENTS WERE RECEIVED FOR THIS ITEM. THANK YOU.



JANUARY 12, 2023

1

2 **EFREN CARILLO:** GREAT. THANK YOU. SO WITH THAT WE'LL GO AHEAD  
3 AND MOVE TO ITEM NUMBER SIX THIS, IS THE EXECUTIVE DIRECTOR'S  
4 REPORT FOR JANUARY 12TH, 2023. ONCE AGAIN, THIS IS AN  
5 INFORMATION ITEM. AND WE HAVE DEPUTY DIRECTOR BRAD PAUL WHO  
6 WILL BE PROVIDING THIS REPORT.

7

8 **BRAD PAUL:** THANK YOU. AND GOOD MORNING. ON BEHALF OF BAHFA AND  
9 THE ENTIRE MTC ABAG STAFF, I WANT TO WELCOME YOU TO THE BAHFA  
10 ADVISORY COMMITTEE THIS MORNING. WE ARE VERY GRATEFUL FOR YOUR  
11 WILLINGNESS TO DO THIS AND LOOK FORWARD TO WORKING WITH YOU TO  
12 IMPLEMENT BAHFA'S MANDATE. WHICH, AS YOU KNOW IS CREATING NEW  
13 REGIONAL SOLUTIONS TO MEET THE BAY AREA'S AFFORDABLE HOUSING  
14 NEEDS. AND I WANT TO SAY, THE EXPERTISE YOU ALL BRING TO THIS  
15 EFFORT WILL BE INVALUABLE TO THE REGION. I WANT TO THANK YOU  
16 AGAIN FOR JOINING US AND WILLINGNESS TO DO THIS. AND THAT  
17 CONCLUDES MY REPORT.

18

19 **EFREN CARILLO:** GREAT. THANK YOU BRAD PAUL. MY APOLOGIES.  
20 DEPUTY EXECUTIVE DIRECTOR BRAD PAUL. I JUMPED THE GUN ON THAT.  
21 I WILL NOW LOOK TO THE COMMITTEE FOR ANY DISCUSSION AND/OR  
22 PUBLIC COMMENT ON THIS ITEM. I'M LOOKING AROUND MY SCREEN HERE  
23 TO SEE IF THERE IS ANY HANDS. I'LL LOOK TO THE CLERK FOR ANY  
24 PUBLIC COMMENT AND/OR WRITTEN COMMENTS SUBMITTED ON THIS ITEM.

25



JANUARY 12, 2023

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

4

5 **EFREN CARILLO:** GREAT. THANK YOU, FRED. WE'LL MOVE TO ITEM  
6 SEVEN THIS, IS THE ADVISORY COMMITTEE RESPONSIBILITIES AND  
7 ADMINISTRATIVE ISSUES. ONCE AGAIN, THIS IS AN INFORMATION ITEM  
8 ONLY. WE HAVE, I BELIEVE, A PRESENTATION THAT WILL BE  
9 DELIVERED BY KATE. AND I WANT TO SAY I SAW, IN THE AGENDA,  
10 ALSO, A POWERPOINT THAT WAS INCLUDED, OR AT LEAST A  
11 PRESENTATION IN THAT FORM. SO WE'LL GO AHEAD AND MOVE TO THIS  
12 ITEM, AND KATE HARTLEY WILL BE GIVING THIS REPORT.

13

14 **KATE HARTLEY:** THANK YOU. AND IF I COULD HAVE THE PRESENTATION  
15 LOADED, THAT WOULD BE GREAT. THANK YOU. ONCE AGAIN, THANK YOU  
16 ALL SO MUCH FOR BEING HERE. WE ARE EXTREMELY GRATEFUL FOR  
17 EVERYONE'S PARTICIPATION, AND NEXT SLIDE PLEASE. FOR THIS  
18 AGENDA ITEM, WE WOULD LIKE TO JUST HAVE YOU ALL INTRODUCE  
19 YOURSELVES, SAY A FEW WORDS ABOUT YOUR WORK, AND WHERE YOU  
20 WORK, AND ANY RELEVANT COMMENTARY YOU WOULD LIKE TO MAKE. AND  
21 WE WILL GO THROUGH SOME BASICALLY LOGISTICAL THINGS. AND I'M  
22 JUST GOING TO DO A QUICK BAHFA REFRESH, JUST TO SET US UP FOR  
23 THE STRUCTURE OF BAHFA AND THE ROLE OF THE ADVISORY COMMITTEE.  
24 AND THEN FINALLY WE WILL TALK ABOUT YOUR SPECIFIC DUTIES. NEXT  
25 SLIDE PLEASE. THROUGH THE CHAIR, I WOULD LIKE TO INVITE EACH



JANUARY 12, 2023

1 MEMBER TO INTRODUCE YOURSELVES AND AGAIN SAY A FEW WORDS AND  
2 PERHAPS WE COULD JUST FOLLOW THE ORDER OF MEMBERS ON THE  
3 SCREEN. SO, JAMIE, IF YOU WANT TO KICK US OFF, AND THEN WE CAN  
4 GO DOWN THE LIST, THAT WOULD BE GREAT.

5

6 **JAMIE ALMANZA:** THANK YOU VERY MUCH. MY NAME IS JAMIE ALMANZA,  
7 CEO OF BAY AREA COMMUNITY SERVICES THE ORGANIZATION HAS BEEN  
8 AROUND SINCE 1953 WE'RE IN SIX COUNTIES AND I WOULD DESCRIBE  
9 US AS DOING OUR TWO CORE LINES OF BUSINESS IF YOU WILL WORKING  
10 WITH THE SEVERE AND PERSISTENT MENTALLY ILL POLLUTION MAINLY  
11 ADULTS AND WORKING WITH THE HOUSELESS POPULATION AND OBVIOUSLY  
12 THOSE ARE CROSS OVER BIG IN PREVENTION WE DO CONTINUUM OF CARE  
13 EVERYTHING FROM CRISIS INTERVENTION SERVICES ALL THE WAY  
14 THROUGH PERMANENT SUPPORTIVE HOUSING. REALLY APPRECIATE BEING  
15 ELECTED TO SERVE. THANK YOU.

16

17 **AISSIA ASHOORI:** GOOD MORNING. MY NAME IS AISSIA ASHOORI. I AM  
18 HOUSING PROGRAM MANAGER AT THE CITY OF EL CERRITO HERE IN  
19 CONTRA COSTA COUNTY I HAVE BEEN HERE FOR FIVE YEARS AND WORK  
20 ACROSS THREE PIECES I WORKED AT THE SAN FRANCISCO MAYOR'S  
21 OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT AND AM EXCITED  
22 ABOUT THIS WORK.

23

24 **SPEAKER:** VICE PRESIDENT OF RESIDENTIAL DEVELOPMENT IN BUT BANK  
25 HOUSING A NON-PROFIT AFFORDABLE HOUSING DEVELOPER BASED IN





JANUARY 12, 2023

1 SANTA ROSA I WORK PREDOMINANTLY IN SONOMA AND NAPA COUNTIES,  
2 MULTIFAMILY AFFORDABLE RENTAL COMMUNITIES AND MORE THAN A  
3 THOUSAND HOMES SINGLE-FAMILY HOMEOWNERSHIP PRIOR TO JOINING  
4 BURBANK IN 2017 I SERVED TWO TERMS IN THE SONOMA COUNTY BOARD  
5 OF SUPERVISORS AND HAVE CERTAINLY SEE VARIOUS ADVANTAGE POINTS  
6 FOR THE NEED AROUND HOUSING IN THE BAY AND LOOK FORWARD TO  
7 SERVING IN THIS COMMITTEE AND CAPACITY.

8

9 **NEVADA MERRIMAN:** GOOD MORNING. I'M NEVADA MERRIMAN, I'M THE  
10 POLICY DIRECTOR FOR MID-PEN HOUSING AT MID-PEN OPERATING NINE  
11 OF THE BAY AREA COUNTIES ALSO THE MONTEREY BAY AREA AND WE OWN  
12 AND MANAGE AND PROVIDE SERVICES AT OVER 8,000 UNITS MUCH  
13 AFFORDABLE HOUSING MY BACKGROUND BEFORE THE POLICY DIRECTOR  
14 WAS IN REAL ESTATE DEVELOPMENT AND IMPLEMENTATION AND RUNNING  
15 ENTITLEMENTS FINANCING OF ABOUT 3,000 HOMES AS PART OF MID-  
16 PEN'S PORTFOLIO VERY HAPPY TO BE IN THIS SPACE WITH MY  
17 COLLEAGUES HERE TODAY. IN MY FREE TIME I ENJOY VOLUNTEER  
18 OPPORTUNITIES SUCH AS BEING PART OF MY LOCAL CITY'S HOUSING  
19 COMMISSION. THANK YOU.

20

21 **SPEAKER:** I'LL JUMP IN I'M JACKY MORALES, I AM DIRECTOR FOR THE  
22 CITY OF SAN JOSE HOUSING DEPARTMENT, I HAVE BEEN WORKING IN  
23 HOUSING FOR OVER 30 YEARS IT'S BEEN A PLEASURE TO SERVE THE  
24 CITY OF SAN JOSE BECAUSE AS A HOUSING DEPARTMENT WE WORK ON  
25 ALL OF THESE ISSUES AND HAVE DONE BOTH FUNDING AND POLICY



JANUARY 12, 2023

1 ISSUES TO SUPPORT ALL THREE PS, AND, SO, I HAVE BEEN VERY  
2 EXCITED, AND WANTING A REGIONAL APPROACH FOR THE BAY AREA. WE  
3 HAVE A REGIONAL APPROACH FOR SANTA CLARA COUNTY, SO WE CAN SEE  
4 THE BENEFITS OF BEING AND LOOKING AT ISSUES AND PROBLEMS  
5 ACROSS OUR AREAS AND SO I THINK THIS WORK IS REALLY IMPORTANT.  
6 AND I AM HAPPY TO BE HERE.

7

8 **TOMIQUA MOSS:** GOOD MORNING EVERYONE. MY NAME IS TOMIQUA MOSS,  
9 AND I AM THE CEO OF ALL HOME AN ORGANIZATION THAT WORKS ACROSS  
10 THE NINE COUNTIES TO FIGURE OUT HOW WE CAN HAVE A COORDINATED  
11 SET OF SOLUTIONS TO ADDRESS OUR HOUSING, HOMELESSNESS, AND  
12 ECONOMIC CHALLENGES FOR PEOPLE WITH EXTREMELY LOW-INCOMES  
13 ACROSS OUR REGION. WE, TOO, WORK ACROSS ALL THREE PS, WE  
14 BELIEVE THAT THERE IS NO WAY TO ENSURE ADDRESSING OUR  
15 HOMELESSNESS CRISIS IF WE'RE NOT BUILDING ENOUGH HOUSING FOR  
16 THOSE WHO NEED IT AND IF WE'RE NOT PROTECTING OUR TENANTS WHO  
17 ARE CURRENTLY HOUSED. I HAVE HAD THE PLEASURE OF BEING PART OF  
18 BAHFA'S ORIGIN STORY THROUGH THE PASSAGE OF 1487, AND THE WORK  
19 OF CASA WHICH LEAD TO THAT WORK, AND I AM REALLY EXCITED TO  
20 WORK WITH MY COLLEAGUES ON MAKING BAHFA REAL AND ENSURING WE  
21 HAVE THE RESOURCES AND STRATEGIES TO ADDRESS OUR MOST  
22 SIGNIFICANT CHALLENGES. THANKS SO MUCH.

23

24 **HUGO RAMIREZ:** GOOD MORNING HUGO RAMIREZ WITH THE SAN FRANCISCO  
25 MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT AND IN



JANUARY 12, 2023

1 PARTNERSHIP WITH THE COMMUNITY-BASED ORGANIZATION TO CARRY OUT  
2 THE WORK I HELP LEAD THE SAN FRANCISCO'S EVICTION PREVENTION  
3 AND HOUSING STABILIZATION PROGRAMS WHICH INCLUDE EVICTION,  
4 LEGAL DEFENSE SYSTEM TENANTS RIGHTS COUNSELING AND EDUCATION  
5 AND OUTREACH AND MEDIATION AND VARIOUS RENTAL SUBSIDY PROGRAMS  
6 I COORDINATE ANTI-DISPLACEMENT EFFORTS TO CREATE A SYSTEM THAT  
7 ENSURES THAT TENANTS MOST AT RISK OF HOMELESSNESS AND  
8 DISPLACEMENT DO NOT FALL THROUGH THE CRACKS AND I'M HAPPY TO  
9 BE HERE.

10

11 **SPEAKER:** GOOD MORNING I'M LELE THOMAS DEPUTY DIRECTOR OF  
12 HOUSING AND FEDERAL GRANTS FOR THE COUNTY OF MARIN WHERE I  
13 OVERSEE HOUSING ELEMENT DEVELOPMENT AND IMPLEMENTATION AS WELL  
14 AS LOCAL AFFORDABLE HOUSING TRUST FUND I'M INVOLVED IN FUNDING  
15 ON THE PRODUCTION SIDE. WE ALSO DO POLICY WORK WITH THE BOARD  
16 OF SUPERVISORS SO WE PASS A NUMBER OF TENANT PROTECTIONS AND  
17 WORK WITH OUR LOCAL HOUSING PROVIDERS AROUND PRESERVATION OF  
18 EXISTING HOUSING. SO WE TOUCH ON ALL OF THOSE P -- PS, I DO A  
19 LOT OF WORK COLLABORATING WITH CITIES AND TOWNS AND ENCOURAGE  
20 KIND OF HOUSING POSITIVE POLICY WITHIN THE CITIES AND TOWNS  
21 AND HELPING THEM WITH THEIR HOUSING ELEMENT PROCESS. AND I AM  
22 REALLY EXCITED ABOUT THIS OPPORTUNITY. I THINK THAT THE  
23 HOUSING ELEMENT WORK IS REALLY LAYING THE GROUND AROUND THE  
24 POLICY AND THE ZONING SIDE OF IT AND WHAT'S MISSING FOR SOME  
25 OF OUR SMALLER COMMUNITIES LIKE MARIN AND THAT FUNDING PIECE



JANUARY 12, 2023

1 OF IT. SO I'M REALLY EXCITED ABOUT THIS OPPORTUNITY, AND I  
2 ALSO FEEL LIKE IT IS HAVING -- WE'RE REALLY ACKNOWLEDGING THE  
3 REALITY OF THE CONNECTIVITY OF THE BAY AREA WHERE OUR JOB AND  
4 OUR RESIDENTS DON'T STOP AS A JURISDICTIONAL BOUNDARY. SO I'M  
5 REALLY EXCITED ABOUT THIS OPPORTUNITY AND IMPRESSED WITH THE  
6 REST OF YOU, SO LOOKING FORWARD TO WORKING WITH YOU.

7

8 **MICHELLE WHITMAN:** GOOD MORNING I'M MICHELLE WHITMAN EXECUTIVE  
9 DIRECTOR OF THE RENEWABLE ENTERPRISE DISTRICT WHICH IS A JOINT  
10 POWERS AUTHORITY AT THE CITY OF SANTA ROSA AND THE COUNTY OF  
11 SONOMA FORMED AFTER OUR 2017 FIRES TO ACCELERATE THE  
12 PRODUCTION OF EQUITY FOCUSED DISASTER RESILIENT AND CLIMATE  
13 SMART HOUSING AND THAT HOUSING THROUGH TRANSIT ORIENTED INFILL  
14 AND HIGHER DENSITY THAN WHAT WE TYPICALLY HAVE HAD HERE IN  
15 SONOMA COUNTY. I AM VERY EXCITED TO BE WORKING WITH MEMBERS OF  
16 THE COMMITTEE, SOME OF YOU I KNOW, OTHERS I HAVE JUST ADMIRERD  
17 YOUR WORK FROM AFAR. I, IN PARTICULAR, HAVE WORKED CLOSELY  
18 WITH OUR NEW CHAIR CARRILLO WHEN WE WERE BOTH AT THE BOARD OF  
19 SUPERVISORS, AND CONSIDER CARRILLO TO BE A MENTOR OF MINE  
20 PARTICULARLY WHEN IT COMES TO HOUSING. I LOOK FORWARD TO  
21 LEARNING A LOT FROM ALL OF YOU, AND, REALLY, DELIVERING ON THE  
22 PROMISE OF HOUSING THAT IS EQUITY FOCUSED AND BUILT ON A  
23 TIMELINE THAT REALLY MEETS THE NEED HERE IN THE BAY AREA.

