

An aerial photograph of a city street grid, viewed from a high angle. The image is heavily blurred and has a monochromatic blue color scheme, with varying shades of blue creating a sense of depth and texture. The street lines form a complex, intersecting pattern across the frame.

ASSOCIATION OF BAY AREA GOVERNMENTS

Meeting Transcript

MARCH 21, 2024

EXECUTIVE BOARD

THURSDAY, MARCH 21ST, 2024, 5:10 PM

PRES. BELIA RAMOS: WELCOME TO THIS EVENING'S ABAG MEETING OF MARCH 21st 2024. THIS MEETING IS BEING WEBCAST ON THE ABAG WEB SITE. AND CHANCES ARE THAT YOU MIGHT NOT HAVE EVER MET THE PERSON SITTING TO YOUR RIGHT OR TO YOUR LEFT SINCE THERE ARE A LOT OF NEW FACES. SO WE'LL GET TO THE GREETINGS IN JUST A BIT. IT'S GREAT TO WELCOME SO MANY PEOPLE BACK HERE TO THE ABAG METRO CENTER. EXECUTIVE BOARD AND MEMBERS OF THE PUBLIC WISHING TO SPEAK SHOULD USE THE RAISED HAND FEATURE OR DIAL STAR NINE AND I WILL CALL UPON YOU AT THE APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER. ROLL CALL VOTE WILL BE CONDUCTED FOR ACTION ITEMS BECAUSE OF TELECONFERENCE LOCATIONS. AT THIS TIME I WOULD LIKE TO CALL TO ORDER IF YOU WOULD PLEASE JOIN -- I'M GOING TO ASK OUR SPECIAL GUESTS FROM THIS EVENING TO LEAD US IN THE PLEDGE. SO, IF WEEKEND, PLEASE, HAVE CITY ATTORNEY DAVID CHIU LEAD US IN THE PLEDGE OF ALLEGIANCE? AND IF WE COULD PLEASE HAVE ASSEMBLYMEMBER BUFFY WICKS STAND WITH HIM? THANK YOU SO MUCH. [PLEDGE OF ALLEGIANCE] "I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA, AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL."

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1

2 **PRES. BELIA RAMOS:** THANK YOU SO VERY MUCH. IF THE ABAG CLERK
3 COULD PLEASE CALL AND CONFIRM WE HAVE QUORUM.

4

5 **CLERK, FRED CASTRO:** ADAMS?

6

7 **SPEAKER:** HERE.

8

9 **CLERK, FRED CASTRO:** ANDERSEN?

10

11 **CANDACE ANDERSON:** HERE.

12

13 **CLERK, FRED CASTRO:** YOU ARE AT A TELECONFERENCE LOCATION?

14

15 **CANDACE ANDERSON:** I AM AT 309 DIABLO ROAD, MY COUNTY OFFICE IN
16 DANVILLE, CALIFORNIA.

17

18 **CLERK, FRED CASTRO:** MAYOR ARREGUIN?

19

20 **V. CHAIR, JESSIE ARREGUIN:** PRESENT.

21

22 **CLERK, FRED CASTRO:** BAS?

23

24 **NICKI FORTUNATO BAS:** HERE.

25

Meeting Transcript

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1 **CLERK, FRED CASTRO:** BREED?

2

3 **SPEAKER:** MAYOR BREED'S ALTERNATE, LISA GLUCKSTEIN HERE.

4

5 **CLERK, FRED CASTRO:** CARLSON?

6

7 **KEN CARLSON:** HERE.

8

9 **CLERK, FRED CASTRO:** COHEN IS ABSENT. CORZO.

10

11 **NOELIA CORZO:** PRESENT.

12

13 **CLERK, FRED CASTRO:** ECKLUND?

14

15 **PAT ECKLUND:** PRESENT AT THE POSTED LOCATION, TRELLIS DRIVE,

16 SAN RAFAEL, CALIFORNIA.

17

18 **CLERK, FRED CASTRO:** ELLENBERG?

19

20 **SUSAN ELLENBERG:** HERE.

21

22 **CLERK, FRED CASTRO:** FIFE? COUNCIL MEMBER FIFE IS AT THE

23 TELECONFERENCE LOCATION. FLIGOR?

24

25 **NEYSA FLIGOR:** HERE.

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1

2 **CLERK, FRED CASTRO:** GARCIA?

3

4 **LEON GARCIA:** HERE.

5

6 **CLERK, FRED CASTRO:** HILLIS IS ABSENT. VICE MAYOR KAMEI?

7

8 **ROSEMARY KAMEI:** HERE AT CITY HALL, SAN JOSE, EAST SANTA CLARA

9 STREET SAN JOSE.

10

11 **CLERK, FRED CASTRO:** THANK YOU. SUPERVISOR LEE?

12

13 **OTTO LEE:** PRESENT.

14

15 **CLERK, FRED CASTRO:** SUPERVISOR MANDELMAN? ABSENT. SUPERVISOR

16 MARQUEZ?

17

18 **SPEAKER:** PRESENT.

19

20 **CLERK, FRED CASTRO:** BELTRAN? MILEY? IS ABSENT. MOTOYAMA?

21

22 **LISA MOTOYAMA:** PRESENT.

23

24 **CLERK, FRED CASTRO:** MAYOR MOY? IS ABSENT. SUPERVISOR MUELLER?

25 IS ABSENT. COUNCIL MORE NAGALES?

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1

2 **MARK NAGALES:** HERE.

3

4 **CLERK, FRED CASTRO:** ORTIZ IS ABSENT. RABBITT?

5

6 **DAVID RABBIT:** HERE.

7

8 **CLERK, FRED CASTRO:** RAMOS?

9

10 **PRES. BELIA RAMOS:** HERE.

11

12 **CLERK, FRED CASTRO:** REID?

13

14 **SPEAKER:** HERE.

15

16 **CLERK, FRED CASTRO:** AND YOU ARE AT THE TELECONFERENCE LOCATION
17 IN OAKLAND. THANK YOU. COUNCIL MEMBER ROMERO?

18

19 **CARLOS ROMERO:** PRESENT.

20

21 **CLERK, FRED CASTRO:** SACKETT?

22

23 **MARY SACKETT:** HERE.

24

25 **CLERK, FRED CASTRO:** SILVA? TIEDEMANN?

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1

2 **AARON TIEDEMANN:** HERE.

3

4 **CLERK, FRED CASTRO:** WILLIAMS IS ABSENT. AND I HEARD THAT
5 DIRECTOR GLUCKSTEIN IS HERE. YES. QUORUM IS PRESENT.

6

7 **V. PRES. BELIA RAMOS:** EXCELLENT. THANK YOU SO MUCH. WE'LL MOVE
8 TO AGENDA ITEM TWO. ARE THERE ANY ANNOUNCEMENTS FROM EXECUTIVE
9 BOARD MEMBERS? WITH A REMINDED THAT WE'RE TRYING TO MOVE
10 THROUGH THIS AGENDA EFFICIENTLY THIS EVENING. THANK YOU SO
11 MUCH. SEEING NONE. MOVING ON, AGENDA ITEM 3A. I WOULD LIKE TO
12 WELCOME MY COLLEAGUES, MAKE SURE WE'RE GOING TO DO THE
13 PRACTICE, TURN TO YOUR RIGHT, INTRODUCE YOURSELF, TO YOUR
14 LEFT, INTRODUCE YOURSELF. I'M EXCITED TO HAVE SO MANY PEOPLE
15 AND TO HAVE THIS WHOLE ENTIRE DAIS FULL. IT'S MEMORABLE
16 BECAUSE THE LAST TIME WE HAD THAT WAS ON MARCH 13th WHEN WE
17 WERE HERE AT AN ADMINISTRATIVE MEETING FOR ABAG MTC. AND, SO,
18 IT'S REALLY, REALLY GREAT TO SEE SO MANY PEOPLE. AND THANK YOU
19 TO ALL WHO MADE THE JOURNEY OUT. I WOULD LIKE TO REPORT ON THE
20 FOLLOWING. OF COURSE, TONIGHT'S MAIN EVENT IS THE REGIONAL
21 OBLIGATION BOND FOR AFFORDABLE HOUSING THAT WE SO CUTELY REFER
22 TO AS OUR BAHFA BABY. WE HAVE TWO GUEST SPEAKERS WITH US,
23 ASSEMBLYMEMBER WICKS AND CITY ATTORNEY DAVID CHIU, FORMER
24 ASSEMBLYMEMBER. WE WILL BE EFFICIENT IN CONDUCTING THESE
25 REGULAR ITEMS TODAY. I'M GOING TO MOVE OUR COMMITTEE REPORTS

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1 TO THE BACK END SO WE CAN GET TO THE WORKSHOP ITSELF. MAKING
2 SURE AT THE BEGINNING WE GET TO OUR CONSENT CALENDAR. INCLUDED
3 IN THE CONSENT CALENDAR IS RATIFICATION OF SUPERVISOR RABBITT
4 AS CHAIR OF THE FINANCE COMMITTEE AND COUNCIL MEMBER ECKLUND
5 AS VICE CHAIR. AND THE RATIFICATION OF THE ELECTION OF CARLOS
6 ROMERO, COUNCIL MEMBER FOR CHAIR OF HOUSING COMMITTEE, AND
7 NEYSA FLIGOR FOR COUNCIL MEMBER FOR VICE CHAIR. THE APPROVAL
8 OF THE REPORT OF THE ABAG INVESTMENTS AND ABAG STATEMENT OF
9 REVENUES AND EXPENSES. I WANT TO REMIND EVERYONE, AND YOU'RE
10 GOING TO GET MULTIPLE REMINDERS OF THE IMPORTANCE OF OUR APRIL
11 18TH MEETING WHEN WE WILL BE TAKING ACTION AS AN EXECUTIVE
12 BOARD ON THE REAP ON REGIONAL GENERAL OBLIGATION BOND AND
13 RECEIVING A STAFF REPORT ON NEXT YEAR'S FISCAL BUDGET AND WORK
14 PROGRAM. ALSO YOU WILL RECEIVE MULTIPLE REMINDERS THAT THE
15 GENERAL ASSEMBLY IS ON JUNE 21ST AT THE OAKLAND MUSEUM OF
16 CALIFORNIA, IN YOUR FORMER HEADQUARTERS IN OAKLAND. THIS
17 CONCLUDES MY REPORT. ARE THERE ANY QUESTIONS? DISCUSSION FROM
18 EXECUTIVE BOARD MEMBERS? SEEING NONE. I'LL ASK THE CLERK FOR
19 PUBLIC COMMENT

20

21 **CLERK, FRED CASTRO:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR
22 THIS ITEM, AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT
23 AND IN THE ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR
24 PUBLIC COMMENT AT THIS TIME. AND AT THE TELECONFERENCE

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1 LOCATIONS, I SEE NO MEMBERS OF THE PUBLIC THERE FOR PUBLIC
2 COMMENT. THANK YOU.

3

4 **PRES. BELIA RAMOS:** THANK YOU MOVING TO AGENDA ITEM 4A
5 EXECUTIVE DIRECTOR'S REPORT. MR. FREMIER DO YOU HAVE A REPORT
6 THIS EVENING.

7

8 **ANDREW FREMIER:** GOOD AFTERNOON. THANK YOU, MADAM PRESIDENT.
9 IT'S NICE TO MEET YOU ALL, AND I AGREE IT'S NICE HAVING
10 EVERYONE IN THE BUILDING. I'LL SKIP MY REPORT IN THE INTEREST
11 OF TIME. IT'S AT YOUR DESK. IF YOU HAVE QUESTIONS, HAPPY TO
12 ANSWER THEM.

13

14 **PRES. BELIA RAMOS:** THANK YOU. DO WE HAVE ANY PUBLIC COMMENT?

15

16 **CLERK, FRED CASTRO:** NO WRITTEN COMMENTS RECEIVED FOR THIS
17 ITEM, NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT AND IN
18 THE ATTENDEE SPACE, NOR AT THE TELECONFERENCE LOCATIONS. THANK
19 YOU.

20

21 **PRES. BELIA RAMOS:** THANK YOU MOVING ON TO AGENDA ITEM 5, OUR
22 CONSENT CALENDAR ITEMS 5 CONSISTS OF ITEM 5A THROUGH 5C.
23 UNLESS THERE IS AN ITEM A MEMBER WOULD LIKE TO TAKE UP
24 SEPARATELY ACTION WILL BE TAKEN UPON COLLECTIVELY. DO I HAVE A
25 MOTION?

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1

2 **SPEAKER:** SO MOVED, ADAMS.

3

4 **CARLOS ROMERO:** SECOND, ROMERO.

5

6 **SPEAKER:** SECOND.

7

8 **PRES. BELIA RAMOS:** I WILL TAKE THE MOTION FROM ADAMS AND

9 SECOND FROM ROMERO. IS THERE ANY EXECUTIVE BOARD MEMBER

10 QUESTIONS? SEEING NONE. IS THERE ANY PUBLIC COMMENT.

11

12 **CLERK, FRED CASTRO:** NO PUBLIC COMMENTS RECEIVED FOR THIS ITEM,

13 NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT, NONE IN THE

14 ATTENDEE SPACE, NONE AT THE TELECONFERENCE LOCATIONS.

15

16 **PRES. BELIA RAMOS:** THANK YOU. PLEASE CALL THE ROLL.

17

18 **CLERK, FRED CASTRO:** MOTION BY ADAMS, SECOND BY ROMERO. MAYOR

19 ADAMS?

20

21 **SUSAN ADAMS:** YES.

22

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

24

25 **CANDACE ANDERSON:** AYE.

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1

2 **CLERK, FRED CASTRO:** ARREGUIN?

3

4 **V. PRES. JESSE ARREGUIN:** AYE.

5

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

7

8 **NIKKI FORTUNATO BAS:** AYE.

9

10 **CLERK, FRED CASTRO:** CARLTON?

11

12 **KEN CARLSON:** YES.

13

14 **CLERK, FRED CASTRO:** COHEN? IS ABSENT. CORZO?

15

16 **SPEAKER:** YES.

17

18 **CLERK, FRED CASTRO:** ECKLUND?

19

20 **V. CHAIR, PAT ECKLUND:** YES. AYE.

21

22 **CLERK, FRED CASTRO:** ELLENBERG?

23

24 **SUSAN ELLENBERG:** YES.

25

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1 **CLERK, FRED CASTRO:** FIFE?

2

3 **CARROLL FIFE:** AYE.

4

5 **CLERK, FRED CASTRO:** FLIGOR?

6

7 **NEYSA FLIGOR:** YES.

8

9 **CLERK, FRED CASTRO:** GARCIA?

10

11 **LEON GARCIA:** YES.

12

13 **CLERK, FRED CASTRO:** LEE?

14

15 **OTTO LEE:** AYE.

16

17 **CLERK, FRED CASTRO:** MARQUEZ?

18

19 **SPEAKER:** AYE.

20

21 **CLERK, FRED CASTRO:** BELTRAN?

22

23 **YVONNE MARTINEZ BELTRAN:** AYE.

24

25 **CLERK, FRED CASTRO:** MILEY IS ABSENT. MOTOYAMA?

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1

2 **LISA MOTOYAMA:** AYE.

3

4 **CLERK, FRED CASTRO:** MOY? IS ABSENT. MUELLER? IS ABSENT. NA

5 GALS?

6

7 **MARK NAGALES:** AYE.

8

9 **CLERK, FRED CASTRO:** ORTIZ IS ABSENT. RABBITT?

10

11 **DAVID RABBIT:** AYE.

12

13 **CLERK, FRED CASTRO:** RAMOS?

14

15 **PRES. BELIA RAMOS:** YES.

16

17 **CLERK, FRED CASTRO:** REID?

18

19 **TREVA REID:** AYE.

20

21 **CLERK, FRED CASTRO:** ROMERO?

22

23 **CARLOS ROMERO:** YES.

24

25 **CLERK, FRED CASTRO:** SACKETT?

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1

2 **MARY SACKETT:** YES.

3

4 **CLERK, FRED CASTRO:** SILVA?

5

6 **CINDY SILVA:** AYE.

7

8 **CLERK, FRED CASTRO:** TIEDEMANN?

9

10 **AARON TIEDEMANN:** AYE.

11

12 **CLERK, FRED CASTRO:** WILLIAMS? IS ABSENT. GLUCKSTEIN?

13

14 **SPEAKER:** YES.

15

16 **CLERK, FRED CASTRO:** UNANIMOUS.

17

18 **PRES. BELIA RAMOS:** EXCELLENT. AS I MENTIONED IN MY COMMENTS

19 EARLIER WE'RE GOING TO MOVE AROUND OUR AGENDA AND NEXT WILL BE

20 RECEIVING AGENDA ITEM TEN, THAT'S OUR REGIONAL OBLIGATION BOND

21 AFFORDABLE HOUSING WORKSHOP THAT WE ARE GOING TO HAVE THIS

22 EVENING. IT'S TRULY MY HONOR TO WELCOME HERE THIS EVENING OUR

23 TWO SPECIAL GUESTS WHO HAVE DEMONSTRATED COURAGEOUS LEADERSHIP

24 IN HOUSING AT THE STATEWIDE LEVEL. FIRST, JOINING US IS CITY

25 ATTORNEY DAVID CHIU FORMER ASSEMBLYMEMBER REPRESENTING SAN

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1 FRANCISCO HE'S HERE TO TELL US ABOUT THE BACKGROUND OF A.B.
2 1487 LEGISLATION FOR THE BAHFA BAY AREA HOUSING FINANCE
3 AUTHORITY IN 2019. ALSO WITH US THIS EVENING IS BUFFY WICKS,
4 REPRESENTING 14 OF EAST BAY HOUSING COMMITTEE CHAIR. I AM
5 GOING TO INVITE YOU UP, DAVID, TO SHARE THE GOOD, BAD, THE
6 UGLY WITH US. BUT, REALLY, THE EXCITING JOURNEY THAT WE'RE ALL
7 ON TOGETHER AND ANYTHING YOU WOULD LIKE TO SHARE WITH US.

