

**METROPOLITAN
TRANSPORTATION
COMMISSION**
Meeting Transcript



MARCH 11, 2026

1

2 **BOARD CLERK:** FLEMING? IS ABSENT. MAYOR LEE? MANFREE? MELGAR?
3 MILEY? PAPAN?

4

5 **GINA PAPAN:** HERE.

6

7 **BOARD CLERK:** RAMOS?

8

9 **CHAIR, BAHFA OC, BELIA RAMOS:** HERE.

10

11 **BOARD CLERK:** COMMISSIONER SCHAFF, NOT VOTING?

12

13 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** HERE.

14

15 **BOARD CLERK:** THANK YOU. QUORUM IS PRESENT.

16

17 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU, MR. SECRETARY. COULD
18 YOU PLEASE READ THE COMPENSATION ANNOUNCEMENT.

19

20 **BOARD CLERK:** AS AUTHORIZED BY STATE LAW, I AM MAKING THE
21 FOLLOWING ANNOUNCEMENT. EACH MEMBER OF THE BOARD HERE TODAY
22 WILL BE ENTITLED TO RECEIVE \$100 PER MEETING ATTENDED UP TO A
23 MAXIMUM OF \$500 PER MONTH PER AGENCY. THIS AMOUNT IS A
24 PROVIDED AS A RESULT OF CONVENING A MEETING FOR WHICH EACH
25 MEMBER IS ENTITLED TO COLLECT SUCH AMOUNT. THANK YOU.



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2 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU SO MUCH. NEXT WE'LL
3 TURN TO GENERAL PUBLIC COMMENT. THIS IS MATTERS WITHIN
4 JURISDICTION OF THE BAHFA OVERSIGHT COMMITTEE BUT NOT
5 AGENDAIZED. DO WE HAVE PUBLIC COMMENT?

6

7 **BOARD CLERK:** ON THIS ITEM NO WRITTEN COMMENTS RECEIVED NO
8 MEMBER OF THE PUBLIC IN THE ZOOM SPACE FOR PUBLIC COMMENT
9 THERE IS ONE PERSON IN THE BOARD ROOM FOR PUBLIC COMMENT HOW
10 MUCH TIME PLEASE.

11

12 **CHAIR, BAHFA OC, BELIA RAMOS:** TWO MINUTES.

13

14 **BOARD CLERK:** SUSANA PARSONS PLEASE COME UP TO THE PODIUM. YOU
15 HAVE TWO MINUTES, PLEASE. THANK YOU.

16

17 **SPEAKER:** THANK YOU. GOOD MORNING, MEMBERS OF THE COMMISSION
18 AND OVERSIGHT COMMITTEE. SUZANNA PARSONS ON BEHALF OF ALL HOME
19 WE'RE A HOUSING AND HOMELESSNESS ORGANIZATION WORKING ACROSS
20 THE REGION. WE'RE THRILLED BAHFA IS LOOKING AHEAD AND WANT TO
21 COMMEND THEIR WORK ON THIS STRATEGIC PLAN EFFORT AND THE
22 REGIONAL HOUSING REVENUE MEASURE YOU ALL WILL BE DISCUSSING
23 TODAY WE KNOW THE PROCESS WILL BE ITERATIVE AND PARTNERSHIP
24 BETWEEN THE AGENCY AND THE ADVOCATE COMMUNITY AND WE LOOK
25 FORWARD TO WORKING TOGETHER. THANKS VERY MUCH.



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2 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU.

3

4 **BOARD CLERK:** THERE ARE NO OTHER COMMENTS THANK YOU.

5

6 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU VERY MUCH WE'LL CLOSE
7 PUBLIC COMMENT AND GO TO COMMITTEE ANNOUNCEMENTS. ARE THERE
8 ANY COMMITTEE MEMBERS WISHING TO MAKE ANNOUNCEMENTS? SEEING
9 NONE. WE'LL MOVE ON TO ITEM 4A AND THESE ARE THE CHAIR
10 REPORTS. SO, I WILL PROCEED, SINCE WE DO NOT HAVE ABAG HOUSING
11 JOINING US AT THIS TIME. ON MARCH 5TH BAHFA MTC AND ABAG
12 REPRESENTATIVES ATTENDED A GROUNDBREAKING CEREMONY FOR FIRST
13 PHASE HOUSING DEVELOPMENT AT THE EL CERRITO PLAZA BART STATION
14 AND ON BEHALF OF ABAG DIRECTOR MOTOYAMA WAS THERE, AND I WOULD
15 LIKE TO TURN IT OVER TO YOU TO SHARE A FEW WORDS ABOUT THAT
16 PROJECT, PLEASE.

17

18 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** THANK YOU. I WOULD LIKE TO
19 EXPRESS THANKS FOR ALL THE STAFF THAT SHOWED UP. IT WAS A
20 REALLY GOOD TURN OUT FROM THE COMMITTEE AS WELL. WE'RE VERY
21 EXCITED. THIS IS THE FIRST PHASE OF A 743 UNIT OVERALL EL
22 CERRITO PLAZA BART STATION TOD PROJECT THIS MAKES IT REAL FOR
23 OUR COMMUNITY AND I THINK IT WILL BE A BEAUTIFUL AND IMPORTANT
24 HUB AND SHOWCASE FOR WHAT TOD CAN BE. SO, THANK YOU.

25



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1 **CHAIR, BAHFA OC, BELIA RAMOS:** OF COURSE. THANK YOU SO MUCH AND
2 WE DID HAVE THE OPPORTUNITY, SECRETARY MOSS JOINED US, AND
3 FORMER ASSEMBLYMEMBER DAVID CHU WAS THERE, AND THE PRESIDENT
4 OF RELATED CALIFORNIA AFFORDABLE AND SILVER BERG WAS THE
5 HOPEFULLY THE OF THE EVENT. AND I THINK WHEN YOU LOOK AT
6 NEARLY 750 UNITS 100% AFFORDABLE LOCATED WHERE TRANSIT IS
7 ACCESS AND I BELIEVE WHERE SERVICES ARE ACCESSIBLE TRULY DOES
8 MAKE OUR WORK VERY MEANINGFUL. AND, SO, I JUST WANTED TO THANK
9 STAFF WHO WERE PRESENT. I KNOW OUR EXECUTIVE DIRECTOR ANDREW
10 FREMIER, AND OUR CHEAP DEPUTY EXECUTIVE DIRECTOR ALIX
11 BOCKELMAN, AND I KNOW DANIEL SAVER WAS THERE AND SOMAYA WAS
12 THE PROJECT LEAD IS THAT CORRECT? OKAY EXCELLENT. IT'S ALWAYS
13 GREAT TO BE ABLE TO HEAR HOW THIS WORK THAT WE'RE DOING GOES
14 BEYOND THE AGENDA ITEMS AND NUMBERS THAT WE'RE LOOKING AT AND
15 ACTUALLY PROJECTS OUT IN THE COMMUNITY. AND SO, I WILL JUST
16 EXTEND, I'M NOT GOING TO CALL UPON THE CHAIR, BUT I WOULD JUST
17 SAY TO CHAIR ROMERO, DO YOU WANT TO ADD ANYTHING FROM THIS? OR
18 CHAIR NOACK? DID YOU WANT TO --

19

20 **SUE NOACK:** NO, IT WAS GREAT TO BE THERE. IT WAS GREAT TO
21 PRESENT. IT WAS A REALLY EXCITING PROJECT. WHILE THEY'RE ONLY
22 BREAKING GROUND ON THE 70 AFFORDABLE UNITS, INITIAL 70, THE
23 SCHEMATICS, THE RENDERS FOR THE REST OF THE PROJECT WERE SUPER
24 IMPRESSIVE AND I HOPE THAT EL CERRITO IS SUCCESSFUL IN THEIR
25 LIBRARY MEASURES SO THEY CAN ADD TO THAT WHOLE PROJECT. SO



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1 THAT'S IT.

2

3 **CHAIR, BAHFA OC, BELIA RAMOS:** EXCELLENT THANK YOU SO MUCH. ARE
4 THERE ANY COMMENTS FROM --

5

6 **CHAIR, CARLOS ROMERO, ABAG HC:** I WOULD JUST ADD THIS IS A
7 GREAT EXAMPLE OF UTILIZATION OF SOME OF OUR FUNDING ON THIS
8 PROJECT IT'S A GOOD EXAMPLE OF MIXED INCOME PROJECT THIS
9 ACTUALLY INCLUDES NOT JUST AFFORDABLE BUT THE MIDDLE INCOME
10 EVEN HIGHER INCOME SO THESE IF YOU LOOK AT VIENNA MOLD IT'S
11 NOT QUITE A VIENNA MODEL BUT CERTAINLY INTEGRATING ALL LEVELS
12 OF AFFORDABILITY. THANK YOU.

13

14 **CHAIR, BAHFA OC, BELIA RAMOS:** ANY PUBLIC COMMENT?

15

16 **BOARD CLERK:** THERE IS NO WRITTEN COMMENTS RECEIVED FOR THIS
17 ITEM, AND THERE NO MEMBERS IN THE BOARDROOM OR ZOOM WISHING TO
18 SPEAK ON THIS ITEM.

19

20 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU MOVING TO FIVE A BAHFA
21 OVERSIGHT COMMITTEE MEETING MINUTES FROM FEBRUARY 11TH. ACTION
22 ITEM ARE THERE ANY CORRECTIONS OR CHANGES SUGGESTED?

23

24 **GINA PAPAN:** PAPAN MOVE APPROVAL.

25



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1 **SPEAKER:** SECOND.

2

3 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU MOTION BY. AN SECOND
4 BY MELGAR. IS THERE ANY DISCUSSION ON THE MOTION? SEEING NONE.
5 I'LL MOVE TO PUBLIC COMMENT.

6

7 **BOARD CLERK:** ON THIS ITEM NO WRITTEN COMMENTS RECEIVED NO
8 MEMBERS OF THE PUBLIC IN THE BOARDROOM. NONE IN THE ATTENDEE
9 SPACE. THANK YOU.

10

11 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU. NOW ON THE MOTION FOR
12 OUR CONSENT CALENDAR APPROVAL. ALL IN FAVOR, SAY AYE. [AYES]

13

14 **CHAIR, BAHFA OC, BELIA RAMOS:** AYE. OPPOSES? MOTION PASSES
15 UNANIMOUSLY BY ALL MEMBERS PRESENT. NEXT WE'LL MOVE ON TO THE
16 ITEM OF THE HOUR. AND THAT IS OUR NEXT -- OUR NEXT STEPS IN
17 TALKING ABOUT HOW WE GO THROUGH OUR STAKEHOLDER ENGAGEMENT
18 PROCESS AND CREATING A POLICY FRAMEWORK TO MOVE FORWARD
19 TOWARDS A REGIONAL HOUSING REVENUE MEASURE. AND I WILL SAY, I
20 WANT TO ACKNOWLEDGE THE TREMENDOUS WORK THAT HAS BEEN DONE AT
21 A SUBCOMMITTEE LEVEL TO REALLY INFORM THIS PROCESS AND TO
22 REALLY TAKE ALL THESE OPTIONS INTO CONSIDERATION AND MOVE THEM
23 FORWARD WITH A VERY REALISTIC LENS OF WHAT THE FUTURE HOLDS
24 FOR US HERE IN THE BAY AREA. BEFORE WE GET STARTED, I'M GOING
25 TO TURN IT OVER TO OUR EXECUTIVE DIRECTOR, ANDY PREMIER.



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1

2 **ANDREW FREMIER:** THANK YOU CHAIR RAMOS AND MEMBERS OF THE
3 COMMITTEE. YOU KNOW, IT'S BEEN ABOUT A YEAR AND A HALF SINCE
4 THE TOUGH DECISION TO PULL RM4 FROM THE BALLOT WAS MADE. AND I
5 WANT TO THANK ALL OF YOU, INCLUDING SOME OF THE AD-HOC WORK,
6 AND DANIEL AND HIS TEAM FOR REALLY SPENDING THAT TIME
7 EFFECTIVELY AT REALLY IDENTIFYING HOW CHALLENGING THE WHOLE
8 PROCESS WAS, THE MYRIAD OF CHALLENGES THAT REALLY KIND OF MADE
9 THAT DECISION HAPPEN, AND I THINK WE'RE AT A REALLY GOOD POINT
10 RELATIVE TO CONTINUING BUILD A STRONG FOUNDATION. THERE IS
11 STILL A LOT OF CHALLENGES IN FRONT OF US, BUT WE DO THINK THIS
12 PARTICULAR STAGE IS A REAL IMPORTANT ONE FOR US TO FIGURE OUT
13 WHAT WE DO FIGURE FORWARD. A REMINDER, TODAY'S ITEM IS REALLY
14 A HIGH-LEVEL PROPOSAL. SO, WHAT WE'RE DOING IS GIVING YOU A
15 LOOK AT THE WORK THAT'S BEEN DONE TO DATE AND WANT YOU TO
16 START TO CONSIDER A FUTURE REGIONAL HOUSING MEASURE AS EARLY
17 AS 2028. WE'RE TRYING TO GET AND FEEDBACK FROM YOU ALL SO THAT
18 WE CAN CONTINUE TO REALLY REFINE THE DETAILS, INCLUDE THE
19 RIGHT SET OF STAKEHOLDERS WHICH WE KNOW NEEDS TO BE BROADER
20 THIS TIME AROUND, AND BRING YOU BACK SOME RECOMMENDATIONS AT A
21 FUTURE MONTH. WHAT YOU WILL SEE IN THIS PRESENTATION, AND WHAT
22 YOU HAVE SEEN IN A LOT OF THE WORK WE HAVE DONE TO DATE IS TO
23 REALLY REFLECT ON SOME OF THE LESSONS WE HAVE LEARNED FROM THE
24 PAST AND HOW BAHFA SHOULD FOE FORWARD INFORMED BY WHAT WE HAVE
25 LEARNED FROM THOSE. SO, WE DO INCORPORATE IN THIS ITEM,



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1 REFLECTIONS ON WHAT WENT WELL AND WHAT COULD BE IMPROVED WITH
2 REGIONAL MEASURE FOUR. IT BUILDS ON A LOT OF THE LESSONS WE
3 LEARNED IN THE TRANSPORTATION SPACE. REMEMBER WE HAD THE SAME
4 CHALLENGES WITH SB1031 THAT TURNED OUT TO BE A SUCCESSFUL --
5 AT LEAST THROUGH THE GOVERNOR'S OFFICE, SB63, AND IN THAT FORM
6 WE CREATED A TABLE, IT WAS CALLED THE SELECT COMMITTEE THAT
7 REALLY ADVISED US IN MOVING FORWARD AND CONTRIBUTED TO SOME
8 SUCCESS THERE. WE ALSO SPENT THE YEAR LEARNING FROM OTHER
9 PARTS OF THE STATE AS WELL AS WHAT WE HAVE LEARNED AS
10 COMMISSIONER R MENTIONED FROM VIENNA WE TOOK A TRIP DOWN TO
11 LONG BEACH WHERE WE SPENT SEVERAL DAYS WITH FOLKS IN SAN DIEGO
12 AND IN LOS ANGELES THAT HAVE SIMILAR FINANCING AUTHORITIES AND
13 REALLY SHARED WHAT OUR EXPERIENCES WERE LEARNED FROM THEIR
14 EXPERIENCES AND I SINGLE WE HAVE BROUGHT SOME OF THE ITEMS
15 THAT WORK WELL FOR US FORWARD THERE REMEMBER MEASURE A IS THE
16 SUCCESSFUL ONE SO FAR DOWN IN LOS ANGELES AND IT BRINGS IN
17 ROUGHLY \$1 BILLION A YEAR ANNUALLY FOR HOUSING AND
18 HOMELESSNESS. BUT WE ALSO WANT TO BE WIDE OPEN ABOUT WHAT
19 CHALLENGES ARE IN FRONT OF US. SOME OF THE LESSONS LEARNED WE
20 KNOW WE CAN'T REPEAT BUT WE ALSO KNOWS WE LEARNED ABOUT
21 EARLIER IN MEETINGS REGARDING THE STATE OF THE WORLD AND WHAT
22 HAPPENS IN TERMS OF THE RISKS ASSOCIATED WITH ECONOMICS OF THE
23 NATION, ECONOMICS OF CALIFORNIA. WE HAVE TO BE REALISTIC. WE
24 KNOW THAT THERE IS QUITE A BIT OF VOTER FATIGUE WHEN IT COMES
25 TO TAXES. WE NEED TO BE MINDFUL OF THAT. WE KNOW THAT WE'RE IN



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1 A MUCH MORE FISCALLY CONSTRAINED ENVIRONMENT THAN WE WERE IN
2 THE PAST. AND WE DO THINK THAT THAT'S TRUE, NOT ONLY IN THE
3 PUBLIC SECTOR, BUT ALSO IN THE NON-PROFIT SECTOR WITH MANY OF
4 OUR PARTNERS. SO, AS I MENTIONED, AND IN CLOSING FROM MY PART,
5 I JUST WANT TO MENTION THAT THIS ITEM REALLY REFLECTS THAT WE
6 HAVE BEEN THOUGHTFUL AND DELIBERATE IN HOW WE CHART -- WE NEED
7 TO BE THOUGHTFUL AND DELIBERATE IN HOW WE CHART A PATH FORWARD
8 WE NEED TO INCORPORATE ALL INPUT WE'RE RECEIVING FROM FOLKS AT
9 THE DAIS AND IN OTHER WAYS WE NEED TO KEEP THE REAL ITEMS OF
10 IMPORTANCE IN FRONT OF US AND WE NEED TO LOOK FORWARD IN BEING
11 SUCCESSFUL AS WE MANAGE THE NEXT STEPS AND DANIEL IS GOING TO
12 GO THROUGH THIS PRESENTATION AND WE LOOK FORWARD TO YOUR
13 INPUT.

