METROPOLITAN TRANSPORTATION COMMISSION

Meeting Transcript

METROPOLITAN TRANSPORTATION COMMISSION

BAY AREA HOUSING FINANCE AUTHORITY OVERSIGHT COMMITTEE

THURSDAY, SEPTEMBER 8, 2022 1:00 PM

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THANK YOU. THIS IS TO CALL TO ORDER THE ABAG HOUSING COMMITTEE AND THE BAHFA OVERSIGHT COMMITTEE. WILL STAFF PLEASE PLAY THE COVID ANNOUNCEMENT RECORDING? [RECORDED MEETING PROCEDURES ANNOUNCEMENT] DUE TO COVID-19, THIS MEETING WILL BE CONDUCTED AS A ZOOM WEBINAR PURSUANT TO THE PROVISIONS OF ASSEMBLY BILL 361 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE BROWN ACT. THIS MEETING IS BEING WEBCAST ON THE MTC WEBSITE. THE CHAIR WILL CALL UPON COMMISSIONERS, PRESENTERS, STAFF, AND OTHER SPEAKERS, BY NAME, AND ASK THAT THEY SPEAK CLEARLY AND STATE THEIR NAMES BEFORE GIVING COMMENTS OR REMARKS. PERSONS PARTICIPATING VIA WEBCAST AND ZOOM, WITH THEIR CAMERAS ENABLED, ARE REMINDED THAT THEIR ACTIVITIES ARE VISIBLE TO VIEWERS. COMMISSIONERS AND MEMBERS OF THE PUBLIC PARTICIPATION BY ZOOM, WISHING TO SPEAK, SHOULD USE THE RAISE HAND FEATURE OR DIAL STAR 9, AND THE CHAIR WILL CALL UPON THEM AT THE APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER. IT IS REQUESTED THAT PUBLIC SPEAKERS STATE THEIR NAMES AND ORGANIZATION, BUT, PROVIDING SUCH INFORMATION IS VOLUNTARY. WRITTEN PUBLIC COMMENTS RECEIVED AT INFOATBAYAREAMETRO.GOV BY 5 P.M., YESTERDAY, WILL BE POSTED TO

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THE ONLINE AGENDA AND ENTERED INTO THE RECORD, BUT WILL NOT BE READ OUT LOUD. IF AUTHORS OF THE WRITTEN CORRESPONDENCE WOULD LIKE TO SPEAK, THEY ARE FREE TO DO SO. THEY SHOULD RAISE THEIR HAND AND THE CHAIR WILL CALL UPON THEM AT THE APPROPRIATE TIME. A ROLL CALL VOTE WILL BE TAKEN FOR ALL ACTION ITEMS. PANELISTS AND ATTENDEES SHOULD NOTE THAT THE CHAT FEATURE IS NOT ACTIVE. IN ORDER TO GET THE FULL ZOOM EXPERIENCE, PLEASE MAKE SURE YOUR APPLICATION IS UP TO DATE.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THANK YOU. WILL THE SECRETARY CONDUCT ROLL CALL AND CONFIRM WHETHER A QUORUM OF THE BAHFA OVERSIGHT COMMITTEE IS PRESENT?

CLERK, FRED CASTRO: YES, MA'AM. ABE-KOGA? IS ABSENT. SUPERVISOR CANEPA?

DAVID CANEPA: HERE.

CLERK, FRED CASTRO: THANK YOU. SUPERVISOR GLOVER? IS ABSENT. SUPERVISOR RABBIT? IS ABSENT. SUPERVISOR RONEN?

HILLARY RONEN: PRESENT.

CLERK, FRED CASTRO: THANK YOU. MAYOR SCHAFF?

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LIBBY SCHAAF, BAHFA CHAIR: HERE.

CLERK, FRED CASTRO: COUNCIL MEMBER WORTH?

V. CHAIR, AMY WORTH MTC BAHFAO: HERE.

CLERK, FRED CASTRO: QUORUM OF THE BAHFA OVERSIGHT COMMITTEE IS PRESENT.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: WE WILL POSTPONING CALLING THE ABAG HOUSING COMMITTEE FOR A MOMENT AND CLERK, YOU WILL ADVISE US WHEN THAT APPROPRIATE TIME HAS COME?

CLERK, FRED CASTRO: YES, MA'AM.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: WILL THE CLERK PLEASE PROVIDE THE BAHFA OVERSIGHT COMMITTEE ANNOUNCEMENT?

CLERK, FRED CASTRO: AS AUTHORIZED BY STATE LAW I AM MAKING THE FOLLOWING ANNOUNCEMENT. EACH MEMBER OF THE BOARD HERE TODAY WILL BE ENTITLED TO RECEIVE $100 PER MEETING ATTENDED UP TO A MAXIMUM OF $500 PER MONTH PER AGENCY. THIS AMOUNT IS A PROVIDED AS A RESULT OF CONVENING A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT SUCH AMOUNT.

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CHAIR, LIBBY SCHAAF, MTC BAHFAO: PUBLIC COMMENT. INFORMATIONAL ITEM. IS THERE ANY MEMBER OF THE PUBLIC WHO WISHES TO GIVE PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA AND WILL THE CLERK INFORM US WHETHER THERE WERE ANY PUBLIC COMMENTS RECEIVED FOR THIS ITEM?

CLERK, FRED CASTRO: THERE WERE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM AND I SEE NO MEMBER OF THE ATTENDEES WITH A HAND RAISED AT THIS TIME. THANK YOU.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: ITEM THREE IS COMMITTEE MEMBER ANNOUNCEMENTS. THIS IS ALSO AN INFORMATIONAL ITEM. I'M CALLING WHETHER THERE ARE ANY ANNOUNCEMENTS FROM MEMBERS OF THE COMMITTEE. ALL RIGHT. SEEING NO HAND RAISED. IS THERE ANY MEMBER OF THE PUBLIC WHO WISHES TO GIVE PUBLIC COMMENT ON THIS ITEM? OR WERE ANY PUBLIC COMMENTS RECEIVED ON THIS ITEM?

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

CHAIR, LIBBY SCHAAF, MTC BAHFAO: ITEM FOUR IS THE CHAIR'S REPORT. THIS IS AN INFORMATIONAL ITEM. IN THE INTEREST OF TIME, I WILL JUST WELCOME PEOPLE BACK FROM THE AUGUST BREAK,

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AND I WOULD LIKE TO ASK IF CHAIR ROMERO HAS ANYTHING TO REPORT?

CHAIR, CARLOS ROMERO, ABAG: NO, I DO NOT. I'M SORRY. I'M JUST TRYING TO REACH ONE OF MY COMMITTEE MEMBERS. SO I WAS ON MUTE. NO. I DO NOT. AND I HOPE WE'RE ALL STAYING COOL AND USING THE LEAST AMOUNT OF ENERGY TO DO SO. THANK YOU.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THANK YOU. ARE THERE ANY MEMBERS OF THE PUBLIC WHO WISH TO GIVE PUBLIC COMMENT ON THIS ITEM? AND WILL THE CLERK INFORM US WHETHER ANY COMMENTS WERE RECEIVED ON THIS ITEM?

CLERK, FRED CASTRO: THERE WERE NO WRITTEN COMMENTS RECEIVED ON THIS ITEM. AND I SEE NO MEMBERS OF THE ATTENDEES WITH THEIR HAND RAISED FOR PUBLIC COMMENT. THANK YOU.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THANK YOU. ITEM FIVE IS THE EXECUTIVE DIRECTOR'S REPORT. SO THIS IS AN INFORMATIONAL ITEM. EXECUTIVE DIRECTOR MCMILLAN, WOULD YOU PLEASE GIVE THE REPORT?

ALIX BOCKELMAN: GOOD AFTERNOON. THIS IS ALIX BOCKELMAN DEPUTY DIRECTOR FOR POLICY. UNFORTUNATELY THERESE MCMILLAN HAD A CONFLICT. BUT I DID WANT TO SHARE A FEW ITEMS THAT SHE HAD IN HER REPORT. STARTING WITH THE GOOD NEWS, ON AUGUST 2ND, THE

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HOUSING AND COMMUNITY DEVELOPMENT ANNOUNCED THAT THE BAY AREA RECEIVED OVER 226 MILLION IN STATE HOMEKEY AWARDS INCLUDING OPERATING SUBSIDIES FOR HOMELESS HOUSING PROJECTS AND THE AWARDEES INCLUDED SAN JOSE, OAKLAND, SAN FRANCISCO, PALO ALTO, NEWARK, SANTA ROSA AND SONOMA COUNTY. OBVIOUSLY, THAT IS A SIGNIFICANT AMOUNT OF FUNDING AND IT WILL PROVIDE PERMANENT HOUSING SERVICES FOR OVER 800 HOUSEHOLDS WHO ARE CURRENTLY UNHOUSED. SO, WE COMMEND THOSE CITIES AND COUNTIES FOR PROVIDING THESE HOMES AND SERVICES. I ALSO WANT TO NOTE ON THE STATE LEGISLATIVE FRONT, I'M SURE YOU'RE ALL AWARE THAT A.B. 2011, WICKS AND SB6 CABALERO, WHICH BOTH SEEK TO ALLOW ACCELERATION OF DEVELOPMENT OF HOUSING IN COMMERCIAL ZONES; THEY BOTH REACHED THE GOVERNOR'S DESK. THE BILLS TAKE WITH DIFFERENT APPROACHES WITH RESPECT TO PROJECT STREAMLINING AND LABOR PROVISIONS, AND ASSUMING APPROVAL BY THE GOVERNOR OUR HOUSING AND LOCAL PLANNING TEAM WILL DEVELOP TECHNICAL ASSISTANCE TO HELP JURISDICTIONS NAVIGATE THE LEGISLATION AND THAT CONCLUDES THE EXECUTIVE DIRECTOR'S REPORT FOR THERESE. THANKS.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THANK YOU. WE'LL CALL YOU ACTING DIRECTOR BOCKELMAN FOR THAT REPORT TODAY. IS THERE ANY DISCUSSION FROM ANY OF THE COMMITTEE MEMBERS ON THIS ITEM?

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CLERK, FRED CASTRO: SEEING NO HANDS. IS THERE ANY MEMBER OF THE PUBLIC WHO WISHES TO GIVE PUBLIC COMMENT? OR DID THE CLERK RECEIVE ANY PUBLIC COMMENTS FOR THIS ITEM?

CLERK, FRED CASTRO: THERE WERE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM AND I SEE NO MEMBERS OF THE ATTENDEES WITH THEIR HAND RAISED FOR PUBLIC COMMENT. THANK YOU.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THANK YOU. I WILL SKIP AHEAD TO ITEM SEVEN, WHICH IS THE BAHFA OVERSIGHT COMMITTEE CONSENT CALENDAR. THIS IS APPROVAL OF OUR MEETING MINUTES OF JULY 14TH, 2022. IT'S AN ACTION ITEM. UNLESS THERE IS AN ITEM THAT A COMMITTEE MEMBER WOULD LIKE TO TAKE SEPARATELY, THE CONSENT CALENDAR WILL BE APPROVED IN ONE MOTION. IS THERE A MOTION AND A SECOND?

V. CHAIR, AMY WORTH MTC BAHFAO: MOVE APPROVAL.

HILLARY RONEN: SECOND, RONEN.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: MOVED BY WORTH. SECONDED BY RONEN. COULD THE CLERK PLEASE CALL THE ROLL.

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CLERK, FRED CASTRO: NO PUBLIC COMMENT RECEIVED AND NO HANDS RAISED FOR COMMENT ON THE ITEM. THIS IS MOTION BY WORTH SECOND BY RONEN. COUNCILMEMBER ABE-KOGA IS ABSENT. SUPERVISOR CANEPA?

DAVID CANEPA: AYE.

CLERK, FRED CASTRO: THANK YOU. SUPERVISOR GLOVER? IS ABSENT. SUPERVISOR RABBIT? IS ABSENT. SUPERVISOR RONEN?

HILLARY RONEN: AYE.

CLERK, FRED CASTRO: THANK YOU. MAYOR SCHAFF?

LIBBY SCHAAF, BAHFA CHAIR: AYE.

CLERK, FRED CASTRO: THANK YOU. COUNCILMEMBER WORTH?