8

9 **DAVID CHIU:** THANK YOU, MADAM PRESIDENT. MEMBERS, LET ME START
10 BY SAYING THERE IS NO BAD OR UGLY; THERE IS JUST GOOD. IT'S A
11 DELIGHT TO BE HERE WITH THE WOMAN WHO SUCCEEDED ME AS CHAIR OF
12 THE ASSEMBLY HOUSING COMMITTEE, NOW THE CHAIR OF THE
13 APPROPRIATIONS COMMITTEE, MY DEAR FRIEND BUFFY WICKS. LET ME
14 START BY THANKING YOU FOR YOUR INCREDIBLE WORK ON THE NUMBER
15 ONE CRISIS FACING OUR REGION WHICH IS OUR HOUSING CRISIS AND I
16 APPRECIATE BEING INTERTIDE HERE TODAY ON THE CUSP OF WHAT IS
17 TRULY BOTH A CULMINATION POINT AND NEW BEGINNING IN THIS
18 DISCUSSION. WHAT YOU'RE GOING TO BE DISCUSSING TODAY IN YOUR
19 BOARD WORKSHOP, A POTENTIAL \$20 BILLION REGIONAL HOUSING BOND
20 IS THE CULMINATION OF MANY YEARS OF HARD WORK, AND PLANNING,
21 THAT BEGAN IN THIS BUILDING SERVICE AND DRIVEN BY YOUR ABAG
22 BOARD MEMBERS, MTC COMMISSIONERS, AND YOUR STAFF TO THE HALLS
23 OF OUR STATE CAPITOL. ABAG HAS PLAYED AN IMPORTANT ROLE IN OUR
24 REGIONAL HOUSING AND PLANNING INCLUDING FINANCING AFFORDABLE
25 HOUSING AND THAT CANNOT BE MORE TRUE FOR TODAY'S TOPIC. AS YOU

MARCH 21, 2024

1 ALLUDED, TO MADAM PRESIDENT THIS IS A CONVERSATION THAT
2 STARTED SIX YEARS AGO IN 2018 WHEN WORKING WITH MTC DURING THE
3 CASA CONVENINGS THE POTENTIAL FOR A MUCH LARGER POTENTIAL
4 REGIONAL HOUSING ROLE GAINED SUPPORT. MANY OF YOU ARE FAMILIAR
5 WITH THE CASA COMPACT FROM THAT TIME WITH THE FOCUS ON THREE
6 P'S, PRODUCTION PRESERVATION AND PROTECTION WHICH WAS THE
7 CATALYST OF MY AUTHORSHIP. A.B. 1487 THE BAY AREA AFFORDABLE
8 HOUSING ACT. WHOSE BILL CONCEPT CAME FROM THAT WORK. THE CASA
9 UNDERSTANDING PUT OUT A NUMBER OF SPECIFIC PROPOSALS A.B. 1487
10 CAME FROM THAT. I WANT TO THANK ABAG FOR YOUR DEEP ENGAGEMENT
11 WITH ME AND MY COLLEAGUES DURING THE LEGISLATIVE PROCESS TO
12 ESTABLISH BAHFA IN 2019 AND CERTAINLY YOUR FORMER PRESIDENT
13 AND VICE PRESIDENT WAS INVOLVED IN THAT AS WERE MANY OF YOU
14 SITTING HERE TODAY. AS YOU KNOW YOUR INDIVIDUAL AND COLLECTIVE
15 PERSPECTIVES ALONG WITH ABAG'S PRIORITIES WERE EMBEDDED IN OUR
16 LAW INCLUDING ENSURING LOCAL GOVERNMENTS HAVE A STRONG VOICE
17 IN HOW FUNDS ARE USED WITH 80% OF FUNDS TO RETURN TO LOCAL
18 SOURCE AND I APPRECIATE YOUR STRONG VOTE OF SUPPORT FOR THE
19 BILL BEFORE ITS PASSAGE. NOW SINCE 2019 SO MANY FOLKS HAVE
20 WORKED DILIGENTLY TO ESTABLISH AND BUILD UP BAHFA. AND I WANT
21 TO THANK AND APPLAUD THE ABAG EXECUTIVE BOARD AND MTC
22 COMMISSIONERS AND BAHFA LEADERSHIP HERE TODAY FOR GETTING US
23 TO THIS POINT. SO HERE WE ARE, A MONTH AWAY FROM POTENTIALLY
24 TAKING HISTORIC ACTION TO ADVANCE FOR FURTHER CONSIDERATION BY
25 BAHFA WHETHER TO PLACE ON THE BALLOT A \$20 BILLION BOND FOR

MARCH 21, 2024

1 AFFORDABLE HOUSING ACROSS OUR NINE BAY AREA COUNTIES. NOW,
2 THIS BOND WOULD BRING MANY GREAT THINGS. IT WOULD PROVIDE AN
3 UNPRECEDENTED LEVEL OF HOUSING RESOURCES TO EVERY COUNTY IN
4 THE BAY. IT WOULD PROVIDE HOUSING AT ALL LEVELS, FROM HOMES
5 FOR OUR UNHOUSED RESIDENTS, DOWN PAYMENTS THAT KEEP FAMILIES
6 STRONG ACROSS GENERATIONS. IT WILL HELP US CHANGE OUR HOUSING
7 SYSTEM PERMANENTLY BY ESTABLISHING A REGIONAL ENTITIES THAT
8 OVER TIME CAN BE THE BAY AREA'S GO-TO AFFORDABLE HOUSING
9 LENDER AND RETURN INCOME BACK INTO COMMUNITIES FOR MORE
10 AFFORDABLE HOUSING. AND I KNOW ALL OF YOU, AND SO MANY OTHERS
11 HAVE BEEN WORKING EXTREMELY HARD TO BEGIN THIS NEXT CHAPTER BY
12 STARTING WITH A SUCCESSFUL BOND MEASURE THIS NOVEMBER FOLLOWED
13 BY MOVING FROM CONCEPT TO REALITY THE TENS OF THOUSANDS OF
14 HOMES IN THE PIPELINE THAT ARE AWAITING AND BEGGING FOR
15 FUNDING. NOW, AS SOMEONE WHO CAME FROM LOCAL GOVERNMENT WHO
16 SERVES AT PRESIDENT OF MY BOARD OF SUPERVISORS WHO THEN WENT
17 TO THE STATE LEGISLATURE AND IS NOW BACK AS A LOCAL ELECTED I
18 KNOW HOW EASY IT IS FOR ANY OF US IN OUR BAY AREA OF NINE
19 COUNTIES AND ONE HUNDREDS ONE LOCAL JURISDICTIONS TO GO OFF ON
20 OUR OWN. HOW EASY IT IS FOR DIFFERENT CITIES TO JUST FOCUS ON
21 WHAT IS HAPPENING WITHIN OUR PAROCHIAL LINES. BUT WE ALL KNOW,
22 AS A REGION, WE FACE THE SAME HOUSING CRISIS, THE SAME
23 HOMELESSNESS CRISIS, SAME AFFORDABILITY CRISIS, AND WE KNOW
24 THAT HARD WORK AND THE RIGHT THING TO DO IS TO FIGURE OUT HOW
25 WE DO THIS WORK TOGETHER. TO ROW IN THE SAME DIRECTION AND TO

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1 INSPIRE OUR CONSTITUENTS AROUND THE BAY TO RISE UP AND PUT A
2 ROOF OVER EVERYONE'S HEADS. LET ME JUST CONCLUDE AGAIN BY
3 THANKING YOU FOR BEING THE LEADERSHIP WHO IS LAYING A
4 FOUNDATION FOR A COMPREHENSIVE AND COLLABORATIVE REGIONAL
5 STRATEGY TO PROVIDE NEW TOOLS TO DELIVER AN EQUITABLE FUTURE
6 FOR THE BAY AREA, FOR OURSELVES, AND OUR CHILDREN, AND OUR
7 GRANDKIDS, INTO A FUTURE WHERE SAFE AND AFFORDABLE HOMES WILL
8 ALLOW EVERY BAY AREA RESIDENT TO CONTRIBUTE THEIR MAXIMUM FULL
9 POTENTIAL TO OUR COMMUNITIES TO THRIVE. WITH THAT I WANT TO
10 THANK YOU AGAIN AND LOOK FORWARD TO OUR WORK TOGETHER. THANK
11 YOU.

12

13 **PRES. BELIA RAMOS:** THANK YOU, MR. CITY ATTORNEY. AT THIS TIME,
14 I WOULD LIKE TO INVITE UP THE ASSEMBLYMEMBER TO SHARE WITH US
15 YOUR PERSPECTIVE, THE LEADER IN THE EAST BAY, SERVING ON THE
16 HOUSING COMMITTEE, AND REALLY TO TELL US WHAT WE NEED TO KNOW.
17 I'M THINKING THIS IS MORE LIKE A LITTLE PEP RALLY TO GET US
18 GOING BECAUSE WE HAVE GOT TO GET US THROUGH THE FINISH LINE.
19 THANK YOU, ASSEMBLYMEMBER FOR BEING WITH US.

20

21 **BUFFY WICKS:** THERE WE GO. I'LL DO MY BEST TO CHANNEL MY INNER
22 CHEERLEADER HERE BUT TRUTH SERUM AROUND THE REALITIES OF
23 FUNDING. WHICH IS WHY I THINK BAHFA IS SO IMPORTANT. THANK YOU
24 FOR LET MEETING BE HERE ALONG WITH YOU ALL. BEING AN ELECTED
25 OFFICIAL IS ONE OF THE TOUGHEST JOBS. YOU ARE FEELING THE

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1 CRISIS IN A DIFFERENT WAY AND HAVING TO BE RESPONSIVE TO YOUR
2 CONSTITUENTS. SO, THANK YOU FOR YOUR SERVICE AND FOR EVERYONE
3 ELSE WHO IS ENGAGED HERE AND FOR THOSE WATCHING AS WELL, THE
4 CONCERNED CITIZENS. SHOUT OUT TO MR. DAVID CHIU WHO IS ONE OF
5 MY FAVORITE COLLEAGUES I HAVE EVER WORKED W DON'T TELL THE
6 OTHERS. I WAS THE COAUTHOR ON A.B. 1487 MY FIRST YEAR IN THE
7 LEGISLATURE JUST MORE IN AWE OF HIM AND TRYING TO FIGURE OUT
8 WHERE THE BATHROOMS ARE, I WAS FOLLOWING IN HIS FOOTSTEPS WE
9 GOT THE BILL OFF THE FLOOR AND TO THE GOVERNOR'S DESK. I WAS
10 THE PRINCIPLE ON A.B. 1319 WITH ABAG AND MTC AS THE SPONSOR TO
11 PERFECT THE LANGUAGE OF BAHFA AND GET YOU ALL READY FOR THIS
12 BIG DECISION THAT YOU'RE GOING TO BE MAKING. THIS YEAR, I AM -
13 - AND THIS YEAR, AND ALONG WITH EVERY YEAR, I AM INTENT ON
14 FINDING MONEY FOR AFFORDABLE HOUSING. AND I'LL BE HONEST, I'M
15 FIGHTING LIKE HELL TO FIND MONEY FOR AFFORDABLE HOUSING AND WE
16 DON'T HAVE ONGOING FUNDING FOR AFFORDABLE HOUSING IN THE
17 BUDGET IN CALIFORNIA ON AN ISSUE THAT IS THE TOP ISSUE EVERY
18 TIME YOU POLL ON THIS IN THE STATE OF CALIFORNIA. IT'S THE TOP
19 ISSUE YOU ALL HEAR ABOUT IN YOUR COMMUNITIES. TOP ISSUE YOU
20 ALL SEE WHEN YOU ARE DRIVING ON THE STREETS AND SEEING
21 ENCAMPMENTS TOP ISSUE WHEN YOU TALK TO FOLKS WHO CAN'T AFFORD
22 TO LIVE HERE WHOA HAVE TO MOVE, MOVE FURTHER EAST WHO ARE
23 LOSING THEIR CHILDREN TO OTHER STATES, WHO -- ALL THE
24 STRUGGLES THAT WE SEE. FOR ME IT'S THE TOP ISSUE THAT I WORK
25 ON AS A LEGISLATOR AND NOW THAT I HAVE BEEN DEMODED FROM

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1 HOUSING CHAIR TO APPROPRIATIONS CHAIR, WILL CONTINUE TO WORK
2 ON IN MY NEW ROLE. WE HAVE DONE A LOT AT THE STATE LEVEL TO
3 STREAMLINE AND MAKE A BETTER ENVIRONMENT TO BUILD HOUSING AND
4 MAYBE NOT EVERYONE AGREES WITH THE STUFF WE HAVE DONE BUT WE
5 HAVE DONE A LOT TO MAKE IT EASIER TO BUILD THE HOUSING WE NEED
6 TO. IT SHOULDN'T TAKE TEN YEARS TO BREAK GROUNDS. IT'S NOT
7 ACCEPTABLE, NOT IN THE CRISIS WE'RE IN WE HAVE DONE A LOT ON
8 THAT LEVEL TO MAKE IT EASIER. WE HAVE TEN TIMES AS MANY SHOVEL
9 READY PROJECTS SEEKING FUNDING THAN WE HAVE FUNDING FOR. AND
10 YET AT THE EXACT MOMENT WHEN WE CAN BUILD SO MUCH AFFORDABLE
11 HOUSING, WE DON'T HAVE THE MONEY. THE HOUSING BOND WE PASSED
12 AT THE STATEWIDE LEVEL IN 2019 IS RUB RUNNING OUT THIS YEAR.
13 THE GOVERNOR GUTTED HOUSING MONEY BECAUSE OF THE REALITIES
14 WE'RE LIVING IN NOW AT THE STATE LEVEL. DO NOT PLAN ON MONEY
15 COMING FROM THE STATE. IT'S ON US NOW. AND I'M GOING TO TRY,
16 AND WE'RE GOING TO TRY AND WE'RE HAVING A LOT OF CONVERSATIONS
17 NOW WITH THE GOVERNOR, SPEAKER, AND PRO TEMPORE, ON PUTTING A
18 BOND HOUSING BOND ON THE BALLOT IN NOVEMBER. BUT WE'RE
19 COMPETING AGAINST OTHER BONDS OF THE WE DON'T HAVE A LOT OF
20 BOND CAPACITY. AND, ALSO, WITH THE RECENT RESULTS OF PROP ONE,
21 BEING A SLIM MARGIN, WE CAN'T COUNT ON IT. I'M GOING DO
22 EVERYTHING I CAN BUT I DON'T WANT US TO COUNT ON THOSE --
23 DON'T COUNT YOUR CHICKENS BEFORE THEY HATCH. RIGHT? WE CAN'T
24 COUNT ON THAT. IT'S GOING TO BE ON US TO SOLVE THIS PROBLEM.
25 AND THAT'S WHY I THINK BAHFA IS SO IMPORTANT BECAUSE IT GIVES

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1 US THE REGIONAL TOOL AND REGIONAL FINANCING TO BE ABLE TO
2 FUNDS THE AFFORDABLE HOUSING THAT OUR COMMUNITIES SO
3 DISPARATELY NEED. WE KNOW THAT WHEN WE GOT RID OF
4 REDEVELOPMENT WE WERE LEFT WITH A BIG GAPING HOLE. BAHFA HAS
5 THE ABILITY TO PLUG THAT HOLE. AND THE ABILITY TO SERVE
6 COMMUNITIES. AND, SO, I WAS WITH YOU IN 2019, WITH THIS BILL,
7 I WAS WITH YOU LAST YEAR, REDEFINING IT, AND FIXING IT, WHY WE
8 NEEDED TO FIX IT. I WILL BE WITH YOU EVERY STEP OF THE WAY,
9 AND I ENCOURAGE YOU, STRONGLY, TO SUPPORT THIS, TO PUT BAHFA
10 ON THE BALLOT, TO BUILD THE MOST ROBUST CAMPAIGN THAT YOU CAN,
11 TO EXPLAIN TO ELECTORATE WHY THIS IS IMPORTANT AND WHY WE CAN
12 HAVE A GOOD ROI ON THAT, AND WHY WE'RE GOING TO BE GOOD
13 STEWARDS OF THEIR MONEY TO GET THE AFFORDABLE HOUSING THAT WE
14 NEED. SO, I JUST STAND HERE ASKING FOR YOUR SUPPORT ON THIS
15 PROJECT THAT YOU ALL HAVE BEEN LEADING. I STAND HERE AS
16 SOMEONE AT THE STATE LEVEL WHO WILL WORK ALONGSIDE WITH YOU TO
17 TRY TO ACHIEVE THAT. AND I STANDS HUMBLY IN AWE OF THE WORK
18 YOU ALL DO EVERY DAY SO WE CAN SOLVE THIS PROBLEM. WE ALL
19 SHARE THAT GOAL ON THE HOUSING CRISIS IN CALIFORNIA, AND THE
20 BAY AREA, IS SIMPLY NOT ACCEPTABLE. IT'S NOT ACCEPTABLE WHERE
21 WE ARE, AND WE HAVE THE ABILITY TO ACTUALLY CHANGE THAT, AND
22 YOU ALL HAVE THE ABILITY TO ACTUALLY CHANGE THAT. SO,
23 APPRECIATE YOU ALL ALLOWING ME TO BE HERE TODAY AND, THANKS
24 AGAIN, FOR WHAT YOU DO.

25

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1 **PRES. BELIA RAMOS:** THANK YOU SO VERY MUCH, ASSEMBLYMEMBER
2 WICKS. YOU REALLY HAVE GIVEN US THE PEP RALLY WE NEEDED TO GET
3 US GOING. BECAUSE YOU'RE RIGHT. IT IS IN OUR HANDS AT THIS
4 POINT, AND I WANT TO THANK BOTH OF YOU FOR YOUR LEADERSHIP.
5 IT'S A GREAT PLACE, IT'S A GREAT POSITION OF TRUST THAT YOU
6 HAVE PLACED IN US AS A REGIONAL BODY TO BE ABLE TO MAKE THIS
7 LIFT. AND WE'RE READY FOR THE CHALLENGE. AND I'M GOING TO SAY,
8 AGAIN, THANK YOU. MUCH GRATITUDE FOR BEING HERE WITH YOU, AND
9 TURN IT OVER TO OUR EXECUTIVE DIRECTOR NOW, ANDY FREMIER.