14

15 **DANIEL SAVER:** THANK YOU VERY MUCH ANDY. DANIEL SAVER DEPUTY
16 EXECUTIVE DIRECTOR FOR HOUSING AND ENERGY. I'M JOIN HERE BY
17 CAROLE GALANTE, WHO HAS BEEN ONE OF OUR SENIOR ADVISORS
18 PROVIDING A LOT OF SUPPORT THROUGH THIS PROCESS. WE HAVE BEEN
19 THINKING THROUGH THE PATH FORWARD FOR FUTURE REGIONAL HOUSING
20 REVENUE MEASURE I SEE THE TEAM PULLING YOU WANT SLIDES. JUST
21 TO SITUATE THIS REALLY QUICKLY BASED ON WHERE WE WERE LAST
22 MONTH ANDY MENTIONED WE HAVE BEEN GOING THROUGH A STRATEGIC
23 PLANNING PROCESS FOR THE LAST YEAR AND A HALF WE DID LAST
24 MONTH TRANSITIONING NOW INTO IMPLEMENTING PHASE OF THAT
25 STRATEGIC PLAN SO THIS IS ONE OF THE FIRST IMPLEMENTATION



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1 ITEMS WE HAVE TO CARRY FORWARD THE WORK THAT EMERGED FROM THE
2 STRATEGIC PLAN AS KEY THREADS WE NEED TO MOVE GOING FORWARD.
3 LET'S MOVE TO THE NEXT SLIDE. ONE OF THE THEMES THAT EMERGE
4 FROM THE STRATEGIC PLAN IS THE VALUE SUFFICIENT GROUNDING
5 OURSELVES IN THE WHY BAHFA AND KIND OF REPEATING THIS FOR
6 OURSELVES OVER AND OVER ALSO IN PART BECAUSE NOT EVERYONE WHO
7 HAS ENGAGED IN THE CONVERSATION NOW HAS BEEN WITH US EVERY
8 STEP OF THE WAY FOR THE LAST 8 TO 10 YEARS SO YOU SEE ON THIS
9 SLIDE IMPORTANT GROUNDING ON THIS CONGRESSIONAL AS WE THINK
10 ABOUT THE REVENUE MEASURE. AS ARTICULATED IN OUR STATUTE
11 BAHFA'S CENTRAL PURPOSE IS TO PROVIDE OPPORTUNITY TO WORK
12 TOGETHER ACROSS JURISDICTIONAL BOUNDARIES TO RAISE REVENUE AT
13 SCALE THAT CAN ACTUALLY MEET THE SCALE OF NEED IN OUR
14 COMMUNITIES SO BAHFA HAS UNIQUE REVENUE RAISING AUTHORITY
15 ACROSS JURISDICTIONAL BOUNDARIES AND WITH THAT SCALE BAHFA
16 SERVES AS AN OPPORTUNITY TO THINK ABOUT SHAPING SYSTEMS NOT
17 JUST PUTTING MORE DOLLARS INTO THE SYSTEM BUT ALSO SHAPING
18 THOSE SYSTEMS SO THE SYSTEMS THEMSELVES BETTER SERVE OUTCOMES
19 THAT WE WANT TO ACHIEVE. IN THE LONG RUN, PART OF WHAT THAT
20 COULD MEAN IS BAHFA EMERGING AS A SELF-SUFFICIENT PUBLIC
21 LENDER IN THE BAY AREA THAT'S ABLE TO CAPTURE SOME OF THE
22 REVENUE THAT'S CURRENTLY ESCAPING THE REGION THROUGH VARIOUS
23 OTHER TYPES OF FINANCING ENTITIES ACTUALLY RETAIN THOSE
24 DOLLARS HERE IN OUR REGION TO SERVE OUR AFFORDABILITY AND
25 HOUSING STABILITY GOALS I WANT TO FLAG HERE BAHFA IS MORE THAN



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1 JUST A BALLOT MEASURE WE ARE THINKING A LOT WHAT THAT COULD
2 MEAN WE HAVE SCALED REVENUE MEASURE IN THE FUTURE WE HAVE A
3 NUMBER OF PROGRAMS WE ROLLED OUT THE LAST FEW YEARS THE GOAL
4 IS TO WALK AND CHEW GUM AT THE SAME TIME DOING WORK IN THE
5 WORLD NOW ALSO PLANNING FOR LONG-TERM VISION. NEXT SLIDE. SO,
6 AS ANDY MENTIONED IT'S CLEAR FROM MEMBERS OF THIS COMMITTEE AS
7 WE STARTED THE STRATEGIC PLAN PROCESS THAT BEFORE THINKING
8 ABOUT THE FUTURE WE NEED TO BE CLEAR ABOUT MISSTEPS IN THE
9 PAST, ALSO STRENGTHS FROM THE PAST, AND LEARNING FROM OUR OWN
10 ACTIONS AND THOSE OF OTHER ENTITIES IN THOSE SPACE. IT'S
11 IMPORTANT TO TAKE THE TIME TO DO REFLECTION WE'RE PRESENTING
12 HERE SUMMARY OF THE REFLECTION PROCESS USING THAT TO INFORM
13 OUR GOING FORWARD STRATEGY. THAT REFLECTION PROCESS WE
14 UNDERTOOK DURING THE LAST YEAR WAS MULTI-FACETS WE CAME TO YOU
15 ALL AS A COMMITTEE THERE WAS A SEPARATE AD-HOC COMMITTEE THAT
16 MET SEPARATELY WITH EXTERNAL STAKEHOLDERS INVOLVED IN THE
17 CAMPAIGN PROCESS WE HAD MANY CONVERSATIONS WITH EXTERNAL
18 STAKEHOLDERS FOLKS WHO WERE INVOLVED WITH REGIONAL MEASURE
19 FOUR AND MANY WHO FELT THEY WEREN'T INVOLVED ENOUGH TO MAKE
20 SURE WE'RE CASTING A BROAD NET THERE ANDY MENTIONED THE STUDY
21 TRIP, THE REGIONAL HOUSING FINANCE AUTHORITY EXCHANGE TRIP
22 THAT WE TOOK DOWN TO LONG BEACH ALSO WE HAVE BEEN
23 INCORPORATING AND HEARING FROM MANY OF YOU AND ALSO AT STAFF
24 LEVEL LESSONS LEARNED IN THE TRANSPORTATION SPACE HAPPENING AT
25 THE SAME TIME SB63 TRANSPORTATION REVENUE SELECT COMMITTEE ET



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1 CETERA. THIS SLIDE SUMMARIZE A PIECE OF THE REFLECTIONS. I'LL
2 POINT TO ATTACHMENT A IN YOUR PACKET, A DETAILED SUMMARY OF
3 REFLECTIONS. IF YOU DON'T SEE SOMETHING HERE IT DOESN'T MEAN
4 IT WANT CAPTURED IT JUST MAY NOT FIT ON ONE SLIDE. I'LL WALK
5 THROUGH THIS RELATIVELY SWIFTLY SINCE WE HAVE PRESENTED THIS
6 TO YOU BEFORE BUT IT'S USEFUL GROUNDING. AS WE REFLECTED BACK
7 ON THE LAST CYCLE IT'S NOT THAT EVERYTHING WENT BACK THERE ARE
8 STRENGTHS THAT EMERGED FROM THE PROCESS A FEW NAMED HERE. THE
9 FACT THAT WE HAVE TWO COMMITTEES CONVENE TOGETHER WORKING ON
10 THIS HAND-IN-HAND, THAT WAS A REAL STRENGTH OF THE RM4 PROCESS
11 AND ACTUALLY HAVING CREATING THESE COMMITTEES OUT OF NOTHING
12 IF YOU RECALL FIVE YEARS AGO NEITHER COMMITTEES EXISTED THIS
13 IS INSTITUTIONALIZATION OF COOPERATION BETWEEN TWO AGENCIES.
14 ADDITIONALLY WE HAVE IS PUT OUT TECHNICAL ASSISTANCE TO
15 COUNTIES AND LOCAL GOVERNMENT PARTNERS, BOTH THINKING ABOUT A
16 REGIONAL REVENUE MEASURE THEN WIDER VARIETY OF HOUSING TOPICS.
17 WE HAVE BEEN ABLE TO DO THAT BECAUSE OF INCREASED CAPACITY WE
18 HAVE AT THE REGIONAL LEVEL ON HOUSING AND LAND USE RELATED
19 ISSUES. NOT EVERYTHING IS ROSY THOUGH. THERE WERE A NUMBER OF
20 CHALLENGES AND AS ANDY SAID IT'S IMPORTANT TO TAKE THOSE HEAD-
21 ON. INCLUDE THE FACT THERE WERE SIGNIFICANT ECONOMIC
22 CONDITIONS AND VOTER SENTIMENT THAT CORRESPOND TO THAT WHEN WE
23 WERE LOOKING TO GO TO THE BALLOT IN 2024 BEFORE WHEN WE
24 STARTED THIS JOURNEY IN THE MID-19S AND EVEN WHEN BAHFA WAS
25 CREATED IN 2019 SO THAT SHIFT IN THE BROADER DYNAMIC CREATED A



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1 CHALLENGING ENVIRONMENT TO ACHIEVE BAHFA'S GOALS THAN WAS
2 PRESENT WHEN BAHFA WAS FIRST CREATED IT'S IMPORTANT WE THINK
3 ABOUT HOW WE FLEX WITH THOSE EVOLVING CIRCUMSTANCES. AT THE
4 SAME TIME SOMEWHAT RECOGNIZED DURING THE PROCESS VOTER
5 SENTIMENT WASN'T AT 2/3 LEVEL SO THERE WAS DUAL PATH STRATEGY
6 TO PURSUE STATE CONSTITUTIONAL REFORM WHILE LOOKING AT
7 REGIONAL MEASURE KEY LESSONS THERE WAS THAT EXPOSED OUR
8 REGIONAL MEASURE TO A LOT OF EXTERNALITIES WHICH WE DID NOT
9 HAVE CONTROL RELATED TO CAMPAIGN FOR PROPOSITION FIVE MOVING
10 FORWARD, LESSON LEARNED COMPLICATIONS THAT AROSE BECAUSE OF
11 THE INTERTWINED NATURE OF THOSE TWO MEASURES. ADDITIONALLY,
12 THERE WAS AN ERROR IN THE BALLOT QUESTION AS THAT WAS FIRST
13 PUBLISHED THAT WERE WE ABLE TO CORRECT IN TIME THAT IF THE
14 MEASURE HAD GONE FORWARD TO VOTERS THAT WOULD HAVE BEEN FIXED.
15 HOWEVER THAT WAS DAMAGING TO BAHFA'S CREDIBILITY WE KNOW THAT
16 THERE IS SOMETHING THAT CANNOT BE REPEATED MOVING FORWARD SO
17 LESSON LEARNED TAKING THAT TO HEART ALSO KEY OPPORTUNITY WITH
18 OUR NEAR-TERM PROGRAMS REALLY REBUILD TRUST IN GOVERNMENT AND
19 OUR ABLE TO DELIVER RESULTS SO THOSE TWO BEING CONNECTED
20 ADDITIONALLY COMPLEXITY OUR STATUTE IS COMPLEX ONCE THE
21 MEASURE WAS MOVED FORWARD WE SWITCHED INTO PUBLIC INFORMATION
22 ROLE AND AS WE STARTED THAT TRANSITION PROCESS WE ENCOUNTERED
23 DIFFICULTIES IN JUST EXPLAINING WHAT EXACTLY THE MEASURE WAS.
24 I THINK WE MADE STRIDES THERE BUT WHERE WE NEED TO BE CLEAR
25 EYED MOVING FORWARD. THERE WERE A NUMBER OF ISSUES THAT WE DID



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1 RESOLVE AND SOME WE DID NOT. THERE WERE DIFFERENCES OF OPINION
2 AMONGST VARIOUS STAKEHOLDER GROUPS THAT CAME ON TOWARDS THE
3 END OF THE REGIONAL MEASURE FOUR POLICY DEVELOPMENT PROCESS
4 THAT ARE STILL FAULT LINES WITHIN THE STAKEHOLDER COMMUNITY
5 THAT WE HAVE HERE IN THE BAY AREA THIS IS GOING TO BE A THEME
6 WE'RE TOUCHING ON FOR THE REMAINDER OF THE PRESENTATION. SO
7 LET'S GO TO THE NEXT SLIDE. SO TRANSITIONING A LITTLE BIT
8 MOVING FORWARD. ALL OF THAT STAKEHOLDER ENGAGEMENT THAT WE DID
9 TO REFLECT ON THE PROCESS WE WERE ALSO ASKING STAKEHOLDERS
10 WHAT'S THEIR APPETITE TO MOVE FORWARD INTO A REGIONAL REVENUE
11 MEASURE INTO THE FUTURE. ARE PEOPLE FEELING BURNT OUT AFTER A
12 REGIONAL MEASURE FOUR OR IS THERE INTEREST IN TRYING AGAIN ON
13 A DIFFERENT WAY OVERWHELMINGLY WE HEARD THERE IS APPETITE TO
14 THINK ABOUT MOVING FORWARD LARGELY DRIVEN BY FACT THAT THE
15 NEED IS STILL TREMENDOUS IN OUR COMMUNITY THERE IS NOT ENOUGH
16 MONEY IN THE SYSTEM TO ACHIEVE OUR GOALS BAHFA IS UNIQUELY
17 SITUATED TO RAISE REVENUE AT SCALE AT THE SAME TIME HEARD FROM
18 A LOT OF STAKEHOLDERS THAT IT'S NOT GOING TO BE AN EASY PATH
19 THERE ARE A LOT OF CHALLENGES WE HAVE IN FRONT OF US THERE ARE
20 A LOT OF POLICY ISSUES THAT EMERGED IN 2024 THAT REMAIN
21 UNRESOLVED AND IF WE'RE ABLE TO MOVE FORWARD ACTUALLY BRING A
22 BIGGER TENT OF SUPPORTERS ALONG WITH US WE'RE GOING TO NEED TO
23 BE ABLE TO WORK THROUGH THOSE RELATIVELY THORNY ISSUES WE NEED
24 TO ACKNOWLEDGE PART OF WHAT WE NEED TO DO TO MOVE FORWARD IS
25 NAVIGATE TENSIONS BETWEEN OUR DIFFERENT STAKEHOLDER



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1 COMMUNITIES AND TRY TO FIND COMPROMISES TO MOVE FORWARD
2 TOGETHER THAT'S THE CHARGE BEFORE US. THEN FINALLY THERE IS
3 LIMITED CAPACITY IN COMPETING PRIORITIES ALL OF YOU KNOW THIS
4 FROM YOUR WORK IN LOCAL GOVERNMENTS. YOU KNOW, WE'RE FACING
5 BUDGET CUTS IN MANY LOCAL GOVERNMENTS. MANY ORGANIZATIONS ARE
6 FACING SIMILAR SET OF CIRCUMSTANCES. SO WHILE WE'RE HEARD
7 APPETITE TO PARTICIPATE IN A PROCESS WE ALSO ALREADY HAVE SOME
8 CAUTION FROM A LOT OF OUR STAKEHOLDERS JUST HOW MUCH TIME DO
9 THEY HAVE TO GIVE IN THIS PROCESS. SO THAT'S GOING TO BE A
10 BALANCING ACT THAT WE NEED TO TRY TO ACHIEVE AS WE SET UP A
11 PROCESS MOVING FORWARD. SO, LET'S GO TO THE NEXT SLIDE. ALL
12 RIGHT. SO, THIS IS -- DURING THE LAST SEVERAL MONTHS WE HAVE
13 WORKED WITH ALL OF YOU, AS WELL AS A LOT OF OUR STAKEHOLDERS
14 TO THINK ABOUT WHAT IT WOULD LOOK LIKE TO MAKE A PATH TOWARD -
15 - TO CHART A PATH TOWARDS 2028. SO, THE GOAL HERE IS TO TRY TO
16 MOVE FORWARD STRATEGICALLY AND ALSO PRAGMATICALLY, THREADING
17 THE NEEDLE AS BEST WE CAN IN THE INTEREST AND APPETITE AND
18 EXCITEMENT FOR A MEASURE WITH THE REAL CONSTRAINTS AND
19 CHALLENGES WE'RE FACING. SO, YOU MAY RECALL SEEING THIS SLIDE
20 FROM LAST MONTH. SO I'LL WALK THROUGH IT HIGH-LEVEL. PHASED
21 APPROACH LOOKING AT STAKEHOLDER ENGAGEMENT FOCUSED THIS YEAR
22 STARTING NOW WE HAVE ALREADY STARTED ON THIS PROCESS. THE
23 INTENTION WITH THAT IS TO GET A TABLE TOGETHER IN ORDER TO
24 ADDRESS A LOT OF THESE THORNY POLICY ISSUES. SO THAT WE CAN
25 SEE IF THERE IS A PATH TO HAVE COMPROMISE MOVING FORWARD. THIS