24



JANUARY 12, 2023

1 **KATE HARTLEY:** OKAY. THANK YOU ALL SO MUCH. AS WELL. AS SAID  
2 I'M VERY EXCITED TO WORK WITH ALL OF YOU AND VERY IMPRESSED  
3 YOUR EXPERTISE IS FANTASTIC. I'M GRATEFUL TO YOU HAVE ALL  
4 HERE. IF I COULD HAVE THE NEXT SLIDE? JUST SCHEDULING  
5 LOGISTICS. WE ARE SUBJECT TO THE BROWN ACT. THE CALIFORNIA  
6 BROWN ACT AND THAT MEANS THAT OUR MEETINGS ARE PUBLIC AND MUST  
7 BE NOTICED SO WE WILL THEREFORE HAVE A REGULARLY SCHEDULED  
8 MEETING ON THE FOURTH THURSDAY OF EVERY MONTH FROM 10 TO 12  
9 AND, PLEASE, ALSO NOTE THAT THE BAHFA OVERSIGHT COMMITTEE AND  
10 THE ABAG HOUSING COMMITTEE MEET TOGETHER AS A JOINT COMMITTEE  
11 ON THE SECOND THURSDAY OF EVERY MONTH. SO THE CADENCE ONCE WE  
12 GET INTO A RHYTHM IS THAT WE'LL BRING MATTERS TO YOU FOR YOUR  
13 CONSIDERATION AND FEEDBACK. AND THEN WE'LL SEQUENTIAL  
14 INCORPORATE YOUR FEEDBACK AND PRESENT THOSE ITEMS, GENERALLY  
15 SPEAKING, TO THE JOINT HOUSING COMMITTEES. OUR NEXT MEETING  
16 WILL BE FEBRUARY 23RD. WE'LL HAVE SEVERAL AGENDA ITEMS FOR  
17 YOUR CONSIDERATION AT THAT MEETING. AND AS CHAIR CARRILLO  
18 EMERGENCY PROTOCOLS WILL BE RESCINDED AFTER FEBRUARY. SO ZOOM  
19 WILL NOT BE THE DEFAULT MEETING ROOM ANYMORE. AND THIS SLIDE  
20 NOTE IT HAS SOME SLIGHTLY STALE INFORMATION ABOUT REMOTE  
21 PARTICIPATION BUT AS KATHLEEN KANE SAID WE'LL BE GETTING BACK  
22 TO YOU REGARDING ADDITIONAL GUIDANCE ON MEETING PROTOCOLS. AND  
23 I WOULD ALSO LIKE TO NOTE THAT MTC HAS A POLICY ADVISORY  
24 COUNCIL THAT IS VERY INTERESTED IN HOUSING, AMONG OTHER  
25 ACTIVITIES UNDERTAKEN BY MTC AND ABAG, AND RODNEY NICKENS, WHO



JANUARY 12, 2023

1 IS A POLICY ADVISORY COUNCIL MEMBER WILL BE IN ATTENDANCE AT  
2 OUR MEETINGS AS A LIAISON, AND HE WILL BE KEEPING THE COUNCIL  
3 INFORMED ABOUT BAHFA'S ACTIVITIES AND WILL BE ABLE TO PROVIDE  
4 RELEVANT INFORMATION TO YOU ALL FROM THE COUNCIL DURING PUBLIC  
5 COMMENT. NEXT SLIDE. OKAY. SO SOME REALLY BASIC ADMINISTRATIVE  
6 ITEMS. MEMBERSHIP REQUIRES THAT YOU LIVE IN THE NINE COUNTY  
7 BAY AREA. IT'S A FOUR YEAR TERM OF SERVICE, AND, AGAIN, WE ARE  
8 A BROWN ACT BODY. WE HAVE OTHER PUBLIC REGULATORY FRAMEWORKS  
9 WE HAVE TO FOLLOW, AND WE'LL BE PROVIDING GUIDANCE TO YOU ON  
10 ALL OF THOSE, SUCH AS THE PUBLIC RECORDS ACT, VARIOUS  
11 CONFLICTS OF INTEREST, REQUIREMENTS, AND ANYTHING ELSE THAT  
12 YOU HAVE QUESTIONS ABOUT. WE WILL BE HERE FOR GUIDANCE AND  
13 PROVIDE YOU WITH THE INFORMATION YOU NEED. NEXT SLIDE. OKAY.  
14 AND MOVING ON TO PURPOSE AND WHY WE'RE ALL HERE. I CAN VERY  
15 GRATEFULLY SAY THAT ALL OF YOU HAVE BEEN ENGAGED IN BAHFA'S  
16 WORK ALREADY, TO SOME EXTENT. SO, JUST AS A QUICK REMINDER,  
17 OUR MANDATE IS TO PROVIDE REGIONAL SOLUTIONS TO BAY AREA'S  
18 HOUSING NEEDS AND WE PRINCIPALLY DO THAT BY RAISING FUNDING  
19 FOR THE THREE -- POWERS. WE FOCUSED ON COLLABORATION WITHIN  
20 THE CITIES AND COUNTIES AND CITIES AND COUNTIES ACTUALLY WILL  
21 RECEIVE THE BULK OF REVENUE THAT WE RAISE ESPECIALLY FOR  
22 REVENUE MEASURES LOOKING AT NOW SUCH AS THE GENERAL OBLIGATION  
23 BOND WHICH IS 80% OF THE REVENUE WE WILL GO BACK TO THE COUNTY  
24 OF ORIGIN AND ALSO SEEK TO PROVIDE ASSISTANCE THROUGHOUT THE  
25 REGION BEYOND FUNDING SUCH AS THROUGH TECHNICAL ASSISTANCE AND



JANUARY 12, 2023

1 DATA GATHERING AND HOPEFULLY BE ABLE AS AN ENTITY TO TAKE  
2 RISKS THAT ARE IN JURISDICTIONS TO PURSUE INNOVATIVE FINANCING  
3 STRUCTURES. THE ABAG EXECUTIVE BOARD WHICH ACTs TO THE  
4 EXECUTIVE BOARD TO BAHFA AND WE WORK TOGETHER AS OUR GOVERNING  
5 BODIES AND THEY ARE ASSISTED BY JOINT OVERSIGHT AND ABAG  
6 HOUSING COMMITTEES THEY ALSO WORK TOGETHER. AND ALL OUR WORK  
7 IS DEFINED IN OUR ENABLING LEGISLATION, A.B. 1487. NEXT SLIDE.  
8 AND, FOR EXAMPLE, IT IS A.B. 1487 THAT DIRECTED THE ABAG  
9 EXECUTIVE BOARD AND BAHFA BOARD TO BRING YOU ALL TOGETHER AS  
10 OUR NINE MEMBER COMMITTEE AND EACH OF YOU BRING, OF COURSE,  
11 KNOWLEDGE AND EXPERIENCE IN AFFORDABLE HOUSING FINANCE  
12 DEVELOPMENT, TENANT PROTECTIONS AND HOUSING PRESERVATION. NEXT  
13 SLIDE. SO, WE WILL BE LOOKING FOR YOUR GUIDANCE AND  
14 RECOMMENDATIONS REGARDING OUR FUNDING PROGRAMS AND GUIDELINES.  
15 OUR REVENUE MEASURE EXPENDITURE PLAN, FUTURE CHANGES THAT WE  
16 MAY WANT TO MAKE TO 1487, AND THEN THE ABAG EXECUTIVE BOARD  
17 AND THE BAHFA BOARD WILL LOOK TO YOU AS THEIR CONSULTING AND  
18 ADVISORY BODY. THEY WILL ALSO REQUIRE YOUR CONSULTATION IF ANY  
19 SEA OR COUNTY COMES FORWARD AND ASKS FOR ANY DEVIATION FROM  
20 THE A.B. 1487 RULES WHEN THEY SUBMIT THEIR EXPENDITURE PLAN  
21 WHICH THEY MAY WANT TO DO AND WE'LL NEED YOUR INPUT ON THAT.  
22 AND THAT IS IT. NEXT SLIDE. YEAH, QUICK WHILE WIND REVIEW, WHY  
23 WE'RE HERE. BUT, AGAIN, MANY, MANY THANKS, AND THAT CONCLUDES  
24 MY PRESENTATION. HAPPY TO ANSWER QUESTIONS.

25



JANUARY 12, 2023

1 **EFREN CARILLO:** THANK YOU MS. HARTLEY. I'M GOING TO LOOK TO THE  
2 COMMITTEE IF EVER COMMENTS OR QUESTIONS? OKAY. SEEING NONE.  
3 FRED I'LL LOOK TO YOU TO SEE IF THERE IS ANY MEMBERS OF THE  
4 PUBLIC THAT WISH TO PROVIDE PUBLIC COMMENT OR ANY WRITTEN  
5 COMMENT ON THIS ITEM?

6

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

10

11 **EFREN CARILLO:** GREAT. THANK YOU. AND MS. HARTLEY AND STAFF,  
12 THANK YOU VERY MUCH FOR THE PREPARATION ON THIS ITEM IT WAS  
13 WELL DONE AND SUCCINCT AND SETS THE STAGE AND PUTS US ON THE  
14 RIGHT FOOT FORWARD. WITH THAT WE'LL MOVE TO ITEM NUMBER EIGHT  
15 THIS. IS THE DRAFT BAHFA BUSINESS PLAN EQUITY FRAMEWORK. WE DO  
16 HAVE A PRESENTATION OF THE DRAFT EQUITY FRAMEWORK FOR THE  
17 BAHFA BUSINESS PLAN, INCLUDING STAKEHOLDER ENGAGEMENT,  
18 STRUCTURE OF THE EQUITY FRAMEWORK, AND DRAFT EQUITY OBJECTIVES  
19 AND CORRESPONDING METRICS. ONCE AGAIN, THIS IS AN INFORMATION  
20 ITEM. AND WE HAVE DANIEL SAVER WHO WILL PROVIDE THE REPORT FOR  
21 US. MR. SAVER, WOULD YOU PLEASE BRING THE REPORT UP AND TAKE  
22 IT FROM HERE?

23

24 **DANIEL SAVER:** YES. THANK YOU, CHAIR. IT'S A PLEASURE TO BE  
25 HERE WITH ALL OF YOU TODAY. I'M ACTUALLY GOING TO TURN IT OVER





JANUARY 12, 2023

1 TO DIRECTOR HARTLEY TO GIVE SOME DIRECTORY REMARKS FIRST AND  
2 THEN I'LL DIVE INTO THE SUBSTANCE OF THE PRESENTATION.

3

4 **KATE HARTLEY:** THANK YOU, DANIEL. SO, JUST A LITTLE BIT OF  
5 CONTEXT. WE HAVE BEEN WORKING ON THE BUSINESS PLAN FOR ABOUT A  
6 YEAR. SO, BRINGING THESE DRAFT COMPONENTS OF THE PLAN TO YOU  
7 IS A MAJOR MILESTONE. DURING THAT TIME, WE AND OUR BUSINESS  
8 CONSULTING TEAM LED BY FORSYTHE STREET ADVISERS AND THE EQUITY  
9 FRAMEWORK OTHERING BELONGING INSTITUTE OF UC BERKELEY  
10 CONDUCTED OUTREACH AND RESEARCH THAT NORMS THESE DRAFT  
11 ELEMENTS WE'RE LOOKING FORWARD TO YOUR FEEDBACK TODAY TO  
12 INFORM THE NEXT VERSION AND WE HOPE TO BRING THE EQUITY  
13 FRAMEWORK FORWARD FOR FINAL APPROVAL THIS SPRING AND HOPE TO  
14 PRESENT THE FULL BUSINESS PLAN FOR YOUR APPROVAL BY THE END OF  
15 THE YEAR THE FULL BUSINESS PLAN WILL WAVE TOGETHER THE EQUITY  
16 FRAMEWORK THE FUNDING PROGRAMS WHICH YOU WILL HEAR ABOUT TODAY  
17 AND THE THIRD COMPONENT WHICH IS OUR LONG-TERM OPERATIONS AND  
18 SUSTAINABILITY PLAN. AFTER THE LAST YEAR IN ADDITION TO THIS  
19 BUSINESS PLAN WE HAVE BEEN HARD AT WORK ON THE FIVE PILOT  
20 PROGRAMS USING THE EXISTING RESOURCES THAT WE HAVE AND TAKING  
21 ADVANTAGE OF ALL OPPORTUNITIES THAT AROSE. THE BUSINESS PLAN  
22 REFLECTS NEED FOR ONGOING OPPORTUNISTIC ACTIONS SUCH AS WHAT  
23 WE HAVE BEEN DOING OVER THE LAST YEAR, FOR EXAMPLE, APPLYING  
24 FOR STATE FUNDS THAT CAME UP FOR OUR PRESERVATION AND  
25 PREDEVELOPMENT LOAN PROGRAMS THAT WE'RE GOING TO LAUNCH IN THE



JANUARY 12, 2023

1 NEXT QUARTER, AND ALSO MORE IMPORTANTLY IT REFLECTS BAHFA'S  
2 LONG-TERM VISION FOR THE WAYS THAT WE CAN IMPROVE THE BAY  
3 AREA'S HOUSING AND TENANT PROTECTIONS INFRASTRUCTURE TO BRING  
4 NEW IDEAS FORWARD AND, ALSO, TO SUSTAIN BAHFA AS A SUCCESSFUL  
5 OPERATION OVER THE LONG-TERM. SO, WITH THE BUSINESS PLAN IN  
6 PLACE, AND BUILDING FROM THE WORK WE HAVE DONE OVER THE LAST  
7 YEAR, AND WE'LL CONTINUE TO DO THROUGH 2023 AND 2024, WE  
8 BELIEVE WE'LL BE VERY WELL POSITIONED TO IMPLEMENT A REGIONAL  
9 FUNDING MEASURE AND HIT THE GROUND RUNNING IF IT'S SUCCESSFUL.  
10 AND IF IT'S NOT SUCCESSFUL, WE'LL STILL BE WELL POSITIONED TO  
11 CONTINUE SOME GREAT HOUSING WORK, THOUGH AT A SMALLER SCALE,  
12 BUT WE WILL PIVOT TO OTHER OPTIONS. SO, WITH THAT, I'M VERY  
13 PLEASED TO TURN THE REPORT BACK OVER TO DANIEL, WHO WILL  
14 PRESENT THE EQUITY FRAMEWORK.