10

11 **ANDREW FREMIER:** THANK YOU PRESIDENT RAMOS. AND I ALSO WANT TO
12 THANK THE ASSEMBLYMEMBER WICKS, AND ALSO SAN FRANCISCO CITY
13 ATTORNEY DAVID CHIU FOR THEIR EFFORTS. IT'S JUST BEEN A REAL
14 PLEASURE TO FOLLOW THEIR LEADERSHIP AND WE LOOK FORWARD TO
15 CONTINUING OUR WORK WITH BOTH OF THEM AS WE NAVIGATE THE PATH.
16 AND BEFORE INTRODUCING THIS ITEM, I DEPARTMENT TO TAKE JUST A
17 MOMENT TO KIND OF JUMP ON THE SAME BANDS WAGON, THAT WE'RE
18 REALLY AT THE BELL LAP OF THIS RACE AFTER TODAY. AND WE HAVE
19 BEEN DOING QUITE A BIT OF CAT AND MOUSE, AND NOW WE START THE
20 SPRINT. AND I THINK IT'S REALLY IMPORTANT TO RECOGNIZE THAT WE
21 ARE OPTIMISTIC, THIS WE HAVE BUILT AN INCREDIBLE FOUNDATION
22 THAT SHOULD ALLOW THIS MEASURE TO BE SUCCESSFUL. WE KNOW THAT
23 IT WILL SERVE THE BAY AREA'S REGION, AND THEIR MOST VULNERABLE
24 POPULATIONS. AND IT REALLY SETS THE BAR NOT ONLY FOR THIS AREA
25 BUT HOW THE REST OF THE REGIONS IN THE STATE SHOULD REALLY

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1 OPERATE. SO IN THE AFFORDABLE HOUSING ARENA A I WANT TO THANK
2 KATE AND HER TEAM FOR THEIR EFFORTS IT'S A BROAD AGENCY TEAM
3 THAT REALLY GOT US TO THIS POINTS. TODAY'S INFORMATION ITEM IS
4 A BIT OF A REFRESHER ON WHAT THE MEASURE IS ON HOW IT FITS
5 INTO THE BROADER LANDSCAPE OF AFFORDABLE HOUSING CHALLENGES,
6 AND WHAT IT CAN ACCOMPLISH IN DELIVERING SOLUTIONS THAT NOT
7 ONLY PRODUCE NEEDED HOUSING BUT ALSO PROTECT AND PRESERVE
8 EXISTING HOUSING THAT'S AT RISK. IT WILL BE A PREVIEW OF
9 IMPORTANT ACTIONS COMING BEFORE THIS BOARD IN SPRING AND
10 SUMMER, STARTING NEXT MONTH. WHICH, IF APPROVED, WILL PLACING
11 THE MEASURE ON THE BALLOT IN NOVEMBER ALONG ACA ONE WITH A
12 FIGHTING CHANCE OF SUCCESS. AND THEN THAT ALLOWS US TO GO TO
13 WORK IN JANUARY OF '25. YOUR APRIL BOARD MEETING IS EXPECTED
14 TO APPROVE THE FORMAL BAHFA BUSINESS PLAN, THE REGIONAL
15 EXPENDITURE PLAN, AND THE INITIATING RESOLUTION OF PLAINTIFF'S
16 CLAIM FOR GENERAL OBLIGATION BOND ON THE NOVEMBER BALLOT UP TO
17 \$20 BILLION. THE REQUEST WILL BE SUPPORTED BY ACTIONS OF THE
18 BAHFA ADVISORY COMMITTEE AND THE JOINT HOUSING COMMITTEE OF
19 MTC AND ABAG. AND WHILE WE'RE STILL IN THE PROCESS OF
20 NEGOTIATING STRONG LABOR STANDARDS, WE DO HAVE CONSCIENCE US
21 THAT WE'LL HAVE LABOR STANDARDS THAT WILL PROTECT AND PROVIDE
22 FOR WORKERS AND ALSO DELIVER QUALITY PROJECTS. SO, WITH THAT,
23 I WOULD LIKE TO TURN THIS OVER TO OUR DIRECTOR KATE HARTLEY TO
24 GIVE YOU THE PRIMER.

25

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1 **KATE HARTLEY:** THANK YOU, DIRECTOR PREMIER. AND IF WE COULD
2 LOAD UP THE DECK, THAT WOULD BE GREAT. LET ME JUST GET SITUATE
3 HERE. GOOD EVENING BOARD MEMBERS. IT'S GREAT TO SEE YOU ALL.
4 I'M SO HAPPY TO BE IN THE ROOM AND THANK YOU TO OUR REMOTE
5 PARTICIPANTS TOO, AND I ALSO WANT TO EXTEND MY THANKS TO
6 ASSEMBLYMEMBER WICKS AND CHIU, THEIR LEADERSHIP IS INCREDIBLE
7 AND I'M GRATEFUL FOR IT EVERY SINGLE DAY. AS YOU KNOW WE'RE
8 CLOSING IN TO BRING USES TO SAN FRANCISCO AND THE BAY AREA
9 BETWEEN 10 AND \$20 BILLION TO MEET THE HOUSING NEEDS OF OUR
10 RESIDENTS TO BUILD NEW HOMES TO PRESERVE THOUSANDS OF NEW
11 AFFORDABLE HOMES AND TO PROTECT VULNERABLE COMMUNITY MEMBERS.
12 NEXT SLIDE. WE WORK SIGNIFICANTLY IN THIS EFFORT BY STATE
13 LEGISLATION LAST YEAR. SO, AGAIN, MANY THANKS TO
14 ASSEMBLYMEMBER WICKS AND HER COLLEAGUES. ASSEMBLY
15 CONSTITUTIONAL AMENDMENT ONE, ACA ONE WILL LOWER THE VOTER
16 THRESHOLD TO 2/3 WHICH IT'S NOW FOR AFFORDABLE HOUSING BONDS
17 AND IT'S ON THE BALLOT MEASURE AND WE CAN TAKE ADVANTAGE
18 SHOULD THAT PASS THE MEASURE. NEXT SLIDE. 80% OF FUNDS WE
19 RAISE WILL GO BACK TO COUNTY OF ORIGIN. AND BAHFA 20% OF FUNDS
20 TO IMPLEMENT REGIONAL HOUSING AND PROGRAMS AND CREATE SYSTEMS
21 CHANGE. WE HAVE BEEN WORKING IN THE LAST TWO YEARS WITH
22 ELECTED OFFICIALS IN CITIES AND COUNTIES WITH STAKEHOLDERS,
23 WITH HOUSING STAFF ACROSS THE NINE COUNTIES TO MAKE SURE THAT
24 EVERYONE HAS THE INFORMATION THEY NEED ABOUT HOW THE BOND WILL
25 WORK AND HOW THIS CAN BENEFIT THEIR PARTICULAR JURISDICTION.

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1 AND IN PARTICULAR, WE HAVE BEEN WORKING WITH HOUSING STAFF AT
2 THE CITY'S HOUSING STAFF AT COUNTIES AND, AGAIN, ELECTED
3 OFFICIALS AND STAKEHOLDERS TO MAKE SURE THAT THE PARTICULAR
4 NEEDS OF EVERY SINGLE CITY ARE HEARD SO THAT WHAT YOUR
5 PIPELINE PROJECTS ARE, WHAT THEY NEED IN TERMS OF RESOURCES,
6 WHEN THEY WILL BE READY TO START CONSTRUCTION, ALL OF THAT
7 WILL GO INTO THE COUNTY EXPENDITURE PLANS AND BAHFA CAN
8 DELIVER THE HOUSING FUNDS THAT YOU NEED FOR YOUR CITY PIPELINE
9 TO GET IT INTO CONSTRUCTION AS QUICKLY AS POSSIBLE AND AS
10 EFFECTIVELY AS POSSIBLE. NEXT SLIDE. THIS IS A
11 TRANSFORMATIONAL AMOUNT OF FUNDING NEVER BEFORE HAS A COUNTY
12 HAD THIS LEVEL OF RESOURCES AND NEVER BEFORE HAVE WE WORKED
13 TOGETHER AT THE SAME TIME TO ADDRESS OUR RESIDENT'S HOUSING
14 NEEDS. NEXT SLIDE. TO GET THERE, ABAG HOUSING BOARD HAS
15 CRITICAL DECISION-MAKING. DECISIONS ARE CULMINATION OF YEARS
16 OF PLANNING AND POLICY WORK. THEY START BIG WITH WORKING
17 WITHIN THE CONSTRAINTS OF THE CALIFORNIA CONSTITUTION. WE THEN
18 HAVE OUR BAY AREA HOUSING REGIONAL FINANCE ACT. THAT SETS THE
19 GUIDELINES FOR US, HOW THE FUNDS CAN BE RAISED, HOW THE FUNDS
20 MUST BE DISBURSED, AND THEN THE NEXT LEVEL, AND THIS IS REALLY
21 A KEY ROLE FOR THE ABAG EXECUTIVE BOARD AND BAHFA BOARD, IT'S
22 THE POLICY AND HIGH-LEVEL PROGRAM DISCUSSIONS. SO THERE WILL
23 BE AN INITIATING RESOLUTION FOR THE BALLOT MEASURE FOLLOWED BY
24 AN ELECTION RESOLUTION. BAHFA'S REGIONAL EXPENDITURE PLAN
25 REQUIRES YOUR APPROVAL AS WELL DOES BAHFA'S BUSINESS PLAN THEN

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1 WITH A SUCCESSFUL BOND MEASURE WE'LL BE BACK BEFORE YOU TO
2 PRESENT THE IMPLEMENTING DETAILS MAINLY IN A FORM OF NOTICE OF
3 FUNDING AVAILABILITY, HOW WE'LL GET THE MONEY OUT, WHAT WILL
4 BE THE PRIORITIES, THE SCORING, THAT, SORT OF, THING AND ALSO
5 PROGRAM GUIDELINES. NEXT SLIDE. POLICY AND HIGH-LEVEL PROGRAM
6 DECISIONS. THIS FIRST ITEM, THE INITIATING RESOLUTION IS A
7 CRITICAL PATH ITEM. THIS WILL BE BEFORE YOU ON APRIL 18TH, AND
8 THE BAHFA BOARD CANNOT TAKE THE NEXT STEP TO MOVE THE BALLOT
9 MEASURE FORWARD WITHOUT YOUR APPROVAL. SO, TRULY CRITICAL
10 PATH, AND YOU WILL BE -- WE'LL BE PRESENTING TO YOU THIS
11 RESOLUTION THAT WILL HAVE AN UP TO \$20 BILLION VALUE FOR THE
12 MEASURE. THE MEASURE NEEDS TO BE EITHER 10 BILLION OR 20
13 BILLION. BY THE TIME WE GET TO THE ELECTION RESOLUTION THAT
14 THE BAHFA BOARD WILL DECIDE, WE WILL HAVE THE BENEFIT OF THE
15 ADDITIONAL POLLING INFORMATION THAT'S GOING ON RIGHT NOW. WE
16 WANT TO MAKE SURE THAT WHETHER IT'S 10 BILLION OR 20 BILLION,
17 THAT NUMBER BEST REFLECTS THE SENTIMENT OF THE VOTERS, WHAT WE
18 THINK THE VOTERS WILL MOST LIKELY SUPPORT. AND THEN THE ABAG
19 EXECUTIVE BOARD AND THE BAHFA BOARD WILL ALSO APPROVE OUR
20 REGIONAL EXPENDITURE PLAN FOR BAHFA. THIS IS HOW WE WILL SPEND
21 THE MONEY AT OUR 20% THAT WE RETAIN. AND THAT IS DONE IN THE
22 CONTEXT OF OUR BUSINESS PLAN. NEXT SLIDE. THESE DECISION-
23 MAKING STRUCTURES FULFILL THE INTENT OF OUR ORIGINAL ENABLING
24 LENGTH WHICH IS TO HAVE A BROAD BASED GOVERNANCE TO HAVE ABAG
25 AND THE BAHFA BOARD WORK TOGETHER AND TO MAKE SURE THAT THE

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1 DECISIONS MADE HERE, ON REGIONAL EXPENDITURES, REGIONAL FUND-
2 RAISING, AND HOUSING ACTIONS ARE -- HAVE THE BROAD SUPPORT OF
3 ELECTED OFFICIALS FROM THE NINE COUNTIES. NEXT SLIDE. SO, WE
4 HAVE AN EXACT TIMELINE FOR THE THREE REQUESTS, THE BUSINESS
5 PLAN, EXPENDITURE PLAN, AND INITIATING RESOLUTION. BECAUSE
6 AFTER WE GO THROUGH THE FINAL APPROVALS, WE WILL BEGIN
7 WORKING, AND WE ALREADY ARE WORKING, BUT WE'LL WORK IN EARNEST
8 WITH THE REGISTRARS OF VOTERS OF THE NINE COUNTIES. THE BALLOT
9 QUESTION HAS TO BE CONSOLIDATED. AND WE HAVE TO COMPLY WITH
10 ELECTION LAWS. SO WE ARE ON THIS PRETTY STRICT TIMELINE. NEXT
11 SLIDE. AND THIS IS OUR SCHEDULE. WE WILL HAVE A HEARING -- A
12 MEETING WITH THE JOINT HOUSING COMMITTEES ON APRIL 10TH. IT'S
13 THE FINAL PIECE FOR THEM TO CONSIDER BEFORE THEY REFER OUR
14 EXPENDITURE PLAN TO YOU, AND THAT'S ON LABOR STANDARDS. AND AS
15 DIRECTOR PREMIER SAID, WE'RE MAKING REALLY GOOD PROGRESS. WE
16 THINK WE'LL HAVE GREAT RECOMMENDATIONS FOR YOU. AGAIN, WE'LL
17 BE BEFORE YOU ON APRIL 18TH WITH THOSE KEY DECISION POINTS.
18 THERE IS A PUBLIC NOTICED HEARING THAT'S REQUIRED BY OUR
19 STATUTE THAT WILL HAPPEN MAY 22ND AT THE BAHFA BOARD, THEN THE
20 FINAL DECISION ON THE BALLOT MEASURE PLACEMENT ON THE -- IN
21 NOVEMBER, THE EXPENDITURE PLAN AND THE ELECTION DOCUMENTS, THE
22 BALLOT DOCUMENTS WILL OCCUR JUNE 26TH AT THE BAHFA BOARD. NEXT
23 SLIDE. SO, WITH THESE ITEMS COMING UP, THESE ARE, AGAIN, THE
24 CULMINATION OF YEARS OF PLANNING AND POLICY. SO, IT ALL SHOULD
25 LOOK FAMILIAR TO YOU, BUT JUST BECAUSE YOU WILL SEE IT ON THE

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1 18th, WE'RE WANTED TO GIVE YOU A BRIEF REFRESHER. NEXT SLIDE.
2 OUR BUSINESS PLAN IS A COMPREHENSIVE PLANNING DOCUMENT. YOU
3 HAVE ALREADY APPROVED THE HEART OF IT, AND THAT IS THE EQUITY
4 FRAMEWORK AND OUR FUNDING PROGRAMS. WE ADDED AN INTRODUCTORY
5 CHAPTER WHICH IS OUR LEGISLATIVE FRAMEWORK, AND THEN WE HAVE A
6 FINAL CHAPTER THEY'RE WE ADDED, WHICH IS OUR OPERATIONS AND
7 ORGANIZATIONAL SUSTAINABILITY PLAN. NEXT SLIDE. ALL OF THESE
8 ELEMENTS COMING TOGETHER FULFILL THE PROMISE OF BAHFA, AND
9 THAT IS IN THE EARLY YEARS WE'RE GOING TO DO WHAT BAHFA WAS
10 CREATED TO DO, AND THAT'S TO GET RESOURCES TO ALL THE NINE
11 COUNTIES. BUT THEN, BY CREATING BAHFA AS A REGIONAL MISSION-
12 DRIVEN PUBLIC LENDING INSTITUTION, OF PUBLIC MORTGAGE LENDER
13 WE'RE GOING TO IN OUR CAPACITY DIVERT OUR INTEREST AND FEES
14 BACK INTO AFFORDABLE HOUSING DEVELOPMENT AND INTO COMMUNITIES
15 AND CREATE AN ONGOING BENEFIT FOR OUR REGION LONG AFTER THE
16 BONDS ARE SPENT. AFTER BAHFA BECOMES THIS STRONG REGIONAL
17 FINANCE AGENCY WE'LL HAVE A STRONG VOICE AT THE FEDERAL AND
18 STATE LEVEL TO ADVOCATE FOR POLICIES THAT WILL BENEFIT OUR
19 REGION IN PARTICULAR. ALSO WE'LL HAVE THE CAPACITY TO PROVIDE
20 THINGS LIKE TECHNICAL ASSISTANCE TO COMMUNITY-BASED
21 ORGANIZATIONS OR STAKEHOLDERS OR JURISDICTIONS THAT MAY NEED
22 IT. NEXT SLIDE. THE EXPENDITURE PLAN, IT'S A TECHNICAL
23 DOCUMENT, AND WE'LL BE BACK BEFORE YOU ON JULY 1ST, BY JULY
24 1ST, EVERY SINGLE YEAR REPORTING ON OUR PROGRESS, HOW WE'RE
25 DOING, WHO WE'RE SERVING, WHAT THEIR INCOME LEVELS ARE AND HOW

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1 WE'RE MEETING OUR GOALS. THIS DOCUMENT WILL HAVE OUR LABOR
2 STANDARDS, AS WELL, AND WE ARE, AGAIN, LOOKING TO CONCLUDE
3 THOSE NEGOTIATIONS ON -- BY APRIL 10TH, SO WE CAN BRING THIS
4 LITTLE PACKAGE TO YOU. NEXT SLIDE. AND, FINALLY, THE
5 EXPENDITURE PLAN HAS THE ELEMENTS OF THE EQUITY FRAMEWORK AND
6 THE FUNDING PROGRAMS THAT YOU HAVE ADVISED AS THE PRIORITIES
7 FOR BAHFA. SO, FOR EXAMPLE, FOR NEW CONSTRUCTION, WE WANT TO
8 PRIORITIZE HOUSING THAT CAN HOUSE THE UNHOUSED, AND HOUSE
9 EXTREMELY LOW-INCOME PEOPLE. IF WE CAN DO SO IN COLLABORATION
10 OF PARTNERSHIP WITH CITIES AND COUNTIES, AND OR PUBLIC HOUSING
11 AUTHORITY WHO HAVE THE OPERATING SUBSIDIES AND SERVICES
12 DOLLARS THAT WE NEED FOR THOSE DEVELOPMENTS TO BE SUCCESSFUL.
13 WE, ALSO, WILL BE USING OUR PRODUCTION FUNDS, DISPERSING OUR
14 PRODUCTION FUNDS IN EVERY COUNTY BASED ON RETURN TO SOURCE
15 INVESTMENT TARGET THAT'S CALCULATED ACCORDING TO ASSESSED
16 PROPERTY VALUES. ON PRESERVATION, FOR EXAMPLE, WE WANT TO
17 PRIORITIZE INVESTMENTS IN HISTORICALLY DIS-I KNOW VESTED AREAS
18 WE WANT TO SET ASIDE 20% TARGET FOR COMMUNITY CONTROLLED
19 HOUSING TO TRY TO HELP INCENTIVIZE AND SUPPORT SOME
20 ALTERNATIVE WEALTH BUILDING MODELS FOR RESIDENTS. NEXT SLIDE.
21 AND LAST BUT NOT LEAST, THE BALLOT MEASURE. YOU, AGAIN, WILL
22 BE PROVIDING THE INITIATING RESOLUTION. THIS IS A TECHNICAL
23 DOCUMENT BUT AS PART OF YOUR PACKET ON APRIL 18TH WE'RE
24 INCLUDING A BOND REPORT THAT WILL FULLY SUMMARIZE THE INTENT,
25 THE RATIONALE, FUNDING PROCESS AND RULES FOR THE BOND. YOU

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1 WILL HAVE A COMPREHENSIVE DOCUMENT THAT WILL MAKE CLEAR THE
2 PURPOSE AND BENEFITS OF THIS HOUSING MEASURE. AND WE LOOK VERY
3 MUCH FORWARD TO PROVIDING ALL OF THAT TO YOU AND, AGAIN, I
4 WANT TO THANK YOU FOR YOUR MULTI-LAYERED SUPPORT THAT YOU HAVE
5 PROVIDED. AND HAPPY TO ANSWER ANY QUESTIONS. THANK YOU.