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1 IS REALLY WORKING WITH STAKEHOLDERS. IT'S NOT EXACTLY LIKE
2 THERE IS AN EXISTING COALITION RIGHT NOW THAT IS AS BROAD AS
3 WE THINK WE NEED MOVING FORWARD. AND, SO, IT'S KIND OF -- IT'S
4 A DIFFERENT DYNAMIC WHERE WE GETTING PEOPLE TO A TABLE, A NEW
5 TABLE THAT NEEDS TO BE SET. AND THE INTENTION HERE IS TO GET A
6 POLICY FRAMEWORK, NOT ALL THE DETAILS OF EVERY POLICY ISSUE,
7 BUT A POLICY FRAMEWORK THAT THEN CAN INFORM LEGISLATION. THAT
8 LEADS DIRECTLY INTO PHASE TWO, WHICH IS LEGISLATIVE CHANGES.
9 BAHFA, WE HAVE, AS MENTIONED, WE HAVE A COMPLICATED STATUTE A
10 LOT OF WHAT WE CAN DO WITH A REVENUE MEASURE IS PRESCRIBED IN
11 LAW. ONE THING WE HEARD WITH THESE POLICY ISSUES IS THAT SOME
12 STAKEHOLDERS WOULD LIKE TO SEE ADJUSTMENTS TO OUR STATUTE IN
13 ORDER TO ACCOMMODATE CHANGED CIRCUMSTANCES OR PARTICULAR
14 INTERESTS OF THEIR SECTOR. AND, SO, THE PATH FORWARD THAT
15 WE'RE LOOKING AT RUNS THROUGH SACRAMENTO, ESSENTIALLY, WHERE
16 WE WOULD MAKE SOME ADJUSTMENTS TO OUR STATUTE AS DETERMINED IN
17 PHASE ONE. AT THIS POINT WE'RE EXPECTING THE STAKEHOLDERS FROM
18 PHASE ONE TO THE EXTENT WE'RE SUCCESSFUL IN COALESCING A
19 FRAMEWORK TO START TO EMERGE AS A COALITION OF PARTNERS WHO
20 MAY COSPONSOR BILL. SO TIMING THERE IS LEGISLATIVE CYCLE
21 STARTING IN 2027 YOU SEE LISTED HERE AS OCTOBER 2026 BECAUSE
22 WE ALL KNOW TO BE SUCCESSFUL IN SACRAMENTO YOU NEED TO DO YOUR
23 HOMEWORK IN ADVANCE OF THE LEGISLATIVE SESSION SO THE GOAL IS
24 TO WRAP UP THE POLICY FRAMEWORK DISCUSSIONS AS EARLY THIS YEAR
25 AS WE CAN SO WE CAN DO THE PREP WORK BEFORE BILLS ARE ACTUALLY



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1 INTRODUCED. THEN, FINALLY, PHASE THREE REVENUE MEASURE WHICH
2 WOULD COMMENCE AFTER SIGNING OF LEGISLATION. AND THIS IS --
3 FEELS SOMEHOW KIND OF FAR INTO THE FUTURE BUT ALSO RIGHT
4 AROUND THE CORNER. [LAUGHTER] SO, I THINK A MAIN TAKEAWAY HERE
5 IS THAT, NUMBER 1, 1 -- THERE MIGHT BE DIFFERENT PATHS TO PUT
6 THE BALLOT ON -- OR TO PUT A MEASURE ON TO THE BALLOT. SO
7 RIGHT NOW UNDER OUR STATUTE, THE BOARDS COULD MOVE THIS
8 FORWARD AS WE DID WITH REGIONAL MEASURE FOUR. ONE OPTION WE'RE
9 CONSIDERING FOR AMENDMENT IS TO ADD STATUTE TO THE EXPRESS
10 CITIZENS INITIATIVES AUTHORITY INTO THE -- OUR STATUTE --
11

12 **SPEAKER:** HI BOO-BOO. [INTERRUPTION] [LAUGHTER]

13

14 **DANIEL SAVER:** -- THAT COULD BE ANOTHER TOOL IN OUR TOOLBOX, IF
15 YOU WILL, AS WE MOVE FORWARD. AND I'M GOING TO KEEP ON PLOWING
16 THROUGH HERE. SO IF A MEASURE PROCEEDS, WHENEVER THE MEASURE
17 PROCEEDS, AND WHENEVER IT IS ONE THING WHEN THERE IS MEASURE
18 ON THE BALLOT IF INDEED THERE IS, BAHFA'S ROLE SHIFTS REALLY
19 DRAMATICALLY TO PROVIDING PUBLIC INFORMATION WE CANNOT BE
20 INVOLVED IN THE CAMPAIGN ACTIVITY ITSELF I THINK ALL OF YOU
21 ARE WELL VERSED IN THIS BOTH FROM REGIONAL MEASURE FOUR AS
22 WELL AS THE TRANSIT MEASURE I'M GOING TO WALK THROUGH EACH
23 PHASE IN DETAIL. NEXT SLIDE. PHASE ONE I'LL SPEND THE MOST
24 TIME ON THIS SLIDE THEN MOVE THROUGH THE NEXT TWO. WE'RE
25 TRYING TO BUILD ON FOUNDATION OF STAKEHOLDER RELATIONSHIPS WE



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1 HAVE BEEN WORKING ON DURING THE LAST YEAR. AS MENTIONED ON THE
2 LAST SLIDE WE NEED TO HAVE -- THE GOAL IS TO HAVE A POLICY
3 FRAMEWORK THAT INFORMS LEGISLATION IN PHASE TWO. SO, THAT IS
4 WHERE WE'RE HEADED WITH THIS. PART OF WHAT WE ARE TRYING TO
5 SPIN UP IN SOME OF THE CONVERSATIONS THAT WE HAVE HAD WITH A
6 NUMBER OF YOU ALL AS WELL AS WITH OUR STAKEHOLDERS IS THINKING
7 ABOUT HOW WE AS THE PUBLIC AGENCY ARE RELATING TO THIS KIND OF
8 COALITION SET OF ACTIVITIES THAT ARE ALSO HAPPENING IN
9 PARALLEL HOW ARE WE RELATING TO OUR STAKEHOLDERS AND HOW WE'RE
10 MOVING THIS FORWARD IN CONCERT WITH OUR OTHER STAKEHOLDERS. SO
11 WE'RE PROPOSING A HYBRID APPROACH WHERE WE'RE SHARING SOME
12 AMOUNT OF RESPONSIBILITY WITH SOME OF OUR EXTERNAL
13 STAKEHOLDERS. AND THE IDEA THERE IS THAT WE -- THAT'S ONE OF
14 THE MOST EFFECTIVE METHODS WE HAVE DISCUSSED WITH OTHERS IS TO
15 REBUILD TRUST IN THE SYSTEM TO LEARN -- TO IMPLEMENT LESSONS
16 LEARNED WHICH IS THAT WE NEED MORE STAKEHOLDERS ENGAGED EARLY
17 IN THE PROCESS SO WE'RE BRINGING EVERYBODY ALONG AND ALSO TO
18 ACKNOWLEDGE THAT THERE IS STILL A CENTRAL ROLE FOR THE PUBLIC
19 AGENCIES. WE ULTIMATELY HAVE TO ADMINISTER THIS MOVING
20 FORWARD. SO, THE BOARDS PLAY A VERY ESSENTIALLY ROLE WHILE
21 SHARING SOME OF THAT RESPONSIBILITY WITH OUR PARTNERS. ONE WAY
22 OF THINKING ABOUT THIS, YOU KNOW, THE DETAILS OF THIS ARE
23 STILL TO BE DETERMINED, ANDY MENTIONED THIS IS HIGH-LEVEL.
24 THIS IS THE DETAILS OF PHASE ONE WOULD LOOK LIKE AS SOMETHING
25 WE'RE EXPECTING TO COME BACK TO YOU IN THE FUTURE. BUT THINK



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1 OF THE DIRECTION WE'RE HEADING THIS IS A GOLDBLOCKS ZONE, IF
2 YOU WILL, OF INVOLVEMENT, JUST THE RIGHT AMOUNT OF
3 INVOLVEMENT. BAHFA AND ABAG ARE CRITICAL TO THIS PROCESS
4 BECAUSE WE HAVE TO ADMINISTER THE MEASURE AND ALL OF YOU WILL
5 HAVE OPINIONS ABOUT THE POLICY ISSUES THAT WE HAVE MOVING
6 FORWARD, AND ALSO WE NEED OUR EXTERNAL STAKEHOLDERS TO OWN
7 THEIR PORTION OF THE RESPONSIBILITY, AS WELL. AND SO WE WANT
8 TO TRY TO MOVE BOTH OF THESE AT THE SAME TIME. SO, THAT'S THE
9 HYBRID STRUCTURE NOTION. THERE IS A BIT MORE LANGUAGE ON THAT
10 IN THE STAFF REPORT. ONE THING WE HEARD FROM Y'ALL IN THINKING
11 ABOUT A HYBRID STRUCTURE IS THAT TO MOVE THIS FORWARD THERE
12 NEED TO BE SHARED PRINCIPLES ESTABLISHED SO HOW DO WE MAKE
13 SURE THAT WE'RE WORKING WITH STAKEHOLDERS THAT ARE ALIGN WITH
14 THE HIGH-LEVEL GOALS OF THE BOARDS. SO, WE ACKNOWLEDGE -- WE
15 EXPECT THERE WILL BE SOME VERY EARLY ON IN THIS PROCESS,
16 ESTABLISHMENT OF SHARED PRINCIPLES SO THAT THERE IS COMFORT
17 FROM THE AGENCY SIDE THAT ALL THESE EFFORTS ARE MOVING IN THE
18 RIGHT DIRECTION. OKAY. THE LIST OF POLICY ISSUES. I HAVE
19 REFERENCED THIS A FEW TIMES. IN THE STAKEHOLDER CONVERSATIONS
20 WE HAVE HAD DURING THE LAST YEAR PLUS AT LEAST FOUR MAJOR
21 CATEGORIES OF ISSUES THAT WOULD REQUIRE LEGISLATIVE CHANGE OR
22 MIGHT REQUIRE LEGISLATIVE CHANGE HAVE EMERGED AND I WANT TO
23 QUICKLY TOUCH ON THOSE. ONE IS THE REVENUE MECHANISMS IN OUR
24 STATUTE REVENUE MECHANISMS WE HAVE AVAILABLE TO US ARE LISTED
25 IN OUR STATUTE THOSE ARE GENERAL OBLIGATION BOND, PARCEL TAX,



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1 HEAD TAX, AND GROSS RECEIPT TAX THOSE ARE THE ONLY OPTION WE
2 HAVE. SO SOME STAKEHOLDERS HAVE ASKED ARE THOSE THE RIGHT
3 OPTIONS DO WE HAVE TWEAK IN ANY OF THOSE, DOES THIS WORK GIVEN
4 VOTER SENTIMENT. SO SINGLE IF WE WANTED TO CHANGE THOSE
5 OPTIONS. A LEGISLATIVE AMENDMENT SECOND LABOR STANDARDS THIS
6 WAS A BIG ISSUE WITH REGIONAL MEASURE 41 THAT WE NEVER
7 CONCLUSIVELY RESOLVED OUR STATUTE AS DRAFTED DOES NOT ALLOW
8 REGIONAL GOVERNMENTS TO IMPOSE LABOR STANDARDS ON ALL FUNDS
9 THAT WOULD RETURN TO THE COUNTIES AND CITIES SO THAT WAS A
10 MAJOR POINTED OF THE DISCUSSION WITH A LOT OF OUR POTENTIAL
11 LABOR PARTNERS THAT WAS PART OF THE CONVERSATION DURING
12 REGIONAL MEASURE POLICY DEVELOPMENT. THIRD IS REVENUE
13 DISTRIBUTION ACCORDING TO THE STATUTE THE MONEY RETURNED TO
14 THE COUNTIES IF FROM IS A BALLOT MEASURE 80% DEPENDENT, 50 TO
15 80% DEPENDING ON THE MECHANISM RETURNS TO THE COUNTIES OF
16 ORIGIN THERE WE HEARD CONCERNS FROM SOME CITIES ABOUT WHETHER
17 THEY WOULD GET THEIR FAIR SHARE FROM THE COUNTIES. AND UNDER
18 THE STATUTE, THE COUNTIES WE COULD NOT REQUIRE THE COUNTIES TO
19 DO EXPENDITURE PLANNING BEFORE THE ELECTION, AND THAT CREATED
20 FRICTION WITH SOME CITIES AND TOWNS ACROSS THE REGION. SO
21 ANOTHER QUESTION TO EXPLORE. DO WE WANT TO MAKE ANY
22 ADJUSTMENTS THERE. AND THEN FINALLY ELIGIBLE USES. MANY
23 ELIGIBLE USES ARE PRESCRIBED IN THE STATUTE WE HAVE HEARD FROM
24 A VARIETY OF STAKEHOLDERS THAT THERE MAY BE DESIRE TO SHIFT
25 BASED ON CHANGING NEEDS WITHIN THE COMMUNITY ALSO IN TERMS OF



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1 BRINGING STAKEHOLDERS ON BOARD SO FOLKS CAN SEE THEMSELVES IN
2 THE MEASURE IF IT WERE TO MOVE FORWARD. THE WE EXPECT THERE BE
3 A TOUCH POINT WITH ALL OF YOU AT CRITICAL MILESTONES AS THIS
4 MOVES FORWARD, THERE NEEDS TO BE TOUCH POINTS AS WE MOVE ALONG
5 ALL OF THIS IS A LOT OF WORK GETTING THROUGH THE LIST OF
6 POLICY ISSUES IS NOT GOING TO BE SIMPLE WE NEED TO BE
7 STRATEGIC HOW WE SET THIS UP SO WE CAN MAKE PROGRESS ON TOUGH
8 ISSUES AND ALSO WE NEED TO BE CAREFUL LEVERAGING TIME OF
9 STAKEHOLDERS BECAUSE THEY ONLY HAVE SO MUCH TIME TO GIVE. THAT
10 WAS A LOT ON THAT SLIDE. IF WE CAN GO TO THE NEXT ONE. QUICKLY
11 HERE, PHASE TWO IS FUNDAMENTALLY ABOUT TRANSLATING POLICY
12 FRAMEWORK THAT CAN EMERGE FROM PHASE ONE INTO STATE
13 LEGISLATION. ONCE WE GET TO PHASE TWO, WE IMAGINE A SHIFT A
14 LITTLE BIT IN THE WAY THAT THE BOARDS AND THE AGENCIES ARE
15 RELATING TO THIS, BECAUSE WE WOULD EXPECT AT THIS POINT REALLY
16 FOR THE AGENCIES TO BE IN THE DRIVER'S SEAT BECAUSE WE WOULD
17 BE SPONSORING LEGISLATION TO CHANGE OUR OWN STATUTE. AND SO
18 THERE WILL BE A SHIFT BETWEEN PHASE 1 AND 2 AND HOW SOME OF
19 THIS WORKS, MOVES FORWARD. WE WOULD HOPE THAT IF WE SUCCESSFUL
20 IN PHASE ONE THERE WOULD BE A NUMBER OF COSPONSORS OF SUCH A
21 BILL EMERGING FROM THE PHASE ONE STAKEHOLDER ENGAGEMENT
22 PROCESS AND HOPEFULLY ADDING A VARIETY OF OTHERS. AND A KEY
23 THING HERE TO REMIND OURSELVES ABOUT IS THAT WE'RE NOT TRYING
24 TO SET EVERY DETAIL OF THE POTENTIAL MEASURE IN PHASE ONE,
25 WITH STAKEHOLDER ENGAGEMENT, OR EVEN PHASE TWO WITH THE



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1 LEGISLATION. THIS IS ABOUT THE TOOLBOX THAT IS AVAILABLE TO US
2 THAT THEN WE COULD EM APPLY IN PHASE THREE THAT IF INDEED
3 THERE IS A MEASURE. ONE THING I'LL NOTE ON THIS IS THAT THERE
4 IS -- WE'RE LEARNING FROM OUR EXPERIENCE IN THE TRANSIT
5 MEASURE AND SB63, THERE IS ALSO KEY DIFFERENCES HERE WE HAVE A
6 STATUTE, A LOT OF WHAT IS SET OUT FOR BAHFA IN TERMS OF A
7 REGIONAL REVENUE MEASURE HAS ALREADY BEEN NEGOTIATED AND THERE
8 HAVE BEEN MANY COMPROMISES THAT WERE STRUCK IN ORDER TO CREATE
9 AT PIECE OF LEGISLATION THAT WE HAVE NOW. SO WE'RE NOT
10 CREATING A STATUTE KIND OF OUT OF NOTHING. WE'RE NOT STARTING
11 FROM SCRATCH WE'RE NOT REINVENTING THE WHEEL IT'S REALLY A
12 QUESTION OF ARE THERE CHANGES TO EXITING STATUTE THAT WE NEED
13 TO MAKE BASED ON EVOLUTION OF CIRCUMSTANCES. I THINK THAT
14 URGES US TO BE THOUGHTFUL AND CAUTIOUS ABOUT WHAT WE DO
15 BECAUSE MAKING CHANGES CAN ALSO UPSET EARLIER APPLE CARTS THAT
16 HAVE BEEN COMPILED THROUGH PRIOR ROUNDS OF STAKEHOLDER
17 ENGAGEMENT THAT DOESN'T MEAN THOSE ARE SET IN STONE FOREVER
18 JUST MEANS WE NEED TO BE ABLE TO BALANCE THOSE INTERESTS. NEXT
19 SLIDE PLEASE. SO, PHASE THREE WOULD BE IF WE'RE CONTINGENT ON
20 PHASE 1 AND 2 BEING SUCCESSFUL WE CAN MOVE FORWARD WITH A
21 POTENTIAL REVENUE MEASURE AS EARLY AS 2028. WE HAVE HEARD
22 THERE IS DESIRE FROM OUR POLICY MAKERS TO AT LEAST KEEP 2028
23 ON THE TABLE THAT'S WHY WE HAVE STRUCTURED THE PROCESS AS WE
24 HAVE. IF WE'RE ABLE TO GET FLEW THOSE TWO PHASES WE'RE CAN
25 MOVE FORWARD WITH THE POLICY DEVELOPMENT PROCESS THAT WOULD