V. CHAIR, AMY WORTH MTC BAHFAO: AYE.

CLERK, FRED CASTRO: THANK YOU. MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THANK YOU SO MUCH. WE WILL MOVE TO ITEM EIGHT, CONTRACTS. WE ARE SEEKING AUTHORIZATION TO NEGOTIATE AND ENTER INTO A CONTRACT WITH EXYGY INCORPORATED

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CONSULTANT IN AN AMOUNT NOT TO EXCEED $1 MILLION FOR WEB DESIGN SERVICES FOR THE BAY AREA HOUSING FINANCE AUTHORITY'S DOORWAY HOUSING PORTAL PILOT PROJECT. THIS IS A BAHFA OVERSIGHT COMMITTEE ACTION ITEM. BARRY ROEDER WILL GIVE THE REPORT. PLEASE PROVIDE US WITH THAT REPORT.

BARRY ROEDER: THANK YOU, CHAIRMAN SCHAAF. I'M BARRY ROEDER, THE BAHFA DOORWAY MANAGER. I'M HAPPY TO BE HERE TODAY IN ORDER TO REQUEST THAT YOU PLEASE REFER THE NOTED CONTRACT APPROVAL ACTION TO THE BAHFA BOARD. I WOULD LIKE TO GIVE SOME ADDITIONAL INFORMATION ABOUT THE PORTAL. COULD YOU PLEASE LOAD THE PRESENTATION? SO, THE DOORWAY HOUSING PORTAL IS PRINCIPALLY ABOUT HELPING HOUSING SEEKERS FIND AND APPLY FOR AFFORDABLE HOUSING. NEXT SLIDE PLEASE. THE CHALLENGES, AS I AM SURE SOME OF YOU ARE FAMILIAR WITH, IS THERE HAS, TO DATE, NOT BEEN A CENTRAL RESOURCE. THE INFORMATION THAT IS AVAILABLE ON AFFORDABLE HOUSING IS INCONSISTENT, LIMITED INFORMATION ON ELIGIBILITY CRITERIA, AND EVEN ALONG UNIQUE PAPER APPLICATIONS -- MEANING YOU MIGHT COMPLETE AN APPLICATION THAT'S MORE THAN TEN PAGES LONG, THE SUPPLEMENTAL DOCUMENTATION, LIKE PAY STUBS, TAX RETURNS, HOPING THAT YOU MIGHT USE THAT IN ANOTHER HOUSING SITUATION BUT, IN FACT, BECAUSE THEY'RE UNIQUE YOU HAVE TO COMPLETE A NEW APPLICATION ALL OVER AGAIN. ALSO LONG LINES AND APPLICATION DUE DATE, AND ONCE ALL OF THAT IS SUBMITTED, IT'S KIND OF A BLACK BOX KNOWING WHAT HAPPENED TO

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YOUR APPLICATION. NEXT SLIDE PLEASE. IN ORDER TO MEET THAT NEED, THE CITY OF SAN FRANCISCO, IN 2015, I WAS ACTUALLY PART OF THAT TEAM WORKING A GOOGLE VOLUNTEER FELLOWSHIP AND THE ORGANIZATION EXYGY, WHICH WE'RE REFERRING TO TODAY, LAUNCHED THE DAHLIA HOUSING PORTAL. WHAT YOU SEE ON SCREEN IS A VARIANT THAT ALAMEDA COUNTY SUBSEQUENTLY LAUNCHED USING THE SAME OPEN SOURCE CODE ALSO VARIANTS OF THE PORTAL FOR CITY OF SAN JOSE AND SAN MATEO, ALL OF THOSE PORTALS ARE LIVE TO DATE, SAN FRANCISCO, ALAMEDA COUNTY, CITY OF SAN JOSE, AND SAN MATEO COUNTY. THIS EFFORT WOULD CREATE A REGIONAL PORTAL THAT WOULD PULL MOST OF THOSE TOGETHER, SAN MATEO AND SAN JOSE WOULD FOLD INTO THE NEW REGIONAL PORTAL. ALAMEDA COUNTY CLOSELY ALLIED WITH IT, AND WOULD BE WORKING IN PARTNERSHIP WITH SAN FRANCISCO TO CONTINUE FORWARD A ONE STOP RESOURCE FOR THE BAY AREA TO PROVIDE INFORMATION ON AFFORDABLE HOUSING, INCLUDING ELIGIBILITY AND, ALSO, APPLICATION THAT YOU CAN COMPLETE ON YOUR CELL PHONE IN LESS THAN TEN OR 15 MINUTES. NEXT SLIDE, PLEASE. JUST TO NOTE, THE IMPACT THAT SAN FRANCISCO DAHLIA HAS HAD SINCE LAUNCH IN FEBRUARY OF 2016, THERE HAVE BEEN OVER 2.3 MILLION SITE USERS, A TOTAL OF OVER 7 MILLION SITE VISITS, AND OVER 1 MILLION APPLICATIONS SINCE ONLINE APPLICATION BECAME AVAILABLE IN NOVEMBER OF 2016. ONE OF THE MOST IMPORTANT NOTES ON THIS PAGE IS THE FACT THAT 97% OF APPLICANTS HAVE APPLIED ONLINE. THAT MEANS THAT WE DO STILL OFFER PAPER APPLICATIONS, WE HAVE -- SAN FRANCISCO THAT IS -- HAS, AND THAT'S EXPECTED

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TO CONTINUE. BUT THE VERY HIGH DIGITAL ADOPTION RATE IS AN INDICATION THAT ONE, THE TECHNOLOGY WORKS, AND THAT, SECOND, THE USER CENTRIC DEVELOPMENT PROCESS THAT WE HAVE INVESTED IN, WORKS. PEOPLE KNOW HOW TO USE IT. NEXT SLIDE PLEASE. THE DOORWAY PLATFORM IS TWO WEB SITES. IT'S THE APPLICANT PORTAL THAT YOU SAW BRIEFLY ON A PRIOR SLIDE, AND ALSO A PARTNER'S PORTAL FOR OUR DEVELOPER AND LEASING AGENT PARTNERS IN ORDER FOR THEM TO RECEIVE APPLICATIONS AND PROCESS THEM ALL THE WAY THROUGH TO LEASE UP AND ASSIGNING UNITS. THAT PROCESS BEING PART OF DOORWAY GIVES US SOME INCREDIBLE VALUABLE DATA ABOUT WHO IS APPLYING, WHO IS PLACED, ACCORDING TO DEMOGRAPHICS, HOUSEHOLD SIZE AND VARIOUS INTERESTING INFORMATION. IT GIVES US A COMPREHENSIVE LOOK AT THE DEMAND, AND, AGAIN, WHO IS FORTUNATE TO BE PLACED IN AVAILABLE UNITS. NEXT SLIDE. JUST TO GIVE A PICTURE OF WHAT WE'RE BUILDING FOR THE REGION THE CITY OF SAN JOSE AND SAN MATEO AS INDICATED ARE EXPECTED TO BE INTEGRATED WITH THE PORTAL LAUNCH LATER THIS -- NEXT YEAR OR EARLY 2024. WE SHOULD REVISE THAT LIKELY WE'LL BE LAUNCHING IN EARLY 2024. MARIN COUNTY AND THE CITY OF OAKLAND ARE ALSO EXPECTED TO BE INCLUDED IN LAUNCH. SANTA CLARA COUNTY, CONTRA COSTA COUNTY TARGETED FOR INCLUSION IN 2024. I SKIPPED OVER ALAMEDA COUNTY AND CITY AND COUNTY OF SAN FRANCISCO BOTH OF WHOLE MAINTAIN THEIR OWN PORTALS FOR THE MEANWHILE, BUT WE HOPE TO BETTER INCORPORATE THEM AS WE GO FORWARD. AND THEN YOU WILL NOTE THAT NAPA, SOLANO, AND SONOMA COUNTIES ARE TARGETED

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FOR LATER INCLUSION IN THE PORTAL. NEXT SLIDE PLEASE. ONE OF THE THINGS THEY MENTIONED EARLIER THAT WE LEARNED IN SAN FRANCISCO IS, OF COURSE, OUR GOAL WAS TO MAKE IT EASIER TO FIND AND APPLY FOR AFFORDABLE HOUSING. BUT WHAT WE DIDN'T EXPECT IS ALL THE DATA THAT THIS PORTAL GENERATES. IT'S LIKE A GOOGLE. IT'S LIKE A -- YOU KNOW, A PRIVATE MARKET WEB SITE THAT ALL OF A SUDDEN GENERATES ALL THIS INFORMATION ON WHO IS LOOKING, WHO IS PLACED, ET CETERA. AND THAT DATA IS VALUABLE IN THREE VERY IMPORTANT WAYS. ONE OF WHICH, IT'S ALLOWED US TO UPDATE OUR PUBLISHED POLICIES THINGS THAT NEED TWEAKING IN ORDER TO MAKE THE SYSTEM MORE EFFICIENT ALSO ALLOWED US TO TAKE A LOOK AT THE DEMAND DATA AND ALLOW THAT TO INFLUENCE HOUSING DEVELOPMENT. SO IF WE KNOW THAT WE'RE LOOKING TO A CERTAIN SUPPORTIVE PARTICULAR POPULATION AND WE KNOW THEY'RE LOOKING IN A PARTICULAR NEIGHBORHOOD FOR THIS TYPE OF UNIT IT'S A REVOLUTIONARY SHIFT IN BETTER UNDERSTANDING THE DEMAND AND FINALLY SOMETHING I'M MOST EXCITED ABOUT IS WE HOPE TO TAKE THIS DATA AND GET A BETTER UNDERSTANDING OF REALLY WHERE OUR GAPS ARE OVERALL IN HOUSING, BAY AREA WIDE, AND, AGAIN, TO FOCUS THAT ON A LARGER SCALE IN AN APPROPRIATE HOUSING DEVELOPMENT. NEXT SLIDE. SO, THANK YOU FOR YOUR TIME. THE DOORWAY HOUSING PORTAL, WE BELIEVE, IS A TRANSFORMATIVE PROJECT FOR THE BAY AREA, AND WE THINK WE'LL COMPREHENSIVELY ADDRESS THE DIFFICULTY AND INEQUITY IN FINDING HOUSING. IN ORDER TO DO THIS, WE NEED EXYGY IN ITS PORTAL HOUSING

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EXPERIENCE. THANK YOU FOR YOUR CONSIDERATION AND I'M HAPPY TO ANSWER ANY QUESTIONS.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THANK YOU MR. ROEDER. THIS IS EXTREMELY EXCITING. AS SOMEONE WHO HAS WORKED IN LOCAL GOVERNMENT FOR OVER TWO DECADES, THE NEED FOR THIS COULD NOT BE MORE RELEVANT. I SEE ONE HAND UP, COMMISSIONERS IF YOU HAVE A QUESTION, PLEASE DO RAISE YOUR HAND. WE'RE, CURRENTLY, IN SAN FRANCISCO, OUR AFFORDABLE HOUSING PROVIDERS, ARE THEY REQUIRED TO LIST ON THE SITE AND IS THERE ANY WAY TO REQUIRE HOUSING PROVIDERS TO LIST ON THE DOORWAY AND THEN MY OTHER QUESTION IS ABOUT CITIES LIKE OAKLAND THAT HAVE SOME LOCAL PREFERENCES FOR EXISTING CURRENT RESIDENTS TO GET 50 PRIORITY HOW WILL DOORWAY ACCOMMODATE THOSE?