15

16 **DANIEL SAVER:** THANK YOU VERY MUCH, KATE. AND IF YOU COULD  
17 PULL UP THAT SLIDE DECK ONCE AGAIN. SO FOR ALL THE COMMITTEE  
18 MEMBERS MY NAME IS DANIEL SAVER, ASSISTANT DIRECTOR HOUSING  
19 AND LOCAL PLANNING PLEASED TO BE HERE WITH YOU TODAY  
20 PRESENTING THE DRAFT EQUITY FRAMEWORK. THESE ITEMS ARE PART  
21 AND PART OF AN OVERALL PLANNING PROCESS. WE'LL START WITH  
22 THE EQUITY FRAMEWORK IT IS THE FOUNDATION OF THAT BUSINESS  
23 PLANNING PROCESS AND MOVE ON TO SOME SPECIFIC FUNDING PROGRAMS  
24 NEXT WHICH KATE WILL INTRODUCE. NEXT SLIDE. IN TERMS OF THE  
25 EQUITY FRAMEWORK OUR AGENDA TODAY IS TO START WITH A REVIEW OF



JANUARY 12, 2023

1 THE PURPOSE AND STAKEHOLDER ENGAGEMENT PROCESS MOVE ON TO THE  
2 DRAFT OBJECTIVE METRIC AND GOAL, AND THEN DISCUSS HOW WE  
3 ANTICIPATE THE EQUITY FRAMEWORK BEING APPLIED IN THE REMAINDER  
4 OF THE PROCESS AND BAHFA'S ACTIVITIES MOVING FORWARD, AS WELL  
5 AS DISCUSSING SOME NEXT STEPS. SO, AS ALL OF YOU WHO HAVE  
6 REVIEWED THE PACKET KNOW THERE IS KIND OF A LOT OF MATERIAL  
7 HERE THAT WE'RE GOING TO BE GOING THROUGH SO I'M GOING TO TRY  
8 MY BEST TO DO IT JUSTICE WHILE ALSO BE RESPECTFUL OF YOUR  
9 TIME. THERE WILL BE TIME AT THE END FOR QUESTIONS IF WE WENT  
10 TOO QUICKLY OVER ANYTHING. NEXT SLIDE. THE FIRST CHUNK HERE  
11 RELATES TO THE PURPOSE AND THE STAKEHOLDER ENGAGEMENT PROCESS.  
12 NEXT SLIDE. THE EQUITY FRAMEWORK IS DESIGNED TO BE THE  
13 FOUNDATION OF THE BAHFA BUSINESS PLAN AS YOU SEE HIGHLIGHTED  
14 HERE INTENT IS TO BUILD SOCIAL EQUITY INTO BAHFA'S WORK FROM  
15 THE VERY START. IT'S NOT EVERY DAY THAT YOU HAVE A BRAND-NEW  
16 PUBLIC ENTITY THAT IS STARTED FROM WHOLE CLOTH AND YOU GET TO  
17 WEAVE EQUITY INTO IT AT THE ROOTS OF THE ORGANIZATION IT'S AN  
18 EXTREMELY EXCITING OPPORTUNITY FOR BAHFA. THE PURPOSE OF THE  
19 FRAMEWORK SET FORTH HERE IN THE BULLET POINTS ARTICULATE OUR  
20 COMMITMENT TO ADVANCING EQUITY, SET OBJECTIVES FOR OUR IMPACT  
21 AND PROGRAMS, AND HAVE THOSE CONNECTED TO OVER ARCHING GOALS,  
22 TO DEFINE METRICS THAT WE WILL USE TO MEASURE THE IMPACT OF  
23 OUR PROGRAM AT THE OUTSET AND ADDITIONALLY TO PROVIDE A  
24 REGIONAL FRAMEWORK FOR AFFIRMATIVELY FURTHERING FAIR HOUSING  
25 WANT TO DWELL ON THE AFFIRMATIVELY FURTHERING FAIR HOUSING FOR



JANUARY 12, 2023

1 A MOMENT WE'RE TALKING ABOUT REGION-WIDE ISSUES OF SEGREGATION  
2 FAT AND IMPACTS OF HOUSING INSECURITY THERE COULD BE A  
3 PARTICULAR CITY IN THE BAY AREA THAT DOESN'T HAVE ANY INTERNAL  
4 SEGREGATION BUT THAT COULD BE BECAUSE THE CITY IS HOMOGENOUS  
5 ITSELF AND IN FACT DEMOGRAPHIC REFLECTS SEGREGATION BETWEEN  
6 THAT JURISDICTION AND ITS NEIGHBORS OR REFLECT MORE GENERAL  
7 REGIONAL TRENDS OF SEGREGATION. AS SOME OF YOU SAID IN YOUR  
8 INTRODUCTORY REMARKS OUR REGIONAL HOUSING MARKET IS REGIONAL  
9 PEOPLE'S LIVES DON'T BEGIN AND END WITHIN THE IMAGINARY LINES  
10 OF CITY LIMITS AND BECAUSE THOSE HOUSING MARKET DYNAMICS ARE  
11 BROADER THAN ANY OF THE 109 JURISDICTIONS THAT WE HAVE AND THE  
12 ATTENDANCE HOUSING ISSUES ARE LARGER THAN ANY ONE OF THE 109  
13 JURISDICTIONS AFFH REALLY CALLS FOR A REGIONAL APPROACH AND  
14 THIS IS A GREAT OPPORTUNITY FOR BAHFA TO STEP IN TO ADVANCE A  
15 REGION-WIDE FAIR HOUSING FRAMEWORK THAT COMPLEMENTS THE LOCAL  
16 AFFH WORK THAT CITIES AND COUNTIES ARE LEADING. SO MEMBER  
17 THOMAS MENTIONED THE HOUSING ELEMENT WHICH I WOULD REALLY SEE  
18 AS RIGHT NOW THE FRONT LINES OF AFFH WORK THAT IS HAPPENING IN  
19 THE STATE OF CALIFORNIA. BUT THAT'S STILL A KIND OF CITY BY  
20 CITY OR COUNTY BY COUNTY APPROACH. THOSE DOCUMENTS ARE ADOPTED  
21 BY INDIVIDUAL JURISDICTIONS SO BAHFA ALONGSIDE MTC AND ABAG  
22 CAN PROVIDE A SPACE TO REGIONALIZE THOSE CONVERSATIONS WHEN  
23 NECESSARY TO ADDRESS THE SCALE AND INTERCONNECTED NATURE OF  
24 THE CHALLENGES. SO, I JUST THINK IT'S SUCH AN EXCITING  
25 OPPORTUNITY. AFFH IS AN EXCITING OPPORTUNITY LEGAL CONCEPT IN



JANUARY 12, 2023

1 THE HOUSING SPHERE AND I THINK WE HAVE OPPORTUNITY TO  
2 DEMONSTRATE WHY REGIONALISM IS A KEY PART OF FIGURING OUT AFFH  
3 REALLY WELL. THE EQUITY FRAMEWORK SETS UP THE OBJECTIVES THAT  
4 FEED INTO THE OVERARCHING BUSINESS PLAN, FUNDING PROGRAMS THAT  
5 YOU WILL SEE IN THE NEXT ITEM. NEXT SLIDE PLEASE. SO  
6 STAKEHOLDER ENGAGEMENT. WHEN WE STARTED THIS PROCESS, IT WAS  
7 REALLY IMPORTANT THAT THE PROCESS, ITSELF, OF DEVELOPING THE  
8 EQUITY FRAMEWORK BE EQUITABLE. OR THAT WE KIND OF PRACTICE  
9 WHAT WE PREACH, IF YOU WILL. WE WANTED THE PROCESS OF  
10 DEVELOPMENT OF FRAMEWORK TO LINK UP TO THE DEFINITION OF  
11 EQUITABLE AND PRINCIPLE THAT HOPEFUL BAHFA WILL CARRY FOR  
12 SYSTEMATICALLY ACROSS ALL OUR ACTIVITY. AND STAKEHOLDER  
13 ENGAGEMENT CENTRAL TO THE PROCESS. GOAL IS TO FACILITATE  
14 ACCOUNTABLE PREPARATION THROUGH THE PROCESS FOR SYSTEMATICALLY  
15 MARGINALIZED COMMUNITIES INCLUSIVE OF VOICES ACROSS ALL THREE  
16 PS, DIVERSITY OF THE BAY AREA SECTORS AND DIFFERENT TYPES OF  
17 ORGANIZATIONS AND ENTITY. HERE ARE DIFFERENT TYPES OF  
18 ENGAGEMENTS THAT INVOLVE REVIEWING REGIONAL PLANS AND POLICIES  
19 RESEARCH COMPONENTS RESEARCH INTERVIEW COMPONENT, AND THEN  
20 IMPORTANTLY WE FORMED AN EQUITY WORKING GROUP MADE UP OF 11  
21 MEMBERS WHICH WE'LL GET TO IN THE NEXT SLIDE WHO CAME TOGETHER  
22 REPEATEDLY OVER A PERIOD OF SIX PLUS MONTHS TO DIVE WITH US  
23 AND STAFF CRAFTED LANGUAGE THAT IS IN YOUR PACKET TODAY. THERE  
24 WAS PUBLIC LISTENING SESSIONS THIS WASN'T JUST AN INSIDE  
25 BASEBALL GAME WE WENT OUT TO THE PUBLIC, PUBLIC MEETINGS



JANUARY 12, 2023

1 INVITED EVERYONE TO THOSE INCLUDING PUBLIC SECTOR STAFF. AND  
2 ON THAT POINT, I WOULD NOTE IN ADDITION TO WHAT YOU SEE HERE,  
3 THE BAHFA STAFF HAVE BEEN ENGAGED CLOSELY WITH LOCAL PUBLIC  
4 SECTOR STAFF SO KIND OF STAFF FROM CITIES AND COUNTIES. WE  
5 HAVE MET WITH OVER THREE DOZEN JURISDICTIONS IN THE BAY AREA,  
6 PRESENTING IT'S 15 DIFFERENT CONVENINGS WITH PUBLIC SECTOR  
7 STAFF, AND IN ADDITION TO PUBLIC SECTOR STAFF DEEPLY ENGAGED  
8 WITH NON-PROFIT AND SERVICE SECTOR IN THE BAY AREA WHICH IS  
9 EXTRAORDINARILY ROBUST SOME OF YOU ARE INVOLVED IN THAT AND  
10 PART OF THE PROCESS THERE WERE 40 MEETINGS THAT HAPPENED AS WE  
11 BUILT THIS TOGETHER. I'M TRYING TO PAINT A PICTURE OF ROBUST  
12 SYSTEMATIC LONGITUDINAL ENGAGEMENT HAS BEEN TO GET US TO THIS  
13 POINT TO GET US WHERE WE ARE TODAY. WHICH DIRECTOR HARTLEY  
14 DESCRIBED AS A MAJOR MILESTONE IN THE PROCESS. NEXT SLIDE.  
15 THIS SHOWS YOU THE NAMES OF THE 11 MEMBER EQUITY WORKING GROUP  
16 THAT HAS BEEN DOWN IN THE TRENCHES WITH US, REVIEWING  
17 LANGUAGE, RED LINING, GOING BACK AND FORTH, HAVING DEBATES  
18 OVER SPECIFIC TERMS. FOR MANY OF YOU WHOM HAVE BEEN ON WORKING  
19 GROUPS LIKE THIS YOU KNOW WHAT THE DAY-TO-DAY WORK OF THAT IS.  
20 WE'RE EXTRAORDINARILY GRATEFUL TO THIS GROUP OF PEOPLE FOR THE  
21 AMOUNT OF TIME THEY HAVE PUT INTO THIS. AND WE'RE ALSO REALLY  
22 PLEASED TO LET YOU KNOW THAT THIS GROUP UNANIMOUSLY SUPPORTED  
23 THE DRAFT DOCUMENT THAT WE HAVE TODAY. AND, AGAIN, FOR MANY OF  
24 YOU WILL APPRECIATE THE FACT THAT THAT'S NO EASY FEAT TO GET  
25 SUCH A DIVERSE -- A GROUP OF PEOPLE WHO ARE ALSO REALLY



JANUARY 12, 2023

1 STRONGLY ADVOCATING ON BEHALF OF SYSTEMATICALLY MARGINALIZED  
2 POPULATIONS WHO HAVE ALL COME TOGETHER ACROSS THE NINE  
3 COUNTIES THAT WAS, ITSELF, PART OF WHAT MADE THIS PROCESS SO  
4 STRONG. I THINK, IN THE END PRODUCT, HOPEFULLY STRONG, AS  
5 WELL. MOVING TO THE NEXT SLIDE. THIS DIAGRAM TRIES TO SHOW HOW  
6 THE OVERALL EQUITY FRAMEWORK IS STRUCTURED AND HOW IT ALL FITS  
7 TOGETHER. THERE ARE FOUR PROGRAM TRACKS, INCLUDING EACH OF THE  
8 THREE PS, AS WELL AS A CROSS CUTTING TRACK EACH WITH A SET OF  
9 SIX OBJECTIVES ASSOCIATED BY A SET OF ASSOCIATED METRICS TAKEN  
10 TOGETHER ACROSS ALL FOUR OF THOSE PROGRAM TRACKS THAT I FEED  
11 INTO A SET OF EQUITY GOALS AND ARTICULATE LONG-TERM VISION FOR  
12 WHAT EQUITABLE REGIONAL HOUSING SYSTEM CAN LOOK LIKE THOSE  
13 OBJECTIVES AND METRICS TRIGGERED TOWARDS WHAT BAHFA CAN DO.  
14 THE SOCIAL EQUITY GOALS ARE BIGGER THAN WHAT BAHFA CAN ACHIEVE  
15 ALONE. WHAT BAHFA IS RESPONSIBLE FOR AND THE VISION BAHFA  
16 ASCRIBES TO, TO WALK SIDE MANY OF OUR PARTNERS TO ACHIEVE  
17 THOSE GOALS. NEXT SLIDE. SO AT THE STRUCTURE AND BACKGROUND,  
18 WE'RE GOING TO MOVE INTO THE HEART OF THE MATTER TALKING ABOUT  
19 THE OBJECTIVE METRICS AND GOALS THEMSELVES. NEXT SLIDE. SO --  
20 WHOOPS, PARDON ME. BEFORE DIVING INTO EACH OF THE FOUR PROGRAM  
21 TRACKS WE WANT TO PROVIDE OVERVIEW OF KEY THEMES AS YOU HAVE  
22 SEEN IN THE PACKET A WHOLE LOT OF CONTENT WE WANT TO DRAW OUT  
23 THE MAJOR TAKE-AWAY'S AS WE SEE THEM RIGHT NOW. THE OBJECTIVES  
24 OF THE CORE OF THE FRAMEWORK THAT'S WHERE WE'RE GOING TO BE  
25 SPENDING MOST OF OUR TIME AND AT A HIGH-LEVEL THE WAY I THINKS



JANUARY 12, 2023

1 ABOUT THE OBJECTIVES ARE REFLECTING THE ITEMS YOU SEE ON THE  
2 SCREEN. FIRST THE OBJECTIVES SPEAK TO HELP BAHFA TARGET  
3 RESOURCES TO ACHIEVE EQUITY SOME REFLECTS THE FACT THAT WE  
4 KNOW THAT DIFFERENT POPULATIONS ARE AFFECTED BY COUNTER  
5 HOUSING CRISIS DIFFERENTLY AND THERE WILL NEED TO BE DIFFERENT  
6 TARGETING STRATEGIES IN ORDER TO UNDO THE DESPERATE IMPACTS WE  
7 SEE ACROSS THE REGION AND ACROSS DIFFERENT TYPES OF  
8 INTERVENTION. ADDITIONALLY, THE OBJECTIVES DISCUSS HOW BAHFA  
9 WILL BE A REGIONAL LEADER, AND THIS IS REALLY KEY HERE, AGAIN,  
10 NOTING WHAT WE TALKED ABOUT BEFORE, LOCAL KEY PART OF THIS IS  
11 THAT LOCAL JURISDICTIONS ARE ENGAGED IN THIS WORK, DAY-TO-DAY,  
12 MANY OF YOU DOING THAT AS PART OF YOUR DAY JOB. OUR REGIONAL  
13 STRATEGY IS HOW WE CAN PULL THE EFFORTS TOGETHER, HARNESS THEM  
14 TO BE GREATER THAN JUST THE SUM OF EACH INDIVIDUAL SET OF  
15 EFFORTS BY THE CITY. A FEW WAYS WE CAN DO THAT HERE ON THE  
16 SCREEN COMMUNITY PRIORITIES, ADVANCING WITH REGIONAL EQUITY  
17 PRIORITIES AND COMMITMENT TO ONGOING EQUITABLE ENGAGEMENT  
18 FOCUSED ON IMPACTED COMMUNITIES. AND FINALLY YOU SEE HERE THE  
19 BAHFA IS COMMITTED ESPECIALLY IN THIS EQUITY FRAMEWORK  
20 ENGAGEMENT PROCESS WE HAVE -- THIS MESSAGE RESONATED STRONGLY  
21 AND WAS LIFTED UP BY STAKEHOLDERS TO TAKE UP A BOTH END  
22 APPROACH. IN THIS SECTOR THERE IS A SCARCITY MINDS SET THAT  
23 LEADS TO EITHER/OR THINKING THAT PIVOTS AGAINST EACH OTHERS  
24 AND WE WANT BAHFA TO BE A PART, AND SOMETIMES THAT'S OUR  
25 REALITY THERE ARE IN FACT FINITE RESOURCES AND IT'S IMPORTANT