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1 HAVE TO THEN ADHERE TO THE STATUTE I THINK IF THIS IS THE
2 FIRST TWO PHASES IDENTIFIED IN THE TOOLBOX THIS IS ABOUT WHEN
3 YOU ACTUALLY ARE READY TO GO OUT ABOUT DOING THE WORK SO THIS
4 IS THEN BECOMES ONE OF THE NARROW PARTS WHERE WE USE
5 AUTHORITIES WE HAVE DEVELOPED IN THE FIRST COUPLE OF ROUNDS.
6 NEXT SLIDE. MOVE FORWARD COUPLE KEY NEXT STEPS WE PLAN TO DO
7 PUBLIC WEBINAR TO ALERT THE REST OF THE BROADER COMMUNITY
8 ABOUT THE OUTCOMES OF OUR STRATEGIC PLAN PROCESS WE WILL ALSO
9 COME BACK TO YOU ALL WITH THE REFINE SET OF PROPOSALS RELATED
10 TO THE FIRST PHASE STAKEHOLDER ENGAGEMENT PROCESS, BROAD
11 FEEDBACK ABOUT GENERAL DIRECTION HYBRID APPROACH REALLY
12 LEANING INTO OUR STAKEHOLDERS HELP MOVING FORWARD IDENTIFYING
13 SET OF POLICY ISSUES WORKING LOCK-STEP WITH ALL OF YOU AS WELL
14 AS EXTERNAL PARTNERS TO ADVANCE THIS BY DOING THAT WE'RE GOING
15 TO REMAIN IN CLOSE CONTACT WITH A LOT OF OUR STAKEHOLDERS ALSO
16 CONTINUE TO RAISE PROFILE OF THE GOOD WORK WE'RE DOING IN
17 NEAR-TERM NOT JUST THINK BEING ABOUT LONG-TERM BUT ALSO THINK
18 BEING ABOUT IMPACT WE CAN HAVE IN COMMUNITIES TODAY. SO WITH
19 THAT, THANK YOU FOR BEARING WITH ME LOOK FORWARD TO YOUR
20 QUESTIONS

21

22 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU SO MUCH. WE DO NOW
23 HAVE OUR LOCATION OPEN FOR HOUSING. SO, I'LL TURN IT OVER TO
24 CHAIR ROMERO TO OPEN THAT MEETING.

25



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1 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU, MADAM CHAIR. WILL
2 THE CLERK OF THE BOARD PLEASE CONDUCT A ROLL CALL AND CONFIRM
3 WHETHER WE HAVE QUORUM OF THE ABAG HOUSING COMMITTEE, PLEASE?

4

5 **BOARD CLERK:** CAMPOS?

6

7 **PAMELA CAMPOS:** HERE.

8

9 **BOARD CLERK:** CARLSON?

10

11 **KEN CARLSON:** HERE.

12

13 **BOARD CLERK:** ECKLUND?

14

15 **PAT ECKLUND:** HERE.

16

17 **BOARD CLERK:** FIFE?

18

19 **CARROLL FIFE:** PRESENT.

20

21 **BOARD CLERK:** FORTUNATO-BAS?

22

23 **NIKKI FORTUNATO-BAS:** PRESENT.

24

25 **BOARD CLERK:** GAUTHIER? IS ABSENT. MARTINEZ-BELTRAN?



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1

2 **YVONNE MARTINEZ-BELTRAN? PRESENT.**

3

4 **BOARD CLERK: MOTOYAMA?**

5

6 **V. CHAIR, LISA MOTOYAMA, ABAG HC: HERE.**

7

8 **BOARD CLERK: RABBITT? IS ABSENT. RAMOS?**

9

10 **CHAIR, BAHFA OC, BELIA RAMOS: HERE.**

11

12 **BOARD CLERK: COUNCIL MEMBER ROMERO?**

13

14 **CHAIR, CARLOS ROMERO, ABAG HC: PRESENT.**

15

16 **BOARD CLERK: AND THE THREE TELECONFERENCE LOCATIONS ON THE**
17 **AGENDA ARE POSTED AND CONNECTED. THANK YOU.**

18

19 **CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU. WOULD YOU PLEASE**
20 **PROVIDE THE COMPENSATION ANNOUNCEMENT.**

21

22 **BOARD CLERK: ACCORDING TO STATE LAW, I AM MAKING THE FOLLOWING**
23 **ANNOUNCEMENT. THE MEMBERS OF ABAG IN ATTENDANCE AT THIS**
24 **MEETING ARE ENTITLED TO RECEIVE PER DIEM AN AMOUNT OF \$150 AND**
25 **THAT THE PER DIEM SHALL BE PROVIDED AS A RESULT OF CONVENING A**



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1 MEETING FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT PER DIEM.

2 THANK YOU.

3

4 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU SO MUCH. AND I'LL ASK

5 COUNSEL, DO WE NEED TO HAVE PUBLIC COMMENT FOR ABAG HOUSING,

6 GENERAL PUBLIC COMMENT? SINCE THAT WAS ON THEIR AGENDA. WE

7 HAVE ALREADY DONE IT FOR BAHFA.

8

9 **COUNSEL, KATHLEEN KANE, KATHLEEN KANE:** I BELIEVE THAT, SORT

10 OF, FUNCTIONS AS A JOINT ITEM, AND IN THIS CASE WE CAN JUST,

11 FOR FORMALITY SAKE, SAY THAT WE'RE FOREGOING A SEPARATE PUBLIC

12 COMMENT FOR ABAG HOUSING AND PROCEEDING WITH THE PRIOR

13 DISCUSSION.

14

15 **CHAIR, BAHFA OC, BELIA RAMOS:** EXCELLENT. THANK YOU SO MUCH.

16 NOW WE CAN GO BACK TO THE BUSINESS. THANK YOU MR. SAVER FOR

17 THE REPORT-OUT. JUST AS A REMINDER, THIS IS AN INFORMATIONAL

18 ITEM, AND A TRULY A TREMENDOUS AMOUNT OF WORK HAS GONE ON BY

19 THE AD-HOC COMMITTEE, INCLUDING, I WILL SAY, I THINK ONE OF

20 THE MOST INFORMATIVE STEPS FOR MYSELF, PERSONALLY, WAS GOING

21 TO LOS ANGELES AND VISITING WITH LACASA AND LEARNING ABOUT HOW

22 THEY STRUCTURED THEIR COALITION AND THEIR -- THEIR -- THEIR

23 POLICY FRAMEWORK LEADING UP TO THEIR REVENUE MEASURE, AS WE

24 HAVE SAID BEFORE, IT'S SLIGHTLY DIFFERENT. THEY WERE A REPEAL

25 AND REPLACE MEASURE, WHEREAS FOR OUR DISCUSSION PURPOSES HERE,



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1 AS WE LOOK AT CREATING A REVENUE MEASURE, IT WOULD BE NEW FROM
2 THE OUTSET. SO, FIRST I'LL START OFF WITH COMMISSIONER
3 QUESTIONS, COMMENTS. I'LL START WITH COMMISSIONER MELGAR.

4

5 **MYRNA MELGAR:** THANK YOU. SO, THANK YOU SO MUCH FOR THE
6 PRESENTATION. THAT WAS REALLY CLEAR AND WELL STRUCTURED. I
7 APPRECIATE THAT VERY MUCH. SO, I HAD A COUPLE QUESTIONS. SO,
8 ON THE PHASE OF STAKEHOLDER ENGAGEMENT AND SETTING OUT THE
9 POLICIES, I REALLY LIKE THE IDEA OF SETTING A FRAMEWORK THAT
10 CAN THEN GUIDE, YOU KNOW, LOCAL NEEDS. ONE OF THE THINGS THAT
11 I DIDN'T SEE, YOU KNOW, BROKEN OUT, SPECIFICALLY, WAS AROUND,
12 LIKE, FINANCE POLICY. BECAUSE IT OCCURS TO ME, THERE IS A
13 RELATIONSHIP, RIGHT? AND BUDGETS, OR STATEMENTS OF VALUES, AND
14 WE WOULD LIKE TO HAVE, YOU KNOW, SORT OF, THE -- THE MONEY AND
15 HOW WE TREAT MONEY, HOW WE INVEST IT, THE RETURN THAT WE GET,
16 OR NOT. YOU KNOW, BEING ABLE TO MEET THOSE POLICY GOALS. YOU
17 KNOW EVERY MUNICIPALITY HAS DIFFERENT RHNA NEEDS THEY ALSO
18 HAVE DIFFERENT POPULATIONS AND DEMOGRAPHICS YOU KNOW. THAT
19 BEING SAID HOW ARE WE THINKING ABOUT HOW STAKEHOLDERS ARE
20 GOING TO MAKE THESE DECISIONS AND WHAT LEVEL OF TECHNICAL
21 ASSISTANCE GUIDANCE ARE WE GOING TO PROVIDE -- I MEAN, YOU --
22 [LAUGHTER] YOU, ACTUALLY, BECAUSE IT'S STAFF MOSTLY WHO IS
23 GOING TO BE DOING THIS WORK TO SUPPORT FOLKS, YOU KNOW, MAKING
24 THESE DECISIONS. AND, SO, THAT'S ONE QUESTION. THEN ANOTHER
25 ONE THAT'S NOT QUITE RELATED, ALSO YOU KNOW REALIZE MOST OF



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1 THE WORK IN THE NEXT COUPLE OF YEARS IS GEARED TOWARDS PUTTING
2 SOMETHING ON THE BALLOT, SO THAT WE CAN, YOU KNOW, LAUNCH, BUT
3 AT SOME POINT I REMEMBER TALKING ABOUT OTHER INCOME STREAMS
4 FOR THE ORGANIZATION LIKE YOU KNOW PROVIDING SERVICES OR
5 TECHNICAL ASSISTANCE TO MUNICIPALITIES WHO DON'T HAVE CAPACITY
6 TO HAVE STAFF OF THEIR OWN DOING THIS KIND OF STUFF SO I'M
7 WONDERING IF THAT'S LIKE A SEPARATE PLAN THAT YOU'RE GOING TO
8 TALK TO US AT SOME POINT OR IF ITS IN AN OVERALL WHAT WE'RE
9 PROJECTING IN TREMENDOUS OF REVENUE AND HOW WE'RE GOING TO GO
10 FORWARD. THANK YOU.

11

12 **DANIEL SAVER:** I'LL TAKE THOSE IN REVERSE ORDER SO FIRST ONE
13 GENERALLY SPEAKING YES SEPARATE THREADS WE'LL COME BACK TO YOU
14 WITH INFORMATION ABOUT PROGRAMS THAT WE'RE DOING NEAR-TERM HOW
15 THOSE ARE KIND OF REVENUE STRATEGIES ASSOCIATED WITH THEM I
16 THINK WE'RE THINKING OF WAYS TO CAPITALIZE. REVENUE MEASURE IS
17 THE ONLY WAY TO CAPITALIZE AT SCALE AND WE KNOW WE NEED THOSE
18 KIND OF RESOURCES AND IN ORDER TO TAKE ADVANTAGE -- BUT ALSO
19 THE POLITICAL ENVIRONMENT IS DYNAMIC WE NEVER KNOW WHEN IT'S
20 GOING TO BE READY WHEN EXACTLY THE RIGHT TIME MAYBE IT'S 2028
21 WE'RE NOT SURE BE READY AND SO ALL PROGRAMMATIC STRATEGIES
22 ALSO A WAY OF GENERATING REVENUE THAT ENSURE BAHFA STABILITY
23 FINANCIAL STABILITY SO WE CAN BE POISED TO TAKE ADVANTAGE OF
24 REVENUE MEASURE OPPORTUNITY WHENEVER THAT COMES WHETHER IT'S
25 2028 OR INTO THE FUTURE AND ALSO MEANWHILE DO IMPORTANT WORK



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1 IN THE COMMUNITY SO WE'LL COME BACK TO THAT I MEAN RIGHT NOW
2 THE PROJECTIONS WE HAVE FOR THOSE PROGRAMS NOT AT SCALE OF
3 REVENUE MEASURE IT'S MUCH SMALLER BASED ON RESOURCES WE HAVE
4 AVAILABLE TO US BUT YOU WILL SEE THAT IN COMING MONTHS ON THE
5 FIRST POINT ABOUT TECHNICAL ASSISTANCE I THINK THAT'S
6 SOMETHING WE SAW AS A STRENGTH WE WANT TO LEAN INTO FROM THE
7 LAST TIME AND FURTHER DEVELOP SO WHEN REGIONAL MEASURE FOUR
8 WAS GOING THROUGH POLICY DEVELOPMENT THAT ACTUALLY WAS ON THE
9 BALLOT WE STARTED TO CONVENE FOR THE FIRST TIME SINCE
10 REDEVELOPMENT THE HOUSING ADMITS OF ALL CITIES AND COUNTIES
11 ACROSS THE NINE COUNTY REGION WE HAD A SERIES OF MEETINGS
12 MONTHLY MEETINGS WITH HEADS OF ALL DIFFERENT HOUSING
13 DEPARTMENTS PARTICULARLY FOCUSED THAT WOULD RECEIVE FUNDING
14 FROM THE MEASURE ITSELF SO THIS IS A LITTLE DIFFERENT
15 SOMETHING WE HAVE NOT BEEN ABLE TO SUSTAIN KIND OF IN THE
16 CURRENT REVENUE SITUATION SOMETHING WE HAVE IDENTIFIED AS
17 SOMETHING WE WOULD LIKE TO START BACK UP AND NOW THAT WE HAVE
18 A STRATEGIC PLAN IN PLACE WE'RE LOOKING TO ENGAGE STAKEHOLDERS
19 SOMETHING WE'RE CONSIDERED WHETHER TO DUST THAT OFF SO THAT
20 WILL COME INTO EFFECT A LOT WE'RE IN PHASE THREE SCENARIO
21 WHERE LOCAL GOVERNMENTS ARE ACTUALLY MAKING DECISIONS ABOUT
22 THEIR OWN EXPENDITURE PLANS AND JUST NEED TO UNDERSTAND WHAT
23 DOES THE STATUTE SAY WHAT'S ALLOWED WHAT ARE DIFFERENT OPTIONS
24 TO MOVE FORWARD FROM A POLICY PERSPECTIVE SO WE HAVE A BIT OF
25 TECHNICAL ASSISTANCE MATERIALS THAT WE DEVELOPED LAST TIME FOR



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1 THAT.

2

3 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU VICE CHAIR MOTOYAMA.

4

5 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** THANK YOU FOR THE STAFF
6 REPORT. I KNOW THIS IS A LOT OF MATERIAL THAT YOU ARE TRYING
7 TO CONVEY IN A VERY SHORT TIME TO US. I WANTED TO GO BACK TO
8 SOMETHING IN THE STAFF REPORT THIS IS REALLY BIG ENTERPRISE
9 COMPARED TO LACASA AND I KNOW THEY HAD A THIRD-PARTY CONVENER,
10 THE UNITED WAY, ARE WE THINKING OF SOMETHING LIKE THAT HERE AS
11 WELL? AND WHO IS IN CHARGE? IF THAT'S THE CASE?

12

13 **DANIEL SAVER:** I'LL TAKE A CRACK AT THIS, THEN INVITE FEEDBACK
14 FROM MY COLLEAGUES, AS WELL, ON THIS. THIS WAS A QUESTION
15 FOLKS WERE ASKING AFTER THE LONG BEACH TRIP, WHO COULD SERVE
16 AS SOMETHING LIKE THE UNITED WAY DID FOR THAT MEASURE AND I
17 THINK CONSENSUS WE HEARD IS THAT THERE IS NOT REALLY ONE
18 ORGANIZATION THAT IS ACROSS ALL NINE COUNTIES THAT COULD SERVE
19 THAT ROLE AS A SINGLE ENTITY. SO, I THINK WHAT WE'RE TRYING TO
20 CONSIDER IS HOW DO YOU MAKE SURE YOU HAVE THE RIGHT
21 CONSTELLATION OF PLAYERS AT THE TABLE SO THAT YOU HAVE THE
22 RIGHT REACH IN ORDER TO REALLY BE KIND OF PRESENT IN
23 LEGITIMATE IN ALL DIFFERENT GEOGRAPHIES WITH DIFFERENT SECTORS
24 ET CETERA. IT WON'T -- THAT'S ONE WHERE IT'S NOT GOING TO WORK
25 TO DO A COPY AND PASTE OF WHAT HAPPENS IN LOS ANGELES AND



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1 WE'RE STILL TRYING TO THINK OF WHO ARE THE RIGHT FOLKS. IN
2 TERMS OF WHO IS IN CHARGE, I THINK ULTIMATELY I SEE THIS AS
3 THERE ARE GOING TO BE DIFFERENT STAGE GATES, DIFFERENT PIECES
4 OF THE PROCESS WHERE THERE ARE DIFFERENT DECISION MAKERS.
5 PHASE ONE IS TO TRY TO COME TO CONSENSUS AROUND POLICY
6 FRAMEWORK. WE MAY OR MAY NOT GET THAT WITH OUR STAKEHOLDERS --
7 [LAUGHTER] AND THEN AS WE ENTER INTO PHASE TWO LOOK AT
8 LEGISLATION THE QUESTION WILL THE BOARD SPONSOR A PIECE OF
9 LEGISLATION WHAT WILL BE IN THAT, WHAT WILL BE YOUR DECISION
10 TO DECIDE WHAT TO SPONSOR THEN GO THROUGH LEGISLATURE GET THE
11 GOVERNOR TO SIGN IT THAT'S GOING TO ANOTHER SEAT OF DECISION-
12 MAKING AS WE GO DOWN THE PROCESS THEN INTO PHASE THREE ET
13 CETERA IT'S LIKELY SHIFTING ROLES ABOUT WHO IS MAKING
14 DECISIONS DEPENDING WHERE WE'RE AT IN THE PROCESS.