BARRY ROEDER: TO ANSWER YOUR FIRST QUESTION ABOUT REQUIRING DEVELOPERS TO PARTICIPATE IN THE PORTAL IN THE CASE OF SAN FRANCISCO THERE ARE A NUMBER OF DIFFERENT MECHANICS THAT ARE USED TO COMPEL THE PARTICIPATION IN THE PORTAL ON THE INCLUSIONARY HOUSING SIDE THERE IS AN INCLUSIONARY MANUAL WHICH IS UPDATED EVERY 3 TO 5 YEARS AND THAT INCLUSIONARY MANUAL IS MANDATED BY AN INCLUSIONARY ORDINANCE SO THAT'S, SORT OF, THE PROCESS THAT WORKS ON THAT SIDE. ON THE MULTI-FAMILY HOUSING SIDE OR THE 100% AFFORDABLE HOUSING SIDE IT'S TYPICALLY THROUGH LOAN DOCUMENTS THAT WE COMPEL PARTICIPATION

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IN THE PORTAL. I CAN TELL FROM YOU FIRSTHAND EXPERIENCE THAT WE HAVE NOT HAD AN ISSUE IN OUR PROFESSIONAL PARTNERS IN THEIR WILLINGNESS TO USE THIS THEY SEE THE VALUE FOR THEIR CLIENTS AS WELL AND HAVE BEEN VERY INTERESTED IN PARTICIPATING AND IN FACT HELPING US CODEVELOP THE PLATFORM. WHAT I UNDERSTAND FROM MY COLLEAGUES AROUND THE BAY AREA THAT HAVE SUBSEQUENTLY IMPLEMENTED THE CODE TO CREATE THEIR OWN PORTALS IS THEY HAVE SIMILAR EXPERIENCE. HAVING SAID THAT, WE THINK IT'S IMPORTANT TO LOOK AT, SORT OF, CREATING LEVERAGE TO BUILD ADOPTION BOTH WITH JURISDICTIONS AND WITH PROFESSIONAL PARTNERS AND TO THINK ABOUT INCENTIVES WHERE REQUIRED BUT I THINK WE HAVE A STRONG VALUE PROPOSITION AND GREAT DEAL OF INTEREST. WITH REGARD TO YOUR SECOND QUESTION ABOUT HOUSING PREFERENCES. ONE OF THE GREAT THINGS ABOUT THE CODE THAT UNDERPINS THE SYSTEM IS THAT IT'S INFINITELY FLEXIBLE. FOR EXAMPLE, I CAN GO INTO THE CODE, AND I CAN, THROUGH AN INTERFACE, AND THIS IS SPECIFIC TO SAN FRANCISCO BUT NOT UNLIKE THE OTHER PORTALS OUT THERE, AND CERTAINLY WHAT WE'LL BE DESIGNING FOR DOORWAY, WITHIN A VERY SHORT AMOUNT OF TIME WITHIN LESS THAN AN HOUR, I CAN CREATE THE PROVISION FOR A NEW HOUSING LOTTERY PREFERENCE THAT'S SPECIFIC TO ONE LISTING OR A GIVEN JURISDICTION. SO THE THINGS THAT CAN EBB AND FLOW. SO, IF A JURISDICTION, FOR SOME REASON, TO HAVE A PARTICULAR LOTTERY PREFERENCE FOR ONE LISTING ONLY, OR FOR A LIMITED PERIOD, IT'S SOMETHING WE CAN CREATE AND TAKE DOWN. IT'S INFINITELY FLEXIBLE IN THAT REGARD. EVEN TO THE

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POINT, THAT IF WE HAD A JURISDICTION -- AND I DON'T KNOW THAT WE'RE GOING IN THIS DIRECTION -- THAT SAID, YOU KNOW, WE DON'T WANT TO RUN LOTTERIES AT ALL CAN WE CREATE A GENERAL WAIT LIST FOR FOLKS? WE CAN ABSOLUTELY DO THAT ON A CASE BY CASE BASIS.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THANK YOU FOR THAT ANSWER. THAT WAS MY CLARIFYING QUESTION. WE CAN HAVE MORE DISCUSSION, OR I COULD ASK FOR A MOTION AND A SECOND SO WE CAN CONTINUE DISCUSSION OF THE MOTION.

V. CHAIR, AMY WORTH MTC BAHFAO: THIS IS COMMISSIONER WORTH. I'M HAPPY TO MAKE A MOTION. I JUST WANT TO CONFIRM THAT WE -- DO WE HAVE A ROBUST QUORUM FOR THIS -- FOR OUR COMMITTEE?

CLERK, FRED CASTRO: QUORUM IS PRESENT FOR THE BAHFA OVERSIGHT COMMITTEE.

V. CHAIR, AMY WORTH MTC BAHFAO: FOR BAHFA OVERSIGHT. OKAY. FINE. THANKS.

CLERK, FRED CASTRO: YOU'RE WELCOME.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: MOTION BY WORTH. CAN SOMEONE SECOND? I SEE WE HAVE SOME OTHER HANDS UP. WE CAN DISCUSS. RONEN SECONDS. KATHLEEN KANE?

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KATHLEEN KANE: THANK YOU CHAIR SCHAFF. I WANT TO CLARIFY AS A REGIONAL BODY WE HAVE DIFFERENT LEVERS AND IN SOME WAYS FEWER OF THEM THAN CITIES DO IN TERMS OF COMPELLING PARTICIPATION. BUT, AS THE PRESENTATION STATED, YOU KNOW, WE DO HAVE A LOT OF VALUE-ADDED PROPOSITION HERE WITH THIS PROJECT WHERE WE CAN LOOK AT DIFFERENT WAYS OF INCREASING PARTICIPATION AS IT GETS ROLLED OUT BUT DIRECT COMPELLING IS SOMETHING THAT'S HARD TO DO UNLESS WE HAVE FUNDING OR OTHER MECHANICS THAT ARE ATTACHED TO IT.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THANK YOU FOR THAT CLARIFICATION. DO I NOT SEE HAND UP FROM COMMITTEE MEMBERS. IF THERE ARE NO FURTHER COMMENTS OR QUESTIONS FROM COMMITTEE MEMBERS, I DO SEE A MEMBER OF THE PUBLIC WHO WISHES TO GIVE PUBLIC COMMENT ON THIS ITEM. IF THE CLERK CAN CALL ON THAT MEMBER, AS WELL AS INFORM US WHETHER ANY PUBLIC COMMENTS WERE RECEIVED FOR THIS ITEM?

CLERK, FRED CASTRO: YES, MA'AM. IF YOU GIVE ME ONE MOMENT TO SHARE MY SCREEN WITH THE TIMER, AND I WILL CALL ON --

CHAIR, LIBBY SCHAAF, MTC BAHFAO: OH, CAN I -- I'M SORRY. CO-CHAIR ROMERO DID YOU WANT TO SPEAK BEFORE WE HEAR FROM THE PUBLIC?

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CHAIR, CARLOS ROMERO, ABAG: I JUST WANT TO SPEAK IN SUPPORT OF SOMETHING THAT'S LONG OVERDUE AS SOMEONE WHO HAS RUN HOUSING DEVELOPMENT CORPORATIONS BEFORE AND OUR CITIES WITH CDC TO BUILD SEVEN OR 700 UNITS OF AFFORDABLE HOUSING THIS IS A REAL INNOVATION AND I THINK WORTH IT IN THE NINE COUNTY BAY AREA I CANNOT THINK OF A DEVELOPER OR NON-PROFIT WHO HAS AFFORDABLE HOUSING WITHIN THEIR DEVELOPMENT NOT UTILIZING THIS. IT JUST STREAM LINES THE PROCESS FOR ALL OF US, INCLUDING ELECTED OFFICIALS AS WELL AS THOSE WHO ARE IN THE AFFORDABLE HOUSING INDUSTRY. AND I'M SO HAPPY TO SEE THIS MOVING FORWARD. AND I THINK IT'S A GREAT PILOT PROJECT FOR US TO REALLY BE TOUTING AND SUPPORTING. SO, THANK YOU ALL, STAFF, FOR MOVING THIS FORWARD.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: GREAT. THANK YOU. SUPERVISOR RONEN, DID YOU WISH TO SPEAK, ALSO?

HILLARY RONEN: YES. THANK YOU. SORRY. I DIDN'T WANT TO TAKE UP TIME, BUT I ALSO JUST HAVE TO SAY HOW EXCITED I AM ABOUT THIS. AND THE FACT THAT IT, SORT OF, SETS THE TONE THAT THE ISSUES OF HOMELESSNESS, OF THE NEED FOR AFFORDABLE HOUSING, IS A REGIONAL ISSUE. THIS IS NOT A CITY BY CITY, OR A COUNTY BY COUNTY ISSUE. IT'S REALLY EVEN BEYOND THE REGION. IT'S A STATEWIDE PROBLEM, A NATIONAL PROBLEM. BUT IT JUST FEELS SO

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GOOD TO CONCRETELY DO SOMETHING SO USEFUL TOGETHER THAT ALSO SYMBOLIZES THE BREADTH OF THE PROBLEM, AND HOW WE NEED TO DEVELOP SOLUTIONS TO THIS PROBLEM, NOT THINKING AS INDIVIDUAL SILOS, BUT, AS REGIONS AND STATES AND COUNTRIES. SO, THANK YOU. I'M JUST REALLY EXCITED ABOUT THIS.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: BEAUTIFULLY SAID. THANK YOU. IF CLERK CASTRO COULD CALL ON THE MEMBER OF THE PUBLIC? THANK YOU.

CLERK, FRED CASTRO: YES, MA'AM. I'LL SHARE MY SCREEN WITH THE TIMER AND CALL ON RICH HEDGES FOR TWO MINUTES. GO AHEAD, PLEASE.

RICHARD HEDGES: HI. I HAVE A STATEMENT AND A QUESTION. STATEMENT IS I'M VERY EXCITED ABOUT THIS AS WELL I'M OFTEN APPROACHED BY PEOPLE ASKING ABOUT BELOW MARKET RATE HOUSING AND I THINK IT WAS CONFUSING FOR THEM IN THE PAST -- I NOT ONLY THINK; I KNOW. THIS IS GOING TO STREAMLINE IT I ALSO SIT ON THE HOUSING COMMUNITY DEVELOPMENT COMMISSION FOR THE COUNTY OF SAN MATEO AND HOW INTEGRATED IS SAN MATEO INTO THIS PRODUCT AND IF THEY'RE NOT COMPLETELY, WHEN DO YOU EXPECT THEM TO BE COMPLETELY INTEGRATED? WE HAVE A MEETING LATER THIS MONTH, AND I WOULD LIKE TO BRING IT UP. THAT'S MY COMMENT.

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BARRY ROEDER: AM I AT LIBERTY TO RESPOND TO THAT?

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THROUGHOUT CHAIR, MR. ROEDER, IF YOU COULD RESPOND?

SPEAKER: THANK YOU FOR THE OPPORTUNITY. SAN MATEO COUNTY HAS BEEN A TREMENDOUS PARTNER FIRST AND FOREMOST REALLY BEING ADVOCATES FOR THIS WORK. WHEN I AND ANOTHER COLLEAGUE BEGAN TO, SORT OF, LOOK AROUND FOR OTHER INTERESTED IN R COUNTIES THAT MIGHT WANT TO USE THE OPEN SOURCE CODE, BACK IN 2018, SAN MATEO COUNTY WAS ONE OF THE FIRST ENTITIES THAT STEPPED UP. SO, I'M VERY GRATEFUL FOR THEIR ONGOING SUPPORT, BOTH IN THEIR WILLINGNESS TO CREATE THEIR OWN PORTAL, AND IN THEIR WILLINGNESS TO SET THAT PORTAL ASIDE AND JOIN TOGETHER IN OUR REGIONAL WORK THAT WE'RE ABOUT TO UNDERTAKE.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THANK YOU FOR RESPONDING TO THE QUESTION. AND LET ME KNOW IF YOU NEED ANY HELP WITH ALAMEDA COUNTY ALONG THOSE LINES, AS WELL. AND, CLERK CASTRO, ANYTHING -- IF NOTHING FURTHER WAS RECEIVED BY THE PUBLIC, IF YOU COULD CALL THE ROLL?

CLERK, FRED CASTRO: YES. NO WRITTEN COMMENTS WERE RECEIVED FOR THIS ITEM AND NO ATTENDEES WITH THEIR HAND RAISED. THIS IS ON

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THE MOTION WITH THE CONTRACT FOR EXYGY WORTH MOTIONS SECOND BY RONEN. COUNCILMEMBER ABE-KOGA IS ABSENT. CANEPA?

DAVID CANEPA: AYE.

CLERK, FRED CASTRO: GLOVER IS ABSENT. SUPERVISOR RABBIT? IS ABSENT. SUPERVISOR RONEN?

HILLARY RONEN: AYE.

CLERK, FRED CASTRO: THANK YOU. MAYOR SCHAFF?

CHAIR, LIBBY SCHAAF, MTC BAHFAO: AYE.

CLERK, FRED CASTRO: COUNCILMEMBER WORTH?

V. CHAIR, AMY WORTH MTC BAHFAO: AYE.

CLERK, FRED CASTRO: THANK YOU. MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: GREAT. THANK YOU. WE'LL MOVE NOW TO ITEM NINE WHICH IS REGIONAL EARLY ACTION PLANNING. WE WILL HEAR A PRESENTATION REGARDING PROPOSED HOUSING PRESERVATION, PREDEVELOPMENT AND TECHNICAL ASSISTANCE USES FOR

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2022, REGIONAL EARLY ACTION PLANNING 2.0 FUNDS, FROM THE STATE OF CALIFORNIA. THIS IS A BAHFA OVERSIGHT COMMITTEE INFORMATIONAL ITEM, AND MS. ABDELGANI AND MR. SHORETT WILL GIVE THE REPORT.