6

7 **PRES. BELIA RAMOS:** THANK YOU VERY MUCH. IT TRULY IS EXCITING.
8 THE MOMENT THAT WE'RE AT, AND, AGAIN, TO REITERATE THAT OUR
9 APRIL MEETING IS INCREDIBLY IMPORTANT. AND I MIGHT KNOW
10 SOMEONE THAT CAN GET US FOOD TO MAKE SURE WE'RE ALL HERE,
11 AGAIN, FOR THAT. ANY QUESTIONS FROM BOARD MEMBERS? MEMBER
12 ADAMS?

13

14 **SUSAN ADAMS:** THANK YOU. I JUST HAD A QUESTION ABOUT YOUR
15 POLLING, BECAUSE THERE'S A POSSIBILITY THAT WE MAY ONLY NEED
16 THE 55% INSTEAD OF THE 2/3. ARE YOU COMING AT IT FROM BOTH
17 ENDS FOR THE \$20 MILLION?

18

19 **KATE HARTLEY:** IF I UNDERSTAND THE QUESTION CORRECTLY, YEAH, WE
20 REALLY NEED TO SHOOT FOR 2/3. AND THEN THE VALUE OF THE BOND
21 WILL BE INFORMED BY THE PUBLIC REACTIONS, THE POLLING THAT WE
22 GET. BUT WE STRIVE TO ACHIEVE 2/3, FOR SURE.

23

24 **SUSAN ADAMS:** THANK YOU.

25

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1 **PRES. BELIA RAMOS:** BOARD MEMBER SILVA?

2

3 **CINDY SILVA:** THANK YOU VERY MUCH FOR THE PRESENTATION, AND,
4 ALSO, FOR TAKING THE TIME LAST WEEK TO WALK ME THROUGH IT. I
5 DID NOT HAVE THE BENEFIT OF AS MANY HOURS ON THIS AS MOST OF
6 MY COLLEAGUES HERE. I DID HAVE A COUPLE OF BASIC QUESTIONS.
7 THANK YOU FOR ASKING ABOUT THE POLLING. IF THE CLIMATE WERE TO
8 CHANGE, AND I DON'T MEAN LITERALLY THE CLIMATE, THE POLITICAL
9 CLIMATE SOMETIME AFTER WE VOTE TO PUT IT ON THE BALLOT AND IS
10 THERE A DROP DEAD DATE BY WHICH WE COULD PULL IT IF WE HAD TO,
11 AND I HATE TO STATE WORST-CASE SCENARIO, BUT ALSO WANT TO KNOW
12 WHEN THE LAST POSSIBLE MOMENT TO RETIE TO THE DOCK?

13

14 **KATE HARTLEY:** I'M GOING TO CONSULT MY COLLEAGUES ON THAT
15 QUESTION.

16

17 **KATHLEEN KANE:** KATHLEEN KANE, GENERAL COUNSEL. YES WE CAN
18 UNRING THE BELL FOR A LIMITED DURING OBVIOUSLY ONCE BALLOTS
19 ARE BEING PRINTED BUT THERE IS A WINDOW THERE WHICH WE COULD
20 ACT IF WE HAD, TO OBVIOUSLY WE'RE HOPING WE DO NOT HAVE TO.

21

22 **CINDY SILVA:** THE REASON I ASK ABOUT IT IN PART IS BECAUSE
23 ASSEMBLYMEMBER AGUIAR CURRY'S ACA ONE IS A GREAT OPPORTUNITY,
24 BUT THERE IS ANOTHER MEASURE THAT HAS QUALIFIED FOR THE BALLOT
25 BEING PUT FORWARD BY THE CALIFORNIA BUSINESS ROUNDTABLE, AND

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1 THERE IS REQUIREMENTS ON HOW THE LANGUAGE OF ANY MEASURE,
2 GOING FORWARD, HAS TO BE CONSTRUCTED. I UNDERSTAND EVERYBODY
3 IS AWARE, RIGHT? OKAY. GOOD, BECAUSE THEN WE -- IT MIGHT ADD A
4 FEW ELEMENTS TO THE LANGUAGE. BUT IT ALSO COULD CHANGE THE
5 POLITICAL ENVIRONMENT WHERE THE DEVELOPMENT AND REAL ESTATE
6 COMMUNITY MIGHT BE ON OUR SIDE OR MIGHT BE ON THE OTHER SIDE.
7 SO, I WAS WONDERING HOW WE'RE APPROACHING THAT.

8

9 **KATHLEEN KANE:** THROUGH THE CHAIR. WE'RE TRACKING THAT PRETTY
10 CAREFULLY. AND IT'S WITH THE SUPREME COURT RIGHT NOW FOR AN
11 ANTICIPATED DECISION END OF JUNE, AS I'M SURE YOU'RE ALL WELL
12 AWARE.

13

14 **CINDY SILVA:** NEYSA AND I SIT ON AN INTERNAL WORKING GROUP FOR
15 THE LEAGUE OF CALIFORNIA CITIES.

16

17 **KATHLEEN KANE:** SO, YOU'RE VERY FAMILIAR. [LAUGHTER] BUT THERE
18 IS TIME FOR THE BAHFA BOARD TO PIVOT ON BASIS OF WHAT COMES
19 OUT OF THE DECISION IF THERE NEEDS TO BE SOME, SORT OF,
20 AMENDMENT AT THAT POINT. SO, AND CERTAINLY WE'RE TRACKING IT
21 CLOSELY. AND TRACKING THE LEAGUE'S ACTION, CLOSELY, AS WELL.

22

23 **CINDY SILVA:** ARE WE GETTING A SENSE OF WHERE THE BAY AREA
24 DEVELOPMENT REAL ESTATE COMMUNITY IS ON THIS BAY AREA COUNCIL,
25 WE'LL START WITH THEM.

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1

2 **KATE HARTLEY:** YES. I WOULD SAY THAT IN ALL OUR OUTREACH, WE
3 HAVE RECEIVED OVERWHELMING SUPPORT. THERE ARE ALWAYS ANTITAX
4 ADVOCATES WHO ARE VERY CONSISTENT AND OPPOSITION TO TAX
5 MEASURES. WE KNOW THAT, THE BUSINESS ROUNDTABLE MEASURE IS
6 VERY CLEAR IN ITS INTENT WITH RESPECT TO TAXING ACTIONS. WE
7 HAVE -- I WAS JUST -- I JUST GAVE A PRESENTATION AT THE -- AT
8 ULI, THEIR THREE P CONVENING THIS MORNING, AND THERE IS A
9 STRONG DESIRE FOR PUBLIC RESOURCES, PUBLIC PARTNERSHIPS, AND
10 PUBLIC AGENCIES THAT CAN REALLY TAKE ADVANTAGE OF THIS MOMENT
11 THAT WE'RE IN WITH NEW STREAMLINING LEGISLATION, A STRONG
12 ARTICULATION AND OBVIOUS NEED FOR MORE HOUSING, PRESSURE FROM
13 BUSINESSES WHO CANNOT ATTRACT AND RETAIN EMPLOYEES. AND, SO,
14 THERE IS THIS REALLY POSITIVE MOMENTUM THAT I'M EXPERIENCING,
15 AS I GO AND DO OUTREACH TO STAKEHOLDERS. THE BAY AREA COUNCIL
16 DID PUBLISH A WISH LIST FOR BAHFA WHICH INCLUDED A REQUEST
17 THAT BAHFA USE ITS FUNDS TO PAY FOR THE COST OF INCLUSIONARY
18 HOUSING THAT ARE REQUIRED BY AN ORDINANCE. AND, SO, YOU KNOW,
19 THERE IS LOTS OF -- YOU KNOW, PEOPLE HAVE DIFFERENT AGENDAS
20 AND DIFFERENT AGENCIES HAVE DIFFERENT AGENDAS. WE DO -- WE'RE
21 MEETING WITH THE BAY AREA COUNCIL TO DISCUSS THAT ITEM IN
22 PARTICULAR. BUT THE OTHER MOST OF THE OTHER ITEMS ON THEIR
23 WISH LIST, WE -- BAHFA -- THE BAHFA BONDS WILL HAVE THE
24 FLEXIBILITY TO PROVIDE ALL DIFFERENT KINDS OF HOUSING. SO,
25 IT'S REALLY PART OF THE DUTY OF THE -- OUR ENABLING

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1 LEGISLATION, IN THAT IT RESPECTED THE DIVERSITY OF THE BAY
2 AREA, THE COUNTIES ARE SO DIFFERENT FROM EACH OTHER, WHILE
3 ALSO ACKNOWLEDGING THE DEEP NEED FOR EXTREMELY LOW-INCOME
4 HOUSING, LOW-INCOME HOUSING, AND NEW HOUSING. AND GIVING
5 FLEXIBILITY BOTH TO BAHFA AND THE COUNTIES AND THE FLEXIBLE
6 FUNDS WE HAVE TALKED ABOUT BEFORE IN PART OF THE WAY THAT IS
7 THE COUNTIES NEED TO SPENDS MONEY. YOU KNOW, I THINK OVERALL,
8 I HAVE EXPERIENCED AND WE HAVE HEARD GREAT SUPPORT, AND ONE BY
9 ONE, AS WE GET PEOPLE, YOU KNOW, WITH ANY, SORT OF,
10 OPPOSITION, WE'RE WORKING WITH THEM AND DOING SO IN A REALLY
11 COLLABORATIVE WAY.

12

13 **CINDY SILVA:** THANK YOU. AND IF I COULD ASK THE CHAIR VERY
14 QUICKLY, MAY I ASK A DETAILED QUESTION ABOUT CHAPTER ONE OF
15 THE BUSINESS PLAN? THE DRAFT? IT REFERENCES THAT THERE IS A
16 FIVE ADMINISTRATIVE FEE ALLOWANCE IS THAT ACROSS THE TOTAL
17 FUNDS AND THE PERCENTAGES 15, 2 AND 5 ARE AGAINST THE
18 REMAINDER.

19

20 **KATE HARTLEY:** OFF THE TOP. THE COUNTY'S GROSS RECEIPTS FOR
21 LACK OF A BETTER WORD THERE IS 5% OF FUNDS THAT CAN GO TO
22 ADMIN.

23

24 **CINDY SILVA:** JUST A SUGGESTION BECAUSE IT DOESN'T TALK ABOUT
25 THE COUNTY MONEY AT ALL. IT ONLY MENTIONS IT IN THE CHAPTER ON

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1 THE BAHFA, THE 20%. SO IT NEEDS TO PROBABLY BE. THAT'S WHY I
2 HAD TO ASK YOU. SO, MAYBE IT CAN JUST BE ALIGNED.

3

4 **KATE HARTLEY:** WE'LL MAKE SURE THAT'S CLEAR.

5

6 **CINDY SILVA:** THANK YOU.

7

8 **KATE HARTLEY:** THANK YOU.

9

10 **PRES. BELIA RAMOS:** THANK YOU. COUNCIL MEMBER MARTIEN?

11

12 **SPEAKER:** THANK YOU. MY QUESTION IS REGARDING THE LOCAL
13 GOVERNMENT GRANT PROMPT IN THERE IT TALKS ABOUT
14 INFRASTRUCTURE, PARKS, HOUSING. YOU CAN EXPAND? I KNOW IT'S
15 NOT ALL DEFINED THERE, BUT I'M WONDERING IF YOU HAVE ANY OTHER
16 INCLINATIONS AS TO WHAT THAT WOULD INCLUDE? AND I AM SURE
17 THERE ARE STILL SOME YET TO COME?

18

19 **KATE HARTLEY:** YES. THANK YOU. WE'LL BE BACK BEFORE YOU WITH
20 SOME RECOMMENDATIONS AND PRESENTATIONS ON OPTIONS. THE BOARDS
21 WILL DECIDE WHAT THE LOCAL GOVERNMENT GRANT PROGRAM, YOU KNOW,
22 PARAMETERS WILL BE. IT WILL HAVE TO BE CONSTITUTIONAL SO IT
23 WILL HAVE TO GO TOWARDS THE ACQUISITION OR IMPROVEMENT OF REAL
24 PROPERTY. OUR STATUTE DOES LIST SOME POSSIBILITIES, LIKE DOWN
25 PAYMENT ASSISTANCE LOANS. WE HAVE HEARD FROM SOME

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1 JURISDICTIONS THAT THINGS, LIKE, REPAIR OF DEFERRED
2 MAINTENANCE FOR INTERIM HOUSING OR HOMELESS SHELTERS THAT THEY
3 HAVE, THAT COULD REALLY USE MONEY FOR THAT, BECAUSE THERE IS
4 NOT OTHER SOURCES OF FUNDS. SO, OUR GOAL, AND THIS WAS A GOAL
5 THAT WAS APPROVED BY THE BOARDS, IS TO PROVIDE THOSE SERVICES
6 IN A WAY THAT THERE IS BROAD COMMUNITY BENEFIT, AND WE WANT TO
7 -- WE WANT TO MAKE AN INVESTMENT OF THE LOCAL GOVERNMENT FUNDS
8 IN EVERY COUNTY. AND, SO, THAT IS A -- THAT IS A PIECE OF
9 WORK, IN PROGRESS, AND WE'LL BE BACK BEFORE YOU WITH MORE
10 INFORMATION.

11

12 **SPEAKER:** THANK YOU.

13

14 **PRES. BELIA RAMOS:** SUPERVISOR ELLENBERG.

15

16 **SUSAN ELLENBERG:** THANK YOU VERY MUCH TO EVERYONE THAT
17 PRESENTED AND REALLY FOR THE TREMENDOUS WORK THAT HAS GONE
18 INTO THIS. WE CERTAINLY ARE ALL IN SERIOUS NEED OF FUNDING. I
19 WANT TO SHARE SOME OBSERVATIONS BASED ON MY COUNTY'S
20 EXPERIENCE, AND THEN ASK A COUPLE OF POINTED QUESTIONS ABOUT
21 THIS BOND. IN 2016, SANTA CLARA COUNTY VOTERS APPROVED A \$950
22 MILLION BOND FOR, PRIMARILY FOR PERMANENT SUPPORTIVE HOUSING
23 AND ELI HOUSING, SMALL AMOUNT WORKFORCE FIRST TIME HOME BUYERS
24 THAT'S ABOUT HALF OF WHAT WE WOULD GET IN THIS BOND SITUATION,
25 IN THE BEST OF CIRCUMSTANCES. WE EXCEEDED OUR GOALS. WE BUILT

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1 -- WE BUILT RENOVATED, FUNDED, ACQUIRED MORE UNIT THAN WE HAD
2 PROMISED THE VOTERS, BY EVERY PUBLIC POLICY MEASURE, THIS BOND
3 HAS BEEN WILDLY SUCCESSFUL. AND, YET, THE NUMBER OF PEOPLE WHO
4 ARE EXPERIENCING HOMELESSNESS IS GREATER THAN THE NUMBER THAT
5 WE HAD IN 2016. SO, I'M APPRECIATIVE OF ALL OF THE EFFORTS
6 AROUND BUILDING. I THINK I'M VERY INTERESTED TO KNOW A COUPLE
7 OF THINGS. ONE, WHAT DOES THIS BOND CONTEMPLATE AROUND
8 PREVENTION? WE ALSO NOW IN COUNTER HAVE A COMMUNITY PLAN TO
9 PREVENT HOMELESSNESS AND HAVE BEEN ABLE TO KEEP NEARLY 2,000
10 FAMILIES FROM LOSING THEIR HOUSING OVER THE LAST TWO YEARS.
11 AND WE'RE NEVER GOING TO BUILD ENOUGH IN WE DON'T STOP THE
12 PIPELINE. SO MY FIRST QUESTION WILL BE ABOUT PREVENTION.
13 SECOND, MY PRIORITY, MY -- CAN SPEAK AT LEAST UNOFFICIALLY,
14 FROM MY COUNTY, IS PREVENTING AND ENDING HOMELESSNESS. SO, I
15 AM DEEPLY INTERESTED IN THE PERMANENT SUPPORTIVE HOUSING, THE
16 ELI HOUSING, IT CONCERNS ME THAT THE LANGUAGE SAYS THAT WE'LL
17 PRIORITIZE PERMANENT SUPPORTIVE HOUSING AND ELI WHEN
18 FINANCIALLY FEASIBLE. IT'S NEVER REALLY FINANCIALLY FEASIBLE.
19 IF YOU HAVE A CHOICE BETWEEN DOING THAT AND WORKFORCE HOUSING
20 TEACHER HOUSING -- MAYBE NOT TEACHER HOUSING, WORKFORCE
21 HOUSING YOU'RE GOING TOO GO THERE EVERY TIME I'M CONCERNED
22 BECAUSE IT'S SO MUCH MORE EXPENSIVE TO BUILD THOSE UNITS THERE
23 WILL BE FAR FEWER OF THEM THAT WILL BE BUILT AND WON'T
24 ACTUALLY SEE A DECREASE IN PEOPLE WHO ARE LIVING UNSHELTERED
25 ON OUR STREETS. THOSE ARE -- IF YOU COULD -- IF SOMEONE COULD

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1 ADDRESS THOSE TWO POINTS PRIMARILY, THAT WOULD BE HELPFUL FOR
2 ME.

3

4 **KATE HARTLEY:** YES. I WOULD BE HAPPY TO ADDRESS THOSE. IN TERMS
5 OF HOMELESSNESS PREVENTION, THERE ARE SO MANY KNOWN EFFECTIVE
6 WAYS TO PREVENT HOMELESSNESS WITH RESPECT TO FUNDING. SANTA
7 CLARA COUNTY HAS A HOMELESSNESS PREVENTION PROGRAM IT'S A
8 SUBSIDY THAT PROVIDES HOUSEHOLDS AT RISK IT'S BEEN SUCCESSFUL,
9 WELL PUBLICIZED RENTAL ASSISTANCE EMERGENCY RENTAL ASSISTANCE
10 PROGRAM AFTER PROGRAM THAT HAS THOSE KIND OF FUNDS IN WHATEVER
11 LENGTHS OF TIME --

12

13 **SUSAN ELLENBERG:** THOUGH ARE GENERALLY ONE TIME FUNDS OR ONE
14 TIME DOLLARS. I'M INTERESTED IF BONDS WILL ALLOW FOR
15 EXPENDITURES FOR HOMELESSNESS PREVENTION.