15

16 **ANDREW FREMIER:** MAYBE I'LL ADD TO THAT, I AGREE WITH
17 EVERYTHING DANIEL SAID BUT I THINK THIS IS THE STICKIEST
18 QUESTION THAT'S IN FRONT OF YOU ALL IS HOW TO ADMINISTER YOUR
19 SEAT AT THE TABLE. THERE IS BENEFITS TO YOU BEING THERE AND
20 THEN THERE IS SOME NEGATIVE ASPECTS TO IT AS WELL. I THINK
21 ULTIMATELY, THOUGH, FROM MY PERSPECTIVE, YOU NEED TO BE THERE
22 ENOUGH TO ENSURE THAT WHAT IS ACTUALLY LEGISLATED, YOU CAN DO
23 AND SUPPORT. BUT I THINK THAT'S ACTUALLY THE BIGGEST QUESTION
24 WE'RE ASKING ALL OF YOU TO GIVE US SOME FEEDBACK ON, AND I
25 THINK IT'S ONE OF THE MORE CHALLENGING PARTS OF THE



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1 PRESENTATION. SO, WE'LL TAKE INPUT, REALLY, AT THIS POINT.

2

3 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** SO THERE'S -- MY CONCERN IS
4 IF THERE IS A POLICY THAT WE'RE REALLY NOT SUPPORTIVE, LIKE IF
5 90% OF THE GROUP SAYS WE JUST WANT TO HAVE MASSIVE AMOUNTS OF
6 DOWN PAYMENTS FOR SINGLE-FAMILY HOME BUYERS WITH NO INCOME
7 CONTROLS, AND THEY GO YAY, HOW DO WE SAY YOU KNOW THAT'S NOT
8 REALLY WHAT WE MEANT?

9

10 **ANDREW FREMIER:** YOU KNOW, HAVING LIVED THROUGH A SERIES OF
11 LEGISLATIVE ACTIONS IN THE LAST COUPLE OF YEARS WE NEED TO BE
12 MINDFUL THAT WE CAN CONTROL IT AS BEST WE'VE CAN AND STAKE OUT
13 WHERE YOU ARE ON A CHALLENGE LIKE THAT BUT ALSO HAVE TO ACCEPT
14 THAT AT THE END OF THE DAY LEGISLATION IS WRITTEN IN
15 SACRAMENTO APPROVED BY THEM AND THE GOVERNOR SO WE NEED TO BE
16 ON OUR TOES AND EXPECT THAT IT WILL PROBABLY GO TO THE FINISH
17 LINE BEFORE IT GETS ALL LOCKED DOWN.

18

19 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** THANK YOU VERY MUCH.

20

21 **CHAIR, BAHFA OC, BELIA RAMOS:** ANY OTHER COMMITTEE MEMBERS?
22 ECKLUND?

23

24 **PAT ECKLUND:** THANK YOU I HAVE ONE QUESTION THEN HAVE SOME
25 COMMENTS I WANT TO MAKE SO YOU MENTIONED GO BOND PARCEL TAX



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1 HEAD TAX I DIDN'T GET THE FOURTH ONE.

2

3 **DANIEL SAVER:** GROSS RECEIPTS.

4

5 **PAT ECKLUND:** GROSS RECEIPTS. SO THOSE ARE THE REVENUE THEN
6 WHAT DID THE BOND SAY WHAT DID THE MEASURE SAY ON HOW THE
7 MONEY WAS GOING TO BE DISTRIBUTED IT WAS FAIRLY VAGUE, RIGHT?

8

9 **DANIEL SAVER:** I WOULD SAY IT'S FAIRLY PRESCRIPTIVE, DEPENDING
10 ON THE MECHANISM THERE IS REVENUE SPLIT BETWEEN THE BAHFA AND
11 COUNTIES SOME CITIES WHICH ARE KIND OF SPECIFIED WHICH CITIES
12 IN THE STATUTE SO FOR THE GO BOND I BELIEVE IT'S GO BOND IN
13 THE PARCEL TAX IT'S 80/20 BUT FOR OTHER MECHANISMS IT'S 50/50
14 SO THAT'S SPELLED OUT IN THE STATUTE THEN EVEN WITHIN THOSE
15 BUCKETS SPECIFICATIONS ABOUT HOW THE REVENUE WOULD NEED TO BE
16 SPENT CERTAIN CATEGORIES FOR EXAMPLE, 52/15/5 SPLIT BETWEEN
17 PRODUCTION, PRESERVATION, AND PROTECTIONS, ET CETERA. SO THERE
18 IS A LOT OF INK SPILLED IN OUR LEGISLATION, ACTUALLY, ABOUT
19 HOW THE REVENUE WOULD BE DISTRIBUTED.

20

21 **PAT ECKLUND:** SO, THESE ARE SOME COMMENTS I WOULD LIKE TO MAKE.
22 I HAVE BEEN THROWN INTO SOME ISSUES IN NOVATO THAT HAS OPENED
23 UP MY EYES TO REALLY WHAT'S GOING ON. AND I HAVE BEEN ON THE
24 COUNCIL FOR A LONG TIME, AND I DIDN'T KNOW HOW BAD IT WAS
25 UNTIL THIS LAST WEEK. ANYWAY, SO, I THINK THE MAIN THINGS THAT



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1 WE MISSED WAS, NUMBER ONE, WE WEREN'T SPECIFIC ON HOW THE
2 MONEY WAS GOING TO BE USED. AND I THINK TAXPAYERS, ESPECIALLY
3 NOW, REALLY WANT TO KNOW HOW THE MONEY IS GOING TO BE USED,
4 NOT ONLY REGION-WIDE, BUT LOCALLY, AS WELL. AND, SO, I THINK
5 THAT WE NEED TO INCREASE THE DISTRIBUTION TO THE COUNTIES AND
6 THE CITIES. THIS 50/50 THING, I THINK HURT US. BECAUSE PEOPLE
7 WANT TO BE ABLE TO KNOW THAT THE MONEY IS COMING BACK TO THEM.
8 SO, IF WE DID AN 80/20 SPLIT ON ALL OF IT, THAT MIGHT BE
9 BETTER OR MAYBE IT'S AN 80/10 PERCENT, I DON'T KNOW WE NEED TO
10 HAVE SOME 90/10 PERCENT SPLIT. SO, I THINK THOSE TWO THINGS
11 WERE THE MAIN THINGS, AND I DON'T THINK WE HAD ALL ELECTED
12 OFFICIALS SUPPORTIVE, AND I THINK THE WAY WE GET LOCAL ELECTED
13 OFFICIALS TO SUPPORT THE MEASURE AND ACTUALLY PUT THEIR NAME
14 TO IT WOULD BE TO HAVE IT DISTRIBUTED BETWEEN THE COUNTIES, OR
15 IN THE COUNTIES -- TO THE COUNTY, BUT EACH COUNTY, WITH THE
16 CITIES, DEVELOPS A PLAN ON HOW THEY'RE GOING TO USE IT IN
17 THEIR COUNTY. AND I THINK THAT THE MONEY GOING THROUGH THE
18 COUNTY -- BUT IT SHOULD ACTUALLY GO STRAIGHT TO THE CITIES, I
19 DON'T KNOW IF WE COULD DO THAT MECHANISM OR NOT, BECAUSE THERE
20 IS SOME DISTRUST -- DISTRUST BETWEEN CITIES AND COUNTIES, BUT
21 I THINK WE'RE ALWAYS TRYING TO BUILD UP THAT, BUT TAXPAYERS IF
22 THEY DON'T KNOW THAT IT'S COMING BACK HOME IN MY OPINION
23 PROBABLY NOT GOING TO BE SUPPORTIVE OF IT. LET ME TELL YOU
24 SOMETHING THAT'S OPENED UP MY EYES AND IT'S ACTUALLY MADE ME
25 MAD AT THE CITY, WE JUST EVACUATED AN APARTMENT COMPLEX. WE'RE



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1 A POOR PROPERTY TAX CITY, OKAY? SO WE DON'T GET A LOT OF
2 MONEY. SO WE DON'T HAVE A BIG HOUSING PROGRAM. AND, ANYWAY,
3 SO, WE JUST EVACUATED A 16 UNIT BUILDING, BUT THERE'S FIVE
4 OTHER BUILDINGS OF THE SAME SORT. APARTMENTS ARE GETTING RAIN
5 IN THEIR APARTMENT. THE ROOFS HAVE NOT BEEN FIXED OR REPAIRED
6 IN TEN PLUS YEARS. THE CITY HAS AN ANNUAL INSPECTION PROGRAM,
7 THEY HAVE BEEN PASSING THIS APARTMENT COMPLEX FOR THE PAST --
8

9 **CHAIR, BAHFA OC, BELIA RAMOS:** COMMITTEE MEMBER ECKLUND, I
10 THINK WE'RE GETTING OFF TOPIC HERE WHEN WE'RE LOOKING AT
11 INFORMATIONALLY JUST KIND OF GENERAL AND I DON'T WANT US TO
12 GET TO THE POINT OF EXPENDITURE PLANS AT THIS POINT. I THINK
13 IT'S REALLY -- WE DON'T KNOW WHERE WE'RE HEADED. WE'RE JUST
14 TRYING TO GIVE STAFF DIRECTION IN TERMS OF TIMELINE, GOING
15 BEFORE THE LEGISLATURE, SEEKING AMENDMENTS TO THE ENABLING
16 LEGISLATION, AND TO REALLY DO THE STAKEHOLDER OUTREACH
17 PROCESS. AND WHILE I DO BELIEVE THAT EXPENDITURE PLANS AND
18 THOSE RELATIONSHIPS BETWEEN THE CITIES AND THE COUNTIES ARE
19 IMPORTANT AND TRULY VITAL TO THE WORK THAT WE HOPE BAHFA WILL
20 DO, I -- WITHOUT KNOWING WHAT THAT IS RIGHT NOW, I DON'T WANT
21 TO GET INTO THOSE DISCUSSIONS.

22

23 **PAT ECKLUND:** AND I CAN APPRECIATE THAT. SO, I AM SORRY. BUT I
24 REALLY THINK THAT WE NEED TO HAVE THOSE SPECIFIC PLANS. AND SO
25 THAT THE CITIES CAN DO WHAT THEY NEED TO DO.



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1

2 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU. DID I HAVE PAPAN AND
3 THEN ABE-KOGA? OH WAIT. WHERE DID YOU -- OKAY, SO, WELL, THEN
4 YOU LOST YOUR TURN THEN GINA. [LAUGHTER] WE'RE GOING TO
5 COMMISSIONER ABE-KOGA.

6

7 **MARGARET ABE-KOGA:** THANK YOU, CHAIR. I ACTUALLY APPRECIATE
8 COMMISSIONER ECKLUND'S COMMENT IN THE SENSE THAT I HAVE BEEN -
9 - I WAS THINKING, LIKE, ARE WE -- ARE WE ACTUALLY TRYING TO AT
10 LEAST PUT IN SCENARIOS TOGETHER? BECAUSE I THINK JUST LEAVING
11 IT OPEN-ENDED, YOU KNOW, IT JUST TAKES A REALLY LONG TIME. AND
12 IF PEOPLE, YOU KNOW, AND THEN EVERYONE'S KNOWLEDGE LEVEL IS
13 DIFFERENT, AND SO HAVING A MENU FOR, PERHAPS, OF, YOU KNOW,
14 WHAT ARE THE ELEMENTS THAT WE COULD BE LOOKING AT FUNDING,
15 EVEN JUST THERE AMOUNTS, ARE WE COULD LOOKING AT \$20 BILLION,
16 10 BILLION, YOU KNOW, WHAT ARE WE LOOKING AT, WOULD BE HELPFUL
17 AS WE -- BECAUSE I'M THINKING, YOU KNOW, A BIG PART OF THIS IS
18 GETTING BUY-IN OF THE CITIES, AND FRANKLY THE COUNTIES, AS
19 THEY HAVE TO BE, YOU KNOW, COUNTY RUN MEASURES, AND AS YOU
20 KNOW, SANTA CLARA COUNTY IS LOOKING AT OTHER OPTIONS
21 OURSELVES, AND TO SEE WHAT WE'RE TALKING ABOUT HERE WOULD BE
22 HELPFUL FOR EVEN A COUNTY THAT MIGHT BE DOING ITS OWN EFFORT,
23 PERHAPS, YOU KNOW, IF IT MAKES SENSE TO DO BOTH, OR WHAT NOT,
24 WE COULD DO THAT BUT I THINK WE NEED TO MAYBE GET A LITTLE BIT
25 AHEAD OF THE, YOU KNOW, THE HORSE GET AHEAD OF THE CART -- IS



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1 THAT RIGHT -- [LAUGHTER] AND START PUTTING OUT CONCEPTS, AND,
2 YEAH, SCENARIOS FOR PEOPLE TO UNDERSTAND AND MAKE THIS MORE
3 TANGIBLE. BECAUSE -- AND YOU KNOW, WE CAN DO THAT BECAUSE WE
4 HAVE TRIED THIS ONCE BEFORE. SO, YOU KNOW, ARE WE LOOKING AT A
5 REPLICATION OF 20 -- WHAT WE WOULD HAVE DONE LAST YEAR OR TWO
6 YEARS AGO, OR SOMETHING DIFFERENT? I KNOW WE HAVE A DIFFERENT
7 FUNDING MECHANISMS, LIKE, YOU KNOW, WHAT WOULD A GROSS
8 RECEIPTS TAX SCENARIO LOOK LIKE? I THINK THAT WOULD REALLY BE
9 HELPFUL FOR FOLKS TO BE ABLE TO, YOU KNOW, WEIGH IN, GIVE
10 INPUT, AND THEN ALSO MAKE A DECISION AS TO WHETHER THEY WOULD
11 LIKE TO JOIN IN. THANKS.

12

13 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU I'LL BE GOING TO SAN
14 JOSE, THEN TO VICE CHAIR MOULTON-PETERS. SO SANTA FE, YOU'RE
15 UP NEXT. -- SAN JOSE YOU'RE UP NEXT.