SPEAKER: THANK YOU, CHAIR. IF WE COULD GET THE SLIDES PLEASE? THANK YOU SO MUCH. TODAY WE'LL TALK ABOUT THREE HOUSING PROGRAMS FUNDED BY THE REGIONAL EARLY ACTION PLANNING GRANT OR REAP 2.0 FUNDING FROM THE STATE. NEXT SLIDE PLEASE. WE WOULD LIKE TO GROUND TODAY'S DISCUSSION WITHIN THE CONTEXT OF PARALLEL MULTI-YEAR REGIONAL HOUSING EFFORT THAT IS NOW CONVERGING AT THIS UNIQUE IMPLEMENTATION OPPORTUNITY THROUGHOUT SECOND ROUND OF REAP 2.0 FUNDING. TO START, AS YOU ALL ARE WELL AWARE, PLANNED BAY AREA WAS ADOPTED IN 2021 AND IT INCLUDES SEVERAL HOUSING STRATEGIES THAT THE REGIONAL AGENCIES ARE NOW CHARGED WITH EXECUTING INCLUDING PRESERVING AND PROTECTING AFFORDABLE HOUSING AND SPURRING HOUSING PRODUCTION FOR ALL INCOME LEVELS. THE CYCLE OF REGIONAL HOUSING NEEDS ALLOCATION OR RHNA WAS AN ADOPTED IN 2021 WITH THE GOAL OF BUILDING 440,000 HOUSING UNITS REGION-WIDE BY 2023. AND AS THIS COMMITTEE KNOWS WELL, ABAG LAUNCHED A BRAND-NEW REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM IN 2020 WITH $24 MILLION IN HCD'S FIRST ROUND OF REAP FUNDING WHICH INCLUDES LOCAL GRANTS, DATA TOOLS, COUNTY COLLABORATIVES AND SO MUCH MORE IN SUPPORT OF THE SIX CYCLE HOUSING ELEMENT

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UPDATE PROCESS. AND REAP 1.0 FUNDING MUST BE SPENT BY 2023, SO STAFF HAS BEEN EXPLORING WAYS TO CONTINUE PROVIDING THIS VALUABLE [INDISCERNIBLE] TO THE REGION. AND REAP 2.0 FUNDING COMES AT THE PERFECT TIME AS A RESOURCE TO CONTINUE TO DEEPEN THAT WORK. AND FINALLY, THE BAY AREA HOUSING FINANCE AUTHORITY WAS ESTABLISHED IN 2019, AND THE FIRST PHASE OF STAFFING WAS COMPLETED JUST THIS SUMMER. SO THE TEAM IS DEVELOPING SEVERAL PILOT PROGRAMS TO BOTH ACHIEVE IMPACT AND SERVE AS A TESTING GROUND FOR LARGER PROGRAMS THAT COULD BE FUNDED BY A POTENTIAL SUCCESSFUL BALLOT MEASURE IN 2024. SO, TODAY WE'LL BE SHARING STAFF'S PROPOSAL FOR THREE HOUSING PROGRAMS FUNDED BY REAP 2.0 THAT CAN BRING ALL OF THESE PARALLEL EFFORTS TOGETHER. THE FIRST IS THE HOUSING PRESERVATION PILOT. THE SECOND IS A PRIORITY SITES PILOT, AND THE THIRD IS A CONTINUATION OF OUR REGIONAL HOUSING TA AND LOCAL GRANTS. JUST A REMINDER, THAT IF SOME OF THIS INFORMATION SOUNDS FAMILIAR TO SOME OF YOU THESE IDEAS HAVE BEEN PREVIEWED AT OTHER COMMITTEE MEETINGS EARLIER THIS YEAR INCLUDING JANUARY AND MARCH MTC PROGRAMMING AND ALLOCATIONS COMMITTEE MEETINGS AS WELL AS THE APRIL JOINT MTC PLANNING AND ABAG ADMIN COMMITTEE MEETING. NEXT SLIDE. SO WHAT IS REAP 2.0 AND HOW IS IT DIFFERENT FROM REAP 1.0. STARTING WITH THE KEY FACTS FROM THE BLUE BOX TO THE LEFT OF THE SLIDE -- SORRY -- TO THE RIGHT OF THE SLIDE. REAP 2.0 IS A $600 MILLION FUND BEING ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND OF THAT 103 MILLION

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HAS BEEN ALLOCATED TO MTC AS THE BAY AREA'S METROPOLITAN PLANNING -- [INDISCERNIBLE] THERE ARE THREE PROGRAM OBJECTIVES THAT THIS FUNDING MUST FULFILL THE FIRST ACCELERATE INFILL DEVELOPMENT THAT FACILITATES HOUSING SUPPLY AND CHOICE AFFORDABILITY SECOND AFFIRMATIVELY FURTHER FAIR HOUSING WITH A STRONG EQUITY COMPONENT AND THIRD TO REDUCE VEHICLE MILES TRAVELED TOWARDS OUR CLIMATE GOALS DEADLINE TO APPLY FOR MTC'S ALLOCATION IS DECEMBER OF THIS YEAR AND THE DEADLINE TO SPEND ALL OF THE FUNDING IS JUNE OF 2026. IN TERMS OF HOW THIS SECOND ROUND OF REAP 2.0 FUNDING DIFFERS FROM THE FIRST THERE IS A KEY SHIFT IN THE RECIPIENT AND STATUTORY AGREEMENT FROM ABAG AS OUR COUNCIL OF GOVERNMENTS TO MTC AS THE METROPOLITAN PLANNING ORGANIZATION. THE FOCUS HAS ALSO EXPANDED FROM HOUSING RELATED TECHNICAL ASSISTANCE TO WHAT HCD CALLS TRANSFORMATIVE PROJECTS THAT HAVE REGIONAL IMPACT AND SUBSTANTIAL BENEFIT TO DISADVANTAGED COMMUNITIES. THE FUNDING GOES ONE STEP BEYOND PLANNING TOWARDS IMPLEMENTATION. SO, THE EXPECTED OUTCOMES HAVE SHIFTED FROM HOUSING ELEMENT COMPLIANCE TO COMPLETED CAPITAL PROJECTS AND PLANS TO IMPLEMENT OUR SUSTAINABLE COMMUNITY STRATEGY, PLANNED BAY AREA 2050, AND NOTABLY CAPITAL INVESTMENT IS ONE ADDITIONAL ALLOWABLE USE OF FUNDS THAT WAS NOT INCLUDED IN THE FIRST ROUND OF REAP. THERE ARE INCREASED REPORTING REQUIREMENTS ARE INCLUDING QUANTIFIABLE IMPROVEMENTS RELATED TO THE PROGRAM OBJECTIVES I JUST WANT DESCRIBED AROUND CLIMATE AND HOUSING EQUITY AND

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FINALLY HCD IS COLLABORATING WITH OTHER STATE AGENCIES ON FUNDING INCLUDING OFFICE OF PLANNING AND RESEARCH STRATEGIC GROWTH COUNCIL AND THE CALIFORNIA AIR RESOURCES BOARD. NEXT SLIDE PLEASE. THIS SLIDE SITUATES REAP 2.0 WITHIN THE PLANNED BAY AREA 2050 REGIONAL GROWTH FRAMEWORK. A PATTERN OF FOCUSED TRANSIT ORIENTED GROWTH THAT PRIORITIZED AFFORDABLE HOUSING. SO, THE GROWTH FRAMEWORK PRESENTS A SET OF STRATEGIES AND INVESTMENT ASSUMPTIONS AND OUR AGENCIES ARE AT AN EXCITING STAGE OF SETTING THE ANTICIPATED ACTIONS INTO MOTION ON THE GROUND, WITH EMPHASIS ON HOUSING REAP 2.0 IS INTERRELATED POLICY FUNDING AND INSTITUTIONAL MECHANISMS FORWARDING THE FRAMEWORK. AND AS YOU CAN SEE FROM THE DIAGRAM, REAP 2.0 IS WORKING IN CONCEPT WITH THE ONE BAY AREA GRANT PROGRAM, THE TRANSIT ORIENTED COMMUNITIES AND POLICY AND EMERGING BAY AREA HOUSING FINANCE AUTHORITY PROGRAMS ALL FEEDING INTO THE IMPLEMENTATION OF PLANNED BAY AREA 2050 REGIONAL GROWTH FRAMEWORK. NEXT SLIDE PLEASE. GIVEN THAT CONTEXT THERE ARE THREE OF SPECIFIC PROGRAMMATIC COMPONENTS OF THE REAP 2.0. I WILL DESCRIBE THE ENVISIONED HOUSING PRESERVATION PILOT AND WILL PASS TO MY COLLEAGUE MARK SHORETT TO DESCRIBE THE PRIORITY PILOT REGIONAL HOUSING PROGRAM TOGETHER THESE THREE PROPOSED HOUSING PROGRAMS COMPRISE $68 MILLION OR 56% OF MTC'S 103 MILLION ALLOCATION FROM THE STATE ALL THREE PROGRAMS SIT ON THE FOUNDATION OF THE THREE PS OF HOUSING INCLUDING PRODUCTION, PRESERVATION, AND PROTECTION. AS YOU CAN SEE FROM

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THE DIAGRAM, THE HOUSING PRESERVATION PILOT WILL PRESERVE AFFORDABLE HOUSING OF THE EXISTING HOUSING STOCK AND PROTECT EXISTING RESIDENTS IN THE PROCESS. THE SITES PILOT WILL ACCELERATE PRODUCTION OF KEY PROJECTS ON PUBLIC AND UNDERUTILIZED COMMERCIAL LAND AND REGIONAL HOUSING PROGRAM WILL CONTINUE TO ASSIST WITH THE IMPLEMENTATION OF POLICIES AND PROGRAMS THAT FORWARD ALL THREE POWERS. NEXT SLIDE. SO, THE FIRST OF OUR THREE PROPOSED HOUSING PROGRAMS IS THE HOUSING PRESERVATION PILOT FUNDED BY $15 MILLION IN REAP 2.0 FUNDING. THE GOALS OF THIS PROGRAM ARE TO PROVIDE RAPID OVER-THE-COUNTER CAPITAL FINANCING TO NON-PROFIT DEVELOPER COMMUNITY LAND TRUSTS FOR ACQUISITION AND REHABILITATION, WHICH IS NECESSARY TO EMPOWER MISSION DRIVEN PRACTITIONERS TO TAKE ADVANTAGE OF OPPORTUNITIES IN A FAST PACED HOUSING MARKET. IT WILL ANTICIPATE PREVENTION OF DISPLACEMENT OF 60 TO 75 FAMILIES BY CREATING PERMANENTLY AFFORDABLE HOUSING ALLOWING US TO BEGIN TO FULFILL OUR BAY AREA 2050 COMMITMENT TO TAKE THE LEAD ON PRESERVATION. THE PROGRAM WILL ALSO DEMONSTRATE PROOF OF CONCEPT FOR REGIONAL VALUE-ADD EXEMPLIFIED BY BAHFA TO SUPPORT A 2024 BALLOT MEASURE AND WITH THE RECENT LAUNCH OF THE BAHFA TEAM THIS IS AN OPPORTUNITY TO CREATE OUR FIRST IN-HOUSE PRESERVATION CAPITAL FUND AND BUILD INSTITUTIONAL CAPACITY TO UNDERWRITE AFFORDABLE HOUSING LOANS. THE PROGRAM DESIGN IS INFORMED BY LESSONS LEARNED FROM THE BAY AREA PRESERVATION OR BAP, WHICH WAS RECENTLY REVISED, AS WELL

