

**METROPOLITAN
TRANSPORTATION
COMMISSION**
Meeting Transcript



JUNE 28, 2023

1 **BAY AREA HOUSING FINANCING AUTHORITY**

2 **WEDNESDAY, JUNE 28TH, 2023, 9:40 AM**

3

4

5 **CHAIR, ALFREDO PEDROZA:** GOOD MORNING, EVERYONE I'M GOING ON
6 CALL THE MEETING TO ORDER OF THE BAY AREA HOUSING FINANCE
7 AUTHORITY. MY NAME IS ALFREDO PEDROZA ALONG WITH VICE CHAIR
8 NICK JOSEFOWITZ ROLL CALL.

9

10 **CLERK OF THE BOARD:** PEDROZA.

11

12 **CHAIR, ALFREDO PEDROZA:** HERE.

13

14 **CLERK OF THE BOARD:** JOSEFOWITZ.

15

16 **V. CHAIR, NICK JOSEFOWITZ:** HERE.

17

18 **CLERK OF THE BOARD:** CANEPA IS ABSENT. DUTRA-VERNACI IS ABSENT?
19 EL-TAWANSY IS ABSENT. FLEMING?

20

21 **VICTORIA FLEMING:** HERE.

22

23 **CLERK OF THE BOARD:** GIACOPINI?

24

25 **DORENE M. GIACOPINI:** HERE.



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1

2 **CLERK OF THE BOARD:** GLOVER?

3

4 **FEDERAL D. GLOVER:** HERE.

5

6 **CLERK OF THE BOARD:** MAHAN?

7

8 **MATT MAHAN:** HERE.

9

10 **CLERK OF THE BOARD:** MILEY?

11

12 **NATHAN MILEY:** HERE.

13

14 **CLERK OF THE BOARD:** PETERS?

15

16 **STEPHANIE MOULTON-PETERS:** HERE.

17

18 **CLERK OF THE BOARD:** NOACK?

19

20 **SPEAKER:** HERE.

21

22 **CLERK OF THE BOARD:** RABBITT?

23

24 **DAVID RABBIT:** HERE.

25



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1 **CLERK OF THE BOARD:** RONEN? SCHAFF?

2

3 **LIBBY SCHAFF:** HERE.

4

5 **CLERK OF THE BOARD:** THAO IS ABSENT. HAVE A QUORUM.

6

7 **CHAIR, ALFREDO PEDROZA:** ITEM TWO, CONSENT CALENDAR. THREE

8 ITEMS ON CONSENT. ANY QUESTIONS ON THE CONSENT CALENDAR?

9 SEEING NONE. PUBLIC COMMENT ON THE CONSENT CALENDAR?

10

11 **CLERK OF THE BOARD:** THERE ARE NO MEMBERS OF THE PUBLIC WITH
12 THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED
13 ON THIS ITEM.

14

15 **CHAIR, ALFREDO PEDROZA:** ALL RIGHT. COMMISSIONERS I'LL LOOK FOR
16 A MOTION.

17

18 **CINDY CHAVEZ:** SO MOVED, CHAVEZ.

19

20 **CHAIR, ALFREDO PEDROZA:** FIRST BY CHAVEZ SECOND GLOVER. ROLL
21 CALL VOTE.

22

23 **CLERK OF THE BOARD:** CHAIR PEDROZA?

24

25 **CHAIR, ALFREDO PEDROZA:** YES.



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1

2 **CLERK OF THE BOARD:** JOSEFOWITZ? STEPPED AWAY. COMMISSIONER
3 ABE-KOGA?

4

5 **MARGARET ABE-KOGA:** AYE.

6

7 **CLERK OF THE BOARD:** AHN?

8

9 **EDDIE AHN:** AYE.

10

11 **CLERK OF THE BOARD:** CANEPA IS ABSENT. CHAVEZ?

12

13 **CINDY CHAVEZ:** YEAH.

14

15 **CLERK OF THE BOARD:** DUTRA-VERNACI IS ABSENT. FLEMING? IS
16 ABSENT. GLOVER?

17

18 **FEDERAL D. GLOVER:** AYE.

19

20 **CLERK OF THE BOARD:** MAHAN?