16

17 **YVONNE MARTINEZ-BELTRAN:** THANK YOU COUNCIL MEMBER MARTINEZ-
18 BELTRAN, REALLY APPRECIATE THE DISCUSSION I TOO, JUST BEFORE I
19 FORGET THE POINT, I ALSO APPRECIATE THE COMMENTS FROM ONE
20 PERSPECTIVE I DO LIKE THE 80/20 THINKING ABOUT HOW WE'RE
21 DISTRIBUTING THAT JUST WANTING STAFF TO REALLY THINK ABOUT HOW
22 THERE WAS LOTS OF DISCUSSION ABOUT HOW THIS WOULD BE
23 DISTRIBUTED AND HOW COUNTIES AND CITIES WOULD BE GETTING THOSE
24 FUND AND I THINK ESPECIALLY NOW THAT WE'RE SEEING CHALLENGES
25 WITH FUNDING ACROSS SO MANY DIFFERENT MUNICIPALITIES AND



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1 COUNTIES, THAT, YOU KNOW, PEOPLE ARE REALLY LOOKING TO SEE AND
2 HAVE THAT ACCOUNTABILITY. I THINK IT HELPS IF YOU DO HAVE IT
3 COMING DIRECTLY TO THE CITIES, DIRECTLY TO THE COUNTIES, WE
4 CAN, ONE, PLAN FOR IT, YOU KNOW, STRATEGICALLY, AS WE'RE
5 LOOKING AT OUR BUDGETS AND FORECASTING OUT, AS SUPERVISOR ABE-
6 KOGA WAS SAYING. WE CAN ALSO GET BUY-IN LOCALLY, BECAUSE
7 PEOPLE UNDERSTAND THAT IT'S COMING DIRECTLY THERE. AND I THINK
8 WHAT I'M SEEING, AND MANY OF US MAY BE SEEING, IS PEOPLE ARE
9 LOOKING FOR THAT ACCOUNTABILITY OF THOSE FUNDS IN THIS TIME
10 ESPECIALLY BECAUSE WE'RE SEEING SO MANY DIFFERENT REVENUE
11 MEASURES AS WE'RE ALL TRYING TO SHORE UP OUR BUDGETS. RIGHT?
12 WE'RE SEEING WHERE THERE IS HOUSING, MEDICAL, ENVIRONMENTAL,
13 WHATEVER IT IS, WE'RE ALSO LOOKING AT ONE FOR OUR CITY. AND I
14 KNOW OTHERS ARE AS WELL. SO, I THINK LEANING INTO THAT EARLY
15 IS GOING TO PROBABLY BE HELPFUL FOR US. I ALSO THINK ABOUT, I
16 HAVE BEEN TALKING A LOT ON OUR DAIS ABOUT THE WAY, JUST
17 EXPERIENCE WISE, PLANNING WISE, AND URBAN PLANNER, THINKING
18 ABOUT HOW WE ADDRESS HOUSING, AND WHAT I'M NOTICING IS FOR
19 SOME PEOPLE WHEN WE TALK ABOUT AFFORDABLE HOUSING, AFFORDABLE
20 HOUSING, THERE IS A LOT OF SUCCESS IN JUST USING MORE OF THE
21 WORKFORCE HOUSING. NOT EVERYBODY IS MOTIVATED BY THE SAME
22 FACTORS. BUT EXPLAINING TO THEM THAT YOU, YOU KNOW, IF YOU
23 CAN'T HOUSE YOUR WORKFORCE, YOU CAN'T HAVE AN ECONOMIC ENGINE
24 THAT WORKS IN A HEALTHY WAY. IT JUST -- IT DOESN'T BALANCE
25 OUT. SO YOU HAVE TO SOMETIMES REALLY DESCRIBE THAT FOR PEOPLE



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1 TO UNDERSTAND AND MAKE THAT CONNECTION. IT'S NOT JUST ABOUT
2 HOMELESSNESS. YOU KNOW, WHICH GOVERNMENT IS A BIG PART OF
3 FILLING THOSE GAPS, BUT IT'S ALSO ABOUT HAVING A HEALTHY
4 ECONOMY AND YOU CAN'T DO THAT IF YOU CAN'T HOUSE YOUR
5 EMPLOYEES. AND YOU KNOW, YOU CAN'T RUN A BUSINESS OR ANY -- OR
6 A CITY, OR A COUNTY WHEN YOU DON'T HAVE WORKING PEOPLE. SO, I
7 THINK THAT'S SOMETHING PERSONALITY TO TALK ABOUT. WORKFORCE
8 HOUSING AS WELL AS THE HOMELESSNESS AND A DIVERSITY OF
9 HOUSING, RIGHT? WE NEED HOUSING THAT ACCOMMODATES PEOPLE WHERE
10 THEY'RE AT, WHETHER THEY'RE A YOUNG PROFESSIONAL IN A STUDIO
11 THEY'RE A STUDENT OR YOUNG PROFESSIONAL THERE YOU HAVE A
12 PARTNER THEY NEED SOME TYPE OF PARKING SPACE AND YOU HAVE A
13 ONE BEDROOM APARTMENT THEN YOU MOVE INTO YOU HAVE CHILDREN YOU
14 NEED MORE SPACE THERE YOU KNOW EMPTY NESTER IT'S JUST
15 PROGRESSION OF LIFE HOW PEAKS AND COMES DOWN AND LOOKING AT
16 THE SIZE AND HOW WE ADJUST THAT I THINK WE NEED TO TALK ABOUT
17 THAT MORE AND THEN I WONDERED HOW THIS WILL WORK WE TALKED
18 ABOUT DIFFERENT PARTNER IN TRYING TO GET THIS ACROSS THE
19 BOARD, FOR EXAMPLE, THE UNITED WAY, I DID NOT GET TO GO TO
20 THAT BUT I FIND IT INTERESTING SOME OF THE LEARNINGS YOU GOT
21 THERE, AND JUST THINKING ABOUT WHEN MONEYS COME TO A COUNTY OR
22 CITY. SOMEONE WAS TALKING ABOUT THE FINANCIAL POLICY AND
23 ELIGIBLE USES, ARE WE ABLE TO PARTNER WITH OTHER PARTNERSHIPS
24 AND STILL USE THOSE FUNDS? WILL THERE BE LIMITATIONS TO THOSE
25 FUNDS IF YOU AS A CITY OR COUNTY ARE WORKING WITH OTHER



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1 PARTNERS THAT MAYBE ARE NOT PART OF THE BAHFA DISTRIBUTION? SO
2 THAT WAS SOMETHING I ALSO WANTED TO LEARN ABOUT, AND I'M
3 SORRY. THE LAST ONE IS ESCAPING MEAL AT THIS MOMENT.

4

5 **CHAIR, BAHFA OC, BELIA RAMOS:** DOES STAFF WANT TO TACKLE ANY OF
6 THEM? YEAH, A LOT OF IT WAS FEEDBACK. BUT IS THERE ANYTHING
7 YOU WANTED TO ANSWER? OKAY. I'LL MOVE ON TO VICE CHAIR
8 MOULTON-PETERS.

9

10 **STEPHANIE MOULTON-PETERS:** THANK YOU CHAIR I WOULD LIKE TO
11 SUGGEST FOR OUR COMMISSION MEETING WE HAVE THE LEGISLATION
12 ATTACHED AS AN ATTACHMENT, I THINK THAT WOULD BE HELPFUL AND I
13 ALSO BELIEVE THAT I HEARD THAT IN THE CURRENT LEGISLATION THE
14 COUNTIES ARE NOT ABLE TO WORK ON EXPENDITURE PLAN OR
15 SOMETHING? WHAT DID YOU SAY DANIEL? THERE ARE SOME
16 PROHIBITIONS AND THAT'S JUST IMPORTANT FOR US TO UNDERSTAND
17 RIGHT NOW. LET'S SEE WHAT DANIEL HAS TO SAY.

18

19 **DANIEL SAVER:** SURE, YEAH, AS IT IS RIGHT NOW, IN THE STATUTE,
20 BAHFA CAN -- OR THE COUNTIES ARE REQUIRED TO COMPLETE
21 EXPENDITURE PLANS FOR THEIR PORTION OF THE FUNDS. AND BAHFA,
22 ESSENTIALLY, ADMINISTERS AND APPROVES THAT EXPENDITURE
23 PLANNING PROCESS THAT OCCURS LOCALLY. ONE OF THE LIMITATIONS
24 IN THE STATUTE IS THAT BAHFA CANNOT REQUIRE THE COUNTIES TO
25 COMPLETE THEIR EXPENDITURE PLANS IN LESS THAN, I THINK -- I'LL



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1 HAVE TO GO BACK AND CHECK, BUT I THINK IT'S SOMETHING LIKE
2 LESS THAN 90 DAYS AFTER THE ELECTION. SO ESSENTIALLY WHAT THAT
3 MEANS IS THAT BAHFA IN THE STATUTE CANNOT REQUIRE THE COUNTIES
4 TO GO AND DO THEIR EXPENDITURE PLANS BEFORE THE ELECTION.
5 THAT, AND ONE OF THE THINGS THAT WE HEARD FROM CITIES, OR FROM
6 SOME CITY REPRESENTATIVES WAS A DESIRE FOR THERE TO BE MORE
7 CERTAINTY ABOUT THE WAY THAT COUNTY FUND WOULD BE SPENT AS
8 THEY WERE THINKING ABOUT GOING TO THE BALLOT, AND WE HAD
9 STATUTORY LIMITATIONS ON WHAT WE COULD DO TO CORRECT FOR THAT.

10

11 **STEPHANIE MOULTON-PETERS:** THAT SOUNDS LIKE WE COULD ENCOURAGE
12 THAT EVEN WITH LIMITATIONS ON WHAT WE CAN REQUIRE.

13

14 **DANIEL SAVER:** CORRECT THAT WAS SOME OF THE TECHNICAL
15 ASSISTANCE WE GOT ALL COUNTIES AND DIRECT ALLOCATION CITIES
16 TOGETHER TO ENCOURAGE THEM TO ENGAGE WITH THEIR CITIES OLDER
17 AND WE DID HEAR JUST A QUICK NOTE HOW WE TAKE FEEDBACK FROM
18 Y'ALL AND RM4 PROCESS ONE OF THE THINGS WE HEARD WAS DESIRE
19 FROM CITIES TO ENGAGE IN COUNTY EXPENDITURE PLANNING SO WE
20 TOOK THAT IDEA, BACK IN 2023 AMENDED OUR STATUTE SLIGHTLY TO
21 STATE THAT THE COUNTIES DO HAVE TO CONSULT WITH CITIES AS THEY
22 DO THEIR EXPENDITURE PLAN SO THAT IS NOW IN THE STATUTE, A
23 TWEAK WE MAID IN THE PAST BASED ON OUR EXPERIENCE.

24

25 **CHAIR, BAHFA OC, BELIA RAMOS:** CHAIR NOACK.



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1

2 **SUE NOACK:** A LOT OF US HAVE SOME GREAT THOUGHTS ON THIS --
3 SORRY, A LOT OF GREAT THOUGHTS ON THIS TOPIC, AND I JUST DON'T
4 WANT US TO, SORT OF, FOCUS ON DANIEL'S PRESENTATION ON THE WAY
5 WE'RE GOING ABOUT COMING UP WITH THESE IDEAS AND STAKEHOLDER
6 ENGAGEMENT RATHER THAN PARTICULARS OF THE MEASURE AT THIS
7 POINT I THINK THAT MIGHT BE A BIT PREMATURE WE CAN FOCUS ON
8 THE THREE BASIC PHASES AND WHAT WAS OUTLINED THERE,
9 SUGGESTIONS OR CHANGES TO THAT AND THEN WE'LL HAVE PLENTY OF
10 TIME TO TALK ABOUT A LOT OF SPECIFIC ISSUES YOU GUYS ARE TA
11 ARE TALKING ABOUT IF WE COULD DO THAT AND GIVE DANIEL FEEDBACK
12 ON THESE THREE PHASES I THINK THAT WOULD BE REALLY IMPORTANT
13 JUST WANT TO MEND THAT. THANKS.

14

15 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU. COMMISSIONER SCHAFF?

16

17 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** TO CHAIR NOACK'S SUGGESTION,
18 I DO HOPE THAT IN THIS STAKEHOLDER ENGAGEMENT, THERE MAY BE
19 KIND OF OPPORTUNITIES FOR SUBCOMMITTEES THAT ARE GOING TO DIG
20 INTO PARTICULAR ISSUES, AND THAT ANYONE ON THIS COMMISSION OR
21 ON THE ABAG BODY THAT REALLY WANTS TO BE PART OF, NOT MAYBE IN
22 THEIR OFFICIAL CAPACITY [LAUGHTER] -- AND WE WILL BE LIMITED
23 BY THE BROWN ACT, BUT I HOPE THERE ARE SOME PLACES FOR PEOPLE
24 UP HERE TO KIND OF BE IN SOME OF THOSE STAKEHOLDER MEETINGS IF
25 ONLY SO THAT WE ARE WORKING FROM A SHARED UNDERSTANDING OF THE



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1 CONDITIONS. BECAUSE THERE ARE THINGS ABOUT WHAT WILL WIN AT
2 THE BALLOT, WHAT THE HISTORY IS OF WHY OUR ENABLING
3 LEGISLATION SAYS WHAT IT SAYS, THAT WOULD BE REALLY BE HELPFUL
4 FOR MORE PEOPLE TO HAVE A SHARED UNDERSTANDING OF. BECAUSE I
5 THINK ONE OF THE BIGGEST LESSONS LEARNED FROM THE UNSUCCESSFUL
6 EXPERIENCE THAT WE HAD RECENTLY, WAS NOT ENOUGH PEOPLE FELT
7 LIKE THEY ACTUALLY UNDERSTOOD WHAT WAS HAPPENING, WERE
8 INVOLVED IN THE PROCESS, EVEN IF YOU DON'T LIKE THE DECISION
9 THAT GOT MADE, THE FACT THAT YOU WERE AT THE TABLE AND YOU
10 WERE HEARD, AND YOU GOT TO PARTICIPATE, ACTUALLY MAKES A
11 DIFFERENCE. NOW, I'M GOING TO ACTUALLY DO WHAT YOU TOLD ME NOT
12 TO DO, BUT BECAUSE OTHER PEOPLE HAVE BROUGHT IT UP, I HAVE GOT
13 TO.

14

15 **CHAIR, BAHFA OC, BELIA RAMOS:** REALLY?

16

17 **SUE NOACK:** LET ME RESPOND TO YOUR FIRST STATEMENT FIRST.
18 BECAUSE WE HAVE HAD SOME DISCUSSIONS IN AD-HOC ON THAT
19 SPECIFIC TOPIC AND MAKING SURE THAT ALL THE SUBCOMMITTEES THAT
20 ARE SET UP, SOMEHOW HAVE A REPRESENTATION FROM IT ABAG OR MTC
21 ON THEM SO THAT WE ALL HAVE A BETTER UNDERSTANDING OF WHAT'S
22 GOING ON. SO I JUST WANT TO RESPOND TO THAT BEFORE YOU GO INTO
23 WHAT TO DO AND WHAT NOT TO DO.

24

25 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** YOU AND I ARE IN AGREEMENT



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1 NOT IN OUR OFFICIAL CAPACITIES BUT OBVIOUSLY IT CAN'T
2 OFFENDING THE BROWN ACT EVEN IF IT'S NOT IN THE OFFICIAL
3 CAPACITY. I JUST WANT TO, LIKE, WE AS A BOARD, LIKE, DANIEL
4 YOU TALKED ABOUT WHY -- WHY WE CREATED BAHFA. LIKE SOME OF US
5 SPENT HUGE PARTS OF OUR LIVES [LAUGHTER] CREATING THIS BODY,
6 AND ONE OF THE MOST IMPORTANT PIECES OF THIS WAS SUSTAINABLE
7 FINANCING WITHOUT HAVING TO GO BACK TO THE VOTERS FOR MORE
8 TAXES. AND I JUST WANT TO REMIND PEOPLE -- AND PLEASE CORRECT
9 ME IF I AM MISREMEMBERING THIS, THE ONLY PART THAT IS GOING TO
10 CREATE THAT SUSTAINABLE FUNDING, LIKE RENEWABLE CYCLE, IS THE
11 REGIONAL SHARE. AND, SO, I GET VERY -- AND YOU KNOW, I AM
12 REGIONALIST, UNAPOLOGETICALLY, I GET NERVOUS WHEN I KNOW IT --
13 WHEN IT IS HARD, AND I KNOW WHAT IT'S LIKE TO BALANCE A CITY,
14 OR COUNTY BUDGET, I KNOW IT'S VERY HARD RIGHT NOW, AND THE
15 WHOLE PURPOSE OF THIS BODY WAS TO HAVE A REGIONAL POT, SO THAT
16 IT BECOMES RENEWABLE BECAUSE THE MONEY THAT GOES OUT DIRECTLY
17 THE PASS THROUGH TO THE CITIES AND COUNTIES WILL NOT CREATE
18 THAT RENEWABLE FINANCING SOURCE. SO, CITY COUNCIL MEMBER
19 MARTINEZ-BELTRAN, I KNOW YOU WEREN'T THERE WHEN WE CREATED
20 BAHFA AND WE GOT TO TAKE THE FIELD TRIP TO NEW YORK, AND YOU
21 GUYS ARE MISSING OUT ON REALLY AMAZING FIELD TRIPS BUT IT'S SO
22 IMPORTANT THAT WE ALL UNDERSTAND IT'S THE REGIONAL FUNDING,
23 THE REGIONAL FUNDING THAT CREATES THE SUSTAINABLE FINANCING
24 SOURCE. AM I CORRECT IN THAT? [LAUGHTER] I HOPE SO, BECAUSE I
25 WAS JUST SO ADAMANT.



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1

2 **DANIEL SAVER:** VERY ELOQUENT COMMISSIONER. SO THAT WAS VERY
3 CENTRAL TO THE EXPENDITURE PLAN, THE REGIONAL EXPENDITURE PLAN
4 THAT WE DEVELOPED AS A PART OF REGIONAL MEASURE FOUR. YOU WILL
5 RECALL WE DID A WHOLE BUSINESS PLAN FOR REGIONAL MEASURE FOUR
6 THAT WAS BASED ON THAT FUNDAMENTAL PREMISE THAT THAT REGIONAL
7 MONEY THAT --

8

9 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** LET ME ASK THE QUESTION A
10 DIFFERENT WAY, IS THE PASS THROUGH TO THE CITIES OR THE
11 COUNTIES DOES THAT CREATE ANY, SORT OF, RENEWABLE SOURCE THE
12 WAY, AT LEAST IT WAS ORIGINALLY ENVISIONED?

13

14 **DANIEL SAVER:** IT DEPENDS ON HOW THE COUNTIES AND THE CITIES
15 CHOOSE TO STRUCTURE THE FINANCING.

16

17 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** TRADITIONALLY, HAS IT EVER
18 CREATED THAT SOURCE? EVER?

19

20 **DANIEL SAVER:** NO, TRADITIONALLY --

21

22 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** THANK YOU. THAT WAS THE
23 ANSWER TO MY QUESTION. SO, JUST, PLEASE, THIS IS THE PROMISE
24 OF BAHFA. A RENEWABLE SUSTAINABLE SOURCE, WITHOUT US HAVE --
25 LIKE, HELLO VOTERS, WE'RE GOING TO ASK YOU THIS ONE TIME AND



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1 WE HOPE TO NEVER ASK YOU AGAIN. I'M NOT MAKING ANY PROMISES.
2 BUT THAT WAS THE POSSIBILITY, THAT WAS WHAT WAS EXCITING ABOUT
3 THIS. FOR THOSE OF YOU WHO DIDN'T GET TO GO TO NEW YORK, IT'S
4 SO IMPORTANT UNDERSTAND. THANK YOU.