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AS ENGAGEMENT WITH A DIVERSE SET OF PRESERVATION STAKEHOLDERS AND POTENTIAL BORROWERS. AND FINALLY, WE HOPE TO STRIKE A BALANCE BETWEEN ACHIEVING SCALE AND HELPING HISTORICALLY DISADVANTAGED HOUSEHOLDS TO BUILD EQUITY THROUGH COLLECTIVE OWNERSHIP PROJECTS. NEXT SLIDE. TERMS OF PROPOSED PRIORITY PROJECTS TO BE FUNDED BY THIS PILOT THE PROGRAM WILL AIM TO REACH AVERAGE AREA MEDIAN INCOME OF 80% WHICH IS AN INDUSTRY STANDARD FOR AFFORDABILITY AND MANY PRESERVATION PROGRAMS AT THE LEVEL WHICH THESE INHERENTLY MIXED INCOME PROPERTIES CAN ACHIEVE FINANCIAL SUSTAINABILITY IN TERMS OF SCALE PROGRAM WILL OPEN TO ALL PROPERTY SIZES WITH GUIDELINES TAILORED TO SMALLER OR LARGER PROPERTIES. THE DISABILITY ACT REQUIREMENT AFFIRMATIVELY FURTHERS FAIR HOUSING AND FOCUS ON SYSTEMATICALLY MARGINALIZED COMMUNITIES AND FULFILLING REQUIREMENTS TO ACCELERATE INFILL DEVELOPMENT AND REDUCE VEHICLE MILES TRAVELED AND FOCUS ON PROXIMATE TO EXISTING PLANNED TRANSIT INFRASTRUCTURE AS WELL AS PLANNED BAY AREA GEOGRAPHIES ANTICIPATING COMMUNITY CONTROL PROJECTS SUCH AS COMMUNITY LAND TRUST UNLIMITED EQUITY HOMEOWNERSHIP OPERATIVES THAT GENERATE OPPORTUNITIES FOR TENANTS TO BUILD EQUITY AS A STEPPINGSTONE INTO OWNERSHIP, AND FINALLY, FINANCIAL SUSTAINABILITY IS OF THE UTMOST IMPORTANCE THE PROGRAM WILL AIM TO ADDRESS MANY SPECIFIC DIFFICULTIES THAT ARE UNIQUE TO THE PRESERVATION SPACE AND STAFF WILL WORK WITH BORROWERS TO PROTECT THEIR ORGANIZATIONAL SUSTAINABILITY. FOR EXAMPLE, WE

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PROPOSE THAT SURPLUS PROPERTY CASH FLOW BE REINVESTED IN AN EMERGENCY RENTAL RESERVE FOR THE PROPERTY TO SUPPORT RENT BURDENED TENANTS SHOULD THEY LOSE THEIR JOBS OR INCUR OTHER CHALLENGES THAT MEET RENT TO ULTIMATE AIM TO PROTECT TENANTS SUPPORT DEVELOPERS AND ENSURE LONG-TERM PROJECT SUCCESS. I'LL PASS IT TO MY COLLEAGUE MARK SHORETT TO TALK ABOUT THE NEXT PROPOSED PROGRAMS.

MARK SHORETT: THANK YOU. NEXT SLIDE PLEASE. TO COMPLEMENT THE PROTECTION AND PRESERVATION FOCUS OF THE FIRST PILOT SECOND PILOT WILL FOCUS ON PRODUCTION WITH OVERALL OBJECTIVE OF CREATING A PIPELINE OF LOCALLY PRIORITIZED REGIONAL SIGNIFICANT SITES TO BEGIN TO DELIVER AND SUPPORT TO OVERCOME OBSTACLES ADVANCE PROJECTS ON THESE SITES STRATEGIES FOCUSING ON TRANSFORMATION OF PUBLIC LAND IN AGING OFFICE PARKS AND MALLS THAT WERE CRUCIAL TO MEETING THE REGION'S EXISTING FUTURE HOUSING NEEDS AT ALL INCOME LEVELS. AS A COMPLEMENT TO THE HOUSING PRESERVATION PROGRAM ALSO BEGIN TO FULFILL THE PLANNED BAY AREA IMPLEMENTATION PLAN COMMITMENT TO TAKE THE LEAD ON AFFORDABLE HOUSING PRODUCTION. THE PILOT INCLUDES THREE INTERRELATED PARTS WHICH ARE HIGHLIGHTED IN THE DIAGRAM ON THE RIGHT HAND SIDE OF YOUR SCREEN. THE FIRST PART IS ESTABLISHING PRIORITY SITES. THIS WILL INVOLVE A SIMPLE NOMINATION PROCESS FOR PLACES THAT ARE PLANNED FOR SIGNIFICANT NUMBER OF HOMES WITH AFFORDABLE HOUSEHOLDS WITH A WIDE RANGE

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OF INCOME LEVELS OR 100% AFFORDABLE PROJECTS AS WELL AS ESSENTIAL SERVICES GREEN SPACE AND LOCAL AND REGIONAL DESTINATIONS TO ALIGN WITH PLANNED BAY AREA 2050 MANY SITES ARE EXPECTED TO LEVERAGE PUBLIC LAND FOR REDEVELOPMENT OF AGING OFFICE MALLS AND PARKS INSIDE PRIORITY DEVELOPMENT AREAS WE CAN THINK OF THE LARGER SCALE AREAS IN WHICH THE SECOND COMPONENT FUNDING FOR HIGH IMPACT PROJECTS WOULD TAKE PLACE. SO THE SECOND PIECE INVOLVES LEVERAGING $28 MILLION IN REAP TWO FUNDING TO SUPPORT HIGH IMPACT PROJECTS ON A HANDFUL OF THESE SITES AND THESE WILL BE EXEMPLARY 100% MIXED AFFORDABLE MIXED INCOME PROJECTS WITH INFUSION OF FROM DEVELOPMENT BY SCALE TOWARDS FEASIBILITY AND FULL FINANCING IDENTIFYING THROUGH CONSULTATION WITH LOCAL STAFF AND DEVELOPERS OVER THE PAST YEAR FOCUSING ON IMPLEMENTING KEY STRATEGIES. 200 DEED RESTRUCTURED HOMES AND ABILITY OF PROJECTS TO OBTAIN UP TO $2 BILLION IN COMPETITIVE FUNDING I WANT TO NOTE THIS IS REALLY A PLACE WHERE WE HAVE OPPORTUNITY TO DRAW ON OUR UNIQUE POSITION AS AN ORGANIZATION THAT DOES BOTH REGIONAL PLANNING AND HOUSING FINANCE AND A PLANNING COMMISSION APPROVAL MANAGED BY BAHFA LEVERAGING EXPERTISE OF COLLEAGUES AND PAIRING PRESERVATION PRODUCTION WORK TOGETHER BY LINKING THIS PILOT AND THE FIRST ONE JUST PRESENTED. THE THIRD COMPONENT AT THE BOTTOM INVOLVES WORKING AT THE REGIONAL LEVEL TO SETUP SITES AT EARLIER STAGES OF THE PIPELINE FOR PUCK SUCCESS POSITIONING FOR COMPETITIVE FUNDING AND ALSO DELIVERING COMMUNITY

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BENEFITS. NEXT SLIDE. LET'S LOOK AT PROPOSED PRIORITIES. AND SO THESE WILL BE THE PRIORITIES. THESE WILL BE THE PRIORITIES THAT WE USE TO EVALUATE PROPOSALS FOR THAT PREDEVELOPMENT FUNDING. THE FIRST PIECE IS AFFORDABILITY, LET'S MAXIMIZE THE NUMBER OF DEED RESTRICTED UNITS AND THE DEPTH OF AFFORDABILITY READINESS ENSURING ENTITLEMENTS ARE IN PLACE THAT THERE IS A REAL PLAN FOR FINANCIAL FEASIBILITY ALSO SUPPORT FOR AFFIRMATIVELY FURTHERING FAIR HOUSING, INFILL DEVELOPMENT AND VMT REDUCTION ALSO FOCUS ON PLANNED BAY AREA 2050 GROWTH GEOGRAPHIES AND LEVERAGING MAJOR REGIONAL TRANSIT INVESTMENTS AND LOCAL COMMITMENT WE WANT TO MAKE SURE LOCAL FUNDING CAN GO AS FAR AS POSSIBLE BY LOOKING AT SITUATIONS WHERE PEOPLE HAVE HELPED SPUR THINGS BY PUTTING THOSE REALLY LIMITED FUNDS TOWARDS SOME OF THESE PROJECTS AS WELL AS COMMITMENT TO STREAMLINED REVIEW AND HAVING IT CALLED OUT IN THE HOUSING ELEMENT FOR A SPECIFIC PLAN. AND THE OVERALL IDEA HERE IS, WE WOULD HAVE SOME PROOFS OF CONCEPT THAT WOULD MOVE RATHER QUICKLY AND PROVIDE US MOMENTUM TOWARDS A 2024 BALLOT MEASURE ALONG WITH THE REST OF THE COLLECTIVE WORK THAT WE HAVE AND THEN ALSO REALLY HELP SHAPE PLANNED BAY AREA 2050 WHICH IS AN OPPORTUNITY TO THINK ABOUT HOW THESE PRIORITY SITES COMPLEMENT THE WORK TO DATE ON PRIORITY DEVELOPMENT AREAS AND GROWTH GEOGRAPHY. NEXT SLIDE. LET'S TALK ABOUT GEOGRAPHIC PRIORITIZATION FOR BOTH OF THESE PILOT PROJECTS. THE HOUSING PRESERVATION PRIORITY SITES PILOTS ARE GOING TO WORK IN

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CONCERT TO ADVANCE FAIR HOUSING INCREASE MOBILITY OPTIONS AND IMPLEMENT PLANNED BAY AREA. IN ADDITION TO SUPPORTING THE REAP TWO GUIDELINES THIS APPROACH ALIGNED WITH THE PLANS WHICH PRIORITIZES EQUITY PRIORITY COMMUNITIES WITH ITS PRESERVATION STRATEGY AND THEN COMPLEMENTS THIS BY FOCUSING PRODUCTION MORE BROADLY WITH AN EMPHASIS ON HIGH-RESOURCE TRANSIT-RICH AREAS. IMPORTANT TO NOTE HERE, THOUGH, IS THAT THE GOAL WOULD NOT BE TO PRECLUDE PROJECTS THAT CHECK OFF ALL BOXES THAT DON'T LINE UP PERFECTLY WITH THE GEOGRAPHIC PRIORITIES IN THOSE CASES PROJECTS CAN EXPAND FEATURES FOR OPPORTUNITY FOR RESIDENTS STRENGTHENING COMMUNITIES PHYSICAL AND SOCIAL INFRASTRUCTURE THESE ARE THINGS THE AGENCY POINTED OUT AS WAYS FOR PROJECTS THAT MIGHT BE SLIGHTLY AT ODDS WITH SOME OF THE GEOGRAPHIC PRIORITIES TO REMAIN ELIGIBLE FOR FUNDING TO THIS PROGRAM. NEXT SLIDE. THE LAST BUT NOT LEAST IS THE REGIONAL HOUSING TECHNICAL ASSISTANCE AND LOCAL GRANTS PROGRAM A THIRD COMPONENT OF WHAT'S BEING PROPOSED TODAY ALTHOUGH THE ONE TIME FUNDING SOURCE FOR THIS PROGRAM SET TO EXPIRE IN WINTER OF 2023 AS NOTED WE KNOW THE NEED IT SERVED WILL CONTINUE BEYOND THEN. REAP TWO IS AN OPPORTUNITY TO SUSTAIN THE SUCCESSFUL WELL UTILIZED PROGRAM ALLOWING IT TO TRANSITION FROM A FOCUS ON HOUSING ELEMENTS TO A FOCUS ON IMPLEMENTING BOTH HOUSING ELEMENTS AND IS OTHER KEY REGIONAL STATE AND HOUSING PRIORITIES PARTICULARLY WITH EMPHASIS THAT ARE WELL ALIGNED WITH THE FUNDING SOURCE WE'RE TALKING ABOUT HERE COMBINATION