21

22 **MATT MAHAN:** HERE.

23

24 **CLERK OF THE BOARD:** MIME MILEY?

25



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1 **NATHAN MILEY:** AYE.

2

3 **CLERK OF THE BOARD:** MOULTON PETERS?

4

5 **STEPHANIE MOULTON-PETERS:** YES.

6

7 **CLERK OF THE BOARD:** NOACK?

8

9 **SPEAKER:** YES.

10

11 **CLERK OF THE BOARD:** RABBITT?

12

13 **DAVID RABBIT:** AYE.

14

15 **CLERK OF THE BOARD:** RONEN?

16

17 **HILLARY RONEN:** AYE.

18

19 **CLERK OF THE BOARD:** SPERING?

20

21 **JAMES P. SPERING:** AYE.

22

23 **CLERK OF THE BOARD:** THAO IS ABSENT. MOTION PASSES UNANIMOUSLY

24 BY ALL MEMBERS PRESENT.

25



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1 **CHAIR, ALFREDO PEDROZA:** ALL RIGHT COMMISSIONERS MOVING TO ITEM
2 3A RESOLUTION 30, RENTAL ASSISTANCE PILOT PROGRAM. ACTION
3 ITEM. IT WOULD ACCEPT 5 MILLION INTO THE MTC EXCHANGE FOR
4 CREATION OF THE RENTAL ASSISTANCE PILOT PROGRAM. AND I BELIEVE
5 THIS WAS ALSO DISCUSSED AT THE COMMITTEE AND IT WAS A VERY
6 ROBUST CONVERSATION AND DISCUSSION WITH INPUT PROVIDED AND
7 ALSO HIGHLIGHTED. THIS IS A GREAT INVESTMENT IN THE REGION TO
8 PRODUCE REAL OUTCOMES. SO, KATE, MISS HARTLEY WOULD YOU LIKE
9 TO PRESENT? WE CAN MOVE APPROVAL.

10

11 **SPEAKER:** WE DO NOT HAVE A PRESENTATION ON THE SCHEDULE TODAY
12 BUT HAPPY TO GIVE A BRIEF OVERVIEW IF ANYONE WOULD LIKE.

13

14 **CHAIR, ALFREDO PEDROZA:** I THINK THE COMMITTEE DISCUSSED IT
15 PLENTY AT THAT TIME. SO, MOTIONS ON THIS ITEM? COMMISSIONER?
16 LIBBY SCHAFF: TIME FOR A COMMENT? I APOLOGIZE. I AM NEWLY BACK
17 ON TO THE COMMISSION, LIKE JIM SPERING, I JUST COULDN'T LEAVE.
18 I DID NOT HAVE OPPORTUNITY TO ATTEND THE COMMITTEE. I WANT TO
19 HIGHLIGHT AND ASK FOR THE PUBLIC, AS PART OF THIS RENTAL
20 ASSISTANCE PROGRAM, IS PART OF THE ELIGIBILITY THAT SOMEONE BE
21 A LEASE HOLDER, ACTUALLY HAVE A RENTAL AGREEMENT. THAT'S GREAT
22 THING BECAUSE ONE OF THE THINGS WE HAVE REALLY LEARNED IS THE
23 DIFFERENCE BETWEEN DISPLACEMENT PROGRAMS AND HOMELESSNESS
24 PREVENTION. ONES OF THE THINGS WE WERE FAILING IN THE PAST WAS
25 ONLY PROVIDING ASSISTANCE TO RENTERS WHO ACTUALLY HAD A LEASE,