JANUARY 12, 2023

1 TO PRIORITIZE WHERE WE MUST DO SO AT THE SAME TIME MOVING  
2 BEYOND THAT PARADIGM INTO FRAMEWORK THAT MEANS EMBRACING  
3 SOCIAL MOBILITY AND COMMUNITY SCALE AND INDIVIDUAL WEALTH  
4 BUILDING AS WELL AS COLLECTIVELY. I'LL MOVE INTO THE CLEAR  
5 CONCISE HEADLINES. THE DOCUMENT IN YOUR PACKET HAS MORE  
6 DETAILS AND EXPLANATION. I WOULD ALSO FLAG FOR YOUR ATTENTION  
7 THAT IN YOUR PACKET IT'S ATTACHMENTS TWO AND APPENDIX C, THERE  
8 IS A WHOLE APPENDIX ATTACHMENT, A WHOLE STAKEHOLDER ENGAGEMENT  
9 REPORT THAT TRIES TO COMPREHENSIVELY CAPTURE THE FEEDBACK WE  
10 RECEIVED THROUGH THE PROCESS. WE'RE GIVING HEADLINES THAT  
11 UNDERPINS AND HAS LEAD US TO PRODUCE THE HEADLINES IN THE WAY  
12 THAT WE HAVE. SO IF WE GO TO THE NEXT SLIDE WE'LL WALK THROUGH  
13 THE FOUR PROGRAM TRACKS. STARTING FIRST WITH PRODUCTION, WE  
14 HAVE FIVE KEY OBJECTIVES. THE FIRST IS TO DIRECTLY PRODUCE  
15 MORE AFFORDABLE HOUSING, ESPECIALLY FOR EXTREMELY LOW-INCOME  
16 HOUSEHOLDS. TWO, TO INVEST IN HISTORICALLY DISINVESTED AREAS,  
17 NUMBER THREE, TO CREATE AFFORDABLE HOUSING OPPORTUNITIES IN  
18 HISTORICALLY EXCLUSIONARY AREAS. NUMBER FOUR, TO CREATE  
19 PROGRAMS THAT ADDRESS HOMELESSNESS DIRECTLY. AND NUMBER FIVE  
20 TO ACHIEVE REGIONAL CLIMATE AND ENVIRONMENTAL JUSTICE GOALS.  
21 AND I THINK, FOR EACH OF THESE, I'LL TRY TO HIGHLIGHT ONE  
22 POTENTIAL TAKE AWAY FOR YOU. THERE ARE SO MANY THAT WE COULD  
23 CHOOSE FROM. HERE WHAT I WOULD EMPHASIZE IS IN GOALS,  
24 OBJECTIVES NUMBER 2 AND 3 YOU START TO GET A SENSE OF HOW  
25 BAHFA IS ARTICULATING A BOTH END APPROACH. IN THIS CASE, FOR



JANUARY 12, 2023

1 EXAMPLE, WITH RESPECT TO AFFH, SO, AFFH, IS ABOUT  
2 AFFIRMATIVELY FURTHERING FAIR HOUSING BOTH INVESTING IN  
3 HISTORICALLY -- [INDISCERNIBLE] AREAS, AND OPPORTUNITY IN  
4 PLACES WHERE CURRENTLY POOR RESIDENTS AND OTHER IMPACTED  
5 RESIDENTS ARE LESS ABLE TO ACCESS THOSE OPPORTUNITIES.  
6 REFLECTED HERE. MOVING TO THE NEXT SLIDE, ON PRESERVATION,  
7 FOUR OBJECTIVES FIRST IS TO PRESERVE EXPIRING USE AFFORDABLE  
8 HOUSING TO PREVENT DISPLACEMENT SECOND IS TO PRESERVE EXISTING  
9 UNSUBSIDIZED HOUSING AND CONVERT TO PERMANENTLY AFFORDABLE  
10 HOUSING. THESE REALLY TALK ABOUT THE TWO DIFFERENT TYPES OF  
11 PRESERVATION PRACTICE THAT ARE OUT THERE. GOING AFTER WHAT'S  
12 ALREADY AFFORDABLE AND KEEPING IT THAT WAY. BECAUSE TYPICALLY  
13 THERE WILL BE A DEED RESTRICTION AT SOME POINT THAT SPIRES. AS  
14 WELL AS GOING AFTER HOUSING THAT'S AFFORDABLE, BY CHANCE OR  
15 SOME OTHER FACTOR BUT NOT BY AN OPERATION OF LAW. IN CHANGING  
16 THERE IS ACTUALLY A DEED RESTRICTION THAT KEEPS THAT HOUSING  
17 AFFORDABLE AND PREVENTION OF DISPLACEMENT THEREIN. THREE  
18 TARGET PRESERVATION INVESTMENTS FOR MOST IMPACTED RESIDENTS  
19 THAT GOES BACK TO THE KEY THEME OF THINKING ABOUT HOW WE'RE  
20 TARGETING RESOURCES AND FOUR TO CREATE OPPORTUNITIES FOR  
21 COMMUNITY OWNED HOUSING. MOVE TO THE NEXT SLIDE. I'LL KEEP US  
22 CRUISING. GETTING TO PROTECTIONS. WE HAVE FIVE OBJECTIVES. FOR  
23 THE FIRST IS TO INCREASE ACCESS TO TENANT SERVICES. THE SECOND  
24 IS TO SUPPORT TENANT EDUCATION AND ADVOCACY, THIRD IS TO  
25 PRIORITIZE PROTECTIONS AND INVESTMENTS AND HOUSEHOLDS IN



JANUARY 12, 2023

1 COMMUNITIES THAT FACE THE GREATEST HOUSING INSECURITY AND  
2 GREATEST RISK OF DISPLACEMENT NUMBER FOUR ENSURE ADEQUATE  
3 FUNDING FOR HOUSING PROTECTIONS AND NUMBER FIVE ELEVATE URGENCY  
4 AT RESIDENT PROTECTION THROUGH REGIONAL LEADERSHIP. BECAUSE  
5 THERE ARE CURRENTLY EXISTING LIMITATIONS ON THE USE OF SOME OF  
6 OUR POTENTIAL FUNDING SOURCES, FOR EXAMPLE, GENERAL OBLIGATION  
7 BOND TO ONLY BE USABLE ON BRICKS AND STICKS, IT WOULD MAKE IT  
8 HARDER FOR FUNDING SOURCES TO GO TOWARDS PROTECTION. SO THE  
9 EQUITY FRAMEWORK OPERATING WITHIN THAT ENVIRONMENT AND  
10 OBJECTIVES DIRECTLY RESPONDING TO THAT REALITY. FOUR,  
11 UNDERSTANDING FUNDING FOR PROTECTION, GETTING TO THE SMALLEST  
12 STATUTORY SHARE OF 5% OF A FUTURE REGIONAL FUNDING MEASURE  
13 THAT MAY NOT BE ACHIEVABLE UNDER CURRENT RULES FOR GO BONDS WE  
14 NEED TO BE TENACIOUS WHEN WE GO ABOUT SEEKING ADDITIONAL  
15 FUNDING. MOVING TO THE NEXT ONE. THESE ARE THE CROSS CUTTING  
16 OBJECTIVES HOPEFULLY YOU WILL GET A SENSE WHY THESE DIDN'T FIT  
17 SQUARELY IN ONE OF THE THREE PS IN THEIR CATEGORY. FIRST  
18 SUPPORT COMMUNITY-BASED COMMUNITY OWNED ORGANIZATIONS AND  
19 DEVELOPERS, SECOND TO SUPPORT INDIVIDUAL AND COMMUNITY WEALTH  
20 BUILDING, THIRD, SERVE AS REGIONAL LEADER ON LOCAL EQUITABLE  
21 PROGRAMS AND PRACTICES GETTING A BETTER REGIONAL LOCAL  
22 CONNECTION ARE KEY THEMES FOURTH TO COMMIT TO ONGOING  
23 MEANINGFUL AND EQUITABLE ENGAGEMENT SO IT'S NOT JUST SOMETHING  
24 WE DID IT'S THE BEGINNING BUT CARRY FORWARD AS A THROUGH LINE  
25 IN ALL OF OUR WORK. NUMBER FIVE TO SECURE FLEXIBILITY AND



JANUARY 12, 2023

1 UNRESTRICTED FUNDING. BEING NIMBLE AND ADDRESSING COMMUNITY  
2 INVOLVED NEEDS. WHEN WE DO HAVE FLEXIBLE FUNDING WE WANT TO  
3 TARGET THAT TO MOST A CELL RATE AFFIRMATIVELY FURTHERING FAIR  
4 HOUSING THINKING ABOUT GAPS AND CONSTRAINTS, IF WE HAVE  
5 FLEXIBLE FUNDING PLUGGING INTO GAPS WHERE WE CAN REALLY MUTUAL  
6 THE NEEDLE ON REGIONAL FAIR HOUSING FRAMEWORK. NEXT SLIDE  
7 PLEASE. THAT WAS A WHILE WIND TOUR OF OBJECTIVES. FOR METRICS  
8 INSTEAD OF WALKING YOU THROUGH EACH OF THEM, THERE IS A NUMBER  
9 OF METRICS TO ASSOCIATE WITH THE OBJECTIVES THERE ARE GOING TO  
10 BE TOO MANY TO GO THROUGH. WE'LL GO INTO SLIDES OF HIGH-LEVEL  
11 OVERVIEW THEN GET INTO THE NITTY-GRITTY. METRICS MEASURING  
12 PROGRESS TO ACHIEVE OBJECTIVES SO THE PURPOSE OF THESE METRICS  
13 IS TWOFOLD. IN ONE RESPECT IT'S RETROSPECTIVE THESE ARE YARD  
14 STICKS THAT WE USE TO TRACK THE IMPACT. SO ARE WE HAVING AN  
15 IMPACT, IF NOT WHY, DO WE NEED TO MAKE PROGRAM ADJUSTMENTS  
16 INTO THE FUTURE. THERE IS A PERSPECTIVE COMPONENTS OF THESE,  
17 AND THE METRICS CAN HELP GUIDE PROGRAM DEVELOPMENT BY  
18 ILLUMINATING HOW PROGRAM DESIGN OPTIONS COULD POTENTIALLY MOVE  
19 THE NEEDLE ON THOSE OBJECTIVES. FOR EXAMPLE, WE USE METRICS TO  
20 ANTICIPATE AND COMPARE MODELS OUTPUT ON SEVERAL DIFFERENT  
21 PROGRAM DESIGNS TO SEE IF ONE OR ANOTHER DIFFERENT PROGRAM  
22 DESIGN IS BETTER ABLE TO ACHIEVE OUR EQUITY OBJECTIVES. MOVING  
23 TO THE NEXT SLIDE, THERE IS -- WE TRIED TO GROUP THE  
24 OBJECTIVES TOGETHER IN A COUPLE OF DIFFERENT CATEGORIES. HERE  
25 YOU SEE THEM DIVIDED BETWEEN THE PROGRAM ACTIVITIES AND



JANUARY 12, 2023

1 PROGRAM OUTCOMES. AND SO JUST WHAT DO WE MEAN BY THAT? IN  
2 TERMS OF ACTIVITIES SOME METRICS ARE FOCUSED ON HOW MUCH  
3 FUNDING BAHFA ITSELF DISBURSES, FOR EACH OF THE THREE PS AND  
4 ACROSS DIFFERENT PROGRAMS. BAHFA HAS WITHIN OUR CONTROL TO  
5 ALLOCATE FUNDING. YOU KNOW THAT'S THE PRIMARY THING THAT WE'RE  
6 DOING. SO THAT'S MEASURING OUR OWN ACTIVITY. AS A PART OF THAT  
7 WE'RE ALSO GOING TO BE LOOK AT WHAT TYPES OF ORGANIZATIONS GET  
8 FUNDED. YOU SEE A NUMBER LISTED HERE THAT TIE BACK TO THE  
9 OBJECTIVES. SO SUPPORTING EMERGING COMMUNITY-BASED DEVELOPERS,  
10 BEING REALLY CLEAR EYED AND THOUGHTFUL ABOUT HOW FUNDING IS  
11 REACHING BIPOC DEVELOPERS, AND FUNDING OBJECTIFIES CROSS  
12 CUTTING WHO ACTUALLY RECEIVES BAHFA FUNDING AND TAKING  
13 EQUITABLE APPROACH TO WHO IS RECEIVING THESE PUBLIC FUNDS. IN  
14 TERMS OF OUTCOMES METRICS FOCUSED ON THE TYPE OF PROJECTS THAT  
15 WE WOULD FUND. THE NUMBER OF UNITS. BAHFA IS NOT LIKELY TO BE  
16 OUT THERE ACTUALLY PUTTING SHOVELS IN THE DIRT BUILDING THE  
17 UNITS WE'LL BE GIVING MONEY TO PARTNERS THOUGH WE STILL WANT  
18 TO TRACK OUTCOME THAT IS OUR PARTNERS WILL BE DELIVERING. SO,  
19 YOU KNOW, HOW MANY PROJECTS WILL WE BE DELIVERING BY  
20 AFFORDABILITY LEVEL, WHERE WILL THOSE BE. THIS IS KIND OF A  
21 WHAT ARE WE FUNDING, WHERE IS IT FOR? WHOM ARE THOSE UNITS  
22 THAT YOU SEE A COUPLE OF SPECIFIC METRICS RELATED TO  
23 PARTICULAR POPULATIONS SPECIFIC FEATURES FOR PEOPLE WITH  
24 DISABILITIES PROJECTS THAT MAY BE PRIORITIZED BY IMPACT AND  
25 COMMUNITY ET CETERA. THEN WE'LL PLAN TO ATTEMPT TO COLLECT



JANUARY 12, 2023

1 RESIDENT CHARACTERISTICS UPON OCCUPANCY SO WHO IS ACTUALLY  
2 BENEFITTING FROM THESE BAHFA INVESTMENTS IT'S IMPORTANT TO  
3 NOTE INFORMATION LIKE RACE, DISABILITY STATUS, ET CETERA,  
4 WOULD BE VOLUNTARY AND WE NEED TO DO SOME THINKING ABOUT HOW  
5 WE EXACTLY HOW WE GO ABOUT COLLECTING THIS INFORMATION IN THE  
6 MOST STREAMLINED AND LEAST BURDENSOME WAY WITH ALL OF OUR  
7 PARTNERS. MOVING TO THE NEXT SLIDE. WE COVERED OBJECTIVE  
8 METRICS AND RISK. GOALS. THERE IS A LOT OF NUANCE HERE I  
9 DIRECT YOUR ATTENTION TO THE FULL PACKET. THE GOALS COMPRISE  
10 OF VISION FOR AN EQUITABLE HOUSING SYSTEM IN THE REGION. LIKE  
11 I SAID BEFORE IT'S NOT WHAT BAHFA CAN ACHIEVE ON ITS OWN BUT  
12 WHAT RATHER BAHFA WILL BE AIMING TOWARDS ALONGSIDE PARTNERS. I  
13 URGE YOU TO TAKE AWAY FROM THE LIST THE GOALS ILLUMINATE HOW  
14 DIVERSE HOUSING EFFORTS ACROSS OUR REGION CAN ALIGN AND  
15 ACHIEVE SOMETHING THAT'S GREATER THAN THE SOME OF THE PARTS  
16 THEY REFLECT. A HOME IS NOT JUST A ROOF OVER YOUR HEAD IT'S  
17 THE FOUNDATION FOR SO MUCH MORE IN OUR CURRENT WORLD THE  
18 FOUNDATION FOR HEALTH, ACCESS, EDUCATION, AND JOBS, AND SENSE  
19 OF BELONGING CONNECTEDNESS AND COMMUNITY. THESE ARE GOALS ARE  
20 ABOUT HOW TO CREATE A BAY AREA THAT HONORS AND LIVES UP TO THE  
21 DIVERSITY THAT MAKES US -- IT'S SUCH A GREAT PLACE TO LIVE  
22 NOW, BUT CARRYING THAT FORWARD TO A SENSE OF SHARED PROSPERITY  
23 IS REALLY MORE EQUALLY DISTRIBUTED. SO, YOU KNOW, I'LL QUICKLY  
24 NAME THESE AND THEN AGAIN TURN YOUR ATTENTION TO MORE DETAIL  
25 LATER. CHOICE IN OPPORTUNITY, AFFORDABLE HOUSING FOR ALL