5

6 **CHAIR, BAHFA OC, BELIA RAMOS:** ROMERO, THEN SAN JOSE, THEN TO
7 MILEY. YOUR AT THE BOTTOM.

8

9 **CHAIR, CARLOS ROMERO, ABAG HC:** NO. NO. ACTUALLY, GINA. GINA,
10 GO AHEAD. [LAUGHTER] MAY I CEDE MY PLACE IN LINE TO --

11

12 **CHAIR, BAHFA OC, BELIA RAMOS:** SURE, WE'LL LET PAPAN GO.

13

14 **GINA PAPAN:** SO, NOW I REALLY GOT TO GO, SO, THE VOTER
15 SENSITIVITY IS GREAT HERE, AND WE ALL WANT SUCCESS HERE. SO,
16 ARE WE TRACKING LOCAL INITIATIVES? BECAUSE WE DO NEED VOTER
17 BUY-IN. AND MANY PEOPLE ARE TRYING TO RUSH AHEAD, AND CAL
18 MATTERS THIS WEEK, STATE HAS 40,000 AFFORDABLE UNITS READY TO
19 BREAK GROUNDS. SO, ARE WE --

20

21 **SPEAKER:** [INDISCERNIBLE]

22

23 **GINA PAPAN:** I UNDERSTAND THAT, I UNDERSTAND THAT. WE WANT
24 RESULTS. EVERYBODY WANTS -- THE VOTERS IN PARTICULAR WANT
25 RESULTS THEY WERE PRESENTED WITH A STATE INITIATIVE TO PROVIDE



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1 AFFORDABLE HOUSING. SO, AS WE MOVE FORWARD HERE, I THINK WE
2 NEED TO ADDRESS THOSE MATTERS, HOW WE GET THE RESULTS FOR THE
3 VOTERS. I'M GOING TO DETOUR FROM SUBCOMMITTEES. BECAUSE I
4 DON'T THINK IT'S TRANSPARENT ENOUGH, NO MATTER WHAT IS, YOU
5 KNOW, SUCH AND SUCH REPRESENTATIVE FROM DIFFERENT COUNTIES. WE
6 HAVE CITY REPRESENTATIVES, WE HAVE GOT COUNTY REPRESENTATIVES,
7 SOMETIMES THEY DON'T MATCH. SO, I WOULD LIKE TO STALE AWAY
8 FROM THAT JUST SO WE CAN BE PRODUCTIVE. AND IF WE'RE GOING --
9 WE'LL HAVE TO SHARE INFORMATION HERE SO WHAT I'M REALLY ASKING
10 DANIEL, YOU DO A GREAT JOB. WE JUST NEED TO KNOW WHAT WE'RE
11 GETTING INTO, FIND OUT WHERE CERTAIN JURISDICTIONS HAVE JUMPED
12 AHEAD, AND IF THEY'RE SUCCEEDING. BECAUSE WE DO HAVE TO BRING
13 THE VOTERS WITH US ON THAT FRONT, AND WHEN YOU SEE THINGS LIKE
14 THIS, YOU KNOW, 40,000 UNITS, WE ALL WANT TO SEE THOSE HAPPEN.
15 SO, CAN WE, IN WHAT WE'RE TRYING TO DO HERE, MAKE THOSE
16 HAPPEN? I DON'T KNOW, EXACTLY, BUT THAT WOULD BE LOVELY. AND
17 IF THIS BODY IS SEEKING LEGISLATION, THERE NEEDS TO BE
18 CONSENSUS. BECAUSE, AGAIN, THIS HAS TO BE SOMETHING THE VOTERS
19 WILL ACCEPT. THEY ARE FOCUSED ON RESULTS. SO, I WANT TO MAKE
20 SURE WE DON'T GO RUNNING AHEAD HERE WITH SOME IDEAS THAT'S
21 GOING TO BE DECISIVE, OR NOT WORK, IN CERTAIN JURISDICTIONS.
22 BECAUSE GOD KNOWS WE ALL NEED AFFORDABLE HOUSING. SO, HOW DO
23 WE GET THERE WITH THE SHELL OF THE LEGISLATION WE CURRENTLY
24 HAVE? AND HOW CAN WE TWEAK IT? HOW ARE WE NOT STEPPING ON SOME
25 JURISDICTIONS THAT MAY BE DOING THEIR OWN THING RIGHT NOW? I



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1 KNOW -- IT'S A BIG QUESTION, BUT AI IS WORTH THAT, RIGHT?
2 [LAUGHTER] JUST PUNCH IT IN. BUT IF YOU CAN LET US KNOW THAT
3 ASPECT OF IT, IT WOULD BE VERY BENEFICIAL, I THINK, TO THIS
4 GROUP. THANK YOU.

5

6 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. I'M NOW THREE
7 SPEAKERS REMOVED FROM CHAIR NOACK'S INITIAL COMMENT. NO, NO,
8 NO. I DON'T WANT -- NO. I DON'T WANT PEOPLE TO FORGET IT. YOU
9 KNOW, PARTIALLY STOLE MY THUNDER, ALSO, I THINK IT'S IMPORTANT
10 TO THINK ABOUT THE PHASE THAT'S BEFORE US TODAY AND THIS
11 PROCESS THAT SUCCESS LAID OUT. THERE ARE ALL OF THESE
12 DISCUSSIONS, ALL OF THESE QUESTIONS, ALL OF THE POLICY
13 CONCERNS ARE IMPORTANT WITHIN THIS PROCESS. BUT AS DANIEL
14 CALLS IT, HE CALLS THEM STAGE GATES, I CALL THEM PHASE GATES,
15 WHERE AT THE END OF THESE PHASES, WE THEN MOVE INTO, RIGHT,
16 ANOTHER PROCESS OF DISCUSSION AND DETERMINATION. I THINK
17 WHAT'S VALUABLE ABOUT THIS FIRST PHASE OF THE STAKEHOLDER
18 ENGAGEMENT AND WE HEARD THIS AND LEARNED THIS FROM LA, IS
19 WITHOUT HAVING BROAD AND SIGNIFICANT BUY-IN, IN WHICH GROUPS
20 HAVE BEEN ABLE TO CONTRIBUTE THEIR OPINIONS AND GET THE ISSUES
21 THEY WANT, SOMEHOW, UNDER COMPROMISE, INTO WHAT MOVES FORWARD,
22 MADE THE LA PROCESS A SUCCESS. AND IF FROM IS ONE THING THAT
23 WE LEARN, IT WAS THAT. I WOULD ENCOURAGE US TO, AGAIN, MOVE
24 FORWARD WITH THIS STAGE HOLDER ENGAGEMENT. AS DANIEL AS SAID
25 IN THE PAST, I MEAN, WE HAVE TIME LIMITS ON THIS, IF YOU WANT



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1 TO GO TO 2028, LET'S MOVE FORWARD, IF WE CAN, WITH THIS
2 PROCESS, WHICH IS THE PHASE ONE, PHASE TWO, PHASE THREE, WE
3 WILL HAVE AN OPPORTUNITY, BECAUSE THE LEGISLATION DOES INDEED
4 LIE WITH US, TO INCORPORATE OUR CONCERNS, AS WELL AS -- AND I
5 HOPE WE WILL DO THIS, THE CONCERNS OF OUTSIDE ENTITIES THAT
6 HAVE BEEN INVOLVED IN THESE LARGER DISCUSSIONS. I'LL SAY THE
7 FOUR POLICY AREAS THAT YOU BROUGHT UP, I THINK THEY'RE THE
8 RIGHT ONES BECAUSE DAMN IT, ARE THEY THORNY. RIGHT? AND THOSE
9 ARE THE ONES WE HAVE -- WELL, IF WE KNOW THAT THEY'RE GOING TO
10 BE PROBLEMATIC, WE SHOULD BE DISCUSSING THEM AMONG US ALL.
11 RIGHT? AND NOT LEAVE THESE UNTIL THE END. SO, I THINK YOU
12 IDENTIFIED THE RIGHT ONES. YOU KNOW, WHETHER -- WHETHER OR NOT
13 WE COME TO SOME, SORT OF, AGREEMENT ON THEM, I DON'T KNOW. BUT
14 WITHOUT HAVING A DISCUSSION, YOU KNOW, COLLEGIAL, AND OPEN, I
15 DON'T THINK WE CAN GET WITH THERE. YEAH, I THINK THAT'S
16 ESSENTIALLY IT. I WOULD HOPE THAT WE CAN, AGAIN, FOCUS OUR
17 DISCUSSIONS, INITIALLY, ON THIS PARTICULAR PHASE. MANY OF THE
18 ISSUES THAT HAVE BEEN BROUGHT UP HERE, I WANT TO CHIME IN ON,
19 BUT I THINK IT'S PROBABLY NOT THE RIGHT TIME TO DO SO. LET'S
20 GET THIS ACTUAL PROCESS MOVING BECAUSE NOW WE'RE DONE WITH THE
21 ANALYSIS THANK YOU VERY MUCH FOR ALL THE SELF-CRITICISM FOR
22 ALL THE WORK YOU HAVE DONE IN JUST FIGURING OUT WHAT WORK WHAT
23 DIDN'T WORK HOW WE MOVE FORWARD. I THINK THIS IS A GOOD PLAN.
24 I'M CONCURRING WITH CHAIR NOACK. AND LET'S FOLLOW -- I'M
25 CERTAINLY READY TO MOVE FORWARD WITH THIS TIMELINE PRESENTED.



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1 THANK YOU.

2

3 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU. I'LL GO TO SAN JOSE
4 NEXT. THEN MILEY, AND LEE.

5

6 **SPEAKER:** THANK YOU. I JUST WANT -- FIRST I WANT TO SAY I
7 ABSOLUTELY SUPPORT THIS. I AND I DON'T WANT THAT TO BE
8 MISTAKEN OR ANYTHING. I WAS TRAINED IN NEW YORK CITY AT NYU
9 AND AM FAMILIAR WITH THE WAGNER SCHOOL OF PUBLIC SERVICE AND
10 FAMILIAR WITH THE NYC HOUSING DEVELOPMENT CORPORATION LOVE
11 THAT MODEL I THINK IT WILL BE HIGHLY SUCCESSFUL HERE. I'M
12 TRYING AS OTHERS HAVE SAID, I THINK THERE IS SO MUCH VOTER
13 SENSITIVITY RIGHT NOW SO THAT'S MY MAIN POINT, IS ASKING THAT
14 WE REALLY CONSIDER THAT AND I SEE THAT OTHERS ALSO HAVE THEIR
15 MINDSET THERE. CAN WE TALK ABOUT MEMBER SCHAFF TALKED ABOUT
16 RENEWABLE SUSTAINABLE SOURCE WHICH IS IMPORTANT I GUESS ASKING
17 CAN WE LOOK AT A DIFFERENT WAY OF DOING THAT MAYBE IS REALLY
18 THE QUESTION THAT I'M TRYING TO GET AT, THAN WHAT WE DID WITH
19 REGIONAL FOUR?

20

21 **DANIEL SAVER:** THROUGH THE CHAIR? I THINK THAT'S A GREAT
22 QUESTION. AND I THINK THAT IS A GOOD QUESTION FOR US TO
23 EXPLORE THROUGH THE PROCESS. SO, REGIONAL MEASURE FOUR WAS ONE
24 OF THE FOUR MECHANISMS WE HAVE, AND THAT HAS ALSO CERTAIN
25 OPPORTUNITIES, LOTS OF MONEY UP FRONT, WITH A BOND, BUT WITH



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1 SOME LIMITATIONS IN TERMS OF EXPENDITURES FOR THAT. WE HAVE
2 OTHER OPTIONS. I THINK THAT'S EXACTLY THE KIND OF QUESTION
3 THAT WE DO WANT TO EXPLORE. I WOULD NOTE THAT WE'RE LOOKING AT
4 DOING THIS IN A SMALL SCALE, BEING SUSTAINABLE WITH THE ACTUAL
5 PROGRAMS THAT WE'RE ROLLING OUT MOVING FORWARD. I THINK THE --
6 WHAT WE OUR CURRENT ANALYSIS IS OUR ABILITY TO BE A LONG-TERM
7 SELF-SUSTAINING SOURCE OF FINANCE AT THE SCALE THAT'S NEEDED
8 IN THE REGION, VERY DIFFICULT TO DO THAT UNLESS YOU TAKE 50
9 YEARS, LIKE NEW YORK HDC HAS TO GET THERE WHERE THEY ARE OR
10 CAPITALIZE THROUGH LARGE-SCALE REVENUE MEASURE. THERE ARE
11 DIFFERENT PATHS TO GET THERE, THIS IS THE FAST WAY TO GET
12 THERE.

13

14 **SPEAKER:** OKAY THEN FOLLOW UP TALKING ABOUT LEGISLATION AND
15 GETTING THE BUY-IN AND HAVING TO GET AUTHORITY GOVERNOR AND
16 ALL OF THAT, WITHOUT DOING LACASA OR BEING IN SAN DIEGO WHICH
17 I ALSO DID MY BACKGROUND THERE I'LL LOOK INTO THAT BUT WHAT
18 CAN -- JUST SHARE ABOUT WHAT WAS THEIR SUCCESS WITH
19 LEGISLATION, DID THEY USE SIMILAR YOU KNOW ASKING IN GETTING
20 THIS INITIAL FUNDING IN THROUGH THE BOND? OR --

21

22 **CHAIR, BAHFA OC, BELIA RAMOS:** I'LL GO AHEAD AND TAKE THIS ONE
23 AND I THINK AS I SAID IN ONE OF MY OPENING COMMENTS, THERE ARE
24 SOME INFORMATIVE PARTS OF LACASA, BUT ONE VERY LARGE
25 DIFFERENTIATION IS THAT THEIR REVENUE MEASURE WAS A REPEAL AND



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1 REPLACE. SO, THEY ALREADY HAD THE STRUCTURE OF REVENUE WITH A
2 REVENUE MEASURE THAT WAS GOING TO BE SUNSETTING AND THEY WERE
3 TO REPEAL AND REPLACE IT. AND WHAT THEY DID THEREAFTER WAS
4 CREATE THE INFRASTRUCTURE AND PLACE TO THEN CREATE A REGIONAL
5 HOUSING MODEL OF FINANCING. IN CONTRAST, WE DO NOT HAVE THE
6 REVENUE IN PLACE. WE DO NOT HAVING ANYTHING TO REPEAL AND
7 REPLACE, BUT WE DO ALREADY HAVE THE ORGANIZATIONAL
8 INFRASTRUCTURE IN PLACE. WE'RE VERY DIFFERENT IN THAT
9 SITUATION SO TO KIND OF -- WE TOOK A HARD LOOK AT THIS, DO WE
10 TRY AND JUST SAY DO WHAT THEY DID AND THE TRUTH IS NO. WE
11 LEARNED A LOT BUT WE CERTAINLY CANNOT DO JUST AS LACASA SO
12 DID. SO, I -- I THINK WE'LL -- WE'LL --

13

14 **SPEAKER:** WELL, HOW ABOUT SAN DIEGO, COULD YOU SHARE SOME LIGHT
15 ON THAT?

16

17 **CHAIR, BAHFA OC, BELIA RAMOS:** WE HAVEN'T GONE TO SAN DIEGO AND
18 SAN DIEGO HASN'T LAUNCHED IN THE SAME WAY THAT LACASA HAS.

19

20 **SPEAKER:** OKAY. FAIR ENOUGH. AND THE LAST QUESTION THAT I ASKED
21 IN MY LAST ROUND I WANT TO SEE IF WE COULD GET SOME -- WILL
22 THIS BE SOMETHING THAT, HOWEVER IT'S DISTRIBUTED, NOT ONLY
23 BAHFA, RECIPIENTS OF THOSE DOLLARS WE'LL BE ABLE TO USE, WILL
24 THEY BE ABLE TO PARTNER WITH WHOEVER IT IS THEY WANT TO
25 PARTNER I GUESS IN USING THESE FUNDS.



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1

2 **DANIEL SAVER:** JUST IN DIRECT RESPONSE TO THAT SO LONG AS THE
3 USES OF THE FUNDS THEMSELVES ARE ELIGIBLE THE STATUTE IS NOT
4 PRESCRIPTIVE ABOUT WHO THE PARTNERS ARE THAT COULD BE WORKED
5 WITH TO DELIVER THE DOLLARS.

6

7 **SPEAKER:** THANK YOU VERY MUCH THANK YOU FOR ALL YOUR WORK.

8

9 **CHAIR, BAHFA OC, BELIA RAMOS:** COMMISSIONER MILEY?