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OF TECHNICAL ASSISTANCE POLICY DEVELOPMENT DATA TRAININGS THAT WOULD BE USEFUL ACROSS THE BAY AREA THAT LEVERAGES SOME OF THE ECONOMIES OF SCALE THAT WE HAVE DEVELOPED THROUGH THE PROGRAM TO DATE. AS WELL AS EXPLORING A RACE TO THE TOP HOUSING POLICY GRANT PILOT PROGRAM TO JURISDICTIONS PURSUING EXEMPLARY POLICIES. NEXT SLIDE. IT'S WORTH EMPHASIZING THAT THIS FUNDING SOURCE UNLIKE REAP ONE INCLUDES STRUCTURE REQUIREMENTS ACTIVITIES TO DO THREE THINGS ACCELERATE INFILL DEVELOPMENT AFFIRMATIVELY FURTHERING FAIR HOUSING AND REDUCING VMT. THIS HELPS NARROW THE RANGE OF POTENTIAL FUNDING PRIORITIES AND ZOOMING IN TO THE POTENTIAL PROPOSED -- POTENTIAL PRIORITIES FOR THE PROPOSED RACE TO THE TOP GRANTS WE CAN IMAGINE A FOCUSES ON THE TRANSIT ORIENTED COMMUNITIES POLICY WHICH, ONCE ADOPTED, WE KNOW THERE IS GOING TO BE A LOT OF NEED FOR SUPPORT TO IMPLEMENT THAT. VMT POLICY ADOPTION, AS WELL AS AFFIRMATIVELY FURTHERING FAIR HOUSING AND ACHIEVING PROHOUSING DESIGNATION AND THE LAST PARTICULARLY IMPORTANT TO ANTICIPATING THAT WILL INCREASINGLY BE LINKED TO COMPETITIVE STATE FUNDING SOURCES. NEXT SLIDE. LET'S ZOOM BACK OUT FOR A MOMENT AND RETURN TO THE DIAGRAM ON THE LOWER RIGHT HAND CORNER WHICH WAS HIGHLIGHTED EARLIER. AND IT REALLY SHOWCASES THE COMPLEMENTARY NATURE OF THE PROPOSED USE OF REAP 2.0 FUNDING WITH OTHER SOURCES OF FUNDING PROGRAMS WITH A LONG STANDING PROGRAM PARTICULARLY PRIORITY DEVELOPMENT AREA PROGRAMS WHICH IS GOING TO RECEIVE FUNDING THROUGH THE ROUND

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OF ONE BAY AREA GRANT PROGRAM AND ALLOWING COMPREHENSIVE WAY FOR LARGER DISTRICTS TO PRIORITIZE FOR FUTURE GROWTH, THINK ABOUT PRIORITY SITES, MANY OF THOSE WOULD BE SITUATED WITHIN A LARGER PRIORITY DEVELOPMENT AREA WHICH HAS A PLAN IN PLACE, THEN YOU GET TO THE PROJECT SPECIFIC DETAIL FOR THOSE SITES OR THE PROJECTS ON THOSE SITES. SOME OF THE KEY OBJECTIVES HERE ARE MAXIMIZING THE NUMBER OF PDAS WITH ADOPTED PLANS BY 2025. THERE IS A DEADLINE AT THAT DATE IN THE CURRENT POLICY AND UPDATE PLANS TO ALIGN WITH PLANNED BAY AREA '25, 2050, AS WELL AS THE TOC POLICY. SO, IF WE GO TO THE NEXT SLIDE. LET'S LOOK AT THE NEXT STEPS. WE'RE GOING TO CONTINUE STAKEHOLDER OUTREACH THROUGH THE END OF OCTOBER. WE HAVE DONE A CONSIDERABLE AMOUNT REACHING OUT TO STAKEHOLDERS HELPING TO INFORM A LOT OF THESE IDEAS, COMMISSION APPROVAL OF THE FULL REAP 2.0 PROPOSAL IN NOVEMBER. HCD APPLICATION DEADLINE IS END OF THIS YEAR. AND THEN REFINING PROGRAM DESIGN AND GAINING ADDITIONAL FEEDBACK AND GETTING APPROVALS IN WINTER 2023 AND THEN REALLY PUTTING OUT A NOTICE OF FUNDING AVAILABILITY FOR THE HOUSING PROGRAMS FOR SPRING AND THEN REALLY GETTING THE THINGS ROLLING. AS SOMEBODY WHO HAS WORKED FOR THIS AGENCY FOR OVER 10 YEARS AND WORKED ON ALL THREE PLANNED BAY AREAS, MANAGED THE PRIORITY DEVELOPMENT AREA PROGRAM. THIS IS REALLY EXCITING FOR ME TO HAVE OUR BAHFA COLLEAGUES ON HAND, JUST BECAUSE IT ALLOWS THINGS TO BECOME MORE TANGIBLE AND MUCH MORE REAL WHILE WE CONTINUE ALL THE REGIONAL WORK AS WELL. SO THEN

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WE CAN SEE THE ARROW GOING DOWN TOWARDS 2026. OF COURSE, WE HAVE HOPEFULLY THE BALLOT MEASURE AS WELL IN 2024. SO IF WE GO TO THE NEXT SLIDE. LET'S OPEN IT UP FOR DISCUSSION.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THANK YOU SO MUCH. WOW! THAT IS A LOT. THIS IS REALLY EXCITING. THIS IS EVERYTHING WE DREAMED BAHFA WOULD ACCOMPLISH. SO, I WANT TO CHECK AND SEE IF THERE ARE ANY QUESTIONS OR DISCUSSIONS. I SEE SUPERVISOR RONEN.

HILLARY RONEN: THANK YOU, CHAIR SCHAFF. I'M WONDERING, THE AMOUNT OF THE REAP WAS 107, BUT THE THREE AREAS DON'T ADD UP TO 107 MILLION. WHERE IS THE REST OF THE MONEY GOING?

MARK SHORETT: THROUGH THE CHAIR, I CAN TAKE A SHOT OR THEN GO TO DANIEL OR ALIX. MAY I SUGGEST WE PUT A PIE CHART ON THERE, IF WE PUT IT ON THERE IT WOULD HAVE SOLVED THIS PROBLEM. SHE GOT IT RIGHT. THERE IS OTHER ELIGIBLE FUNDING SOURCES, WE WANT TO HIGHLIGHT THIS IS CLOSE TO 60% BUT AGAIN THROUGHOUT CHAIR I'LL LET DANIEL OR ALIX JUMP IN TO TALK MORE ABOUT THE REST OF THAT PORTFOLIO FUNDING.

ALIX BOCKELMAN: THIS IS ALIX BOCKELMAN DEPUTY EXECUTIVE DIRECTOR FOR POLICY I DON'T HAVE THE PIE CHART PULLED UP IN FRONT OF ME RIGHT THIS SECOND. BUT WE HAVE A FEW PRESENTATIONS

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TO THE COMMISSION AND SOME OTHER AREAS WE'RE LOOKING TO INVEST ARE FUNDS INCLUDING SOME OF OUR CLIMATE PROGRAMS AS WELL AS SOME OF OUR TRANSIT CUSTOMER IMPROVEMENT PROGRAMS. WE CAN CERTAINLY GET YOU THAT INFORMATION. WE'RE TRYING TO LOOK AT THE OBAG MONEY THAT THE COMMISSION HAS AND, SORT OF, LOOK AT THAT ALONGSIDE THE REAP DOLLARS AND LOOK AT THE WHOLE PICTURE. WITH THE REAP DOLLARS WE'RE TRYING TO FOCUS IT IN THE HOUSING AREA BUT THERE ARE SOME OTHER AREAS THAT REALLY HELP US WITH REDUCING OUR VMT AND REDUCING GHG AND THAT IS ALSO ANOTHER STATED INTENT OF THE USE OF THE REAP DOLLARS. IF ANYONE ON STAFF HAS THE PIE CHART OPEN THAT WE HAVE PRESENTED TO THE COMMISSION THEN YOU CAN ADD SOME MORE DETAIL?

CHAIR, LIBBY SCHAAF, MTC BAHFAO: SOMAYA, OR DANIEL? I'M SURE STAFF COULD ALSO FOLLOW UP. SHOULD.

SOMAYA: I'M PULLING IT UP NOW.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: COMMISSIONER WORTH?

V. CHAIR, AMY WORTH MTC BAHFAO: I WANT TO THANK STAFF FOR THIS PRESENTATION. WE HAVE SEEN HOW THE REAP PROGRAM HAS ENABLED CITIES TO MAKE STRIDES IN TERMS OF PLANNING AND LOOKING AT THEIR HOUSING ELEMENTS AND DOING ALL THE THINGS THAT NEEDS TO HAPPEN TO RESULT IN THE GOAL OF BUILDING AFFORDABLE HOUSING

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PROJECTS. AND, YOU KNOW, AT THE LEAGUE OF CALIFORNIA CITIES CONFERENCE THIS WEEK, THERE HAS BEEN A LOT OF CONVERSATIONS ABOUT HOUSING, AND DIFFERENT CITIES SHARING HOW THEY ARE DOING IT, FROM ALL ACROSS THE STATE. AND I THINK IT REALLY HIGHLIGHTS THE EXCITEMENT OF THE WORK THAT IS BEING DONE HERE IN TERMS OF THIS EFFORT. I THINK THAT MARK SAID IT WELL WHEN HE SAID PULLING THIS TEAM TOGETHER, IT'S GOING TO BE THIS GREAT SYNERGY OF EXPERTS AND PLANNING AND HOUSING. AND ONE OF THE CHALLENGES, OF COURSE, IS THE FLOW OF FUNDING, IS MAKING SURE THAT WE CAN GET THESE DOLLARS TO THE PROJECTS THAT ARE, YOU KNOW, ON THE DRAWING BOARDS, AND INTO CITIES, SO THEY CAN DO THE PLANNING AND REALLY DELIVER THE PROJECTS. SO, AND ALL THE WORK THAT'S IDENTIFIED HERE. SO, THANK YOU ALL. VERY MUCH.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: ALL RIGHT. SOMEONE INTERRUPT ME WHEN THE FAMOUS PIE CHART IS READY. I WILL GO TO COMMISSIONER ABE-KOGA.

MARGARET ABE-KOGA: THANK YOU CHAIR. THANK YOU TO STAFF FOR THE PRESENTATION. VERY EXCITING THINGS HAPPENING. AND I'M SORRY, I MISSED THE FIRST PART OF THE PRESENTATION, SO YOU MAY HAVE TALKED ABOUT THIS. BUT, I'M PARTICULARLY INTERESTED IN THE PRESERVATION PIECE. WE RECENTLY TALKED ABOUT AFFORDABLE HOUSING STRATEGIES IN OUR CITIES LAST WEEK, AND THE DATA POINT THAT CAME UP WAS THAT IT COSTS ABOUT A MILLION DOLLARS TO

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BUILD A NEW I UNIT, BELOW MARKET RATE UNIT WHICH FRANKLY IS HARD TO JUSTICE COST. I HAVE BEEN THINKING ABOUT BUYING AND PURCHASING EXISTING BUILDINGS AND MAKING THEM AFFORDABLE THERE HAVE BEEN SOME STUDIES ON THAT. THEY MIGHT STILL BE IN PROGRESS, BUT HAVE YOU STUDIED THE COST COMPARISON OF BUILDING NEW VERSUS PRESERVATION OF EXISTING? AND WHAT IS MAYBE MORE COST EFFECTIVE?

CHAIR, LIBBY SCHAAF, MTC BAHFAO: WOULD MS. ABDELGANI LIKE TO RESPOND?

SOMAYA ABDELGANY: I THINK STUDIES HAVE INDICATED THAT PRESERVATION CAN BE MORE COST EFFECTIVE ON REHAB BUILDINGS THEY ARE IN REALLY BAD SHAPE AND ENDS UP BEING AS MUCH AS NEW CONSTRUCTION. BEING STRATEGIC ABOUT OUR INVESTMENT AREAS AND MINDFUL ABOUT RESOURCES AVAILABLE FOR DIFFERENT PROPERTY TYPES AND CONDITIONS, IS KIND OF OUR PART OF THINKING AROUND DEVELOPING OUR PROGRAM GUIDELINES. BUT I THINK KATE CAN SPEAK TO THIS AS A LONG-TERM EXPERT. I'LL PASS IT TO HER.

KATE HARTLEY: IT DEPENDS ON THE MARKET. ONE OF THE THINGS TO KEEP IN MIND ABOUT PRESERVATION PROJECTS IS IT'S VERY HARD TO LEVERAGE FUNDS IN WAYS THAT OTHER FUNDING IS AVAILABLE FOR NEW CONSTRUCTION. FOR EXAMPLE, THERE ARE NO TAX CREDITS, THERE ARE NO HCD FUNDS TO BUY, SAY, A TEN UNIT BUILDING SO IF A

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JURISDICTION WANTED TO DO THAT PRESERVATION TYPICALLY HAS TO COME UP WITH ALMOST ALL THE MONEY ON THEIR OWN. SO IN TERMS OF JURISDICTIONAL SUBSIDY REQUIREMENTS SOMETIMES PRESERVATION PROJECTS ARE EVEN MORE EXPENSIVE. I WOULD SAY THAT A TWO-PART STRATEGY FOR OUR AFFORDABLE HOUSING IS VITAL. WE NEED NEW UNITS DESPERATELY, AND WE NEED TO PROTECT OUR VULNERABLE RESIDENTS WHO ARE ALREADY LIVING IN BUILDING WHO IS MAY BE AT RISK OF DISPLACEMENT OR EVEN HOMELESSNESS. SO, WE'RE TRYING -- IT'S ONE OF THE AMAZING GREAT THINGS ABOUT THESE REAP DOLLARS THAT WE CAN DO BOTH OF THOSE THINGS AT THE SAME TIME. SO WE'RE REALLY EXCITED TO HAVE THAT TWO-PART STRATEGY.