JANUARY 12, 2023

1 SECURITY SAFETY AND BELONGING, NEIGHBORHOOD STABILIZE AND  
2 CULTURAL PLACE KEEPING, COMMUNITY SELF-DETERMINATION AND  
3 PARTICIPATION REPAIR ENVIRONMENTAL HEALTH AND JUSTICE  
4 PREVENTION. WHIRL WIND TOUR FEEL FREE TO ASK QUESTIONS AT THE  
5 ENDS. NEXT SLIDE. APPRECIATE YOUR PATIENCE. APPLYING THE  
6 EQUITY FRAMEWORK. THE REPORT IS NOT MEANT TO LIVE ON A SHELF  
7 WE WANT IT TO BE ACTIONABLE AND RELEVANT TO DAILY PRACTICE AS  
8 WELL AS STRATEGIC DECISION DECISION-MAKING SO JUST BUILDING ON  
9 THE FRAMEWORK THERE WILL BE DETAILS THAT WE NEED TO WORK OUT  
10 FOR IMPLEMENTATION AS WE CONTINUE FORWARD DEVELOPING  
11 ACTIVITIES. BEST PRACTICE IN EQUITY WORK IS TO THINK BEYOND  
12 THE PRODUCT OF A PARTICULAR PLANNING PROCESS OR POLICY.  
13 FORWARD TO THINKING ABOUT IMPLEMENTATION, AND WITH ONGOING  
14 ACCOUNTABILITY STRUCTURES TO ENSURE THAT THE INTENDED IMPACT  
15 IS IN FACT ACHIEVED. AND IF IT'S NOT ACHIEVED, HOW DO WE  
16 ADJUST COURSE IN THE FUTURE. AS A PART OF THE DEVELOPMENT OF A  
17 DOCUMENT WE WORKED WITH OUR STAKEHOLDERS TO NAME A COUPLE OF  
18 HIGH-LEVEL WAYS THAT BAHFA CAN BE ACCOUNTABLE AND THINK ABOUT  
19 IMPLEMENTING OUR PROGRAMS EQUITABLY IN THE LONG-TERM. YOU SEE  
20 FIVE SPECIFIC EXAMPLES OF THAT HERE WITH A LOT MORE DETAIL IN  
21 THE ACTUAL DRAFT REPORT. ADDITIONALLY I SHARED EARLIER THAT  
22 THE EQUITY FRAMEWORK, THE PURPOSE IS TO CENTER EQUITY AT THE  
23 FOUNDATION AT THE VERY START OF BAHFA AND WE'RE STILL PRETTY  
24 CLOSE TO THE START OF BAHFA THERE IS A LOT THAT WILL BE  
25 DETERMINED IN THE FUTURE IN THE MIDDLE ARE KEY QUESTIONS THAT



JANUARY 12, 2023

1 WE WILL NEED TO RESOLVE AS WE MOVE EVERYTHING FORWARD. AND,  
2 FINALLY, IN THE LAST SET OF BULLETS THAT YOU SEE THERE, THERE  
3 IS JUST ANOTHER SET OF ISSUES THAT BAHFA WILL NEED TO CONSIDER  
4 AS WE MOVE FORWARD TOWARDS IMPLEMENTATION. THE EQUITY  
5 FRAMEWORK ACKNOWLEDGES THAT PRACTICING AND ACHIEVING EQUITY  
6 ISN'T ALWAYS EASY. THERE WILL BE CHALLENGES AND THE EQUITY  
7 FRAMEWORK TRIES TO NAME SOME OF WHAT MOST ARE, YOU SEE A FEW  
8 EXAMPLES THAT ARE LISTED HERE. THERE IS A LOT MORE TO DO ON  
9 THIS FRONT. I THINK THINKING FORWARD ABOUT IMPLEMENTATION  
10 ALWAYS MAKES YOU THINK, LIKE, THIS IS A NEVER ENDING -- DON'T  
11 WANT TO SAY IT'S NEVER ENDING -- WE STILL HAVE A LOT OF WORK  
12 TO DO BUT WE'RE COMMITTED TO SEEING THAT THROUGH, AND IN A  
13 PROCESS MATTER THE EQUITY FRAMEWORK DEMONSTRATES WALKING THE  
14 WALK, TALKING ABOUT EQUITY AS THE PRINCIPLE BAKED INTO  
15 EQUITABLE BEST PRACTICES AND OPERATIONAL ACTIVITIES AND  
16 BUSINESS. NEXT STEPS. SO, YOU SEE IN THE UPCOMING MONTHS WE'RE  
17 ANTICIPATING L SO RIGHT NOW WE'RE PRESENTING TO ALL OF YOU AND  
18 ACTUALLY THIS AFTERNOON WE'LL BE PRESENTING TO THE BAHFA  
19 OVERSIGHT COMMITTEE AND THE ABAG HOUSING COMMITTEE AND THEN IN  
20 FEBRUARY AND MARCH WE'LL GET ADDITIONAL PUBLIC FEEDBACK ON THE  
21 DRAFT. AND THEN DURING THAT ENTIRE PERIOD WE'LL BE  
22 INCORPORATING ALL OF THE FEEDBACK THAT WE CONTINUE TO HEAR ON  
23 THE DRAFT AND WE EXPECT TO COME BACK TO YOU IN APRIL AFTER  
24 FIRST WORKING WITH OUR EQUITY WORKING GROUP ON A PROPOSED  
25 FINAL VERSION OF THE EQUITY FRAMEWORK. AND THEN AFTER GETTING





JANUARY 12, 2023

1 YOUR FEEDBACK IN APRIL, AS KATE SAID EARLIER WE'LL MOVE THAT  
2 FORWARD ON A RECOMMENDATION TO THE FULL ADVISORY COMMITTEE AND  
3 THE ABAG HOUSING COMMITTEE WHICH WOULD THEN PASS THE DOCUMENTS  
4 ALONG TO THE FULL BOARD OF EACH SIDES OF THE HOUSE FOR  
5 ADOPTION. SO, IN CONCLUSION, I JUST SUMMARIZED BY NOTING THAT  
6 THE DRAFT EQUITY FRAMEWORK SETS FORTH A VISION FOR BAHFA'S  
7 ROLE FOR CREATING SHARED PROSPERITY ACROSS THE ENTIRE BAY AREA  
8 AND DOES SO BY ARTICULATING CORE EQUITY PRINCIPLES AND  
9 OBJECTIVES THAT CAN GUIDE BAHFA'S WORK WHILE BEING CLEAR EYED  
10 ABOUT THE MOST SALIENT CHALLENGES ON THE PATH AHEAD AND  
11 ULTIMATELY OUR HOPE IS THIS EQUITY FRAMEWORK CONCERNS A  
12 REGIONAL FRAMEWORK COMING TOGETHER THROUGH KEY PLAYERS WHO CAN  
13 BE IN DIALOGUE WITH ONE ANOTHER AND LEVERAGE DIVERSITY OF OUR  
14 EXPERIENCE AND EXPERTISE TO ACHIEVE OUR SHARED VISION OF A  
15 SAFE AFFORDABLE STABLE HOME FOR EVERYONE IN THE REGION. WITH  
16 THAT I WILL RETURN THE GAVEL BACK TO THE CHAIR THANK YOU FOR  
17 YOUR PATIENCE IN GETTING THROUGH THIS. I'M AVAILABLE FOR  
18 QUESTIONS.

19

20 **EFREN CARILLO:** THANK YOU TO DANIEL AND KATE FOR THE  
21 PRESENTATION. IT'S EVIDENT THAT A SIGNIFICANT AMOUNT OF TIME,  
22 ENERGY, THOUGHT, INTENTION, AND STRATEGY HAS GONE INTO THIS  
23 DRAFT PLAN, AND, TRULY, IT'S ONLY THE BEGINNING OF THE WORK. I  
24 MEAN, I THINK THE RECOGNITION THAT THIS IS A FOUNDATION FOR  
25 THIS EFFORT, AND MANY OTHER REGIONAL EFFORTS, I THINK, TOUCH



JANUARY 12, 2023

1 OUR COMMUNITIES BOTH DIRECTLY AND INDIRECTLY. I WILL GO TO THE  
2 COMMITTEE MEMBERS FOR QUESTIONS AND COMMENTS. AND I WILL BEGIN  
3 WITH COMMITTEE MEMBER MOSS. I SEE YOUR HAND RAISED, AND THEN  
4 I'LL LOOK AROUND FOR TWO OTHER COMMITTEE MEMBERS, AS WELL.

5 COMMITTEE MEMBER MOSS, YOU WILL HAVE TO UNMUTE YOURSELF. WILL  
6

7 **TOMIQUA MOSS:** THANK YOU. THROUGH, CHAIR, YOU CAN ALL HEAR ME?

8

9 **EFREN CARILLO:** YES.

10

11 **TOMIQUA MOSS:** MY COMPUTER HAS BEEN HAVING SUCH AN INTERESTING  
12 EXPERIENCE DURING THIS PRESENTATION. SO, I APOLOGIZE. DANIEL,  
13 THROUGH THE CHAIR, DANIEL, AS USUAL, I THINK IT WAS AN  
14 EXCELLENT PRESENTATION, AND THOROUGH REFLECTING THE WORK THAT  
15 HAS GONE INTO THE EQUITY FRAMEWORK. SO I'M VERY GRATEFUL. IT'S  
16 IN SUCH BETTER SHAPE THAN IT WAS BEFORE, AND I'M REALLY  
17 PLEASED WHERE THE COMMITTEE -- THE WORKING GROUP, AND OTHERS  
18 HAVE LANDED. I THINK MY QUESTION, REALLY, IS ABOUT, IN ORDER  
19 TO REALLY MANIFEST THE EQUITY -- EQUITABLE OUTCOMES THAT BAHFA  
20 ACTUALLY WANTS TO SEE, THE FRAMEWORK NOT ONLY HAS TO EXIST IN  
21 TERMS OF HOW WE, AS AN ENTITY ORGANIZE OURSELVES AND OUR  
22 FUNDING PRIORITIES, BUT HOW THE JURISDICTIONS WHO ARE  
23 RECEIVING 80% OF THE FUNDING, IN HABIT, ADOPT, THINK ABOUT  
24 EQUITY PRINCIPLES. AND SO MY QUESTION, OR THE, SORT OF, EQUITY  
25 FRAMEWORK THAT WE LAID OUT. SO, MY QUESTION IS, HOW ARE YOU



JANUARY 12, 2023

1 ALL THINKING ABOUT EITHER OPPORTUNITIES TO, FOR JURISDICTIONS  
2 TO ENGAGE IN A PROCESS THAT ALLOWS THEM TO DOTS WORK OF THAT  
3 YOU ALL HAVE JUST DONE FRANKLY, AND OF COURSE IT CAN'T BE AS  
4 EXTENSIVE. BUT WE HAVE TO BE ABLE TO, NOT ONLY INCENTIVIZE  
5 JURISDICTIONS TO ADOPT THE FRAMEWORK, BUT, IF WE'RE GOING TO  
6 SEE THE EQUITABLE OUTCOMES IN COMMUNITIES WHERE THE RESOURCES  
7 ARE GOING, WE HAVE TO BE ABLE TO HAVE SOME ACCOUNTABILITY, NOT  
8 JUST WITH THE BAHFA STAFF AND RESOURCES, BUT, ALSO, WITH OUR  
9 LOCAL JURISDICTIONS. SO, I'M CURIOUS HOW YOU ALL ARE THINKING  
10 ABOUT THAT PARTNERSHIP.

11

12 **DANIEL SAVER:** THROUGH THE CHAIR, I GREATLY APPRECIATE THE  
13 QUESTION, AND I ALSO APPRECIATE THE POINT THERE, WHICH IS TO  
14 SAY WE NEED TO BE WORKING WITH OUR LOCAL GOVERNMENT PARTNERS.  
15 THE LION'S SHARE OF THE FUNDING OF A REGIONAL MEASURE WILL  
16 ACTUALLY BE IN THEIR HANDS SO THE OUTCOMES WILL BE DETERMINED  
17 BY THEM. AND I THINK WE, FORTUNATELY, AT BAHFA AS PART OF THE  
18 BROADER MTC AND ABAG FAMILY, FIGURING OUT HOW TO ADVANCE A  
19 REGIONAL FRAMEWORK THAT RELIES UPON LOCAL ACTION FOR  
20 IMPLEMENTATION IS A PART OF THE FABRIC OF WHAT WE DO IN THE  
21 REGIONAL GOVERNMENT, AND SO I THINK WE HAVE A GREAT SET OF  
22 EXISTING RELATIONSHIPS, AS WELL AS COMPLEMENTARY PROGRAMS THAT  
23 WE CAN TAP INTO, ONE I WOULD NAME, FOR THE LAST SEVERAL YEARS  
24 ON THE ABAG SIDE OF THE HOUSE, WE HAVE BEEN RUNNING A REGIONAL  
25 HOUSING TECHNICAL ASSISTANCE PROGRAMS SUPPORTING LOCAL



JANUARY 12, 2023

1 JURISDICTIONS WITH THEIR HOUSING ELEMENT PROCESS AND THROUGH  
2 THAT HAVE DEVELOPED REALLY EXTENSIVE RELATIONSHIPS AS WELL AS  
3 TECHNICAL ASSISTANCE, RESOURCES, AS WELL AS STRUCTURES WHERE  
4 WE ACTUALLY HELPING TO FUND JURISDICTIONS TO GET TOGETHER WITH  
5 EACH OTHER, AT A COUNTY LEVEL TO TALK ABOUT HOW THEY'RE TRYING  
6 TO MOVE THEIR PRIORITIES. SO I THINK THERE'S A WHOLE OTHERS  
7 INFRASTRUCTURE THAT WE CAN TAP INTO. AND I THINK, YOU KNOW, WE  
8 ARE -- WE HAVE BEEN INCLUDING LOCAL JURISDICTIONS IN THE  
9 DEVELOPMENT OF THIS UP UNTIL NOW, AND I THINK ONCE WE ACTUALLY  
10 HAVE A FINAL EQUITY FRAMEWORK WITH THE SIGN OFF OF BOTH BOARDS  
11 WE CAN OPPORTUNITY TO GO BACK OUT ON THE ROAD SHOW, IF YOU  
12 WILL, TO ENGAGE WITH THEM AND THINK WITH THEM ABOUT A SET OF  
13 TOPICS AS WELL AS A VARIETY OF OTHER THINGS THAT WE EXPECT  
14 THEY'LL NEED TO BE CONSIDERING IN ADVANCE OF THE POTENTIAL  
15 REGIONAL BALLOT MEASURE SOME OF HOW THEY'RE GOING TO BE  
16 INCORPORATING EQUITY AND PLANNING AND THEIR OWN EXPENDITURE  
17 PLAN. WE ANTICIPATE DEEP EXTENSIVE ONGOING CONVERSATIONS WITH  
18 OUR LOCAL PARTNERS AND I THINK AGAIN YOUR POINT HOW ARE THEY  
19 INCORPORATING EQUITY NEEDS TO BE A PART OF THE WHOLE PROCESS.  
20

21 **EFREN CARILLO:** DANIEL, I BELIEVE WE MAY HAVE HAD COMMITTEE  
22 MEMBER MOSS DROP OFF. I KNOW SHE WAS HAVING TECHNICAL ISSUES.  
23 I DON'T SEE HER HERE ANYMORE. OH THERE SHE IS. I APOLOGIZE.  
24 SHE IS BACK ON CAMERA. I WAS LOOKING FOR THE NAME. COMMITTEE  
25 MEMBER MOSS, ANY FOLLOW-UP OR ADDITIONAL QUESTIONS?



JANUARY 12, 2023

1

2 **TOMIQUA MOSS:** NO, I -- WELL, JUST A QUICK COMMENT. I THINK  
3 THAT'S SUPER HELPFUL THAT THERE IS EXISTING INFRASTRUCTURE TO  
4 DO THIS, AND DARE I SAY WE MIGHT GET A LITTLE BIT MORE  
5 CREATIVE ABOUT TYING OUR FUNDING GOALS WITH OUR EQUITY GOALS  
6 AND REALLY INCENTIVIZING JURISDICTIONS TO BE WITH US ON  
7 CHANGING THE OUTCOMES FOR EVERYONE IN OUR REGION. SO, I  
8 CERTAINLY SUPPORT THOSE KINDS OF CREATIVE SOLUTIONS. SO, I  
9 LOOK FORWARD TO THESE NEXT CONVERSATIONS. THANK YOU.

10

11 **EFREN CARILLO:** THANK YOU. FROM CARROTS TO STICKS, TO YARD  
12 STICKS. I THINK THAT'S THE FULL SPECTRUM THERE. COMMITTEE  
13 MEMBER MERRIMAN?