16

17 **KATE HARTLEY:** I'M GETTING TO THAT, BECAUSE WE KNOW THAT THOSE
18 ACTIVITIES ARE VERY SUCCESSFUL, BUT YOU ALSO KNOW, WE'RE ALSO
19 ALL KNOW THAT THE CALIFORNIA CONSTITUTION DOES NOT ALLOW THE
20 USE OF GO BONDS FOR RENTAL ASSISTANCE OR SERVICES DOLLARS. SO,
21 WE HAVE TO LOOK AT WHAT CAN WE DO WITHIN THE CONSTRAINTS OF
22 THE CALIFORNIA CONSTITUTION TO PREVENT HOMELESSNESS. SO, ONE
23 THING WE KNOW THAT WE NEED IS MORE AFFORDABLE HOUSING. AND WE
24 ALSO NEED TO HELP PEOPLE STAY IN THEIR HOMES. SO, THE
25 PRODUCTION OF HOUSING AT AN EXTREMELY LOW-INCOME, AND VERY

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1 LOW-INCOME LEVEL WILL HELP THAT HOUSEHOLD THAT IS GETTING BY,
2 BUT THERE IS A JOB LOSS, GETTING BY, OR THERE IS A DEATH IN
3 THE FAMILY. WE NEED TO EXPAND THE AFFORDABLE HOUSING STOCK AT
4 THAT VLI, ELI LEVEL. BECAUSE THAT IS AN ESSENTIAL PIECE OF
5 KEEPING PEOPLE HOUSED. ALSO, THE HOUSING PRESERVATION DOLLARS
6 ARE VERY MUCH GEARED TOWARDS ANTI-DISPLACEMENT. WE KNOW THERE
7 IS -- THAT MOST PEOPLE WHO LIVE IN -- MOST LOW-INCOME PEOPLE
8 LIVE IN MARKET RATE HOUSING. AND DEPENDING WHERE YOU LIVE, IF
9 THERE ARE RENTER PROTECTIONS, OR NOT, MANY PEOPLE IN THE BAY
10 AREA ARE AT RISK OF DISPLACEMENT IF THE RENT GOES UP. AND, SO,
11 BY HELPING COMMUNITY-BASED ORGANIZATIONS WHO ARE IN THEIR
12 COMMUNITIES, THEY KNOW THE TENANTS, THEY KNOW THE BUILDINGS,
13 BUY AND PRESERVE AFFORDABLE HOUSING, THAT KEEPS PEOPLE HOUSED.
14 THAT'S AN ANTI-DISPLACEMENT MEASURE BOTH ELI AND VLI HOUSING
15 AND PRESERVATION THAT'S AIMED SPECIFICALLY AT ANTI-
16 DISPLACEMENT, ARE CONSTITUTIONAL. AND IF BAHFA IS SUCCESSFUL
17 OVER TIME, AND THIS CANNOT HAPPEN OVERNIGHT, BUT WE CAN WORK
18 TO APPLY OUR INTEREST IN FEES FROM LOANS THAT WE MAKE TO RENT
19 RESERVES, AND WE'RE DOING -- WE WILL BE DOING THIS ON A --
20 IT'S A VERY SMALL SCALE, BUT IT GIVES YOU A HINT OF WHAT OUR
21 BIGGER VISION IS. AND THAT IS IF WE CAN SECURE THOSE REAP \$2.0
22 THAT GOT CUT IN THE GOVERNOR'S BUDGET FOR OUR PRESERVATION
23 PROGRAM WE HAVE BUILT INTO OUR PROGRAM THAT RATHER THAN
24 REPAYMENT OF OUR LOANS, THAT YOU WOULD TYPICALLY REQUIRE, EVEN
25 THOUGH IT'S, YOU KNOW, AFTER OPERATING SUBSIDIES, AND AFTER

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1 FIRST MORTGAGE ARE PAID OFF, THE LOCALITIES GET SOME MONEY
2 BACK AND INSTEAD OF THAT WE HAVE BUILT INTO OUR PROGRAM, FUNDS
3 FOR BAHFA WOULD BE PUT INTO A RENT RESERVE FOR RAINY DAY
4 EVENTS LIKE JOB LOSS. IT'S NOT A LOT RIGHT NOW BUT IT'S A SIGN
5 AND UNDERSTANDING OF WHAT'S NEEDED AND WE CAN DO WITHIN THE
6 LEGAL CONSTRAINTS AND IN THE MEANTIME WE NEED THE FEDERAL
7 GOVERNMENT WE NEED OPERATING SUBSIDIES, WE NEED SERVICES
8 DOLLARS TO ADDRESS HOMELESSNESS. SANTA CLARA COUNTY, THE BOND
9 WAS TREMENDOUSLY SUCCESSFUL. AND, YET, THERE IS STILL THIS --
10 THE PEOPLE BEING PUSHED INTO HOMELESSNESS EXCEEDING AVAILABLE
11 OPPORTUNITIES, DESPITE THE FACT THAT SANTA CLARA COUNTY HAS
12 THE STRONGEST PUBLIC HOUSING AUTHORITY IN THE REGION. SO WE
13 NEED MORE AND WE'RE GOING TO DO EVERYTHING WE CAN, BUT WE DO
14 HAVE TO WORK IN THE -- WITHIN THE CONSTRAINTS OF THE
15 CONSTITUTION. WITH RESPECT TO YOUR SECOND QUESTION, PERMANENT
16 SUPPORTIVE HOUSING, ONE, FINANCIALLY FEASIBLE, THAT GOES TO
17 THE OPERATING SUBSIDIES SOLELY. BECAUSE IF YOU HAVE EVER BEEN
18 ON THE FINANCING SIDE OF A DEVELOPMENT WITH EXTREMELY LOW-
19 INCOME, OR FORMERLY HOMELESS PEOPLE THAT LOSING ITS OPERATING
20 SUBSIDIES, IT'S TRAGIC SO WE WANT TO MAKE SURE WE CAN SET UP
21 THE PERMANENT SUPPORTIVE HOUSING THIS WE INVEST IN, IN
22 PARTNERSHIP WITH THE HOUSING AUTHORITIES, AND THE COUNTIES,
23 WITH CONTINUUM OF CARE DOLLARS, WITH MONEY FROM THE STATE,
24 THROUGH THEIR MHSA PROGRAM, WITH ANY AVAILABLE SUBSIDY,
25 BECAUSE IF A TENANT CAN ONLY PAY \$200 A MONTH IN RENT, THEN WE

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1 HAVE TO BRING THE OTHER DOLLARS FORWARD FOR THAT PROPERTY TO
2 BE SUCCESSFUL.

3

4 **SPEAKER:** AND BY DEFINITION PERMANENT SUPPORTIVE HOUSING WOULD
5 MEAN UNITS WITH VOUCHERS ATTACHED, I AM SURE PEOPLE HAVE
6 QUESTIONS. WOULD IT BE THEORETICALLY POSSIBLE THAT A COUNTY OR
7 A CITY COULD SAY PERMANENT SUPPORTIVE HOUSING, ELI IS SIMPLY
8 NOT FINANCIALLY FEASIBLE WE'RE GOING TO BUILD ALL LOW-INCOME
9 HOUSING AT 80% AMI, AND THANK YOU SO MUCH FOR THE BOND
10 DOLLARS.

11

12 **KATE HARTLEY:** NO. BUT NOT EVERY COUNTY IS SITUATED AS WELL AS
13 SANTA CLARA COUNTY IS WITH THE VALUE OF THE VOUCHERS THAT
14 SANTA CLARA COUNTY HAS. SO, OTHER HOUSING AUTHORITIES AROUND
15 THE REGION ARE OVER BUDGET. AND PERMANENT SUPPORTIVE HOUSING,
16 IT MAY NOT HAVE A HOUSING AUTHORITY VOUCHER, BUT IT MIGHT BE
17 AN MHSA PROJECT FROM -- WITH MONEY FROM THE STATE, OR IT MIGHT
18 BE A SHELTER PLUS CARE PROJECT. IT NEEDS SOME SUBSIDY FROM
19 SOMEWHERE. AND WE'RE OVERSUBSCRIBED ON THE HUD DOLLARS COMING
20 FOR HOMELESSNESS IN OUR REGIONS AND WE'RE WORKING REALLY HARD
21 WITH ALL THE HOUSING AUTHORITIES ACROSS THE REGION AND WE JUST
22 KNOW THAT THERE IS NOT THIS FREE FLOW OF VOUCHERS TO FUND THE
23 OPERATING SUBSIDIES NEEDED FOR EVERY SINGLE PSH DEVELOPMENT
24 THAT WE WANT.

25

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1 **SPEAKER:** SURE, WHICH IS WHY I'M CONCERNED THAT COUNTIES COULD
2 LEGITIMATELY SAY WE'RE JUST NOT GOING TO BUILD AT THAT LEVEL
3 AND WE'LL DO EVERYTHING HIGHER, AND I'M NERVOUS JUST AS THE
4 CALIFORNIANS -- AS THE WHOLE STATE, WE DEAL WITH MYTHS THAT
5 PEOPLE ARE COMING FROM ACROSS THE COUNTRY.

6

7 **KATE HARTLEY:** I CAN --

8

9 **SPEAKER:** HOMELESSNESS IN CALIFORNIA, THAT'S A PUBLICITY THAT I
10 THINK ABOUT FOR MY COUNTY.

11

12 **KATE HARTLEY:** THE POSSIBILITY THAT A COUNTY COULD OPT ONLY TO
13 FUND 80% AMI HOUSING THAT'S NOT A POSSIBILITY.

14

15 **SPEAKER:** THAT'S WHAT I WANTED TO HEAR.

16

17 **KATE HARTLEY:** BECAUSE OF A STATUTORY REQUIREMENT ENABLING
18 STATUTE REQUIRES EVERY COUNTY TO PRIORITIZE ELI, VLI, AND ALI
19 HOUSING. AND ALL THE COUNTIES WANT TO DO THAT EVERYBODY WANTS
20 TO ADDRESS THEIR HOMELESSNESS.

21

22 **PRES. BELIA RAMOS:** THANK YOU. COUNCIL MEMBER ECKLUND?

23

24 **PAT ECKLUND:** THANK YOU VERY MUCH FOR A GREAT PRESENTATION.

25 AND, KATE, YOU KNOW THAT I AGREE THAT WE NEED MORE AFFORDABLE

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1 HOUSING, NO QUESTION AT ALL. I HAVE BEEN DOING A LOT OF
2 OUTREACH, AND ONE OF THE PUSH BACKS I'M GET SUGGEST THAT ON
3 THE COMMUNICATIONS, NOT ONLY THE BUSINESS PLAN, BUT ALSO THE
4 EXPLAINER, IT SAYS CURRENTLY THE BAY AREA DOESN'T HAVE ENOUGH
5 HOMES FOR THE PEOPLE WHO LIVE HERE. AND THEY GO, WELL, WAIT A
6 MINUTE. WE DON'T HAVE ENOUGH AFFORDABLE HOMES FOR THE PEOPLE
7 WHO LIVE HERE. AND, YET, DOWN BELOW, IT DOES SAY UNDER FUNDING
8 LOCAL SOLUTIONS, MONEY FROM THE HOUSING BOND WILL BE USED TO
9 BUILD NEW AFFORDABLE HOMES. BUT WHEN YOU -- WHEN I SHARE THE
10 BUSINESS PLAN AND SOME OF THE OTHER MATERIAL, THEY GO, WELL,
11 THERE IS TOO MUCH EMPHASIS ON THE FACT WE DON'T HAVE ENOUGH
12 HOUSING. THE ISSUE IS NOT THAT, IT'S THAT WE NEED MORE
13 AFFORDABLE. SO, I WAS WONDERING IF THERE IS ANY WAY THAT WE
14 COULD EMPHASIZE, THROUGH THE THIS DOCUMENT, IN ALL THE
15 COMMUNICATION, THAT IT'S JUST NOT THAT WE DON'T HAVE ENOUGH
16 HOMES, THAT WE DON'T HAVE ENOUGH AFFORDABLE HOMES. BECAUSE THE
17 COST OF HOUSING, WE ALL KNOW, IT'S OUT OF REACH. EVEN SOME OF
18 THE PEOPLE THAT ARE MIDDLE CLASS, LET ALONE LOW-INCOME. SO, I
19 THINK WE NEED TO DO A REALLY FINE SEARCH ON ALL THE DOCUMENTS,
20 THE BUSINESS PLAN, I SAW IT ON MANY PAGES THAT WE HAVE, WE
21 DON'T HAVE ENOUGH HOMES. I THINK WE REALLY NEED TO EMPHASIZE
22 WE DO NOT HAVE ENOUGH AFFORDABLE HOMES. WE DON'T HAVE ENOUGH
23 HOMES THAT ARE AFFORDABLE FOR PEOPLE TO LIVE HERE. I DON'T
24 KNOW HOW -- I DON'T CARE HOW WE SAY IT, BUT SOME ON YOU WE
25 NEED TO EMPHASIZE WE DON'T HAVE ENOUGH HOMES THAT ARE

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1 AFFORDABLE. SO, KATE, I DON'T KNOW -- I WOULD BE GLAD TO HELP
2 GO THROUGH THE DOCUMENTS, THAT I FOUND IN THE BUSINESS PLAN
3 AND THE EXPLAINER, AND IT JUST -- YOU KNOW, THEY'RE SAYING
4 YOU'RE NOT CONSISTENT. AND I SAID, WELL, NO. THIS IS GOING TO
5 GO FOR AFFORDABLE HOMES. IT'S NOT JUST GOING TO GO FOR HOMES.
6 AND, SO, I -- I REALLY WOULD SUGGEST THAT WE TAKE A FINE TOOTH
7 COMB. DO YOU HAVE ANY RESPONSE AT ALL TO TRYING TO MAKE SOME
8 OF THESE CLARIFICATION QUESTIONS ON THIS?

9

10 **KATE HARTLEY:** YES. WE DEFINITELY DO NOT HAVE ENOUGH AFFORDABLE
11 HOMES AND BAHFA'S MISSION IS TO PROVIDE AFFORDABLE HOUSING.
12 THAT'S OUR STATUTORY MANDATE AND THAT'S WHAT WE'LL BE DOING.
13 WE KNOW, FROM THE STATE LEGISLATIVE ANALYST OFFICE AND OTHER
14 SOURCES THAT, THERE IS CONSCIENCE US THAT WE DON'T HAVE ENOUGH
15 HOUSING IN CALIFORNIA, GENERALLY. PART OF THE PROBLEM WITH NOT
16 HAVING BUILT HOUSING AT A HIGH-LEVEL OVER MANY DECADES IS THAT
17 THE PRICE OF MARKET RATE HOUSING, IN MANY COMMUNITIES, IS SO
18 HIGH THAT WE HAVE CREATED A HARDSHIP FOR LOW-INCOME PEOPLE WHO
19 ARE DOUBLED UP, IN MANY CASES, OR PAYING, 50, 60, 70% OF THEIR
20 INCOMES IN RENT. AND THAT THERE IS THIS, SORT OF, DIFFICULTY
21 FOR REGULAR WORKING PEOPLE, MIDDLE INCOME PEOPLE, OF COURSE
22 LOCATION PEOPLE, TO JUST GET BY. AND ONE OF THE BIGGEST
23 EXAMPLES OF THAT, I THINK, IS THE RATE OF HOMEOWNERSHIP AMONG
24 OUR YOUNG FAMILIES IN OUR REGION. WE, THE SAN JOSE, OAKLAND,
25 SAN FRANCISCO, METRO, WE HAVE THE HIGH -- EXCUSE ME -- THE

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1 LOWEST RATE OF HOMEOWNERSHIP AMONG HOUSEHOLDS THAT ARE 35 AND
2 YOUNGER IN THE COUNTRY. IF YOU ARE A YOUNG PERSON WHO WANTS TO
3 BUY A HOME, UNLESS YOU HAVE GOT AN INHERITANCE OR ASSISTANCE
4 FROM SOMEWHERE, IT IS SO DIFFICULT. SO, THAT'S A FUNCTION OF
5 PRICING. AND IF WE HAD MORE HOUSING, THE PRICING WOULD COME
6 DOWN.

7

8 **PAT ECKLUND:** L I THINK THAT YOU MAY BE TALKING TO PEOPLE THAT
9 ARE MORE IN WITH THE HOUSING MARKET. BUT, FRANKLY, YOU KNOW,
10 LIKE EVEN ON THIS EXPLAINER, IT SAYS THE BAY AREA -- BAHFA IS
11 CONSIDERING PLACING A HOUSING BOND MEASURE ON THE NOVEMBER
12 BALLOT TO ADDRESS THESE CRITICAL HOUSING CHALLENGES. THEY KEEP
13 SAYING IT'S REALLY A CRITICAL HOUSING -- AFFORDABLE HOUSING
14 CHALLENGE. YOU KNOW, SOME PEOPLE HAVE BEEN ARGUING WITH ME
15 THAT EVEN IF YOU BUILD A TON MORE HOUSES, YOU'RE STILL NEVER
16 GOING TO HAVE ENOUGH AFFORDABLE HOUSING. SO, A COMMENT FROM
17 THE FEEDBACK THAT I'M GETTING, THERE IS A LOT OF PEOPLE THAT
18 ARE LOOKING AT THIS AND SAYING YOU'RE SAYING TWO DIFFERENT
19 THINGS IN HERE. FRANKLY, IF WE'RE TRYING TO REACH THE AVERAGE
20 PERSON WHO IS GOING TO BE MAKING A DECISION ABOUT WHETHER THEY
21 WANT TO PAY FOR MORE HOUSING OR PAY FOR MORE AFFORDABLE
22 HOUSING, I THINK THEY'RE MORE INTERESTED IN TRYING TO PAY FOR
23 MORE AFFORDABLE HOUSING. AND IN WHICH CASE, I WOULD GO THROUGH
24 AND REALLY, WITH A FINE TOOTH COMB, JUST REALLY MAKE SURE
25 THINGS THAT ARE REALLY IMPORTANT, YOU PUT THAT IN THERE.

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1 BECAUSE IT'S SENDING TWO DIFFERENT MESSAGES, AND I'M REALLY
2 CONCERNED THAT IT'S GOING TO CHANGE SOME PEOPLE'S MINDS ON HOW
3 THEY'RE GOING TO VOTE. SO, JUST A COMMENT. I -- I BUT THAT'S
4 WHAT I WOULD DO, BASED ON FEEDBACK I AM GETTING FROM A LOT OF
5 PEOPLE THAT THEY'RE JUST NOT GOING TO BE FOCUSING ON HOUSING
6 BECAUSE THAT'S NOT SOLVING THE PROBLEM IF AFFORDABLE HOUSING
7 THAT'S REALLY NEEDED.

8

9 **KATE HARTLEY:** THANK YOU. WE'LL DEFINITELY TAKE THAT INTO
10 CONSIDERATION AND RELOOK AT OUR DOCUMENTS.

11

12 **PAT ECKLUND:** THANK YOU.

13

14 **PRES. BELIA RAMOS:** SUPERVISOR RABBITT?