10

11 **NATHAN MILEY:** SO AS AN ELECTED OFFICIAL FROM ALAMEDA COUNTY,
12 AND HAVING SERVED ON THE CITY COUNCIL IN OAKLAND AND BEEN A
13 LONG TIME COUNTY SUPERVISOR, I THINK SOME FOLKS HAVE HIT ON
14 THE TOUCH POINTS, I THINK THERE NEEDS TO BE TOUCH POINTS
15 ENGAGEMENT FROM SOME OF US I'M NOT NECESSARILY VOLUNTEERING
16 EVEN THOUGH EVERYTHING IN THE BOARD OF SUPERVISORS AROUND
17 HOUSING COMES THROUGH ME BUT MAYBE MY COLLEAGUE SUPERVISOR BAS
18 MIGHT BE INTERESTED SHE'S IN THE ROOM THERE, BUT I DO THINK
19 THERE NEEDS TO BE SUFFICIENT TOUCH POINTS IN PHASE ONE, AND
20 FORMER MAYOR SCHAFF AND COMMISSIONER SCHAFF AND SUE TALKED
21 ABOUT TOO, HAVING FOLKS FROM THIS BODY OR AT THESE COMMITTEES
22 INVOLVED, I THINK THAT'S GOING TO BE EXTREMELY IMPORTANT. I DO
23 THINK ALL OF THE ISSUES NEED TO BE VETTED. I THINK IT'S GOING
24 TO BE A HERCULEAN JOB, DANIEL, IT LOOK AT ALL THE POLICY
25 ISSUES. I DON'T KNOW HOW THAT'S GOING TO BE STRUCTURED, NOR



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1 THE RESOURCES ASSOCIATED WITH THAT, BUT I THINK WE NEED MORE
2 SPECIFICITY, POTENTIALLY ON, YOU KNOW, HOW THAT'S GOING TO BE
3 LAID OUT AND THE RESOURCES NEEDED TO MAKE THAT HAPPEN. LIKE A
4 ROADMAP, POLICY MAP, BUT SOMETHING THAT, OBVIOUSLY, THIS IS
5 JUST AN OVERVIEW THAT GIVES US A LITTLE BIT MORE DEFINITIVE
6 INFORMATION ON THIS PHASE ONE PIECE. I THINK IT'S EXTREMELY
7 IMPORTANT. THEN I'M GOING TO JUMP OVER TO PHASE -- BECAUSE I
8 DO THINK WHAT YOU HAVE LAID OUT HERE PHASES PERSONALITY, BUT
9 I'LL JUMP OVER TO PHASE THREE, I HAVE BEEN A BROKEN RECORD ON
10 THIS, IF AND WHEN A REVENUE MEASURE IS PLACED ON THE BALLOT
11 BAHFA'S ROLE, SO MY EMPHASIS IS ON IF AND WHEN. I DON'T WANT -
12 - YOU KNOW, LIKE I SAID I HAVE BEEN AROUND FOR A LONG TIME, I
13 DON'T WANT US TO GET THROUGH THIS AND THEN IN 2028 SEE WE
14 CAN'T DO IT YOU KNOW IN ALAMEDA COUNTY WE WERE LOOKING TO DO A
15 CITIZEN'S INITIATIVE POLLING CAME BACK WE COULDN'T EVEN GET
16 OVER 50%, SO THIS WAS RECENTLY. SO, I DON'T WANT US TO GET TWO
17 YEARS DOWN THE ROAD, THE ECONOMIC CONDITIONS, VOTER FATIGUE,
18 GEOPOLITICAL MATTERS OF WHICH WE CAN'T CONTROL, THE FORECAST.
19 WE CAN'T LOOK INTO THE CRYSTAL BALL PREDICT WHAT'S GOING TO
20 HAPPEN BUT GET DOWN 2028 ALL OF THESE FACTORS HAVE INFLUENCED
21 OUR INABILITY TO INFLUENCED OUR ABLE TO GET 51% SO I THINK WE
22 NEED TO HAVE A CONTINGENCY AROUND IT WE DON'T ALL HAVE
23 HEARTBURN DISAPPOINTMENT AT THE END OF THIS THAT WE LOOK FOR
24 THE POT OF GOLD AT THE END OF THE RAINBOW IT'S NOT THERE.
25



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1 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU BEFORE I GO TO MAYOR
2 LEE, I'LL JUST SAY ONE IMPORTANT PART HERE IS PRACTICAL
3 BUDGETING SIDE OF THIS KEEPING THE LIGHTS ON FOR BAHFA ALONE
4 JUST GOING TO BE DEPENDENT ON MONEY COMING FROM THE STATE TO
5 CONTINUE TO BE ABLE TO GET US TO THIS POINT OF 2028 SO TO THAT
6 END IF WE'RE NOT ABLE TO GET THERE 2028 THAT'S A DIFFERENT
7 DISCUSSION AS TO SURVIVABILITY OF BAHFA MOVING FORWARD WITHOUT
8 STEADY REVENUE SOURCE SO WE ARE MOST DEFINITELY GOING TO BE
9 HAVING CONVERSATIONS IF WE END UP IN THIS PLACE SO I THINK THE
10 STRESSES ABSOLUTE IMPORTANCE OF WHY PUTTING THE REGION AND
11 BAHFA FIRST PRIORITY IS IMPORTANT BECAUSE SOMETHING AND IS
12 BETTER THAN NOTHING AT THIS POINT FOR US TO BE ABLE TO MOVE
13 FORWARD OUR THREE P'S MODEL AND TO BE GUIDED BY PRINCIPLES,
14 RIGHT? THAT'S WHAT COMINGS NEXT IS HOW DO WE BOW THROUGH AND
15 WRITE DOWN THESE PRINCIPLES TO ENSURE THAT IS SOMETHING THAT
16 CAN BE ADMINISTERED TO ENSURE THAT WHAT'S GUIDING OUR ADVOCACY
17 IN THE MODIFICATION OF LEGISLATION THAT'S IN FACT WHAT WE DID
18 AT MTC WITH THE TRANSIT REVENUE MEASURE THE PRINCIPLES WERE
19 LAID FORWARD THAT ENABLED THE LEGISLATION THEN THAT GUIDED
20 WHAT IS NOW THE CITIZEN'S INITIATIVE. MAYOR LEE?

21

22 **BARBARA LEE:** THANKS VERY MUCH. I THINK YOU ALL KNOW WHERE I'M
23 GOING WITH THIS FIRST OF ALL I AGREE WITH COMMISSIONER MILEY
24 THAT WE DO NEED TO KNOW WHAT THE WHAT IFS ARE. BUT I WANT TO
25 LOOK AT HOW WE DON'T HAVE TO TRIGGER THE WHAT IFS, AND ASK YOU



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1 A COUPLE OF QUESTIONS ABOUT THIS. FIRST OF ALL, GETTING
2 SUPPORT FROM THE VOTERS, OF COURSE WE HAVE TO DO. THE FACT OF
3 BIPOC, PEOPLE OF COLOR, LOW-INCOME PEOPLE DON'T VOTE IN
4 NUMBERS THE WAY THAT OTHER COMMUNITIES VOTE, BECAUSE OF THE
5 DISCONNECT BETWEEN US AND RESIDENTS AND VOTERS, SO I'M
6 WONDERING, LOW-INCOME PEOPLE HOW -- AND I AGREE WITH THE
7 POLICY AREAS, BUT HOW DO WE BUILD ON THE FRONT END IN TERMS OF
8 STAKEHOLDER ENGAGEMENT THE VIEWS AND INPUT WITH AN EQUITY
9 LENSES ON THE FRONT END SO THAT THE TRIGGER. WHAT IF'S WON'T
10 HAPPEN BECAUSE WE HAVE BUILT A LARGER BASE OF VOTERS WHO
11 REALLY SEE THAT THIS WILL CERTAINLY SPEAK TO THEIR HOUSING
12 NEEDS AND ASPIRATIONS. AND WE HAVE A CHANCE NOW ON THE FRONT
13 END TO DO THAT. SO, I JUST WANT TO ASK YOU, HOW WE'RE THINKING
14 ABOUT THAT.

15

16 **DANIEL SAVER:** I APPRECIATE THAT MAYOR AND I TAKE THAT BOTH AS
17 A COMMENT AS WELL AS A QUESTION. THAT IS AN IMPORTANT
18 CONSIDERATION THAT WE NEED TO BAKE INTO THE PROCESS. WE'RE IN
19 THE KIND OF DESIGN THINKING PHASE OF THIS TO FIGURE OUT HOW DO
20 WE GET ALL OF THE DIFFERENT STAKEHOLDER VOICES THAT WE NEED TO
21 AT THE TABLE AND KIND OF BUILDING OFF OF WHAT DIRECTOR ROMERO
22 SAID, HOW ARE WE MAKING SURE THERE IS THAT EARLY STAGE BUY-IN,
23 INCLUDING FROM SOME OF OUR COMMUNITIES WHO ARE MOST IMPACTED
24 BY THE CRISIS. I THINK WE DON'T HAVE, LIKE, A ROADMAP EXACTLY
25 ABOUT HOW TO DO THAT. AND, BUT THE POINT IS VERY WELL TAKEN. I



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1 THINK ONE OF THE FEATURES THAT WE HAVE TRIED TO LEAN INTO IN
2 THE LAST YEAR AND A HALF IS EXPANDING OUR RELATIONSHIP
3 NETWORK, IF YOU WILL, AT THE REGIONAL SCALE. SO, HISTORICALLY,
4 WE HAVE NOT ACTUALLY BEEN PROVIDING SERVICES AND DOLLARS IN
5 THE HOUSING CONTEXT AT THE REGIONAL SCALE, TO A LOT OF THOSE
6 COMMUNITIES. THAT'S KIND OF A NEWER SPACE FOR US. A LOT OF
7 LOCAL GOVERNMENTS DO THAT, ET CETERA, AND IN THE LAST FIVE
8 YEARS, WE HAVE BUILT UP A SET OF PILOT PROGRAMS THAT HAVE PUT
9 US IN DIRECT RELATIONSHIP WITH A LOT OF THE IMPACTED
10 COMMUNITIES BOTH FUNDING, HOUSING, FUND THING, TEXT CAL
11 ASSISTANCE, AND TECHNICAL ASSISTANCE PRACTITIONERS IN
12 COMMUNITIES THAT THEY SERVE FOR EXAMPLE, OUR PRESERVATION
13 PROGRAM SOME STAFF WHO ARE HERE BEHIND ME HAVE SPUN UP ARE NOW
14 DEEP IN RELATIONSHIPS WITH A LOT OF THE COMMUNITY, LAND TRUST
15 WE HAVE ACROSS THE REGION SO BUILDING THE RELATIONSHIPS TO TAP
16 THEM INTO THE PROCESS IS ONE OPPORTUNITY AND JUST SAY THAT
17 ALSO COMMIT THAT WILL BE FACTORS WE'LL CONSIDER AS WE GO
18 FORWARD.

19

20 **BARBARA LEE:** I THINK BILL ON IS EXTREMELY IMPORTANT I THINK
21 THAT WHOEVER IF THIS BODY HAS REPRESENTATIVES I THINK ALL OF
22 US SHOULD BE ABLE TO AT LEAST GIVE SOME FEEDBACK ON WHATEVER
23 ISSUES WE'RE CONCERNED ABOUT BECAUSE EVEN BUILDING OUT I WOULD
24 LIKE TO KNOW WHO WE'RE BUILDING OUT FROM ESPECIALLY IF WE WANT
25 TO WIN THIS THING IN 2028. SO, FROM IS SOME US, MAYBE, WHO



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1 WANT TO JUST LOOK AT IT AND MAKE SOME SUGGESTIONS WITH REGARD
2 TO CERTAIN COMMUNITIES THAT GENERALLY WE IGNORE ON THE FRONT
3 END, AND THEN SCRAMBLE ON THE BACK END TO GET THEIR VOTE.
4 THANK YOU.

5

6 **CHAIR, BAHFA OC, BELIA RAMOS:** THAT'S ALL YOU GUYS HAVE TO SAY?
7 [LAUGHTER] THANK YOU TO STAFF. I THINK WE HAVE CERTAINLY A LOT
8 OF INPUT THAT THE CHAIR, SPECIFICALLY, TOLD US NOT TO PROVIDE.
9 BUT YOU HAVE THAT. AND I AM SURE YOU HAVE TAKEN SOME NOTES. AT
10 LEAST HEARING FROM THE GROUP, I CERTAINLY DO GATHER THAT WE
11 HAVE CONSENSUS FOR THE THREE PHASES. CERTAINLY, GREAT EMPHASIS
12 BEING ON THE STAKEHOLDER ENGAGEMENT OF PHASE ONE, AND SOME
13 MORE CONCRETE DETERMINATIVE ON THE GO NO GO AT PHASE THREE.
14 AND PERHAPS MAYBE THAT COULD BE SOME CLARIFYING WORK THAT
15 STAFF CAN WORK ON TO BRING BACK TO US. YOU KNOW, THE GO NO GO
16 WAS LESS CONCRETE FOR RM4, AND PERHAPS -- PERHAPS IT IS A PTSD
17 FOR EVERY ONE OF RM4 THAT IS GETTING US TO THIS PLACE OF
18 DESIRING MORE SOLIDIFIED MEASURABLES AS TO THAT GO-NO GO. DO
19 YOU FEEL YOU HAVE SUFFICIENT DIRECTION ON THIS HIGHLY
20 INFORMATIONAL ITEM?

21

22 **ANDREW FREMIER:** I'LL SPEAK FOR DANIEL. I SAY YES.

23

24 **CHAIR, BAHFA OC, BELIA RAMOS:** GOOD CALL. GOOD CALL. OKAY.
25 BEFORE ANYONE DEPARTS ON THE HOUSING SIDE, WE DO HAVE A



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1 CONSENT ITEM. SO I'LL TURN IT OVER TO CHAIR ROMERO.

2

3 **BOARD CLERK:** EXCUSE ME CHAIR RAMOS, CAN WE TAKE PUBLIC COMMENT
4 ON THIS ITEM?

5

6 **CHAIR, BAHFA OC, BELIA RAMOS:** [LAUGHTER]

7

8 **BOARD CLERK:** IT WILL BE QUICK. ON THIS ITEM THERE ARE NO
9 WRITTEN COMMENTS NO MEMBERS OF THE PUBLIC IN THE BOARDROOM
10 NONE IN THE ATTENDEE SPACE OR REMOTE LOCATIONS. THANK YOU.

11

12 **CHAIR, BAHFA OC, BELIA RAMOS:** EXCELLENT. [LAUGHTER] THANK YOU.
13 NOW I'LL TURN IT OVER FOR THE CONCEPT ITEMS THEN CONCLUDE
14 THESE MEETINGS.

15

16 **CHAIR, CARLOS ROMERO, ABAG HC:** CHAIR RAMOS IS ALWAYS WILLING
17 TO TAKE PUBLIC COMMENT. ITEM SIX FOR THE ABAG HOUSING
18 COMMITTEE CONSENT CALENDAR THIS IS AN ABAG HOUSING COMMITTEE
19 ACTION ITEM. IS THERE A MOTION AND A SECOND TO PROVE?

20

21 **SPEAKER:** I'LL MOVE IT.

22

23 **PAT ECKLUND:** I'LL SECOND THE MOTION.

24

25 **CHAIR, CARLOS ROMERO, ABAG HC:** MOTION BY MOTOYAMA SECOND BY



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1 ECKLUND. IS THERE PUBLIC COMMENT ON THIS ITEM?

2

3 **BOARD CLERK:** THERE IS NO WRITTEN COMMENTS RECEIVED FOR THIS
4 ITEM, AND THERE NO MEMBERS IN THE BOARDROOM OR ZOOM WISHING TO
5 SPEAK ON THIS ITEM. NONE.

6

7 **CHAIR, CARLOS ROMERO, ABAG HC:** ROLL CALL.

8

9 **BOARD CLERK:** COUNCIL MEMBER CAMPOS?

10

11 **PAMELA CAMPOS:** YES.

12

13 **BOARD CLERK:** CARLSON?

14

15 **KEN CARLSON:** YES.

16

17 **BOARD CLERK:** ECKLUND?

18

19 **PAT ECKLUND:** AYE.

20

21 **BOARD CLERK:** FIFE?

22

23 **CARROLL FIFE:** AYE.

24

25 **BOARD CLERK:** BAS?



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1

2 **NIKKI FORTUNATO-BAS:** AYE.

3

4 **BOARD CLERK:** GAUTHIER IS ABSENT. MARTINEZ BELT TRAN?

5

6 **YVONNE MARTINEZ-BELTRAN:** AYE.

7

8 **BOARD CLERK:** RABBITT? ABSENT. RAMOS?

9

10 **CHAIR, BAHFA OC, BELIA RAMOS:** YES.

11

12 **BOARD CLERK:** ROMERO?

13

14 **CHAIR, CARLOS ROMERO, ABAG HC:** YES.

15

16 **BOARD CLERK:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

17

18 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU GAVEL BACK TO THE

19 CHAIR.

20

21 **CHAIR, BAHFA OC, BELIA RAMOS:** THANK YOU SO MUCH. THE NEXT

22 REGULAR MEETING OF THE BAHFA OVERSIGHT COMMITTEE, MEETING

23 JOINTLY WITH THE ABAG HOUSING COMMITTEE IS SCHEDULED TO BE

24 HELD AT THE BAY AREA METRO CENTER, 375 BEALE STREET. WEDNESDAY

25 OCTOBER 8TH. ANY CHANGES TO THE SCHEDULE WILL BE DULY NOTICED



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- 1 TO THE PUBLIC. THIS MEETING IS ADJOURNED AND I'LL GO AHEAD AND
- 2 ADJOURN IT FOR HOUSING AS WELL.
- 3
- 4 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. [ADJOURNED]