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1 HAD A RENTAL AGREEMENT, WERE A FORMAL TENANT. WHAT WE FOUND IS
2 MOST PEOPLE AT HIGHEST RISK OF HOMELESSNESS WERE NO LONGER
3 TENANTS. THEY WERE ON FRIEND'S COUCHES, THEY WERE PAYING RENT,
4 BUT NOT THROUGH FORMAL AGREEMENT TO FRIENDS OR FAMILY. THESE
5 WERE THE PEOPLE WHO WERE MOST AT RISK OF ACTUALLY BECOMING
6 HOMELESS. SO FOR THOSE OF YOU WHO ARE RUNNING PARALLEL
7 PROGRAMS IN YOUR CITIES, I URGE YOU TO LOOK AT THIS
8 DISTINCTION. WHEN I BECAME MAYOR WE HAD NO HOMELESS PREVENTION
9 PROGRAMS BUT LOTS OF DISPLACEMENT PREVENTION PROGRAMS JUST
10 WANT TO HIGHLIGHT THE DIFFERENCE AND APPLAUD STAFF FOR
11 APPLYING WHAT WE HAVE LEARNED IN THESE LAST FEW YEARS TO NOT
12 REQUIRE AN ACTUAL TENANT STATUS IN THE FORMAL LEGAL SENSE OF
13 THE WORD. SO, THANK YOU. THANK YOU INDULGING ME CHAIR.

14

15 **CHAIR, ALFREDO PEDROZA:** GREAT COMMENTS. MOTION ON THIS SIDE BY
16 COMMISSIONER CHAVEZ. SECOND -- COMMISSIONER ABE-KOGA WAS
17 FIRST. SECOND BY?

18

19 **SPEAKER:** [INDISCERNIBLE]

20

21 **CHAIR, ALFREDO PEDROZA:** OKAY. SANTA CLARA IS IN THE HOUSE. I'M
22 JUST GOING TO TELL THAT YOU NOW.

23

24 **SPEAKER:** [INDISCERNIBLE]

25



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1 **CHAIR, ALFREDO PEDROZA:** YES, PLEASE. PUBLIC COMMENT?

2

3 **CLERK OF THE BOARD:** THERE ARE NO MEMBERS OF THE PUBLIC WITH
4 THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED
5 ON THIS ITEM.

6

7 **CHAIR, ALFREDO PEDROZA:** PERFECT. SO I'LL BRING IT BACK. I'LL
8 JUST SAY, THIS IS A PILOT PROGRAM. ONE OF THE THINGS WE HEARD
9 IS LEARNING FROM THIS COMING BACK UNDERSTANDING WHAT'S
10 WORKING, WHAT'S NOT, LOOKING AT THE BIG VERSUS SMALL MAKING AN
11 IMPACT IN THE MEASURABLES. ITEM ON THE FLOOR. ROLL CALL VOTE

12

13 **CLERK OF THE BOARD:** PEDROZA.

14

15 **CHAIR, ALFREDO PEDROZA:** AYE.

16

17 **CLERK OF THE BOARD:** JOSEFOWITZ.

18

19 **V. CHAIR, NICK JOSEFOWITZ:** AYE.

20

21 **CLERK OF THE BOARD:** ABE-KOGA?

22

23 **MARGARET ABE-KOGA:** AYE.

24

25 **CLERK OF THE BOARD:** CHAVEZ?



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1

2 **CINDY CHAVEZ:** YES.

3

4 **CLERK OF THE BOARD:** DUTRA-VERNACI IS ABSENT.

5

6 **VICTORIA FLEMING:** YES.

7

8 **CLERK OF THE BOARD:** GLOVER?

9

10 **FEDERAL D. GLOVER:** YES.

11

12 **CLERK OF THE BOARD:** MAHAN?

13

14 **MATT MAHAN:** YES.

15

16 **CLERK OF THE BOARD:** MILEY?

17

18 **NATHAN MILEY:** YES.

19

20 **CLERK OF THE BOARD:** NOACK?

21

22 **SPEAKER:** YES.

23

24 **CLERK OF THE BOARD:** RABBITT?

25



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1 **DAVID RABBIT:** AYE.

2

3 **CLERK OF THE BOARD:** RONEN? SPERING?

4

5 **JAMES P. SPERING:** AYE.

6

7 **CLERK OF THE BOARD:** THAO IS ABSENT. THE MOTION PASSES

8 UNANIMOUSLY BY ALL MEMBERS PRESENT.

9

10 **CHAIR, ALFREDO PEDROZA:** MOVING TO 3B, RESOLUTION 29 FISCAL
11 YEAR 2023, 2024 OPERATING BUDGET. DEREK HANSEL, TAKE IT AWAY.

12

13 **DEREK HANSEL:** THIS WILL BE PRESENTED BY MY COLLEAGUE, OSCAR.
14 PRESENTATION IS UP. SAME IDEA.