MARGARET ABE-KOGA: THANK YOU FOR THAT. AND I HAVE HEARD THAT IT DEPENDS ON THE MARKET AND THE BUILDINGS. AND I GUESS -- I WILL BE INTERESTED IN SEEING MORE. YOU KNOW? IF IT DOES START TO LOOK LIKE PRESERVATION IS MORE COST EFFECTIVE -- AND I DON'T KNOW THE ECONOMICS BEHIND THAT, AND I KNOW TAX CREDITS ARE REALLY IMPORTANT -- BUT PERHAPS WE COULD TALK ABOUT ADVOCACY TO BE ABLE TO LEVERAGE, YOU KNOW, MORE DOLLARS OTHER YOU UNDERSTANDING SOURCES, PERHAPS THE STATE OR FEDERAL LEVEL, TO MAKE PRESERVATION HAPPEN MORE OFTEN. THANK YOU.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: OKAY. I WILL ADD -- NOT THAT THIS MIGHT ANSWER THE QUESTION OR NOT -- BUT JUST A BACK OF THE ENVELOPE ON HOW MUCH HOMEKEY MONEY WE HAD SPENT PER UNIT

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WE'RE NOW AT 276 UNITS OF HOMEKEY FUNDED UNITS AND IT WAS AT 200,000 A DOOR, OR UNIT. AT LEAST IN OAKLAND CALIFORNIA, SIGNIFICANTLY LESS EXPENSIVE TO PRESERVE. SUPERVISOR -- COMMISSIONER CANEPA? AND THEN I SEE CHAIR ROMERO AFTER THAT.

DAVID CANEPA: GREAT. I JUST REALLY WANT TO THANK SOMAYA AND MARK FOR THE PRESENTATION. I REALLY THOUGHT IT WAS VERY WELL DONE, AND IT WAS COMPREHENSIVE. ONE THING THAT STRUCK ME IS THAT $600 MILLION, STATEWIDE, AND THAT WE WERE ABLE TO GET $103 MILLION TO MTC, I THINK THAT IS A SIGNIFICANT ACCOMPLISHMENT. AND THEN I THINK ONE THING THEY JUST REALLY WAS, YOU KNOW, REALLY UPLIFTING, IS TO SEE WHERE WE WERE FOR REAP 1.0, TO REAP 2.0. AND THAT COMPARISON, IN CONTRAST, I THINK -- AND OBVIOUSLY STAYING FOCUSED ON THE THREE PS, I THINK IS REALLY, REALLY CRITICAL FOR US MOVING FORWARD. YOU KNOW, SOMAYA, I JUST HAVE A QUESTION FOR YOU. ONE OF THE THINGS I THINK ABOUT, AND MAYBE YOU KNOW THE ANSWER, IS, REALLY GETTING, TALKING ABOUT THE VMT, VEHICLE MILES TRAVELED -- IS REALLY GETTING THE JOB CENTERS CONNECTED WITH HOUSING. OBVIOUSLY, THAT'S A PART OF A STRATEGY, DO YOU THINK IT GOES BEYOND THAT? OR ARE WE JUST ACUTELY FOCUSED ON MAKING SURE THAT WE'RE ABLE TO PUT THE HOUSING NEXT TO THE JOBS? I MEAN, I COME FROM A COUNTY THAT IS, YOU KNOW, WE'RE -- WE HAVE, YOU KNOW, WE'RE JOB RICH, RIGHT, WE'RE JOB RICH. AND I'M JUST CURIOUS, KIND OF THE EMPHASIS AND FOCUS ON MAKING SURE THAT

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THE HOUSING IS CONNECTED THERE. I UNDERSTAND THERE IS OTHER OUTSIDE, YOU KNOW, ISSUES, BUT I'M JUST CURIOUS IF THAT'S, SORT OF, A FOCAL POINT FOR YOU?

SOMAYA ABEDELGANY: I THINK IN THE DIAGRAM THAT MARK SHOWED WITH THE DIFFERENT GEOGRAPHIC PRIORITIZATION, THAT -- WE ARE THINKING ABOUT LOCATING THESE PROJECTS NEAR EXISTING TRANSIT, RIGHT, PLANNED TRANSIT, INCLUDING THOSE COMMUNITY-BASED TRANSPORTATION PLANS. SO, AREAS WHERE IT'S NOT QUITE THERE YET, BUT IT IS ANTICIPATED IN THE FUTURE, AND SOME AREAS THAT HAVE BEEN FLAGGED AS LOW VMT, BECAUSE IF YOU BUILD HERE IT WILL RESULT IN LESS VEHICLE MILES TRAVELED, AND ALL OF THAT WITH THE BIG ASTERISK THAT MARKED SHARED, IF YOU ARE BUILDING HOUSING THAT WILL ALLOW PEOPLE TO LIVE AND WORK IN THE SAME COMMUNITY THAT WILL DEFINITELY REDUCE VEHICLE MILES TRAVELED AND WE'LL NEED TO THINK ABOUT THAT TO QUANTIFY, BUT CERTAINLY DOES MEET THE SPIRIT AS FAR AS HCD'S REQUIREMENT. THAT AND JOBS IS DEFINITELY A HUGE COMPONENT ALONGSIDE THOSE METRICS AROUND CLIMATE GOALS THE GEOGRAPHY IDENTIFIED.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: AND DO YOU HAVE THE PIE CHART?

SOMAYA ABEDELGANY: I HAVE THE PIE CHART READY. YOU CAN SEE THE SLIDE. THE QUESTION WAS, SO THIS IS THE 158 MILLION OF THE

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THREE, THE OTHERS ARE, SORT OF, USES, THERE IS THE TRANSIT USES THAT ALIX ALLUDED TO, OR THE COMPLETE STREETS AND COMMUNITY CHOICE FOR $11 MILLION, MULTI-MODAL SYSTEMS OPERATIONS AND PERFORMANCE FOR 28 MILLION AND WHAT'S NICE IS IT'S WORKING IN CONCERT WITH OBAG SO THE SMALLER POTS ARE SUPPLEMENTAL FUNDING FROM OTHER PLACES, AND THE FIRST 25 MILLION I BELIEVE REFERS TO THE PROGRAM THAT MARK TALKED ABOUT, THIS IS COMPLEMENTARY GROWTH FRAMEWORK IMPLEMENTATION ON THE BACK SIDE RELATIVE TO THE REAP 2.0.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: GREAT. THANK YOU. CHAIR ROMERO?

CHAIR, CARLOS ROMERO, ABAG: THANK YOU, MADAM CHAIR. I HAVE A QUESTION AND A COMMENT ABOUT -- OH, I THINK THIS PART OF THE REAP TWO FUNDING AND THE WAY IT'S BEEN STRUCTURED REALLY DOES COMPLEMENT WHAT WE ALL ARE TRYING TO DO, WE HOPE, WITH BAHFA, IN A LARGER FUNDING MEASURE IN THE FUTURE. I THINK THE MORE WE CAN GET THIS INFORMATION OUT TO OUR LOCAL JURISDICTIONS, SO, I'M SURE JESSE THE ABAG PRESIDENT WILL DO A GREAT JOB LETTING EVERYONE KNOW IN THE NEXT MEETING, THE POSSIBILITIES OF FUNDING OPPORTUNITIES AND THE POSSIBILITY OF FUNDING TO SCALE, SHOULD WE BE ABLE TO SECURE MONEY THROUGH A NINE COUNTY BAY AREA BOND. SO, YEAH, I THINK YOU'RE SETTING THIS UP QUITE WELL. JUST A COUPLE OF QUESTIONS ABOUT LOCAL MATCH AND

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LEVERAGE RATIOS. AND PERHAPS IT'S TOO EARLY TO GET TO THOSE, BUT JUST TRYING TO UNDERSTAND, IN TERMS OF THE PILOT PROJECTS, I ASSUME YOU ANTICIPATE THAT LOCAL JURISDICTIONS, NON-PROFITS, WHAT HAVE YOU, WILL INDEED BE PUTTING IN A SIZABLE AMOUNT OF THIS MONEY TO MAKE THESE, EITHER THE PRIORITY SITES PILOT WORK, WHICH IS EXCITING, AS WELL AS THE HOUSING PRESERVATION PIECE. IS IT TOO EARLY TO ELABORATE ON THAT WITH THE GUIDELINES THERE? OR COULD YOU GIVE US A SENSE OF HOW THAT LEVERAGE MATCH PIECE MIGHT WORK? SOMAYA ABEDELGANY: WE DO ANTICIPATE HAVING SOME, SORT OF, PER UNIT SUBSIDY CAP AND WE'RE LOOKING AT PROGRAMS FOR SISTER PROGRAMS SUCH AS SAN FRANCISCO OAKLAND ACQUISITION REHAB FUND BERKELEY'S PROGRAM THAT MEET INDUSTRY STANDARDS BY WAY OF OPPOSITION AND REHAB CURRENTLY THINKING ABOUT $250,000 PER UNIT AND WITH LEVERAGE. I THINK THAT'S THE MAIN IDEA AND IF THERE ARE LOCAL DOLLARS THAT ARE ALREADY SUPPORTING PROJECTS THAT HAVE THIS GAP COULD BE A POTENTIAL SOURCE. SO THAT'S AS FAR AS WE HAVE GOTTEN. SO NOT SUPER DETAILED BUT KIND OF LOOKING FOR INSPIRATION AND REALLY BEING INSPIRED BY CONVERSATIONS WITH DEVELOPERS IN THEIR EXPERIENCES WITH THE EXISTING PROGRAMS AND SOME PROPERTIES THAT THEY HAVE BEEN PURSUING. SO THAT IS -- YEAH, I DON'T KNOW IF THAT ANSWERS YOUR QUESTION?

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CHAIR, CARLOS ROMERO, ABAG: THAT GIVES ME A SENSE OF THE BALLPARK FINANCIAL SCALE OF WHAT WE MIGHT BE CONTRIBUTING. THANK YOU.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: GREAT. THANK YOU. SEEING NO FURTHER HAND RAISED FROM COMMITTEE MEMBERS. COULD THE CLERK CONFIRM WHETHER ANY MEMBERS OF THE PUBLIC WISH TO GIVE PUBLIC COMMENT, OR WHETHER ANY COMMENTS WERE RECEIVED FOR THIS ITEM?

CLERK, FRED CASTRO: THERE WERE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM. THERE IS ONE MEMBER OF THE ATTENDEES WITH A HAND RAISED. IF YOU WILL GIVE ME A MOMENT TO START THE CLOCK. I'M GOING TO CALL ON URBAN HABITAT. TWO MINUTES. URBAN HABITAT?

SPEAKER: YEAH. MY NAME IS -- [INDISCERNIBLE] SORRY. I DIDN'T HAVE A CHANCE TO PUT MY NAME ON THE ZOOM LINK. HONORABLE OVERSIGHT COMMITTEE AND STAFF, THANK YOU FOR YOUR WORK. WE SUPPORT THE STAFF PROPOSAL FOR A SET-ASIDE FOR COMMUNITY CONTROL PROJECTS FROM THE BAHFA PRESERVATION PILOT PROGRAM, FUNDED BY THE REAP PROGRAM FUNDS. WE THINK THERE SHOULD BE A CLEAR COMMITMENT FOR A MINIMUM AMOUNT OF FUNDING. WE SPOKE ABOUT THIS ITEM BACK IN JUNE. PRESERVATION IS A KEY STRATEGY FOR ADDRESSING THE DISPLACEMENT CRISIS, AS WE ALL KNOW. A RECENT STUDY BY THE URBAN DISPLACEMENT PROJECT FOR CHANGING

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CITIES RESEARCH LAB FOUND RENTER PROTECTIONS COUPLED WITH BUILDING HOUSING WAS NOT ENOUGH TO STOP THE DISPLACEMENT OF LOW-INCOME COMMUNITIES OF COLOR, ESPECIALLY. THE REPORT NAMED PRESERVATION OF AFFORDABLE HOUSING INCLUDING ESTABLISHING A STRONG SOCIAL HOUSING PROGRAM AS A KEY TO ADDRESSING THE HOUSING CRISIS HERE IN CALIFORNIA, IN THE BAY AREA, ESPECIALLY. AND, WE LIKE TO EMPHASIZE THAT IT IS CRUCIAL THAT THE REGION FUND HOUSING PRESERVATION SUCH AS A COMMUNITY LAND TRUST, AND HOUSING COOPERATIVES WHICH WILL PROTECT VULNERABLE TENANTS OUR PARTNERS NEED ACCESS TO CAPITAL FOR ACQUISITION IN A TIMELY MANNER. THIS HAS BEEN A BARRIER FOR MEMBER ORGANIZATIONS. WE SUPPORT REGIONAL PRESERVATION STRATEGIES BY PRIORITIZING NEW FUNDS FOR AFFORDABLE HOUSING PRESERVATION. WE SUPPORT THE STAFF PROPOSAL FOR A SET-ASIDE FOR COMMUNITY CONTROL PROJECTS, FROM THE BAHFA PRESERVATION PILOT PROGRAM, FUNDED BY REAP PROGRAM FUNDS. IN ADDITION, WE KNOW THAT REAP FUNDS ARE ONLY ELIGIBLE FOR CAPITAL USES BY EMERGE MERGING COMMUNITY LAND TRUST AND A RANGE OF CAPACITY BUILDING NEEDS THAT LIMIT THEIR ABILITY TO ACQUIRE REHAB PROPERTIES IN A TIMELY MANNER. PERMANENT AFFORDABILITY IS A KEY COMPONENT --

CLERK, FRED CASTRO: TIME.