15

16 **DAVID RABBIT:** THANK YOU VERY MUCH. THANK YOU, KATE FOR ALL
17 YOUR WORK AND THANK YOU TO THE PRESENTERS PRIOR. I THINK I WAS
18 -- SOMEONE TOLD ME THAT I'M THE ONLY ONE UP HERE THAT WAS ON
19 THE CASA COMPACT COMMITTEE MANY YEARS AGO AS PRESIDENT OF THIS
20 BODY AND GIVEN THE DAUNTING CHALLENGE OF LET'S SOLVE THE BAY
21 AREA'S HOUSING CRISIS AND WHILE ONE CAN SAY IT'S NOT SOLVED WE
22 CERTAINLY ELEVATED IN TERMS OF THE CONVERSATIONS AND BRINGING
23 IT TO SACRAMENTO AND THANK YOU TO DAVID CHIU WHO REMINDED ME
24 VIA TEXT ADVANCING ONE OF THE PRINCIPLE COMPONENTS IS THE
25 REVENUE MEASURE. THOSE CONVERSATIONS WERE EXTREMELY VALUABLE

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1 AND CONTROVERSIAL AND I REMEMBER GOING AROUND TO MAYORS AND
2 COUNCIL MEMBERS AND GETTING MY YOU KNOW WHAT CHEWED OUT BY
3 PEOPLE WHO THOUGHT WE WERE REALLY TRYING TO USURP LOCAL
4 CONTROL. MY MESSAGE HERE IS ON THE HIGHER LEVEL ABOUT THE
5 OPPORTUNITY IN FRONT OF US AS ELECTED OFFICIALS. WE ALL HAVE
6 SELF-LIVES WE'RE ALL GOING TO BE IN A POSITION FOR JUST IN THE
7 BIG PICTURE, A SMALL PERIOD OF TIME. RARELY DO YOU GET
8 OPPORTUNITY TO DO SOMETHING THAT'S GENERATIONAL. A LOT OF
9 TIMES YOU'RE GOOD STEWARDS BALANCING THE BUDGET EVERY YEAR BUT
10 WHEN YOU LOOK BACK RETIRED IN THE ROCKING CHAIR IN THE DEN
11 WHAT ARE YOU GOING TO SAY YOU DID TO CHANGE THINGS IN THE BAY
12 AREA? HERE IS OPPORTUNITY TO PUT YOUR FOOT DOWN TO SAY THIS IS
13 SOMETHING WE CAN MAKE A DIFFERENCE IN AND THE NUMBERS ARE
14 BEARING THAT OUT. AT THE END OF THE DAY IT'S GOING TO BE UP TO
15 THE VOTERS AND I AGREE WITH SOME COMMENTS MADE BUT I BELIEVE
16 IT'S UP TO US TO BE LEADERS IN THIS AND NOT CONTINUING TO
17 DENIGRATE THINGS SAYING IT'S GOOD BUT NOT GOOD ENOUGH. BECAUSE
18 IT WILL PASS, THAT OPPORTUNITY WILL PASS AND WE'LL ENDS UP
19 WITH THE SAME CRAPPY SYSTEM THAT WE HAVE, WHERE WE DON'T HAVE
20 ENOUGH HOUSING. YOU KNOW? MY THREE KIDS, UNFORTUNATELY, I
21 DON'T KNOW, YOU KNOW, WE DON'T HAVE ENOUGH DOWN PAYMENT TO GO
22 AROUND. I GOT A FIRE FIGHTER WHO IS MARRIED TO A NURSE, THEY
23 CANT -- FIRE FIGHTER IN THIS CITY, RIGHT AROUND THE CORNER,
24 NURSE IN SANTA CLARA, THEY DON'T HAVE A HOUSE. THEY'RE TRYING
25 TO GET THEIR DOWN PAYMENT TOGETHER, BUT IT WILL BE YEARS AND

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1 YEARS. A CHEMIST, SHE DOESN'T -- SHE'S NOT IN THAT SAME BOAT,
2 AND ACTUALLY IN ANOTHER CITY A PERSON WHO WORKS FOR THE UN AND
3 GETS PAID EVEN LESS. SO THE IDEA, THOSE PEOPLE WHO SAY WE
4 DON'T NEED ANY MORE HOUSING ALREADY HAVE A HOUSE AND DON'T
5 SEEM TO CARE ABOUT THOSE THAT DON'T AS LEADERS WE NEED TO MAKE
6 SURE WE'RE CONSISTENT IN OUR MESSAGING ABOUT WHAT THIS WILL DO
7 FOR THIS CITY, ACTUALLY ALL CITIES. ACTUALLY I TALKED WITH
8 SUPERVISORS I BELIEVE EVERY COUNTY HAS DIFFERENT NEEDS AND
9 WISHES I BELIEVE THERE IS ENOUGH FLEXIBILITY AS WE GO FORWARD.
10 WE, IN SONOMA COUNTY, ALONG WITH THE CITY OF SANTA ROSA PUT
11 TOGETHER RENEWABLE ENTERPRISE DISTRICT WE PUT \$10 MILLION INTO
12 A FUND TO SPUR HOUSING IN DOWNTOWN SANTA ROSA AND THAT 20
13 MILLION IS GOING TO TRANSLATE TO 630 UNITS NOT BECAUSE WE'RE
14 BUILDING EVERY PARTICULAR UNIT 100% COST IT'S THE GAP
15 FINANCING THAT IS NEEDED TO GET THE SHOVELS IN THE GROUND. AND
16 KATE I THOUGHT YOU WERE TOO KIND ON THE 20%. 20% IS GOING TO
17 BE SUSTAINABLE ONGOING FINANCE MECHANISM WE SAW IN THE NEW
18 YORK HOUSING DEVELOPMENT CORPORATION INSTITUTE THAT COULD BE A
19 GAME CHANGER FOR GENERATIONS TO COME WHEN WE'RE ALL LONG GONE.
20 THAT'S EXCITING. RATHER THAN GOING OUT TO THE VOTERS EVERY
21 TIME A BOND MEASURE IS SPEND YOU HAVE THIS RESOLVING FUND
22 THAT'S PROVIDING DOLLARS FOR FUTURE GENERATIONS AND I THINK
23 THAT IS JUST A REALLY SMART FISCALLY RESPONSIBLE THING TO DO.
24 I WANT TO MAKE SURE WE'RE ALL IN THE SAME BOAT. WHEN I MOVED
25 TO PETALUMA THEY HAD 50 UNITS IN THE DOWNTOWN CORE, IT WAS

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1 REALLY OLD ONE RESTAURANT THEY CALL THEM ANNE TEAK STORES BUT
2 THEY'RE REALLY JUNK STORIES. I THINK IF YOU GO THERE NOW, THE
3 REASON THE DOWNTOWN WAS REVITALIZED IS PEOPLE STARTED LIVING
4 IN DOWNTOWN AND UNITS STARTED COMING DOWNTOWN AND THAT
5 VITALITY INCREASED THE VIBRANCY OF THAT OPPORTUNITY WE'RE
6 TRYING TO DO THE SAME THING IN SANTA ROSA LARGEST CITY NORTH
7 OF THE GOLDEN GATE, THERE ARE MORE PEOPLE IN DOWNTOWN THAN
8 THERE ARE IN DOWNTOWN SANTA ROSA IF YOU ARE WALKING AROUND
9 TOWN NOW AND THAT MEANS ALL STORES AND SHOPS AND EVERYTHING
10 ELSE -- AND THAT'S AT ALL LEVELS OF INCOME, AND I THINK IT'S
11 IMPORTANT WE HAVE ALL LEVELS OF INCOME. I'M CURIOUS HOW WE
12 MOVE FORWARD ON THE INCLUSIONARY THING. IN MY OPINION, AS AN
13 ARCHITECT, INCLUSIONARY DOESN'T WORK BUILDING BY BUILDING IT
14 WORKS BLOCK BY BLOCK AND THE PROBLEM IS TAX. THE FINANCING AS
15 YOU KNOW YOU GIVE UP THAT 55% OF THE FINANCING ON THE
16 INCLUSIONARY SIDE AND WE ALL LIKE TO SAY WE'RE PRO HOUSING
17 BECAUSE WE HAVE HIGH INCLUSIONARY NUMBERS BUT THE NUMBERS
18 DON'T PAN OUT AND ARE NOT GOOD AND BUILT. AND THE CYCLE
19 CONTINUES WE DON'T HAVE ENOUGH HOUSING. I COULD GO ON FOR
20 ANOTHER HOUR AND A HALF. I'M GOING TO STOP AND SAY THINK OF
21 THIS AS A GENERATIONAL OPPORTUNITY TO MAKE A SIGNIFICANT
22 CHANGE TO THE BAY AREA TO LAUNCH US OUT OF THIS DOLDRUMS OF
23 HOUSING INEPTITUDE THAT PLANNING-WISE THAT WE HAVE HAD FOR THE
24 LAST SO MANY DECADES.

25

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1 **PRES. BELIA RAMOS:** THANK YOU. COUNCIL MEMBER FLIGOR?

2

3 **NEYSA FLIGOR:** THANK YOU DIRECTOR RABBITT AND KATE, THE BAHFA
4 HOUSING COMMITTEES HAVE SEEN YOUR WORK FIRSTHAND AND I COMMEND
5 YOU AND THANK YOU FOR ALL THE WORK YOU HAVE PUT IN TO BRING US
6 HERE. MY QUESTION RELATES -- AND I KNOW ASSEMBLYMEMBER WICKS
7 WAS HERE EARLIER, I HEARD THAT ASSEMBLYMEMBER WICKS AND OTHERS
8 WERE CONSIDERING A STATEWIDE AFFORDABLE HOUSING BONDS MEASURE.
9 I DON'T KNOW IF WE HAVE THE LEG TEAM HERE TO PROVIDE AN UPDATE
10 I'M WONDERING IF THAT COULD POTENTIALLY IMPACT OUR REGIONAL
11 BOND?

12

13 **REBECCA LONG:** THANK YOU DIRECTOR FLIGOR. EXECUTIVE DIRECTOR
14 REBECCA LONG DIRECTOR OF LEGISLATION AND PUBLIC AFFAIRS,
15 ASSEMBLYMEMBER WICKS NOTED IT'S A LIVE TOPIC, THERE IS TALK
16 ABOUT \$6 BILLION BOND, UNKNOWN RIGHT NOW, ANY KIND OF
17 STATEWIDE GENERAL OBLIGATION BOND IS A DRAW ON THE STATE
18 GENERAL FUND IT'S CERTAINLY CHALLENGING TIMES FOR THE STATE
19 BUDGET. IF IT WERE TO MOVE FORWARD IT WOULD BE COMPLIMENTARY
20 TO THE BAHFA MEASURE SO IT'S CERTAINLY NOT GOING TO MEAN THAT
21 THE REGION DOESN'T STILL HAVE A MASSIVE FUNDING GAP IN ITS
22 NEEDS. AND SO WE DO SEE THEM AS COMPLEMENTARY, WE HAVE BEEN
23 SUPPORTIVE OF THE STATEWIDE BOND BUT AT THIS POINT IT REALLY
24 IS TOO EARLY TO TELL WHETHER IT WILL BE ON THE BALLOT.

25

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1 **PRES. BELIA RAMOS:** COUNCIL MEMBER -- SORRY. MAYOR ADAMS?

2

3 **SUSAN ADAMS:** THANK YOU VERY MUCH. I WOULD SAY, ADD TO THE
4 THANK-YOUS. BUT I WAS SO EXCITED BEFORE I FORGOT TO ASK
5 POLLING. SO FORGIVE ME. I WAS ON THE CITY COUNCIL NEW WHEN
6 DAVID RABBITT CAME AROUND TO OUR CITY AND PROBABLY ONE OF
7 THOSE PEOPLE WHO HAD A NICE SNACK ON HIM WHEN HE WAS TALKING
8 ABOUT THIS FOR THE FIRST TIME AND THE REASON WAS I DIDN'T
9 UNDERSTAND IT AND I THINK YOUR EXPLANATIONS HERE HAVE BEEN
10 CLEAR AND I THINK OUR OBLIGATION AFTER WE FINISH THIS PROCESS
11 IS TO MAKE SURE THOSE COMMUNICATIONS ARE AS CLEAR TO OUR
12 CONSTITUENTS AS YOU HAVE BEEN HERE. THERE IS AN OLD SAYING,
13 DON'T TELL THEM SO THEY UNDERSTANDS, TELL THEM SO THEY CAN'T
14 POSSIBLY MISUNDERSTAND. THE ONLY WAY WE'RE GOING TO PASS THIS
15 IS IF WE'RE VERY, VERY CLEAR ABOUT WHAT WE'RE DOING, WHY WE'RE
16 DOING IT, AND WHAT IS THE BENEFIT TO EVERYBODY, ALL OF OUR
17 NEIGHBORS WHO ARE ALREADY HOUSED, WHY DO YOU WANT TO BE TAXED
18 TO GET SOMEBODY INTO A HOUSE THAT'S NOT GOING TO HELP YOU WITH
19 YOUR MORTGAGE? AND WE NEED TO BE CLEAR ABOUT THAT. ALL THE
20 THINGS IT WILL KIND OF WORK THEMSELVES OUT. AND DAVID AND I
21 ARE STILL FRIENDS. RIGHT DAVID? (LAUGHTER) BUT -- THAT'S
22 RIGHT, WE'RE CARPOOLING TOGETHER. ANYWAY, THANK YOU VERY MUCH.
23 I JUST WANT TO EMPHASIZE, COMMUNICATION, COMMUNICATION,
24 COMMUNICATION.

25

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1 **PRES. BELIA RAMOS:** THANK YOU. COUNCIL MEMBER BELTRAN?

2

3 **YVONNE MARTINEZ BELTRAN:** THANK YOU. THANK YOU FOR ALL YOUR
4 WORK. SORRY, I DIDN'T ACKNOWLEDGE THAT. BUT AS I'M LISTENING
5 TO ALL OF THIS, I CAN'T GET BOARD MEMBER ECKLUND'S COMMENTS
6 OUT OF MY MIND BECAUSE AFFORDABLE HOUSING IS SMITH HEAR ALL
7 THE TIME. BEING ON THE FRONTLINE, AS A CITY LEGISLATOR, WE
8 WERE TALKING ABOUT THIS, THE IMPACT THAT YOU HAVE AND THE
9 TOUCH THAT YOU HAVE TO YOUR COMMUNITY, IT'S INCREDIBLE. IT'S
10 UNRIFLED. THAT'S WHAT I'M HEARING, AND I COULD EASILY TELL
11 PEOPLE WHY WE NEED AFFORDABLE HOUSING IN COMMUNITIES TO
12 SUPPORT OUR RESTAURANT WORKERS THAT MAKE OUR ECONOMIC ENGINES
13 GO AND WORK. OUR TEACHERS WHO HAVE TO, YOU KNOW, WORK THREE
14 HOURS OUT OF TOWN AND CAN'T BE THERE TO HELP OUR CHILDREN
15 AFTER SCHOOL WITH TUTORING AND OTHER PROGRAMS. OUR CHILDREN
16 THAT WE KNOW WILL LEAVE AND WE MAY POSSIBLY HAVE TO LEAVE AND
17 FOLLOW THEM, MINE ARE 7 AND 10. SO ALL OF THESE THINGS WE HAVE
18 TO LOOK AT AND AFFORDABLE HOUSING, I THINK WE COULD REALLY SEE
19 THIS AS AN INCREDIBLE OPPORTUNITY FOR US. BUT I DO THINK THAT
20 MAKING SURE AND INSTILLING THAT IT DOES GO TOWARDS AFFORDABLE
21 HOUSING IS AN IMPORTANT PIECE. SO, I DID HEAR THAT YOU HAVE
22 ASKED THE BOARD TO LOOK AT SOME OF THAT LANGUAGE AND I HOPE
23 THAT COMES TO FRUITION BECAUSE I WOULD LOVE FOR THIS TO BE
24 SUCCESSFUL. THANK YOU.

25

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1 **PRES. BELIA RAMOS:** THANK YOU. SEEING NO OTHERS, I'M GOING TO
2 ASK FOR PUBLIC COMMENT. OH SORRY. SUPERVISOR MARQUEZ?

3

4 **SPEAKER:** THANK YOU PRESIDENT RAMOS. I WANT TO GIVE MY SINCERE
5 GRATITUDE TO MY COLLEAGUES WHO HAVE BEEN UP HERE WORKING ON
6 THIS FOR SUCH A LONG TIME. I REMEMBER I FIRST LEARNED ABOUT
7 THE THREE PS AND HOW MUCH THAT'S IMPACTED MY DECISION-MAKING
8 WHEN IT COMES TO BE A FORMER COUNCIL MEMBER NOW BEING ON THE
9 BOARD OF SUPERVISORS. I THINK THIS IS A HISTORIC MOMENT AND I
10 THINK WE CAN ALL RALLY BEHIND IT. I'M NERVOUS BECAUSE I HAVE A
11 MAJOR EVENT ON APRIL 18TH, BUT I CAN PUBLICLY NOTICE WHERE I'M
12 GOING TO BE IF I HAVE TO STEP OUT, I'M NOT GOING TO MISS THAT
13 IT'S GOING TO BE CRUCIAL AND THE TOLLING IS THAT TAKING PLACE
14 IN EVERY COUNTY?

15

16 **KATE HARTLEY:** YES.

17

18 **SPEAKER:** WONDERFUL. THEN YOU CAN SHARE LIGHT IN REGARD TO THE
19 STRONG LABOR STANDARDS AS YOU MENTIONED CONVERSATIONS ARE
20 TAKING PLACE. IS THERE ANYTHING YOU COULD SHARE WITH US AT
21 THIS JUNCTURE?