15

16 **SPEAKER:** GOOD MORNING COMMISSIONERS. OSCAR WITH MTC. I WON'T
17 GO THROUGH THE PRESENTATION IT'S MOSTLY UNCHANGED FROM WHAT WE
18 PRESENTED LAST MONTH WE DID INCORPORATE AN ANTICIPATED 2.5
19 MILLION TRANSFER FROM THE BAHFA LEADERSHIP FUND THAT WILL
20 SUPPORT A DOORWAY PILOT, PORTAL, AND PILOT IMPLEMENTATION
21 THAT'S WHAT WE PRESENTED IN MAY THIS RESOLUTION APPROVES THAT
22 BUDGET FOR FISCAL YEAR 2024.

23

24 **CHAIR, ALFREDO PEDROZA:** ANY QUESTIONS? SEEING NONE. PUBLIC
25 COMMENT ON THIS ITEM?



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1

2 **CLERK OF THE BOARD:** THERE ARE NO MEMBERS OF THE PUBLIC WITH
3 THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED
4 ON THIS ITEM.

5

6 **CHAIR, ALFREDO PEDROZA:** ALL RIGHT. BACK TO THE --

7

8 **FEDERAL D. GLOVER:** MOVE APPROVAL.

9

10 **CHAIR, ALFREDO PEDROZA:** MOVED BY GLOVER SECOND CHAVEZ. ROLL
11 CALL VOTE.

12

13 **CLERK OF THE BOARD:** PEDROZA?

14

15 **CHAIR, ALFREDO PEDROZA:** YES JOSEFOWITZ.

16

17 **V. CHAIR, NICK JOSEFOWITZ:** YES.

18

19 **CLERK OF THE BOARD:** ABE-KOGA?

20

21 **MARGARET ABE-KOGA:** AYE.

22

23 **CLERK OF THE BOARD:** AHN?

24

25 **EDDIE AHN:** AYE.



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1

2 **CLERK OF THE BOARD:** CANEPA IS ABSENT. CHAVEZ?

3

4 **CINDY CHAVEZ:** YES.

5

6 **CLERK OF THE BOARD:** FLEMING?

7

8 **VICTORIA FLEMING:** YES.

9

10 **CLERK OF THE BOARD:** GLOVER?

11

12 **FEDERAL D. GLOVER:** AYE.

13

14 **CLERK OF THE BOARD:** MAHAN?

15

16 **MATT MAHAN:** AYE.

17

18 **CLERK OF THE BOARD:** MILEY?

19

20 **NATHAN MILEY:** YES.

21

22 **CLERK OF THE BOARD:** NOACK?

23

24 **SPEAKER:** YES.

25



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1 **CLERK OF THE BOARD:** PAPAN?

2

3 **GINA PAPAN:** AYE.

4

5 **CLERK OF THE BOARD:** RABBITT?

6

7 **DAVID RABBIT:** AYE.

8

9 **CLERK OF THE BOARD:** SPERING?

10

11 **JAMES P. SPERING:** AYE.

12

13 **CLERK OF THE BOARD:** THAO IS ABSENT. MOTION PASSES UNANIMOUSLY
14 BY ALL MEMBERS PRESENT.

15

16 **CHAIR, ALFREDO PEDROZA:** PUBLIC COMMENT. HAVE WE RECEIVED ANY
17 PUBLIC COMMENT AT INFO@BAYAREAMETRO.GOV OR VIRTUALLY?

18

19 **CLERK OF THE BOARD:** THERE ARE NO MEMBERS OF THE PUBLIC WITH
20 THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED
21 ON THIS ITEM.

22

23 **CHAIR, ALFREDO PEDROZA:** TIME FOR ADJOURNMENT THE NEXT MEETING
24 OF THE BAY AREA INFRASTRUCTURE AND FINANCING AUTHORITY IS



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1 SCHEDULED TO BE HERE JULY 26, 2023. ANY CHANGES TO THE
2 SCHEDULE WILL BE DULY NOTED. WE ARE ADJOURNED. [ADJOURNED]
3
4



NTT

Broadcasting Government