SPEAKER: THANK YOU.

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CLERK, FRED CASTRO: OUR NEXT SPEAKER IS MONTI ESPINO.

SPEAKER: I AM WITH THE EAST BAY DEVELOPMENT CORPORATION AND I HAVE A QUESTION REGARDING UNDER PRIORITY PILOT INFORMATION CAN YOU EXPAND ON THE DEFINITION OF REGIONAL SIGNIFICANT LOCALLY NOMINATED PRIORITY DEVELOPMENT SITE MEANS? I'M NOT TOO CLEAR ON THAT. YEAH.

MARK SHORETT: I CAN JUMP IN.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: IF YOU DON'T MIND.

MARK SHORETT: SORRY ABOUT THAT.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THAT'S OKAY. IS THAT THE AWFUL YOUR COMMENTS AND QUESTIONS? I'LL ASK STAFF TO RESPOND.

MARK SHORETT: SORRY FOR SPEAKING OUT OF TURN. I CAN JUMP IN AND LET MY COLLEAGUES ADD TO THIS. I THINK PART OF THE REASON WE DON'T HAVE A SET OF EXACT THRESHOLDS IS THAT WE WANT TO DO A LITTLE BIT OF ADDITIONAL CONSULTATION AND MAKING SURE THE WAY THE PROGRAM DESIGN IS DONE, YOU KNOW, MAXIMIZES ITS UTILITY OR BENEFIT. I WILL SAY THAT WE HAVE KIND OF NARROWLY HAD DISCUSSIONS ABOUT IT, IS THERE A NUMBER OF UNITS THAT MAKE SENSE. IF WE LOOK AT PLANNED BAY AREA, AND WE LOOK AT WHAT,

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SORT OF, CONSTITUTES THE LARGER SCALE PROJECTS PARTICULARLY THE TWO STRATEGIES THAT WE'RE HIGHLIGHTING, I THINK WE CAN LOOK AT A NUMBER LIKE 500 UNITS AND THEN WITHIN THE CONTEXT OF A PRIORITY SITE, YOU COULD THINK ABOUT AS BEING, SORT OF, THE OVERALL PROJECT U MIGHT HAVE A PROJECT, MIGHT BE AN AFFORDABLE HOUSING PROJECT THAT'S PART OF THAT SITE, AND THEN I THINK THOSE WOULD BE THE ONES THAT, IN ALL LIKELIHOOD, IT MIGHT BE APPLYING FOR SOME OF THAT PREDEVELOPMENT FUNDING OR IT COULD BE A LARGER PROJECT. BUT I THINK WE'RE LOOKING AT DISTRIBUTION OF PROJECTS REGION-WIDE, AND I THINK THAT'S A METRIC THAT WE'RE GOING TO BRING BACK WHEN WE HAVE THE CRITERIA FURTHER DEVELOPED.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: THANK YOU. MR. CLERK, ARE THERE ANY ADDITIONAL PUBLIC SPEAKERS

CLERK, FRED CASTRO: YES, MA'AM. ONE ADDITIONAL SPEAKER. SANDY PERRY. GO AHEAD. YOU HAVE TWO MINUTES, PLEASE.

SPEAKER: THANK YOU. MY NAME IS SANDY PERRY, I'M A FOUNDING BOARD MEMBER OF THE SOUTH BAY COMMUNITY LAND TRUST. WE'RE A NEW LAND TRUST WHICH IS JUST GETTING UP AND RUNNING IN THE SAN JOSE SOUTH BAY AREA. AND WE STRONGLY SUPPORT THE STAFF RECOMMENDATION FOR SET-ASIDE FOR PRESERVATION IN THE REAP FUNDS. WE ARE JUST BEGINNING. WE ARE, RIGHT NOW, WE'RE IN

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ESCROW FOR PURCHASING OUR FIRST BUILDING, IT'S A FOURPLEX IN DOWNTOWN SAN JOSE. WE ARRANGED THIS THROUGH, PARTLY THROUGH THE PROMISE CITY FUNDS, AND PARTLY THROUGH OUR OWN FUND-RAISING. WE RAISED $500,000 ON OUR OWN TO MAKE A DOWN PAYMENT. AND THE -- HAVE BEEN WORKING WITH THE CITY TO LINE UP MEASURE E PRESERVATION FUNDS. BUT IN ORDER TO SCALE UP A LITTLE BIT PROGRAMS LIKE BAHFA ARE GOING TO BE REALLY IMPORTANT FOR US TO BE ABLE TO REALLY BEGIN TO HAVE A REAL IMPACT. AS THE SPEAKER FROM URBAN HABITAT SAID EARLIER, PRESERVATION IS PROBABLY THE MOST EFFECTIVE SINGLE STRATEGY FOR PREVENTING DISPLACEMENT. AND DISPLACEMENT IS -- AND I'M SPEAKING FROM THE POINT OF VIEW OF SAN JOSE -- DISPLACEMENT IS JUST A HORRIBLE PROBLEM HERE. COMMUNITIES ARE BEING BROKEN UP. PEOPLE ARE BEING FORCED TO MOVE OUT TO PLACES LIKE MODESTO, MERCED, AND COMMUTE FOUR OR FIVE HOURS A DAY. AND IT'S JUST DESTROYING COMMUNITIES IN SAN JOSE. SO, WE REALLY SUPPORT THIS PROPOSAL, AND WE HOPE YOU MOVE FORWARD WITH IT. THANK YOU VERY MUCH.

CLERK, FRED CASTRO: THANK YOU. AND THERE ARE NO OTHER SPEAKERS FOR PUBLIC COMMENT.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: WELL, THANK YOU. THAT CONCLUDES THAT INFORMATIONAL ITEM. I DO WANT TO ASK, CO-CHAIR ROMERO, WHETHER A QUORUM WAS EVER ESTABLISHED AND WHETHER OR

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NOT YOU WANT TO, AT LEAST, CALL THE MEETING TO ORDER AND TAKE ROLL?

CHAIR, CARLOS ROMERO, ABAG: I WOULD LIKE TO CALL THE MEETING TO ORDER AND TAKE ROLL. I BELIEVE THERE IS A QUORUM PRESENT NOW. I'M CROSSING MY FINGERS THERE STILL S SO, MADAM CHAIR, MAY I ASK OUR CLERK TO DO ROLL CALL FOR THE ABAG HOUSING COMMITTEE?

CLERK, FRED CASTRO: THIS IS ROLL CALL FOR THE ABAG HOUSING COMMITTEE. MAYOR ARREGUIN?

JESSE ARREGUIN: PRESENT.

CLERK, FRED CASTRO: COUNCILMEMBER FORTUNATO BAS?

NIKKI FORTUNATO BAS: PRESENT.

CLERK, FRED CASTRO: SUPERVISOR CANEPA?

DAVID CANEPA: PRESENT.

CLERK, FRED CASTRO: COUNCIL MEMBER EKLUND? IS ABSENT. COUNCIL MEMBER FLIGOR? IS ABSENT. SUPERVISOR MAR? IS ABSENT. SUPERVISOR MITCHOFF?

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KAREN MITCHOFF: HERE.

CLERK, FRED CASTRO: THANK YOU. SUPERVISOR RAMOS?

BELIA RAMOS: HERE.

CLERK, FRED CASTRO: THANK YOU. COUNCILMEMBER ROMERO?

CHAIR, CARLOS ROMERO, ABAG: PRESENT.

CLERK, FRED CASTRO: SUPERVISOR RABBIT? IS ABSENT. SUPERVISOR SPERING? IS ABSENT. QUORUM IS PRESENT. AND I'M PREPARED TO DO THE COMPENSATION ANNOUNCEMENT.

KAREN MITCHOFF: I DID SEE SUPERVISOR SPERING EARLIER.

CHAIR, CARLOS ROMERO, ABAG: I THINK HE POPPED OFF, UNFORTUNATELY.

CLERK, FRED CASTRO: THIS IS THE COMPENSATION ANNOUNCEMENT FOR ABAG. ACCORDING TO STATE LAW I AM MAKING THE FOLLOWING ANNOUNCEMENT, THE MEMBERS OF THE ABAG BOARD IN ATTENDANCE AT THIS MEETING ARE ENTITLED TO RECEIVE PER DIEM AN AMOUNT OF

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$150 AS A RESULT OF CONVENING A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT PER DIEM. THANK YOU.

CHAIR, CARLOS ROMERO, ABAG: THANK YOU VERY MUCH, MADAM CHAIR.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: CHAIR ROMERO, WOULD YOU LIKE TO GO BACK AND DO THE ONE ACTION ITEM?

CHAIR, CARLOS ROMERO, ABAG: I WOULD. I WOULD LOVE TO SEE IF WE COULD ENTERTAIN APPROVING OUR CONSENT CALENDAR WHICH HAS ONLY ONE ITEM WHICH IS THE MINUTES OF THE PREVIOUS MEETING

KAREN MITCHOFF: I MOVE THE CONSENT CALENDAR.

BELIA RAMOS: SECOND.

CHAIR, CARLOS ROMERO, ABAG: MOVED AND SECONDED. WITH THAT, THERE ARE ANY MEMBERS OF THE COMMITTEE THAT WOULD LIKE TO COMMENT ON THIS? ARE THERE ANY MEMBERS OF THE PUBLIC, FRED?

CLERK, FRED CASTRO: NO WRITTEN COMMENTS RECEIVED. NO MEMBERS OF THE ATTENDEES RECEIVED FOR PUBLIC COMMENT WITH HANDS RAISED ON THIS ITEM.

CHAIR, CARLOS ROMERO, ABAG: ROLL CALL ON THE ITEM.

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CLERK, FRED CASTRO: MOTION AND SECOND. ARREGUIN?

JESSE ARREGUIN: YES.

CLERK, FRED CASTRO: FORTUNATO-BAS?

SPEAKER: YES.

CLERK, FRED CASTRO: EKLUND IS ABSENT. FLIGOR IS ABSENT. SUPERVISOR MAR? IS ABSENT. SUPERVISOR MITCHOFF?

KAREN MITCHOFF: YES.

CLERK, FRED CASTRO: THANK YOU. SUPERVISOR RAMOS?

BELIA RAMOS: YES.

CLERK, FRED CASTRO: COUNCILMEMBER ROMERO?

CHAIR, CARLOS ROMERO, ABAG: YES.

CLERK, FRED CASTRO: SUPERVISOR RABBIT IS ABSENT. SPERING IS ABSENT. MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

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CHAIR, CARLOS ROMERO, ABAG: THANK YOU VERY MUCH. I THINK I HAND THIS MEETING BACK TO OUR ESTEEMED CHAIR.

CHAIR, LIBBY SCHAAF, MTC BAHFAO: ALL RIGHT. ITEM TEN IS ADJOURNMENT. OUR NEXT REGULAR JOINT MEETING OF THE ABAG HOUSING COMMITTEE AND BAHFA OVERSIGHT COMMITTEE IS ON OCTOBER 13TH, 2022. THE JOINT MEETING IS ADJOURNED. [ADJOURNED]

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