22

23 **KATE HARTLEY:** YES, AS WE SHARED ON MARCH 13th TO THE JOINT
24 HOUSING COMMITTEES. BAHFA, OUR STATUTE RIGHT NOW DOES NOT
25 ALLOW US TO IMPOSE STANDARDS ON THE JURISDICTIONS. WE CAN

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1 DEFINE STANDARDS FOR BAHFA'S 20% OF FUNDS. BUT WE CAN'T TELL
2 ALL THE JURISDICTIONS, EVERYONE HERE, LIKE, HERE IS HOW YOU
3 HAVE TO SPEND YOUR MONEY. THERE IS SOME SENTIMENT ON THE PART
4 OF SOME STAKEHOLDERS THAT THAT SHOULD CHANGE. AND, SO, THAT
5 WOULD REQUIRE A DONE AN AMENDMENT TO OUR ENABLING STATUTE TO
6 SAY, IT COULD SAY, "BAHFA SHALL IMPOSE LABOR STANDARDS. IT
7 COULD SAY BAHFA MAY IMPOSE LABOR STANDARDS." ONE THING WE
8 CANNOT DO, EVEN IF OUR STATUTE WAS CHANGED IS TO REQUIRE A
9 PROJECT LABOR AGREEMENT ON ALL THE COUNTIES, ON 100% OF THE
10 MONEY, BECAUSE THERE ARE PARTICULAR CONDITIONS THAT ATTACH TO
11 PLAS THAT ARE FEDERAL, THAT COME THROUGH FEDERAL REGULATIONS
12 AND LAWS. IT CAN'T BE PREEMPTED, AND THAT PREEMPTS CERTAIN
13 STATE LAWS, AND IN ORDER TO DO THAT, IN ORDER TO CREATE A
14 CONTEXT WHERE BAHFA COULD ACTUALLY PROVE -- OR REQUIRE A PLA,
15 YOU WOULD ESSENTIALLY HAVE TO GUT OUR STATUTE AND MAKE OUR
16 DISTRIBUTION OF FUNDS TO THE COUNTIES DISCRETIONARY ON THE
17 PART OF BAHFA. AND SO WOULD BE NO GUARANTEED 80% RETURN TO
18 SOURCE. WE WOULD CREATE GUIDELINES AND IF A COUNTY WERE TO
19 MEET THOSE TERMS, THEN THE FUNDING COULD BE PROVIDED. THAT IS
20 CONTRARY TO THE SPIRIT AND THE LETTER AND THE INTENT OF BAHFA.
21 I MEAN, WE ARE REALLY IN A COLLABORATIVE SETTING AND WE WANT
22 THE COUNTIES TO BE ABLE TO SPEND THE MONEY THAT THEY PAY FOR,
23 THROUGH PROPERTY TAXES IN THE WAY THAT BEST MEETS THEIR
24 COUNTY'S NEEDS. SO, THAT TAKES US -- THAT, LIKE, NARROWS THE
25 FIELD ABOUT WHAT IS POSSIBLE. LABOR STANDARDS THAT IN THE LAST

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1 FEW YEARS, ACHIEVED SOME RECOGNITION AS STANDARDS THAT INCLUDE
2 PREVAILING WAGES WITH ENFORCEABLE RIGHT OF ACTION THEN OVER A
3 CERTAIN UNIT COUNT HEALTH CARE PAYMENTS TO WORKERS AND ALSO
4 THE USE OF APPRENTICES SO THAT THE CONSTRUCTION INDUSTRY HAS
5 BE SUPPORTED AND WE CAN BRING NEW PEOPLE INTO THE FIELD. SO,
6 THOSE KINDS OF STANDARDS, WE BELIEVE, COULD BE VERY PROTECTIVE
7 OF WORKERS. THEY'RE INCLUSIVE STANDARDS. THEY DON'T EXCLUDE
8 CERTAIN CONTRACTORS. IF YOU PAY PREVAILING WAGE AND HEALTH
9 CARE IN APPRENTICES, THEN YOU COULD WORK A JOB FUNDED BY BOND
10 FUNDS. AND THAT ALSO WOULD, HOWEVER NOT PRECLUDE AN INDIVIDUAL
11 COUNTY DECIDING FOR ITSELF, WE WANT TO HAVE A PLA. SO, THAT IS
12 THE DIRECTION THAT WE'RE GOING. AND WE THINK THAT THAT'S A
13 REALLY, YOU KNOW, GOOD WAY TO PROTECT WORKERS, TO BE INCLUSIVE
14 AND NOT CUT CERTAIN CONTRACTORS OUT PARTICIPATION IN THE
15 PROGRAM AND ALSO RESPECT THE DIVERSITY OF THE REGION.

16
17 **SPEAKER:** I APPRECIATE THAT RESPONSE THANK YOU FOR CLARIFYING.

18
19 **KATHLEEN KANE:** WE'RE ON A TIGHT TIMELINE TO GET THE MEASURE ON
20 THE BALLOT AND THERE ARE A LOT OF CONSTRAINTS ON HOW THE
21 MEASURE IS WORDED, WE'RE ANTICIPATING SUBSEQUENT CHANGES TO
22 STATE LAW THAT MAY ENABLE US TO PROMULGATE OUR BAHFA LABOR
23 STANDARDS OUT AS GUIDELINES FOR FUNDING GUIDELINES LATER. SO,
24 THE MEASURE WILL ALLOW THAT OPPORTUNITY TO SAY THAT, YOU KNOW,
25 THE FUNDING WILL COMPLY WITH STATE LAW AS IT THEN IS,

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1 BASICALLY. SO THAT SHOULD THERE BE, AS PART OF THIS
2 LEGISLATIVE EFFORT, A CHANGE THAT ALLOWS US TO -- OR ALLOWS
3 THESE BOARDS TO DECIDE IF THEY WANT TO PUSH MORE SUBSTANTIVE
4 LABOR STANDARDS OUT ON THE 80%, THAT WE CAN TAKE ADVANTAGE OF
5 THAT LATER WHEN THAT HAPPENS. BUT THAT THE MEASURE CAN GO
6 FORWARD ON ITS TIMELINE NOW AND NOT BE HELD UP TRYING TO
7 ANTICIPATE WHAT THE OUTCOME OF THAT EFFORT MIGHT BE. SO, THE
8 IDEA IS TO KEEP THE MEASURE CLEAN AND LET IT GO AND THEN, YOU
9 KNOW, THE OUTCOME OF ANY EFFORTS IN SACRAMENTO CAN BE DRAWN
10 INTO THAT ONCE WE GET TO THE FUNDING STAGE. YOU KNOW, AS LONG
11 AS WE'RE CLEAR BEFORE COUNTIES SUBMIT THEIR DIRECTORS --
12 CITIES SUBMIT THEIR PLANS SO THEY UNDERSTAND WHAT STANDARDS
13 THEY HAVE TO MEET. THAT'S THE TIME FRAME WE ARE LOOKING AT.

14

15 **PRES. BELIA RAMOS:** THANK YOU. COUNCIL MORE FORTUNATO BAS?

16

17 **NIKKI FORTUNATO BAS:** THANK YOU. I REALLY APPRECIATE THIS
18 PRESENTATION, AND ALSO BEING REMINDED WHAT A LONG JOURNEY WE
19 HAVE BEEN ON SINCE 2019, APPROXIMATELY, IN THE CASA COMPACT
20 AND IT'S GOOD TO BE IN THIS PLACE WHERE WE'RE SO CLOSE TO
21 MOVING FORWARD. I APPRECIATED THE CONVERSATION ABOUT HOW
22 IMPORTANT COMMUNICATION IS. WE'RE GOING TO BE DOING SOME
23 ENGAGEMENT IN OAKLAND AND ALAMEDA COUNTY. AND ALSO WANTED TO
24 UNDERSCORE THE IMPORTANCE AS WE MOVE FORWARD, HOPEFUL E AROUND
25 BUILDING A STRONG COALITION AND FOCUSING ON CAMPAIGNING. WE'RE

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1 REALLY LUCKY IN OAKLAND IN 2022 THAT WE PUT HOUSING AND
2 AFFORDABLE HOUSING AND INFRASTRUCTURE BOND ON THE BALLOT. WHEN
3 I WAS WORKING ON IT WITH OUR FORMER ADMINISTRATION, IT WAS
4 POLLING@THE MARGINS AND THERE WERE PEOPLE TELLING ME NOT TO
5 PUT ON THE BALLOT AND THERE WAS A STRONG CAMPAIGN AND
6 VOLUNTEERS WERE ENGAGED SO I HOPE ONCE WE GET THROUGH THE
7 HURDLE OF MOVING FORWARD AND TO CRAFT THIS AND PLACE IT ON THE
8 BALLOT THAT WE CAN ALSO HAVE COORDINATION TO BUILD A STRONG
9 COALITION IN EACH OF OUR COUNTIES TO MOVE FORWARD. WE ENDED UP
10 PASSING OUR AT 75% SO WE CAME IN ABOVE WHAT WE WERE POLLING
11 AT. I ALSO HAVE SOME QUESTIONS ABOUT SOME MORE TECHNICAL
12 ISSUES, I GUESS. YOU KNOW, KNOWING THAT WE WANT TO REALLY
13 FOCUS ON PSH AND ELI, AND SEEING THE EQUITY FRAMEWORK. WE
14 TALKED ABOUT THAT AT THE HOUSING COMMITTEE MEETING, IS THERE A
15 PROCESS BY WHICH THE LOCAL SPENDING PLANS ARE APPROVED BY THE
16 BAHFA BOARD? SORT OF, WHAT'S THE INTERPLAY BETWEEN LOCALLY HOW
17 WE ENGAGE WITH THE EQUITY FRAMEWORK AND MAYBE RECEIVE IT. A
18 AND REALLY PUT TOGETHER OUR SPENDING PLANS?

19

20 **KATE HARTLEY:** YES ALL COUNTIES IN THE DIRECT ALLOCATION CITIES
21 NEED TO SUBMIT AN EXPENDITURE PLAN TO BAHFA, AND IF THAT
22 EXPENDITURE PLAN MEETS THE TERMS OF OUR ENABLING STATUTE, THEN
23 AS A MATTER OF RIGHT, THE PLAN IS DEEMED APPROVED. SO, YOU
24 KNOW, AS WE'RE JUST TALKING ABOUT, BAHFA DOESN'T HAVE
25 QUALITATIVE OVERSIGHT, BUT WE ARE GOING TO BE LOOKING AT SOME

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1 REALLY KEY THINGS. ONE IS THAT FOR PRODUCTION, NEW
2 CONSTRUCTION MONEY, THOSE ELI AND VLI, AND LOW-INCOME HOUSING
3 DEVELOPMENTS TO MEET THE RHNA GOALS IN THOSE CATEGORIES ARE
4 PRIORITIZED. WE'RE GOING TO BE LOOKING CLOSELY AT THAT. FOR
5 COUNTY EXPENDITURE PLANS WE'RE GOING TO BE LOOKING CLOSELY
6 THAT THEY REFLECT THE NEEDS OF THE CITIES. THAT IS A STATUTORY
7 REQUIREMENT. ALSO THERE, IS A MINIMUM OF 52% OF FUNDS THAT
8 HAVE TO GO TO NEW CONSTRUCTION AND THEN 15% THAT MUST GO TO
9 PRESERVATION. SO, THOSE PARTS OF THINGS ARE WHAT BAHFA WILL
10 REVIEW AND IF THEY'RE MET, THEN WE, THEN IT'S APPROVED. IN
11 TERMS OF TECHNICAL ASSISTANCE WE HAD SUCCESSFUL CONVENING OF
12 HOUSING STAFF AROUND THE REGION, A PEER-TO-PEER PROCESS. AND
13 WE STARTED WITH JUST WANTING TO HELP THE STAFF WITH THINGS,
14 LIKE, POWERPOINT TEMPLATES, AND, YOU KNOW, TEMPLATE CITY
15 COUNCIL REPORTS AND THOSE SORTS OF THINGS, BUT WE'RE SEEING
16 THE BUILDING OF GREAT RELATIONSHIPS BETWEEN THE COUNTY AND
17 CITY STAFF. AND, SO, WE'RE VERY OPEN TO CONTINUING THAT WORK
18 TA, AND IF THERE IS DESIRE FOR EQUITY FRAMEWORK DISCUSSIONS
19 AND THE PROVISION OF THAT INFORMATION, YOU KNOW, ANYTHING THAT
20 WE CAN DO TO FACILITATE THAT WORK BECAUSE THERE IS THIS
21 EXTREMELY LOW, VERY LOW, LOW-INCOME OBLIGATION. AND SO
22 THINKING ABOUT THAT THROUGH AN EQUITY LENS AND IN, TO ADDRESS
23 THE EQUITY -- THE INEQUITIES WE ALL SEE IN OUR JURISDICTIONS,
24 IT'S SOMETHING THAT WE REALLY FEEL STRONGLY ABOUT AND CAN
25 DEFINITELY DO.

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1

2 **PRES. BELIA RAMOS:** THANK YOU. I'M MOVING ON TO PUBLIC COMMENT.

3

4 **CLERK, FRED CASTRO:** NO WRITTEN COMMENT RECEIVED FOR THIS ITEM
5 IN THE BOARDROOM NONE FOR PUBLIC COMMENT IN THE ATTENDEE SPACE
6 NO HAND FOR PUBLIC COMMENT AND IN TELECONFERENCE LOCATIONS NO
7 HANDS THERE FOR PUBLIC COMMENT. THANK YOU.

8

9 **PRES. BELIA RAMOS:** THANK YOU. MY COLLEAGUE, VICE PRESIDENT HAS
10 SOME COMMENTS, THEN I WILL CLOSE THIS UP AND WE'LL MOVE ON TO
11 OUR REGULAR BUSINESS.

12

13 **V. PRES. JESSE ARREGUIN:** WELL, I WANT TO THANK STAFF FOR THE
14 PRESENTATION TODAY. AND I WAS INSPIRED BY HEARING FROM THE
15 CITY ATTORNEY CHIU WHO CALLED FATHER OF BAHFA, AND
16 ASSEMBLYMEMBER WICKS. AND I APPRECIATE PUTTING INTO CONTEXT
17 THE CHALLENGES THAT WE'RE SEEING RIGHT NOW IN SACRAMENTO AND
18 FUNDING AFFORDABLE HOUSING. I KNOW WE WERE UP IN SACRAMENTO A
19 FEW WEEKS AGO LOBBYING LEGISLATURE TO CONTINUE COMMITMENT TO
20 THE CRITICAL HOUSING PROGRAMS HOWEVER THE PROPOSED GOVERNOR'S
21 BUDGET IS TO BE CUT IT'S CRITICAL TO HAVE RESOURCES AT THE
22 LOCAL LEVEL AND MAXIMIZE TO STATE LEVEL TO CREATE AFFORDABLE
23 HOUSING. I WANT TO COMMENT THIS WAS AN EXCELLENT DISCUSSION
24 TODAY AND TO LIFT UP THE VALUE AND BENEFIT THAT LOCAL
25 GOVERNMENTS WILL GET FROM THIS BOND, I THINK THAT'S GOING TO

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1 CENTER OUR OUTREACH AND FOR THOSE OF YOU THAT ARE WORKING ON
2 THE CAMPAIGN, THE WORK THAT I CAMPAIGN WILL BE DOING, TOO, I
3 AM SURE WE QUANTIFY THE NUMBER OF UNITS WE COULD POTENTIALLY
4 CREATE THROUGH THIS BOND WE NEED TO TALK ABOUT THAT REGIONAL
5 AND COUNTY LEVEL, PROJECTS ON THE GROUNDWORK BEING DONE IN
6 SANTA CLARA COUNTY, LEVERAGING AND MAXIMIZING IMPACT, THE MORE
7 WE CAN TALK B QUANTIFY BENEFIT, TALK ABOUT THE ACTUAL ON
8 GROUND BENEFITS OF THIS SO PEOPLE UNDERSTAND. RECOGNIZE WE'RE
9 IN A DIFFICULT ECONOMIC ENVIRONMENT NOW. AND PROP ONE JUST
10 BARELY PASSED AND, THANKFULLY IT DID. AND SO IT'S GOING TO BE
11 A LOT OF WORK TO PERSUADE VOTERS TO SUPPORT THIS MEASURE,
12 WHICH IS ULTIMATELY GOING TO BE A TAX INCREASE TO PAY FOR THE
13 DEBT. AND PEOPLE WANT TO VOTE FOR SOMETHING THAT THEY KNOW IS
14 GOING TO HAVE A MATERIAL BENEFIT IN IMPROVING THE HOUSING AND
15 HOMELESSNESS CONDITIONS IN OUR REGION. SO THE MORE WE CAN
16 CENTER NUMBERS, ACTUAL BENEFITS, PROJECTS THAT HAVE BEEN ABLE
17 TO BE BUILT IN COUNTIES, HOW THIS IS GOING TO FILL THAT GAP. I
18 KNOW WE DID THE PIPELINE ANALYSIS, THERE WAS, YOU KNOW, A
19 SIGNIFICANT NUMBER OF PROJECTS THAT ARE WAITING FOR FUNDING TO
20 BE ABLE TO MOVE AHEAD, I THINK THAT'S GOING TO BE REALLY
21 IMPORTANT. SO, I REALLY APPRECIATE THIS CONVERSATION. IT
22 LIFTED UP THE IMPORTANCE OF EMPHASIZING THIS IS ABOUT CREATING
23 AFFORDABLE HOMES. THIS IS ABOUT TRYING TO END HOMELESSNESS.
24 THIS IS ABOUT TRYING TO MAKE OUR REGION MORE AFFORDABLE AND
25 EQUITABLE. AND THE MORE WE CAN REALLY GIVE SOME EXAMPLES ABOUT

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1 THE BENEFITS OF THAT AND THE ACCOUNTABILITY MEASURES THAT WILL
2 BE IN PLACE TO ENSURE THE FUNDING IS BEING SPENT EFFECTIVELY
3 TO ACHIEVE THOSE OUTCOMES IS CRITICAL. SO THE VOTE WE'RE GOING
4 TO TAKE IN APRIL IS CRITICAL TO MOVE THIS PROCESS FORWARD AND
5 THIS IS THE WORK OF OUR INCREDIBLE STAFF, AS WELL AS MANY
6 PEOPLE FROM THROUGHOUT THE REGION. AND I WANT TO LIFT UP THE
7 WORK OF OUR PARTNERS IN THE BAY AREA HOUSING FOR ALL COALITION
8 WHO REALLY BROUGHT THIS IDEA OF NEW YORK'S MODEL OF CREATING A
9 HOUSING FINANCE AGENCY MANY YEARS AGO. AND THAT WAS THE
10 INSPIRATION FOR BAHFA AND FOR THE WORK WE'RE DOING TODAY AND
11 OBVIOUSLY THE INCREDIBLE LEADERSHIP OF KATE ON OUR STAFF, AS
12 WELL. SO, I THINK IT'S CRITICAL WE TAKE THIS STEP NEXT MONTH.
13 I'M CONFIDENT WE'LL REACH AGREEMENT ON ISSUES LABOR STANDARDS
14 AND FOR THOSE LISTENING ON THE CALL COME TO THE TABLE IN GOOD
15 FAITH TO TRY TO REACH AN AGREEMENT WE WANT TO MAKE SURE WE
16 HAVE STRONG LABOR STANDARDS BUT MAKE SURE WE CAN MOVE AHEAD
17 WITH THIS CRITICAL MEASURE IT'S GOING TO CREATE JOBS, CREATE
18 HOUSING FOR PEOPLE THAT ARE WORKING ON THIS PROJECT IT'S GOING
19 TO HAVE A TRANSFORMATIVE IMPACT FOR OUR REGION. IF WE DON'T
20 GIVE THE GREEN LIGHT IT'S NOT GOING TO HAPPEN. THEN
21 ULTIMATELY, MTC/BAHFA WILL PUT THE MEASURE ON THE BALLOT IN
22 JUNE. BUT WE ARE AT A CRITICAL STEP IN THIS PROCESS. WE'RE
23 ULTIMATELY GOING TO BE AUTHORIZING UP TO 20 MILLION, IF I'M
24 NOT MISTAKEN.

25

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1 **KATE HARTLEY:** 20 BILLION.