14

15 **NEVADA MERRIMAN:** HI. THANK YOU. WONDERFUL PRESENTATION. I  
16 ESPECIALLY LOVE THAT YOU WERE ABLE TO ENGAGE SO MANY OF THE  
17 LOCAL DEVELOPERS IN THE FIELD THAT I THINK ARE REALLY  
18 WRESTLING WITH THIS, PARTICULARLY ON THE AFFIRMATIVELY  
19 FURTHERING FAIR HOUSING. TAKING KIND OF A DIFFERENT APPROACH  
20 FROM TOMIQUA'S COMMENTS AND THINKING HOW THE REGIONAL  
21 FRAMEWORK MIGHT PLAY OUT GIVEN THE LOT OF THIS WORK HAPPENS  
22 WITHIN IN CONSTRAINTS THAT ARE STATES AND FEDERAL, YOU HAVE  
23 THOUGHT ABOUT WHETHER OR NOT THE FRAMEWORK WILL ULTIMATELY  
24 ALLOW FOR STAFF ENGAGEMENT AND ADVOCACY IN SOME OF THOSE  
25 STATES AND FEDERAL SPACES?



JANUARY 12, 2023

1

2 **DANIEL SAVER:** I COULDN'T GET MYSELF OFF MUTE. THROUGH THE  
3 CHAIR I APPRECIATE THAT IF OUR GENERAL COUNSEL WANTS TO STEP  
4 IN BY ALL MEANS OR DIRECTOR HARTLEY. WE HAVE NOT THOUGHT VERY  
5 SPECIFICALLY ABOUT AN ADVOCACY POINT AT THE STATE OR FEDERAL  
6 LEVEL WHEN IT COMES PARTICULARLY TO THE HOUSING SIDE. I THINK  
7 KATE HAS BEEN DOING A LOT OF THINKING ABOUT THE WHOLE  
8 FINANCING SYSTEM WRIT LARGE AND HOW WE CAN BE A BEACON FOR ALL  
9 THE BAY AREA VOICES TO TRY TO LEADS TOWARDS A MORE SENSIBLE  
10 EFFICIENT POSITIVE OUTCOME, FINANCING SYSTEM. YOU KNOW, I  
11 THINK IN TERMS OF AFFIRMATIVELY FURTHERING FAIR HOUSING WE ARE  
12 AT LEAST IN DISCUSSIONS WITH THE STATE, AND IT'S THE HOUSING  
13 AND COMMUNITY DEVELOPMENT DEPARTMENT THAT IS THE REGULATOR OF  
14 AFFH ISSUES FOR LOCAL GOVERNMENT SO WE DO HAVE A REGULAR  
15 STANDING MEETING WITH THEM DISCUSSING WHAT IS THEIR AFFH  
16 APPROACH, WHAT IS COMING DOWN THE PIKE AND HOW ARE WE THINKING  
17 ABOUT IT IN TREATING NOTES JUST IN THE PHASE OF EARLY PHASE OF  
18 POLICY DEVELOPMENT ARTICULATION THAT WE'RE TRYING TO  
19 UNDERSTAND WHAT IT IS REGULATORS ARE DOING AND FIGURING OUTS  
20 HOW WE CAN CONTINUE TO BE CONSTRUCTED. SO I THINK AT AND POINT  
21 THAT NEEDS TO GO IN AN ADVOCACY DIRECTION AND THERE NEEDS TO  
22 BE MORE CONVERSATIONS TO THAT.

23

24 **NEVADA MERRIMAN:** I WOULD LOVE TO SEE AT A FUTURE POINT  
25 ANALYSIS OF HOW SOME OF THIS AT THE STATE LEVEL PLAYS OUT FROM



JANUARY 12, 2023

1 OUR OWN ANALYSIS THAT MID-PENN STATE REALLY INCENTIVIZES  
2 DEVELOPMENT IN CERTAIN HIGH-RESOURCE NEIGHBORHOODS, AND IN  
3 MANY CASES THROUGH THEIR SCORING, SITING PROJECTS THEMSELVES  
4 IN THOSE NEIGHBORHOODS, IT'S DETERMINED WHETHER OR NOT YOU  
5 HAVE A GREAT SHOT AT COMPETING FOR LIMITED FUNDS. SO RAISING  
6 THAT AS AN AREA OF FUTURE STUDY AND ALSO BECAUSE IT'S A  
7 COMPLEX AREA MAKING SURE WE HAVE REALLY GOOD INPUT AS TO SOME  
8 OF THE LIMITS OF THE EXISTING SYSTEM AND HOW WE MIGHT WANT TO  
9 USE AND ACKNOWLEDGE THAT IN THIS FRAMEWORK THAT THE SYSTEM  
10 REFORM AT OTHER LEVELS WILL BE NECESSARY IN ORDER FOR THIS TO  
11 REALLY KIND OF, FOR US TO THREAD THE NEEDLE ON IT. THANK YOU.

12

13 **EFREN CARILLO:** GREAT. THANK YOU. ANY ADDITIONAL QUESTIONS OR  
14 COMMENTS? AND AGAIN LOOKING AT THE NEXT STEPS THERE WILL  
15 CERTAINLY BE ADDITIONAL OPPORTUNITY TO LOOK AT THE PLAN AND  
16 ENGAGE WITH THE PLAN. DANIEL, JUST AS A QUESTION, THE  
17 STAKEHOLDER MEETINGS OR THE COMMUNITY MEETINGS THAT ARE  
18 FORTHCOMING, ARE COMMITTEE MEMBERS ALLOWED TO ATTEND THOSE?  
19 ARE THOSE NOTICED ON THE WEB SITE? JUST TO GET A SENSE IF  
20 THERE IS A DESIRE FOR ANY COMMITTEE MEMBERS THAT MAY WISH TO  
21 ATTEND BEYOND THE WORK OF THE COMMITTEE, HOW DO WE FIND OUT  
22 ABOUT THOSE?

23

24 **DANIEL SAVER:** ABSOLUTELY, WE'LL MAKE SURE TO -- WE HAVEN'T  
25 IDENTIFIED THE DATES FOR THESE MEETINGS THOSE AREN'T BROWN ACT



JANUARY 12, 2023

1 NOTICED MEETINGS BUT THEY WILL BE OPEN TO THE PUBLIC AND WE'LL  
2 MAKE SURE THOSE DATES ARE MADE AWARE.

3

4 **EFREN CARILLO:** AND WE PROBABLY WANT TO AVOID A QUORUM OF SORTS  
5 OR HAVING LARGE ATTENDANCE OF COMMITTEE MEMBERS BECAUSE WE  
6 CERTAINLY WANT TO AVOID ANY BROWN ACT ISSUES RELATED. ANDREA?

7

8 **ANDREA VISVESHWARA:** I WANT TO CHIME IN ABOUT THE BROWN ACT  
9 ISSUES THE COMMITTEE MEMBER -- THEY'RE OPEN TO THE PUBLIC SO  
10 ANY COMMITTEE MEMBERS CAN ATTEND BUT FOR ANYTHING THAT MAY  
11 COME BACK TO THE ADVISORY COMMITTEE, REALLY THE COMMITTEE  
12 MEMBERS ARE THERE TO LISTEN AND ANY COMMENTS SHOULD BE  
13 RESERVED FOR YOUR BROWN ACT MEETINGS FOR DISCUSSION AMONGST  
14 YOURSELVES. AND, CERTAINLY, IF YOU HAVE ANY QUESTIONS ABOUT  
15 WHAT IS AND IS NOT ALLOWED, TOO, PLEASE FEEL FREE TO REACH OUT  
16 TO ME AND I CAN HELP YOU NAVIGATE THAT UNTIL WE CAN GET YOU  
17 GUYS SOME TRAINING.

18

19 **EFREN CARILLO:** THANK YOU. I SEE COMMITTEE MEMBER MORALES  
20 FERRAND HAS A HANDS UP.

21

22 **SPEAKER:** YES. THE PREVIOUS COMMENTS MADE WE THINK ABOUT  
23 SOMETHING NOT QUITE ON TOPIC ABOUT BUT IN TERMS OF  
24 COORDINATION WITH THE STATE AND FEDS AND THINKING ABOUT A  
25 FUTURE BOND EFFORT, WHAT WOULD THIS MEAN FOR PEOPLE, THE





JANUARY 12, 2023

1 ABILITY FOR A SIGNIFICANT NUMBER OF THE DEVELOPMENTS TO  
2 ACTUALLY GET FUNDED THROUGH ADDITIONAL TAX CREDITS AND IS  
3 THERE THINKING -- AND YOU CAN ADDRESS THIS WHEN YOU GET TO  
4 THAT TOPIC -- ABOUT OTHER MECHANISMS OTHERWISE WE'RE GOING TO  
5 HAVE HAD TO HUGE BOTTLENECK IN THIS, THE BAY AREA, AND  
6 FRUSTRATED DEVELOPERS WHO CAN'T GET THEIR PROJECTS MOVING  
7 FORWARD.

8

9 **EFREN CARILLO:** SPONSOR COMMENT?

10

11 **DANIEL SAVER:** WELL, YEAH, THAT -- I APPRECIATE THAT COMMENT.  
12 THAT IS GOING TO BE DIRECTLY ADDRESSED IN THE NEXT  
13 PRESENTATION, KATE WILL TOUCH UPON THAT IN SOME OF OUR FUNDING  
14 PROGRAMS. THAT'S A CENTRAL THEME THAT WE HAVE BEEN GRAPPLING  
15 WITH WHEN WE THINK ABOUT THE FUNDING AND THE PROFIT THAT CAN  
16 BRING TO THE TABLE.

17

18 **EFREN CARILLO:** THANK YOU. THIS IS A TIMELY UNDERSTATEMENT BUT  
19 I THINK LONG OVERDUE ENSURING THAT THERE IS STRUCTURAL FOCUS  
20 ON HOW POWER AND RESOURCES DISTRIBUTED IN AN EQUAL AND  
21 EQUITABLE MANNER, AND IN FACT THIS IS BRINGING THE FOUNDATION  
22 AND ENSURING WHERE THE SYSTEMS ARE ACTUALLY SUPPORTING THE  
23 COMMUNITY MEMBERS AND WORKING TOGETHER TO CULTIVATE THAT WELL-  
24 BEING AND AGENCY AND BEING ABLE TO LIVE AUTHENTICALLY, AND I  
25 KNOW THAT A LOT OF LOCAL JURISDICTIONS THROUGHOUT THE BAY AREA



JANUARY 12, 2023

1 EITHER THROUGH CITIES OR THROUGH THE COUNTIES ARE DOING THIS  
2 WORK AS WE SPEAK SO CERTAINLY UNIQUE OPPORTUNITY TO CROSS  
3 POLLINATE THOSE CONVERSATIONS AND CREATE ASSISTANCE AND CHANGE  
4 ACROSS THE BOARD. I'M GOING TO LOOK TO THE COMMITTEE MEMBERS  
5 ONE MORE TIME BEFORE I SEE IF THERE IS ANY MEMBERS OF THE  
6 PUBLIC THAT WISH TO ADDRESS THE COMMITTEE ON THIS ITEM.

7

8 **FRED CASTRO, CLERK:** SORRY. I ZOOMED OFF FOR A BIT HERE. THERE  
9 ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE  
10 WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM.

11

12 **EFREN CARILLO:** GREAT. THANK YOU, FRED, FOR THAT, AND WON  
13 AGAIN, DANIEL AND KATE, THANK YOU FOR THE THOROUGH  
14 PRESENTATION. AND WE LOOK FORWARD TO THE ADDITIONAL WORK  
15 COMING OUR WAY WHICH SAY WONDERFUL TRANSITION TO ITEM NINE,  
16 THIS IS THE DRAFT FUNDING PROGRAMS FOR THE BAHFA BUSINESS  
17 PLAN. WE ALSO HAVE A PRESENTATION SLATED. AND MS. HARTLEY WILL  
18 BE TAKING THAT ON:

19

20 **KATE HARTLEY:** THANK YOU. AND, JUST TO SEGUE FROM DANIEL'S  
21 PRESENTATION, FIRST OF ALL, I DO WANT TO REINFORCE WHAT WE  
22 SAID, THAT THE EQUITY FRAMEWORK IS THE -- IS THE GUIDING FORCE  
23 OF WHAT OUR FUNDING PROGRAMS WILL BE. IT'S -- IT WILL BE  
24 INTEGRAL TO WHAT WE DO. AND, ALSO, I THINK WITH RESPECT TO THE  
25 STATE FUNDING ALLOCATION SYSTEM, WE DO, AS A REGIONAL ENTITY,



JANUARY 12, 2023

1 HAVE A VERY GOOD VIEW OF THE WINNERS AND LOSERS IN THAT  
2 SYSTEM. AND WE SEE A LOT OF LOSSES. THERE IS GREAT HOUSING  
3 GETTING BUILT, BUT IT IS NOT SERVING EVERYONE. AND, SO, THERE  
4 HAS BEEN A LOT OF PEOPLE ENGAGED, AND SYSTEMS CHANGE  
5 DISCUSSION, AND THERE ARE CERTAIN LIMITATIONS THAT WE HAVE IN  
6 TERMS OF BEING ABLE TO ADVOCATE OR LOBBY. BUT WE ARE ALREADY  
7 WORKING ON ANALYSIS AND RESEARCH AND PROPOSALS TO TRY TO BE  
8 PART OF THE SOLUTION, TO TRY TO BE PART OF A REVAMPING OF THE  
9 SYSTEM THAT DOES A BETTER JOB OF MEETING THE NEEDS OF  
10 VULNERABLE PEOPLE AND MEETING THE NEEDS OF JURISDICTIONS THAT  
11 HAVE BEEN, FACED HISTORICAL DISCRIMINATION AND DISINVESTMENT.  
12 SO WE HOPE TO KNOW CONTINUE THAT, AND WE HOPE TO GET YOUR  
13 GUIDANCE ON THAT, AND WE HOPE TO DO SOME GREAT WORK WITH OUR  
14 FUNDING PROGRAMS. SO IF WE COULD LOAD THE PRESENTATION, WE'LL  
15 GET STARTED. OKAY. NEXT SLIDE PLEASE. AGAIN, THESE ARE -- THIS  
16 IS THE FUNDING PROGRAMS. IT'S A PART TWO. EQUITY FRAMEWORK IS  
17 PART ONE. FUNDING PROGRAMS IS PART TWO, AND THE LONG-TERM  
18 OPERATIONAL AND STRUCTURAL SUSTAINABILITY WILL BE PART THREE  
19 ALL COMING TOGETHER TO FORM OUR BUSINESS PLAN. WE'LL GET  
20 STARTED. QUICK REVIEW OF PARAMETERS WITHIN FROM WHICH WE MUST  
21 WORK. NEXT SLIDE. ACTUALLY, YOU KNOW WHAT? COULD WE GO BACK  
22 TWO O THE AGENDA, 1487 SETS THE GUIDELINES FOR OUR ACTION. AND  
23 THEN I'LL GIVE YOU AN OVERVIEW OF OUR FUNDING PROGRAMS AND  
24 THEN NEXT. I'M WAITING FOR THE NEXT SLIDE AND THE ONE AFTER  
25 THAT. GREAT. AS WE TALKED ABOUT EARLIER, WE HAVE TO STRESS



JANUARY 12, 2023

1 THAT A.B. 1487 DEFINES BAHFA'S POWERS, AND HOW WE CAN RAISE  
2 REVENUE AS WELL AS WHAT BAHFA AND THE CITIES AND COUNTIES CAN  
3 DO. SPENDING ALLOCATIONS HAVE TO INCLUDE AT LEAST 52% TO GO TO  
4 NEW CONSTRUCTION, 15% TO PRESERVE BUILDINGS AS AFFORDABLE  
5 HOUSING, AND 5% TO TENANT PROTECTIONS. THE REMAINING 28% MAY  
6 BE SPENT ACCORDING TO 1487 REQUIREMENTS. THOSE REQUIREMENTS  
7 ARE DIFFERENT FOR BAHFA VERSUS CITIES AND COUNTIES. BUT I WANT  
8 TO NOTE, GENERALLY, THAT CITIES AND COUNTIES IN 1487 DO HAVE A  
9 SIGNIFICANT AMOUNT OF FLEXIBILITY IN HOW THEY CAN SPEND THEIR  
10 FUNDS WITH A FEW PARAMETERS BESIDES THAT 52/15/5 SPLIT. NEXT  
11 SLIDE. 1487 STATES THAT MOST OF -- AND, AGAIN, THIS IS REVIEW  
12 -- FOR MOST OF OUR REVENUE ACTIVITIES, 80% WILL RETURN TO THE  
13 COUNTY OF ORIGIN. AND THE 20% THAT BAHFA WILL RETAIN, WE REFER  
14 TO AS THE REGIONAL HOUSING -- AS REGIONAL HOUSING REVENUE. AND  
15 THE TYPE OF REVENUE, AGAIN, IT'S A REMINDER, BUT THE TYPE OF  
16 REVENUE THAT WE PURSUE REALLY MATTERS, ALSO. A GENERAL  
17 OBLIGATION BOND IS RESTRICTED BY THE CALIFORNIA CONSTITUTION,  
18 IT MUST GO TO EITHER ACQUISITION OR IMPROVEMENT OF REAL  
19 PROPERTY ALSO KNOWN AS BRICKS AND STICKS IT MEANS CURRENTLY  
20 THAT IT CANNOT BE USED FOR TENANT PROTECTIONS HOWEVER GO BONDS  
21 BY FAR A HUGE PROPORTION PRODUCING THE LAW ENFORCEMENT AMOUNT  
22 OF REVENUE AND SO ENABLE US TO HAVE THE GREATEST IMPACT IN  
23 TERMS OF PRODUCING AND RESERVING HOUSING. NEXT SLIDE. SO, WITH  
24 THAT, THERE ARE -- THERE'S A STRONG COHORT OF PEOPLE WHO ARE  
25 WORKING TO RECTIFY THE LIMITATIONS THAT WE CURRENTLY FACE WITH



JANUARY 12, 2023

1 GO BOND FUNDING. THERE IS A CONSTITUTIONAL AMENDMENT EFFORT  
2 UNDERWAY THAT WOULD DO TWO IMPORTANT THINGS. ONE IS THAT IT  
3 WOULD LOWER THE THRESHOLD FOR AFFORDABLE HOUSING GO BONDS FROM  
4 2/3 TO A SIMPLE MAJORITY AND ALSO EXPAND THE ELIGIBLE USES OF  
5 GO BONDS ENABLING THEIR USE FOR INTENTIONS TO ADDRESS  
6 HOMELESSNESS AND TO PROTECT VULNERABLE RESIDENTS. SO, THAT  
7 WOULD BE A GAME CHANGER AND REALLY ALLOW US TO IMPLEMENT THE  
8 THREE PS IN A VERY COMPREHENSIVE WAY. WE ARE PROPOSING, ALSO,  
9 SOME CLEAN UP LEGISLATION FOR A.B. 1487 THAT WOULD MAKE SURE  
10 THAT WE COULD TAKE ADVANTAGE OF THE CONSTITUTIONAL AMENDMENT  
11 SHOULD IT PASS, AND, ALSO, JUST TO CLARIFY SOME OF THE  
12 FINANCING TOOLS THAT WE HAVE. AND WE'LL PROVIDE YOU WITH A  
13 PRESENTATION ON THAT NEXT MONTH, WHAT THE 1487 CLEAN UP IS  
14 COMPRISED OF. NEXT SLIDE. OKAY. NOW MOVING INTO THE FUNDING  
15 PROGRAMS. NEXT SLIDE, PLEASE. WE HAVE MULTIPLE IMPORTANT GOALS  
16 THAT OUR PROGRAMS HAVE TO ACHIEVE. WE WANT TO TAKE ACTION THAT  
17 HAS A MAXIMAL BENEFIT. WE WANT TO ADDRESS OUR HOUSING NEEDS AT  
18 SCALE, BECAUSE WE HAVE A BIG SCALE PROBLEM. WE NEED 250,000  
19 UNITS OF AFFORDABLE HOUSING PER THE LATEST RHNA GUIDELINES, WE  
20 ALSO WANT TO ADVANCE SOCIAL AND RACIAL EQUITY. WE KNOW THAT  
21 THE BAY AREA FACES DEEP INEQUITIES, AND WE, ALSO, AT THE SAME  
22 TIME, WANT TO ESTABLISH BAHFA AS A PERMANENT SELF-SUFFICIENT  
23 FINANCE AUTHORITY SO THAT WE CAN ACHIEVE THOSE GOALS OVER THE  
24 LONG TERM. AND THIS IS REALLY JUST THE BEGINNING. WE HAVE TO  
25 KEEP THAT IN MIND, AS WE MOVE FORWARD WITH SUCCESSFUL FUNDING



JANUARY 12, 2023

1 PROGRAMS, WE'LL HAVE THE OPPORTUNITY TO EXPAND OUR FINANCIAL  
2 SERVICES AND TAKE ADVANTAGE OF NEW OPPORTUNITIES THAT ARE NOT  
3 REFLECTED HERE IN THIS DRAFT. NEXT SLIDE, PLEASE. THIS IS A  
4 PIE CHART SHOWING YOU THE BREAKDOWN OF BAFSA'S FUNDING  
5 REQUIREMENTS. YOU SEE THE 52/15/5 PERCENTAGE REQUIREMENTS AT  
6 10% OF OUR MONEY GOING TO LOCAL GOVERNMENT INCENTIVE GRANT FOR  
7 HOUSING RELATED ACTIVITIES THAT MEANS THAT MONEY COULD ALSO  
8 FUND A PARK NEXT TO A HOUSING DEVELOPMENT OR INFRASTRUCTURE OR  
9 NEW SEWER LINES THEN THE 18% MUST BE SPENT ON THE THREE PS IN  
10 COMPLIANCE WITH THE CONSTITUTIONAL NEXT LINE. FOR PRODUCTION  
11 AND NEW CONSTRUCTION WE WANT TO CREATE A STREAMLINED LENDING  
12 PROCESS THAT HELLO COMBINE GAP FUNDING AND FIRST MORTGAGE  
13 LOANS TO MAKE FINANCING EASIER, DELIVER AND LOWER COST THEN IN  
14 ADDITION TO MAKING CONSTRUCTION AND PERMANENT LOANS WE CAN  
15 BEGIN TO GENERATE REVENUE TO ASSIST BAHFA'S LONG-TERM  
16 OPERATIONS AND ALSO EVENTUALLY TO BE ABLE TO HAVE FUNDS THAT  
17 WE CAN REINVEST INTO COMMUNITIES AND INTO ACTIVITIES SUCH AS  
18 TENANT PROTECTIONS. WE WANT TO INVEST IN PROJECTS AND  
19 JURISDICTIONS THAT ADVANCE EQUITY GOALS, AND, AGAIN, TALKING  
20 ABOUT THIS CURRENT CONFLICT IN STATE FUNDING COMPETITIONS THAT  
21 TEND TO DISADVANTAGE INVESTMENT IN LOW-INCOME NEIGHBORHOODS,  
22 AND INSTEAD, PREFERRING THE HIGH OPPORTUNITY NEIGHBORHOODS, WE  
23 WANT TO PURSUE INVESTMENTS THAT HIGHLIGHT THE UNIQUE AND  
24 CRITICAL OPPORTUNITIES THAT MANY LOW-INCOME COMMUNITIES OFFER  
25 TO RESIDENTS; WHILE ALSO INVESTING IN PROJECTS WHERE WE CAN



JANUARY 12, 2023

1 LEVERAGE THE FUNDS AND, REALLY, AGAIN, MAKE MAXIMUM IMPACT. WE  
2 ARE REALLY WANTING TO HAVE A COMPREHENSIVE APPROACH TO OUR  
3 INVESTMENTS SO THAT WE CAN MAKE OUR MONEY GO AS FAR AS  
4 POSSIBLE BUT ALSO CREATE DEEP AND EQUITABLE IMPACT. NEXT  
5 SLIDE. HERE IS THE CAPITAL STACK. IT'S PRETTY STRAIGHT  
6 FORWARD. IF, THROUGH BAHFA PLANNING, WE CAN ELIMINATE TWO OR  
7 THREE FUNDING APPLICATIONS AND PROVIDE ONE LENDING AND GAP  
8 PACKAGE, IT WILL SAVE SIGNIFICANT TIME AND MONEY. NEXT SLIDE.  
9 AND WE HAVE AN INNOVATION SUBPART IN OUR PRODUCTION GOALS. WE  
10 WANT TO CREATE MORE INNOVATIVE FINANCING APPROACHES AND  
11 PROMOTE WAYS OF PRODUCING HOUSING FASTER AND MORE COST  
12 EFFECTIVELY THIS MEANS GETTING OUT OF THE LITEC FUNDING BATTLE  
13 BOTTLENECK AND THEREFORE WANT TO PURSUE WHAT WE'RE CALLING  
14 EFFICIENT DELIVERY HOUSING INVESTMENT WHERE WE WILL PARTNER  
15 WITH DEVELOPERS TO BE ABLE TO COMMIT TO FASTER AND MORE COST  
16 EFFECTIVE HOUSING DELIVERY WE WANT TO BE FLEXIBLE REGARDING  
17 AFFORDABLE HOUSING OPPORTUNITIES WHEREVER THEY ARISE. SO FOR  
18 EXAMPLE, IN SOME JURISDICTIONS THAT HAVE INCLUSIONARY  
19 PROGRAMS, WE WANT TO WORK WITH THEM THROUGH A BUY DOWN PROGRAM  
20 WHERE WE COULD PROVIDE ADDITIONAL GAP FUNDING AT PERMANENT  
21 CONVERSION TO THE DEVELOPMENT AND INCREASE THE AFFORDABLE  
22 HOUSING PERCENTAGE. SO, AN INCLUSIONARY PERCENTAGE IN THE  
23 BUILDING MAY GO FROM 15%, WHICH IS REQUIRED BY ORDINANCE, TO  
24 30% OR EVEN MORE. WE'VE ALSO WANT TO WORK WITH JURISDICTIONS  
25 IN -- ON PROJECTS THAT ARE, SORT OF, UP AND COMING, ADAPTIVE



JANUARY 12, 2023

1 REUSE, WHETHER THROUGH, SORT OF, THE TYPICAL TYPE OF SETTING  
2 WHERE OBSOLETE STRIP MALLS ARE GOING TO BE CONVERTED TO  
3 HOUSING, FROM THAT, TO ALSO RETHINKING POST PANDEMIC  
4 COMMERCIAL DISTRICTS IN DOWNTOWN NEIGHBORHOODS. NEXT SLIDE.  
5 THE REASON THAT THE INNOVATION ELEMENT OF OUR PRODUCTION  
6 PROGRAM IS SO IMPORTANT IS THAT IT -- WE NEED TO ADDRESS, AND  
7 IT -- WE HOPE IT CAN ADDRESS THIS EXISTENTIAL THREAT THAT WE  
8 HAVE TO AFFORDABLE HOUSING PRODUCTION, WHICH IS THE UNABATED  
9 INCREASES WE SEE IN CONSTRUCTION COSTS. AND WE NEED CHANGE  
10 ACROSS ALL UNIT TYPES. BUT WE BELIEVE THAT IF WE CAN COMBINE  
11 NON-LITEC FUNDING STREAMLINED PERMITTING REDUCED REGULATORY  
12 BURDENS, THE USE OF TECHNICAL INNOVATIONS THROUGH FACTORY  
13 BUILT HOUSING, AND THEN STREAMLINED LENDING WE CAN SUPPORT NEW  
14 SUPPORTIVE HOUSING DEVELOPMENTS ON THE ONE HAND THAT ARE ABLE  
15 TO SECURE OPERATING SUBSIDIES AS WELL AS AFFORDABLE HOUSING UP  
16 TO 80% OF AREA MEDIAN INCOME. NEXT SLIDE. AND THE ALTERNATIVE  
17 DELIVERY MODEL THAT IS THE AFFORDABLE, NIT BUY DOWN AND THE  
18 ADOPTIVE REUSE APPROACHES, PURSUE THE SAME PRINCIPLES AND THAT  
19 IS ADDING HOURS TO EXISTING DEVELOPMENTS IN A STREAMLINED WAY  
20 THAT DIFFERS FROM TRADITIONAL APPROACHES. NEXT SLIDE. MOVING  
21 TO PRESERVATION FUNDING. AS MANY OF YOU KNOW PERSONALLY, IT IS  
22 VERY DIFFICULT TO DO PRESERVATION WORK, BUT IT'S ESSENTIAL TO  
23 PROTECTING OUR COMMUNITIES AND VULNERABLE RESIDENTS AND TO  
24 PREVENTING DISPLACEMENT. BAHFA CAN PROVIDE CONSTRUCTION,  
25 PERMANENT, AND GAP FUNDING LOANS, AND IN THIS WAY STREAMLINING





JANUARY 12, 2023

1 THE PROCESS SAVING TIME AND MONEY. WE WANT TO INVEST IN  
2 COMMUNITIES FOR WHICH THESE PROGRAMS WILL ADVANCE RACIAL AND  
3 SOCIAL EQUITY. THE PRESERVATION PROGRAMS IN PARTICULAR ARE  
4 VERY IMPORTANT WITH RESPECT TO ADVANCING OUR EQUITY GOALS.  
5 NEXT SLIDE, PLEASE. AND THE CAPITAL STACK FOR PRESERVATION:  
6 PRESERVATION OFTEN NEEDS QUICK CONSTRUCTION LOANS, IF SOMEONE  
7 GETS INTO A PURCHASE AND SALE AGREEMENT AND THEY NEED A  
8 COMMITMENT QUICKLY, WE WILL HOPE TO BE ABLE TO DO THAT BUT WE  
9 ALSO CAN PROVIDE LONG-TERM PERMANENT BELOW MARKET RATE DEBT  
10 THAT'S VERY HARD DO IN THIS MARKET. WE WILL SEEK TO PROVIDE  
11 RAPID RESPONSE FUNDING FOR ACQUISITIONS AND CONSTRUCTION WE'LL  
12 ALSO BE PROVIDING LONG-TERM DEBT THAT MAKES THE PROJECTS  
13 AFFORDABLE. NEXT SLIDE. AND WE WILL HAVE OUR EYE ON NOT JUST  
14 THE ACQUISITION OF EXISTING BUILDINGS THAT ARE UNRESTRICTED  
15 WHERE THERE ARE CONVERSION TO MARKET RATE HOUSING AS ANTI-  
16 DISPLACEMENT MEASURE FOR EXPIRING USE PROPERTIES AND WE'LL  
17 SEEK TO PROVIDE FUNDING FOR THOSE IN A TIMELY WAY ON THESE  
18 DEALS TAKING OUT TAX CREDITS AND BONDS BECAUSE WHERE THERE ARE  
19 RESOURCES AVAILABLE FOR EXPIRING USE PROPERTIES OUR GOAL HERE  
20 IS THAT NO EXISTING AFFORDABLE DEVELOPMENT CONVERTS TO MARKET.  
21 NEXT SLIDE. TENANT PROTECTIONS A.B. 1487 IS SPECIFIC ABOUT THE  
22 TENANT PROTECTIONS THAT ARE PART OF BAHFA'S MANDATE TO FUND  
23 THESE ARE LEGAL SERVICES, EMERGENCY RENTAL ASSISTANCE,  
24 RELOCATION ASSISTANCE, TRAINING AND RENTER EDUCATION, AND DATA  
25 COLLECTION FOR THE PURPOSE OF BETTER UNDERSTANDING THE