2

3 **V. PRES. JESSE ARREGUIN:** 20 BILLION. YES. SO, ULTIMATELY WHEN
4 THE MEASURE GOES ON THE BALLOT, MTC WILL MAKE THE DECISION ON
5 THE AMOUNT. I THINK WE SHOULD STRONGLY RECOMMEND 20 BILLION.
6 AND THE POLLING HAS SHOWN THAT THE -- THERE IS NO DIFFERENCE
7 ON THE AMOUNT IN TERMS OF VOTER SUPPORT. IN FACT, I THINK IN
8 ONE INSTANCE IT WAS MORE VOTER SUPPORT FOR THE LARGER AMOUNT.
9 SO, THE AMOUNT ISN'T THE CONCERN. IT'S ABOUT WHAT IS THIS
10 GOING TO DO TO ACTUALLY ADDRESS THE HOUSING PROBLEMS IN OUR
11 REGION. SO, I THINK THE MORE WE CAN REALLY EMPHASIZE AND
12 CENTER THAT IN OUR COMMUNICATIONS, IN OUR CONVERSATIONS WITH
13 LOCAL ELECTED OFFICIALS, IT'S GOING TO BE ABSOLUTELY CRITICAL
14 AND THAT'S OUR RESPONSIBILITY AFTER WE TAKE THIS STEP IN APRIL
15 IS TO GO OUT IN OUR MAYOR'S CONFERENCES WITH COLLEAGUES TO
16 TALK ABOUT WHAT THIS MEANS FOR OUR REGION AND WE CANNOT MISS
17 THIS OPPORTUNITY. I'M GRATEFUL WE'RE HERE, GRATEFUL FOR THE
18 LEADERSHIP THAT GOT US TO THIS POINT. AND LET'S MOVE FORWARD
19 NEXT MONTH. THANK YOU.

20

21 **PRES. BELIA RAMOS:** THANK YOU. AND I WILL BRIEFLY ALLOW OUR
22 HOUSING CHAIR, MR. ROMERO TO MAKE A COMMENT.

23

24 **CARLOS ROMERO:** TO POINT OUT THAT THIS REALLY IS A LOCAL
25 REGIONAL FUNDING MEASURE THIS WILL PASS IF OUR COUNTIES AND

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1 OUR CITIES AND WE HAVE NINE SEPARATE COUNTIES WHICH IS WHY WE
2 WROTE THE LEGISLATURE, DAVE CORTESE HU AND OTHER FOLKS IN
3 LEGISLATION, THE COUNTIES WITH LOCAL CITIES WILL GET TO SPEND
4 80% OF THESE FUNDS IN THE WAY THEY SEE FIT AND WE NEED TO
5 CONVEY THAT TO OUR CONSTITUENTS. WE NEED TO CONVEY TO THE CITY
6 ELECTED'S WHO ARE NOT HERE TODAY SO THAT THEY UNDERSTAND THAT
7 WE'RE NOT CONTROLLING THIS FROM THE TOP. BUT THAT THE BOARD OF
8 SUPERVISORS IF THEIR RESPECTIVE CITIES WILL DETERMINE WHERE
9 THE MAJORITY, 80% OF THIS MONEY GOES. I'M HOPING WE GET
10 66.66%, AND PASS ACA ONE, IT'S A LITTLE BIT OF INSURANCE BUT
11 WE DON'T GET EITHER OF THOSE NUMBERS, 55 OR 66, UNLESS WE
12 CONVINCED OUR CONSTITUENTS THAT THIS MONEY WILL FLOW TO THEIR
13 CITIES AND COUNTIES AND THAT'S WHERE THE HOUSING WILL BE
14 BUILT. NOT IN SAN FRANCISCO. WE LOVE SAN FRANCISCO, THEY'RE
15 GOING TO GET A TON OF MONEY, NOT IN PALO ALTO, BUT EACH CITY
16 WILL RESPECTIVELY BE ABLE TO USE SOME OF THIS MONEY TO MEET
17 THEIR RELATIVELY HIGH RHNA NEEDS WHICH WE'RE JUST COMING OFF
18 THAT PROCESS. THANK YOU.

19

20 **PRES. BELIA RAMOS:** THANK YOU. IN CLOSING, MUCH GRATITUDE TO --
21 MUCH GRATITUDE TO OUR STAFF, THE WORK THAT YOU HAVE DONE, THIS
22 LIFT, YOU KNOW, WHEN PEOPLE SAY THE WAY CALIFORNIA GOES, SO
23 GOES THE NATION. WE'RE BRINGING THIS ONE DOWN TO THE BAY AREA.
24 WE DO THIS RIGHT, THE ENTIRE STATE AND OTHER STATES WILL
25 BENEFIT FROM OUR EXAMPLE OF BEING ABLE TO INVEST, YES IN

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1 HOUSING, YES IN AFFORDABLE HOUSING, BUT, TRULY, WE'RE
2 INVESTING IN HUMANITY. BECAUSE EVERYBODY DESERVES TO HAVE A
3 DIGNIFIED LIFE WITH A ROOF OVER THEIR HEAD, REGARDLESS OF WHAT
4 CIRCUMSTANCES GOT THEM THERE, REGARDLESS OF WHAT COMES -- WHAT
5 COMES, IN TERMS OF STATE FUNDING, FEDERAL FUNDING, WE GET TO
6 EXEMPLIFY THE VALUES AS A COMMUNITY THROUGH THIS MEASURE TO
7 SAY THAT WE WILL NOT TOLERATE OUR COMMUNITY BEING UNHOUSED.
8 THAT IS ABSOLUTELY, AT ITS CORE, WHAT WE ARE DOING. ON JANUARY
9 17TH, 2019, THERE ARE A FEW WARRIORS HERE WITH US THAT WERE
10 FROM THAT LONG, LONG MEETING. I THINK IT WAS, LIKE, 1:47 A.M.
11 WE TOOK THE VOTE.

12

13 **SPEAKER:** IT WAS VERY LATE.

14

15 **PRES. BELIA RAMOS:** AND AT THAT MEETING, I ACTUALLY SHARED --
16 AND I THINK IT'S POIGNANT TO REMIND PEOPLE THAT I SUFFERED
17 HOUSING INSECURITY, AS A SITTING COUNCIL MEMBER, AS AN
18 ATTORNEY, AS A LAW PROFESSOR. THIS ISN'T ABOUT THE PERSON YOU
19 THINK IT MIGHT HELP, IT'S ABOUT ALL OF US. WHEN YOU LOOK AT
20 OUR ABILITY TO SECURE HOUSING IN OUR REGION. FOR SOME OF US IT
21 IS NOT WITHIN REACH. AND THAT IS NOT A SITUATION THAT HAPPENED
22 TODAY, THAT'S NOT A SITUATION THAT HAPPENED YESTERDAY. THIS IS
23 YEARS IN THE MAKING. BUT AS SUPERVISOR RABBITT SAID, YOU HAVE
24 A ONCE IN A GENERATIONAL MOMENT TO LEAD. AND I JUST CALL UPON
25 EACH OF MY COLLEAGUES TO DO JUST THAT. IF I DON'T SEE YOUR

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1 NAME ON THAT BAHFA ENDORSEMENT LIST, YOU'RE GETTING A CALL
2 FROM ME. (LAUGHTER) IF I DON'T SEE ALL YOUR COLLEAGUES NAMES
3 ON THAT BAHFA ENDORSEMENT LIST, YOU'RE GETTING A CALL FROM
4 BOTH OF US. IT'S INCREDIBLY IMPORTANT THAT WE ALL MEET THIS
5 MOMENT. SO, I WANT TO THANK YOU, ALL. TO OUR STAFF, TAKE A
6 BREATH, AND IT'S GO TIME, FOLKS, WHEN WE GET TO OUR APRIL
7 MEETING. THANK YOU. AND NOW BUSINESS. I'M GOING TO MAKE THIS
8 REALLY, REALLY QUICK AND I'M GOING TO SPEAK WITH THE SPEED OF
9 LIGHT. I'M MOVING ON -- WHERE IS THAT? I'M MOVING TO ITEM 6A.
10 WE ALREADY TOOK ON OUR CONSENT -- OUR CONSENT CALENDAR. WE'RE
11 GOING TO MOVE ON TO ITEM 6A I'LL GIVE THE REPORT FOR THE ABAG
12 ADMINISTRATIVE COMMITTEE MEETING. THE ABAG COMMITTEE MET
13 JOINTLY WITH THE MTC PLANNING COMMITTEE ON FEBRUARY 9TH. WE
14 RECEIVED A REPORT ON TRANSIT 2050 PLUS EXISTING CONDITIONS
15 PRELIMINARY NEEDS AND GAPS. THE ABAG ADMINISTRATIVE COMMITTEE
16 MET JOINTLY WITH THE MTC ADMINISTRATIVE COMMITTEE MARCH 8TH
17 2024 WE APPROVED THE RELEASE DRAFT OF FINAL PRIORITY
18 CONSERVATION AREA FRAMEWORK REFRESH REPORT FOR PUBLIC COMMIT
19 THROUGH THE END OF MARCH THE ABAG EXECUTIVE COMMITTEE RECEIVED
20 THE FINAL REPORT FOR CONSIDERATION IN MAY THOSE SUMMARY
21 REPORTS ARE AVAILABLE ONLINE MTC LEGISTAR. THIS CONCLUDES MY
22 COMMITTEE REPORT. ARE THERE ANY EXECUTIVE BOARD QUESTIONS OR
23 COMMENTS? PUBLIC COMMENTS?
24

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1 **CLERK, FRED CASTRO:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR
2 THIS ITEM, AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT
3 AND IN THE ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR
4 PUBLIC COMMENT AT THIS TIME. AND AT TELECONFERENCE LOCATIONS I
5 SEE NO MEMBERS OF THE PUBLIC THERE FOR PUBLIC COMMENT THANK
6 YOU.

7

8 **PRES. BELIA RAMOS:** THAT IS AN INFORMATION ITEM. MOVING TO THE
9 REPORT OF THE MTC ABAG LEGISLATION COMMITTEE I'LL TURN IT OVER
10 TO VICE PRESIDENT ARREGUIN.

11

12 **V. PRES. JESSE ARREGUIN:** THE JOINTS JOINT LEDGE MET FEBRUARY
13 9TH, 2024 AND RECEIVED A REPORT ON THE MTC ABAG YOUTH PROGRAMS
14 AND THE STATUS OF THE 2024 STATE LEGISLATIVE SESSION. THE
15 COMMITTEE ALSO MET MARCH 8TH 2024 AND RECEIVED REPORTS ON THE
16 FY '24, '25 STATE LEGISLATIVE UPDATE. ON SB 1031 NOW THE
17 REGIONAL TRANSPORTATION MEASURE AUTHORIZING LEGISLATION, AND,
18 ALSO, TOOK A POSITION TO RECOMMEND A SUPPORT POSITION ON
19 SENATE BILL 960, TRANSIT PRIORITY AND COMPLETE STREETS. AND WE
20 ALSO RECEIVED AN UPDATE ON THE MTC ABAG AFTA TRIP WHICH
21 COUNCIL MEMBER ROW MERA AND MYSELF AND PRESIDENT RAMOS WERE
22 PART OF AND WITH THE FOCUS OF OUR CONVERSATIONS ON THE TRANSIT
23 AUTHORIZING LEGISLATION TRYING TO KEEP THE REAP FUNDS AND
24 UPDATING LEGISLATURE ON OUR WORK ON BAHFA. THAT CONCLUDES MY
25 REPORT AND I'LL TURN IT BACK TO THE PRESIDENT.

MARCH 21, 2024

1

2 **PRES. BELIA RAMOS:** THANK YOU. ANY QUESTIONS FROM THE EXECUTIVE
3 COMMITTEE? SEEING NONE. MOVING TO PUBLIC COMMENT?

4

5 **CLERK, FRED CASTRO:** NO PUBLIC COMMENTS RECEIVED FOR THIS ITEM
6 NO MEMBERS OF THE PUBLIC IN THE BOARDROOM WITH PUBLIC COMMENT
7 NONE IN ATTENDEE SPACE AND NONE AT THE TELECONFERENCE
8 LOCATIONS. THANK YOU.

9

10 **PRES. BELIA RAMOS:** THANK YOU. THAT WAS AN INFORMATIONAL ITEM.
11 WE'LL MOVE TO OUR NEXT INFORMATIONAL ITEM AND I'LL INVITE
12 CHAIR RABBITT TO GIVE THE REPORT ON THE ABAG FINANCE
13 COMMITTEES MEETING.

14

15 **DAVID RABBIT:** THE ABAG FINANCE COMMITTEE MET EARLIER THIS
16 EVENING AT 5 O'CLOCK HERE IN THIS ROOM THE COMMITTEE
17 RECOMMENDED THE ABAG EXECUTIVE BOARD ACCEPTANCE OF THE
18 FOLLOWING REPORT ELECTION OF ABAG FINANCE COMMITTEE CHAIR AND
19 VICE CHAIR TO THE CHANCE OF ONE MORE YEAR BY ALL THE COMMITTEE
20 MEMBERS. THE COMMITTEE ELECTED MYSELF AS CHAIR AND ECKLUND AS
21 VICE CHAIR WHICH IS WHAT WE DID LAST YEAR. THE EXECUTIVE BOARD
22 RATIFIED THE ELECTION UNDER ITS CONSENT CALENDAR. THE REPORT
23 ALSO WAS GIVEN ON ABAG INVESTMENTS FOR THE PERIOD ENDING
24 DECEMBER 31ST, 2023. THOSE WERE UNAUDITED. AND ALSO THE REPORT
25 ON FISCAL YEAR '23, '24 ASSOCIATION OF BAY AREA GOVERNMENTS

MARCH 21, 2024

1 STATEMENT OF REVENUES EXPENSES REPORTS FROM PERIOD ENDING
2 DECEMBER 31ST, 2023 UNAUDITED THAT CONCLUDES THE COMMITTEE
3 REPORT.

4

5 **PRES. BELIA RAMOS:** THANK YOU. ANY EXECUTIVE COMMITTEE
6 QUESTIONS? PUBLIC COMMENT.

7

8 **CLERK, FRED CASTRO:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR
9 THIS ITEM, AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT
10 AND IN THE ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR
11 PUBLIC COMMENT AT THIS TIME. AND NONE AT THE TELECONFERENCE
12 LOCATIONS. THANK YOU.

13

14 **PRES. BELIA RAMOS:** THANK YOU. THAT IS AN INFORMATIONAL ITEM.
15 WE'LL MOVE TO OUR NEXT AGENDA ITEM 9A REPORT ON THE ABAG
16 HOUSING COMMITTEE MEETINGS OF FEBRUARY 14TH AND MARCH 13th,
17 CHAIR ROMERO.

18

19 **CARLOS ROMERO:** YES. I THINK I'M BATTING CLEAN-UP HERE. ABAG
20 HOUSING COMMITTEE MET JOINTLY WITH THE BAHFA OVERSIGHT
21 COMMITTEE ON FEBRUARY 14TH, 2024. THE COMMITTEE RECOMMENDED
22 ABAG EXECUTIVE BOARD'S ACCEPTANCE OF THE FOLLOWING REPORT:
23 ELECTION OF THE ABAG HOUSING COMMITTEE CHAIR AND VICE CHAIR.
24 THE COMMITTEE ELECTED CARLOS ROMERO, AND AS CHAIR, AND NEYSA
25 FLIGOR AS VICE CHAIR. EXECUTIVE BOARD RATIFIED ELECTION UNDER

MARCH 21, 2024

1 CONSENT CALENDAR TODAY. THE ABAG HOUSING COMMITTEE AND BAHFA
2 OVERSIGHT COMMITTEE REFERRED THE FOLLOWING ON THAT MEETING
3 REFERRAL OF ADOPTION OF RESOLUTION ON APPROVAL OF THE BAY AREA
4 HOUSING FINANCE AUTHORITY'S BUSINESS PLAN AS WELL AS REFERRAL
5 OF THE BAHFA REGIONAL EXPENDITURE PLAN SUBJECT TO FUTURE
6 CONSIDERATION OF LABOR STANDARDS FOR INCLUSION IN THE PLAN. WE
7 HAD A BRIEF DISCUSSION ON THAT AND THEY WILL BE COMING BACK TO
8 US AT THE NEXT MEETING. THERE WAS ALSO DISCUSSION OF THE
9 GENERAL OBLIGATION BOND FOR AFFORDABLE HOUSING SIMILAR TO WHAT
10 YOU HAD HERE. THE ABAG HOUSING COMMITTEE ALSO -- WE HAVE BEEN
11 BUSY -- ALSO WE MET JOINTLY WITH THE BAHFA OVERSIGHT COMMITTEE
12 MARCH 13th AND RECEIVED A REPORT ON BAHFA'S REGIONAL
13 EXPENDITURE PLAN LABOR STANDARDS AND UPDATE ON THOSE STANDARDS
14 FOR INCLUSION IN THE 20% REGIONAL FUNDING EXPENDITURE PLAN.
15 AND THAT CONCLUDES MY REPORT. THANK YOU.

16
17 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. ANY EXECUTIVE BOARD
18 QUESTIONS? SEEING NONE. PUBLIC COMMENT PLEASE.

19
20 **CLERK, FRED CASTRO:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR
21 THIS ITEM, AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT
22 AND IN THE ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR
23 PUBLIC COMMENT AT THIS TIME. NONE AT THE TELECONFERENCE
24 LOCATIONS. THANK YOU.

MARCH 21, 2024

1 **PRES. BELIA RAMOS:** THANK YOU. THAT IS AN INFORMATIONAL ITEM.
2 WE WILL NOW TAKE A GENERAL PUBLIC COMMENT UNDER AGENDA ITEM
3 11.

4
5 **CLERK, FRED CASTRO:** NO PUBLIC COMMENTS RECEIVED FOR THIS ITEM.
6 NO MEMBERS OF THE PUBLIC FOR PUBLIC COMMENT NONE IN ATTENDEE
7 SPACE AND NONE IN TELECONFERENCE LOCATIONS. THANK YOU.

8
9 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. MUCH GRATITUDE FOR ALL
10 THE BOARD MEMBERS FOR JOINING US. AND WE HAVE AN AFTER PARTY -
11 - ACTUALLY, THEY CALL IT A POST MEETING REFRESHMENT. I'M
12 CALLING IT AN AFTER PARTY (LAUGHTER) SO, PLEASE JOIN US OUT IN
13 THE CAFE ACROSS FROM THE LOBBY. THAT WAY, SOMEWHERE. WE WILL
14 HAVE PEOPLE POINT YOU IN THE RIGHT DIRECTION. OUR NEXT REGULAR
15 MEETING OF THE ABAG EXECUTIVE BOARD WILL BE SCHEDULED HERE AT
16 375 BEALE STREET, THURSDAY APRIL 18TH, THIS IS THE VOTE. YOU
17 NEED TO BE HERE. I WANT TO INVITE EVERYONE THAT IS PRESENT
18 HERE TO PLEASE JOIN US FOR OUR REFRESHMENTS. THIS MEETING IS
19 ADJOURNED. [ADJOURNED]

20



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