JANUARY 12, 2023

1 REGION'S TENANT PROTECTION NEEDS AND WHAT'S EFFECTIVE. I DID  
2 MENTION THE CONSTITUTIONAL CONSTRAINT AGAINST USING BOND FUNDS  
3 FOR PROTECTIONS AND THE WORK THAT'S UNDER WAY TO ADDRESS THAT.  
4 IN THE MEANTIME, BAHFA IS PURSUING ALTERNATIVE SOURCES OF  
5 FUNDS FOR PROTECTIONS RIGHT NOW. WE'RE STRUCTURING OUR FUNDING  
6 PROGRAMS SO THAT WE CAN GENERATE INTEREST AND FEES ON LOANS  
7 THAT WE CAN REINVEST IN TENANT PROTECTIONS. AND WE'RE SEEKING  
8 PARTNERSHIPS WITH ORGANIZATIONS SUCH AS ALL HOME AND BACKS, AS  
9 NAMA AND TOMIQUA KNOW. AS WELL AS WITH JURISDICTIONS SO THAT  
10 WE CAN WHENEVER POSSIBLE ADD VALUE TO WORK ALREADY UNDERWAY BY  
11 FACILITATING REGIONAL COLLABORATION RESEARCH AND TECHNICAL  
12 ASSISTANCE. BAHFA IS PLANNING TO HOST REGIONAL CONVENINGS TO  
13 SHARE BEST PRACTICES, NEW PROGRAM IDEAS, LESSONS LEARNED. WE  
14 HOPE TO HOST OUR FIRST MEETING IN MARCH, AND AT THE REQUEST OF  
15 JURISDICTIONS, WE'RE -- WE WILL WANT TO COMMISSION SPECIFIC  
16 RESEARCH PROJECTS, SUCH AS EVICTION PREVENTION, BEST  
17 PRACTICES. WE'RE SCOPING AN EVICTION STUDY RIGHT NOW. IT'S  
18 UNDERWAY, AND WE HOPE TO GET THAT LAUNCHED SHORTLY. WE ARE  
19 ALSO COORDINATING WITH THE MTC REGIONAL PLANNING PROGRAM IN  
20 ITS TECHNICAL ASSISTANCE INITIATIVES, THE IMPACT TENANT  
21 PROTECTIONS. FOR EXAMPLE, MTC'S RECENT TRANSIT ORIENTED  
22 COMMUNITIES POLICY LAUNCH, AND THAT CREATES INCENTIVES FOR  
23 JURISDICTIONS TO IMPLEMENT TENANT PROTECTION ELEMENTS THAT  
24 BAHFA CAN ASSIST WITH, HELP FACILITATE. EXAMPLES OF THOSE  
25 ELEMENTS ARE JUST CAUSE EVICTION LAWS, FORECLOSURE AND RENTAL



JANUARY 12, 2023

1 ASSISTANCE PROGRAMS, AND FORECLOSURE PREVENTION AND RENTAL  
2 ASSISTANCE PROGRAMS, AND FAIR HOUSING ENFORCEMENT, JUST TO  
3 NAME A FEW. NEXT SLIDE PLEASE. LONGER FORMER GOALS FOR TENANT  
4 PROTECTIONS ARE TO GENERATE ADDITIONAL RESOURCES AND ALSO TO  
5 BE A STRONG PART OF A STRENGTHENED HIGHER CAPACITY EFFICIENT  
6 SYSTEM THAT CAN PROVIDE VULNERABLE PEOPLE WITH ASSISTANCE THAT  
7 THEY NEED IN A HOLISTIC WAY THROUGHOUT THE REGION. NEXT SLIDE.  
8 FOLLOWING WHAT DANIEL SAID WE HOPE TO HAVE THE EQUITY  
9 FRAMEWORK READY FOR APPROVAL IN THE SECOND QUARTER OF 2023 AND  
10 THE FINAL BUSINESS PLAN ADOPTED BY THE END OF THE YEAR. WE'LL  
11 WANT YOUR INPUT ON BOTH OF THOSE. WE'RE WORKING HARD TO  
12 PROVIDE ALL THE INFORMATION STAKEHOLDERS NEED REGARDING A 2024  
13 BALLOT MEASURE WHICH WILL BE ESSENTIAL TO IMPLEMENTING THESE  
14 FUNDING PROGRAMS, OBVIOUSLY. AND IN THE MEANTIME, WE'RE GOING  
15 TO CONTINUE TO WORK HARD TO PROVIDE PROGRAMS AND ASSISTANCE  
16 WITH THE EXISTING RESOURCES THAT WE DO HAVE ACCESS TO. NEXT  
17 SLIDE. AND THIS JUST GIVES YOU A LITTLE MORE DETAIL ON THE  
18 TIMELINE AND THE WORK THAT WE WILL BE EMBARKING ON -- OR WILL  
19 BE CONTINUING, THROUGH 2023 AND 2024. AND THAT CONCLUDES MY  
20 PRESENTATION, AND HAPPY TO ANSWER QUESTIONS.

21

22 **EFREN CARILLO:** GREAT. THANK YOU, DIRECTOR HARTLEY. I WILL LOOK  
23 TO THE COMMITTEE FOR QUESTIONS AND/OR COMMENTS BEFORE GOING TO  
24 THE PUBLIC. WE HAVE COMMITTEE MEMBER THOMAS?

25



JANUARY 12, 2023

1 **SPEAKER:**

2

3 **SPEAKER:** I HAVE A QUESTION REGARDING AFFORDABILITY BUY DOWN.

4 IT SOUNDS LIKE YOU ARE ADDING ADDITIONAL UNITS BUT WHAT ABOUT

5 BUYING DOWN THE AFFORDABLE LEVELS? THAT'S ONE OF THE THINGS WE

6 FREQUENTLY HEAR ABOUT IN OUR COMMUNITY, BASED ON THE FACT THAT

7 THE AMI IS SO HIGH THAT AFFORDABLE RENTS ARE NOT AFFORDABLE,

8 WHAT ABOUT BUYING DOWN THE AFFORDABLE RENTS, AND MY SECOND

9 QUESTION IS WHEN GROUPS ARE WANTING TO SUPPORT US AND GET

10 ACTIVE WITH IT AND WHAT THE PLAN IS FOR THAT?

11

12 **KATE HARTLEY:** GREAT. ABSOLUTELY, WE WANT TO, AS YOU KNOW,

13 COORDINATING WITH MARKET RATE DEVELOPER WHO IS BUILDING A NEW

14 HOUSING AND IS CERTAIN TO REGULAR REGULATORY REQUIREMENTS, THE

15 TIMING REALLY MATTERS, AND SO WHETHER WE COME IN AND SAY TAKE

16 YOUR -- WE CAN PROVIDE FUNDING FOR YOU AT PERMANENT CONVERSION

17 OF YOUR FUNDING TO TAKE YOUR INCLUSIONARY LEVEL, FOR EXAMPLE,

18 FROM 15 TO 30, WE COULD USE THOSE SAME FUNDS TO TAKE THE

19 AFFORDABILITY LEVEL FROM 80% TO 60%. IT WOULD JUST BE A MATTER

20 OF DOING THE MODELING TO, AND NEGOTIATING THE DEAL. BUT WE

21 WOULD BE VERY OPEN TO THAT, AND I THINK THAT THAT'S A GREAT

22 IDEA. BECAUSE WE DO KNOW THAT 80% IN SOME JURISDICTIONS IS

23 VERY CLOSE TO MARKET, IF NOT AT MARKET. AND THEN IN TERMS OF

24 OUTREACH, WE ARE -- AS YOU KNOW, WE HAVE BEEN DOING OUTREACH

25 FOR THE LAST YEAR. WE'RE GOING TO BE RAMPING UP THE OUTREACH



JANUARY 12, 2023

1 THAT WE'RE DOING IN PUBLIC SETTINGS NOW. WE HAVE A PLACE WHERE  
2 PEOPLE CAN SIGN UP ON OUR WEB SITE FOR OUR MAILING LIST WE'RE  
3 WORKING IN COORDINATION WITH HOUSING ADVOCATES THAT ALSO HAVE  
4 WAYS TO ENGAGE, AND, SO, WE ARE VERY OPEN TO DO ANY  
5 PRESENTATION AT ANY TIME. TO ANY PUBLIC OR COMMUNITY BODY. AND  
6 WE JUST WANT TO GET THE WORD OUT THERE. SO, WE'RE HAPPY TO  
7 FIELD INQUIRIES AND TO RESPOND AND MAKE PRESENTATIONS, AND TO  
8 ALSO SEND OUT INFORMATION AS NECESSARY. OR AS REQUESTED, I  
9 SHOULD SAY.

10

11 **EFREN CARILLO:** OKAY. THANK YOU. COMMITTEE MEMBER MOSS. THEN  
12 COMMITTEE MEMBER MERRIMAN.

13

14 **TOMIQUA MOSS:** THANK YOU, THROUGH THE CHAIR. I JUST WANT TO  
15 MAKE A COMMENT, AGAIN, I MEAN, IT'S JUST SO EXCITING TO SEE  
16 ALL THIS COMING TOGETHER. I ESPECIALLY WANTED TO MAKE A  
17 COMMENT AROUND THE, SORT OF, PROTECTIONS P, AND THE PREVENTION  
18 P. AND I THINK HUGO OPENED WITH THIS IN HIS REMARKS WHEN WE  
19 TALKED ABOUT THE IMPORTANCE OF WORKING ON ANTI-DISPLACEMENT  
20 AND PROTECTIONS ALL THE WAY DOWN TO TARGETED HOMELESSNESS  
21 PREVENTION. AND I THINK DANIEL SPOKE ABOUT THE SCARCITY  
22 MENTALITY THAT WE HAVE ALL LIVED IN WITH RESPECT TO THIS WORK,  
23 I THINK IT COULD BE REALLY AMAZING FOR BAHFA TO, SORT OF,  
24 INTRODUCE AN ABUNDANCE MINDSET THAT SAYS WE NEED RESOURCES  
25 ACROSS THE FULL CONTINUUM BUT WE DON'T JUST NEED RESOURCES, WE



JANUARY 12, 2023

1 NEED BUY-IN AND STRATEGY AND PROCESS THAT ALLOWS US TO SAY HOW  
2 DO WE GET CREATIVE ABOUT SUPPORTING THE NEEDS OF FOLKS  
3 UPSTREAM WHOM WE WANT TO MAKE -- WHO ARE LEASE HOLDERS WHO WE  
4 WANT TO MAKE SURE STAY HOUSED ALL THE WAY TO THOSE WHO ARE  
5 DOUBLED UP AND TRIPLED UP IN WHO ARE LIVING AND WHO ARE  
6 TECHNICALLY HOMELESS. I THINK BOTH AT THE REGIONAL PLATFORM  
7 WHERE BAHFA SITS, INTRODUCING THIS CONCEPT AND CHALLENGING THE  
8 NARRATIVE THAT WE CAN ONLY DO PARTS OF THE SYSTEM AND THAT WE  
9 IN FACT NEED TO INVEST IN THIS FULL CONTINUUM BOTH BY RESOURCE  
10 AND, SORT OF, MENTAL MODEL SHIFT, I THINK WOULD BE  
11 TRANSFORMATIVE. SO I JUST WANTED TO LINK THOSE TWO TOGETHER,  
12 AND ENLIST MY SUPPORT FOR HOW TO HELP BAHFA DO THAT.

13

14 **EFREN CARILLO:** THANK YOU. COMMITTEE MEMBER MERRIMAN?

15

16 **NEVADA MERRIMAN:** HI. THANK YOU. I WANTED TO EXPRESS MY  
17 EXCITEMENT FOR THE INFORMATION THAT CAME FORWARD TO US,  
18 THROUGH THE PRESENTATION. DIRECTOR HARTLEY, AND MOST  
19 PARTICULAR FOR ME ON THE PRODUCTION SIDE I AM REALLY LASER  
20 FOCUSED ALL OF THE WAYS THAT LACK CERTAINTY REALLY INCREASES  
21 THE COST OF AFFORDABLE HOMES AND SO LOOKING FORWARD TO  
22 UNDERSTANDING MORE ABOUT HOW WE CAN PROVIDE CERTAINTY AND TAKE  
23 ADVANTAGE OF THE STATE STREAMLINING TOOLS THAT ARE NOW ON  
24 OFFER AND THAT ARE STARTING TO BE USED REGULARLY ON THE  
25 ENTITLEMENT SIDE AND PAIR THAT UP WITH FINANCING THAT'S



JANUARY 12, 2023

1 RELIABLE. SO, REALLY HAPPY TO SEE THAT AND, ALSO, WILL BE  
2 CURIOUS IN FUTURE MEETINGS TO KIND OF DIG INTO OTHER WAYS THAT  
3 WE CAN USE ALL OF THESE INNOVATIONS TO LOWER COSTS. SO, THANK  
4 YOU.

5

6 **EFREN CARILLO:** THANK YOU. ANY ADDITIONAL COMMENTS OR QUESTIONS  
7 FROM THE COMMITTEE BEFORE WE MOVE TO PUBLIC COMMENT? SEEING  
8 NONE. DO WE HAVE ANY MEMBERS OF THE PUBLIC WHO ARE EITHER  
9 PRESENTER WISH TO COMMENT ON THE ITEM OR IF WE HAVE RECEIVED  
10 WRITTEN COMMENT ON THIS MATTER BEFORE US?

11

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

15

16 **EFREN CARILLO:** GREAT. THANK YOU. DIRECTOR HARTLEY, JUST A --  
17 I, TOO, AM EXCITED, REALLY, ABOUT THE POSSIBILITIES, AND  
18 SPECIFICALLY AROUND THE CREATIVITY TO GET, YOU KNOW, THESE  
19 HOMES, AND THESE UNITS OFF THE GROUND IN A WAY THAT'S ACTUALLY  
20 RESPONDING TO THE CRISIS THAT'S BEFORE US. I AM CERTAINLY  
21 GOING TO BE LOOKING FORWARD TO THE INNOVATION. AND I THINK  
22 THAT FOR THOSE THAT LIVE IN THE DEVELOPMENT ARENA,  
23 SPECIFICALLY, ON 100% AFFORDABLE, I MEAN, YOU KNOW, THERE IS  
24 NO QUESTION THAT THE PERFECT STORM IS BEFORE US, WITH THE --  
25 WITH THE TIME FRAMES, WITH THE COST OF CONSTRUCTION, WITH THE



JANUARY 12, 2023

1 INTEREST RATE ENVIRONMENT THAT IS TO SOME EXTENT CRIPPLING  
2 SOME PROJECTS THAT HAVE BEEN EFFECTIVELY ALREADY IN THE  
3 GROUND. YOU KNOW, ACKNOWLEDGING SOME OF THOSE CRISES, AND YES,  
4 THEY HAVE CHANGED OVER TIME. THERE ARE BETTER TIMES THAN  
5 OTHERS BUT SEEING THE FLEXIBILITY ON THE POTENTIAL FUNDING  
6 OPPORTUNITIES HERE IT REALLY GETS AFFORDABLE DEVELOPERS LIKE  
7 US EXCITED ABOUT THE WORK BEFORE US, OR THE WORK AHEAD OF US.  
8 AND IT -- I RECOGNIZE THAT A LOT OF WORK HAS GONE INTO MEETING  
9 DIRECTLY WITH PRACTITIONERS, AND DEVELOPERS ON THE GROUND THAT  
10 ARE FACING THESE CHALLENGES. AND IT'S EVIDENTLY SHOWN HERE,  
11 THROUGH THE WORK. SO, I'M GOING TO LOOK AT THE COMMITTEE  
12 MEMBERS ONE MORE TIME, ONE LAST TIME, SEEING NO COMMENTS HERE.  
13 THANK YOU, ONCE AGAIN. THIS TAKES US TO THE ADJOURNMENT OF THE  
14 INITIAL MEETING FOR THIS COMMITTEE. I BELIEVE THAT THERE IS NO  
15 OTHER BUSINESS FOR US TO CONDUCT. BUT I'LL LOOK TO MS. MS.  
16 HARTLEY ONE LAST TIME TO MAKE SURE THAT'S CORRECT.

17

18 **KATE HARTLEY:** THANK YOU. I'LL LOOK TO MY ESTEEMED COLLEAGUE  
19 FROM CASTRO TO SEE IF THERE IS OTHER BUSINESS TO TAKE CARE OF?

20

21 **FRED CASTRO, CLERK:** JUST LOOKS LIKE WE'RE DONE FOR TODAY BUT  
22 JUST ANTICIPATE FOR THE FEBRUARY MEETING PLEASE SAVE THE DATE.  
23 THANK YOU VERY MUCH.

24





JANUARY 12, 2023

1 **EFREN CARILLO:** ONCE AGAIN THAT DATE IS FEBRUARY 23RD, 2023.  
2 THE MEETING OF THE BAY AREA HOUSING FINANCE AUTHORITY BAHFA  
3 ADVISORY COMMITTEE IS ADJOURNED. [ADJOURNED]  
4



**NTT**

*Broadcasting Government*